





## EXHIBIT "A"

**SURVEY OF 1.440 ACRES OF LAND A PART OF OUTLOT 54, DIVISION "O" ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS SHOWN ON THE MAP OF THE GOVERNMENT OUTLOTS ON FILE IN THE TEXAS GENERAL LAND OFFICE, SAID 1.440 ACRES OF LAND BEING COMPRISED OF THE FOLLOWING SIX (6) TRACTS OF LAND ALL DESCRIBED TO THE CITY OF AUSTIN: TRACT 1, BEING THE WEST TWO THIRDS OF LOT 6, BLOCK 1, ELM GROVE ADDITION AS DESCRIBED THAT CERTAIN WARRANTY DEED AS RECORDED IN VOLUME 1362, PAGE 542, TRACT 2, BEING THE EAST ONE THIRD OF LOT 6, AND EAST ONE THIRD OF LOT 7, BLOCK 1, ELM GROVE ADDITION DESCRIBED IN THAT CERTAIN WARRANTY DEED AS RECORDED IN VOLUME 1403, PAGE 377, TRACT 3, BEING THE WEST TWO-THIRDS OF LOT 7, BLOCK 1, ELM GROVE ADDITION, DESCRIBED IN THAT CERTAIN WARRANTY DEED AS RECORDED IN VOLUME 1638, PAGE 30, TRACT 4, BEING ALL OF LOTS 1, 2, 3, 4, AND 5 OF BLOCK 1, OF ELM GROVE AWARDED TO THE CITY OF AUSTIN IN THAT CERTAIN FINAL JUDGMENT AS RECORDED IN VOLUME 4895, PAGE 1977, ALL OF THE DEED RECORDS TRAVIS COUNTY, TEXAS, TRACT 5, BEING ALL OF THAT CALLED 0.9702 ACRES OF LAND DESCRIBED IN THAT CERTAIN DECLARATION OF DEPARTMENTAL TRANSFER OF OPERATIONS AND MAINTENANCE OBLIGATIONS AS DESCRIBED IN DOCUMENT NUMBER 2012178335 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, AND TRACT 6, BEING ALL OF THAT CALLED 0.252 ACRES OF LAND AS DESCRIBED IN THAT CERTAIN NOTICE OF LIS PENDENS AS RECORDED IN DOCUMENT NUMBER 2019088528, AND IN THAT CERTAIN POSSESSION AND USE AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2019135516, ALL OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS, AND BEING FUTHER DESCRIBED IN CASE STYLED CITY OF AUSTIN V. WC 56 EAST AVENUE, A TEXAS LIMITED PARTNERSHIP IN CAUSE NUMBER C-1-CV-1-005085, DISTRICT CLERK RECORDS TRAVIS COUNTY, TEXAS, THE SAID 0.252 ACRES OF LAND BEING A PORTION OF THE SAID CITY OF AUSTIN 0.9702 ACRES OF LAND AND THE HEREIN DESCRIBED 1.440 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** for reference at a capped one-half inch iron rod set for the south corner of the remainder portion of an Twenty (20') foot alley running north and south and being a part of Block 1, of the said Elm Grove Addition, same being at the point of intersection of the southwest right-of-way line Interstate Highway Number 35 with the northeast right-of-way line of the Lambie Street, a street in the City of Austin according to the plat of the said Elm Grove Addition and from this point a one-half inch iron rod found on the southwest right-of-way line of the said Interstate Highway Number 35, same being the north common corner of the remainder of Lots 4

and 5, Block 4, of the said Elm Grove Addition, bears South 14°56'25" East, and passing at a perpendicular distance of 66.17 feet and 0.11 feet to the left of this course a one-half inch iron rod found for the northeast corner of Lot 1, Tower Of Town Lake Addition, to the city of Austin according to the plat recorded in Volume 82, Page 79, Plat Records Travis County, Texas, of which the said Lots 4 and 5, Block 4, Elm Grove is now a part of the said Tower Of Town Lake Addition and continuing on same course an additional distance of 40.26 feet for a **Total Distance of 106.43** feet and this one-half inch iron rod found being shown in the City of Austin Public Works Department Field Book 1809, Pages 2-6, as a point on the southwest right-of-way line of the said Interstate Highway Number 35;

