



METES AND BOUNDS DESCRIPTION  
FOR A  
0.026 OF AN ACRE TRACT OF LAND  
(VARIABLE WIDTH ENCROACHMENT AGREEMENT EASEMENT)

BEING a 0.026 of an acre, or 1,140 square feet, tract of land, being a portion of Division "E", of the Government Outlots adjoining the original City of Austin, in Travis County, Texas, being a part hereof for all purposes that is between an elevation of 450.5 feet and 470.5 feet, based on the North American Vertical Datum of 1988 (NAVD 88), being out of and part of the existing Right-of-Way of Red River Street, a 60-foot wide public Right-of-Way, and said 0.026 of an acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a  $\frac{1}{2}$ " iron pin found at the intersection of the Westerly Right-of-Way (R.O.W.) line of Red River Street (a 60' wide public R.O.W.) and the Southwesterly R.O.W. line of Davis Street (a variable width R.O.W.), being the Southeast corner of Lot 1, Block A, Waller Park Place Subdivision, as recorded in Document No. 201500087, of the Official Public Records of Travis County, Texas, and same being in the Northerly line of Lot 2, Red River Addition, as recorded in Volume 78, Page 94, of the Plat Records of Travis County, Texas;

THENCE departing the Northerly line of said Lot 2, with the Westerly R.O.W. line of said Red River Street, and with the Easterly line of said Lot 1, N  $15^{\circ} 59' 25''$  E, a distance of 11.26 feet to a point in the Westerly R.O.W. line of said Red River Street, being in the Easterly line of said Lot 1, and being the Southwest corner of this herein described tract of land and the POINT OF BEGINNING;

THENCE continuing with the Easterly line of said Lot 1, and with the Westerly R.O.W. line of said Red River Street, N  $15^{\circ} 59' 25''$  E, a distance of 122.67 feet to a point in the Easterly line of said Lot 1, being in the Westerly R.O.W. line of said Red River Street, being the Northwest corner of this herein described tract of land, and from which a  $\frac{3}{8}$ " iron rod found at the intersection of the Westerly R.O.W. line of said Red River Street and the Southwesterly R.O.W. line of East Cesar Chavez Street (an 80' wide public R.O.W.), same being the Northeast corner of said Lot 1, bears N  $15^{\circ} 59' 25''$  E, a distance of 390.10 feet;

THENCE departing the Easterly line of said Lot 1, same being the Westerly R.O.W. line of said Red River Street, and across and through said Red River Street R.O.W., the following courses:

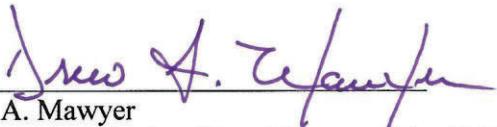
S  $73^{\circ} 28' 33''$  E, a distance of 9.86 feet to a point for the Northeast corner;

S  $16^{\circ} 31' 27''$  W, a distance of 122.67 feet to a point for the Southeast corner;

THENCE continuing across and through said Red River Street R.O.W., N 73° 28' 33" W, a distance of 8.72 feet to the POINT OF BEGINNING, and containing 0.026 of an acre of land.

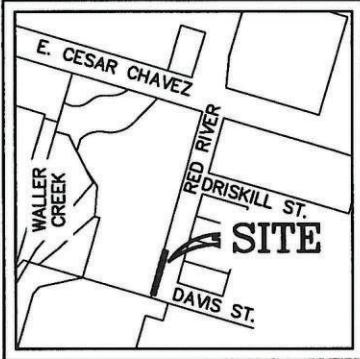
Bearings based on the Texas State Plane Coordinate System, Texas Central Zone (4203), North American Datum of 1983. Exhibit prepared this the 24<sup>th</sup> day of August, 2022.

**SUBSURFACE ENCROACHMENT AGREEMENT EASEMENT NOTE:** This subsurface encroachment agreement easement begins at a surface elevation of 470.50 feet (NAVD 88) and extends below the surface to an elevation of 450.50 feet (NAVD 88).

