

ORDINANCE NO. 20210902-062

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11122, 11204, 11208 AND 11216 CAMERON ROAD AND CHANGING THE ZONING MAP FROM UNZONED TO MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from unzoned to multifamily residence medium density (MF-3) district on the property described in Zoning Case No. C14-2021-0016, on file at the Housing and Planning Department, as follows:

28.028 acres of land in the Lucas Munos Survey No. 55, Abstract No. 513, in Travis County, Texas, being out of and a part of that certain 57 acre tract of land conveyed to Amanda Fowler and described in partition deed recorded in Volume 3076, Page 760, Deed Records of Travis County, Texas, said 28.028 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

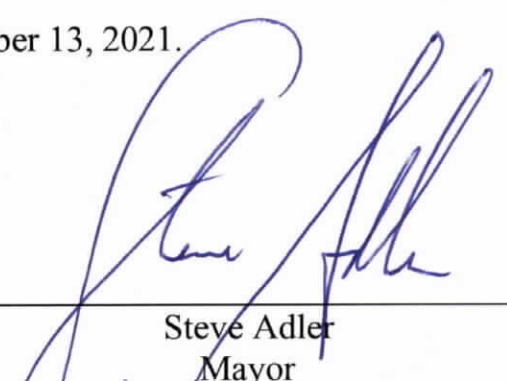
locally known as 11122, 11204, 11208, and 11216 Cameron Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on September 13, 2021.

PASSED AND APPROVED

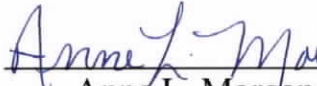
_____, September 2, 2021

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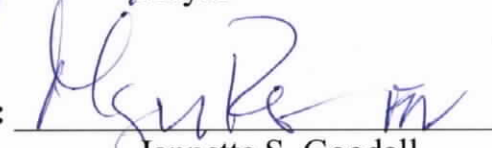
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

Thomas Land Surveying
a Pacheco Koch company
Surveying • Planning • Project Management

June 26, 2020

28.028 Acres

Fieldnotes for 28.028 acres of land in the Lucas Munos Survey No. 55, Abstract No. 513 in Travis County, Texas, being out of and a part of that certain 57 acre tract of land conveyed to Amanda Fowler and described in partition deed recorded in Volume 3076, Page 760 of the Deed Records of Travis County, and being comprised of that certain (called) 14.02 acre tract of land conveyed to Kim M. Nguyen and Njoan Nguyen, that certain (called) 2.696 acre tract of lands conveyed to Esther P. Schroeder and Vicki Lynn Schroeder Miertschin, Trustees of the Trustees of the Schroeder Family Trust, and that certain (called) 8.587 acre tract of land "Tract 1" and that certain called 0.018 acre tract of land "Tract 2" conveyed to DADMK, Inc., and that certain (called) 2.696 acre tract of land conveyed to Esther P. Schroeder, all being described in deeds recorded under County Clerk's File No(s). 5438841, 2015185436 and 2018048840, and Volume 12227, Page 493 respectively, of the Official Public Records of Travis County, said 28.028 acres of land being more particularly described by metes and bounds, based on the Texas State Plane Coordinate System, Central Zone, as follows:

BEGINNING at a 3/8 inch iron rod found in the Northwest line of Cameron Road marking the most Easterly or Northeast corner of the said 57 acre tract (residue), the said 8.587 acre tract and the herein described tract, said point also being the most Southerly or Southeast corner of that certain 5.39 acre tract of land conveyed to Stephen A. Madison, as Trustee of T.H.E. Madison Living Trust, as described in deed recorded under County Clerk's File No. 2016206925 of the said Official Public Records;

Thence, South 42°29'46" West with the Northwest line of said Cameron Road and the Southeast line of the said 8.587 acre tract, at 259.74 feet (called) passing the most Southerly or Southeast corner of the said 8.587 acre tract and the most Easterly or Northeast corner of the said 14.02 acre tract, at 389.85 feet (called) passing the most Easterly Southeast corner of the said 14.02 acre tract and the most Easterly or Northeast corner of the said Esther P. Schroeder 2.696 acre tract, at 589.85 feet (called) passing the most Southerly or Southeast corner of the said Esther P. Schroeder 2.696 acre tract and the most Easterly or Northeast corner of the said Esther P. Schroeder, et al 2.696 acre tract, and continuing in all, a total distance of 789.28 feet to a 1/2 inch iron rod found marking the most Southerly or Southeast corner of the said Esther P. Schroeder, et al 2.696 acre tract and the most Easterly Southeast corner of the herein described tract, said point also being the most Easterly or Northeast corner of that certain 1.44 acre tract of land conveyed to Lewis Eugene Roland, as described in deed recorded under County Clerk's File No. 2011189371 of the said Official Public Records;

Thence, North 73°11'52" West with the Northerly line of that certain 1.44 acre tract of land conveyed to Lewis Eugene Roland, as described in deed recorded under County Clerk's File No. 2011189371 of the said Official Public Records and the Southerly line of the said Esther P. Schroeder, et al 2.696 acre tract, a distance of 581.78 feet to a 1/2 inch iron rod found marking the most Northerly or Northwest corner of the said 1.44 acre tract and an interior ell corner of the herein described tract, said point being an exterior ell corner (in the Southeast line) of the said 14.02 acre tract, from which point, a 1/2 inch iron rod found marking the most Westerly or Southwest corner of the said Esther P. Schroeder, et al 2.696 acre tract bears North 73°11'52" West, 72.17 feet;

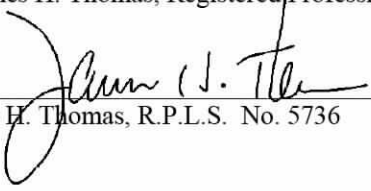
Thence, South 42°46'56" West with the Northwest line of the said 1.44 acre tract and the Southeast line of the said 14.02 acre tract, at 99 feet (called) passing the most Westerly or Southwest corner of the said 1.44 acre tract and the most Northerly or Northwest corner of that certain 0.475 acre tract of land conveyed to Sohrab Kourosh and Elham Kourosh, Trustees of the Kourosh Living Trust, as described in deed recorded under County Clerk's File No. 2009061481 of the said Official Public Records, at 206.05 feet (called) passing the most Westerly or Southwest corner of the said 0.475 acre tract and the most Northerly or Northwest corner of that certain 1.453 acre tract of land conveyed to Sohrab Kourosh and Elham Kourosh, Trustees of the Kourosh Living Trust, as described in deed recorded under County Clerk's File No. 2009055799 of the said Official Public Records, and continuing in all, a total distance of 305.43 feet to a 5/8 inch iron rod found marking an exterior ell corner of the herein described tract, said point being the most Southerly Southeast corner of the said 14.02 acre tract, said point being the most Westerly or Southwest corner of the said 1.453 acre tract, said point also being in the Northerly line of that certain 22.393 acre tract of land conveyed to Yuh Jaan Wey and wife, Yecu Chyn Wey, and described as "Tract 1" in deed recorded under County Clerk's File No. 5974125 of the said Official Public Records;

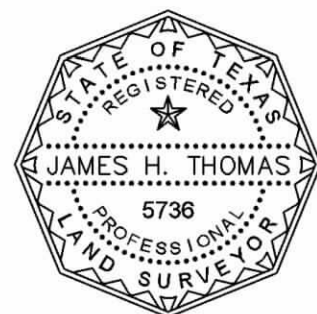
Thence, North 74°55'54" West with the Northerly line of the said 22.393 acre tract and the Southerly line of the said 14.02 acre tract, at 626.31 feet (called) passing the most Westerly or Southwest corner of the said 14.02 acre tract and the most Northerly or Northwest corner of the said 22.393 acre tract, and continuing in all, a total distance of 632.70 feet to a 5/8 inch iron rod with cap set in the Westerly line of the aforesaid 57 acre tract for the most Westerly or Southwest corner of the herein described tract, said point also being in the Easterly line of Lot 79, Block UU of Pioneer Crossing East, Section 38, the map or plat thereof recorded in Document No. 201600273 of the Plat Records of Travis County, from which point, a 1/2 inch iron rod (control monument) found marking the most Westerly or Southwest corner of the said 22.393 acre tract and the common most Southerly or Southeast corner of said Section 38 bears South 22°12'57" West, 1005.24 feet;

Thence, North 22°12'57" East with the Easterly line of said Lot 79 and the Westerly line of the said 57 acre tract, at 95.27 feet passing the Northeast corner of said Lot 79 and the Southeast corner of Reliance Creek Drive, at 185.27 feet passing the Northeast corner of said Reliance Creek Drive and the Southeast corner of Lot 36, Block FFF of said Section 38, at 506.91 feet passing the Northeast corner of said Section 38 and the Southeast corner of Lot 1, Block FFF of Pioneer Crossing East, Section 4, the map or plat thereof recorded in Document No. 200400141 of the said Plat Records, at 746.79 feet passing the Southwest corner of the aforesaid 0.018 acre tract, at 945.37 feet passing the Northeast corner of said Lot 1 and the most Southerly or Southeast corner of Taebaek Drive, and continuing in all, a total distance of 997.19 feet to a 1/2 inch iron rod (control monument) found marking the most Northerly or Northwest corner of the said 57 acre tract, the said 0.018 acre tract and the herein described tract, said point also being the most Westerly or Southwest corner of the aforesaid 5.39 acre tract;