**THENCE** North 69°26'02" West, coincident with the northeast right-of-way line of the said Lambie Street a distance of 8.62 feet a capped one-half inch iron set for the **POINT OF BEGINNING** and south corner of the herein described 1.440 acres of land, same being the south corner of the remainder portion of the said Lot 7, Block 1, Elm Grove Addition and the south corner of the said City of Austin Tract 2, and the west corner of the remainder of the said twenty foot (20') alley, Block 1, Elm Grove Addition and a point on the northeast right-of-way line of the said Lambie Street;

**THENCE** North 69°26'02" West, 153.66 coincident with the northeast right-of-way line of the said Lambie Street, same being the southwest line of the said City of Austin Tract 2 and Tract 3, to a one-half inch inside diameter pipe found on the northeast right of way line of the said Lambie Street, same being a point on the southwest line of the said City of Austin Tract 3, same being the south corner of the said 0.9702 acres of land;

**THENCE** North 68°24'25" West, coincident with the southwest line of the said City of Austin 0.9702 acres of land a distance of 1.45 feet to a point for the west corner of the said Lot 7, Block 1, Elm Grove Addition and the said City of Austin Tract 3, same being at the intersection of the northeast right-of-way line of the said Lambie Street with the southeast right-of-way line of East Avenue, a street in the City of Austin having ma two-hundred (200') right-of-way width and a point on the southwest line of the said City of Austin 0.9702 Acres of land;

**THENCE** North 68°24'25" West, coincident with the southwest line of the said City of Austin 0.9702 acres of land and crossing over a portion of the said East Avenue and passing at a distance of 100.40 feet a capped one-half inch iron rod set for the south corner of the said City of Austin 0.252 acres of land, same being a point on the common dividing line of the said City of Austin 0.9702 acres of land and a northeast line of the said East Avenue, continuing with said common dividing line, same being the southwest line of the said City of Austin 0.252 acres of land an additional distance of 34.29 feet for a **Total Distance of 134.69** feet to a capped one-half inch iron rod set for the west corner of the herein described 1.440 acres of land and the said City of Austin 0.9702 acres of land and the said City of Austin 0.252 acres of land, same being an interior angle corner in the northeast and southeast right-of-way line of a remainder portion of the said East Avenue and from this point a one-half inch iron rod found across East Avenue for the southeast corner of that called 1.1178 acres of land described to WC 56 East Avenue, LLC, in that certain Warranty Deed With Vendor's Lien as recorded in Document Number 2015026718, Official Public Records Travis County, Texas, bears South 64°39'29" West, a distance of 88.60 feet;

**THENCE** North 16°30'27" East, a distance of 321.16 feet coincident with the northwest line of the said City of Austin 0.9702 acres of land and the City of Austin 0.252 acres of land, same being a remaining portion of the southeast right-of-way line of the said East Avenue and being 66.00 feet from and parallel with southeast line of the said WC 56 East Avenue, LLC, 1.1178

acres of land to a capped one-half inch iron rod set for the north corner of the herein described 1.440 acres of land and the said City of Austin 0.9702 acres of land and the said City of Austin 0.252 acres of land, same being at the intersection of a remainder portion of the southeast right-of-way line of the East Avenue with the southwest right-of-way line of River Street, a street in the City of Austin and from this point a one-half inch inside diameter pipe found at intersection of the northwest right-of-way line of the said East Avenue with the southwest right-of-way line of the said River Street bears North 73°29'33" West, a distance of 66.00 feet for the northeast corner of the said WC 56 East Avenue, LLC, 1.1178 acres of land;

**THENCE** South 73°29'33" East, coincident with the southeast right-of-way line of the said River Street, same being the northeast line of the said City of Austin 0.252 acres of land and the said City of Austin 0.9702 acres of land and passing at a distance of 33.92 feet a capped one-half inch iron rod set for the east corner of the said City of Austin 0.252 acres of land, same being a point on the northeast line of the said City of Austin 0.9702 acres of land, continuing an additional distance of 51.99 feet for a **Total Distance of 85.91** feet to a capped one-half inch iron rod set for the east corner of the herein described 1.440 acres of land and the said City of Austin 0.9702 acres of land, same being at the intersection of the southeast right-of-way line of the said River Street with the southwest right-of-way line of the said Interstate Highway Number 35;

**THENCE** coincident with the southwest right-of-way line of the said Interstate Highway Number 35, same being the northeast line of the said City of Austin Tract 4, Tract 1 and Tract 2, the following three (3) courses:

- 1) South 15°03'08" East, passing at a distance of 92.19 feet a capped one-half inch iron rod set for the north corner of the said City of Austin Tract 4, same being the most easterly corner of the said City of Austin 0.9702 acres of land, continuing an additional distance of 211.39 feet for a **Total Distance of 303.58** feet to a three-quarter inch iron rod found for a point on the southwest right-of-way line of the said Interstate Highway Number 35, same being the north corner of the said City of Austin Tract 2 and the most easterly corner of the said City of Austin Tract 1, this point being shown in the City of Austin Public Works Department Field Book 1809, Pages 2-6, as a point on the southwest right-of-way line of the said Interstate Highway Number 35 and shown on the plat of the said Tower Of Town Lake Addition;
- 2) South 15°01'21" East, a distance of 39.55 feet to three-quarter inch iron rod found for a point on the southwest right-of-way line of the said Interstate Highway Number 35, same being the common east corner of the remainder of Lots 6 and 7, Block 1, Elm Grove Addition and a point on the northeast line of the said City of Austin Tract 2, this point being shown in the City of Austin Public Works Department Field Book 1809, Pages 2-6, as a point on the southwest right-of-way line of the said Interstate Highway Number 35 and shown on the plat of the said Tower Of Town Lake Addition;
- 3) South 14°56'25" East, a distance of 46.49 feet to a capped one-half inch iron rod set for an exterior angle corner of the herein described 1.440 acres of land, the most easterly corner of the said City of Austin Tract 2, same being the north corner of the said remainder of said twenty foot (20') alley and a point on the southwest right-of-way line of Interstate Highway Number 35;

**THENCE** South 20°33'58" West, a distance of 12.08 feet coincident with the common dividing line of the said Lot 7, Block 1, Elm Grove Addition and the remainder of the said twenty (20') foot alley and the lower southeast line of the said City of Austin Tract 2, to the **POINT OF BEGINNING** and containing 1.440 acres of land, more or less.

**BASIS OF BEARINGS: GRID NORTH, TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, GRID DISTANCES RECITED HEREIN.**

I hereby certify that these field notes were prepared from an on the ground survey made by me.

*Robert C. Steubing* 11/04/2019  
Robert C. Steubing Date  
Registered Professional Land Surveyor No. 5548





EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES



Called 0.797 Acres  
WC 66 East Avenue, LLC  
Doc# 2016028718 OPRTCT  
Special Warranty Deed  
With Vendor's Lien

River Street  
(60' ROW)  
(94'06")  
94'06'00"

EAST AVENUE  
380.28'

N73°29'33"W  
66.00'

L11

L9

321.16'

City of Austin 0.282 Acres Per  
Doc# 2018088628, Doc# 2018186516 OPRTCT  
And Per Cause# C-1CY-18-005085 District  
Clerk Records Travis County, Texas  
Center Line of East Avenue

1.440 Acres Found

Declaration of  
Departmental Transfer  
of Operations And  
Maintenance Obligations  
Doc# 2012178335 OPRTCT  
Exhibit "A", 0.9702 Acres

INTERSTATE HIGHWAY 35 R.O.W. VARIES  
(Location Of West Right-of-Way Line per COA  
FB 1809 Pg. 2-6 and TxDot Strip Map CS#  
15-13-139)

Lot 2  
(4)

Lot 3  
(4)

Lot 4  
(4)

Lot 5  
(4)

Lot 6  
(1)

Lot 7  
(3)

Lot 15  
(2)

Lot 14  
(2)

POB

L1

POC

L6

LAMBIE STREET

N16°30'27"E  
N16°30'27"E  
S64°39'29"W 88.60'  
S73°32'01"E 100.19'  
N16°27'17"E 140.11'  
[S71°06'E 100.16']

L10

L8

L3

N69°26'02"W  
49.30'  
<49.02>

S16°16'38"W

153.66'

L2

L1

Residue of 20' Alley  
Per 2/241  
PRTCT

EAST AVENUE  
(200' ROW)

S73°32'01"E  
100.16'  
[S71°06'E 100.17']  
[N18°54'E]  
S16°27'59"W 690.92'



SCALE: 1"=80'

Lot 1

ELM GROVE 2/241 PRTCT  
BLOCK 4

Residue of Lot 2

W D Dodson's Addition  
61/22 PRTCT

Vacated Alley

Residue of Lot 4

Residue of Lot 5



EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES

Ownership/Legal Information

①

CITY OF AUSTIN  
WARRANTY DEED  
VOL 1362, PG 542 DRTCT  
WEST TWO THIRDS OF LOT 6,  
BLOCK 1, ELM GROVE ADDITION

②

CITY OF AUSTIN  
WARRANTY DEED  
VOL 1403, PG 377 DRTCT  
EAST ONE THIRD OF LOT 6, AND EAST ONE  
THIRD OF LOT 7, BLOCK 1, ELM GROVE ADDITION

