



PO Box 90876
Austin, TX 78709
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Exhibit "A" – Legal Description - Part I

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0149 ACRE (648 SQUARE FEET), BEING A PORTION OF THE RIGHT-OF-WAY OF AN ALLEY (20' RIGHT-OF-WAY) CROSSING BLOCK 121, OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO A MAP OR PLAT ON FILE WITH THE TEXAS GENERAL LAND OFFICE, AND BEING ADJACENT TO LOT 1 OF CAPITAL STUDIOS, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201300096 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T), SAID 0.0149 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203)):

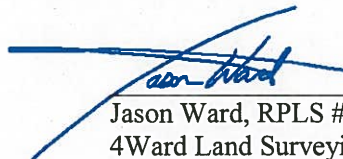
BEGINNING, at a Mag nail with Cunningham Allen washer found at the intersection of the west right-of-way line of Trinity Street (80' right-of-way) and the north right-of-way line of said alley that crosses Block 121, same being at the southeast corner of said Lot 1 for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the south line of said Lot 1, over and across the right-of-way of said alley crossing Block 121, the following three (3) courses and distances:

- 1) **S16°22'44"W**, a distance of **3.00** feet to a calculated point for the southeast corner hereof,
- 2) **N73°37'16"W**, a distance of **215.91** feet to a calculated point for the southwest corner hereof, and
- 3) **N16°22'44"E**, a distance of **3.00** feet to a calculated point for the northwest corner hereof, said point being in the north right-of-way line of said alley, and being the common south corner of Lot 1 and Lot 2, both of said Capital Studios, same being the southeast corner of the 303 Office Condominiums, recorded in Document #2006102434 (O.P.R.T.C.T.), from which a 60D nail found in the south right-of-way line of said East 11th Street, same being the common north corner of said Lots 1 and 2, also being at the northeast corner of said 303 Office Condominiums bears, **N16°32'23"E**, a distance of 127.99 feet;

THENCE, with the common line of said Lot 1 and the north right-of-way line of said alley, **S73°37'16"E**, a distance of **215.91** feet to the **POINT OF BEGINNING** and containing 0.0149 Acre (648 Square Feet) more or less.

Part I Note: This encroachment easement begins at an elevation 518' (NAVD 88) and extends vertically to an elevation of 522' (NAVD 88) on the east end and begins at an elevation of 518' (NAVD 88) and extends vertically to an elevation of 535' (NAVD 88) feet on the west end. This 3D subsurface encroachment agreement has a volume of 3,210 cubic feet.


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

9/13/17



TCAD #197015 & 499525
COA Grid: J22

FIELD NOTES REVIEWED

BY:  DATE: 09.14.2017

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



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Exhibit "A" – Legal Description - Part II

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0050 ACRE (216 SQUARE FEET), BEING A PORTION OF THE RIGHT-OF-WAY OF EAST 11TH STREET (80' RIGHT-OF-WAY), OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO A MAP OR PLAT ON FILE WITH THE TEXAS GENERAL LAND OFFICE, AND BEING ADJACENT TO LOT 1 OF CAPITAL STUDIOS, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201300096 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T), SAID 0.0050 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203)):

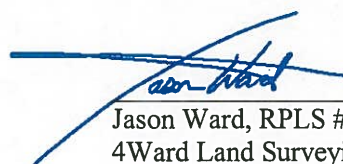
BEGINNING, at a 1/2-inch iron rod found at the intersection of the south right-of-way line of said East 11th Street with the west right-of-way line of Trinity Street (80' RIGHT-OF-WAY), same being at the northeast corner of said Lot 1, for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE, with the north line of said Lot 1, and with the south right-of-way line of said East 11th Street, **N73°36'30"W**, a distance of **215.85** feet to a 60D nail found for the southwest corner hereof, and being the common north corner of said Lot 1 and Lot 2, both of said Capital Studios, same being at the northeast corner of the 303 Office Condominiums, a condominium plat of record in Document #2006102434 (O.P.R.T.C.T), from which an "X" found in concrete at the intersection of the east right-of-way of said San Jacinto Street with the south right-of-way of said East 11th Street, same being at the northwest corner of said Lot 2, also being the northwest corner of said 303 Office Condominiums bears **N73°36'30"W**, a distance of 62.11 feet;

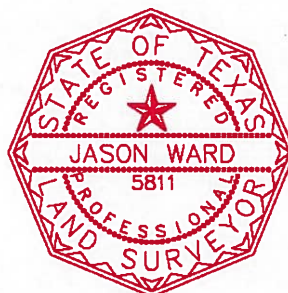
THENCE, over and across the right-of-way of said East 11th Street, the following three (3) courses and distances:

- 1) **N16°23'30"E**, a distance of **1.00** feet to a calculated point for the northwest corner hereof,
- 2) **S73°36'30"E**, a distance of **215.85** feet to a calculated point for the northeast corner hereof, and
- 3) **S16°23'30"W**, a distance of **1.00** feet to the **POINT OF BEGINNING** and containing 0.0050 Acre (216 Square feet) more or less.

