

EXHIBIT " _____ "

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 14.0163 ACRES (610,548 SQUARE FEET) OUT OF THE JAMES DUNLAP SURVEY NO. 594, ABSTRACT NO. 239 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK "G" OF THE PARKE - PHASE C, RECORDED IN VOLUME 88, PAGES 54-56 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), CONVEYED TO SAS INSTITUTE, INC., IN VOLUME 9544, PAGE 287 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), SAID 14.0163 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



TBPLS Firm #10174300
PO Box 90876
Austin, TX 78709
512 537 2384
www.4wardla.com

BEGINNING, at a 1/2-inch iron rod found in the north right-of-way line of Wilson Parke Avenue (120' right-of-way), being the southeast corner of a called 10.54 acres tract (described as Tract I) conveyed to SAS Institute, Inc. in Volume 11522, Page 787 of the (R.P.R.T.C.T.), and being an angle point in the south line of said Lot 2 and the **POINT OF BEGINNING** hereof, from which a Mag nail with "4Ward-Boundary" washer set for the southwest corner of said SAS Institute 10.54 acres tract, and being the southeast corner of Lot 23, Block "A" The Parke Section Three, a subdivision recorded in Volume 87, Page 194D-195A of the (P.R.T.C.T.) bears, N89°30'27"W, a distance of 991.85 feet;

THENCE, with the common line of said SAS Institute 10.54 acres tract and said Lot 2 the following four (4) courses and distances:

- 1) N10°30'48"E, a distance of 118.32 feet to a 1/2-inch iron rod found for a non-tangent point of curvature hereof,
- 2) Along the arc of a curve to the right, whose radius is 240.00 feet, whose arc length is 144.92 feet and whose chord bears N27°43'09"E, a distance of 142.73 feet to a 1/2-inch iron rod found for an angle point hereof,
- 3) N44°57'36"E, a distance of 96.36 feet to a 1/2-inch iron rod found for a non-tangent point of curvature hereof,
- 4) Along the arc of a curve to the left, whose radius is 360.00 feet, whose arc length is 33.45 feet and whose chord bears N42°20'22"E, a distance of 33.44 feet to a brass disc monument found for an angle point hereof, being an angle point in the south line of said Lot 2, and being the northeast corner of said SAS Institute 10.54 acres tract, from which a 1/2-inch iron rod found in the east line of Lot 32 of said Block "A" The Parke Section Three, being the southwest corner of said Lot 2 bears, N74°28'19"W, a distance of 962.81 feet;

THENCE, leaving the north line of said SAS Institute 10.54 acres tract, over and across said Lot 2 the following fifty-one (51) courses and distances:

- 1) N44°06'24"E, a distance of 64.92 feet to a calculated point for an angle point hereof,
- 2) N37°04'27"E, a distance of 80.78 feet to a calculated point for an angle point hereof,
- 3) N32°14'33"E, a distance of 69.47 feet to a calculated point for a point of curvature hereof,
- 4) Along the arc of a curve to the left, whose radius is 116.92 feet, whose arc length is 43.14 feet and whose chord bears N21°40'15"E, a distance of 42.90 feet to a calculated point for an angle point hereof,
- 5) N08°57'57"E, a distance of 170.60 feet to a calculated point for a non-tangent point of curvature hereof,

EXHIBIT "A"