③

CITY OF AUSTIN  
WARRANTY DEED  
VOL 1638, PG 30 DRTCT  
WEST TWO-THIRDS OF LOT 7,  
BLOCK 1, ELM GROVE ADDITION

④

CITY OF AUSTIN  
FINAL JUDGMENT  
VOL 4895, PG 1977 DRTCT  
CITY OF AUSTIN AWARDED ALL OF LOTS 1,  
2, 3, 4, AND 5 OF BLOCK 1, OF ELM GROVE

⑤

LOT A  
ZAPP ADDITION  
65/56 PRTCT

⑥

LOT 22 & SOUTH 10' LOT 21  
BLOCK 2, BRIDGEVIEW  
1/88A PRTCT

LEGEND

- ⊙ 1/2" INSIDE DIAMETER PIPE FOUND
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT NOT SET
- ⊙ 3/4" IRON ROD FOUND
- 1/2" CAPPED ROD SET
- ⊙ CAPPED IRON ROD FOUND
- ( ) COA PUBLIC WORKS FIELD BOOK 1809 PG 2 INFORMATION
- [ ] RECORD PLAT DATA TOWER OF TOWN LAKE 82/80 PRTCT
- { } COA PUBLIC WORKS DISTRICT MAP# 16 INFORMATION
- < > RECORD PLAT DATA ELM GROVE 2/241 PRTCT
- B.O.C. BACK OF CURB
- POB POINT OF BEGINNING
- OPRTCT OFFICAL PUBLIC RECORDS TRAVIS COUNTY, TX
- RPRTCT REAL PROPERTY RECORDS TRAVIS COUNTY, TX
- DRTCT DEED RECORDS TRAVIS COUNTY, TX

SURVEYORS CERTIFICATION: TO THE OWNER AND/OR LIENHOLDER, THE UNDERSIGNED HEREBY CERTIFY THAT THE SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE IS CORRECT AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY SHOWN HEREON.

NOTES: 1. EASEMENTS, BUILDING LINES AND/OR CONDITIONS OF RECORDS AS PER TITLE COMMITMENT NUMBER 201502263 AS PROVIDED BY HERITAGE TITLE COMPANY.

EASEMENTS AND/OR BUILDING LINES PER GF# 201502263

- 10 a. The terms, conditions, stipulations and easements of that certain Ordinance No. 20120628-035, dated July 9, 2012, recorded under Document No. 2012136279, of the Official Public Records of Travis County, Texas. AFFECTS TRACT BLANKET EASEMENT (TRACT 1)
- 10 b. The terms, conditions, stipulations and easements of that certain Memorandum, dated August 16, 2012, recorded under Document No. 2012136280, of the Official Public Records of Travis County, Texas. AFFECTS TRACT BLANKET EASEMENT (TRACT 1)
- 10 c. The terms, conditions and stipulations of that certain Declaration of Departmental Transfer of Operations and Maintenance Obligations dated October 18, 2012, recorded under Document No. 2012178335 of the Official Public Records of Travis County, Texas. AFFECTS TRACT BLANKET EASEMENT(TRACT 1).

NOTES:

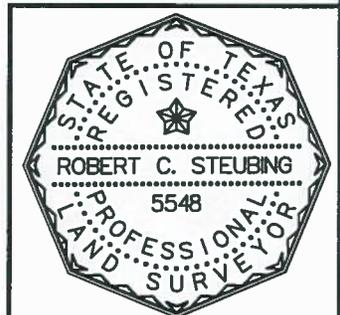
- 1. P.O.B. COORDINATES = N 10066520.178 E 3116085.368 GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83
- 2. BEARING BASIS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.
- 3. MAPSCO Panel No.: 466  
TRAVIS COUNTY CENTRAL APPRAISAL DISTRICT ID NO: 819470, 191026

DRAWING: Surveying\Substations\Rainey St\Substation Site Tracts Combined 10-21-2019.DWG