Note: This encroachment easement begins at an elevation 518' (NAVD 88) and extends vertically to an elevation of 528' (NAVD 88) on the east end and begins at an elevation of 518' (NAVD 88) and extends vertically to an elevation of 539' (NAVD 88) feet on the west end. This 3D subsurface encroachment agreement has a volume of 6,215 cubic feet.


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

9/13/17



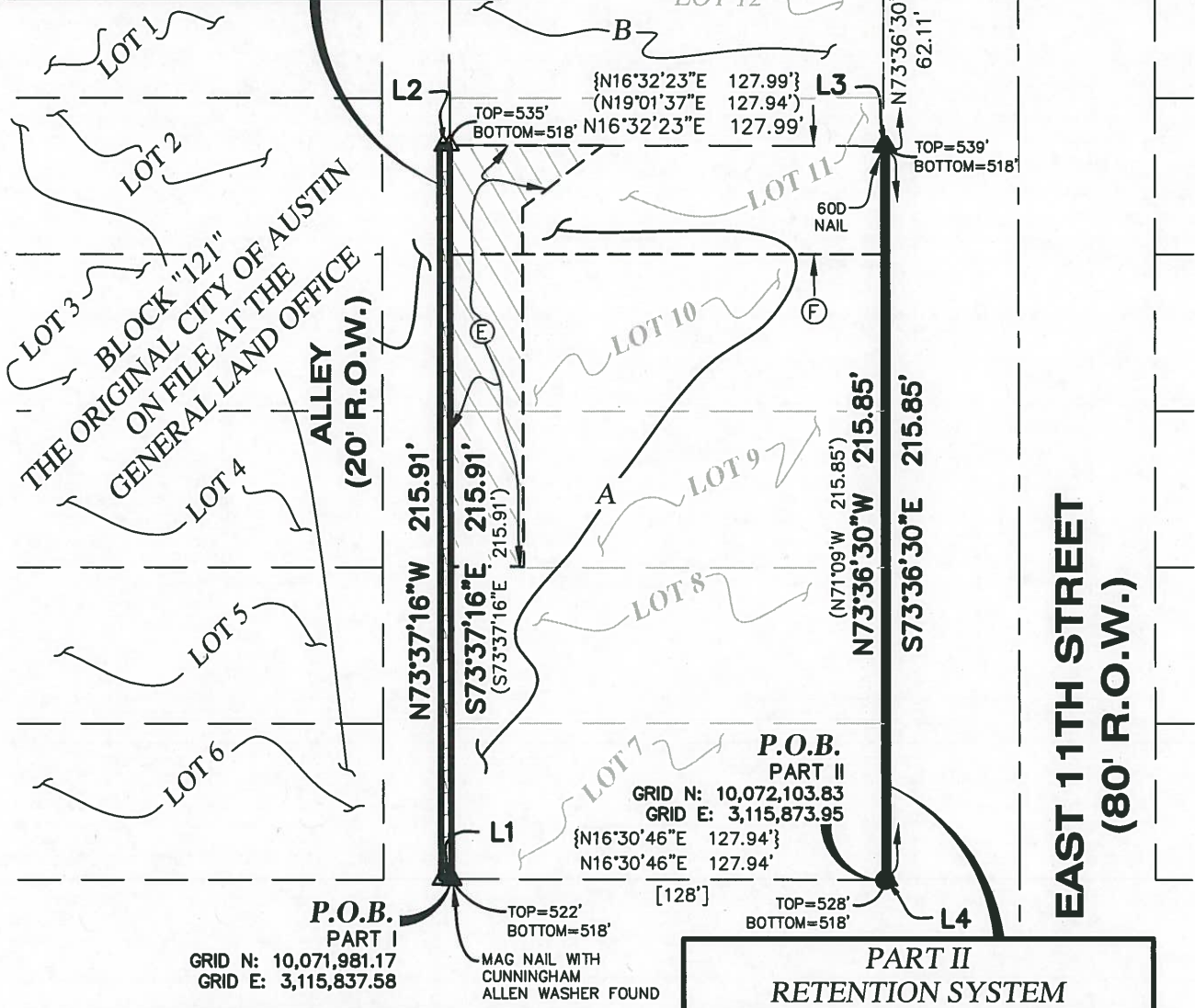
TCAD #197015 & 499525
COA Grid: J22

FIELD NOTES REVIEWED

BY  DATE: 07.14.2017

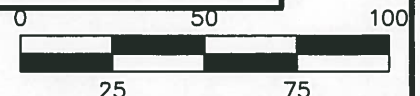
PART I
RETENTION SYSTEM
SUBSURFACE ENCROACHMENT
AGREEMENT
0.0149 ACRES
648 SQUARE FEET

SAN JACINTO STREET
(80' R.O.W.)



