



Professional Land Surveying, Inc.
Surveying and Mapping

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3500 McCall Lane
Austin, Texas 78744

EXHIBIT "A"

PORTION OF
LOT 5, BLOCK 10 AND A PORTION
OF THE VACATED ALLEY
TRAVERSING BLOCK 10
(ENCROACHMENT AGREEMENT)

A DESCRIPTION OF 0.049 ACRES (APPROXIMATELY 2,115 SQ. FT.), BEING A PORTION OF LOT 5, BLOCK 10, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, CONVEYED TO THE CITY OF AUSTIN IN A DEED DATED JANUARY 27, 1932 AND RECORDED IN VOLUME 475, PAGE 255 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION THE 20 FT. ALLEY TRAVERSING SAID BLOCK 10, VACATED BY THE CITY OF AUSTIN IN DOCUMENT NO. 2001130967 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.049 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found at the intersection of the south right-of-way line of East 2nd Street (80' right-of-way width), and the east right-of-way line Red River Street (80' right-of-way width), as shown on said map of the Original City of Austin, also being the northwest corner of said Lot 8, from which an "X" in concrete found at the intersection of the south right-of-way line of East 2nd Street and the west right-of-way line of Sabine Street (80' right-of-way width) as shown on said map of the Original City of Austin, also being the northeast corner of Lot 5, said Block 11, bears South 73°30'21" East, a distance of 275.94 feet and also from which a Mag nail found for an angle point in the east right-of-way line of Red River Street, being in the west line of a portion of Lot 1, said Block 11 and also being the north corner of a 717 square feet tract described in Volume 683, Page 366 of the Deed Records of Travis County, Texas bears South 16°33'30" West, a distance of 191.88 feet;

THENCE South 52°24'26" West, crossing Red River Street, a distance of 136.31 feet to a calculated point in the west right-of-way line of Red River Street, same being the east line of Lot 5, Block 10, as shown on said map of the Original City of Austin, for the **POINT OF BEGINNING**;

THENCE South 16°33'05" West, with the west right-of-way line of Red River Street, same being the east line of said Lot 5, Block 10 and the east line of said Vacated Alley, a

distance of 20.00 feet to a calculated point, from which an "X" in concrete found at the intersection of the north right-of-way line of Cesar Chavez Street and the west right-of-way line of Red River Street as shown on said map of the Original City of Austin, also being the southeast corner of Lot 4, said Block 10, bears South 16°33'05" West, a distance of 146.51 feet;

THENCE crossing the Vacated Alley and said Lot 5, the following two (2) courses and distances:


1. North 73°27'02" West, a distance of 20.02 feet to a calculated point;
2. North 43°26'14" West, a distance of 56.56 feet to a calculated point in the west line of Lot 5, same being the east line of Lot 6, Block 10, as shown on said map of the Original City of Austin;

THENCE North 16°33'05" East, with the west line of Lot 5, same being the east line of said Lot 6, a distance of 37.11 feet to a calculated point;

THENCE crossing said Lot 5, the following four (4) courses and distances:

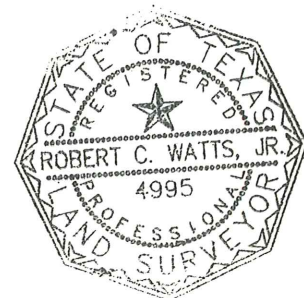
1. South 43°26'14" East, a distance of 43.11 feet to a calculated point;
2. South 16°33'46" West, a distance of 11.33 feet to a calculated point;
3. South 43°26'14" East, a distance of 25.00 feet to a calculated point;
4. South 73°27'02" East, a distance of 10.02 feet to the **POINT OF BEGINNING**, containing 0.049 acres (approximately 2,115 square feet) of land, more or less.

Surveyed on the ground October 03, 2014. Bearing basis is Grid azimuth for Texas Central Zone, 1983/93 HARN values from OPUS GPS observations. Attachments: 288-007-AR3.


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995
T.X.B.P.L.S. Firm No. 10124500

References

TCAD Property ID# 191560
COA Grid Map No. MJ-22





1" = 30'

EAST 2ND ST.
(80' R.O.W., NOT BUILT)

S73°30'21"E 275.94'
(S73°30'17"E 276.03')

P.O.C.

CITY OF AUSTIN
LOT 5
(475/255)
CITY OF AUSTIN
(CONVENTION CENTER)

LOT 8

WALLER CREEK
ELEVEN, LTD.
CONTRIBUTION DEED
(2011057330)

CITY OF AUSTIN
LOT 6
(11081/883)

ENCROACHMENT
AGREEMENT
0.049 ACRES
APPROX. 2,115 SQ. FT.

