

LEGAL DESCRIPTION

BEING a 0.0010-acre (45 sq. ft.) tract of land out of the T.J. Chambers Survey No. 7, City of Austin, Travis County, Texas, being a portion of the southwestern right of way of East 4th Street (Public R.O.W. Varies) adjacent to Lot 7 of the R.H. Peck Subdivision of Outlots 3 and 19, Division O, as shown on a plat recorded in Volume T, Page 273 of the Deed Records of Travis County, Texas, and further described as Lots 7-12 of said R.H. Peck Subdivision to 4th & Waller Owner LLC in a Special Warranty Deed recorded under Document No. 2020244457 of the Official Public Records of Travis County, Texas; said 0.0010-acre tract of land and being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

COMMENCING: at a 5/8-inch iron rod with cap stamped “Jones|Carter” set at the intersection of said East 4th Street and Attayac Street (60’ Public R.O.W.) as shown on a plat recorded in Volume T, Page 273 of the Deed Records of Travis County, Texas, for the northeastern corner of Lot 7 of the R.H. Peck Subdivision as described in a Special Warranty Deed to 4th & Waller Owner LLC recorded under Document No. 2020244457 of the Official Public Records of Travis County, Texas;

THENCE: North 69°34’13” West a distance of 18.55 feet along the southwestern Right-of-Way line of said East 4th Street, the northeastern line of said Lot 7 to a calculated point for the POINT OF BEGINNING and the southeastern corner of this herein described tract;

THENCE: North 69°34’13” West a distance of 20.00 feet continuing along the southwestern Right-of-Way line of said East 4th Street, the northeastern line of said Lot 7 to a calculated point for the southwestern corner of this herein described tract from which a 5/8-inch iron rod with cap stamped “Jones|Carter” found at the intersection of Waller Street (60’ Public R.O.W.) as shown on a plat recorded in Volume T, Page 273 of the Deed Records of Travis County, Texas, and said East 4th Street, for the northwestern corner of Lot 12 of said R.H. Peck Subdivision, the northwestern corner of a Street Deed Dedication to the City of Austin recorded in Document No. 2022078018 of the Official Public Records of Travis County, Texas bears North 69°34’13” West at a distance of 242.00 feet pass a 5/8-inch iron rod with cap stamped “Jones|Carter” set for the northeastern corner of the said Street Deed Dedication, a distance in all of 246.50 feet;

THENCE: Across said East 4th Street with the following courses and distances:

1. North 20°25’47” East a distance of 2.25 feet to a calculated point for the northwestern corner of this herein described tract;
2. South 69°34’13” East a distance of 20.00 feet to a calculated point for the northeastern corner of this herein described tract;
3. South 20°25’47” West a distance of 2.25 feet to the POINT OF BEGINNING and CONTAINING 0.0045-acres (10 sq. ft.) of land;

ELEVATION NOTE: This encroachment easement begins at an elevation of 475.2 feet (NAVD 88, Geoid 12B) and extends vertically to an elevation of 503.3 feet (NAVD 88, Geoid 12B). This 3D encroachment agreement has a volume of 1,263.6 cubic feet.



Rex L. Hackett
Registered Professional Land Surveyor No. 5573
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7/10/2023

Date:

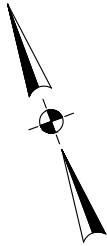


TCAD: 0204060316
AUSTIN GRID: J22

FIELD NOTES REVIEWED
BY:  DATE: 07/11/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 20'



N: 10068854.87
E: 3117975.06
Z: 465.91
N 14°55'12" W 20.00'

E 4TH ST

(60' PUBLIC R.O.W.)
VOL. T, PG. 273

COMMENCING
SET
5/8" IRON ROD
"JONES/CARTER"

S 69°34'13" E 285.05'

N 69°34'13" W
246.50'

POINT OF
BEGINNING
CALCULATED POINT

STREET DEED DEDICATION
REQUIRED BY THE
CITY OF AUSTIN
TO WIDEN THE
EXISTING 60' R.O.W.
RIGHT OF WAY
STREET DEED
DOC. NO. 2023056560

**ENCROACHMENT
AGREEMENT
0.0010 ACRES
(45 SQ. FT.)**

WALLER ST

(60' PUBLIC R.O.W.)
(VOL. T, PG. 273 PLAT D.R.T.C.T.)

LOT 12

LOT 7

BUILDING LINE

BLOCK 7

ATTAYAC ST

(60' PUBLIC R.O.W.)
(VOL. T, PG. 273 PLAT D.R.T.C.T.)

LOTS 7, 8, 9, 10, 11 & 12

4TH & WALLER OWNER LLC
SPECIAL WARRANTY DEED
R.H. PECK SUBDIVISION OF
OUTLOTS 3 & 19, DIVISION "O"
TRAVIS CAD ID NO. 191805
DOC. NO. 2020244457 O.P.R.T.C.T.
(VOL. T, PG. 273 PLAT D.R.T.C.T.)

S 69°34'13" E 280.50'

ALLEY

(20' PUBLIC R.O.W.)
(VOL. T, PG. 273 PLAT D.R.T.C.T.)

LEGEND

- 5/8" IRON ROD SET W/CAP
STAMPED "JONES/CARTER"
- ▲ NAIL SET
- ⊗ "X" SET
- △ CALCULATED POINT
- ⊕ TEMPORARY BENCHMARK
- D.R.T.C.T. DEED RECORDS OF
TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS

Re

7/10/2023

LINE	BEARING	DISTANCE
L1	N 69°34'13" W	18.55'
L2	N 69°34'13" W	20.00'
L3	N 20°25'47" E	2.25'
L4	S 69°34'13" E	20.00'
L5	S 20°25'47" W	2.25'



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 10'



RLH

7/10/2023

PROPOSED
ELEV: 503.3'

PROPOSED
ELEV: 503.3'

**3D ENCROACHMENT AREA
(1,263.6 CU. FT.)**

PROPOSED
ELEV: 475.2'

GROUND LEVEL
ELEV: 465.00'

PROPOSED
ELEV: 475.2'

E 4TH ST
(60' PUBLIC R.O.W.)
VOL. T, PG. 273

GROUND LEVEL
ELEV: 465.00'

BLOCK 7

**AREA TO BE RETAINED
(457.7 CU. FT.)**

BUILDING
LINE

**ENCROACHMENT
AGREEMENT
0.0010 ACRES**

LOTS 7, 8, 9, 10, 11 & 12

4TH & WALLER OWNER LLC
SPECIAL WARRANTY DEED
R.H. PECK SUBDIVISION OF
OUTLOTS 3 & 19, DIVISION "O"
TRAMS CAD ID NO. 191805
DOC. NO. 2020244457 O.P.R.T.C.T.
(VOL. T, PG. 273 PLAT D.R.T.C.T.)

LOT 7

ATTAYAC ST
(60' PUBLIC R.O.W.)
(VOL. T, PG. 273 PLAT D.R.T.C.T.)

ELEVATION NOTE:

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