



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

Office: 512-443-1724
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3500 McCall Lane
Austin, Texas 78744

**CERTIFIED TRUE AND CORRECT
COPY OF THE ORIGINAL DOCUMENT**

**6.982 ACRES
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 6.982 ACRES (APPROX. 304,125 SQ. FT) IN THE ALEXANDER DUNLAP SURVEY NO. 805, ABSTRACT NO. 224, BEING A PORTION OF A 9.58 ACRE TRACT CONVEYED TO PARKE PROPERTIES I, LP, IN A SPECIAL WARRANTY DATED DECEMBER 31, 1997, AND FILED UNDER DOCUMENT NO. 2000092411 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.982 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "MWM" cap found in the south right-of-way line of Vista Parke Drive (80' right-of-way width) for the north corner of said 9.58 acre tract, and for a southeast corner of a 43.843 acre tract conveyed to Travis County and described in Document No. 2003292304 of the Official Public Records of Travis County, Texas, from which, a 1/2" rebar found in said right-of-way line for a northeast corner of said 43.843 acres bears along a curve to the right, having a radius of 1105.00 feet, a delta angle of 35°58'33", an arc length of 693.82 feet, and a chord which bears North 25°49'39" West, a distance of 682.48 feet;

THENCE with the south right-of-way line of Vista Parke Drive, and the north line of the 9.58 acres, along a curve to the left, having a radius of 1105.00 feet, a delta angle of 21°06'49", an arc length of 407.20 feet, and a chord which bears South 54°22'49" East, a distance of 404.90 feet to a 1/2" rebar with "Chaparral" cap set for the northwest corner of a 1.700 acre tract conveyed to Travis County and described in Document No. 2014027505 of the Official Public Records of Travis County, Texas, from which, a type II brass disk found in the south right-of-way line of Vista Parke Drive, and the north line of said 1.700 acres bears along a curve to the left, having a radius of 1105.00 feet, a delta angle of 06°56'32", an arc length of 133.89 feet, and a chord which bears South 68°24'11" East, a distance of 133.81 feet;

THENCE crossing the 9.58 acre tract, same being the west line of the 1.700 acres, a curve to the left, having a radius of 363.00 feet, a delta angle of 62°57'24", an arc length of 398.87 feet, and a chord which bears South 01°30'37" East, a distance of 379.10 feet to a Mag nail with "Chaparral" washer set in the north line of a 96.619 acre tract conveyed to Travis County and described in Document No. 2003292304 of the Official Public Records of Travis County, being in the south line of the 9.58 acre tract, for the southwest corner of the 1.700 acres, from which, a 1/2" rebar found for an angle point in the south line of the 1.700 acres, and the north line of said 96.619 acres bears North 63°06'27" East, a distance of 192.87 feet;

Exhibit A

THENCE with the south line of the 9.58 acres, and the north line of the 96.619 acres the following two (2) courses and distances:

1. South 63°06'27" West, a distance of 169.44 feet to a 1/2" rebar found;
2. South 86°52'18" West, a distance of 173.88 feet to a 1/2" rebar with "Chaparral" cap set in the north line of the 96.619 acres, for a southwest corner of the 6.982 acres, same being a southeast corner of a 0.900 acre tract conveyed to Travis County and described in Document No. 2014027505 of the Official Public Records of Travis County, Texas;

THENCE crossing the 9.58 acre tract, with the northeast line of the 0.900 acres the following eight (8) courses and distances:

1. North 01°50'23" East, a distance of 38.32 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 75°50'12" West, a distance of 115.84 feet to a Mag nail with "Chaparral" washer set;
3. North 71°27'37" West, a distance of 117.45 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 60°59'52" West, a distance of 83.01 feet to a calculated point;
5. North 12°16'50" East, a distance of 51.80 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 14°52'22" West, a distance of 97.91 feet to a cotton spindle with "Chaparral" washer set;
7. North 00°12'17" West, a distance of 86.93 feet to a 1/2" rebar with "Chaparral" cap set;
8. North 34°37'06" West, a distance of 6.32 feet to a 1/2" rebar with "Chaparral" cap set in the east line of the 43.843 acre tract, being in the west line of the 9.58 acre tract, same being the north corner of the 0.900 acres, from which, a 1/2" rebar with "MWM" cap found for an angle point in the east line of the 43.843 acres, and the west line of the 0.900 acres bears South 13°05'06" West, a distance of 96.79 feet;

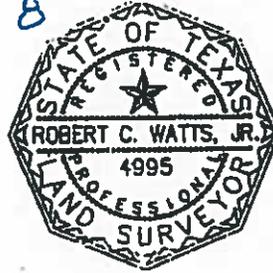
THENCE with the west line of the 9.58 acres, and the east line of the 43.843 acres, the following two (2) courses and distances:

1. North 13°05'06" East, a distance of 43.10 feet to a 1/2" rebar with "Chaparral" cap set;

2. North $46^{\circ}10'19''$ East, a distance of 400.45 feet to the **POINT OF BEGINNING**, containing an area of 6.982 acres, more or less.