  
Drew A. Mawyer  
Registered Professional Land Surveyor No. 5348  
TBPLS Firm Registration #10191500  
5151 W. SH 46, NEW BRAUNFELS, TX 78132  
BRD428- 0.026 AC ENC ESMT #46- XYZ- REV 091222



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

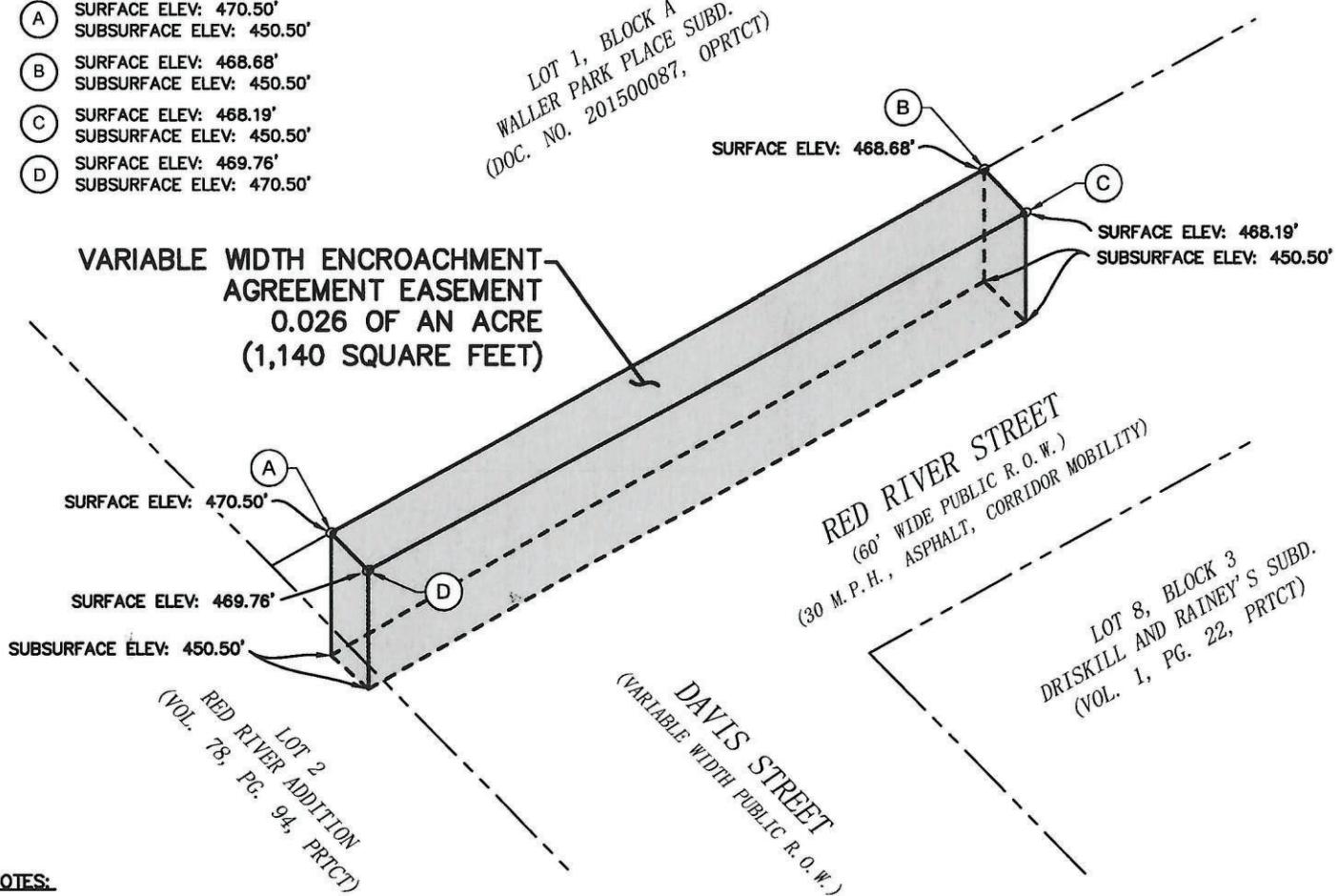


LOCATION MAP  
N.T.S.