- 6) Along the arc of a curve to the right, whose radius is 311.34 feet, whose arc length is 132.26 feet and whose chord bears N22°28'09"E, a distance of 131.27 feet to a calculated point for a point of tangency hereof,
- 7) N34°38'20"E, a distance of 129.07 feet to a calculated point for an angle point hereof,
- 8) N13°43'48"E, a distance of 253.26 feet to a calculated point for a non-tangent point of curvature hereof,
- 9) Along the arc of a curve to the left, whose radius is 301.37 feet, whose arc length is 120.13 feet and whose chord bears N05°32'09"E, a distance of 119.34 feet to a calculated point for an angle point hereof,
- 10) N08°08'58"W, a distance of 69.41 feet to a calculated point for an angle point hereof,
- 11) N51°36'26"W, a distance of 203.30 feet to a calculated point for an angle point hereof,
- 12) N88°50'16"W, a distance of 314.26 feet to a calculated point for an angle point hereof,
- 13) N00°46'21"E, a distance of 262.64 feet to a calculated point for an angle point hereof,
- 14) N74°08'05"W, a distance of 158.12 feet to a calculated point for an angle point hereof,
- 15) N22°12'29"E, a distance of 116.11 feet to a calculated point for the northwest corner hereof,
- 16) S87°09'17"E, a distance of 101.06 feet to a calculated point for an angle point hereof,
- 17) S16°10'46"E, a distance of 122.02 feet to a calculated point for an angle point hereof,
- 18) N50°44'49"E, a distance of 75.42 feet to a calculated point for an angle point hereof,
- 19) S87°06'57"E, a distance of 26.42 feet to a calculated point for an angle point hereof,
- 20) S83°56'10"E, a distance of 58.93 feet to a calculated point for an angle point hereof,
- 21) S71°36'02"E, a distance of 102.36 feet to a calculated point for an angle point hereof,
- 22) N57°42'47"E, a distance of 64.70 feet to a calculated point for an angle point hereof,
- 23) N47°19'29"W, a distance of 39.53 feet to a calculated point for an angle point hereof,
- 24) N68°43'29"W, a distance of 132.17 feet to a calculated point for an angle point hereof,
- 25) N54°40'57"W, a distance of 180.29 feet to a calculated point for an angle point hereof,
- 26) N19°39'53"W, a distance of 196.70 feet to a calculated point for an angle point hereof,
- 27) N19°10'20"W, a distance of 115.72 feet to a calculated point for an angle point hereof,
- 28) N70°49'40"E, a distance of 20.00 feet to a calculated point for an angle point hereof,
- 29) S19°10'20"E, a distance of 115.63 feet to a calculated point for an angle point hereof,
- 30) S19°39'53"E, a distance of 190.30 feet to a calculated point for an angle point hereof,
- 31) S54°40'57"E, a distance of 171.51 feet to a calculated point for an angle point hereof,
- 32) S68°43'29"E, a distance of 133.48 feet to a calculated point for an angle point hereof,
- 33) S47°19'29"E, a distance of 52.87 feet to a calculated point for an angle point hereof,
- 34) N51°46'34"E, a distance of 168.77 feet to a calculated point for an angle point hereof,
- 35) N09°03'56"E, a distance of 96.78 feet to a calculated point for an angle point hereof,
- 36) N80°35'23"E, a distance of 298.21 feet to a calculated point for an angle point hereof,
- 37) N44°49'54"E, a distance of 125.15 feet to a calculated point for an angle point hereof,
- 38) S45°10'06"E, a distance of 194.87 feet to a calculated point for the northeast corner hereof,
- 39) S04°13'54"W, a distance of 257.59 feet to a calculated point for an angle point hereof,
- 40) S17°37'44"W, a distance of 382.79 feet to a calculated point for an angle point hereof,
- 41) S67°08'36"W, a distance of 187.50 feet to a calculated point for an angle point hereof,
- 42) N86°19'28"W, a distance of 128.60 feet to a calculated point for an angle point hereof,
- 43) S16°14'15"W, a distance of 394.38 feet to a calculated point for an angle point hereof,
- 44) S30°39'03"W, a distance of 153.07 feet to a calculated point for an angle point hereof,
- 45) S27°25'11"W, a distance of 123.32 feet to a calculated point for an angle point hereof,
- 46) S11°15'41"W, a distance of 207.51 feet to a calculated point for an angle point hereof,
- 47) S22°45'33"W, a distance of 71.51 feet to a calculated point for an angle point hereof,
- 48) S38°19'46"W, a distance of 188.09 feet to a calculated point for an angle point hereof,
- 49) S47°48'30"W, a distance of 146.41 feet to a calculated point for a non-tangent point of curvature hereof,

- 50) Along the arc of a curve to the left, whose radius is 214.29 feet, whose arc length is 129.76 feet and whose chord bears S29°07'29"W, a distance of 127.78 feet to a calculated point for an angle point hereof,
- 51) S10°12'43"W, a distance of 118.32 feet to a calculated point for the southeast corner hereof, being in the south line of said Lot 2 and the north right-of-way line of said Wilson Parke Avenue, from which a 1/2-inch iron rod found for an angle point in the south line of said Lot 2, being the southwest corner of a called 2.26 acres tract (described as Tract II) conveyed to SAS Institute, Inc. in Volume 11522, Page 787 of the (R.P.R.T.C.T.) bears, S89°30'27"E, a distance of 101.25 feet;

THENCE, with the south line of said Lot 2 and the north right-of-way line of said Wilson Parke Avenue, N89°30'27"W, a distance of 20.61 feet to the POINT OF BEGINNING and containing 14.0163 Acres (610,548 Square feet) of land, more or less.