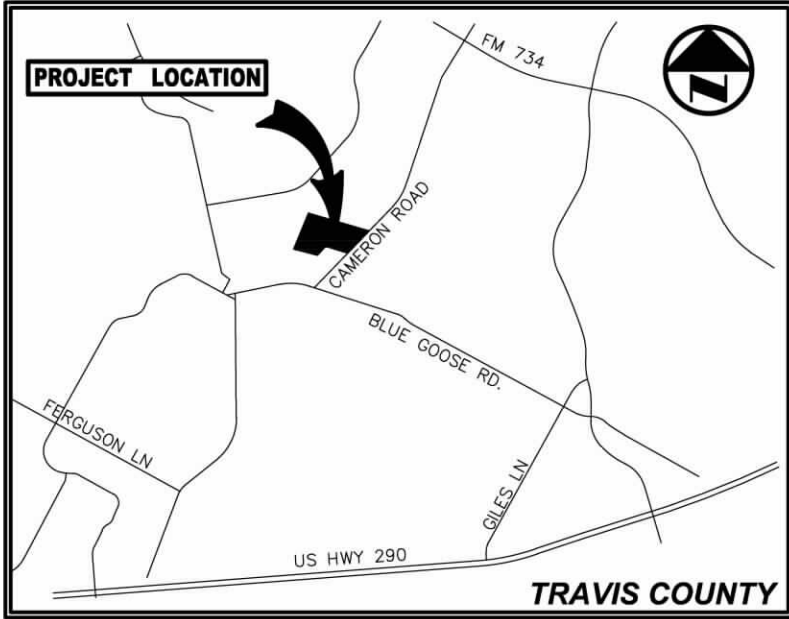
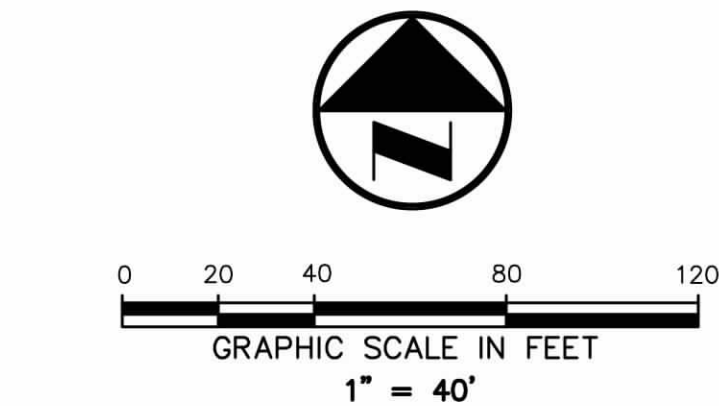
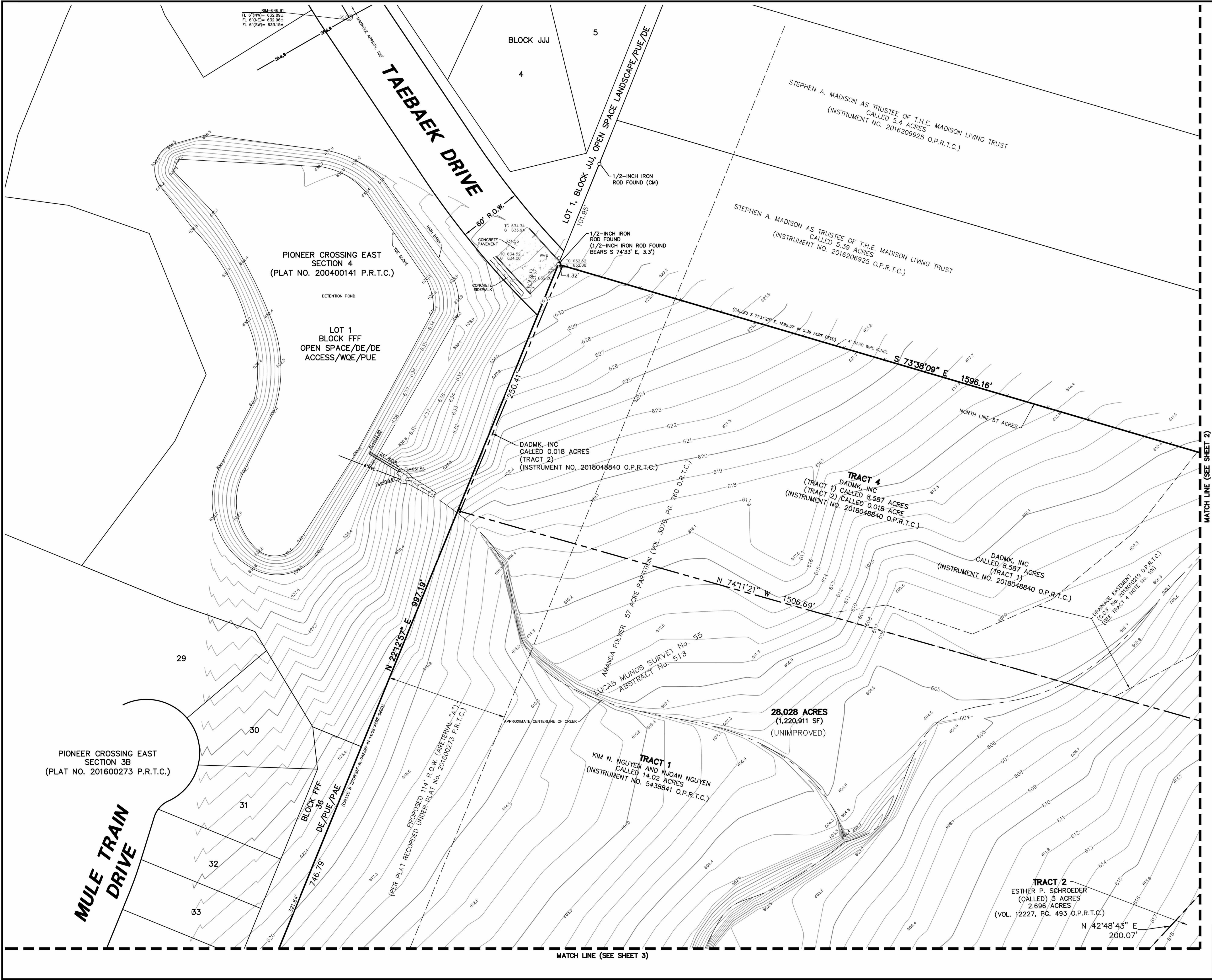
Thence, South 73°73'38'09" East with the Southerly line of the said 5.39 acre tract, and with the Northerly line of the said 57 acre tract and the said 0.018 acre tract, at 3.3 feet (called 4.14 feet) passing a 1/2 inch iron rod found marking the most Easterly or Northeast corner of the said 0.018 acre tract and the most Northerly or Northwest corner of the aforesaid 8.587 acre tract, and continuing in all, a total distance of 1596.16 feet to the PLACE OF BEGINNING and containing 28.028 acres or 1,220,911 square feet of land, more or less.

This description is based on the land title survey and plat (Job No. 4679-20.318) made under the direction of James H. Thomas, Registered Professional Land Surveyor on June 22, 2020.


James H. Thomas, R.P.L.S. No. 5736



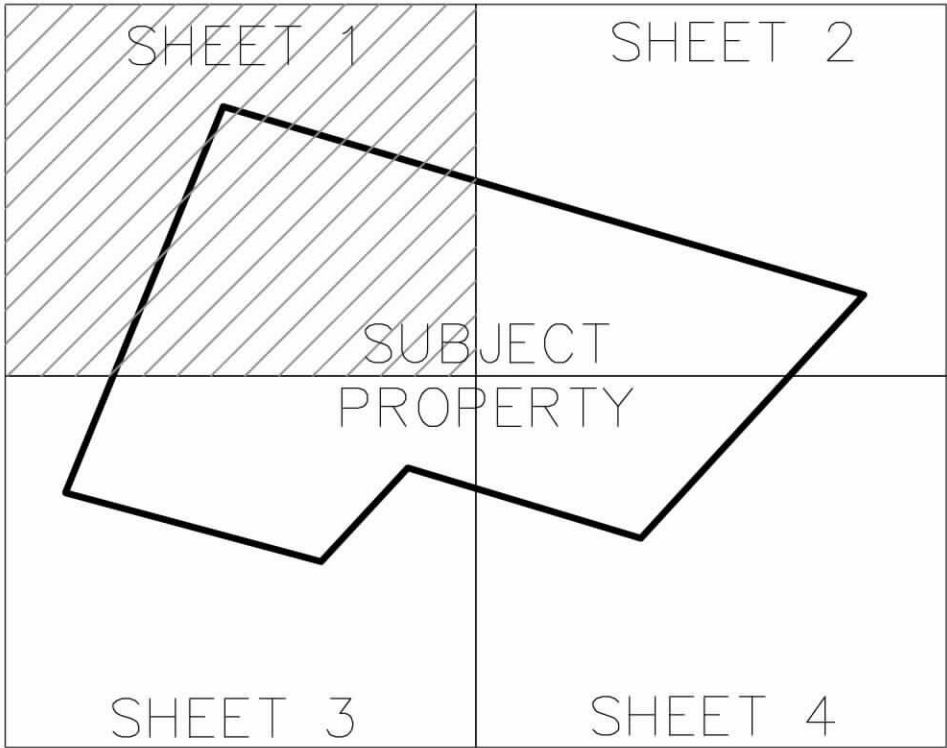
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VICINITY MAP
(NOT TO SCALE)

