

EAGLE EYE
CONSTRUCTION LAYOUT



Eagle Eye Construction Layout
3000 Joe DiMaggio Blvd. Suite 84
Round Rock, Texas 78665
(512) 464-4468

TBPLS FIRM # 10194139

8.106 ACRES, (353,106 Sq. Ft.)
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

A DESCRIPTION OF A 8.106 ACRE (APPROX. 353,106 Sq. Ft.) TRACT OF LAND, SITUATED IN THE J. P. WALLACE SURVEY No. 57, ABSTRACT No. 789, LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN TEN (10) TRACT(S) OF LAND, DESCRIBED AS TRACT(S) 1, 2 AND 3; PROPERTY No 63 AND A CALLED 93.83 FOOT BY 100 FOOT TRACT OF LAND, IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO HDF INVESTMENTS, LTD., DATED DECEMBER 21, 1998 AND APPEARING OF RECORD IN VOLUME 13335, PAGE 1740 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND CORRECTED UNDER THAT CERTAIN CORRECTION SPECIAL WARRANTY DEED, DATED APRIL 13, 1999 AND APPEARING OF RECORD UNDER DOCUMENT No. 1999008229 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 0.624 (CALLED 0.625 ACRES) ACRE TRACT OF LAND, BEING DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO HDF INVESTMENTS, LTD., DATED DECEMBER 21, 1998 AND APPEARING OF RECORD IN VOLUME 13335, PAGE 1735 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN THREE (3) TRACT(S) OF LAND, DESCRIBED AS TRACT(S) 1, 2 AND 3 IN THAT CERTAIN WARRANTY DEED, CONVEYED TO BEHZAD BAHRAMI, DATED AUGUST 31, 2016 AND APPEARING OF RECORD UNDER DOCUMENT No. 2016145600 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING ALL OF THAT CERTAIN CALLED 2.46 ACRE TRACT OF LAND BEING DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO HDF INVESTMENTS, LTD., DATED DECEMBER 21, 1998, AND APPEARING OF RECORD IN VOLUME 13335, PAGE 1732 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 8.106 ACRE (APPROX. 353,106 Sq. Ft.) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 1/2-inch iron rod along the northeasterly right-of-way line of Wonsley Drive, having a variable right-of-way width, same being the southwesterly property corner of Property No. 63, same being the southeasterly corner of Lot A, of the Morris Addition, a subdivision appearing of record in Volume 57, Page 100 of the Plat Records of Travis County, Texas and being that same tract of land being described in that certain Special Warranty Deed, conveyed to Eugene Mees, dated May 31, 2016 and appearing of record under Document No. 2016084859 of the Official Public Records of Travis County, Texas, same being the southwesterly corner of the hereon, described 8.106 Acre tract of land and from which a found illegible capped iron rod, bears North 62° 15' 50" West, a distance of 99.96 feet for the southwesterly lot corner of said Lot A, same being the southeasterly property corner of a called 104.75 foot by 170 foot tract of land, conveyed to the City of Austin;

THENCE North 27° 34' 18" East, along the northwesterly property line of the aforementioned Property No. 63, same being the southeasterly property line of the aforesaid Lot A, a distance of 175.00 feet to a set 1/2-inch iron rod with plastic cap, stamped "4863" for the northwesterly

Exhibit A

corner of said Property No. 63, same being the southwesterly property corner of the aforementioned called 93.83 foot by 100 foot tract of land, thence continuing an additional 69.60 feet to a calculated point for the northeasterly corner of said Lot A, same being the southeasterly corner of that certain called 0.46 Acre tract of land, being described in a Deed, conveyed to Travis County Health District, dated March 1, 2009 and appearing of record under Document No. 2009038846 of the Official Public Records of Travis County, Texas, thence continuing an additional 22.37 feet, for a total distance of 91.97 feet to a found 1/2-inch iron rod for the northwesterly corner of said called 93.83 foot by 100 foot tract of land, same being the southwesterly corner of the aforementioned Tract 1 and an angle point along the northwesterly property line of the hereon, described 8.106 Acre tract of land;

THENCE North 27° 37' 31" East, along the common dividing property line of the aforementioned Tract 1 and called 0.46 Acre tract of land, a distance of 34.00 feet to a calculated point for northeasterly property corner of the said 0.46 Acre tract of land, same being the southeasterly property corner of a called 0.27 Acre tract of land, described in the aforesaid Deed, recorded under Document No. 2009038846, thence continuing an additional distance of 121.40 feet to a calculated point for the northeasterly corner of the said 0.27 Acre tract of land, same being the southeasterly corner of Lot A, of the C. W. Hetherly Subdivision, a subdivision appearing of record in Volume 86, Page 42A of the Plat Records of Travis County, Texas, thence continuing an additional 117.26 feet, for a total distance of 272.66 feet to a found 1/2-inch Iron rod along the southwesterly right-of-way line of Powell Lane, having a variable right-of-way width, for the northwesterly corner of said Tract 1, same being the northeasterly corner of said Lot A and the northwesterly corner of the hereon, described 8.106 Acre tract of land;

