





Exhibit " \_ "

7401B Highway 71 West, Suite 160  
Austin, TX 78735  
Office: 512.583.2600  
Fax: 512.583.2601

[Doucetengineers.com](http://Doucetengineers.com)

Velocity Boundary Surveys: Sabine East  
Travis County, Texas

D&A Job No. 989-005  
July 24, 2017

**PROPERTY DESCRIPTION**  
For a 1.014-Acre [44,168 Square Feet] Tract

**BEING A 1.014-ACRE [44,168 SQUARE FEET] TRACT OUT BLOCK 141 OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO MAP ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, ENTITLED "A TOPOGRAPHICAL MAP OF THE CITY OF AUSTIN" DRAWN BY REUBEN W. FORD, DATED MAY, 1872, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at an aluminum cap marked "SWB TEL CO PROPERTY CORNER" found at the intersection of the south right-of-way line of 12th street (formerly College Avenue), a called 120-foot wide right-of-way according to said Topographical Map of the City of Austin, with the east right-of-way line of Sabine Street, a called 80-foot wide right-of-way according to said Topographical Map of the City of Austin, for the northwest corner of said Block 141, same being the northwest that tract described as "Lots 5, 6, 7, and 8, Block 141, Original City of Austin" to Austin Metropolitan Financial Credit Union (now Velocity Credit Union, no record information found) as recorded in Document Number 2001071900 O.P.R.T.C.T. and the northwest corner of the 1.014-acre tract described herein;

**THENCE** with said south right-of-way line of 12th street, same being the north line of said Block 141 and the north line of said Austin Metropolitan Financial Credit Union tract, S73°37'59"E a distance of 276.00 feet to a 1/2-inch iron rod found at the intersection of said south right-of-way line of 12th Street with the west right-of-way line of Interstate Highway 35, a varying width right-of-way according to Texas Department of Transportation CSJ Map Number 0015-13-025, for the northeast corner of said Block 141, same being the northeast corner of said Austin Metropolitan Financial Credit Union tract and the northeast corner of the 1.014-acre tract described herein;

**THENCE** with said west right-of-way line of Interstate Highway 35, same being the east line of said Block 141 and the east line of said Austin Metropolitan Financial Credit Union tract, S16°26'13"E a distance of 160.00 feet to a 1/2-inch iron rod with cap marked "DOUCET & ASSOCIATES" set for the northeast corner of that tract described to I-35 & 11th Street, LP, as recorded in Document Number 2013223358 O.P.R.T.C.T., same being the southeast corner of said Austin Metropolitan Financial Credit Union tract and the southeast corner of the 1.014-acre tract described herein;

COMMITMENT YOU EXPECT.  
EXPERIENCE YOU NEED.  
PEOPLE YOU TRUST.

**EXHIBIT A**



**THENCE** leaving said west right-of-way line of Interstate Highway 35 and said east line of Block 141, with the north line of said I-35 & 11<sup>th</sup> Street, LP tract, with the north line of that tract described to Texas Motor Transportation & Oil Field Haulers, Inc, as described in Volume 5094, Page 2023 D.R.T.C.T., with the south line of said Austin Metropolitan Financial Credit Union tract, N73°38'44"W a distance of 276.00 feet to an aluminum cap marked "SWB TEL CO PROPERTY CORNER" found in said east right-of-way line of Sabine Street, same being the west line of Block 141, for the northwest corner of said Texas Motor Transportation tract, same being the southwest corner of said Austin Metropolitan Financial Credit Union tract and the southwest corner of the 1.014-acre tract described herein;

**THENCE** with said east right-of-way line of Sabine Street and said west line of Block 141, same being the west line of said Austin Metropolitan Financial Credit Union tract, N16°26'13"E a distance of 160.06 feet to said **POINT OF BEGINNING** of the 1.014-acre tract described herein, and containing 1.014 acres [44,168 square feet].