LEGEND

- | | |
|------------------------------------|-----------------------------------|
| CBL= UG CABLE MARKER | PROPERTY LINE |
| FH= FIRE HYDRANT | EASEMENT LINE |
| MH= MANHOLE (TYPE UNKNOWN) | SETBACK LINE |
| PP= POWER POLE | FENCE |
| PPM= METAL UTILITY POLE | OVERHEAD UTILITY LINE |
| SS= SAN. SEWER MANHOLE | GUARD RAIL |
| WV= WATER VALVE | STORM DRAIN LINE |
| P.R.T.C. PLAT RECORDS | WATER LINE |
| TRAVIS COUNTY | 6" W SANITARY SEWER LINE |
| O.P.R.T.C. OFFICIAL PUBLIC RECORDS | 6" SS |
| TRAVIS COUNTY | EXIST CONTOUR |
| (C.M.) CONTROLLING MONUMENT | EXIST SPOT ELEV. |
| | TC 612.39 EXIST TOP OF CURB ELEV. |
| | G 611.92 EXIST GUTTER ELEV. |



SHEET 1 OF 5
ALTA/NSPS LAND TITLE SURVEY
28.028 ACRE TRACT
LOCATED IN THE CITY OF AUSTIN, TEXAS
AND BEING OUT OF THE
LUCAS MUNOS SURVEY, ABSTRACT NO. 513,
TRAVIS COUNTY, TEXAS

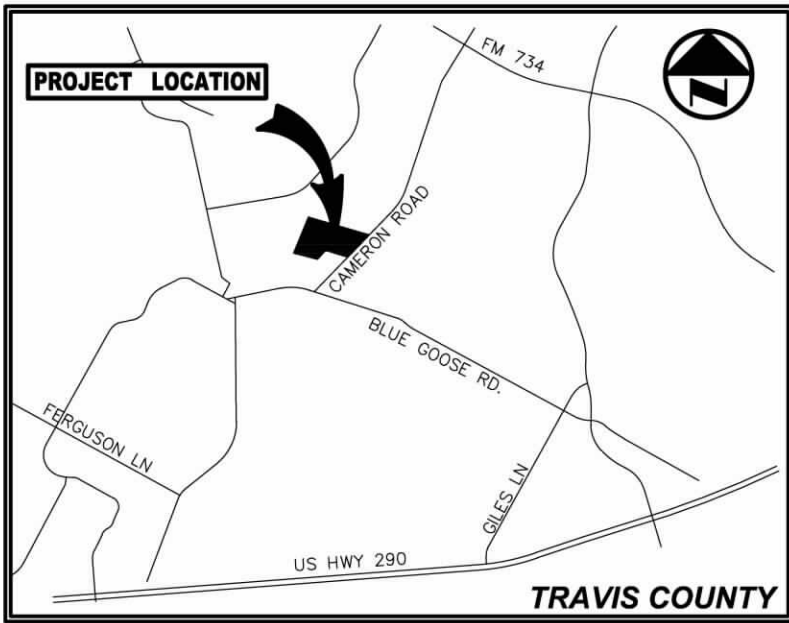
Thomas Land Surveying
a Pacheco Koch company
20329 STATE HWY 249, SUITE 350
HOUSTON, TX 77070 281.883.0103
TX REG. SURVEYING FIRM LS-10045800

DRAWN BY DJS/CBW	CHECKED BY JHT/CBW	SCALE 1"=40'	DATE 06/26/2020	JOB NUMBER 4679-20.318
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CAMERON ROAD AND BLUE GOOSE ROAD BOUNDARY AND TOPOGRAPHIC SURVEY



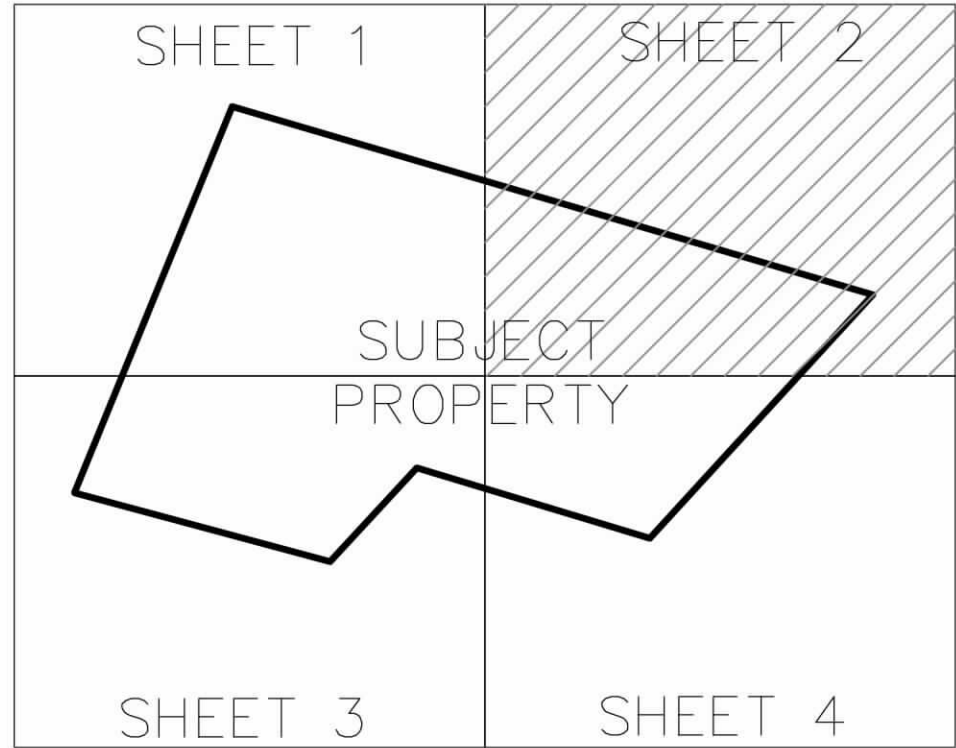
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GRAPHIC SCALE IN FEET
1" = 40'



VICINITY MAP
(NOT TO SCALE)

LEGEND

UBL	UG CABLE MARKER	---	PROPERTY LINE
PH	FIRE HYDRANT	---	EASEMENT LINE
MH	MANHOLE (TYPE UNKNOWN)	---	SETBACK LINE
PP	POWER POLE	-X-	FENCE
PM	METAL UTILITY POLE	---	OVERHEAD UTILITY LINE
SS	SAN. SEWER MANHOLE	---	GUARD RAIL
WV	WATER VALVE	---	STORM DRAIN LINE
P.R.T.C.	PLAT RECORDS	6"W	WATER LINE
TRAVIS COUNTY	TRAVIS COUNTY	6"SS	SANITARY SEWER LINE
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS	---	EXIST. CONTOUR
TRAVIS COUNTY	TRAVIS COUNTY	---	EXIST. SPOT ELEV.
(C.M.)	CONTROLLING MONUMENT	---	EXIST. TOP OF CURB ELEV.
		---	EXIST. GUTTER ELEV.



SHEET 2 OF 5
ALTA/NSPS LAND TITLE SURVEY
28.028 ACRE TRACT
LOCATED IN THE CITY OF AUSTIN, TEXAS
AND BEING OUT OF THE
LUCAS MUNOS SURVEY, ABSTRACT NO. 513,
TRAVIS COUNTY, TEXAS

Thomas Land Surveying
a Pacheco Koch company
20329 STATE HWY 249, SUITE 350
HOUSTON, TX 77070 281.883.0103
TX REG. SURVEYING FIRM LS-10045800