THENCE South 62° 00' 22" East, along the southwesterly right-of-way line of the aforementioned Powell Lane, same being the northerly property line of the aforesaid Tract 1, a distance of 100.06 feet to a set 1/2-inch iron rod with plastic cap, stamped "4863", for the northerly common dividing property corner of the said Tract 1 and the aforementioned Tract 3, thence continuing an additional 100.06 feet, for a total distance of 200.12 feet to a found 1/2-inch iron rod, for the northeasterly corner of said Tract 3, same being the northwesterly corner of a called 50 foot by 271.88 foot tract of land, being described in that certain Warranty Deed, conveyed to RAU C. W., dated March 8, 1983 and appearing of record in Volume 8014, Page 957 of the Real Property Records of Travis County, Texas and northeasterly corner of the hereon, described 8.106 Acre tract of land;

THENCE South 27° 47' 38" West, along the common dividing property line of the aforementioned Tract 3 and called 50 foot by 271.88 foot tract of land, a distance of 272.14 feet to a found 1/2-inch Iron rod, for the southeasterly property corner of said Tract 3, same being the southwesterly property corner of said called 50 foot by 271.88 foot tract of land, same being the northwesterly property corner of the aforementioned 0.624 Acre tract of land, same being the northeasterly property corner of the aforesaid Tract 2 and an interior ell-corner of the hereon, described 8.106 Acre tract of land;

THENCE South 62° 02' 06" East, along the northeasterly property line of the aforementioned 0.624 Acre tract of land, same being the southwesterly property line of the aforesaid 50 foot by 271.88 tract of land, a distance of 50.14 feet to a found 1-inch iron pipe, for the southeasterly property corner of said called 50 foot by 271.88 foot tract of land, same being the southwesterly property

corner of a called 0.312 Acre tract of land, being described in a Warranty Deed, conveyed to RAU C. W., dated December 30, 1983 and appearing of record in Volume 8392, Page 998 of the Real Property Records of Travis County, Texas;

THENCE South 61° 55' 51" East, continuing along the northeasterly property line of the aforementioned 0.624 Acre tract of land, same being the southwesterly property line of the aforesaid 0.312 acre tract of land, a distance of 49.65 feet to a found 1-inch iron pipe, for the northeasterly property corner of the said 0.624 Acre tract of land, same being the southeasterly corner of said 0.312 Acre tract of land, same being the northwesterly corner of the aforementioned 0.626 Acre tract of land, described as Tract 2, same being the southwesterly corner of a 0.626 Acre tract of land, being described as Tract 3 in the said certain Warranty Deed, conveyed to Behzad Bahrami, dated August 31, 2016 and appearing of record under Document No. 2016145600 of the Official Public Records of Travis County, Texas and being more particularly described as the southeasterly corner of the hereon, described 8.106 Acre tract of land;

THENCE North 27° 46' 13" East, along the northwesterly property line of the aforementioned 0.626 Acre (Tract 3) tract of land, same being the southeasterly property line of the aforesaid called 0.312 Acre tract of land, a distance of 271.92 feet to a found 1/2-inch iron pipe found for the northwesterly corner of the hereon, described 8.106 Acre tract of land along the southwesterly right-of-way line of Powell Lane, having a variable right-of-way width, same being the northwesterly corner of the said 0.626 Acre (Tract 3) tract of land and the northeasterly corner of the said called 0.312 Acre tract of land;

THENCE South 62° 03' 52" East, along the southwesterly right-of-way line of the aforementioned Powell Lane, same being the northeasterly property line of the aforesaid 0.626 Acre (Tract 3) tract of land, a distance of 99.94 feet to a found 1/2-inch iron rod, for an angle point along the northeasterly property line of the hereon, described 8.106 Acre tract of land, same being the northeasterly property corner of said 0.626 Acre (Tract 3) tract of land, same being the northwesterly property corner of a 1.251 Acre tract of land being described as Tract 1 in the aforesaid Warranty Deed, appearing of record under Document No. 2016145600 of the Official Public Records of Travis County, Texas;

