







**Professional Land Surveying, Inc.  
Surveying and Mapping**

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Austin, Texas 78744

**0.337 ACRES ZONING DESCRIPTION  
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 0.337 ACRES (APPROXIMATELY 14,664 SQ. FT.) OUT OF LOT A, WALTERS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 101C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.337 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" rebar found in the curving west right-of-way lane of Victory Drive (right-of-way width varies), for a southeast corner of said Lot A, being also the north corner of Lot 2, Victory Subdivision, a subdivision of record in Volume 82, Page 120 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found for the south corner of Lot A bears South 49°49'14" West, a distance of 658.53 feet;

**THENCE** South 68°39'07" West, over and across Lot A, a distance of 157.79 feet to a calculated point for the **POINT OF BEGINNING**;

**THENCE** continuing over and across Lot A, the following twelve (12) courses and distances:

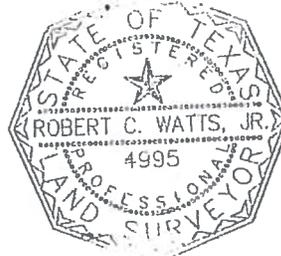
1. South 49°58'57" West, a distance of 6.00 feet to a calculated point;
2. North 40°01'03" West, a distance of 43.24 feet to a calculated point;
3. South 49°58'58" West, a distance of 32.75 feet to a calculated point;
4. North 40°30'03" West, a distance of 164.76 feet to a calculated point;
5. North 49°58'33" East, a distance of 89.10 feet to a calculated point;
6. South 40°30'03" East, a distance of 158.99 feet to a calculated point;
7. South 49°58'57" West, a distance of 12.80 feet to a calculated point;
8. South 40°01'03" East, a distance of 4.65 feet to a calculated point;
9. South 49°58'57" West, a distance of 20.72 feet to a calculated point;
10. North 40°01'03" West, a distance of 9.45 feet to a calculated point;

**EXHIBIT A**

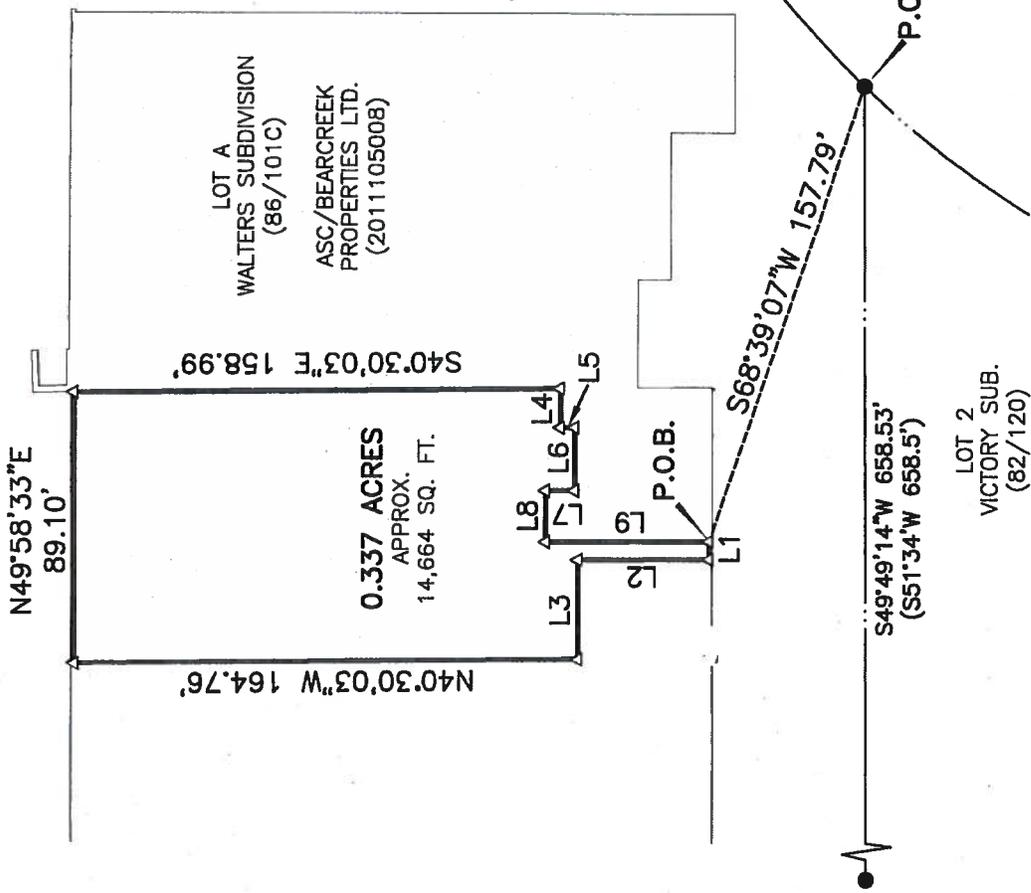
11. South 49°58'57" West, a distance of 16.78 feet to a calculated point;
12. South 40°01'03" East, a distance of 53.82 feet to the **POINT OF BEGINNING**, containing 0.337 acres of land, more or less.

Surveyed on the ground July 29, 2016. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS). Attachments: Survey Drawing No. 040-115-BASE

*rcw*      *10-5-16*  
Robert C. Watts, Jr.      Date  
Registered Professional Land Surveyor  
State of Texas No. 4995  
T.B.P.L.S. Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.337 ACRES (APPROXIMATELY 14,664 SQ. FT.) OUT OF LOT A, WALTERS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 101C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

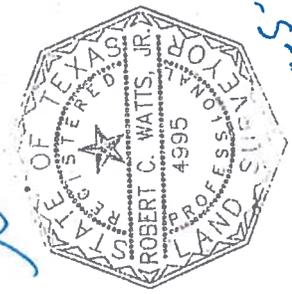
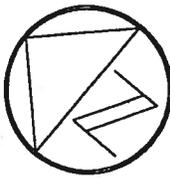


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S49°58'57"W	6.00'
L2	N40°01'03"W	43.24'
L3	S49°58'58"W	32.75'
L4	S49°58'57"W	12.80'
L5	S40°01'03"E	4.65'
L6	S49°58'57"W	20.72'
L7	N40°01'03"W	9.45'
L8	S49°58'57"W	16.78'
L9	S40°01'03"E	53.82'

**LEGEND**

- 1/2" REBAR FOUND
- ▲ CALCULATED POINT

1" = 60'



*10-5-16*

DATE OF SURVEY: 7/29/2016  
 PLOT DATE: 10/05/2016  
 DRAWING NO.: 040-115-BASE  
 PROJECT NO.: 040-115  
 T.B.P.L.S. FIRM NO. 10124500  
 DRAWN BY: RCW  
 SHEET 1 OF 1

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION



VICTORY DRIVE  
 (R.O.W. WIDTH VARIES)

P.O.C.

LOT 2  
 VICTORY SUB.  
 (82/120)

S49°49'14"W 658.53'  
 (S51°34'W 658.5')

S68°39'07"W 157.79'

P.O.B.

0.337 ACRES  
 APPROX.  
 14,664 SQ. FT.

S40°30'03"E 158.99'

N40°30'03"W 164.76'

N49°58'33"E  
 89.10'

LOT A  
 WALTERS SUBDIVISION  
 (86/101C)  
 ASC/BEARCREEK  
 PROPERTIES LTD.  
 (2011105008)