DRAWN BY DJS/CBW	CHECKED BY JHT/CBW	SCALE 1"=40'	DATE 06/26/2020	JOB NUMBER 4679-20.318
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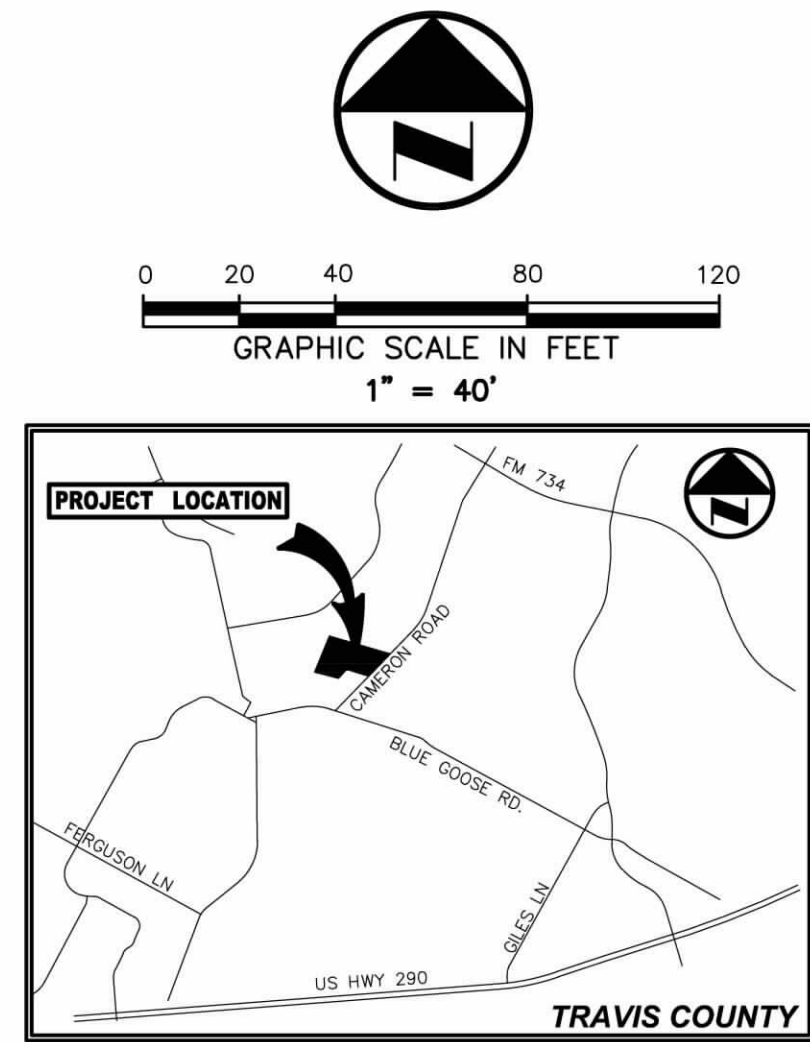
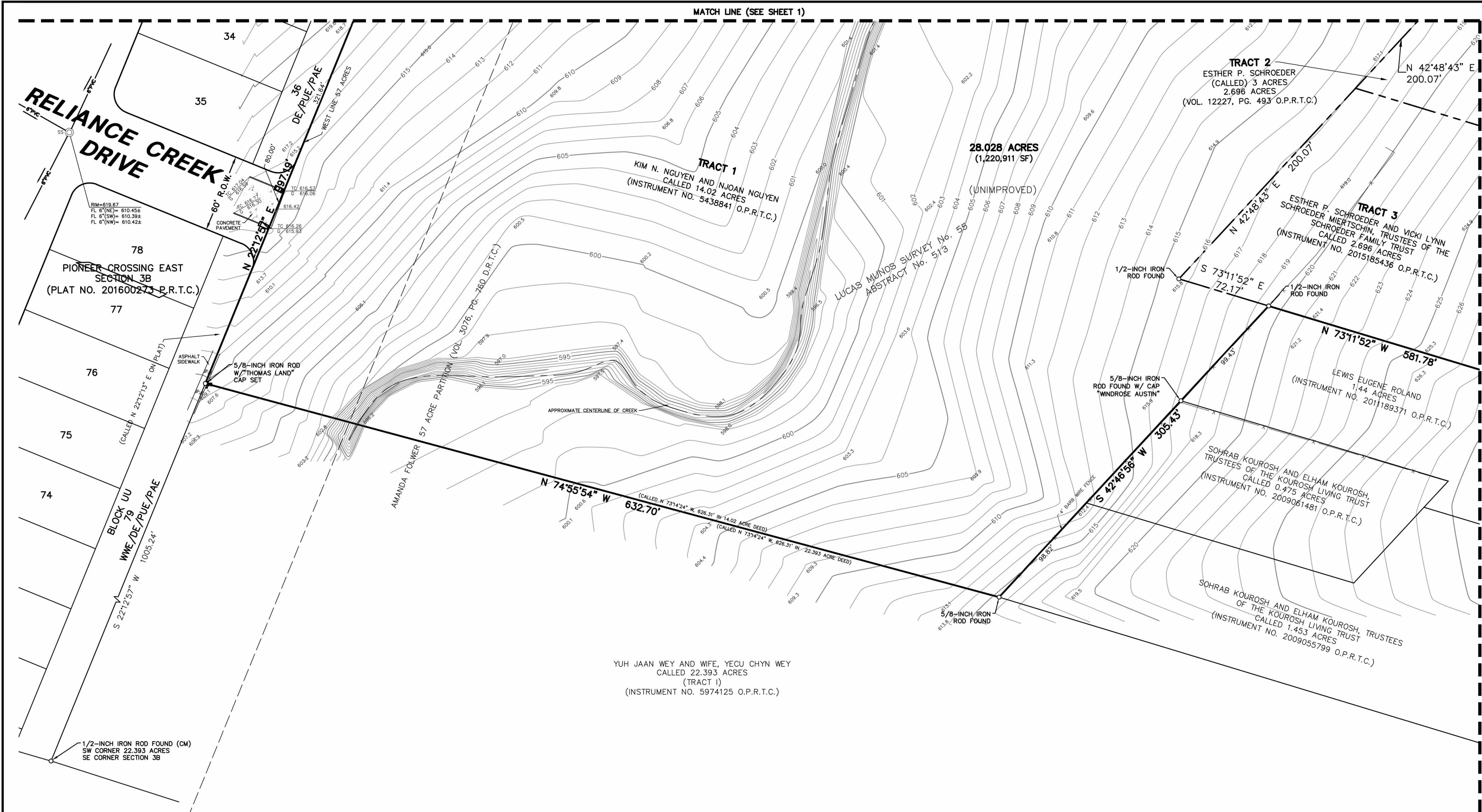
MATCH LINE (SEE SHEET 1)

MATCH LINE (SEE SHEET 4)

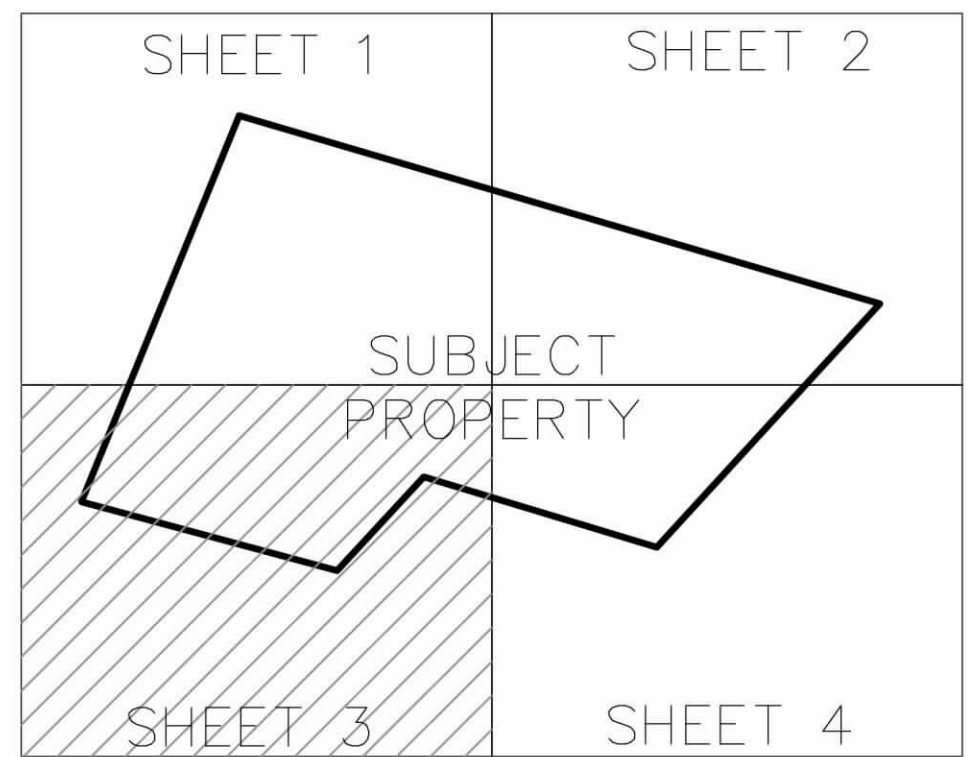
CAMERON ROAD AND BLUE GOOSE ROAD BOUNDARY AND TOPOGRAPHIC SURVEY

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LEGEND	
CBL UG CABLE MARKER	PROPERTY LINE
FH FIRE HYDRANT	EASEMENT LINE
MH MANHOLE (TYPE UNKNOWN)	SETBACK LINE
PP POWER POLE	FENCE
PPM METAL UTILITY POLE	OVERHEAD UTILITY LINE
SS SAN SEWER MANHOLE	GUARD RAIL
WV WATER VALVE	STORM DRAIN LINE
P.R.T.C. PLAT RECORDS	WATER LINE
TRAVIS COUNTY	6\"
OFFICIAL PUBLIC RECORDS	6\"
TRAVIS COUNTY	SANITARY SEWER LINE
(C.M.) CONTROLLING MONUMENT	EXIST. CONTOUR
	612.39 EXIST. SPOT ELEV.
	612.39 EXIST. TOP OF CURB ELEV.
	611.92 EXIST. GUTTER ELEV.



