

F# 9445-1411

EXHIBIT “ A ”

(Whole Foods/Shoal Creek Walk Bridge – Encroachment Agreement)

FIELD NOTES FOR 948 SQUARE FEET

All that certain tract or parcel situated in the City of Austin, Travis County, Texas and being a part of the Raymond Plateau Subdivision out of Outlot 11, Division “Z”, as recorded in Book 1, Page 30 of the Plat Records of Travis County, Texas (P.R.T.C.T.) and also being a part of Bowie Street in the City of Austin, Travis County, Texas, and being more particularly described as follows:

COMMENCING at 1/2-inch iron rod with plastic cap stamped “Wallace Group” found marking the southwest corner of that certain called 4,940 square foot (s.f.) tract vacated right-of-way (R.O.W.) called 4,940 square foot (s.f.) tract conveyed to Shoal Creek Walk, Ltd., as recorded in Document No. 2014141431, Official Public Records of Travis County, Texas (O.P.R.T.C.T.), said point also marking the intersection of the easterly R.O.W. line of said Bowie Street (having a variable width) and the northerly R.O.W. line of West 5th Street (based on a width of 80 feet);

THENCE, North 25 degrees 02 minutes 25 seconds East, departing the northerly R.O.W. line of said West 5th Street, and with the common easterly R.O.W. line of said Bowie Street and the westerly line of said 4,940 s.f. tract, a distance of 123.96 feet to a calculated point for the **POINT OF BEGINNING** and southeast corner of the herein described tract;

THENCE, North 79 degrees 40 minutes 47 seconds West, departing the westerly line of said 4,940 s.f. tract, and traveling across the R.O.W. of said Bowie Street, a distance of 55.81 feet to a calculated point for the southwest corner of the herein described tract, said point being on the common westerly R.O.W. line of said Bowie Street and the easterly line of that certain called 4.108 acre tract of land conveyed to LSA/WF Project, Ltd., as recorded in Document No. 2005151717, O.P.R.T.C.T., and from which a cut “X” in brick pavers found marking the southeast corner of said 4.108 acre tract bears South 25 degrees 01 minutes 51 seconds West, at a distance of 112.57 feet;

THENCE, North 25 degrees 01 minutes 51 seconds East, with the common westerly R.O.W. line of said Bowie Street and the easterly line of said 4.108 acre tract, a distance of 17.58 feet to a calculated point for the northwest corner of the herein described tract;

THENCE, South 79 degrees 40 minutes 47 seconds East, departing the easterly line of said 4.108 acre tract, and traveling across the R.O.W. of said Bowie Street, a distance of 55.81 feet to a calculated point for the northeast corner of the herein described tract, said point being on the common easterly R.O.W. line of said Bowie Street and the westerly line of said 4,940 s.f. tract, and from which a p.k. nail with washer stamped “Wallace Group” found marking the northwest corner of said 4,940 s.f. tract bears North 25 degrees 02 minutes 25 seconds East, at a distance of 270.30 feet;

THENCE, South 25 degrees 02 minutes 25 seconds West, with the common easterly R.O.W. line of said Bowie Street and the westerly line of said 4,940 s.f. tract, a distance of 17.58 feet to the **POINT OF BEGINNING** and containing 948 square feet of land, more or less.

F# 9445-1411 (continued)
Description of a 948 S.F. tract

Bearings are referenced to the easterly R.O.W. line of said Lamar Boulevard between West 5th Street and 6th Street as shown on July 1998 Accusurve Survey having a called bearing of North 24 degrees 57 minutes 00 seconds East which was based on the monumented centerline of said Lamar Boulevard (60D nail in expansion joint of concrete sidewalk found to 1/2-inch iron rod with Accusurve cap found);

An exhibit drawing of even survey date herewith accompanies this metes and bounds description.

I, Daniel M. Flaherty, Registered Professional Land Surveyor No. 5004, State of Texas, do hereby certify that this metes and bounds description and exhibit drawing A-4745 attached hereto was prepared from an actual survey of the property performed on the ground and that the same is true and correct. This metes and bounds description was prepared for an encroachment agreement. Any use of this description by any person for any other purpose is expressly prohibited.