Surveyed on the ground May 18, 2018. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone. Attachments: Survey Drawing No. 163-002-BASE

RCW
Robert C. Watts, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 4995
T.B.P.L.S. Firm No. 10124500



VISTA PARKE SUBDIVISION

1. THE CITY OF AUSTIN HAS REVIEWED THE SUBDIVISION MAP AND ASSURES THAT THE SUBDIVISION MAP IS IN ACCORDANCE WITH THE CITY OF AUSTIN SUBDIVISION MAP ACT AND THE CITY OF AUSTIN SUBDIVISION MAP ACT.

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4. BY APPROVING THIS PLAN, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY PUBLIC UTILITY OR TO PROVIDE ANY OTHER PUBLIC UTILITY OR TO PROVIDE ANY OTHER PUBLIC UTILITY.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN THE USE OF DRAINAGE FACILITIES ON OTHER APPROVED METHODS.
6. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
7. DRAINAGE/SEWERIZATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
8. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
10. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OR HIS/HER ASSIGNS.
11. FACILITIES FOR CITY-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL LOTS IN THIS SUBDIVISION.
12. ALL STREETS, DRAINAGE, SEWERLINES, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
13. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
14. WATER QUALITY CONTROLS ARE REQUIRED PURSUANT TO ORDINANCE 84 0308-4.
15. IMPERVIOUS COVER IS LIMITED PURSUANT TO ORDINANCE 84 0308-4.
16. JOINT USE AGREEMENTS SHALL BE PROVIDED PURSUANT TO ORDINANCE 84 0308-4.
17. DRIVEWAY GRADES SHALL BE LIMITED PURSUANT TO ORDINANCE 84 0308-4.
18. THIS PROJECT SHALL BE DEVELOPED PURSUANT TO ORDINANCE 84 0308-4.
19. PUBLIC SEWERLINES ALONG VISTA PARKE DRIVE ARE REQUIRED TO BE CONSTRUCTED AT THE TIME OF SITE PLAN APPROVAL. FAILURE TO CONSTRUCT THE REQUIRED SEWERLINES MAY RESULT IN THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE CONCERNING BODY OR UTILITY COMPANY.
20. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND AGREES THAT THE CITY OF AUSTIN DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION EXPENSE. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

SAVANT'S CERTIFICATION
 I, ROBERT G. MATIS, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING. THE SURVEYING RELATED INFORMATION CONTAINED HEREIN WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION IN JUNE, 2018.



ROBERT G. MATIS, JR., R.P.L.S. 1885
 SURVEYING PROFESSIONAL LAND SURVEYING, INC.
 3500 MACCALL LANE
 AUSTIN, TEXAS 78744
 (512) 443-1724

ENGINEER'S CERTIFICATION
 I, ALEX CHARRLE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING. THE ENGINEERING RELATED INFORMATION CONTAINED HEREIN WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION IN JUNE, 2018, AS AUTHORIZED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



ALEX CHARRLE, P.E.
 ENGINEERING BY:
 LIA ENGINEERING
 3430 BET CAKE ROAD #150
 AUSTIN, TEXAS 78748
 512-508-0278 EXT. 102
 512-508-0218 FAX
 TIRE REGISTRATION NUMBER 77M-F-1336

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE LIMITS OF THE CITY OF AUSTIN ON THE _____ DAY OF _____ 20____ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____ 20____ A.D.

J. RODNEY DOMAZALES, DIRECTOR
 DEVELOPMENT SERVICES DEPARTMENT

THE STATE OF TEXAS
 COUNTY OF TRAVIS

I, DANA DEBAUGHOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF RECORD, WITH ITS CERTIFICATE OF AUTHENTICITY, WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M., AND DAILY

RECORDED ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____ 20____ A.D.

DANA DEBAUGHOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____ DEPUTY

STATE OF TEXAS
 COUNTY OF TRAVIS
 NOW ALLEN BY THESE PRESENTS:

THAT PARKE PROPERTIES L.P., A TEXAS LIMITED PARTNERSHIP, AND DCF REALTY INVESTMENT, LTD., A TEXAS LIMITED PARTNERSHIP, HAVE AGREED TO SURRENDER TO THE ALEXANDER DUNLOP SURVEY NO. 682, ABSTRACT NO. 1274, TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2008092111 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE.

DO HEREBY SURRENDER SAID 6.863 ACRES, TO BE KNOWN AS:
 "VISTA PARK SUBDIVISION"

AND DO HEREBY DEED TO THE PUBLIC THE USE OF ALL EASEMENTS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____ 20____ A.D.