SHEET 3 OF 5
BOUNDARY AND
TOPOGRAPHIC SURVEY
28.028 ACRE TRACT
LOCATED IN THE CITY OF AUSTIN, TEXAS
AND BEING OUT OF THE
LUCAS MUNOS SURVEY, ABSTRACT NO. 513,
TRAVIS COUNTY, TEXAS

Thomas Land Surveying a Pacheco Koch company		20329 STATE HWY 249, SUITE 350 HOUSTON, TX 77070 281.883.0103 TX REG. SURVEYING FIRM LS-10045800	
DRAWN BY DJS/CBW	CHECKED BY JHT/CBW	SCALE 1\"	JOB NUMBER 4679-20.318

CAMERON ROAD AND BLUE GOOSE ROAD BOUNDARY AND TOPOGRAPHIC SURVEY

DESCRIPTION OF PROPERTY SURVEYED - TRACT 1

BEING A 14.02 ACRE TRACT OF LAND OUT OF THE LUCAS MUNOS SURVEY IN TRAVIS COUNTY, TEXAS, SAID 14.02 ACRE TRACT BEING THE SAME TRACT OF LAND CONVEYED TO W. C. HUNTER, JR., BY WARRANTY DEED RECORDED IN VOLUME 10246, PAGE 527 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 14.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET ON THE WEST LINE OF CAMERON ROAD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN ARTHUR STRONG 9.0 ACRE TRACT DESCRIBED AS TRACT 3 IN DEED RECORDED IN VOLUME 3076, PAGE 760, DEED RECORDS OF TRAVIS COUNTY, AND FROM WHICH AN IRON ROD FOUND IN FENCE LINE FOR THE NORTHEAST CORNER OF SAID 9.0 ACRE TRACT BEARS N 4327°06" E, 259.92' (CALL N 44°30' E, 96 VARAS).

THENCE S 44°30'19" W ALONG THE WEST LINE OF CAMERON ROAD AND THE EAST LINE OF SAID 14.02 ACRE HUNTER TRACT FOR A DISTANCE OF 130.11 FEET TO AN IRON ROD SET FOR AN "ELL" CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN CHARLES E. SCHROEDER 3.0 ACRE TRACT RECORDED IN VOLUME 7451, PAGE 97 OF THE DEED RECORDS OF TRAVIS COUNTY, FROM WHICH AN IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID SCHROEDER TRACT BEARS S 44°30'19"W, 200.00 FEET;

THENCE N 71°29'06" W ALONG THE COMMON LINE BETWEEN SAID 14.01 ACRE HUNTER TRACT AND 3.0 ACRE SCHROEDER TRACT FOR A DISTANCE OF 653.36 FEET TO AN IRON ROD SET AT THE NORTHWEST CORNER OF SAID SCHROEDER TRACT FOR AN "ELL" CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 44°30'00" W ALONG THE WEST LINE OF SAID SCHROEDER TRACT, PASSING THE SOUTHWEST CORNER OF SAME AT A DISTANCE OF 200 FEET AND CONTINUING ALONG THE WEST LINE OF THAT CERTAIN 2.696 ACRE C.E. SCHROEDER TRACT RECORDED IN VOLUME 10980, PAGE 404, REAL PROPERTY RECORDS OF TRAVIS COUNTY, FOR A TOTAL DISTANCE OF 400.16 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID C.E. SCHROEDER 2.696 ACRE TRACT FOR AN "ELL" CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 71°24'57" E ALONG THE SOUTH LINE OF SAID 2.696 ACRE TRACT FOR A DISTANCE OF 71.95 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF THAT CERTAIN L.E. ROLAND 1.44 ACRE TRACT RECORDED IN VOLUME 10194, PAGE 983 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR AN "ELL" CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 44°35'23" W ALONG THE WEST LINE OF SAID 1.44 ACRE TRACT AND THE WEST LINE OF THAT CERTAIN F.L. SCOTT 0.50 ACRE TRACT RECORDED IN VOLUME 3913, PAGE 6530, DEED RECORDS OF TRAVIS COUNTY, SAID LINE ALSO BEING THE WEST LINE OF THAT CERTAIN 1.16 ACRE A. FOWLER, JR. TRACT RECORDED IN VOLUME 4760, PAGE 922, DEED RECORDS OF TRAVIS COUNTY, FOR A TOTAL DISTANCE OF 306.04 FEET (CALL S 44°30' W, 306.07) TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1.16 ACRE FOWLER TRACT, SAME BEING IN THE NORTH LINE OF THAT CERTAIN 24.0 ACRE TRACT DESCRIBED AS TRACT NO. 1 BY PARTITION DEED TO EFFIE WILLIAMS RECORDED IN VOLUME 3076, PAGE 760, DEED RECORDS OF TRAVIS COUNTY, SAID IRON ROD ALSO BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 73°14'24" W ALONG THE NORTH LINE OF SAID 24 ACRE TRACT FOR A DISTANCE OF 626.31 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 24 ACRE TRACT AND ON THE EAST LINE OF THAT CERTAIN AUSTIN JORDAN CROSSING PARTNERSHIP TRACT RECORDED IN VOLUME 12122, PAGE 2946, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE N 23°38'28" E ALONG THE COMMON LINE OF SAID AUSTIN—JOURNAL CROSSING PARTNERSHIP TRACT AND THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 747.96 FEET (CALL 747.77") TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED ARTHUR STRONG 9 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND FROM WHICH AN IRON PIPE FOUND IN FENCE LINE FOR THE NORTHWEST CORNER OF SAID 9.0 ACRE TRACT BEARS N 24°01'33" E, 249.62 FEET (CALL N 25° E, 90 VARAS);

THENCE S 72°28'03" E ALONG THE COMMON LINE OF SAID 9.0 ACRE STRONG TRACT AND SAID 14.01 ACRE HUNTER TRACT FOR A DISTANCE OF 1507.69 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 14.02 ACRES OF LAND.

NOTES - TRACT 1

- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by First American Title Insurance Company, GF No. NCS-1013957-1-INDY, effective date May 15, 2020, issued June 1, 2020.

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS - TRACT 1

- 10f. That certain easement and right-of-way for electric lines and systems, and telephone lines granted to City of Austin, recorded on May 1, 1969 in Volume 2041, Page 229 of the Deed Records of Travis County, Texas, does not appear to affect the subject property.

DESCRIPTION OF PROPERTY SURVEYED - TRACT 2

A PARCEL OF LAND CONTAINING 3 ACRES OUT OF THAT CERTAIN 24 ACRES OUT OF THE 57 ACRE AMANDA FOWLER TRACT, A PART OF THE LUCAS MUNOS SURVEY IN TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE IN THE NORTHWEST LINE OF A BLACK TOP ROAD, SAID IRON PIPE BEING NORTH 44° 30' EAST 506 FEET FROM THE MOST SOUTHERLY CORNER OF SAID 24 ACRE PARCEL FOR THE SOUTH CORNER OF THIS PARCEL;

THENCE NORTH 71° 30' WEST 653.4 FEET TO AN IRON PIPE FOR THE WEST CORNER OF THIS PARCEL;

THENCE NORTH 44° 30' EAST 200 FEET TO A POINT FOR THE NORTH CORNER OF THIS PARCEL;

THENCE SOUTH 71° 30' EAST 653.4 FEET TO A POINT IN THE SAID NORTHWEST LINE OF THE BLACK TOP ROAD FOR THE EAST CORNER OF THIS PARCEL;

THENCE ALONG THE SAID NORTHWEST LINE OF THE BLACK TOP ROAD SOUTH 44° WEST 200 FEET TO THE PLACE OF BEGINNING.

NOTES - TRACT 2

- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by First American Title Insurance Company, GF No. NCS-1013957-2-INDY, effective date May 19, 2020, issued June 3, 2020.

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS - TRACT 2

- 10g. That certain easement and right-of-way for electric lines and systems, and telephone lines granted to City of Austin, recorded on May 1, 1969 in Volume 2041, Page 229 of the Deed Records of Travis County, Texas, does not appear to affect the subject property.

DESCRIPTION OF PROPERTY SURVEYED - TRACT 3

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE LUCAS MUNOS SURVEY, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS AND BEING A PART OF A CERTAIN CALLED 24 ACRE TRACT AS DESCRIBED IN A DEED TO ANDREW FOWLER OF RECORD IN VOL. 3076, PAGE 760 OF THE DEED RECORDS OF SAID COUNTY AND THIS TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL PIN SET IN THE SOUTHEAST LINE OF SAID 24 ACRE TRACT AND ALSO BEING IN THE NORTHWEST LINE OF A COUNTRY ROAD KNOWN AS CAMERON RD. WHICH BEARS NORTH 44° 30' EAST A DISTANCE OF 306.36 FT. FROM THE SOUTHEAST MOST EASTERN CORNER OF SAID 24 ACRE TRACT;

THENCE N. 71° 30' 23" W, A DISTANCE OF 653.51 FT. TO A STEEL PIN FOUND FOR CORNER;

THENCE N. 44° 28' 47" E, A DISTANCE OF 199.86 FT. TO A STEEL PIN FOUND FOR CORNER;

THENCE S. 71° 30' 53" E, A DISTANCE OF 653.63 FT. TO A STEEL PIN FOUND FOR CORNER IN THE SOUTHEAST LINE OF SAID 24 ACRE TRACT AND ALSO BEING IN THE NORTHWEST LINE OF SAID ROAD;

THENCE S. 44° 30' W, ALONG SAID COMMON LINE A DISTANCE OF 200 FT. TO THE PLACE OF BEGINNING AND CONTAINING 2.696 ACRES OF LAND MORE OR LESS AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO MID STATE HOMES INC. OF RECORD IN VOL. 4407, PAGE 1594 OF THE DEED RECORDS OF SAID COUNTY.