Notes:

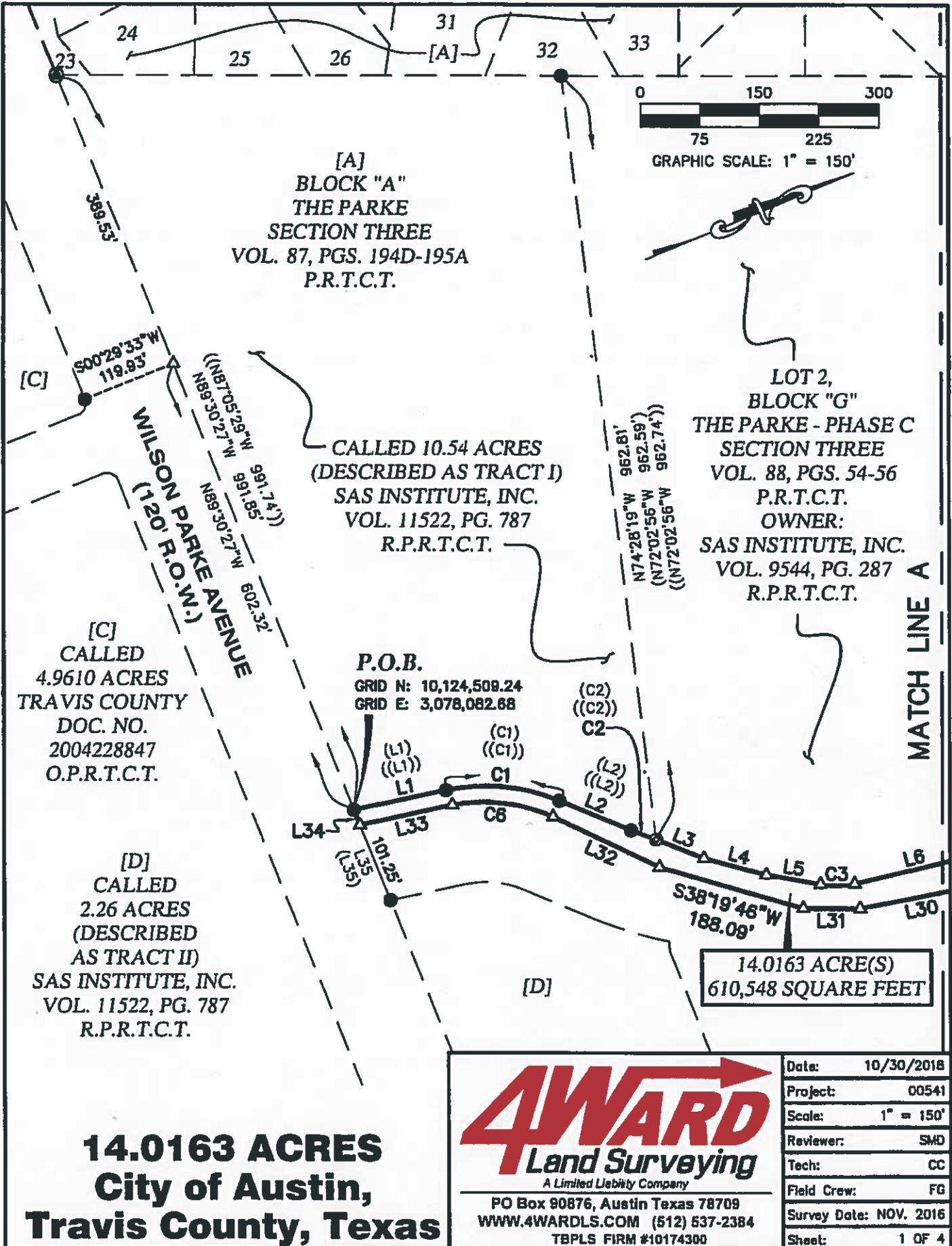
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000116074668. See attached sketch (reference drawing: 00541-Lot 1.dwg.)



