

F#10070-1812

SUBSURFACE ENCROACHMENT AGREEMENT

249 SQUARE FEET  
5TH AND BRAZOS PROPERTY OWNER LLC  
SAN JACINTO STREET R.O.W.

FN NO. 19-057(ABB)  
SEPTEMBER 20, 2019  
JOB NO. 222010407

**DESCRIPTION**

A 249 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A PORTION OF THE SAN JACINTO STREET RIGHT-OF-WAY (80' R.O.W.), ADJACENT TO LOT 6, BLOCK 57 ORIGINAL CITY OF AUSTIN, BY THE MAP OR PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID LOT 6 CONVEYED TO 5TH AND BRAZOS PROPERTY OWNER LLC BY DEED OF RECORD IN DOCUMENT NO. 2018116029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 206 SQUARE FEET OF LAND BEING LOCATED BELOW A LEVEL PLANE BEGINNING AT AN ELEVATION OF 486.0' (based on NAVD88) AND EXTENDING APPROXIMATELY 17.0 FEET BELOW TO AN APPROXIMATE ELEVATION OF 469.0'; SAID 249 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING**, at a P.K. nail with "BURY" washer set at the intersection of the westerly right-of-way line of San Jacinto Street (80' R.O.W.) and the southerly line of that certain 20' wide Alley crossing said Block 57, being the northeasterly corner of said Lot 6;

**THENCE**, S16°34'10"W, along the westerly right-of-way line of San Jacinto Street, being the easterly line of said Lot 6, a distance of 2.05 feet to the **POINT OF BEGINNING**, and northwesterly corner hereof;

**THENCE**, leaving the easterly line of said Lot 6, over and across the San Jacinto Street right-of-way, for the northerly, easterly and southerly lines hereof, the following three (3) courses and distances:

- 1) S73°31'16"E, a distance of 11.30 feet to the northeasterly corner hereof;
- 2) S16°34'10"W, a distance of 22.00 feet to the southeasterly corner hereof;
- 3) N73°31'16"W, a distance of 11.30 feet to a point in the easterly line of said Lot 6, being the westerly right-of-way line of San Jacinto Street, for the southwesterly corner hereof, from which a cotton spindle with "BURY" washer set at the southeasterly corner of said Lot 6 bears S16°34'10"W, a distance of 104.22 feet;

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**THENCE**, N16°34'10"E, along the westerly right-of-way line of San Jacinto Street, being the easterly line of said Lot 6, for the easterly line hereof, a distance of 22.00 feet to the **POINT OF BEGINNING**, containing an area of 249 square feet of land, more or less, within these metes and bounds.

**BEARING BASIS:** TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING ALLTERRA CENTRAL CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, JOHN BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING  
SERVICES INC.  
1905 ALDRICH STREET  
SUITE 300  
AUSTIN, TEXAS 78723

  
9/25/19  
\_\_\_\_\_  
JOHN T. BILNOSKI  
R.P.L.S. NO. 4998  
STATE OF TEXAS  
TBPLS # 10194230  
john.bilnoski@stantec.com