NOTES - TRACT 3

- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by First American Title Insurance Company, GF No. NCS-1013957-3-INDY, effective date May 19, 2020, issued June 5, 2020.

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS - TRACT 3

- 10g. That certain easement and right-of-way for electric lines and systems, and telephone lines granted to City of Austin, recorded on May 1, 1969 in Volume 2041, Page 229 of the Deed Records of Travis County, Texas, does not appear to affect the subject property.

DESCRIPTION OF PROPERTY SURVEYED - TRACT 4

DESCRIPTION OF 8.587 ACRES "TRACT 1", MORE OR LESS, OF LAND AREA IN THE LUCAS MUNOS SURVEY, NO. 55, ABSTRACT NO. 513, IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN DEED DATED SEPTEMBER 30, 2013 FROM YVETTE LACY, TO HEIGHTS PROPERTY MANAGEMENT, LLC, AS RECORDED IN DOCUMENT NO. 2013190950, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING THAT SAME TRACT OF LAND DESCRIBED AS THE THIRD TRACT IN A PARTITION DEED DATED, NOVEMBER 1, 1965 FROM ANDREW FOWLER, ET AL, TO ARTHUR STRONG, ET AL, AS RECORDED IN VOLUME 3076, PAGE 760, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID DEED PARTITIONING THAT TRACT OF LAND REFERRED TO THEREIN AS THE 57 ACRE AMANDA FOWLER TRACT, SAID 57 ACRE AMANDA FOWLER TRACT BEING COMPOSED OF THAT 30 ½ ACRE TRACT OF LAND DESCRIBED IN A DEED DATED MARCH 16, 1949 FROM CHARLES D. MADISON, ADMINISTRATOR OF THE ESTATE OF H.V. MADISON, TO WILL FOWLER AND AMANDA FOWLER, AS RECORDED IN VOLUME 947, PAGE 265, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT 27.5 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED DECEMBER 27, 1943 FROM WILLIAM B. MADISON, ET UX, TO WILL FOWLER AND AMANDA FOWLER, AS RECORDED IN VOLUME 724, PAGE 621, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" iron rod found in the apparent northwest line of Cameron Road, for the apparent south corner of the aforementioned Heights Property Management Tract, same being the apparent east corner of the 14.02 acre tract of land described in a deed dated November 23, 1994 from Curtis A. Friedland, I.e. Kim N. Nguyen, et al ux, as recorded in Volume 12322, Page 976, Real Property Records of Travis County, Texas and being the south corner of the herein described tract of land;

THENCE leaving the PLACE OF BEGINNING and Cameron Road, with the common line of the Heights Property Management Tract and the aforementioned Nguyen Tract, N 72°28'03" W [Bearing Bases (12322/976)] 1507.50 feet to a ½" iron rod found for the west corner as described of the Heights Property Management Tract, same also being the apparent north corner as described of the Nguyen Tract, also being the same corner of a 0.018 acre tract of land described on an even date, from which a ½" iron rod with an orange plastic cap marked "RPLS 4267" set in the apparent west line of the aforementioned 57 acre Amanda Fowler Tract, same being the east line of Lot 1, Block FFF, of Pioneer Crossing East Section 4, a subdivision of record in Document No. 200400143, Official Public Records of Travis County, Texas, for the west corner of said 0.018 acre tract of land, bears N 72°28'03" W, 2.34 feet;

THENCE leaving the Nguyen Tract and crossing the 57 acre Amanda Fowler Tract with the line of the Heights Property Management Tract, N 24°22'45" E 250.49 feet to a 3/8" iron rod found for the apparent north corner, as described, of the Heights Property Management Tract, same being the apparent west corner, as described, of that 5.412 acre tract of land described in deed dated October 16, 1959 from Mrs. J. Will Jones, Independent Executrices of the will of D.C. Madison, deceased, to Myrtis D. Madison Allen, as recorded in Volume 2129, Page 476, Deed Records of Travis County, Texas, from which, a ½" iron rod with an orange plastic cap marked "RPLS 4267" set in the apparent east line of Taback Drive, a public road right of way dedicated by the plat of said Pioneer Crossing East Section 4, for the apparent north corner of the 57 acre Amanda Fowler Tract, same being the apparent west corner of that 27.5 acre Tract of land described in that deed dated December 26, 1935 from Eugene Giles, Independent Executor of the estate of Mrs. Ophelia Madison, et al, to D.C. Madison, as recorded in Volume 643, Page 466, Deed Records of Travis County, Texas, bears N 71°55'00" W, 4.14 feet;

THENCE with the common line of the Heights Property Management Tract and the aforereferenced Allen Tract, S 71°55'00" E 1591.65 feet to a 3/8" iron rod found in the apparent northwest line of Cameron Road, for the apparent east corner of the Heights Property Management Tract, same being the apparent south corner of the Madison Tract, and being the east corner of the herein described tract of land;

THENCE leaving the Allen Tract, with the common line of Cameron Road and the Heights Property Management Tract, S 43°33'00" W 250.74 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 8.587 acres, more or less, of land area, as described from record information and measurements made on the ground on January 7, 2014 by McMinn Land Surveying Company of Austin, Texas.

"TRACT 2": 0.018 ACRES OF LAND, MORE OR LESS, OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, IN TRAVIS COUNTY, TEXAS, AND BEING A PART OF THE 57 ACRE TRACT DESCRIBED IN PARTITION DEEDDATED NOVEMBER 1, 1965, AND RECORDED IN VOLUME 3076, PAGE 760, OF THE DEED RECORDS OF TRAVISCOUNTY, TEXAS, AND BEING THE SAME PROPERTY AS CONVEYED TO YVETTE LACY, TO HEIGHTS PROPERTYMANAGEMENT, LLC IN DOCUMENT NUMBER 2013190950 OF THE OFFICIAL PUBLIC RECORDS OF TRAVISCOUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

DESCRIPTION OF 0.018 ACRE MORE OR LESS, OF LAND AREA IN THE LUCAS MUNOS SURVEY NO. 55,ABSTRACT NO. 513, IN TRAVIS COUNTY, TEXAS, BEING AN APPARENT PORTION OF THAT TRACT OF LANDREFERRED TO AS THE 57 ACRE AMANDA FOWLER TRACT IN THAT PARTITION DEED DATED, NOVEMBER 1, 1965 FROM ANDREW FOWLER, ET AL., TO ARTHUR STRONG, ET ALIUS, AS RECORDED IN VOLUME 3076, PAGE 760, DEED RECORDS OF TRAVIS COUNTY, TEXAS, MORE SPECIFICALLY BEING AN APPARENT PORTION OF THAT 30 ½ ACRE TRACT OF LAND DESCRIBED IN A DEED DATED MARCH 16, 1949 FROM CHARLES D. MADISON, ADMINISTRATOR OF THE ESTATE OF H.V. MADISON, TO WILL FOWLER AND AMANDA A FOWLER, AS RECORDED IN VOLUME 947, PAGE 265, DEED RECORDS OF TRAVIS COUNTY, TEXAS, IT IS THE OPINION OF THIS SURVEYOR THAT THE HEREIN DESCRIBED TRACT WAS INTENDED TO BE A PORTION OF THAT TRACT OF LAND DESCRIBED AS THE THIRD TRACT IN SAID PARTITION DEED, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED DATED SEPTEMBER 30, 2013 FROM YVETTE LACY, TO HEIGHTS PROPERTY MANAGEMENT, LLC, AS RECORDED IN DOCUMENT NO. 2013190950, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND FOR THE WEST CORNER AS DESCRIBED IN THE AFOREREFERENCED HEIGHTS PROPERTY MANAGEMENT TRACT DEED, SAME ALSO BEING THE APPARENT NORTH CORNER OF THAT 14.02 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED NOVEMBER 23, 1994 FROM CURTIS A. FRIEDLAND, TO KIM H. NGUYEN, ET ALIUS, AS RECORDED IN VOLUME 12322, PAGE 976, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE LEAVING THE PLACE OF BEGINNING, THE DESCRIBED HEIGHTS PROPERTY MANAGEMENT TRACT AND THE AFOREREFERENCED DESCRIBED NGUYEN TRACT, WITH AN EXTENSION OF THE COMMON LINE