0.0199 ACRE
RETENTION SYSTEM
SUBSURFACE
ENCROACHMENT
AGREEMENT
City of Austin,
Travis County, Texas

SEE PAGE 2 FOR
 ADDITIONAL INFORMATION



COA GRID: J22
 TCAD # 197015 & 499525

GRAPHIC SCALE: 1" = 50'

4WARD
Land Surveying
 A Limited Liability Company

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 www.4Wardls.com (512) 554-3371

Date:	9/13/2017
Project:	00161
Scale:	1" = 50'
Reviewer:	JSW
Tech:	CC
Field Crew:	KD/EN
Survey Date:	11-28-12
Sheet:	1 OF 3

LEGEND

—	LICENSE AGREEMENT LINE
—	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	COA & MONUMENT FOUND
△	CALCULATED POINT
▲	NAIL FOUND (UNLESS NOTED)
⊗	"X" SET IN CONCRETE
DOC. #	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
[.....]	RECORD INFORMATION PER ORIGINAL CITY OF AUSTIN MAP ON FILE AT THE GENERAL LAND OFFICE
{{.....}}	RECORD INFORMATION PER DOC.# 2004157387
(.....)	RECORD INFORMATION PER CONDOMINIUM PLAT DOC.# 2006102434
{.....}	RECORD INFORMATION PER PLAT DOC.# 201300096

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S16°22'44"W	3.00'
L2	N16°22'44"E	3.00'
L3	N16°23'30"E	1.00'
L4	S16°23'28"W	1.00'

PART I — 0.0149 ACRE (648 SQUARE FEET)
 PART II — 0.0050 ACRE (216 SQUARE FEET)

 TOTAL — 0.0199 ACRE (864 SQUARE FEET)

TRACT INFORMATION:

A — LOT 1, CAPITAL STUDIOS SUBDIVISION, DOC. #201300096,
 O.P.R.T.C.T., OWNED BY CAPITAL STUDIOS HOUSING, L.P., DOC. #
 2012142584, O.P.R.T.C.T.
B — LOT 2, CAPITAL STUDIOS SUBDIVISION, DOC. #201300096,
 O.P.R.T.C.T., ALSO LEGALLY DESCRIBED AS 303 OFFICE CONDOMINIUMS,
 DOC. # 2006102434, O.P.R.T.C.T., (MULTIPLE OWNERS)
 TRACT INFORMATION PER DOC. #2004157387:
E — CALLED 2,890 SQ FT UTILITY EASEMENT,
 DOC. # 2006102426 O.P.R.T.C.T.
E — CALLED 4,081 SQ FT ACCESS EASEMENT,
 DOC. # 2006102426, O.P.R.T.C.T.

NOTES:

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000062674059.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

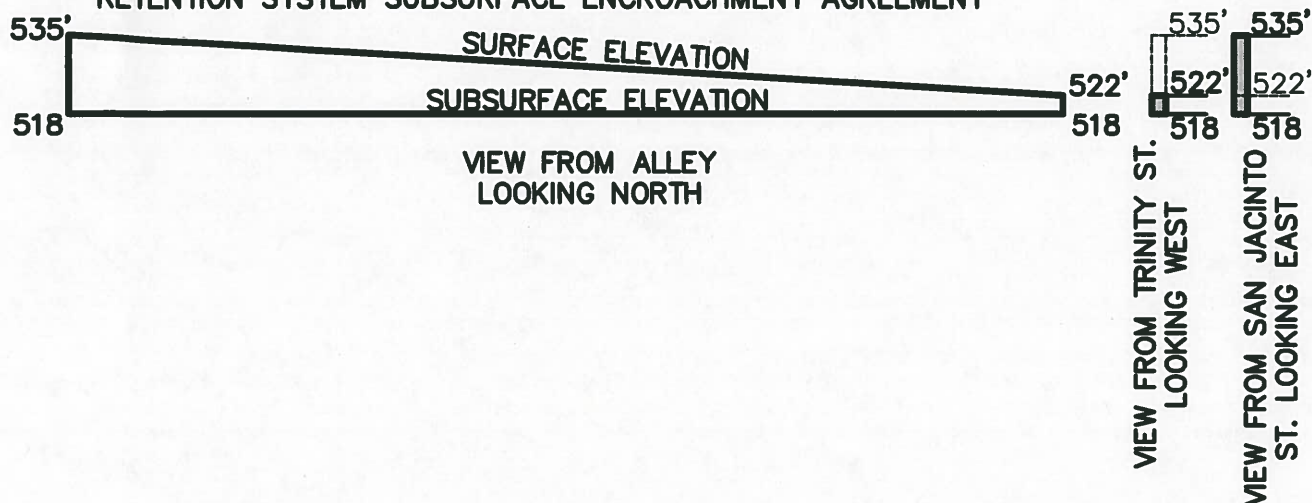
**0.0199 ACRE
 RETENTION SYSTEM
 SUBSURFACE
 ENCROACHMENT
 AGREEMENT
 City of Austin,
 Travis County, Texas**



