

FILE#  
EXHIBIT "A"

91 SQUARE FOOT  
SUBSURFACE ENCROACHMENT AGREEMENT

BEING 91 SQUARE FEET OF LAND OUT OF EDGEWATER DRIVE RIGHT-OF-WAY, NORTH OF LOT 9, BLOCK 1, AUSTIN LAKE ESTATES, SECTION TWO, A SUBDIVISION RECORDED IN VOLUME 9, PAGE 82, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SOUTH OF LOT 14, CE BAR RANCH LAKEVIEW ACRES, A SUBDIVISION RECORDED IN VOLUME 5, PAGE 43, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BOTH TRACTS BEING CONVEYED TO WOLF LH, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019174783, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 91 SQUARE FEET OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the southerly right-of-way line of Edgewater Drive, same being in the northerly line of said Lot 9, for the southeast corner hereof, from which an iron pipe found at the northeast corner of said Lot 9 bears, North 60 degrees 15 minutes 43 seconds East, 42.58 feet;

THENCE South 60 degrees 15 minutes 43 seconds West, along said line, 14.01 feet for the southwest corner hereof, from which an iron rod found at the northwest corner of said Lot 9 bears, South 60 degrees 15 minutes 43 seconds West, 43.71 feet;

THENCE through said Edgewater Drive, North 47 degrees 05 minutes 10 seconds East, 12.17 feet, and North 22 degrees 24 minutes 46 seconds West, 27.44 feet to the southerly line of said Lot 14, in the northerly right-of-way line of Edgewater Drive, for the northwest corner hereof, from which a Mag Nail set in said line bears, South 60 degrees 10 minutes 34 seconds West, 83.94 feet;

THENCE North 60 degrees 10 minutes 34 seconds East, along said line, 2.52 feet for the northeast corner hereof, from which an iron rod found in said line bears, North 60 degrees 10 minutes 34 seconds East, 63.54 feet;

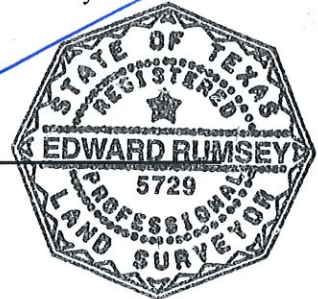
THENCE South 22 degrees 24 minutes 46 seconds East, through said Edgewater Drive, 30.24 feet to the POINT OF BEGINNING.

WITNESS MY HAND THIS (ENCROACHMENT AGREEMENT)

I, Edward Rumsey, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey.

Witness my hand and seal this, 21th day of September 2020.

EDWARD C. RUMSEY, TX. RPLS #5729  
ALL STAR LAND SURVEYING  
9020 ANDERSON MILL ROAD  
AUSTIN, TEXAS 78729  
TCAD PARCEL ID: 01373601078 – 0137360201  
AUSTIN GRID C29  
JOB # A0904020  
PAGE 1 OF 3



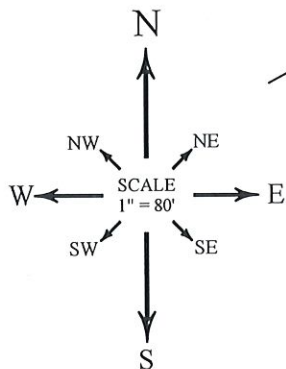
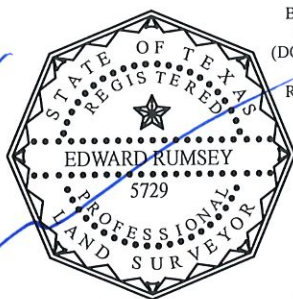
FIELD NOTES REVIEWED  
BY [Signature] DATE: 03/01/21  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