THEREOF, N 72°28' 03"W 2.34 FEET TO A ½" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "RPLS 4267" SET IN THE APPARENT WEST LINE OF THE AFOREREFERENCED 57 ACRE AMANDA FOWLER TRACT, SAME BEING THE EAST LINE OF LOT 1, BLOCK FFF, OF PIONEER CROSSING EAST SECTION 4, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200100141, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE COMMON LINE OF THE 57 ACRE AMANDA FOWLER TRACT AND PIONEER CROSSING EASTSECTION 4, N23°58'15"E 250.32 FEET TO A ½" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "RPLS 4267" SET FOR THE APPARENT NORTH CORNER OF THE 57 ACRE AMANDA FOWLER TRACT, SAME BEING THE APPARENT WEST CORNER OF THAT 27.5 ACRE TRACT OF LAND DESCRIBED IN THAT DEED DATED DECEMBER 26, 1935 FROM EUGENE GILES, INDEPENDENT EXECUTOR OF THE ESTATE OF MRS. OPHELIA MADISON, ET AL; TO D.C. MADISON, AS RECORDED IN VOLUME 643, PAGE 466, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE LEAVING PIONEER CROSSING SECTION 4, WITH AND EXTENSION OF THE COMMON LINE OF THE HEIGHTS PROPERTY MANAGEMENT TRACT AND THAT 5.412 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED OCTOBER 16, 1959 FROM MRS. J. WILL JONES, INDEPENDENT EXECUTRICES OF THE WILL OF D.C. MADISON, DECEASED, TO MYRTIS D. MADISON ALLEN, AS RECORDED IN VOLUME 2129, PAGE 476, DEED RECORDS OF TRAVIS COUNTY, TEXAS, S 71°55'00" E 4.14 FEET TO A 3/8" IRON ROD FOUND FOR THE APPARENT NORTH CORNER, AS DESCRIBED, OF THE HEIGHTS PROPERTY MANAGEMENT TRACT, SAME BEING THE APPARENT WEST, AS DESCRIBED, CORNER AS DESCRIBED, OF SAID MADISON TRACT AND BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE LEAVING THE AFOREREFERENCED ALLEN TRACT, AND ENTERING THE 57 ACRE AMANDA FOWLER TRACT, S24°22'45"W 250.49 FEET TO THE PLACE OF BEGINNING. THERE ARE CONTAINED WITHIN THESE METES AND BOUNDS, 0.018 ACRES, MORE OR LESS

NOTES - TRACT 4

- This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by First American Title Insurance Company, GF No. NCS-1013957-3-INDY, effective date May 28, 2020, issued June 10, 2020.

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS - TRACT 4

- 10g. That certain easement and right-of-way for electric lines and systems, and telephone lines granted to City of Austin, recorded on May 1, 1969 in Volume 2041, Page 229 of the Deed Records of Travis County, Texas, does not appear to affect the subject property.

- 10h. This property is subject to an electric distribution and electric telecommunications lines and systems easement recorded on December 8, 2017 in County Clerk's File No. 2017193897 of the Official Public Records of Travis County, Texas, as shown hereon.

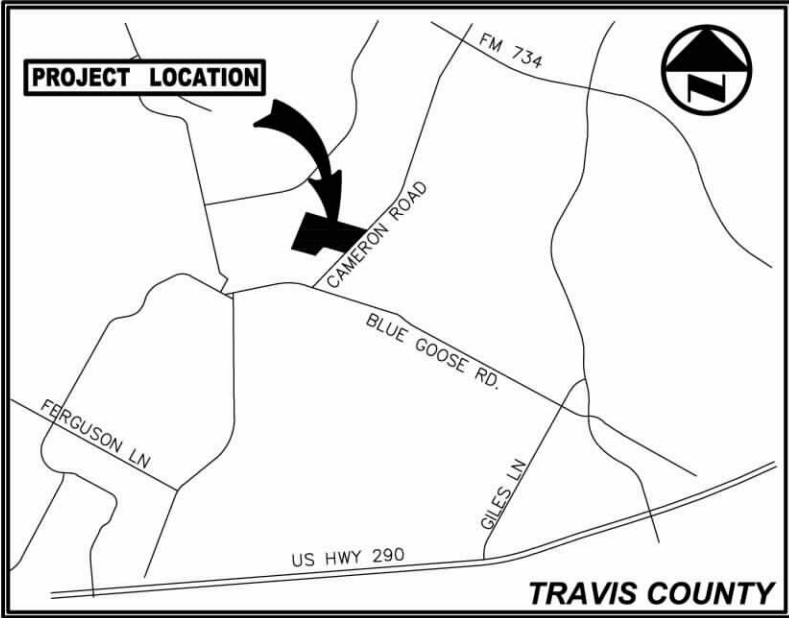
- 10i. This property is subject to a drainage easement recorded on January 23, 2018 in County Clerk's File No. 2018010219 of the Official Public Records of Travis County, Texas, as shown hereon.

- 10j. This property is subject to a drainage easement recorded on January 23, 2018 in County Clerk's File No. 2018010220 of the Official Public Records of Travis County, Texas, as shown hereon.

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), Central Zone 4204, based on observations made on June 18, 2020 with a combined scale factor of 0.999944495578.
- Vertical data for this project are based on Texas State Plane Coordinate System, Central Zone, NAD 83 datum and were determined by using a Trimble R6 VRS Network GPS.
- This topographic map and the survey upon which it is based have been prepared and performed in accordance with the United States National Map Accuracy Standards for vertical accuracy.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Travis County, Texas and Incorporated Areas, Map No. 48453C0460K, Community-Panel No. 481026 0460 K, Revised Date: January 6, 2016. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" — Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Underground utilities have been located and/or shown on this survey based on visible and apparent above ground evidence, as shown hereon.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- Square footage totals shown hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- The surveyor did not observe evidence of recent earth moving work, building construction or building additions at the time of this survey.
- The surveyor did not observe evidence of proposed changes in street right of way lines, recent street or sidewalk construction or repairs at the time of this survey.
- The surveyor did not observe evidence of wetland delineation markers on the ground at the time of this survey.
- The surveyor's Professional Liability Insurance policy is in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.



VICINITY MAP (NOT TO SCALE)

DESCRIPTION OF PROPERTY SURVEYED

Fieldnotes for 28.028 acres of land in the Lucas Munos Survey No. 55, Abstract No. 513 in Travis County, Texas, being out of and a part of that certain 57 acre tract of land conveyed to Amanda Fowler and described in partition deed recorded in Volume 3076, Page 760 of the Deed Records of Travis County, and being comprised of that certain (called) 14.02 acre tract of land conveyed to Kim M. Nguyen and Nipan Nguyen, that certain (called) 2.696 acre tract of land conveyed to Esther P. Schroeder, that certain (called 2.696 acre tract of lands conveyed to Esther P. Schroeder and Vicki Lynn Schroeder Mierschinsky, Trustees of the Trustees of the Schroeder Family Trust, and that certain (called) 8.587 acre tract land "Tract 1" and that certain 0.018 acre tract of land "Tract 2" conveyed to Esther P. Schroeder, et al, all being described deeds recorded under County Clerk's File No(s). 5438841, 5831830, 2015185436 and 2018048840, respectively, of the Official Public Records of Travis County, said 28.028 acres of land being more particularly described by metes and bounds, based on the Texas State Plane Coordinate System, Central Zone, as follows:

BEGINNING at a 3/8 inch iron rod found in the Northwest line of Cameron Road marking the most Easterly or Northeast corner of the said 57 acre tract (residue), the said 8.587 acre tract and the herein described tract, said point also being the most Southerly or Southeast corner of that certain 5.39 acre tract of land conveyed to Stephen A. Madison, as Trustee of T.H.E. Madison Living Trust, as described in deed recorded under County Clerk's File No. 2016206925 of the said Official Public Records;

Thence, South 42°29'46" West with the Northwest line of said Cameron Road and the Southeast line of the said 8.587 acre tract, at 259.74 feet (called) passing the most Southerly or Southeast corner of the said 8.587 acre tract and the most Easterly or Northeast corner of the said 14.02 acre tract, at 389.85 feet (called) passing the most Easterly Southeast corner of the said 14.02 acre tract and the most Easterly or Northeast corner of the said Esther P. Schroeder 2.696 acre tract, at 589.85 feet (called) passing the most Southerly or Southeast corner of the said Esther P. Schroeder 2.696 acre tract (residue), the said 8.587 acre tract and the herein described tract, said point also being the most Southerly or Southeast corner of the said 1.44 acre tract and the most Easterly Southeast corner of the herein described tract, said point also being the most Easterly or Northeast corner of that certain 3.00 acre tract of land conveyed to Esther P. Schroeder, as described in deed recorded in Volume 12227, Page 493 of the said Official Public Records;

Thence, North 73°11'32" West with the Northerly line of the said 3.00 acre tract and the Southerly line of the said Esther P. Schroeder, et al 2.696 acre tract, at XXX feet passing the Northeast corner of the said 1.44 acre tract of land conveyed to Lewis Eugene Roland, as described in deed recorded under County Clerk's File No. 2011189371 of the said Official Public Records, and continuing in all, a total distance of 581.78 feet to a 1/2 inch iron rod found marking the most Northerly or Northwest corner of the said 1.44 acre tract and an interior ell corner of the herein described tract, said point being an exterior ell corner (in the Southeast line) of the said 14.02 acre tract, from which point, a 1/2 inch iron rod found marking the most Westerly or Southwest corner of the said Esther P. Schroeder, et al 2.696 acre tract bears North 73°11'52" West, 72.17 feet;