BY:
 PARKE PROPERTIES L.P.,
 A TEXAS LIMITED PARTNERSHIP

BY:
 DCF PROPERTIES, INC.,
 ITS GENERAL PARTNER

BY:
 SHAY RATHBURN, PRESIDENT
 1411 SLODGE DRIVE
 AUSTIN, TEXAS 78734

STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAY RATHBURN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF _____ 20____ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ BY COMMISSION EXPIRES _____

BY:
 DCF REALTY INVESTMENT, LTD.,
 A TEXAS LIMITED PARTNERSHIP

BY:
 DCF MANAGEMENT, L.L.C.,
 A TEXAS LIMITED LIABILITY COMPANY,
 ITS GENERAL PARTNER

BY:
 R. JAMES GEORGE, JR., MANAGER
 1100 HOPWOOD TOWER
 114 WEST 7TH STREET
 AUSTIN, TEXAS 78701

STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R. JAMES GEORGE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

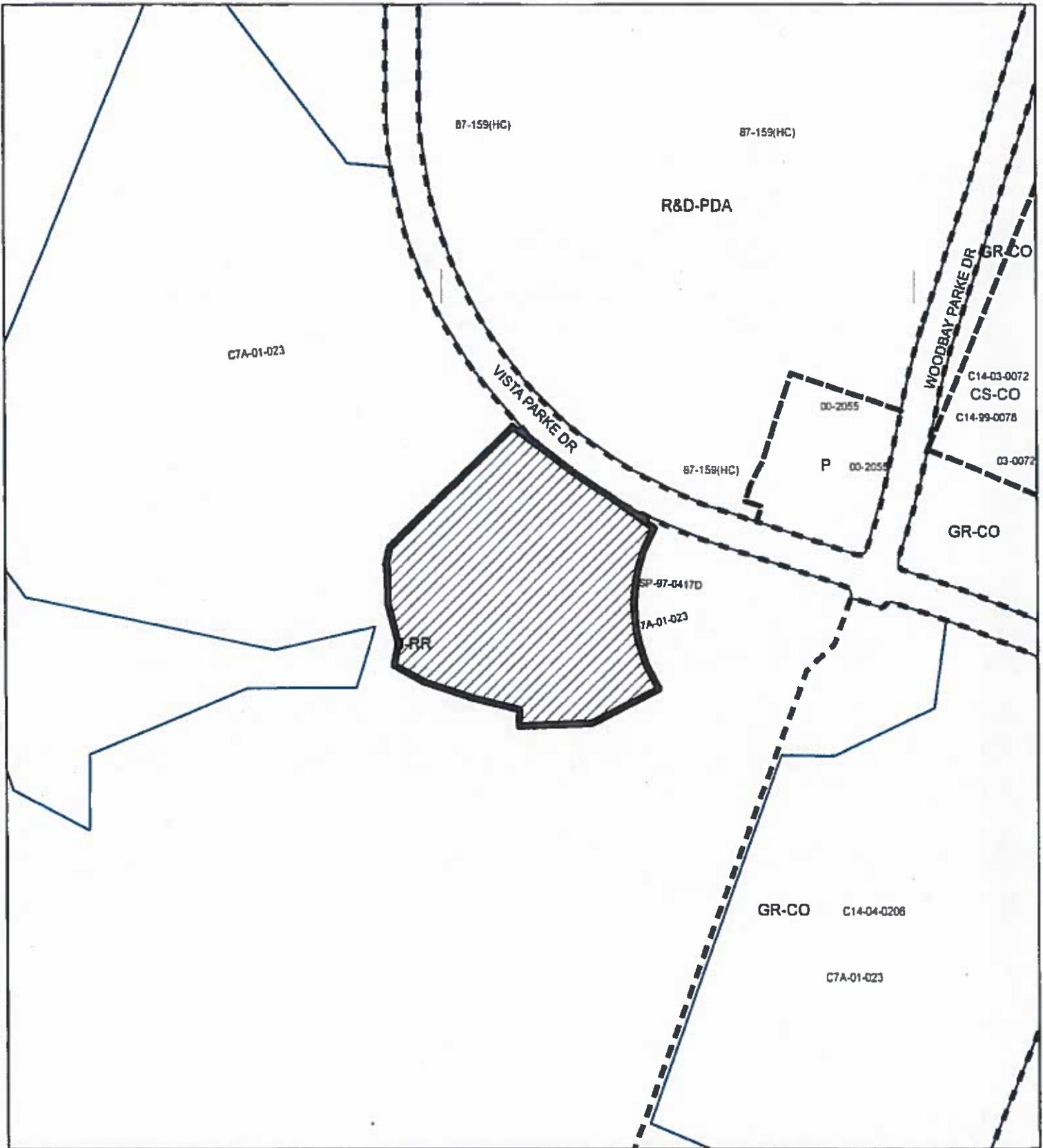
WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE _____ DAY OF _____ 20____ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ BY COMMISSION EXPIRES _____

Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping
 3500 MacCall Lane
 Austin, TX 78744
 512-443-1724
 Firm No. 10124500

PROJECT NO.: 163-002
 DRAWING NO.: 163-002-PL1
 PLOT DATE: 07/17/2018
 PLOT SCALE: 1" = 50'
 DRAWN BY:
 SHEET 02 OF 02



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

Zoning Case
C14-2018-0113

Exhibit B



1" = 300'

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.