Daniel M. Flaherty, R.P.L.S. #5004
The Wallace Group, Inc.
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPLS Firm No. 10051701
23327-FN04.doc



REFERENCES

MAPSCO GRID: 584V
AUSTIN GRID: H-22
TCAD MAP: 1-0700

01-29-15
Date

FIELD NOTES REVIEWED

By Chuck Daniels Date 01-30-2015

**Engineering Support Section
Department of Public Works
and Transportation**

F# 9445-1411

EXHIBIT " "

DRAWING TO ACCOMPANY METES AND BOUNDS DESCRIPTION
WHOLE FOODS/SHOAL CREEK WALK BRIDGE - ENCROACHMENT AGREEMENT
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

W. 6TH STREET

(80' PUBLIC RIGHT-OF-WAY
PER CITY FIELDNOTES - DEDICATION UNKNOWN)

R.O.W. LINE

R.O.W. LINE



SCALE: 1"=100'

CALLED 4.108 ACRES
LSA/WF PROJECT, LTD.
DOC. #2005151717
O.P.R.T.C.T.

BLOCK 1

RAYMOND PLATEAU SUBDIVISION,
OF THE CITY OF AUSTIN, TEXAS,
RECORDED IN BK. 1, PG. 30,
P.R.T.C.T.

WHOLE FOODS/SHOAL CREEK
WALK BRIDGE - ENCROACHMENT AGREEMENT
(948 SQ. FT.)

LEGEND

- = 1/2" IRON ROD FOUND WITH
PLASTIC CAP STAMPED
"WALLACE GROUP" (UNLESS
OTHERWISE NOTED)

O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS OF TRAVIS
COUNTY, TEXAS

REFERENCES:
MAPSCO GRID: 584V
AUSTIN GRID: H-22
TCAD MAP: 1-0700

GENERAL NOTES:

- 1.) BE IT KNOWN THAT THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT AND HAS NOT BEEN FURNISHED A CURRENT TITLE COMMITMENT, THEREFORE EASEMENTS OR OTHER RIGHTS AFFECTING THE TRACT MAY NOT BE SHOWN.
- 2.) THIS DRAWING IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION.
- 3.) BEARINGS SHOWN HEREON ARE REFERENCED TO THE EASTERLY RIGHT-OF-WAY LINE OF LAMAR BOULEVARD BETWEEN WEST 5TH AND 6TH STREETS AS SHOWN ON JULY 1998 ACCUSURVE SURVEY HAVING A CALLED BEARING OF N 24°57'00" E WHICH WAS BASED ON THE MONUMENTED CENTERLINE OF LAMAR BOULEVARD (60D NAIL IN EXPANSION JOINT OF CONCRETE SIDEWALK FOUND TO 1/2-INCH IRON ROD WITH ACCUSURVE CAP FOUND).



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Engineers ■ Architects ■ Planners ■ Surveyors

Waco * Killeen * Dallas * Round Rock

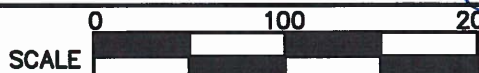
TBPLS 10051701

TBPE F-54

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT
THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE REQUIREMENTS FOR LAND
SURVEYS IN THE STATE OF TEXAS. THIS THE 29TH DAY OF JANUARY, 2015.