Thence, South 42°46'56" West with the Northwest line of the said 1.44 acre tract and the Southeast line of the said 0.02 acre tract, at 99 feet (called) passing the most Westerly or Southwest corner of the said 1.44 acre tract and the most Northerly or Northwest corner of that certain 0.475 acre tract of land conveyed to Sohrab Kourash and Elham Kourash, Trustees of the Kourash Living Trust, as described in deed recorded under County Clerk's File No. 2009081481 of the said Official Public Records, at 206.05 feet (called) passing the most Westerly or Southwest corner of the said 0.475 acre tract and the most Northerly or Northwest corner of that certain 1.453 acre tract of land conveyed to Sohrab Kourash and Elham Kourash, Trustees of the Kourash Living Trust, as described in deed recorded under County Clerk's File No. 2009035799 of the said Official Public Records, and continuing in all, a total distance of 305.43 feet to a 5/8 inch iron rod found marking an exterior ell corner of the herein described tract, said point being the most Southerly Southeast corner of the said 14.02 acre tract, said point being the most Westerly or Southwest corner of the said 1.453 acre tract, said point also being in the Northerly line of that certain 22.393 acre tract of land conveyed to Yuh Joan Wey and wife, Yecu Chyn Wey, and described as "Tract 1" in deed recorded under County Clerk's File No. 5974125 of the said Official Public Records;

Thence, North 74°55'54" West with the Northerly line of the said 22.393 acre tract and the Southerly line of the said 14.02 acre tract, at 626.31 feet (called) passing the most Westerly or Southwest corner of the said 14.02 acre tract and the most Northerly or Northwest corner of the said 22.393 acre tract, and continuing in all, a total distance of 632.70 feet to a 5/8 inch iron rod with cap set in the Westerly line of the aforesaid 57 acre tract for the most Westerly or Southwest corner of the herein described tract, said point also being in the Easterly line of Lot 79, Block UU of Pioneer Crossing East, Section 38, the map or plat thereof recorded in Document No. 201600273 of the Plat Records of Travis County, from which point, a 1/2 inch iron rod (control monument) found marking the most Westerly or Southwest corner of the said 22.03 acre tract and the common most Southerly or Southeast corner of said Section 38 bears South 22°12'57" West, 1005.24 feet;

Thence, North 22°12'57" East with the Easterly line of said Lot 79 and the Westerly line of the said 57 acre tract, at XXX feet passing the Northeast corner of said Lot 79 and the Southeast corner of Reliance Creek Drive, at XXX feet passing the Northeast corner of said Reliance Creek Drive and the Southeast corner of Lot 36, Block FFF of said Section 38, at XXX passing the Northeast corner of said Section 38 and the Southeast corner of Lot 1, Block FFF of Pioneer Crossing East, Section 4, the map or plat thereof recorded in Document No. 200400141 of the said Plat Records, at 746.2X feet passing the Southwest corner of the aforesaid 0.018 acre tract, at XXX passing the Northeast corner of said Lot 1 and the most Southerly or Southeast corner of Taebaek Drive, and continuing in all, a total distance of 997.19 feet to a 1/2 inch iron rod (control monument) found marking the most Northerly or Northwest corner of the said 57 acre tract, the said 0.018 acre tract and the herein described tract, said point also being the most Westerly or Southwest corner of the aforesaid 5.39 acre tract;

Thence, South 73°73'38'09" East with the Southerly line of the said 5.39 acre tract, and with the Northerly line of the said 57 acre tract and the said 0.018 acre tract, 3.3 feet (called 4.1 feet) passing a 1/2 inch iron rod found marking the most Easterly or Northeast corner of the said 0.018 acre tract and the most Northerly or Northwest corner of the aforesaid 8.587 acre tract, and continuing in all, a total distance of 1596.16 feet to the PLACE OF BEGINNING and containing 28.028 acres or 1,220,911 square feet of land, more or less.

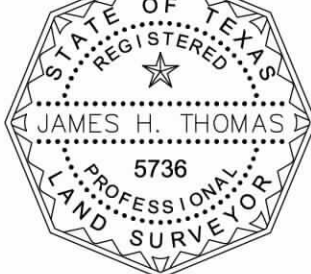
SURVEYOR'S CERTIFICATE

To: Herman & Kittle Properties, INC.;
First American Title Insurance Company, and
Bureau Veritas:

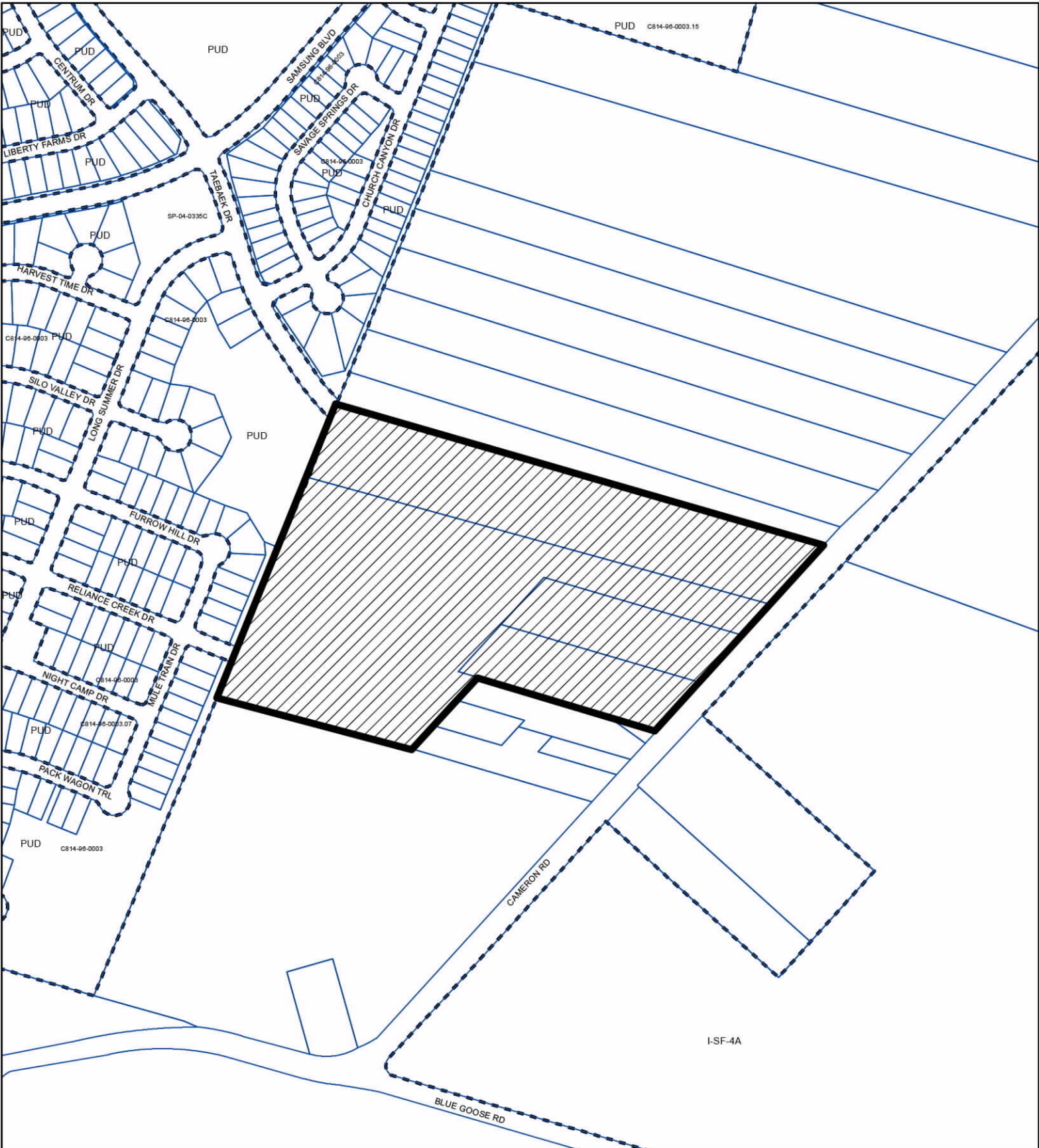
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on June 18, 2020.

Date of Plat or Map: June 26, 2020.

James H. Thomas
Registered Professional Land Surveyor
No. 5736
jthomas@pkce.com
www.pkce.com



SHEET 5 OF 5
ALTA/NSPS LAND TITLE SURVEY
28.028 ACRE TRACT
LOCATED IN THE CITY OF AUSTIN, TEXAS
AND BEING OUT OF THE
LUCAS MUNOS SURVEY, ABSTRACT NO. 513,
TRAVIS COUNTY, TEXAS



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0016

Exhibit B

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

Created: 2/12/2021