

0.0220 OF ONE ACRE
TFC CAPITOL COMPLEX
CITY OF AUSTIN, TX

COLORADO ENCROACHMENT
PROJECT NO. 21-039
DECEMBER 12, 2023

ENCROACHMENT AGREEMENT
METES AND BOUNDS DESCRIPTION

BEING 0.0220 OF ONE ACRE (960 SQUARE FEET) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE T.J. CHAMBERS GRANT, ABSTRACT NO. 7 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THE EXISTING RIGHT-OF-WAY OF COLORADO STREET (80' RIGHT-OF-WAY) ADJACENT TO OUTLOT 39, DIVISION “E”, THE ORIGINAL CITY OF AUSTIN, AS SHOWN ON THE MAP ON FILE IN THE GENERAL LAND OFFICE, SAID OUTLOT 39 BEING CONVEYED TO THE STATE OF TEXAS IN THOSE DEEDS RECORDED IN VOLUME 2478, PAGE 385, VOLUME 2514, PAGE 425, VOLUME 2675, PAGE 202, AND VOLUME 6250, PAGE 1909 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.) AND ALSO THAT JUDGEMENT RECORDED IN VOLUME 10405, PAGE 90 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO ADJACENT TO OUTLOT 46, SAID DIVISION “E”, BEING CONVEYED TO THE STATE OF TEXAS IN THOSE DEEDS RECORDED IN VOLUME 2268, PAGE 68, VOLUME 2713, PAGE 293, VOLUME 2816, PAGE 589, VOLUME 3498, PAGE 777, VOLUME 3509, PAGE 213, AND VOLUME 3565, PAGE 1971 OF SAID D.R.T.C.T., SAID 0.0220 OF ONE ACRE (960 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with cap stamped “LSI SURVEY” set for the Southeast corner of Lot 1, said Outlot 39, at the intersection of the existing North right-of-way line of W 15th Street (100' Right-of-Way) and the existing West right-of-way line of said Colorado Street;

THENCE North 16°31'36” East with the East line of said Lot 1, Outlot 39 and the common existing West right-of-way line of said Colorado Street, a distance of 37.73 feet to a Calculated Point for the **POINT OF BEGINNING** of the herein described tract, and being situated between the elevations of 524.17 feet and 534.70 feet;

THENCE **North 16°31'36” East** continuing with the existing West right-of-way line of said Colorado Street and the common East line of said Lot 1, Outlot 39 and then the common East line of Lot 2, said Outlot 39, a distance of **12.00** feet to a Calculated Point, and being situated between the elevations of 524.17 feet and 534.70 feet;

THENCE **South 73°40'48" East** over and across the existing right-of-way of said Colorado Street, a distance of **80.00** feet to a Calculated Point in the existing East right-of-way line of said Colorado Street and the common west line of Lot 11, said Outlot 46, and being situated between the elevations of 525.55 feet and 536.08 feet;

THENCE **South 16°31'36" West** with the existing East right-of-way line of said Colorado Street and the common West line of said Lot 11, Outlot 46 and then the common West line of Lot 12, said Outlot 46, a distance of **12.00** feet to a Calculated Point, from which a 1/2-inch rebar with cap stamped "LSI SURVEY" set for the Southwest corner of said Lot 12, Outlot 46, at the intersection of the existing East right-of-way line of said Colorado Street and the existing North right-of-way line of said W 15th Street bears South 16°31'36" West a distance of 40.11 feet, and being situated between the elevations of 525.55 feet and 536.08 feet;

THENCE **North 73°40'48" West** over and across the existing right-of-way of said Colorado Street, a distance of **80.00** feet to the **POINT OF BEGINNING** and containing 0.220 of one acre (960 square feet) of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are grid values represented in U.S. Survey Feet.

Elevations are referenced to the North American Vertical Datum of 1988 (NAVD88) (Geoid 12B).

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in August, 2022.


 12/12/2023
Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



Job Number: 21-039

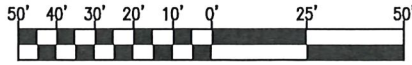
Attachments: K:\21039 - TFC Capitol Complex\CAD\DWGs\TFC Colorado Encroachment Agreement.dwg

REFERENCES
TCAD Parcel No.: 02-1002-2710
Austin Grid J-23

FIELD NOTES REVIEWED
BY:  DATE: 12/13/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

LEGEND

- 1/2" REBAR WITH CAP
STAMPED "LSI SURVEY" SET
- △ CALCULATED POINT NOT SET
- R.O.W. RIGHT-OF-WAY
- D.R.T.C.T. DEED RECORDS OF TRAVIS
COUNTY, TEXAS



GRAPHIC SCALE

THE ORIGINAL
CITY OF AUSTIN
OUTLOT 39,
DIVISION "E"

STATE OF TEXAS
VOL. 6250, PG. 1909
VOL. 2478, PG. 385
VOL. 2514, PG. 425
VOL. 2675, PG. 202
VOL. 10405, PG. 90
D.R.T.C.T.

T.J. CHAMBERS GRANT
ABSTRACT NO. 7

COLORADO STREET
(80' R.O.W.)

