

F#EA _____

EXHIBIT “ _____ ”

(Encroachment Area)
Whitis Avenue

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0009 ACRE (39 SQUARE FEET) SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF WHITIS AVENUE (80' RIGHT-OF-WAY), BEING A PUBLIC RIGHT-OF-WAY WITHIN THE CITY OF AUSTIN, TEXAS, AND BEING ADJACENT TO A TRACT OF LAND CONTAINING LOTS 6-10, 23-27, AND THE SOUTH 1/2 OF LOT 11 AND LOT 22, BLOCK 9, RAYMOND AND WHITIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 11 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID LOTS 6-10, 23-27, AND THE SOUTH 1/2 OF LOT 11 AND LOT 22 CONVEYED TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS IN VOLUME 316, PAGE 535 OF DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 0.0009 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
sduarte@4wardls.com
www.4wardls.com

BEGINNING, at a calculated point in the west right-of-way line of said Whitis Avenue, and the east line of said The Board of Regents of the University of Texas tract for the **POINT OF BEGINNING** and southwest corner hereof, said point being in the east line of said Lot 27, from which a 1/2-inch iron rod found for the southeast corner of said The Board of Regents of the University of Texas tract and said Lot 27, for the northeast corner of a tract of land containing Lots 1-5, and Lots 28-32, Block 9, of said Raymond and Whitis Subdivision, and conveyed to the University of Texas per Travis County Appraisal District, no record document found for conveyance, and being the northeast corner of said Lot 28 bears, S03°36'20"W, a distance of 3.55 feet;

THENCE, with the west right-of-way line of said Whitis Avenue, and with the east line of said The Board of Regents of the University of Texas tract and said Lot 27, **N03°36'20"E**, a distance of **3.83** feet to a calculated point for the northwest corner hereof, from which a Mag nail with "4Ward Boundary" washer set in the east line of said Lot 22, for the northeast corner of said The Board of Regents of the University of Texas tract and for the southeast corner of a called 1.3804 acre tract of land described as "Tract 1" and conveyed to Board of Regents of the University of Texas System in Document No. 2002100649, Official Public Records of Travis County, Texas (O.P.R.T.C.T.) and containing Lots 12-15, 18-21, and the north 1/2 of Lots 11 and 22, Block 9, of said Raymond and Whitis Subdivision bears, N03°36'20"E, a distance of 257.02 feet;

THENCE, leaving the west right-of-way line of said Whitis Avenue and the east line of said The Board of Regents of the University of Texas tract and Lot 27, over and across said Whitis Avenue, the following three (3) courses and distances:

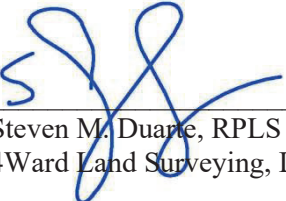
- 1) **S86°21'01"E**, a distance of **10.18** feet to a calculated point for the northeast corner hereof;
- 2) **S03°36'20"W**, a distance of **3.83** feet to a calculated point for the southeast corner hereof;
- 3) **N86°21'01"W**, a distance of **10.18** feet to the **POINT OF BEGINNING** and containing 0.0009 Acre (39 Square Feet) of land, more or less.


F#EA _____

Vertical Improvement Area Note: This vertical improvement area is based on a surface elevation of 603.8 feet (NAVD 88) and extends vertically to an elevation of 598.3 feet (NAVD 88).

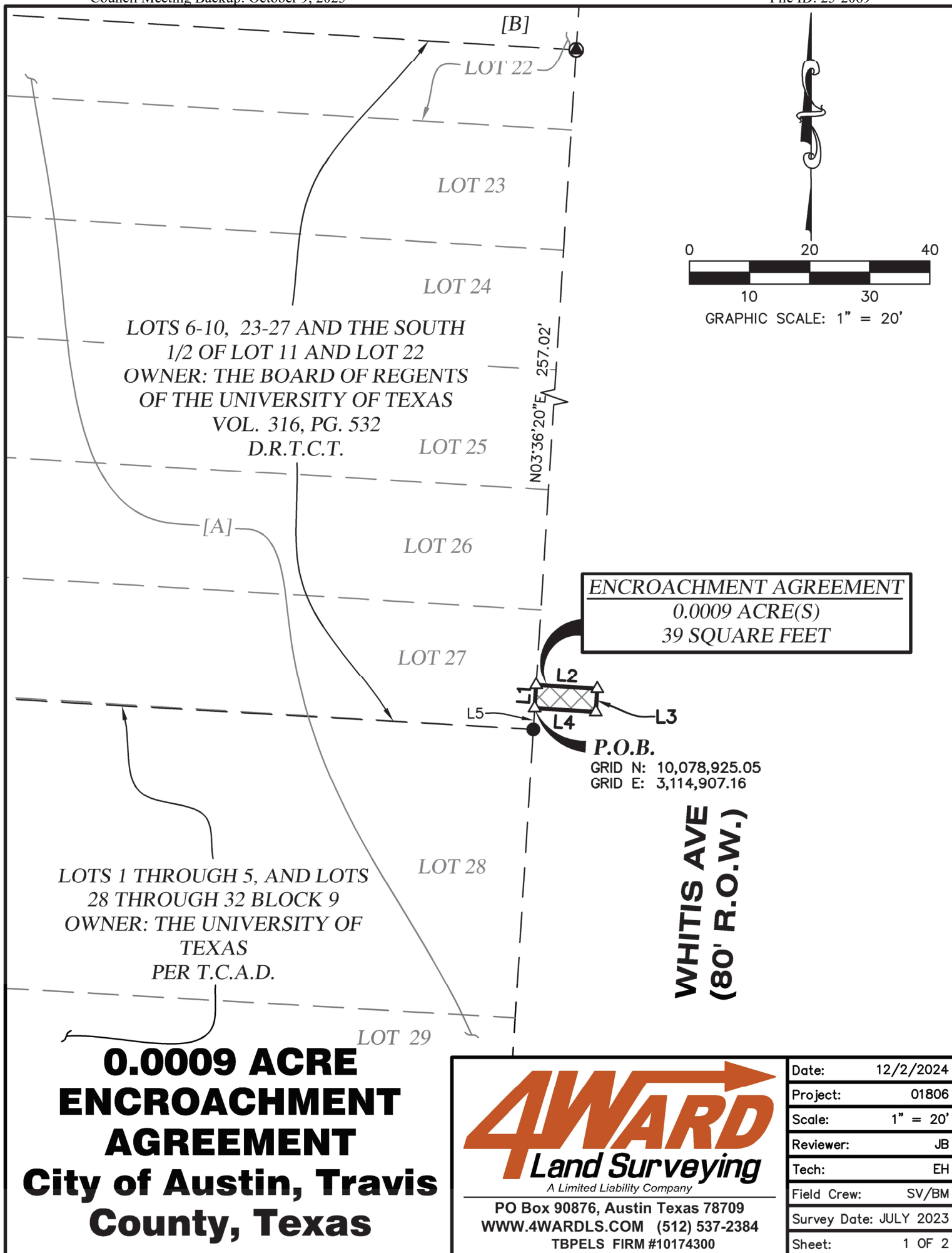
Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000071094815. See attached sketch (reference drawing: 01806_EA-1.dwg.)

