



**Professional Land Surveying, Inc.
Surveying and Mapping**

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Austin, Texas 78744

EXHIBIT A

**F# 9495-1503
CITY OF AUSTIN
AERIAL ENCROACHMENT AGREEMENT**

**0.001 ACRES
AERIAL ENCROACHMENT AGREEMENT**

A DESCRIPTION OF 0.001 ACRES (APPROX. 50 SQ. FT.) IN OUTLOT 73, DIVISION E OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, BEING A PORTION OF THE RIGHT-OF-WAY OF RAINEY STREET AND A PORTION OF STRIP 5 DESCRIBED IN A STREET DEED OF RECORD IN VOLUME 6128, PAGE 1732 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.001 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Mag nail with "Chaparral" washer set for an angle point in the east right-of-way line of Rainey Street (right-of-way width varies), being the southwest corner of said Strip 5 and also being an angle point in the west line of a 1.535 acre tract described in Document No. 2012157818 and 2012157819 of the Official Public Records of Travis County, Texas, from which a Mag nail set for an angle point in the east right-of-way line of Rainey Street, and also being an angle point in the west line of said 1.535 acre tract, bears South 16°38'41" West, a distance of 94.85 feet;

THENCE crossing the right-of-way of Rainey Street, the following two (2) courses and distances:

1. North 16°38'41" East, a distance of 10.29 feet to a calculated point;
2. South 73°28'22" East, a distance of 4.86 feet to a calculated point in the east right-of-way line of Rainey Street, being the east line of said Strip 5, and also being the west line of said 1.535 acre tract, from which a Mag nail with "Chaparral" washer set for an angle point in the east right-of-way line of Rainey Street, being the northeast corner of said Strip 5 and also being an angle point in the west line of said 1.535 acre tract, bears North 16°24'35" East, a distance of 32.97 feet;

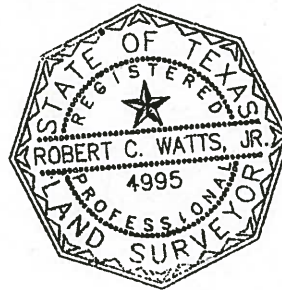
THENCE South 16°24'35" West, with the east right-of-way line of Rainey Street, same being the east line of said Strip 5 and also being the west line of said 1.535 acre tract, a

distance of 10.24 feet to a Mag nail set for the southeast corner of said Strip 5;

THENCE North 74°03'59" West, with the east right-of-way line of Rainey Street, same being the south line of said Strip 5 and also being the west line of said 1.535 acre tract a distance of 4.90 feet to the **POINT OF BEGINNING**, containing 0.001 acres of land, more or less.

Surveyed January 22, 2014. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 512-002-LA3.

sub 5 S-8-15
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995
T.B.P.L.S. Firm No. 10124500



REFERENCES
Austin Grid Map J 21

FIELD NOTES REVIEWED

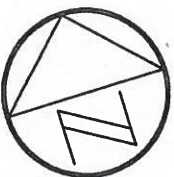
By *Chuck Doherty* Date *05.11.2015*

Engineering Support Section
Department of Public Works
and Transportation

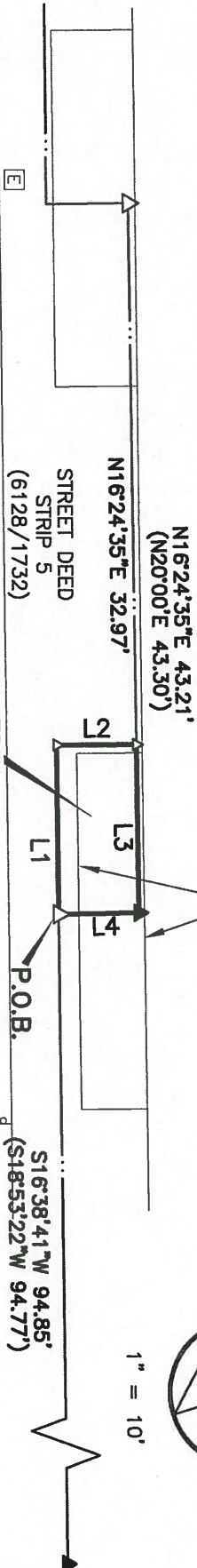
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.001 ACRES (APPROX. 50 SQ. FT.) IN OUTLOT 73, DIVISION E OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, BEING A PORTION OF THE RIGHT-OF-WAY OF RAINEY STREET AND A PORTION OF STRIP 5 DESCRIBED IN A STREET DEED OF RECORD IN VOLUME 6128, PAGE 1732 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

1.535 ACRES
SKYHOUSE AUSTIN, LLC
(2012157818)
(2012157819)

OVERHANGING
BALCONY



1" = 10'



⑤ ⑤

CONC. SIDEWALK

ENCROACHMENT AGREEMENT

0.001 ACRES

APPROX. 50 SQ. FT.