- (A) SURFACE ELEV: 470.50'  
SUBSURFACE ELEV: 450.50'
- (B) SURFACE ELEV: 468.68'  
SUBSURFACE ELEV: 450.50'
- (C) SURFACE ELEV: 468.19'  
SUBSURFACE ELEV: 450.50'
- (D) SURFACE ELEV: 469.76'  
SUBSURFACE ELEV: 470.50'

**SUBSURFACE ELEVATION EXHIBIT**  
FOR A 0.026 OF AN ACRE  
(VARIABLE WIDTH ENCROACHMENT AGREEMENT EASEMENT)

BEING A 0.026 OF AN ACRE (1,140 SQUARE FEET) EASEMENT, BEING A PORTION OF DIVISION "E", OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, IN TRAVIS COUNTY, TEXAS, BEING A PART HEREOF FOR ALL PURPOSES THAT IS BETWEEN AN ELEVATION OF 450.5 FEET AND 470.5 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AND BEING OUT OF AND PART OF THE EXISTING RIGHT-OF-WAY OF RED RIVER STREET, A 60-FOOT WIDE PUBLIC RIGHT-OF-WAY.



NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983.
2. THE PROFESSIONAL SERVICES PROVIDED HEREWITHE INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
3. THIS SUBSURFACE ENCROACHMENT AGREEMENT EASEMENT BEGINS AT SURFACE ELEVATIONS AS SHOWN HEREON, AND EXTENDS BELOW THE SURFACE TO AN ELEVATION OF 450.50' (NAVD 88). THIS 3-D ENCROACHMENT AGREEMENT EASEMENT HAS A VOLUME OF 21,419 CUBIC FEET.

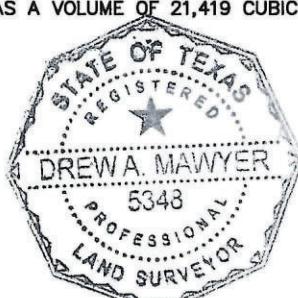
LEGEND:

- ( ) = RECORD INFORMATION
- OPRTCT = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PRTCT = PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- = EASEMENT CORNER

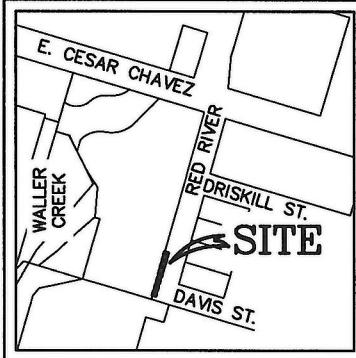
STATE OF TEXAS  
COUNTY OF COMAL  
THIS 24<sup>th</sup> DAY OF August 2022

Drew A. Mawyer  
DREW A. MAWYER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

**DAMAWYER**  
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5151 W. SH 46  
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FIRM #10191500  
DATE: AUGUST 2022 JOB: BRD428  
EASEMENT #46



SCALE: 1"=30'



LOCATION MAP  
N.T.S.

