







## Exhibit "A"

Professional Land Surveying, Inc.  
Surveying and Mapping

C14-2016-0111  
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3500 McCall Lane  
Austin, Texas 78744

### 93.789 ACRES

A DESCRIPTION OF 93.789 ACRES (APPROXIMATELY 4,085,444 SQ. FT.), BEING A PORTION OF LOT 1, BLOCK "A", SUNDBERG ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 200400334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 93.789 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with "Chaparral" cap found for an angle point in the south right-of-way line of Burleson Road (right-of-way width varies), being in the west line of said Lot 1, same being the east line of a 75.81 acre tract described in a deed of record in Volume 11955, Page 696 of the Real Property Records of Travis County, Texas, also being the southwest corner of a 1.276 acre tract described in Document No. 2016097265 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with aluminum cap found for an angle point in the south right-of-way line of Burleson Road, same being the northwest corner of said 1.276 acre tract, also being the northwest corner of said Lot 1 and the northeast corner of said 75.81 acre tract, bears North 28°06'09" East, a distance of 25.74 feet;

**THENCE** with the south right-of-way line of Burleson Road, same being the south line of said 1.276 acre tract, crossing Lot 1, the following two (2) courses and distances:

1. South 48°06'45" East, a distance of 991.98 feet to a 1/2" rebar with "Chaparral" cap found, from which a 1" square iron pipe found bears North 42°09'39" East, a distance of 115.06 feet;
2. South 47°32'03" East, a distance of 1242.53 feet to a 1/2" rebar with "Chaparral" cap found for the southeast corner of said 1.276 acre tract, same being in the east line of said Lot 1, also being an angle point in the west right-of-way line of U.S. Highway 183 (right-of-way width varies);

**THENCE** with the common line of U.S. Highway 183 and Lot 1, the following two (2) courses and distances:

1. South 17°43'29" East, a distance of 64.31 feet to a 1/2" rebar with plastic "Bury & Partners" cap found, from which a concrete highway monument found bears South 72°53'48" East, a distance of 201.37 feet;
2. South 12°23'10" West, a distance of 1275.15 feet to a calculated point for the northeast corner of a 29.245 acre tract described in Document No. 2010193191 and corrected in Document No. 2011005334, both of the Official Public Records of Travis

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County, Texas, from which a 1/2" rebar with plastic "Pape Dawson" cap found bears South 53°09'39" East, a distance of 0.18 feet, and a 1/2" rebar with plastic "Bury & Partners" cap found in December of 2007 bears South 12°23'10" West, a distance of 460.49 feet;

**THENCE** crossing Lot 1 with the north line of said 29.245 acre tract, the following eighteen (18) courses and distances:

1. North 53°09'39" West, a distance of 332.00 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;
2. North 69°58'47" West, a distance of 292.75 feet to a 1/2" rebar with "Chaparral" cap set;
3. South 70°02'33" West, a distance of 155.96 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;
4. North 85°19'15" West, a distance of 220.54 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;
5. North 57°28'09" West, a distance of 292.61 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;
6. South 04°32'56" East, a distance of 40.78 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;
7. South 72°15'05" West, a distance of 88.12 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;
8. North 44°29'31" West, a distance of 95.96 feet to a 1/2" rebar with "Chaparral" cap set;
9. North 02°56'59" East, a distance of 77.93 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;
10. North 68°24'39" West, a distance of 152.13 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;
11. South 76°51'56" West, a distance of 127.81 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;
12. North 59°49'36" West, a distance of 160.11 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;
13. South 18°22'16" West, a distance of 62.68 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;

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14. South 78°03'19" West, a distance of 205.89 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;
15. North 83°35'36" West, a distance of 201.55 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;
16. North 15°21'51" West, a distance of 446.57 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;
17. North 22°41'31" East, a distance of 209.04 feet to a 1/2" rebar with plastic "Pape Dawson" cap found;
18. North 23°31'10" West, passing at a distance of 119.52 feet a 1/2" rebar with plastic "Pape Dawson" cap found, and continuing for a total distance of 120.74 feet to a 1/2" rebar with "Chaparral" cap set in the common line of Lot 1 and the 75.81 acre tract, for the northwest corner of the 29.245 acre tract;

**THENCE** with the west line of Lot 1, same being the east line of the 75.81 acre tract, the following three (3) courses and distances:

1. North 27°34'13" East, a distance of 51.95 feet to a 1/2" rebar found;
2. North 27°03'13" East, a distance of 798.80 feet to a 1/2" rebar with plastic "Bury & Partners" cap found;
3. North 28°06'09" East, a distance of 893.71 feet to the **POINT OF BEGINNING**, containing 93.789 acres of land, more or less.