# 91 SQ. FT. SUBSURFACE ENCROACHMENT AGREEMENT

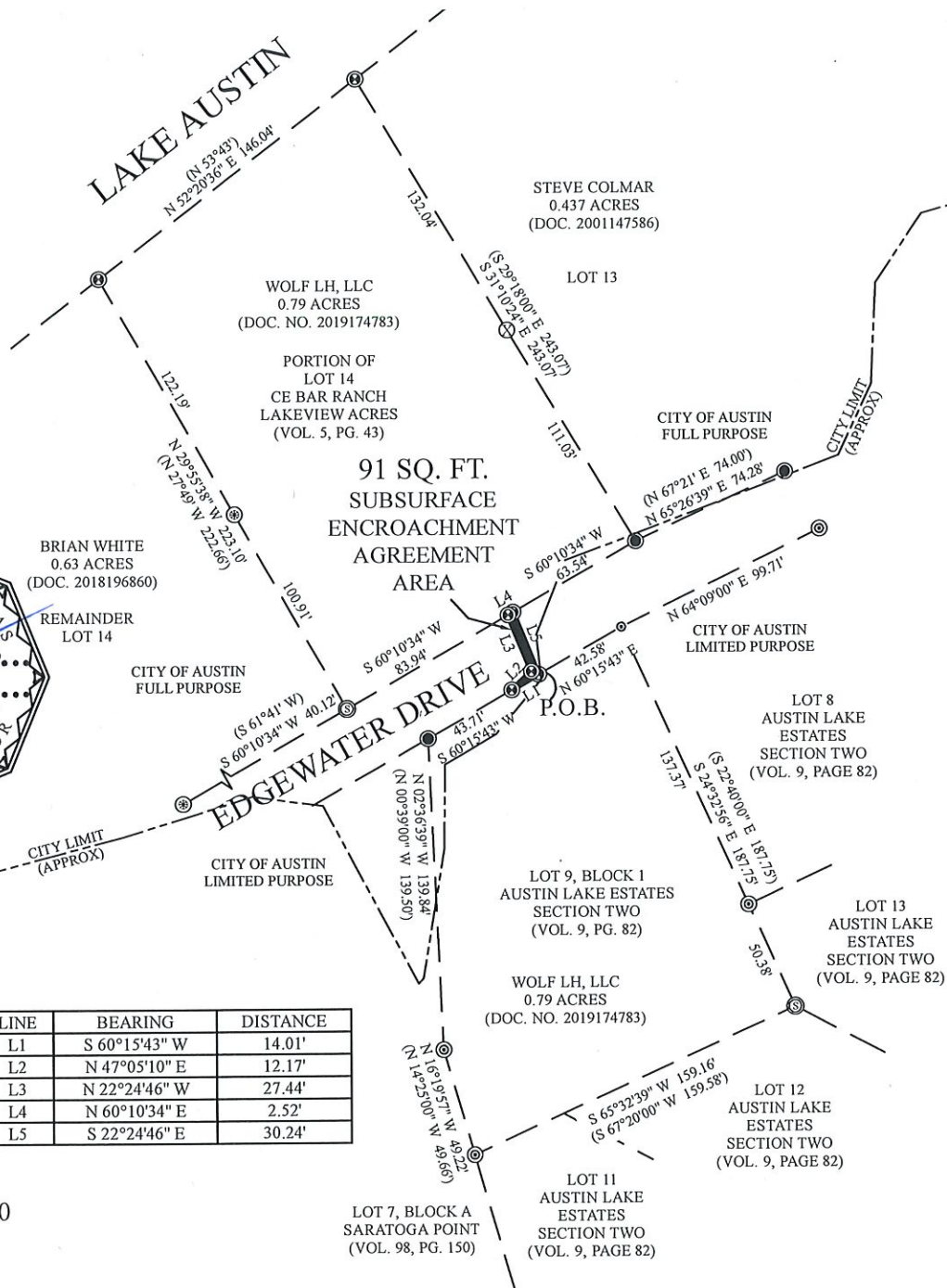
## LEGEND

- 1/2" ROD FOUND
- CALCULATED POINT
- 1/2" IRON PIPE FOUND
- COTTON GIN SPINDLE FOUND
- "X" SCRIBE FOUND IN CONC.
- MAG NAIL SET
- RECORD INFORMATION
- P.O.B. POINT OF BEGINNING

BEARING BASIS:  
BEARINGS ARE GRID NORTH BASED  
ON THE TEXAS COORDINATE SYSTEM  
CENTRAL TEXAS ZONE (4203) NAD83  
HARN HORIZONTAL CONTROL.



LINE	BEARING	DISTANCE
L1	S 60°15'43" W	14.01'
L2	N 47°05'10" E	12.17'
L3	N 22°24'46" W	27.44'
L4	N 60°10'34" E	2.52'
L5	S 22°24'46" E	30.24'



SURVEY DATE	SEPTEMBER 21, 2020
JOB NO.	A0904020 - A0605120
FILED BY:	JONATHAN MOHR 09/13/2019
CALC. BY:	CHRIS ZOTTER 09/14/2019
DRAWN BY:	DAVID BAK 09/18/2020
RPLS CHECK	EDWARD RUMSEY 09/21/2020

