







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

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**4.997 ACRES**

**JAMES P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 4.997 ACRES (APPROXIMATELY 217,679 SQ. FT.) OF LAND IN THE JAMES P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 5.050 ACRE TRACT DESCRIBED IN A DEED TO FEDERICO C. VIERNA AND RECORDED IN DOCUMENT NO. 2000013378 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**BEGINNING**, at a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of East Powell Lane (right-of-way varies), being the northeast corner of that tract of land called 0.051 acres in a Street Deed to the City of Austin, of record in Volume 12497, Page 946 of the Real Property Records of Travis County, Texas, for the southeast corner hereof, from which a 1/2" rebar found at the southeast corner of said 5.050 acre tract, being the southeast corner of said 0.051 acre tract, bears South 27°38'44" West, a distance of 10.00 feet;

**THENCE**, North 62°15'04" West, with the northerly line of said East Powell Lane, a distance of 223.54 feet to a 1/2" rebar with "Chaparral" cap set for the southwest corner hereof, from which a 1/2" rebar found at the southwest corner of said 5.050 acre tract, being the southwest corner of said 0.051 acre tract, bears South 27°23'47" West, a distance of 10.00 feet;

**THENCE**, North 27°23'47" East, with the west line of said 5.050 acre tract, at a distance of 3.36 feet passing the calculated southeast corner of Lot 13, Block A of Congress Park, a subdivision of record in Book 50, Page 63, of the Plat Records of Travis County, Texas, and continuing on, with the common line between said 5.050 acre tract and said Congress Park, a total distance of 950.33 feet to a 1/2" rebar found at the northwest corner of said 5.050 acre tract, being the northeast corner of Lot 25, Block B of said Congress Park, and being in the south line of Lot 1B of the Resubdivision of Lot 1, L.T. Sauer Subdivision, a subdivision of record in Book 14, Page 78, of the Plat Records of Travis County, Texas, for the northwest corner hereof, from which a 1/2" iron pipe found at the southwest corner of said Lot 1B bears North 71°07'59" West, a distance of 5.32 feet;

**THENCE**, South 71°07'59" East, with the south line of said Lot 1B, a distance of 64.89 feet to a 1/2" rebar found at the southeast corner of said Lot 1B, being the southwest corner of Lot 2, L.T. Sauer Subdivision, a subdivision of record in Book 8, Page 174, of the Plat Records of Travis County, Texas, for an angle point hereof;

**EXHIBIT A**

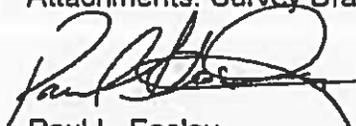
THENCE, South 67°52'40" East, with the south line of said Lot 2, a distance of 150.18 feet to a 1/2" rebar found at the southeast corner of said Lot 2, being the southwest corner of that tract of land called 1.18 acres in a deed to Bobby Neil Sides and Alice Albrecht Sides, of record in Volume 13277, Page 2712, of the Real Property Records of Travis County, Texas, for an angle point hereof;

THENCE, South 67°55'48" East, with the south line of said 1.18 acre tract, a distance of 14.14 feet to a 1/2" iron pipe found at the northeast corner of said 5.050 acre tract, being the northwest corner of Dinerstein Addition, a subdivision of record in Book 77, Page 305, of the Plat Records of Travis County, Texas, for the northeast corner hereof;

THENCE, South 27°38'44" West, at a distance of 713.97 feet passing a 1/2" rebar found at the southwest corner of said Dinerstein Addition, being the northwest corner of that tract of land called 1.74 acres in a deed to Gregory Bart Sherman, of record in Document Number 2012182124 of the Official Public Records of Travis County, Texas, and continuing on, for a total distance of 976.45 feet to the POINT OF BEGINNING, containing an area of 4.997 acres of land, more or less.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the Texas Cooperative RTK Network.

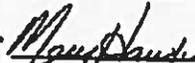
Attachments: Survey Drawing No. 166-068-BASE.