CONC. CURB
& GUTTER

RAINEY STREET
(R.O.W. WIDTH VARIES)

LINE	BEARING	DISTANCE
L1	N16°38'41"E	10.29'
L2	S73°28'22"E	4.86'
L3	S16°24'35"W	10.24'
L4	N74°03'59"W	4.90'



BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

VERTICAL DATUM: NAVD 88 (GEOID 09)

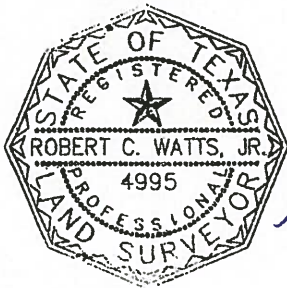
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 512-002-LA3

Chaparral

LEGEND

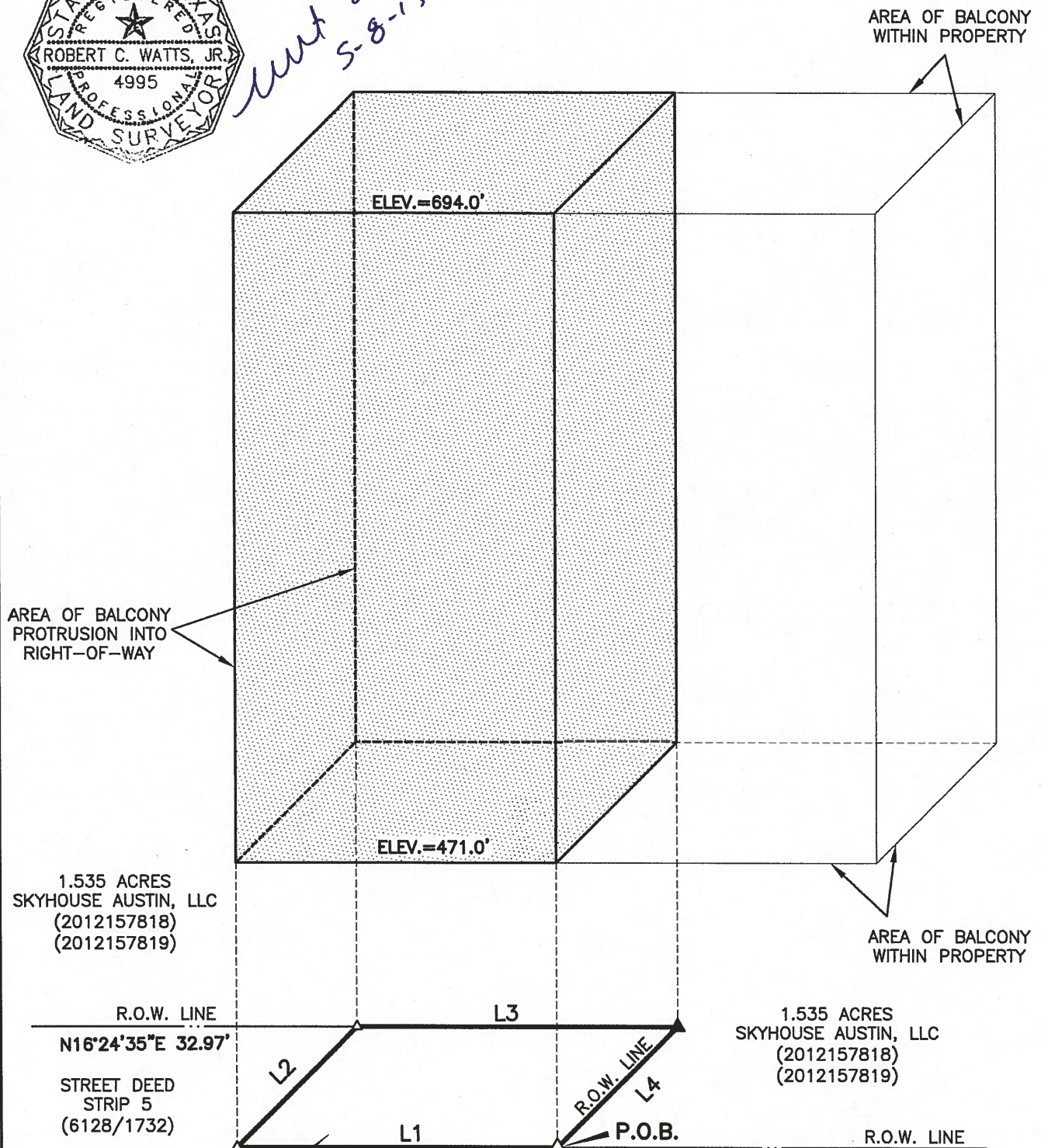
- ▲ MAG NAIL SET
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- △ CALCULATED POINT
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY

DATE OF SURVEY: 01/22/14
PLOT DATE: 05/08/15
DRAWING NO.: 512-002-LA3
PROJECT NO.: 512-002
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB
SHEET: 1 OF 2



*Unit 8
5-8-15*

BALCONY DETAIL NOT TO SCALE



**AERIAL
ENCROACHMENT AGREEMENT
0.001 ACRES
APPROX. 50 SQ. FT.**

**RAINEY STREET
(R.O.W. WIDTH VARIES)**

DATE OF SURVEY: 01/22/14
PLOT DATE: 05/08/15
DRAWING NO.: 512-002-LA3
PROJECT NO.: 512-002
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB
SHEET: 2 OF 2

VERTICAL DATUM: NAVD 88 (GEOID 09)

Chaparral