



## EXHIBIT “\_\_”

### (319 SQUARE FEET ENCROACHMENT AGREEMENT)

(PAGE 1 OF 4)

#### LEGAL DESCRIPTION

**FIELDNOTES** for a 0.007 of an acre ( $\pm 319$  square feet) tract situated within the right of way of Rainey Street (60 foot wide ROW, evidenced by RAINEY RIVER ADDITION, a map of which is recorded in Volume 68, Page 72, Plat Records of Travis County, Texas (P.R.T.C.T.) and said DRISKILL’S AND RAINEY’S SUBDIVISION OF PART OF OUTLOTS 72 & 73, DIVISION E, AUSTIN TEXAS, a map of which is recorded in Volume 1, Page 22, of the Plat Records of Travis County, Texas (P.R.T.C.T.); the subject tract being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron pipe found at the west corner of that land called Tract 3 in a Special Warranty Deed to River & Rainey Venture, LLC, a Delaware limited liability company, as recorded under Instrument Number 2021230431, of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), being at the intersection of the apparent northeast right-of-way line of River Street (River Street being cited as having been relocated by City Council Ordinance recorded in Volume 85, Page 62, of the Deed Records of Travis County, Texas (D.R.T.C.T.) (document illegible), referenced by Instrument Numbers 2011169769 and 2010134909, O.P.R.T.C.T.), according to said DRISKILL’S AND RAINEY’S SUBDIVISION OF PART OF OUTLOTS 72 & 73, DIVISION E, AUSTIN TEXAS, and the southeast right-of-way line of said Rainey Street, having Texas State Plane Grid (Texas Central Zone, NAD83) coordinate values of N=10,067,083.13, E=3,115,603.81;

**THENCE** through the interior of said Rainey Street right-of-way, the following bearings and distances:

1. NORTH 73° 39’ 44” WEST, a distance of 3.75 feet;
2. NORTH 16° 10’ 31” EAST, a distance of 85.03 feet;

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<u>Dallas-Fort Worth</u>	<u>Central Texas</u>	<u>West Texas</u>	<u>Houston</u>
785 Lonesome Dove Tr. Hurst, Texas 76054 (817) 431-4971 Firm #10019500	1516 E. Palm Valley Blvd., A4 Round Rock, Texas 78664 (512) 778-5688 Firm #10019500	426 Graham Street Tuscola, Texas 79562 (325) 672-7420 Firm #10019500	11511 Katy Fwy., 515 Houston, Texas 77079 (281) 812-2242 Firm #10019500

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3. SOUTH 73° 49' 22" EAST, a distance of 3.75 feet to the southeast right-of-way line of said Rainey Street, at the north corner of that land called Tract 2 in a Special Warranty Deed to River & Rainey Venture, LLC, a Delaware limited liability company, as recorded under Instrument Number 2021230431, O.P.R.T.C.T., from which a 5/8 inch rebar found at the east corner of said Tract 2, bears SOUTH 73° 49' 22" EAST, a distance of 128.26 feet;

**THENCE** SOUTH 16° 10' 31" WEST, along the common line of said southeast right-of-way line of Rainey Street and the northwest line of 2, at a distance of 35.19 feet pass a 1/2 inch rebar found at the common west corner of said Tract 2 and said Tract 3, and continuing with the common line of said southeast right-of-way line of Rainey Street and the northwest line of said Tract 3, for a total distance of 85.04 feet to the **POINT OF BEGINNING** enclosing 0.007 of one acre (± 319 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83)

Witness my hand this (To the City of Austin):

I, Cole Strevey, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds description and sketch were based on an on the ground survey.

Witness my hand and seal this date April 25, 2022.



REFERENCES  
AUSTIN GRID J-21

FIELD NOTES REVIEWED  
BY: [Signature] DATE: 08/17/22  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

<u>Dallas-Fort Worth</u>	<u>Central Texas</u>	<u>West Texas</u>	<u>Houston</u>
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## PAGE 3 OF 4 SKETCH TO ACCOMPANY LEGAL DESCRIPTION