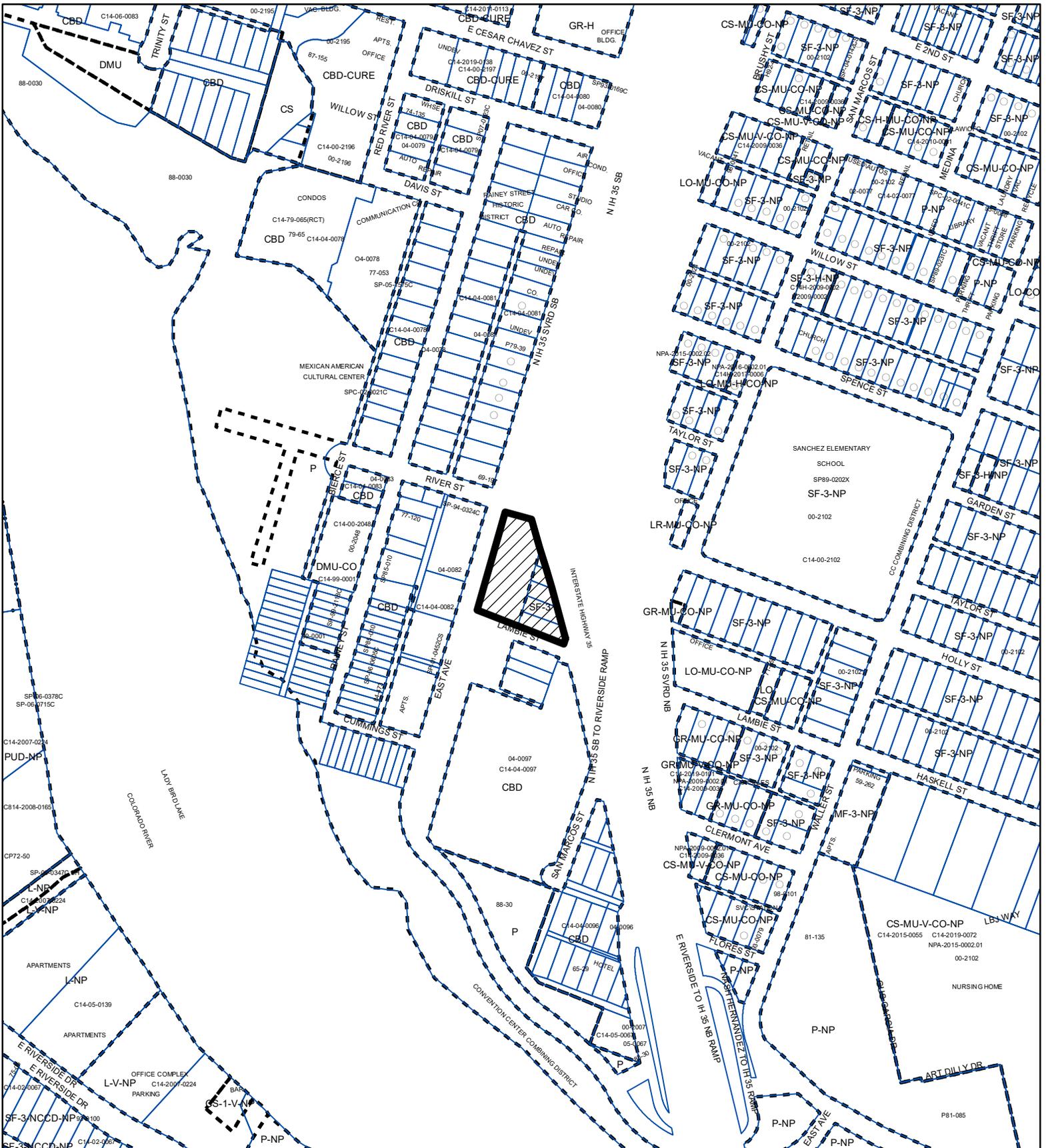
NUM	BEARING	DIST
L1	N69°26'02"W	8.62'
L2	S20°33'58"W	12.08'
L3	N68°24'25"W	1.45'
L4	S14°56'25"E	46.49'
L5	S15°01'21"E	39.55'
L6	N69°25'36"W	36.76'
L7	S69°20'17"E	19.99'
L8	N68°24'25"W	100.40'
L9	S73°29'33"E	51.99'
L10	N68°24'25"W	34.29'
L11	S73°29'33"E	33.92'

SHEET 2 OF 2

Rev: 2019/10/21



*Robert C. Steubing* 11/04/2019  
 ROBERT C. STEUBING (512-505-7146) DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548



**ZONING**

ZONING CASE#: C14-2020-0065

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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.



Created: 6/17/2020