SURVEYED: 10-18-2014

DANIEL M. FLAHERTY, RPLS NO. 5004



SCALE

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PLAT NO. A-4745

DRAFT DATE 01-29-2015

DRAWN BY TAB

WORK ORDER NO. 23327

FIELDBOOK/PG. 202/9

TAB # A-4745

DIGITAL FILE 23327R-EXHIBIT

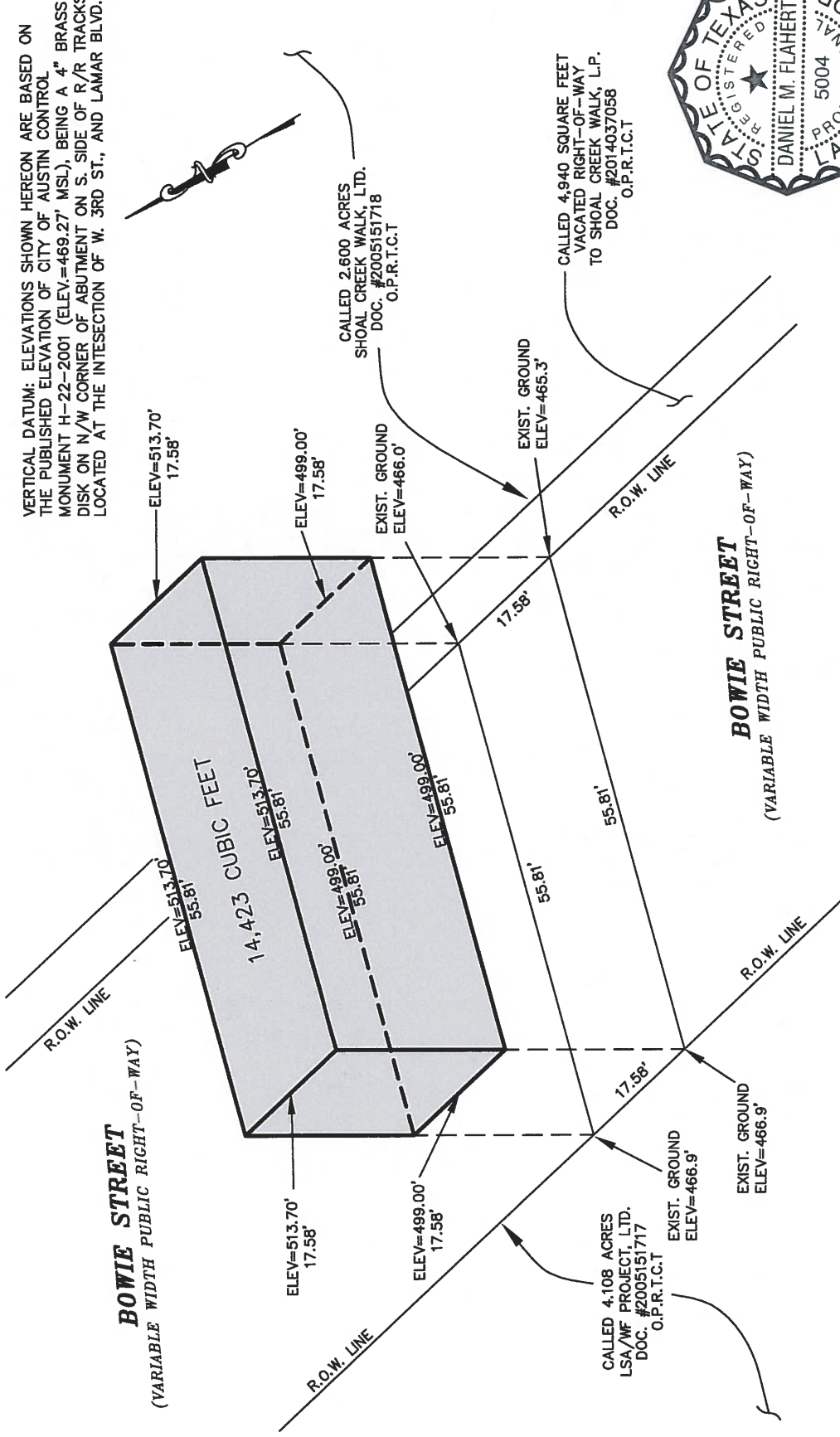
F/N #

23327-FN04



3 OF 4

VERTICAL EXHIBIT, NOT TO SCALE



Dan M. Flaherty 01/29/15
 DANIEL M. FLAHERTY, RPLS NO. 5004

Witness my hand this (To the City of Austin):
 I, Daniel M. Flaherty, licensed to practice Land Surveying in the State of Texas, hereby certify that the attached metes and bounds description and exhibit drawing were based on an on the ground survey, and that all visible and apparent protrusions and encroachments into the easement area are accounted for.

DATE OF SURVEY: 10/18/14
 DRAWING NO.: 23327R-EXHIBIT_3D
 PROJECT NO.: 23327R
 DRAWN BY: DV
 VERTICAL SHEET
 PAGE 4 OF 4

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