### LEGEND OF ABBREVIATIONS

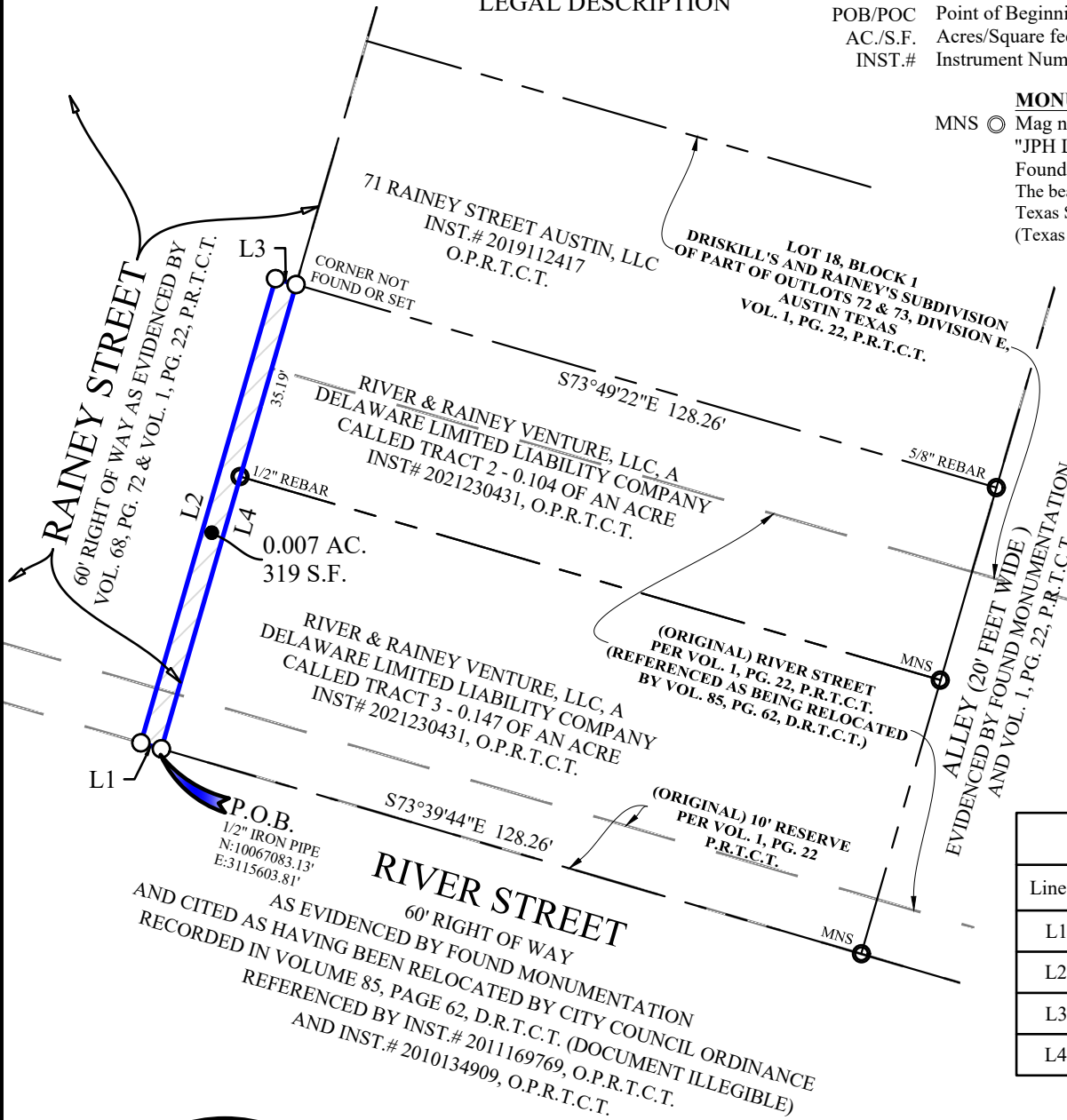
P.R.T.C.T.	Plat Records of Travis County, Texas
O.P.R.T.C.T.	Official Public Records of Travis County, Texas
D.R.T.C.T.	Deed Records of Travis County, Texas
POB/POC	Point of Beginning/Point of Commencing
AC./S.F.	Acres/Square feet
INST.#	Instrument Number

### MONUMENTS / BEARING BASIS

MNS ☉ Mag nail & washer stamped  
"JPH Land Surveying" set  
Found monuments are as noted  
The bearings shown hereon are  
Texas State Plane Grid bearings  
(Texas Central Zone, NAD83).



