

F#: WP115-0501B

**ENCROACHMENT AGREEMENT FOR
RAISED DOCKS INTO WEST 4TH STREET R.O.W.**

EXHIBIT “ “

117 WEST 4TH STREET

BEING 480 SQUARE FEET OF LAND, MORE OR LESS, BEING A PORTION OF THE WEST 4TH STREET RIGHT-OF-WAY AND BEING ADJACENT TO LOTS 7 AND 8 OF BLOCK 29 OF THE ORIGINAL CITY OF AUSTIN, TEXAS SAID LOTS 7 AND 8 BEING CONVEYED BY DEED TO WC 4TH AND COLORADO LP. A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2011090550 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING INSIDE OF THE SOUTH RIGHT-OF-WAY OF WEST 4TH STREET IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 480 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a calculated point at the point of intersection of the south right-of-way line of West 4th Street (80' R.O.W.) with the east right-of-way line of Colorado Street (80' R.O.W.) said point also being northwest corner of said Lot 7;

THENCE S 71° 02' 42" E (Basis of Bearings), along the south right-of-way line of West 4th Street, same being the north line of said Lot 7, a distance of 75.10 feet to a calculated point for the southwest corner of and **TRUE POINT OF BEGINNING** for this license agreement;

THENCE through said right-of-way the following three (3) courses and distances to a calculated point at the terminus of each course:

- 1) N 18° 57' 18" E a distance of 6.81 feet for the northwest corner hereof,
- 2) S 71° 02' 42" E a distance of 70.00 feet for the northeast corner hereof, and;
- 3) S 18° 57' 18" W a distance of 6.81 feet for the southeast corner hereof at the point of intersection with the south right-of-way line of West 4th Street, same being the north line of said Lot 7;

THENCE N 71° 02' 42" W, along said right-of-way and property line, a distance of 70.00 feet to **THE POINT OF BEGINNING** and containing 480 square feet, more or less, for this encroachment agreement.

This description is based upon an on the ground title survey of the above said Lots 7 and 8, by All Points Surveying dated February 21, 2012.

This metes and bounds description is to accompany an illustration map of same date.

Roger L. Way

ROGER L. WAY
R.P.L.S. No. 3910
JOB No. 07B27013



7/25/13

Date

TCAD PARCEL MAP: 020502
AUSTIN GRID: J.22

FIELD NOTES REVIEWED

BY: *Augusta Hunter* DATE: *8/14/13*

**CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT**



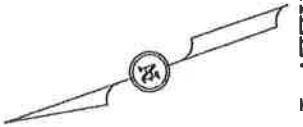
ALL POINTS SURVEYING
1714 Fortview Road, Suite 200, Austin, TX 78704
Telephone: (512) 440-0071 Fax: (512) 440-0199

SCALE: 1"=30'

SKETCH TO ACCOMPANY FIELD NOTES

LEGEND

△ CALCULATED POINT
X SET X SET IN CONCRETE



LOT 9
BLOCK "29"
BUILDING
BITTER END BREWERY
S/H AUSTIN PARTNERSHIP
DOC. No. 2002167751

LOT 8
BLOCK "29"
WC 4TH AND COLORADO LP
DOC. No. 2011090550

LOT 7
BLOCK "29"
WC 4TH AND COLORADO LP
DOC. No. 2011090550

COLORADO STREET
(80' R.O.W.)

ASSUMED BEARING BASIS
N 19°00'00"E 344.45'

POINT OF
BEGINNING

POINT OF
COMMENCEMENT

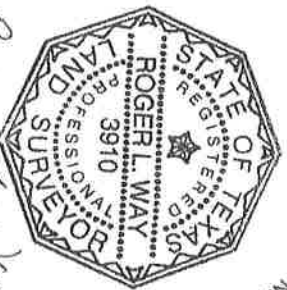
N 71°02'42"W 70.00'
S 71°02'42"E 70.00'
S 18°57'18"E 68.11'
S 71°02'42"E 160.00' (160.00')
75.10'

ENCROACHMENT AGREEMENT AREA 480 SQ.FT.
(PROPOSED DOCK)

117 WEST 4th STREET
(A.K.A. CEDAR STREET)
(80' R.O.W.)

FND. & MONUMENT
INT. OF SAN JACINTO
AND W, 4th STREET

FND. & MONUMENT



Roger L. Way

ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX. 78704

TELE: (512) 440-0071 - FAX: (512) 440-0199

SURVEY DATE: 07/25/13
Job No.: 07B27013
SCALE: 1"=30'
DRAFTING: EL
FF: XXXXXXXXXX
EXHIBIT "A"