Basis of bearings is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All distances are surface values and may be converted to grid by using the surface adjustment factor of 1.0000616. Units: U.S. Survey Feet.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

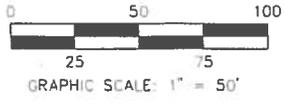
I Edward A. Prince, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

7/24/17

Edward A. Prince  
 Registered Professional Land Surveyor  
 Texas Registration No. 6465  
 Doucet & Associates  
 EPrince@DoucetEngineers.com  
 TBPLS Firm Registration No. 10105800

Date





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

N16°26'13"E 160.06'

ALUMINUM CAP  
"SWB TEL CO  
PROPERTY  
CORNER"

ALUMINUM CAP  
"SWB TEL CO  
PROPERTY  
CORNER"

12TH STREET  
(120' R.O.W.)  
S73°37'59"E 276.00'

1.014 ACRES  
[44,168 SQUARE FEET]

VELOCITY CREDIT UNION  
FORMERLY  
AUSTIN METROPOLITAN  
FINANCIAL CREDIT UNION  
(LOTS 5, 6, 7, AND 8, BLOCK 141,  
ORIGINAL CITY OF AUSTIN)  
DOC.NO. 2001071900  
O.P.R.T.C.T.

N73°38'44"W 276.00'

TEXAS MOTOR TRANSPORTATION  
& OIL FIELD HAULERS, INC  
LOTS 1, 2 AND 3,  
BLOCK 141,  
ORIGINAL CITY OF AUSTIN)  
VOL.5094, PG.2023  
D.R.T.C.T.

1-35 & 11TH STREET, LP  
BLOCK 141,  
ADJACENT ALLEY,  
ORIGINAL CITY OF AUSTIN)  
DOC.NO. 2013223358  
O.P.R.T.C.T.

INTERSTATE HIGHWAY 35  
VARYING WIDTH R.O.W.  
CSJ: 0015-13-025

CATEGORY 1B CONDITION I  
STANDARD LAND SURVEY OF  
1.014 ACRES  
OUT OF BLOCK 141  
ORIGINAL CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

**DA DOUCET & ASSOCIATES**  
Civil Engineering - Planning - Surveying/Mapping  
7401 B. Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetandassociates.com  
TBPLS Firm Registration Number: 10105800  
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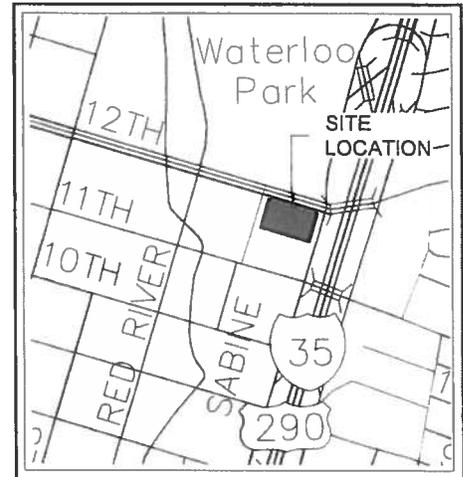
Date	07-24-2017
Scale	1" = 50'
Drawn by	AM
Reviewer	EP
Project	989-005
Sheet	3 OF 4
Field Book	989-005
Party Chief	AM
Survey Date	07-17-2017

# LEGEND

	SUBJECT PROPERTY LINE
	ADJOINING PROPERTY LINE
	5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	SET 1/2" IRON ROD WITH "DOUCET" CAP
	1/2" IRON PIPE FOUND
	CALCULATED POINT
( )	RECORD INFORMATION
VOL.	VOLUME
PG.	PAGE
DOC.NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS

## VICINITY MAP

SCALE. 1" = 1000'



### NOTES:

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAVD83/2011. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.0000616. UNITS: U.S. SURVEY FEET.

THE AREA CALCULATIONS SHOWN ARE CONVERTED FROM SQUARE FOOTAGE AND ARE NOTED FOR INFORMATIONAL PURPOSES ONLY.

THIS SURVEY DOES NOT IDENTIFY OR DELINEATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SAID MINERAL RIGHTS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

THIS SURVEY WAS PERFORMED ON THE GROUND JULY 2017.

I, EDWARD A. PRINCE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION I STANDARD LAND SURVEY.

7/24/17

EDWARD A. PRINCE  
REGISTRATION PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6465  
DOUCET & ASSOCIATES, INC.  
EPRINCE@DOUCETENGINEERS.COM



CATEGORY 1B CONDITION I  
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Date:	07-24-2017
Scale:	N/A
Drawn by:	AM
Reviewer:	EP
Project:	989-005
Sheet:	4 OF 4
Field Book:	989-005
Party Chief:	AM
Survey Date:	07-17-2017



**ZONING EXHIBIT B**

Zoning Case: C14-2017-0061



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 125'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