10/30/18

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC





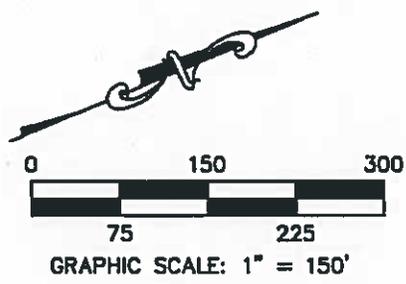
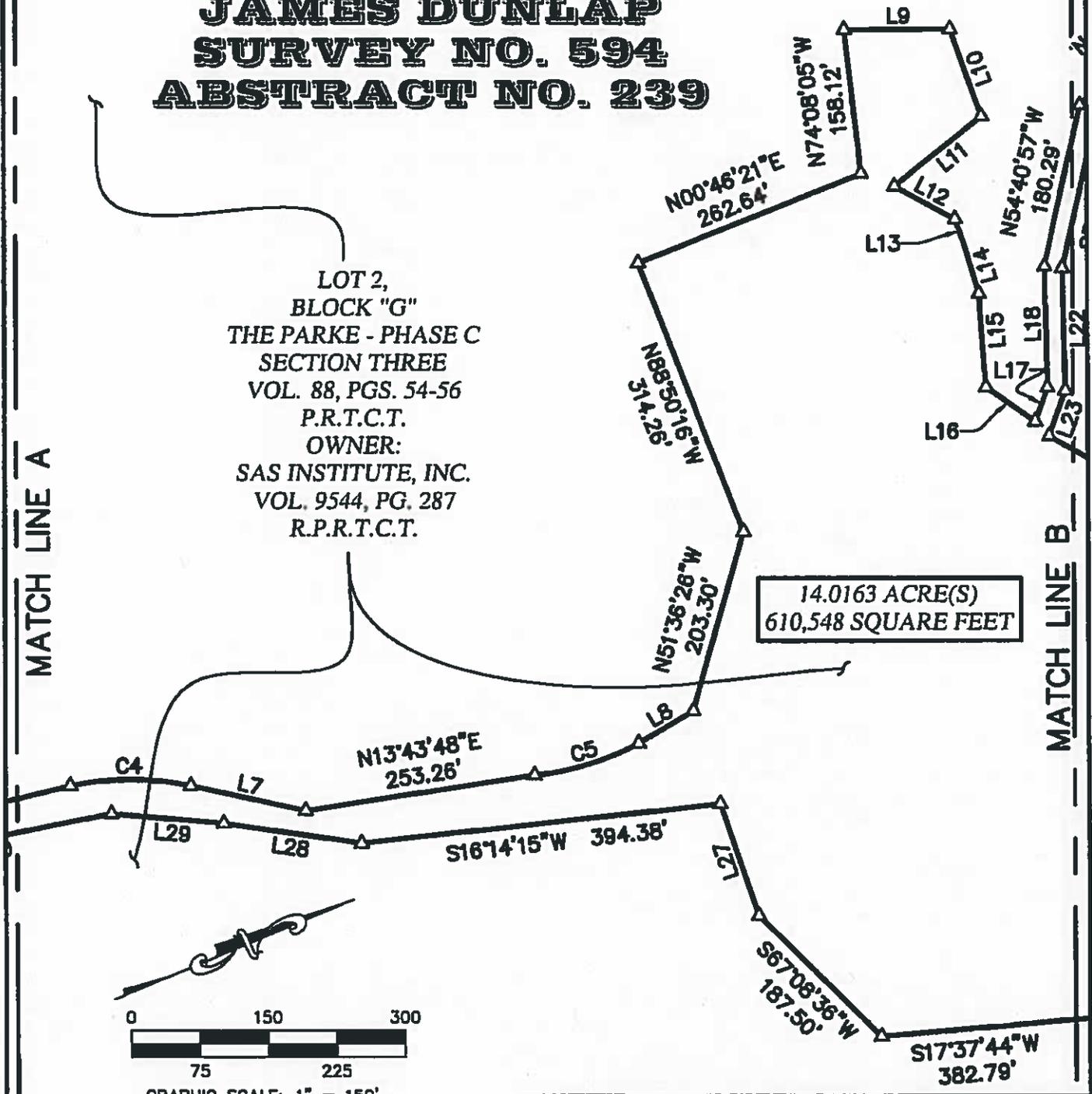
Date:	10/30/2018
Project:	00541
Scale:	1" = 150'
Reviewer:	SMD
Tech:	CC
Field Crew:	FG
Survey Date:	NOV. 2016
Sheet:	1 OF 4

