





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

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**0.919 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.919 ACRES (APPROXIMATELY 40,011 SQ. FT.), BEING A PORTION OF LOT 2, BRAKER OAKS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 64, PAGE 8 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.919 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a mag nail with "Chaparral" washer set at the intersection of the northwest right-of-way line of Cameron Road (right-of-way width varies) and the southwest right-of-way line of May Drive (60' right-of-way width) as shown on said Braker Oaks Subdivision, being also the easternmost corner of said Lot 2;

**THENCE** South 59°48'09" West with the northwest right-of-way line of Cameron and the southeast line of said Lot 2, a distance of 117.43 feet to a 5/8" rebar found for the easternmost corner of Lot 1, of said Braker Oaks Subdivision;

**THENCE** with the common line of said Lot 1 and said Lot 2, the following two courses and distances:

1. North 63°27'46" West, a distance of 141.83 feet to a 3/8" rebar found for the northernmost corner of said Lot 1;
2. South 26°32'14" West, a distance of 117.11 feet to a 1/2" rebar with "Chaparral" cap set in the northeast right-of-way line of Braker Lane (right-of-way width varies), being the southernmost corner of said Lot 2, being also the westernmost corner of said Lot 1;

**THENCE** North 63°30'23" West with the northeast right-of-way line of Braker Lane and the southwest line of said Lot 2, a distance of 106.57 feet to a 1/2" rebar with "RJ Surveying" cap found for the southernmost corner of a 0.5856 acre tract described in Document No. 2015158046 of the Official Public Records of Travis County, Texas, from which a mag nail found at the intersection of the northeast right-of-way line of Braker Lane and the east right-of-way line of June Drive (60' right-of-way width) as shown on said Braker Oaks Subdivision, being also the westernmost corner of said Lot 2, same being the westernmost corner of the said 0.5856 acre tract, bears North 63°30'23" West, a distance of 85.70 feet;

**THENCE** North 26°29'31" East crossing Lot 2 and with the southeast line of the said 0.5856 acre tract, a distance of 215.10 feet to a calculated point in the southwest right-


of-way line of May Drive, being in the northeast line of said Lot 2, being also the easternmost corner of the said 0.5856 acre tract, from which a 1/2" rebar found, bears North 26°29'31" East, a distance of 0.24 feet and an additional 1/2" rebar found in the southwest right-of-way line of May Drive, being in the northeast line of said Lot 2, same being the northeast line of the said 0.5856 acre tract, bears North 63°30'51" West, a distance of 132.38 feet;

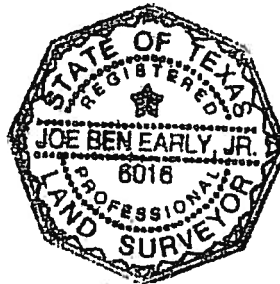
**THENCE** South 63°30'51" East with the southwest right-of-way line of May Drive and the northeast line of said Lot 2, a distance of 312.98 feet to the **POINT OF BEGINNING**, containing 0.919 acres of land, more or less.

Surveyed on the ground April 13, 2016.

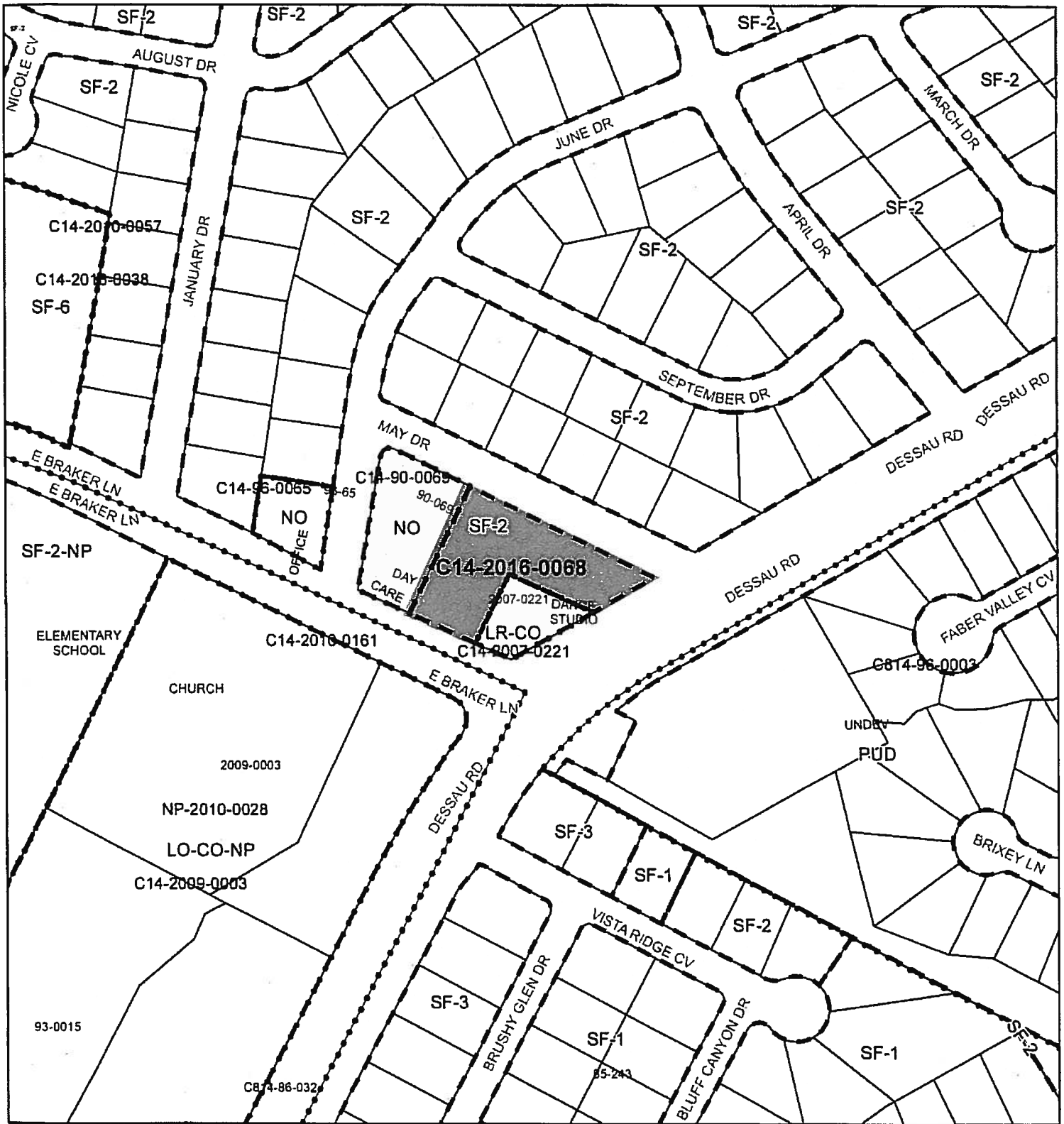
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 040-111-BASE

 5/24/16  
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016  
TBPLS Firm No. 10124500



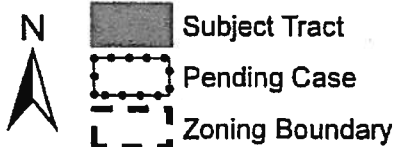




## ZONING

## EXHIBIT B

Case#: C14-2016-0068



0 200 Feet

1" = 200'

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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: 7/11/2016