THENCE South 61° 36' 39" East, continuing along the southwesterly right-of-way line of the aforementioned Powell Lane, same being the northeasterly property line of the aforesaid 1.251 Acre (Tract 1) tract of land, a distance of 100.03 feet to a found 1/2-inch iron rod for the northeasterly property corner of the hereon, described 8.106 Acre tract of land, same being the northeasterly property corner of the said 1.251 Acre (Tract 1) tract of land, same being the northwesterly property corner of a 2.496 Acre tract of land being called 2.46 Acre tract of land in that certain Special Warranty Deed, conveyed to HDF Investments, Ltd., dated December 21, 1998 and appearing of record in Volume 13335, Page 1732 of the Real Property Records of Travis County, Texas;

THENCE South 62° 21' 58" East, along the southwesterly right-of-way line of the aforementioned Powell Lane, same being the northerly property line of the aforesaid called 2.46 Acre tract of land, a distance of 200.34 feet to a found 1/2-inch iron rod, for the northeasterly corner of the hereon, described 8.106 Acre tract of land, same being the northeasterly property corner of the said called 2.46 Acre tract of land, and the northwesterly corner of a 5-foot wide right-of-way

dedication, as granted and shown on the Waugh's Powell Lane Subdivision, a subdivision appearing of record in Volume 85, Page(s) 98A -98B of the Plat Records of Travis County, Texas;

THENCE South 27° 34' 00" West, along the southwesterly right-of-way line of the aforementioned Powell Lane, same being the southeasterly property line of the aforesaid called 2.46 Acre tract of land, a distance of 4.84 feet to a calculated point for the northwesterly corner of Lot 1 of said Waugh's Powell Lane Subdivision, same being the southwesterly corner of said 5-foot wide right-of-way dedication, thence continuing an additional 267.90 feet for a total distance of 272.74 feet to a found 1/2-inch iron rod, for an angle point along the southeasterly property line of the hereon, described 8.106 Acre tract of land, same being the southwesterly property corner of Lot 3 of the said Waugh's Powell Lane Subdivision, same being the northwesterly lot corner of Lot 1 of the L and H Addition, a subdivision appearing of record in Volume 71, Page 77 of the Plat Records of Travis County, Texas;

THENCE South 27° 42' 43" West, along the southwesterly property line of the aforementioned called 2.46 acre tract of land, same being the northwesterly lot line of the aforesaid Lot 1 of the L and H Addition, a distance of 267.77 feet to a found 1/2-inch iron rod for the southeasterly property corner of the hereon, described 8.106 Acre tract of land along the northeasterly right-of-way line of the aforementioned Wonsley Drive, same being the southeasterly property corner of the said called 2.46 Acre tract of land, same being the southwesterly corner of said Lot 1;

THENCE North 63° 23' 59" West, along the northeasterly right-of-way line of the aforementioned Wonsley Drive, same being the southerly property line of the aforesaid called 2.46 Acre tract of land, a distance of 200.37 feet to the found 1/2-inch iron rod, for a point of angle along the southwesterly property line of the hereon, described 8.106 Acre tract of land, same being the southwesterly property corner of the said called 2.46 Acre tract of land, and the southeasterly corner of the aforementioned 1.251 Acre (Tract 1) tract of land;

THENCE North 61° 48' 52" West, along the northeasterly right-of-way line of the aforementioned Wonsley Drive, same being the southwesterly property line of the aforesaid 1.251 Acre (Tract 1) tract of land, a distance of 100.14 feet to a found 1/2-inch iron rod, for an angle point along the southwesterly property line of the hereon, described 8.106 Acre tract of land, same being the southwesterly property corner of the said 1.251 Acre (Tract 1) tract of land and the southeasterly property corner of the said 0.626 Acre (Tract 2) tract of land;

THENCE North 61° 55' 18" West, continuing along the northeasterly right-of-way line of the aforementioned Wonsley Drive, same being the southwesterly property line of the aforesaid 0.626 Acre (Tract 2) tract of land, a distance of 99.86 feet a found 1/2-inch iron rod, for an angle point along the southwesterly property line of the hereon, described 8.106 Acre tract of land, same being the southeasterly property corner of 0.624 (Called 0.625 Acres) Acre tract of land, being described in a Special Warranty Deed, conveyed to HDF Investments, Ltd., dated December 21, 1998 and appearing of record in Volume 13335, Page 1735 of the Real Property Records of Travis County, Texas;

THENCE North 61° 52' 59" West, along the northeasterly right-of-way line of the aforementioned Wonsley Drive, same being the southwesterly property line of the aforesaid 0.624 Acre tract of land, a distance of 99.81 feet to a found 1/2-inch iron rod for the southwesterly corner of the said