PO Box 90876, Austin Texas 78709
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TBPLS FIRM #10174300

**JAMES DUNLAP
SURVEY NO. 594
ABSTRACT NO. 239**

LOT 2,
BLOCK "G"
THE PARKE - PHASE C
SECTION THREE
VOL. 88, PGS. 54-56
P.R.T.C.T.
OWNER:
SAS INSTITUTE, INC.
VOL. 9544, PG. 287
R.P.R.T.C.T.

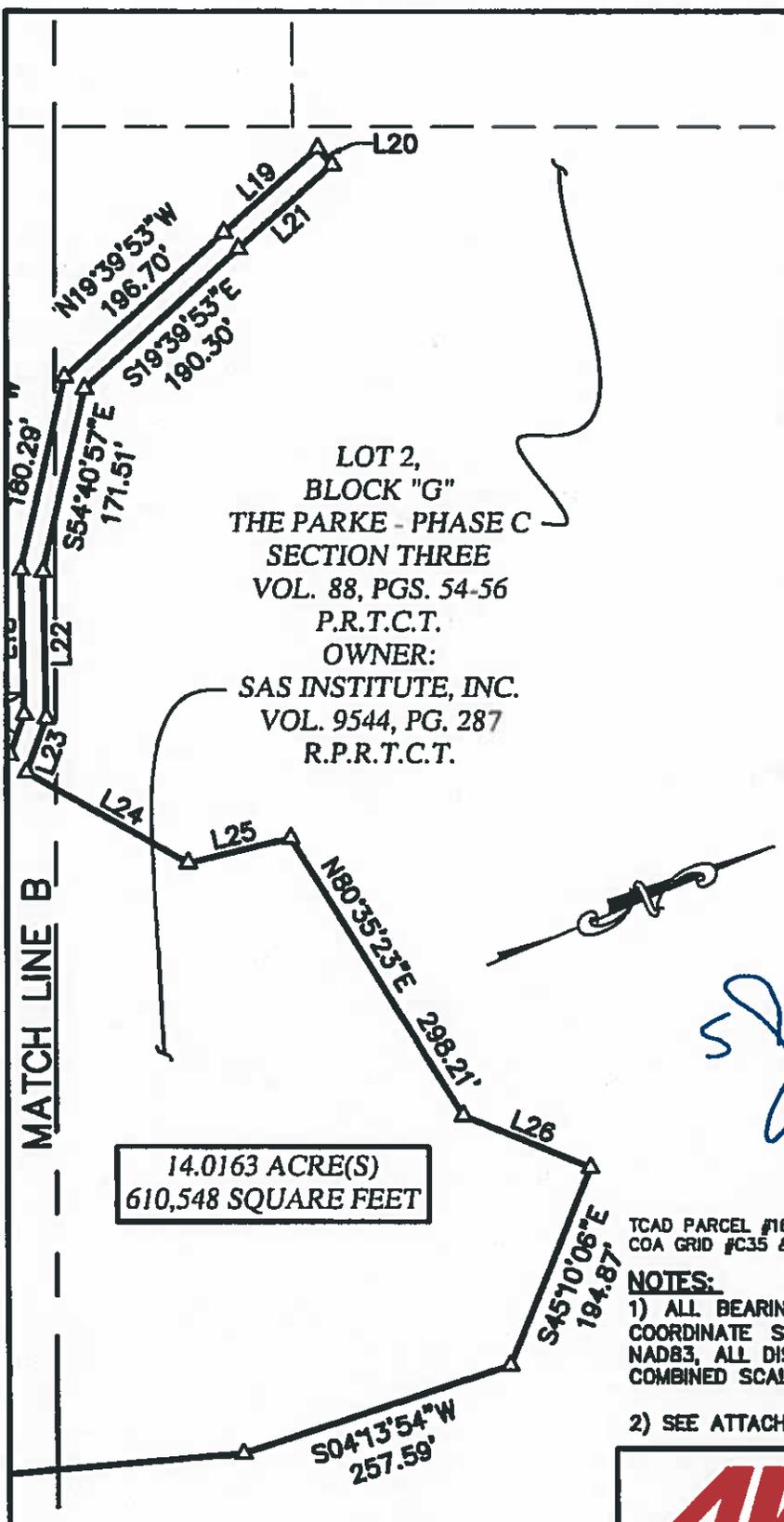
14.0163 ACRE(S)
610,548 SQUARE FEET



**14.0163 ACRES
City of Austin,
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/30/2018
Project:	00541
Scale:	1" = 150'
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Sheet:	2 OF 4