 **12/2/24**
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC

FIELD NOTES REVIEWED
BY:  DATE: 05/28/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

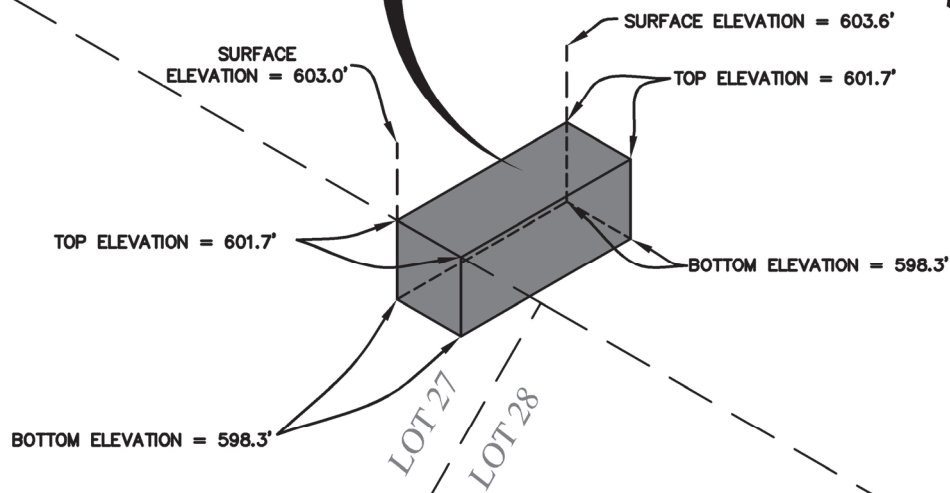




ENCROACHMENT AGREEMENT

0.0009 ACRE(S)
39 SQUARE FEET

WHITIS AVE



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N03°36'20"E	3.83'
L2	S86°21'01"E	10.18'
L3	S03°36'20"W	3.83'
L4	N86°21'01"W	10.18'
L5	S03°36'20"W	3.55'

VERTICAL ENCROACHMENT AGREEMENT NOTE:

THIS VERTICAL ENCROACHMENT AGREEMENT IS BASED ON A SURFACE ELEVATION OF 603.8' (NAVD 88) AND EXTENDS VERTICALLY TO AN ELEVATION OF 598.3' (NAVD 88)

GENERAL NOTES:

1. SEE ATTACHED METES AND BOUNDS DESCRIPTION.
2. ALL BEARING 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 1.000071094815.
3. THE 3D ENCROACHMENT AGREEMENT HAS A VOLUME OF 133 CUBIC FEET.

TCAD PARCEL #208394
COA GRID #J-24

LEGEND

—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
△	CALCULATED POINT
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
T.C.A.D.	TRAVIS COUNTY APPRAISAL DISTRICT
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

[A]
BLOCK 9
RAYMOND AND WHITIS
SUBDIVISION
OF OUTLOT NO. 15,
IN DIVISION "D"
VOL. 1, PG. 11
P.R.T.C.T.

[B]
BOARD OF REGENTS OF
THE UNIVERSITY OF
TEXAS SYSTEM
CALLED 1.3804 ACRES
"TRACT 1"
DOC. NO. 2002100649
O.P.R.T.C.T.

**0.0009 ACRE
ENCROACHMENT
AREA**
**City of Austin, Travis
County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	12/2/2024
Project:	01806
Scale:	N/A
Reviewer:	JB
Tech:	EH
Field Crew:	SV/BM
Survey Date:	JULY 2023
Sheet:	2 OF 2

F#EA _____

EXHIBIT “ _____ ”

(Encroachment Area)
Whitis Avenue

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0053 ACRE (230 SQUARE FEET) SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF WHITIS AVENUE (80' RIGHT-OF-WAY), BEING A PUBLIC RIGHT-OF-WAY WITHIN THE CITY OF AUSTIN, TEXAS, AND BEING ADJACENT TO A TRACT OF LAND CONTAINING LOTS 6-10, 23-27, AND THE SOUTH 1/2 OF LOT 11 AND LOT 22, BLOCK 9, RAYMOND AND WHITIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 11 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID LOTS 6-10, 23-27, AND THE SOUTH 1/2 OF LOT 11 AND LOT 22 CONVEYED TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS IN VOLUME 316, PAGE 535 OF DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 0.0053 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
sduarte@4wardls.com
www.4wardls.com