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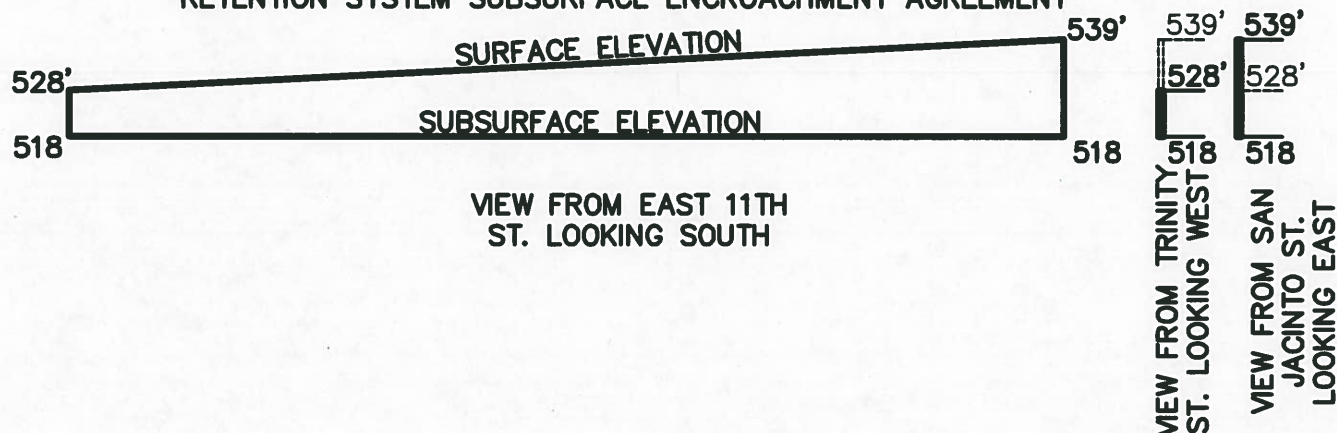
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Field Crew:	KD/EN
Survey Date:	11-28-12
Sheet:	2 OF 3

**PART I
RETENTION SYSTEM SUBSURFACE ENCROACHMENT AGREEMENT**



PART I NOTE: THIS SUBSURFACE ENCROACHMENT AGREEMENT BEGINS AT AN ELEVATION 518' (NAVD 88) AND EXTENDS VERTICALLY TO AN ELEVATION OF 522' (NAVD 88) ON THE EAST END AND BEGINS AT AN ELEVATION OF 518' (NAVD 88) AND EXTENDS VERTICALLY TO AN ELEVATION OF 535' (NAVD 88) FEET ON THE WEST END. THIS 3D ENCROACHMENT AGREEMENT HAS A VOLUME OF 3,210 CUBIC FEET.

**PART II
RETENTION SYSTEM SUBSURFACE ENCROACHMENT AGREEMENT**



PART II NOTE: THIS SUBSURFACE ENCROACHMENT AGREEMENT BEGINS AT AN ELEVATION 518' (NAVD 88) AND EXTENDS VERTICALLY TO AN ELEVATION OF 528' (NAVD 88) ON THE EAST END AND BEGINS AT AN ELEVATION OF 518' (NAVD 88) AND EXTENDS VERTICALLY TO AN ELEVATION OF 539' (NAVD 88) FEET ON THE WEST END. THIS 3D ENCROACHMENT AGREEMENT HAS A VOLUME OF 6,215 CUBIC FEET.

**0.0199 ACRE
RETENTION SYSTEM
SUBSURFACE
ENCROACHMENT
AGREEMENT
City of Austin,
Travis County, Texas**



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Date:	9/13/2017
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