THE ORIGINAL
CITY OF AUSTIN
OUTLOT 46,
DIVISION "E"

STATE OF TEXAS
VOL. 3565, PG. 1971
VOL. 2268, PG. 68
VOL. 3509, PG. 213
VOL. 3498, PG. 777
VOL. 2816, PG. 589
VOL. 2713, PG. 293
D.R.T.C.T.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N16°31'36"E	37.73'
L2	N16°31'36"E	12.00'
L3	S73°40'48"E	80.00'
L4	S16°31'36"W	12.00'
L5	S16°31'36"W	40.11'
L6	N73°40'48"W	80.00'

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING
AND COORDINATE BASIS TO THE TEXAS
COORDINATE SYSTEM, NORTH AMERICAN DATUM
OF 1983 (NAD83 - 2011 ADJUSTMENT),
CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES
REPRESENTED IN U.S. SURVEY FEET.

*SEE SHEET 4 FOR PROFILE VIEW

W 15TH STREET
(100' R.O.W.)

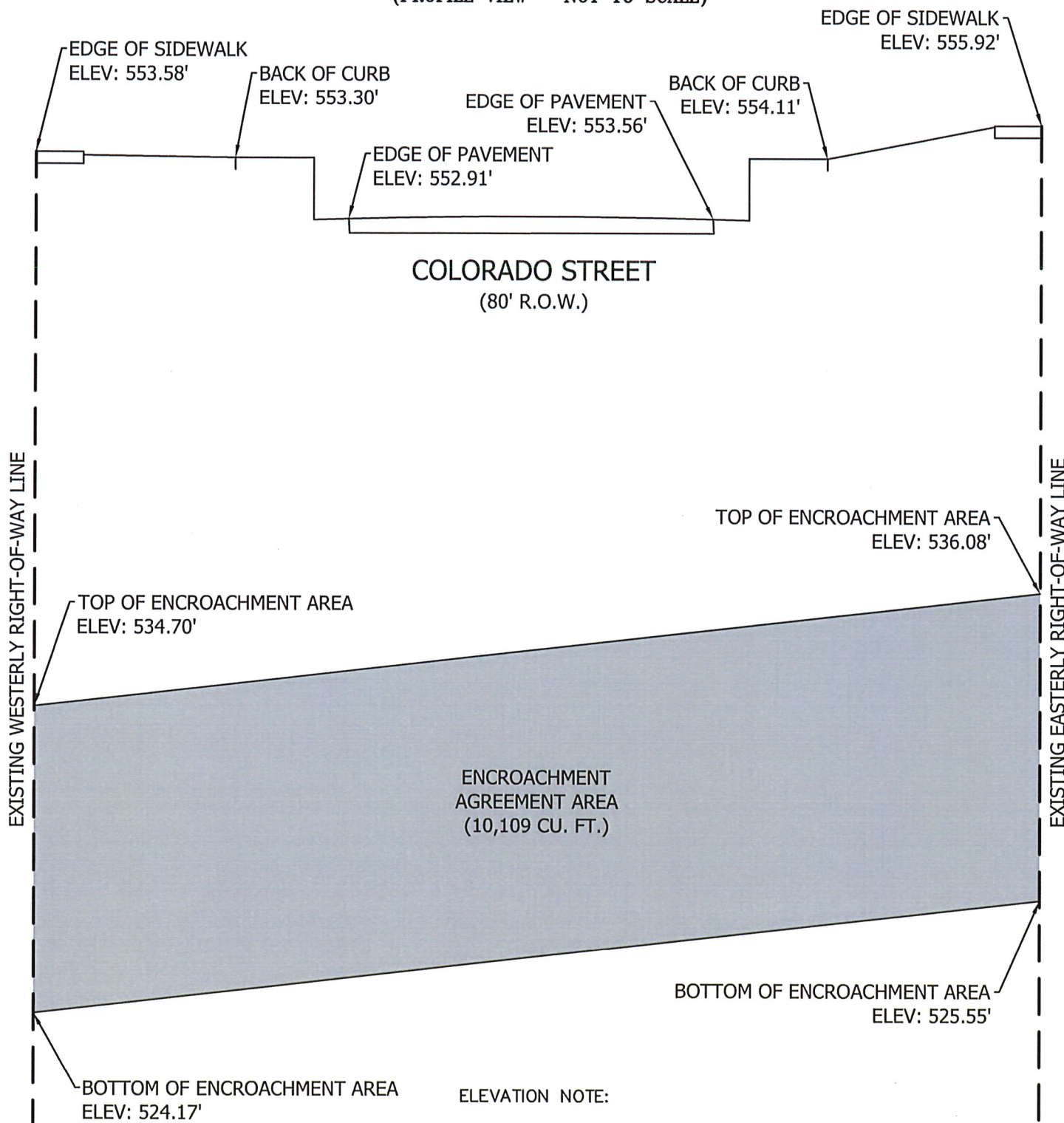


JOB NUMBER: 21-039	DATE: 12/12/2023
PROJECT NAME: TFC CAPITOL COMPLEX	
DRAWING NAME: TFC COLORADO ENCROACHMENT AGREEMENT	
DRAWING FILE PATH: K:\21039 - TFC CAPITOL COMPLEX\CAD\DWG	
METES AND BOUNDS FILE PATH: K:\21039 - TFC CAPITOL COMPLEX\DESCRIPTIONS	
RPLS: FWF	TECH: JRM
PARTY CHIEF: JAA	CHK BY: HAS
SHEET 03 of 04	FIELDBOOKS 370/14
SCALE: 1"=50'	

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

ENCROACHMENT AREA
(PROFILE VIEW - NOT TO SCALE)



ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B).

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