BEGINNING, at a calculated point in the west right-of-way line of said Whitis Avenue, and the east line of said The Board of Regents of the University of Texas tract for the **POINT OF BEGINNING** and northwest corner hereof, said point being in the east line of said Lot 23, from which a Mag nail with “4Ward Boundary” washer set in the east line of said Lot 22, for the northeast corner of said The Board of Regents of the University of Texas tract and for the southeast corner of a called 1.3804 acre tract of land described as “Tract 1” and conveyed to Board of Regents of the University of Texas System in Document No. 2002100649, Official Public Records of Travis County, Texas (O.P.R.T.C.T.) and containing Lots 12-15, 18-21, and the north 1/2 of Lots 11 and 22, Block 9, of said Raymond and Whitis Subdivision bears, N03°36’20”E, a distance of 45.60 feet;

THENCE, leaving the west right-of-way line of said Whitis Avenue and the east line of said The Board of Regents of the University of Texas tract and Lot 23, over and across said Whitis Avenue, the following five (5) courses and distances:

- 1) **S87°18’01”E**, a distance of **36.48** feet to a calculated point for the northeast corner hereof;
- 2) **S03°38’45”W**, a distance of **27.34** feet to a calculated point for the southeast corner hereof;
- 3) **N86°21’15”W**, a distance of **3.83** feet to a calculated point for an angle point hereof;
- 4) **N03°38’45”E**, a distance of **23.44** feet to a calculated point for an angle point hereof;
- 5) **N87°18’01”W**, a distance of **32.65** feet to a calculated point in the west right-of-way line of said Whitis Avenue, and the east line of said The Board of Regents of the University of Texas tract and said Lot 23 for an angle point hereof, from which a 1/2-inch iron rod found for the southeast corner of said The Board of Regents of the University of Texas tract and said Lot 27, for the northeast corner of a tract of land containing Lots 1-5, and Lots 28-32, Block 9, of said Raymond and Whitis Subdivision, and conveyed to the University of Texas per Travis County Appraisal District, no record document found for conveyance, and being the northeast corner of said Lot 28 bears S03°36’20”W, a distance of 214.97 feet;

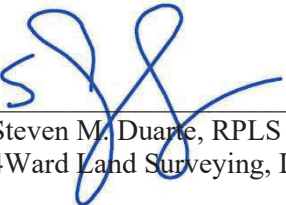
THENCE, with the west right-of-way line of said Whitis Avenue, and with the east line of said The Board of Regents of the University of Texas tract and said Lot 27, **N03°36’20”E**, a distance of **3.83** feet to the **POINT OF BEGINNING** and containing 0.0053 Acre (230 Square Feet) of land, more or less.

F#EA_____

Vertical Improvement Area Note: This vertical improvement area is based on a surface elevation of 608.8 feet (NAVD 88) and extends vertically to an elevation of 602.0 feet (NAVD 88).

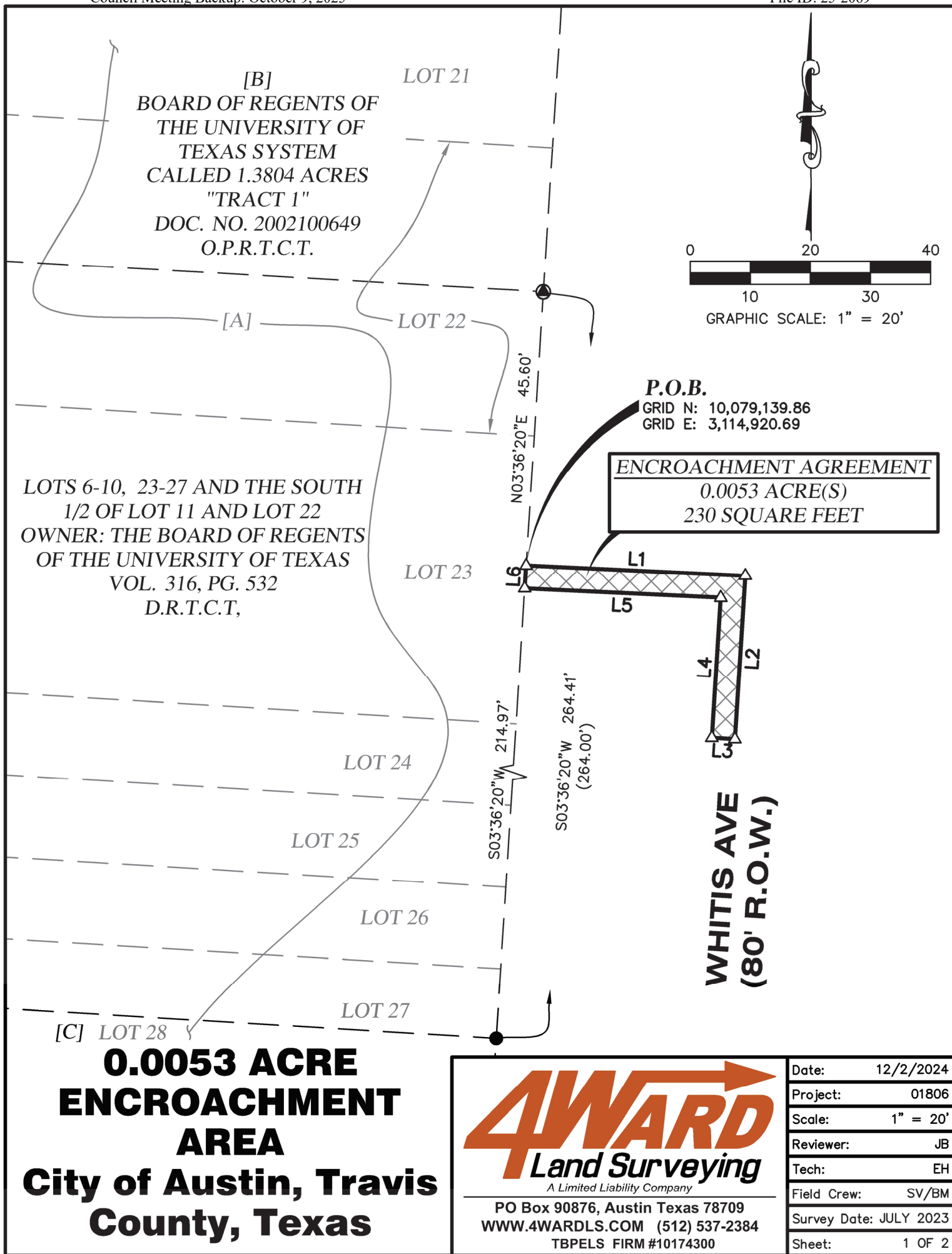
Notes:

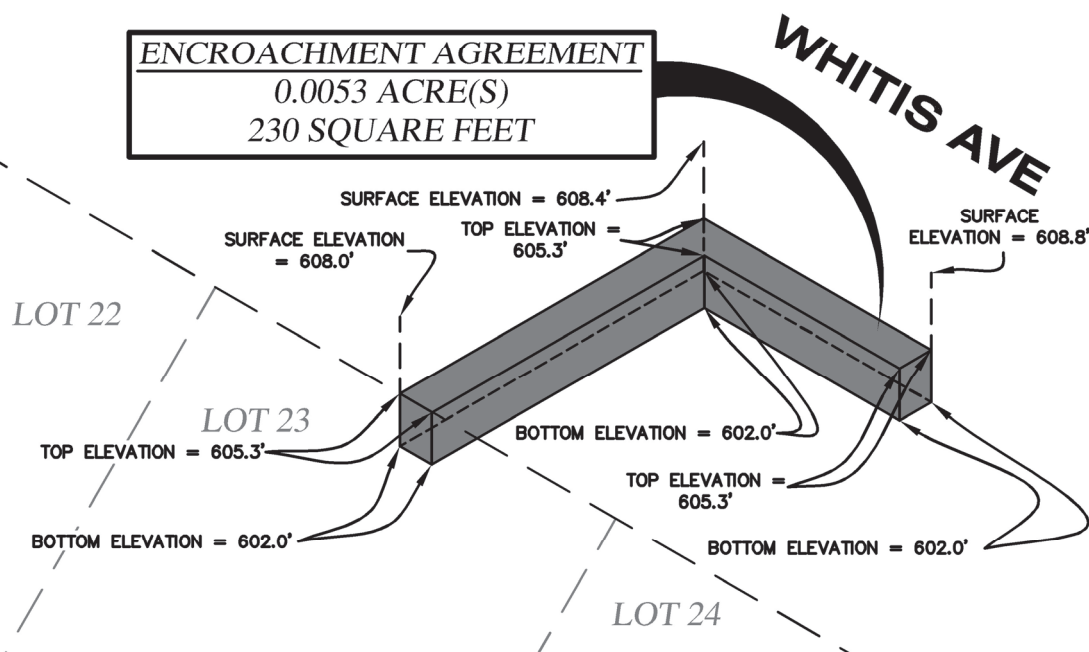
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000071094815. See attached sketch (reference drawing: 01806_EA-2.dwg.)


12/2/24
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC



FIELD NOTES REVIEWED
BY:  DATE: 05/28/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT





LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S87°18'01"E	36.48'
L2	S03°38'45"W	27.34'
L3	N86°21'15"W	3.83'
L4	N03°38'45"E	23.44'
L5	N87°18'01"W	32.65'
L6	N03°36'20"E	3.83'

VERTICAL ENCROACHMENT AGREEMENT NOTE:
THIS VERTICAL ENCROACHMENT AGREEMENT IS BASED ON
A SURFACE ELEVATION OF 608.8' (NAVD 88) AND EXTENDS
VERTICALLY TO AN ELEVATION OF 602.0' (NAVD 88)

TCAD PARCEL #208394
COA GRID #J-24

[A]
BLOCK 9
RAYMOND AND
WHITIS SUBDIVISION
OF OUTLOT NO. 15,
IN DIVISION "D"
VOL. 1, PG. 11
P.R.T.C.T.

[B]
BOARD OF REGENTS OF
THE UNIVERSITY OF TEXAS
SYSTEM
CALLED 1.3804 ACRES
"TRACT 1"
DOC. NO. 2002100649
O.P.R.T.C.T.

[C]
LOTS 1 THROUGH 5, AND LOTS 28
THROUGH 32, BLOCK 9
OWNER: THE UNIVERSITY OF
TEXAS PER T.C.A.D.

LEGEND	
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
△	CALCULATED POINT
⊙	MAG WITH "4WARD BOUNDARY" WASHER SET
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
T.C.A.D.	TRAVIS COUNTY APPRAISAL DISTRICT
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER CITY OF AUSTIN SECTION MAP 57

GENERAL NOTES:

- SEE ATTACHED METES AND BOUNDS DESCRIPTION.
- ALL BEARING 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 1.000071094815.
- THE 3D ENCROACHMENT AGREEMENT HAS A VOLUME OF 759 CUBIC FEET.

**0.0053 ACRE
ENCROACHMENT
AREA**
**City of Austin, Travis
County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	12/2/2024
Project:	01806
Scale:	N/A
Reviewer:	JB
Tech:	EH
Field Crew:	SV/BM
Survey Date:	JULY 2023
Sheet:	2 OF 2

F#EA _____

EXHIBIT “ _____ ”

(Encroachment Area)
Whitis Avenue

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0054 ACRE (233 SQUARE FEET) SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF WHITIS AVENUE (80' RIGHT-OF-WAY), BEING A PUBLIC RIGHT-OF-WAY WITHIN THE CITY OF AUSTIN, TEXAS, AND BEING ADJACENT TO A TRACT OF LAND CONTAINING LOTS 6-10, 23-27, AND THE SOUTH 1/2 OF LOT 11 AND LOT 22, BLOCK 9, RAYMOND AND WHITIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 11 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID LOTS 6-10, 23-27, AND THE SOUTH 1/2 OF LOT 11 AND LOT 22 CONVEYED TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS IN VOLUME 316, PAGE 535 OF DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 0.0054 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
sduarte@4wardls.com
www.4wardls.com