 08/01/14

Paul L. Easley                      Date  
Registered Professional Land Surveyor  
State of Texas No. 4432  
Chaparral Professional Land Surveying, Inc.  
T.B.P.L.S. FIRM NO. 10124500

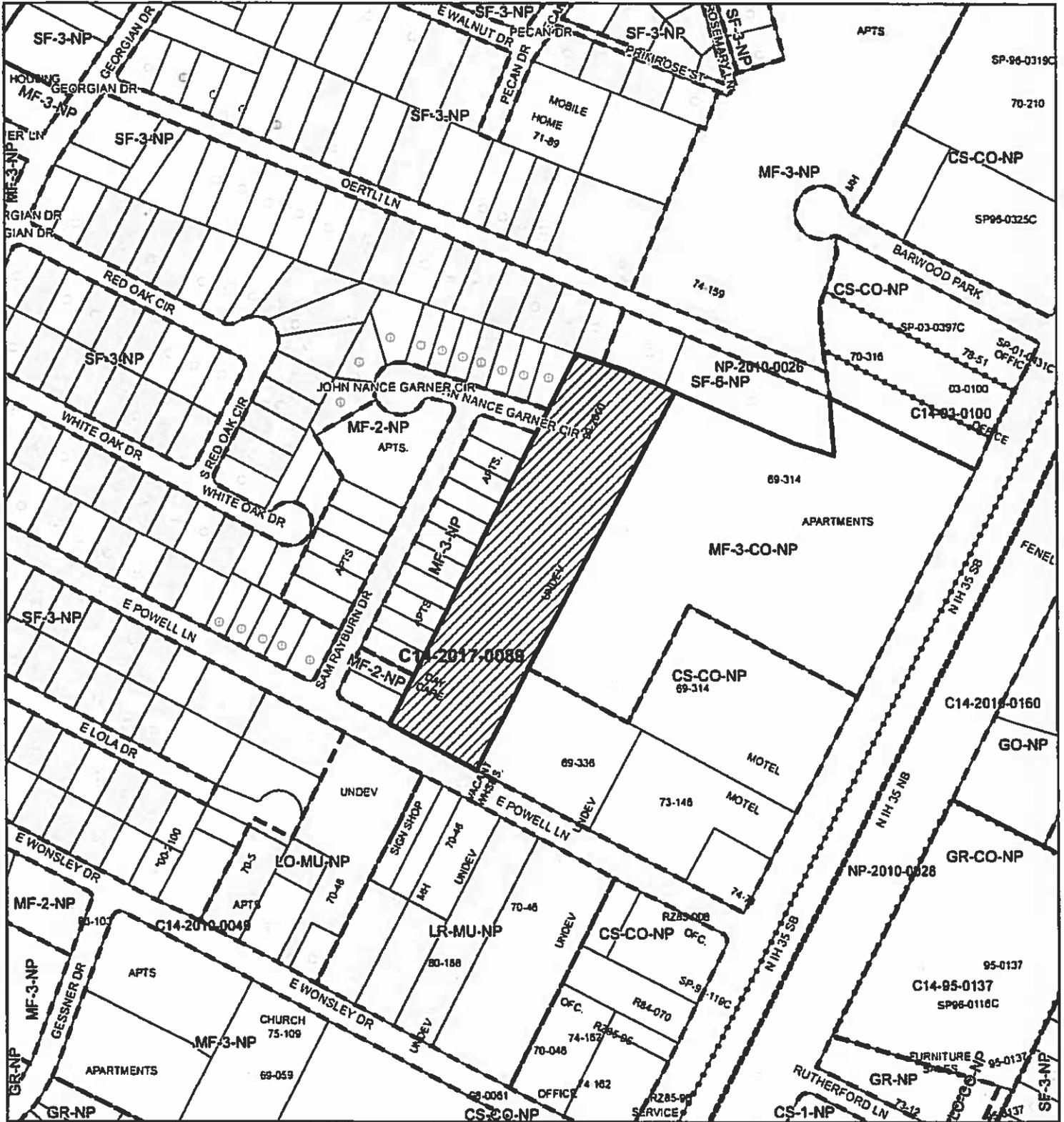


FIELD NOTES REVIEWED

BY:  DATE: 8/14/14

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT





# ZONING

Case#: C14-2017-0089

# EXHIBIT B

-  N
-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads

0 150 300 Feet

1" = 300'

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/25/2017