0.624 Acre tract of land, same being the southeasterly corner of the aforementioned Tract 2, described in said Special Warranty Deed, recorded in Volume 13335, Page 1740 , same being an angle point along the southwesterly property line of the hereon, described 8.106 Acre tract of land;

THENCE North 60° 35' 34" West, continuing along the northeasterly right-of-way line of the aforementioned Wonsley Drive, same being the southwesterly property line of the aforesaid Tract 2, a distance of 86.48 feet to a set 1/2-inch iron rod with plastic cap, stamped "4863" for an angle point along the southwesterly property line of said Tract 2 and the hereon, described 8.106 Acre tract of land;

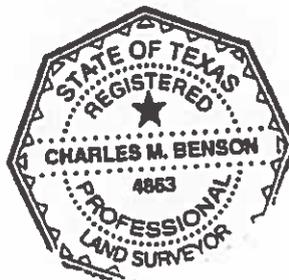
THENCE North 60° 47' 30" West, continuing along the northeasterly right-of-way line of the aforementioned Wonsley Drive, same being the southwesterly property line of the aforesaid Tract 2, a distance of 16.11 feet to a found nail for the southwesterly property corner of said Tract 2, same being the southeasterly property corner of the aforementioned Property No. 63, for an angle point along the southwesterly property line of the hereon, described 8.106 Acre tract of land;

THENCE North 60° 43' 00" West, continuing along the northeasterly right-of-way line of the aforementioned Wonsley Drive, same being the southwesterly property line of the aforesaid Property No. 63, a distance of 100.06 feet to the POINT OF BEGINNING, containing the hereon, described 8.106 Acre (Approx. 353,079 Sq. Ft.) tract of land, more or less.

Survey on the ground February 24, 2018.

Attachment: A separate sketch accompanies this, metes and bounds description.

Bearing are based on the Texas Coordinate System, North American Datum of 1983, Central Zone (FIPS 4203), utilizing the local VRS Network Base No. PRS370780058369.