BEGINNING, at a calculated point in the west right-of-way line of said Whitis Avenue, and the east line of said The Board of Regents of the University of Texas tract for the **POINT OF BEGINNING**, said point being in the east line of said Lot 22, from which a Mag nail with “4Ward Boundary” washer set in the east line of said Lot 22, for the northeast corner of said The Board of Regents of the University of Texas tract and for the southeast corner of a called 1.3804 acre tract of land described as “Tract 1” and conveyed to Board of Regents of the University of Texas System in Document No. 2002100649, Official Public Records of Travis County, Texas (O.P.R.T.C.T.) and containing Lots 12-15, 18-21, and the north 1/2 of Lots 11 and 22, Block 9, of said Raymond and Whitis Subdivision bears, N03°36'20"E, a distance of 6.70 feet;

THENCE, leaving the west right-of-way line of said Whitis Avenue and the east line of said The Board of Regents of the University of Texas tract and Lot 22, over and across said Whitis Avenue, the following five (5) courses and distances:

- 1) **N48°38'45"E**, a distance of **19.31** feet to a calculated point for an angle point hereof;
- 2) **N03°27'45"E**, a distance of **5.84** feet to a calculated point for the northwest corner hereof;
- 3) **S86°21'39"E**, a distance of **7.36** feet to a calculated point for the northeast corner hereof;
- 4) **S03°46'53"W**, a distance of **8.87** feet to a calculated point for the southeast corner hereof;
- 5) **S48°38'45"W**, a distance of **29.65** feet to a calculated point in the west right-of-way line of said Whitis Avenue, and the east line of said The Board of Regents of the University of Texas tract and said Lot 22 for the southwest corner hereof, from which a 1/2-inch iron rod found for the southeast corner of said The Board of Regents of the University of Texas tract and said Lot 27, for the northeast corner of a tract of land containing Lots 1-5, and Lots 28-32, Block 9, of said Raymond and Whitis Subdivision, and conveyed to the University of Texas per Travis County Appraisal District, no record document found for conveyance, and being the northeast corner of said Lot 28 bears S03°36'20"W, a distance of 247.36 feet;

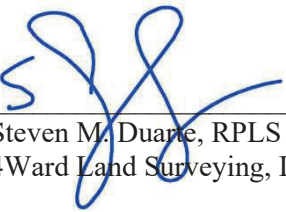
THENCE, with the west right-of-way line of said Whitis Avenue, and with the east line of said The Board of Regents of the University of Texas tract and said Lot 27, **N03°36'20"E**, a distance of **10.34** feet to the **POINT OF BEGINNING** and containing 0.0054 Acre (233 Square Feet) of land, more or less.

F#EA _____


Vertical Improvement Area Note: This vertical improvement area is based on a surface elevation of 609.7 feet (NAVD 88) and extends vertically to an elevation of 601.0 feet (NAVD 88).

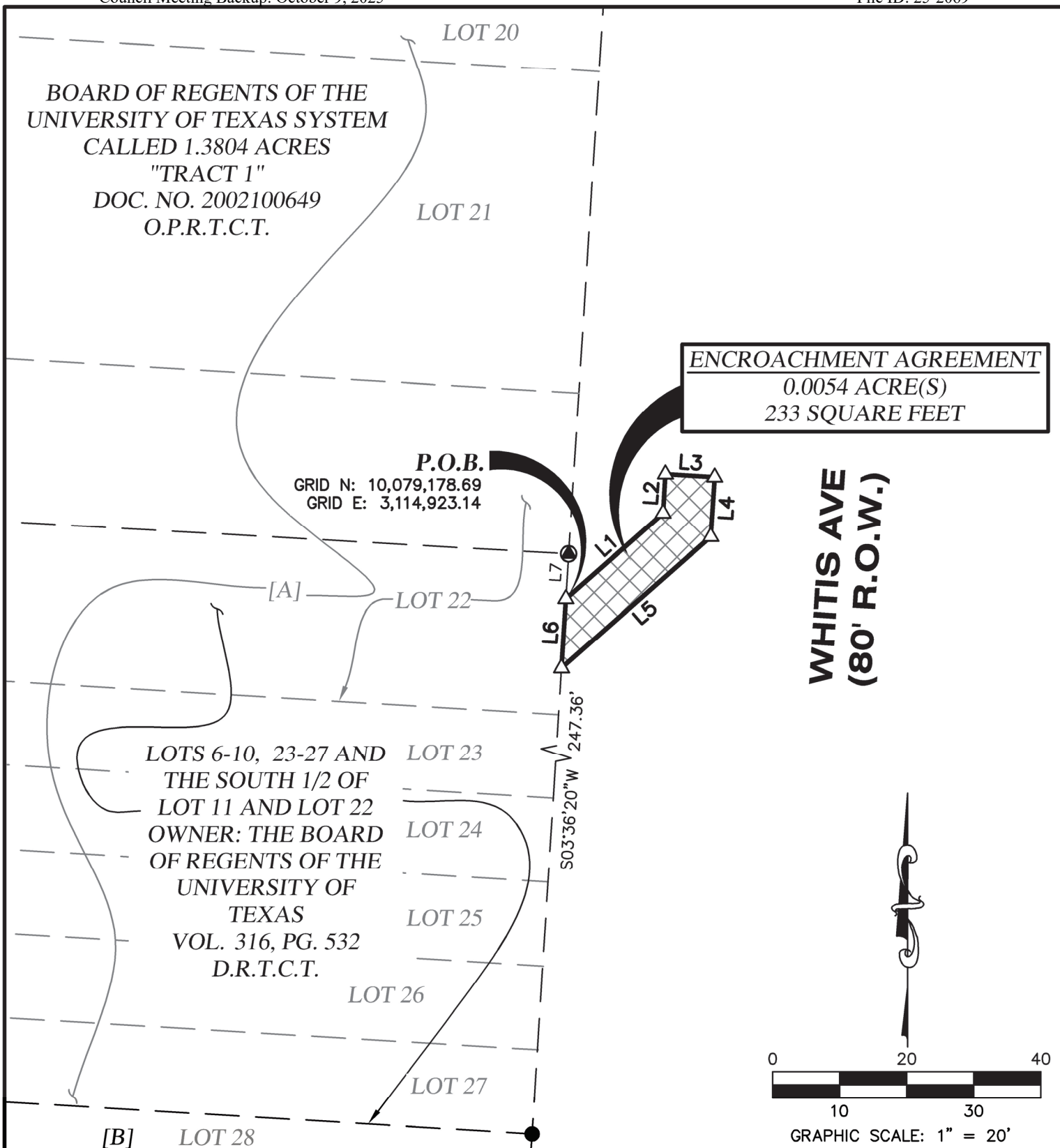
Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000071094815. See attached sketch (reference drawing: 01806_EA-3.dwg.)