Scale: 1" = 30'



Line Data Table		
Line #	Distance	Bearing
L1	3.75'	N73°39'44"W
L2	85.03'	N16°10'31"E
L3	3.75'	S73°49'22"E
L4	85.04'	S16°10'31"W



Cole Strevey  
Registered Professional  
Land Surveyor No. 6731  
cole@jphls.com  
April 25, 2022



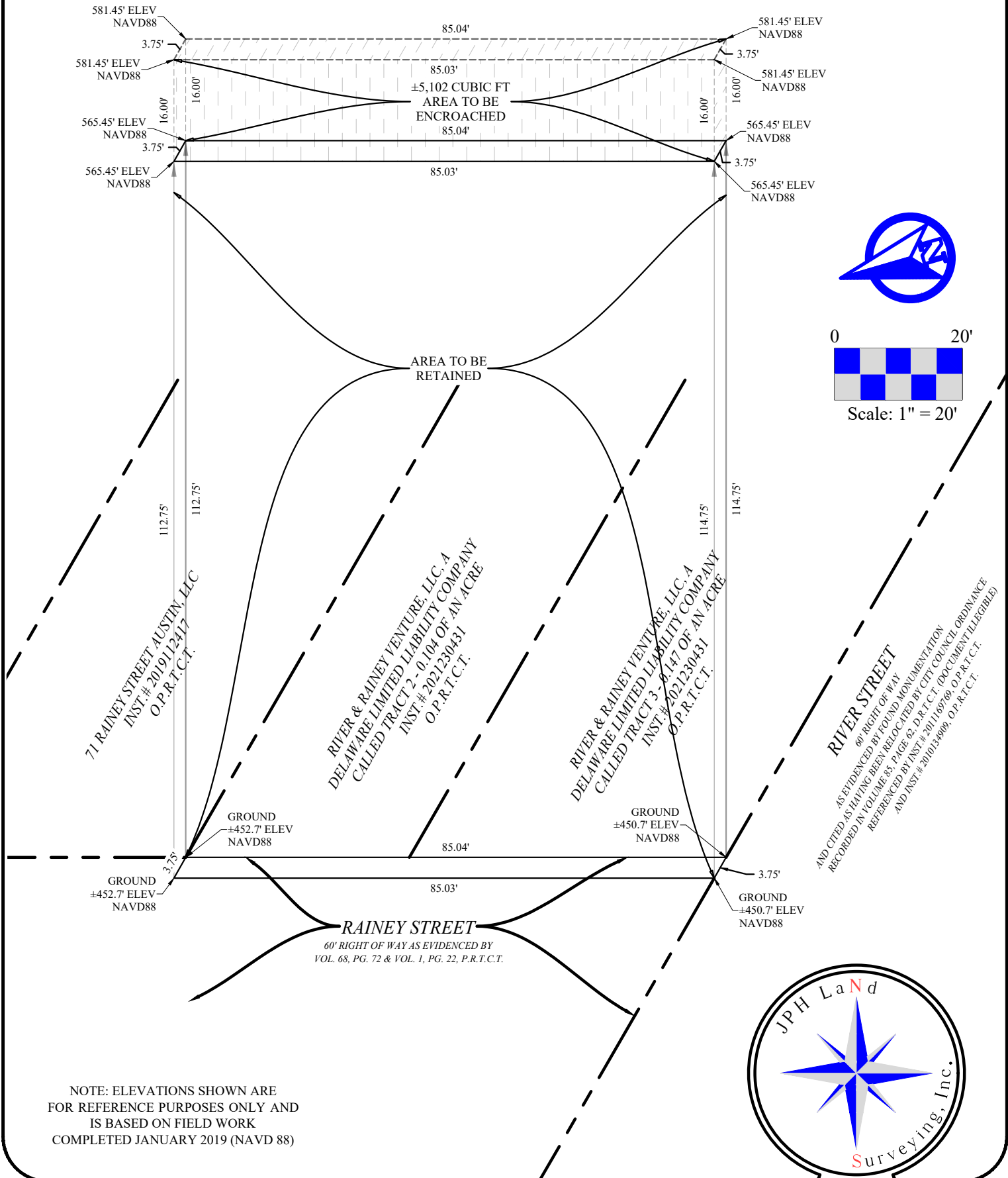
EXHIBIT SHOWING  
319 SQUARE FEET  
BEING A PORTION OF  
RAINNEY STREET  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

JPH Job No.  
2016.069.006 60 East Avenue, Austin, Travis County, TX  
-Aerial Encroachment Agmnt.dwg  
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664  
Telephone (817) 431-4971 www.jphlandsurveying.com  
TBPLS Firm #10019500 #10194073 #10193867  
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SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION



NOTE: ELEVATIONS SHOWN ARE  
FOR REFERENCE PURPOSES ONLY AND  
IS BASED ON FIELD WORK  
COMPLETED JANUARY 2019 (NAVD 88)