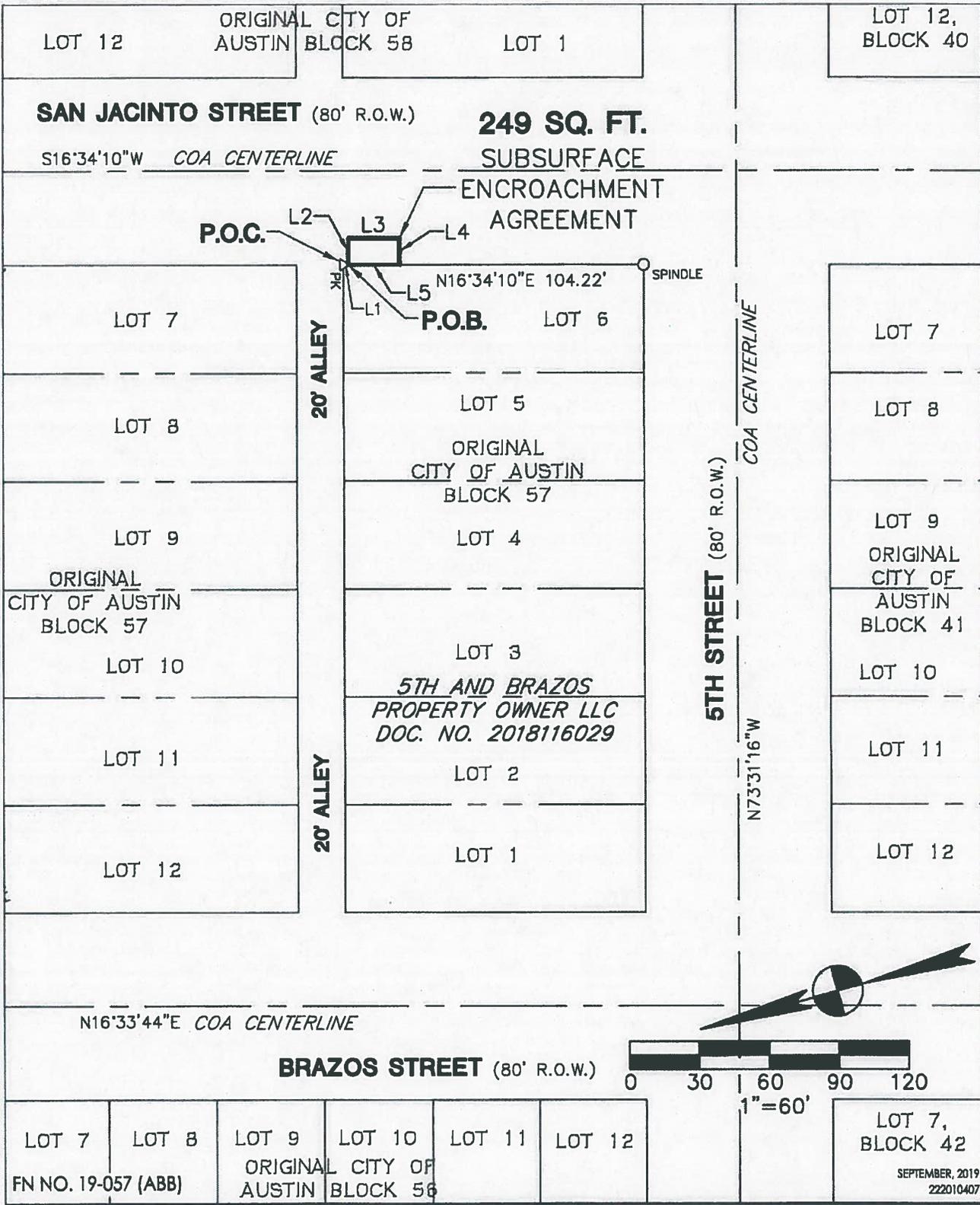


FIELD NOTES REVIEWED

BY John Bilnoski DATE: 10.24.2019

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

F#10070-1812



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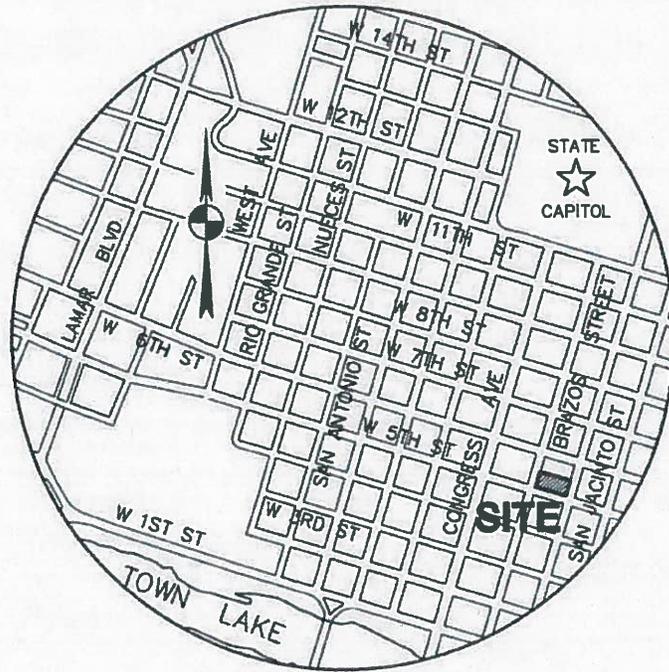
1905 Aldrich Street, Suite 300  
Austin, TX 78723  
TBPE # F-6324 TBPLS # 10194230  
www.stantec.com



Client/Project  
**BKL ARCHITECTURE**  
**5TH AND BRAZOS**  
**PROPERTY OWNER LLC**

Figure No.  
**SHEET 1 OF 3**

Title  
**SUBSURFACE ENCROACHMENT**  
**AGREEMENT**



**VICINITY MAP**  
N.T.S.

**LEGEND**

- $\Delta_{PK}$  PK NAIL WITH "BURY" WASHER SET
- $\circ$  SPINDLE COTTON SPINDLE WITH "BURY" WASHER SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

**BEARING BASIS NOTE:**

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING ALLTERRA CENTRAL CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N16°34'10"E	2.05'
L2	S73°31'16"E	11.30'
L3	S16°34'10"W	22.00'
L4	N73°31'16"W	11.30'
L5	N16°34'10"E	22.00'