 **12/2/24**
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC



FIELD NOTES REVIEWED
BY:  DATE: 05/28/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

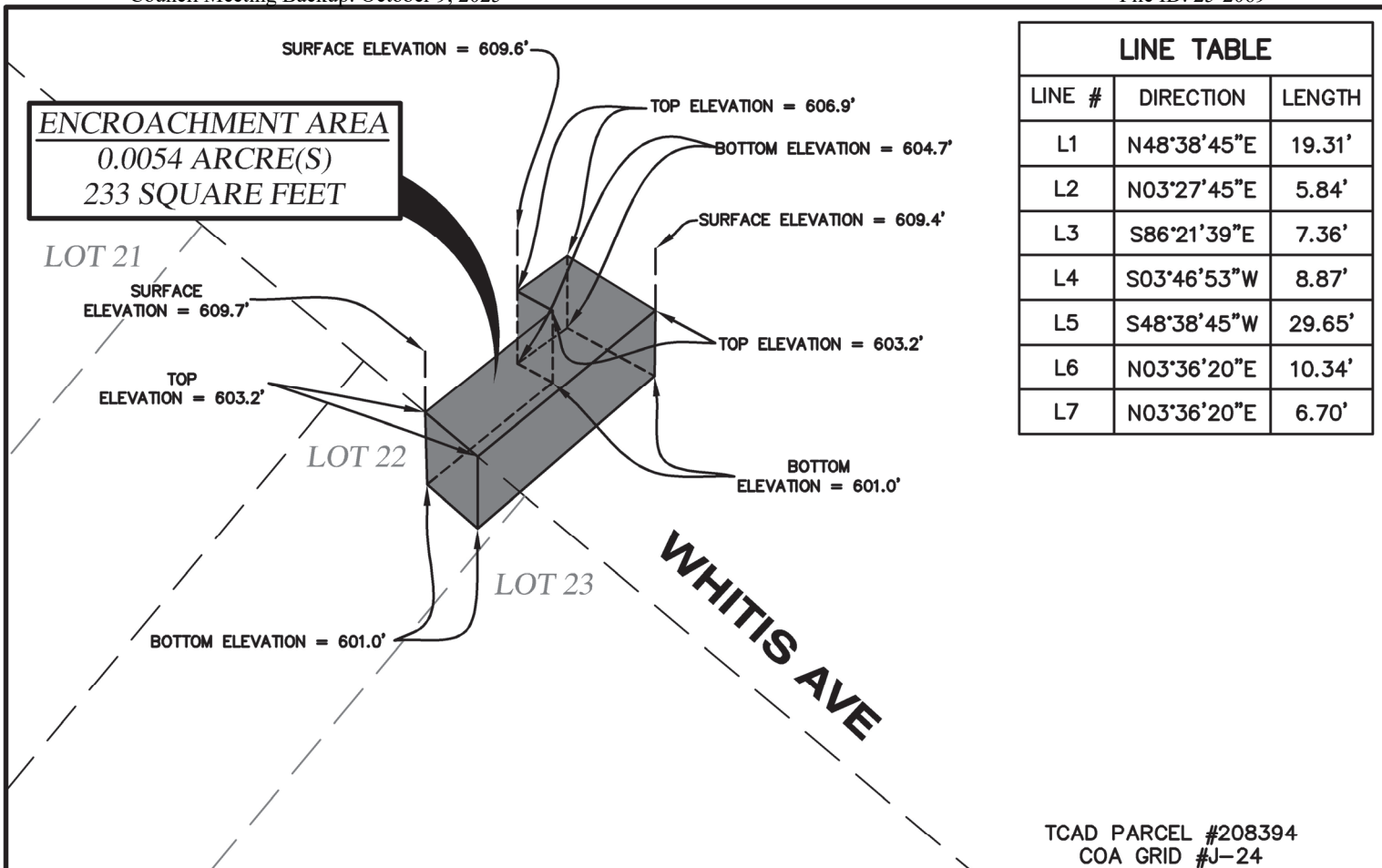


**0.0054 ACRE
ENCROACHMENT
AREA**
**City of Austin, Travis
County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	12/2/2024
Project:	01806
Scale:	1" = 20'
Reviewer:	JB
Tech:	EH
Field Crew:	SV/BM
Survey Date:	JULY 2023
Sheet:	1 OF 2



TCAD PARCEL #208394
COA GRID #J-24

VERTICAL ENCROACHMENT AGREEMENT NOTE:
THIS VERTICAL ENCROACHMENT AGREEMENT IS BASED ON
A SURFACE ELEVATION OF 609.7' (NAVD 88) AND EXTENDS
VERTICALLY TO AN ELEVATION OF 601.0' (NAVD 88)

[A]
BLOCK 9
RAYMOND AND WHITIS
SUBDIVISION OF
OUTLOT NO. 15,
IN DIVISION "D"
VOL. 1, PG. 11
P.R.T.C.T.

[B]
LOTS 1 THROUGH 5,
AND LOTS 28 THROUGH
32, BLOCK 9
OWNER: THE
UNIVERSITY OF TEXAS
PER T.C.A.D.

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	CALCULATED POINT
	MAG WITH "4WARD BOUNDARY" WASHER SET
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
T.C.A.D.	TRAVIS COUNTY APPRAISAL DISTRICT
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

GENERAL NOTES:

- SEE ATTACHED METES AND BOUNDS DESCRIPTION.
- ALL BEARING 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 1.000071094815.
- THE 3D ENCROACHMENT AGREEMENT HAS A VOLUME OF 513 CUBIC FEET.