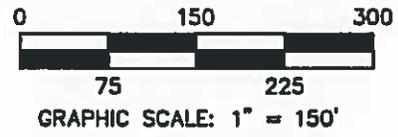


LOT 2,
BLOCK "G"
THE PARKE - PHASE C
SECTION THREE
VOL. 88, PGS. 54-56
P.R.T.C.T.
OWNER:
SAS INSTITUTE, INC.
VOL. 9544, PG. 287
R.P.R.T.C.T.

14.0163 ACRE(S)
610,548 SQUARE FEET

14.0163 ACRES
City of Austin,
Travis County, Texas

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	1/2" IRON ROD FOUND
	BRASS DISC MONUMENT FOUND
	MAG NAIL WITH "4WARD-BOUNDARY" WASHER SET
	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 88 PGS. 54-56
((.....))	RECORD INFORMATION PER VOL 11522 PG. 787



SMD
10/30/2018



TCAD PARCEL #161316
COA GRID #C35 & #D35

NOTES:
1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000116074888.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

 A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300	Date:	10/30/2018
	Project:	00541
	Scale:	1" = 150'
	Reviewer:	SMD
	Tech:	CC
	Field Crew:	FG
Survey Date:	NOV. 2016	
Sheet:	3 OF 4	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	144.92'	240.00'	34°35'47"	N27°43'09"E	142.73'
C2	33.45'	360.00'	5°19'24"	N42°20'22"E	33.44'
C3	43.14'	116.92'	21°08'36"	N21°40'15"E	42.90'
C4	132.26'	311.34'	24°20'22"	N22°28'09"E	131.27'
C5	120.13'	301.37'	22°50'21"	N05°32'09"E	119.34'
C6	129.78'	214.29'	34°41'39"	S29°07'29"W	127.78'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N10°30'48"E	118.32'
L2	N44°57'38"E	98.38'
L3	N44°08'24"E	64.92'
L4	N37°04'27"E	80.78'
L5	N32°14'33"E	69.47'
L6	N08°57'57"E	170.60'
L7	N34°38'20"E	129.07'
L8	N08°08'58"W	69.41'
L9	N22°12'29"E	116.11'
L10	S87°09'17"E	101.08'
L11	S16°10'48"E	122.02'
L12	N50°44'49"E	75.42'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	97.09'	480.00'	11°35'23"	S41°38'05"W	96.93'
((C1))	96.92'	480.00'	-	S41°35'25"W	96.75'
(C2)	33.39'	360.00'	5°18'51"	N44°44'21"E	33.38'
((C2))	33.39'	360.00'	-	N44°44'21"E	33.38'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S87°08'57"E	26.42'
L14	S83°58'10"E	58.93'
L15	S71°38'02"E	102.36'
L16	N57°42'47"E	64.70'
L17	N47°19'29"W	39.53'
L18	N68°43'29"W	132.17'
L19	N19°10'20"W	115.72'
L20	N70°49'40"E	20.00'
L21	S19°10'20"E	115.63'
L22	S68°43'29"E	133.48'
L23	S47°19'28"E	52.87'
L24	N51°48'34"E	168.77'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L25	N09°03'58"E	96.78'
L26	N44°49'54"E	125.15'
L27	N86°19'28"W	128.60'
L28	S30°39'03"W	153.07'
L29	S27°25'11"W	123.32'
L30	S11°15'41"W	207.51'
L31	S22°45'33"W	71.51'
L32	S47°48'30"W	146.41'
L33	S10°12'43"W	118.32'
L34	N89°30'27"W	20.61'
L35	S89°30'27"E	121.86'