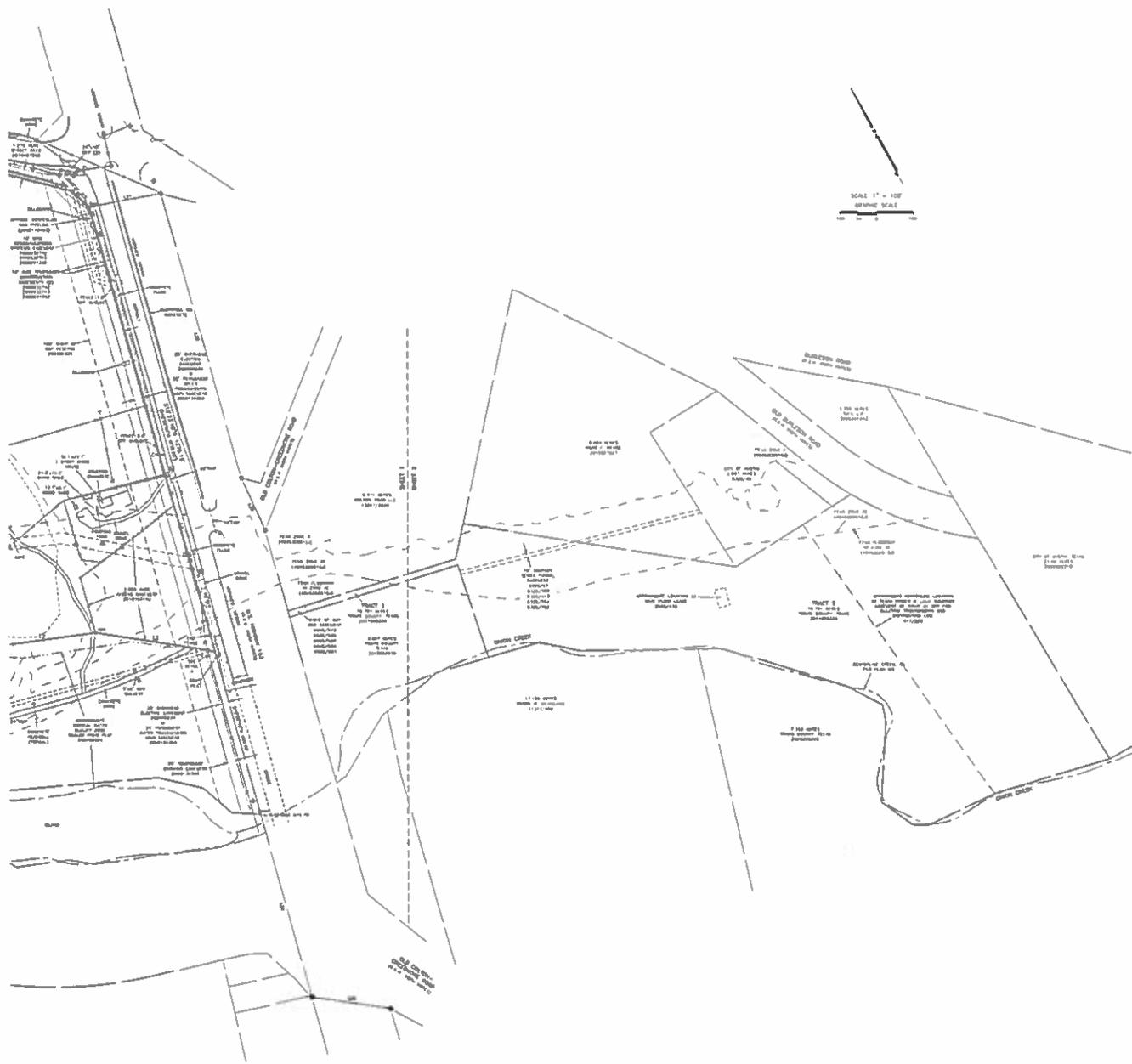
Surveyed on the ground April 14, 2016. Bearing Basis: Grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network.

Attachments: Drawing 229-014-TI2.