**0.0054 ACRE
ENCROACHMENT
AREA**
**City of Austin, Travis
County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	12/2/2024
Project:	01806
Scale:	N/A
Reviewer:	JB
Tech:	EH
Field Crew:	SV/BM
Survey Date:	JULY 2023
Sheet:	2 OF 2

F#EA _____

EXHIBIT “ _____ ”

(Encroachment Area)
Whitis Avenue

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0022 ACRE (95 SQUARE FEET) SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF WHITIS AVENUE (80' RIGHT-OF-WAY), BEING A PUBLIC RIGHT-OF-WAY WITHIN THE CITY OF AUSTIN, TEXAS, AND BEING ADJACENT TO A TRACT OF LAND CONTAINING LOTS 6-10, 23-27, AND THE SOUTH 1/2 OF LOT 11 AND LOT 22, BLOCK 9, RAYMOND AND WHITIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 11 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID LOTS 6-10, 23-27, AND THE SOUTH 1/2 OF LOT 11 AND LOT 22 CONVEYED TO THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS IN VOLUME 316, PAGE 535 OF DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 0.0022 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
sduarte@4wardls.com
www.4wardls.com

BEGINNING, at a calculated point in the west right-of-way line of said Whitis Avenue, and the east line of said The Board of Regents of the University of Texas tract for the **POINT OF BEGINNING** and southwest corner hereof, said point being in the east line of said Lot 27, from which a 1/2-inch iron rod found for the southeast corner of said The Board of Regents of the University of Texas tract and said Lot 27, for the northeast corner of a tract of land containing Lots 1-5, and Lots 28-32, Block 9, of said Raymond and Whitis Subdivision, and conveyed to the University of Texas per Travis County Appraisal District, no record document found for conveyance, and being the northeast corner of said Lot 28 bears, S03°36'20"W, a distance of 41.02 feet;

THENCE, with the west right-of-way line of said Whitis Avenue, and with the east line of said The Board of Regents of the University of Texas tract and said Lot 27, **N03°36'20"E**, a distance of **2.00** feet to a calculated point for the northwest corner hereof, from which a Mag nail with "4Ward Boundary" washer set in the east line of said Lot 22, for the northeast corner of said The Board of Regents of the University of Texas tract and for the southeast corner of a called 1.3804 acre tract of land described as "Tract 1" and conveyed to Board of Regents of the University of Texas System in Document No. 2002100649, Official Public Records of Travis County, Texas (O.P.R.T.C.T.) and containing Lots 12-15, 18-21, and the north 1/2 of Lots 11 and 22, Block 9, of said Raymond and Whitis Subdivision bears, N03°36'20"E, a distance of 221.39 feet;

THENCE, leaving the west right-of-way line of said Whitis Avenue and the east line of said The Board of Regents of the University of Texas tract and Lot 27, over and across said Whitis Avenue, the following three (3) courses and distances:

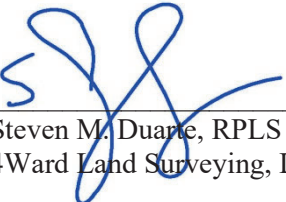
- 1) **S86°33'14"E**, a distance of **47.35** feet to a calculated point for an angle point hereof;
- 2) **S03°26'46"W**, a distance of **2.00** feet to a calculated point for an angle point hereof;
- 3) **N86°33'14"W**, a distance of **47.36** feet to the **POINT OF BEGINNING** and containing 0.0022 Acre (95 Square Feet) of land, more or less.

F#EA _____


Vertical Improvement Area Note: This vertical improvement area is based on a surface elevation of 604.0 feet (NAVD 88) and extends vertically to an elevation of 595.72 feet (NAVD 88).

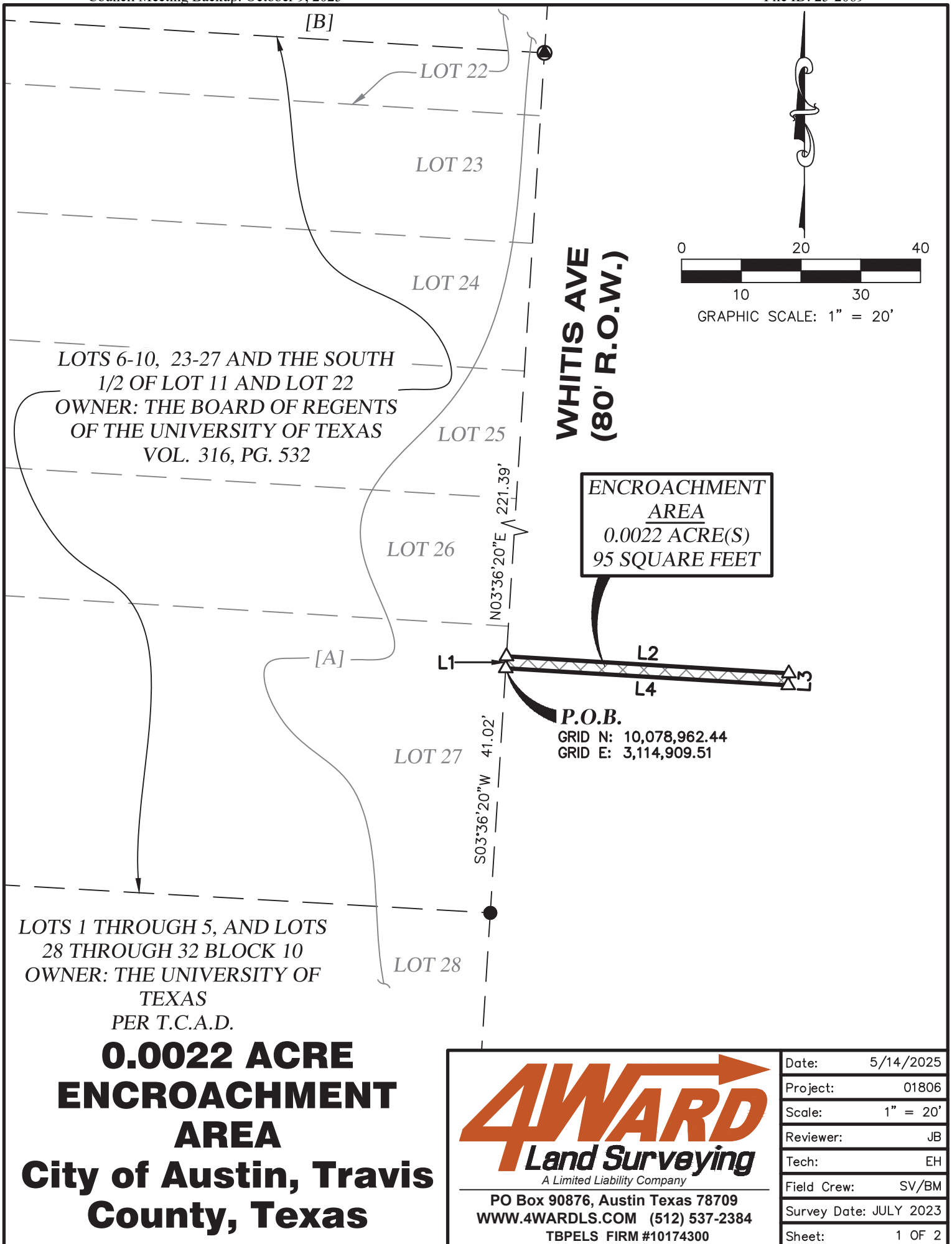
Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000071094815. See attached sketch (reference drawing: 01806_EA-4-REV.dwg.)