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SEPTEMBER, 2019  
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*Handwritten signature and date: 9/25/19*

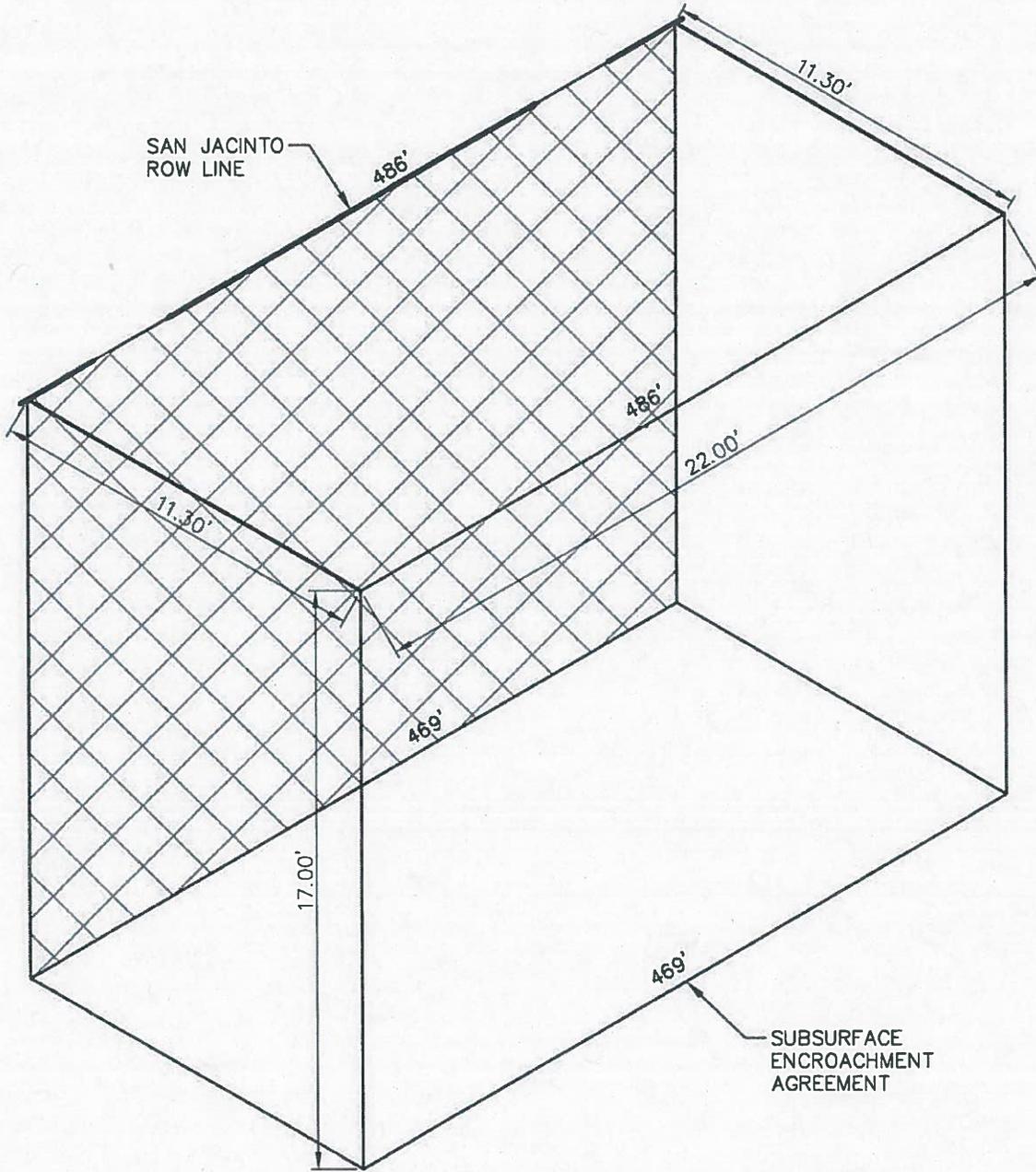


Client/Project  
**BKL ARCHITECTURE**  
**5TH AND BRAZOS**  
**PROPERTY OWNER LLC**

Figure No.  
**SHEET 2 OF 3**

Title  
**SUBSURFACE ENCROACHMENT**  
**AGREEMENT**

NOT TO SCALE



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FN NO. 19-057 (ABB)

OCTOBER, 2019  
222010407



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*R 9/25/19*



Client/Project  
BKL ARCHITECTURE  
5TH AND BRAZOS  
PROPERTY OWNER LLC

Figure No.  
SHEET 3 OF 3

Title  
SUBSURFACE ENCROACHMENT  
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