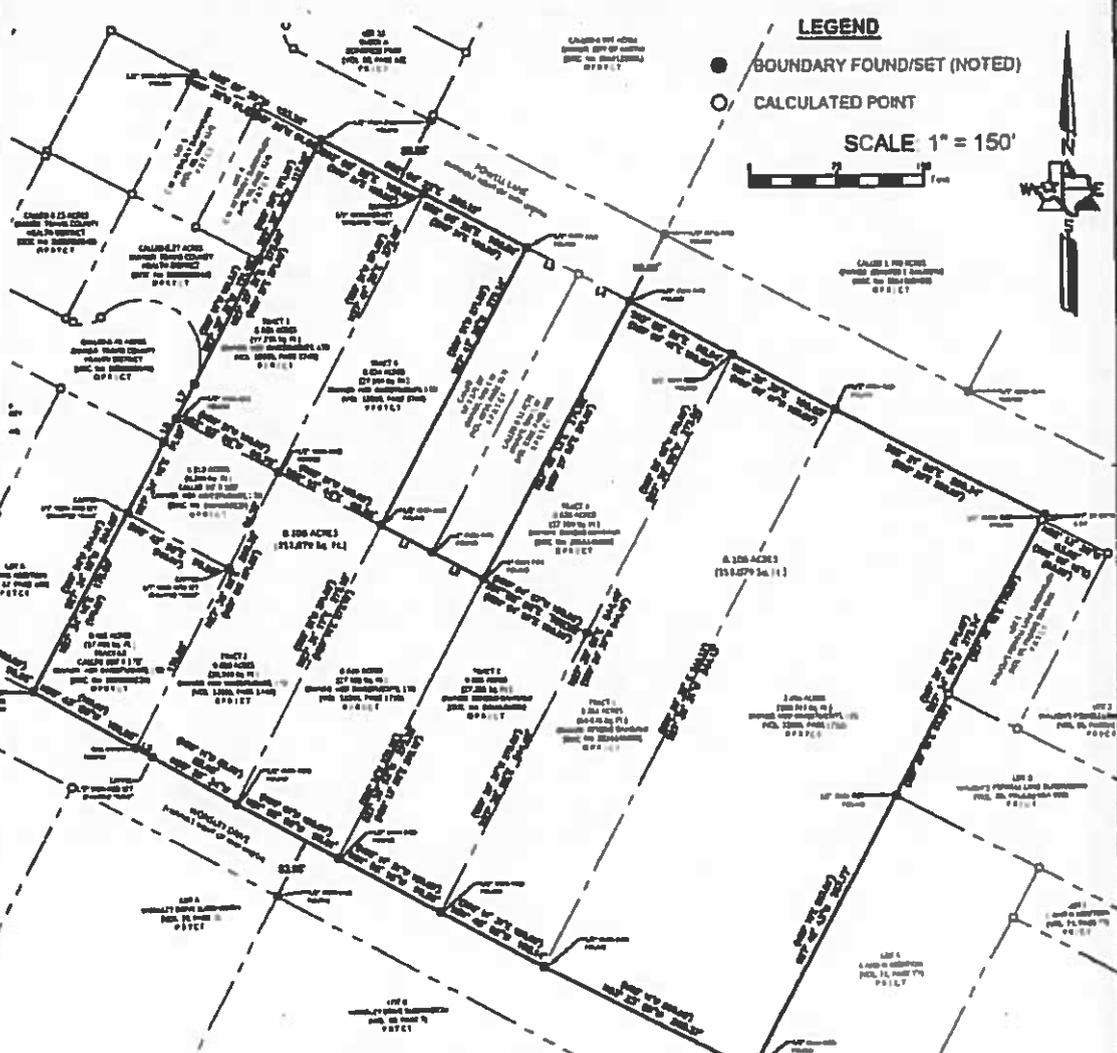


Charles M. Benson
Registered Professional Land Surveyor
State of Texas No. 4863

February 27, 2018

A SKETCH TO ACCOMPANY A DESCRIPTION OF A 8.106 ACRE (APPROX. 353,108 Sq. Ft.) TRACT OF LAND, SITUATED IN THE J. P. WALLACE SURVEY No. 87, ABSTRACT No. 789, LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN TEN (10) TRACT(S) OF LAND, DESCRIBED AS TRACT(S) 1, 2 AND 3; PROPERTY No 63 AND A CALLED 93.83 FOOT BY 100 FOOT TRACT OF LAND, IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO HDF INVESTMENTS, LTD., DATED DECEMBER 21, 1998 AND APPEARING OF RECORD IN VOLUME 13336, PAGE 1740 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND CORRECTED UNDER THAT CERTAIN CORRECTION SPECIAL WARRANTY DEED, DATED APRIL 13, 1999 AND APPEARING OF RECORD UNDER DOCUMENT No. 1999008229 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 0.624 (CALLED 0.625 ACRES) ACRE TRACT OF LAND, BEING DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO HDF INVESTMENTS, LTD., DATED DECEMBER 21, 1998 AND APPEARING OF RECORD IN VOLUME 13336, PAGE 1735 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; BEING ALL OF THOSE CERTAIN THREE (3) TRACT(S) OF LAND, DESCRIBED AS TRACT(S) 1, 2 AND 3 IN THAT CERTAIN WARRANTY DEED, CONVEYED TO BEHZAD BAHRAMI, DATED AUGUST 31, 2016 AND APPEARING OF RECORD UNDER DOCUMENT No. 2016145600 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING ALL OF THAT CERTAIN CALLED 2.46 ACRE TRACT OF LAND BEING DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO HDF INVESTMENTS, LTD., DATED DECEMBER 21, 1998, AND APPEARING OF RECORD IN VOLUME 13336, PAGE 1732 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

Line Table		
Line #	Length	Direction
L1	50.14'	S62° 02' 06"E
(L1)	(50.00')	(S60° 11"E)
L2	49.85'	S81° 55' 51"E
(L2)	(50.00')	(S60° 11"E)
L3	49.83'	S01° 51' 29"E
L4	49.83'	N61° 51' 29"W
L5	16.11'	N60° 47' 30"W
(L5)	(16.14')	(N60° 31"W)
L6	22.37'	S27° 34' 16"W
L7	34.01'	S27° 37' 31"W



NOTES:

- 1). BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE 4203, UTILIZING THE LOCAL VRS NETWORK BASE No. PRS370780058369
- 2). GRID DISTANCES SHOWN ARE IN U.S. SURVEY FEET
- 3). THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE COMMENTMENT THERE MAY BE EASEMENTS, RESTRICTIONS OR OTHER MATTERS THAT ARE NOT LISTED OR SHOWN HEREON THAT AFFECT THE PROPERTY. THE SURVEYOR HAS MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY
- 4). THIS SKETCH IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.



EAGLE EYE
CONSTRUCTION

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WEB: eec.us
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TBPLS FIRM
#10194130

PROJECT:	POWELL TRACTS
CLIENT:	JOURNEYMAN
DATE:	02/27/2018
SCALE:	1" = 150'
DRAWN BY:	retomb
SHEET	01 OF 01



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
Zoning Case: C14-2018-0024

Exhibit B



1" = 250'

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.