5/14/25
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC



FIELD NOTES REVIEWED
BY:  DATE: 05/28/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



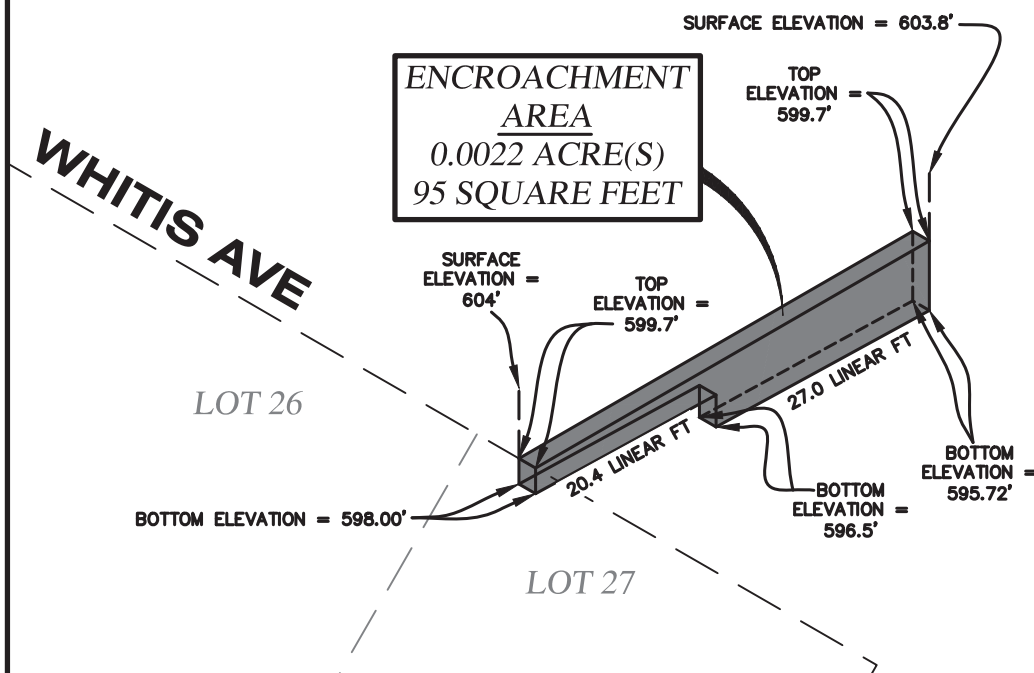
**0.0022 ACRE
ENCROACHMENT
AREA**
**City of Austin, Travis
County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	5/14/2025
Project:	01806
Scale:	1" = 20'
Reviewer:	JB
Tech:	EH
Field Crew:	SV/BM
Survey Date:	JULY 2023
Sheet:	1 OF 2

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N03°36'20"E	2.00'
L2	S86°33'14"E	47.35'
L3	S03°26'46"W	2.00'
L4	N86°33'14"W	47.36'



VERTICAL ENCROACHMENT AREA NOTE:
THIS VERTICAL ENCROACHMENT AREA IS BASED ON A SURFACE ELEVATION OF 604' (NAVD 88) AND EXTENDS VERTICALLY TO AN ELEVATION OF 595.2' (NAVD 88)

[A]
BLOCK 9
RAYMOND AND WHITIS
SUBDIVISION
OF OUTLOT NO. 15,
IN DIVISION "D"
VOL. 1, PG. 11
P.R.T.C.T.

[B]
BOARD OF REGENTS OF
THE UNIVERSITY OF
TEXAS SYSTEM
CALLED 1.3804 ACRES
"TRACT 1"
DOC. NO. 2002100649
O.P.R.T.C.T.

TCAD PARCEL #208394
COA GRID #J-24

LEGEND	
— — — — —	PROPERTY LINE
- - - - -	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
△	CALCULATED POINT
⊙	MAG WITH "4WARD BOUNDARY" WASHER SET
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
T.C.A.D.	TRAVIS COUNTY APPRAISAL DISTRICT
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

GENERAL NOTES:

- SEE ATTACHED METES AND BOUNDS DESCRIPTION.
- ALL BEARING 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 1.000071094815.
- THE 3D ENCROACHMENT AGREEMENT HAS A VOLUME OF 263.8 CUBIC FEET.

**0.0022 ACRE
ENCROACHMENT
AREA**
**City of Austin, Travis
County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
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Date:	5/14/2025
Project:	01806
Scale:	N/A
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