## EXHIBIT

### FOR A 0.026 OF AN ACRE (VARIABLE WIDTH ENCROACHMENT AGREEMENT EASEMENT)

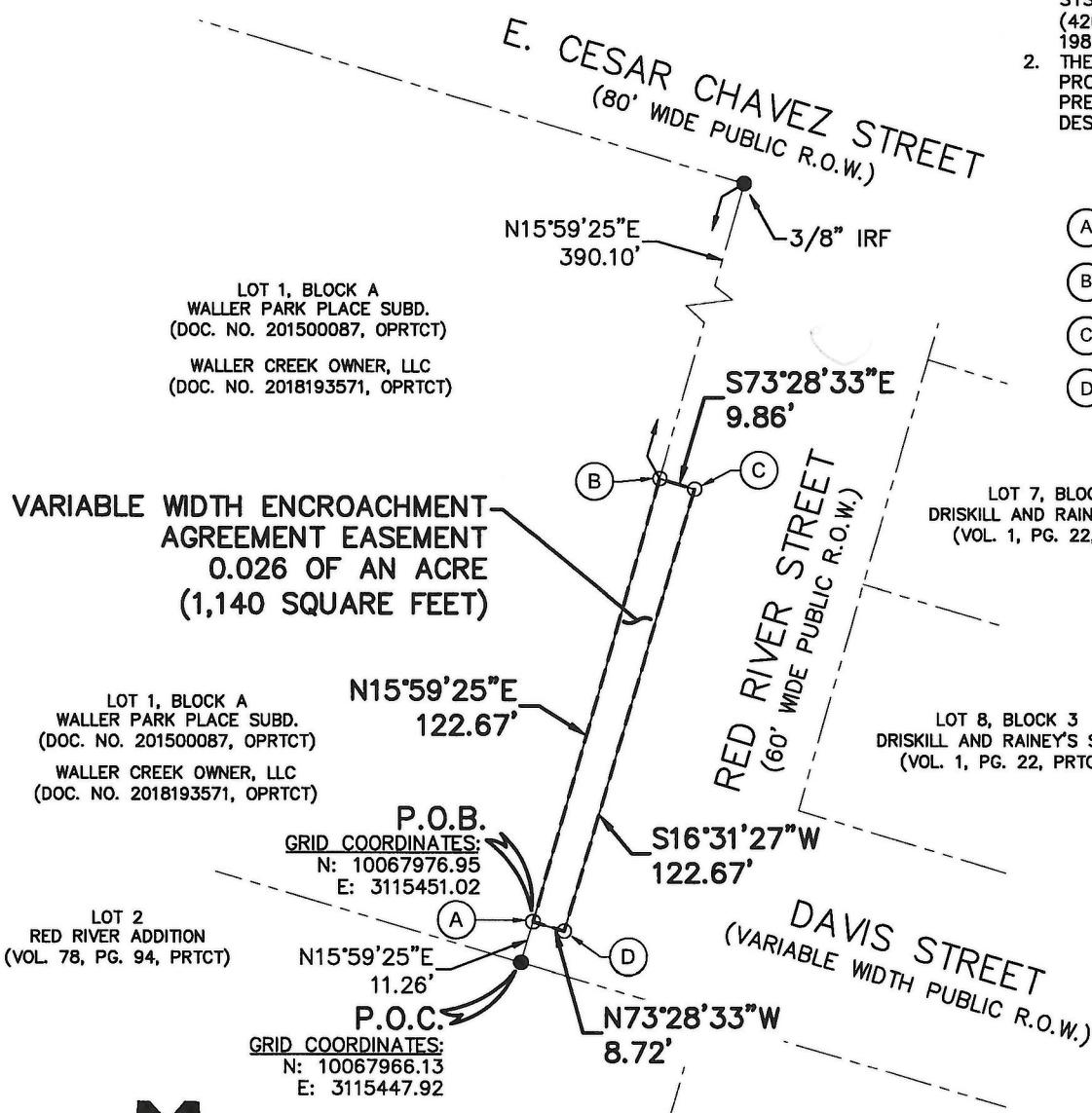
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#### LEGEND:

- = FOUND 1/2" IRON PIN UNLESS NOTED OTHERWISE
- ( ) = RECORD INFORMATION
- OPRTCT = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PRTCT = PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- = EASEMENT CORNER
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING

#### NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983.
2. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



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FIRM #10191500



STATE OF TEXAS  
COUNTY OF COMAL

THIS 24<sup>th</sup> DAY OF August 2022

DREW A. LAWYER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348