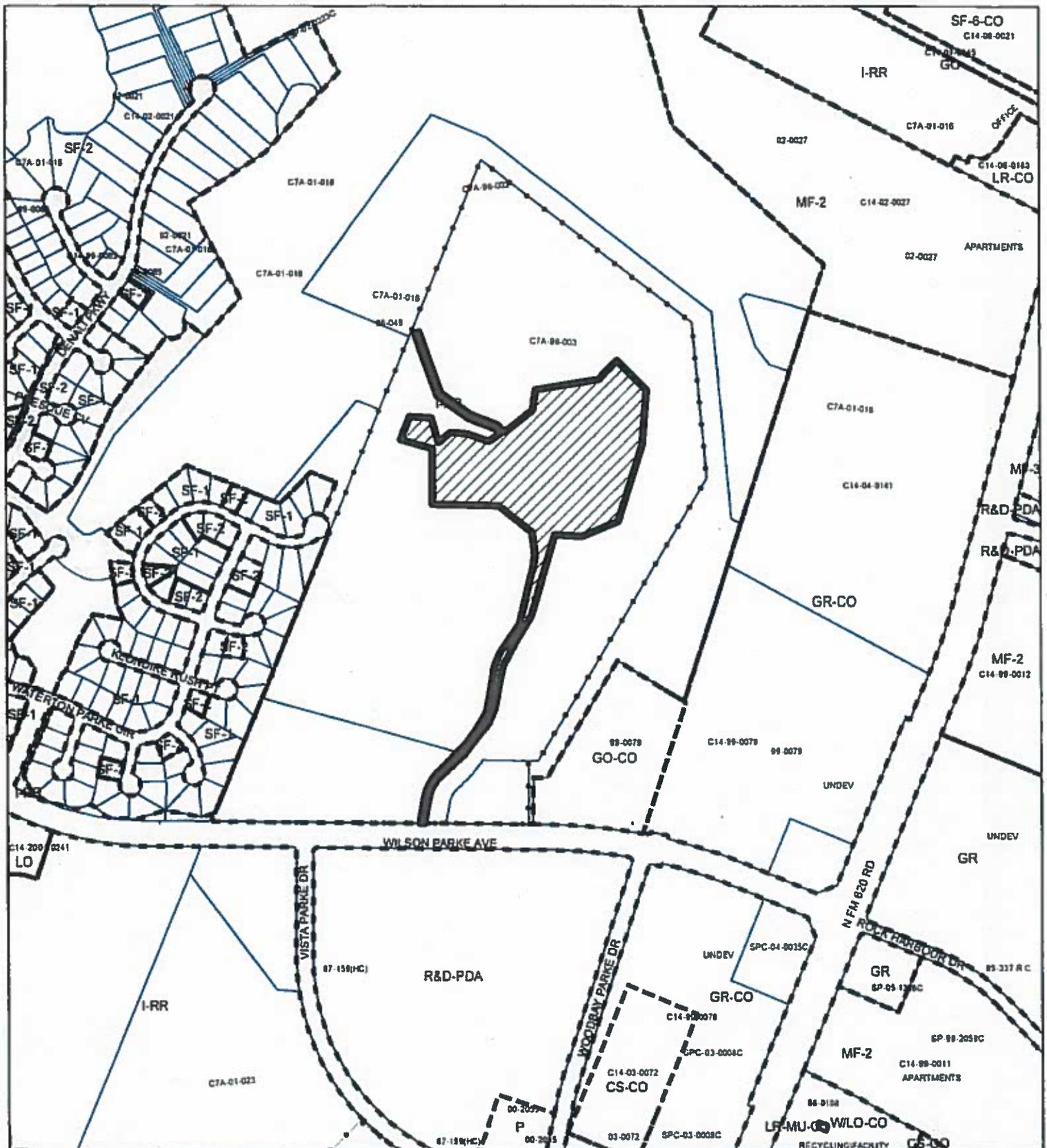
RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	N12°50'20"E	118.17'
((L1))	N12°53'56"E	118.23'
(L2)	N47°23'47"E	98.56'
((L2))	N47°23'47"E	98.56'
(L35)	N87°05'29"W	121.83'

14.0163 ACRES
City of Austin,
Travis County, Texas



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 TBPLS FIRM #10174300

Date:	10/30/2018
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Reviewer:	SMD
Tech:	CC
Field Crew:	FG
Survey Date:	NOV. 2016
Sheet:	4 OF 4



ZONING

ZONING CASE#: C14-2018-0143

EXHIBIT "B"

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 600'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/26/2018