S52°24'26"W 136.31'

C.O.A. CENTERLINE PER
LOOMIS-AUSTIN SURVEY

S16°33'30"W 191.88'
(S16°32'58"W 191.90')

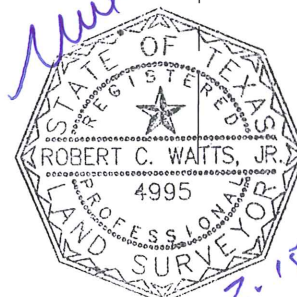
BLOCK
11

VACATED 20' ALLEY
(660/375)

PORTION OF
LOT 1

RED RIVER ST.
(80' R.O.W., 40' PVMT.)

S16°33'05"W 146.51'

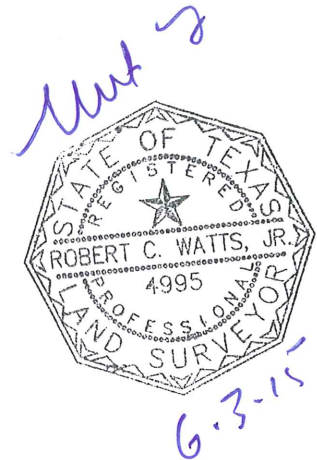


DATE OF SURVEY: 10/03/14
PLOT DATE: 06/03/15
DRAWING NO.: 288-007-AR3
PROJECT NO.: 288-007
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB

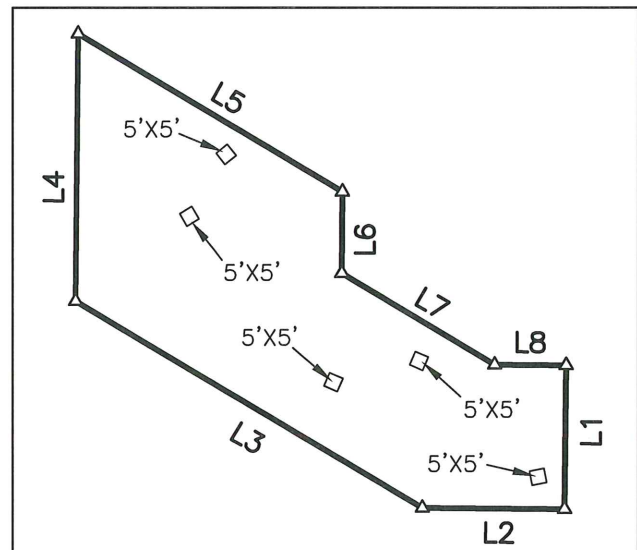
Chaparral

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.049 ACRES (APPROXIMATELY 2,115 SQ. FT.), BEING A PORTION OF LOT 5, BLOCK 10, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, CONVEYED TO THE CITY OF AUSTIN IN A DEED DATED JANUARY 27, 1932 AND RECORDED IN VOLUME 475, PAGE 255 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION THE 20 FT. ALLEY TRAVERSING SAID BLOCK 10, VACATED BY THE CITY OF AUSTIN IN DOCUMENT NO. 2001130967 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S16°33'05"W	20.00'
L2	N73°27'02"W	20.02'
L3	N43°26'14"W	56.56'
L4	N16°33'05"E	37.11'
L5	S43°26'14"E	43.11'
L6	S16°33'46"W	11.33'
L7	S43°26'14"E	25.00'
L8	S73°27'02"E	10.02'



LEGEND	
●	1/2" REBAR FOUND
▲	MAG NAIL FOUND
⊠	X IN CONC. FOUND
△	CALCULATED POINT
()	RECORD INFORMATION



DETAIL "A"
NOT TO SCALE

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).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 288-007-AR3

Chaparral

DATE OF SURVEY: 10/03/14
PLOT DATE: 06/03/15
DRAWING NO.: 288-007-AR3
PROJECT NO.: 288-007
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB
SHEET 2 OF 3

**PROFILE EXHIBIT
NOT TO SCALE**

LOT 6, BLOCK 10
ORIGINAL CITY OF AUSTIN

LOT 5, BLOCK 10
ORIGINAL CITY OF AUSTIN

LOT 5, BLOCK 10
ORIGINAL CITY OF AUSTIN



CANOPY
WALK TO
CONVENTION
CENTER

FINISH
FLOOR=476'

FINISH
CEILING=488'

+474' BOTTOM
OF SLAB
(18' MINIMUM
CLEARANCE)

**PROPOSED
CANOPY WALK
ENCROACHMENT
#3**

12.0'

CANOPY
WALK TO
FAIRMONT
AUSTIN HOTEL
(UNDER
CONSTRUCTION)

+490'

WEST RIGHT-OF-WAY
RED RIVER ST.

LOT 6, BLOCK 10
ORIGINAL CITY OF AUSTIN

LOT 5, BLOCK 10
ORIGINAL CITY OF AUSTIN

**PROFILE VIEW
LOT 5, BLOCK 10
& VACATED ALLEY**

CANOPY FOOTING
DEPTH: +/- 415.0'

CANOPY FOOTING
DEPTH: +/- 415.0'

CANOPY FOOTING
DEPTH: +/- 415.0'

CANOPY FOOTING
DEPTH: +/- 415.0'

431.8'

435.4'

442.8'

440.5'

447.0'

447.5'

450.3'