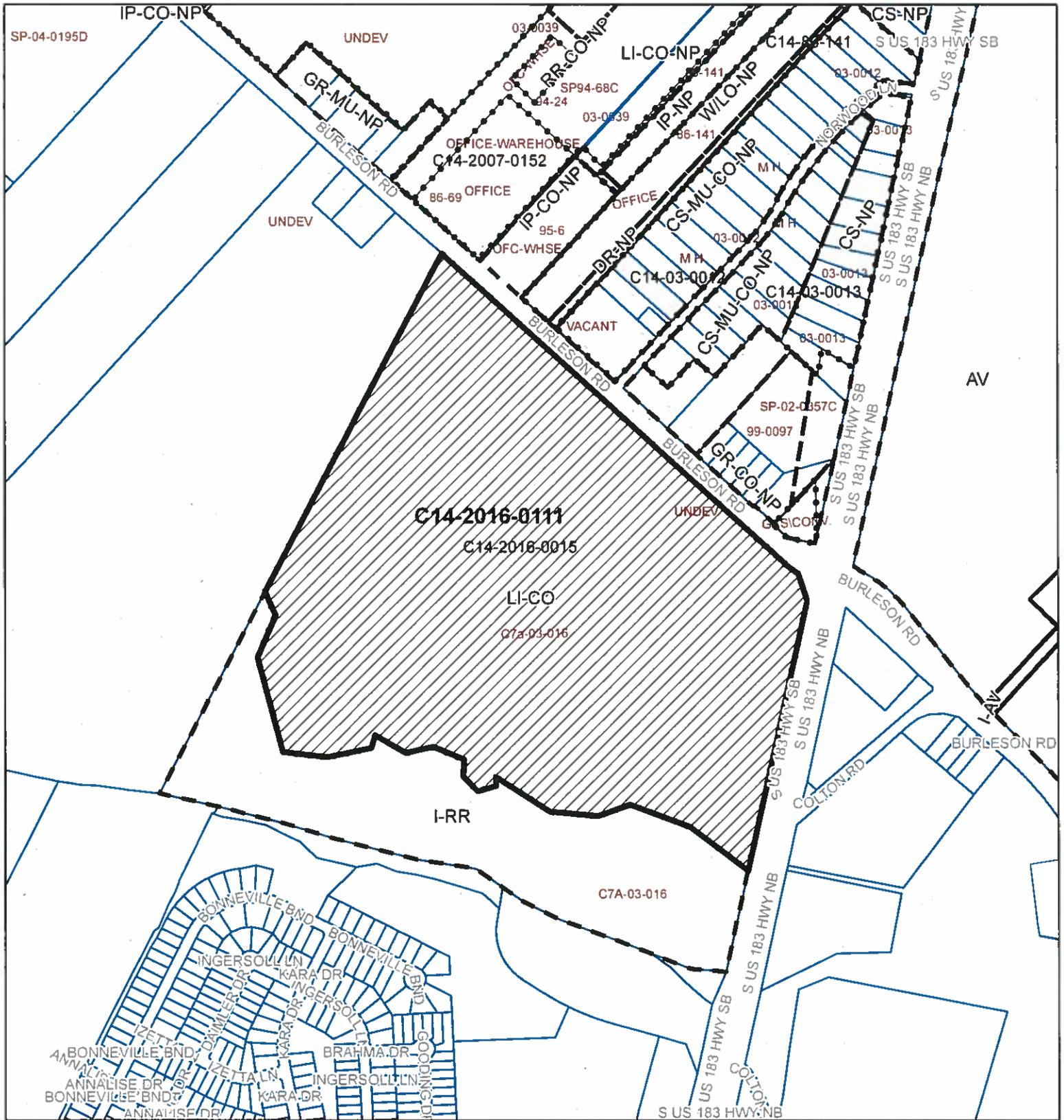
   
Eric J. Dannheim                      Date  
Registered Professional Land Surveyor  
State of Texas No. 6075  
TBPLS Firm No. 10124500







	<b>Chaparral</b> Professional Land Surveying, Inc. Surveying and Mapping 2111 North Loop Suite 100 Houston, Texas 77028 Phone: 713-865-1234 Fax: 713-865-5678 E-mail: info@chaparral.com	PROJECT NO. 2024-015 DRAWING NO. 2024-015-01 DATE 08/15/24 SCALE 1" = 100' SHEET NO. 01 OF 01
	Date: 8/15/24 Drawn by: [Name] Checked by: [Name] Title: [Title]	01 OF 01



# ZONING

Case#: C14-2016-0111

# EXHIBIT B

N  
 Subject Tract  
 Pending Case  
 Zoning Boundary  
 Railroads  
 Feet  
 0 200 400 600

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: 3/22/2017

1" = 600'