**ALLSTAR**  
Land surveying

9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TBPLS FIRM NO. 10135000

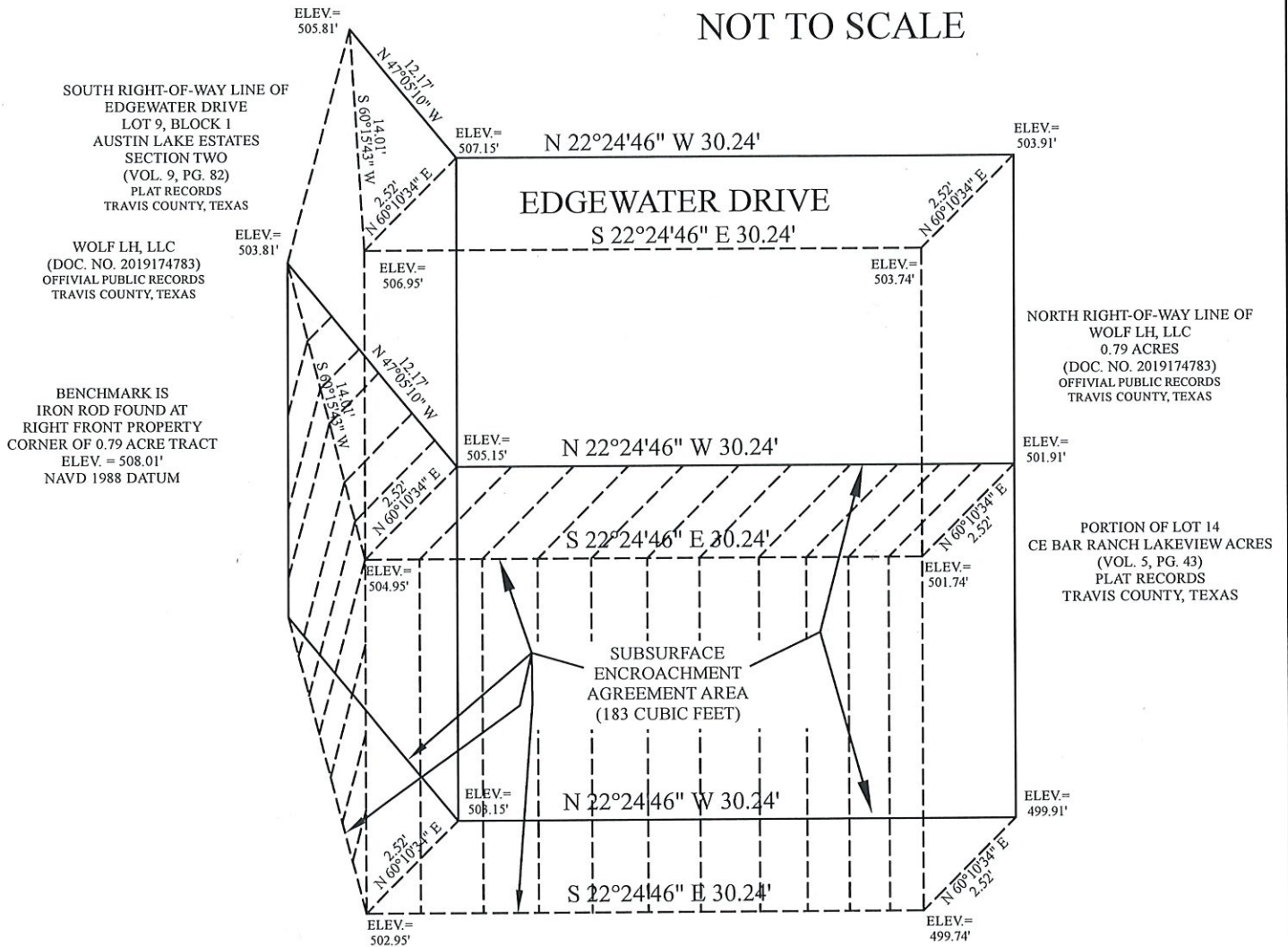
## LEGAL DESCRIPTION

BEING 91 SQUARE FEET OF LAND OUT OF EDGEWATER DRIVE RIGHT-OF-WAY, NORTH OF LOT 9, BLOCK 1, AUSTIN LAKE ESTATES, SECTION TWO, A SUBDIVISION RECORDED IN VOLUME 9, PAGE 82, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND SOUTH OF LOT 14, CE BAR RANCH LAKEVIEW ACRES, A SUBDIVISION RECORDED IN VOLUME 5, PAGE 43, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BOTH TRACTS BEING CONVEYED TO WOLF LH, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019174783, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 91 SQUARE FEET OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.



# 91 SQ. FT. SUBSURFACE ENCROACHMENT AGREEMENT {SIDE VIEW}

NOT TO SCALE



SURVEY DATE	SEPTEMBER 21, 2020
JOB NO.	A0911420 - A0904020 - A0605120
FIELD BY:	JONATHAN MOHR 09/13/2019
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