

COA Law Department

A METES AND BOUNDS
DESCRIPTION OF
A 99.720 ACRE TRACT OF LAND

EXHIBIT A

BEING a 99.720 acre (4,343,794 square feet) tract of land situated in the William H. Sanders Survey No. 54, Abstract No. 690 and Phillip McElroy Survey No. 18, Abstract No. 16, Travis County, Texas; and being all of a called 99.720 acre tract of land described in General Warranty Deed with Vendor's Lien to HEART OF MANOR, LP recorded in Document No. 2007037703, Official Public Records, Travis County, Texas; and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of State Highway FM 3177 (Decker Lane) (a variable width right-of-way) and being the northwest corner of the tract described herein;

THENCE, along the northerly line of said 99.720 acre tract, the following eight (8) calls:

1. South 78°49'44" East, 652.21 feet to a point;
2. South 53°55'14" East, 76.50 feet to a point;
3. South 54°06'58" East, 171.76 feet to a point;
4. South 10°44'24" East, 7.31 feet to a point;
5. South 32°28'35" West, 254.92 feet to a point;
6. South 66°34'41" East, 279.25 feet to a point;
7. North 34°25'35" East, 256.31 feet to a point;
8. South 63°05'53" East, 535.97 feet to a point for the northeast corner of the tract described herein;

THENCE, along the easterly line of said 99.720 acre tract, the following four (4) calls:

1. South 26°49'37" West, 530.21 feet to a point;
2. South 26°46'29" West, 388.19 feet to a point;
3. South 27°45'31" West, 1,342.81 feet to a point;
4. South 28°04'07" West, 44.13 feet to a point in the north right-of-way line of the former Southern Pacific Railroad; and for the southeast corner of the tract described herein;

THENCE, along the southerly line of said 99.720 acre tract, North 89°26'34" West, 1,729.89 feet to a point in the easterly line of said Decker Lane; and being the southwest corner of the tract described herein;

THENCE, along the westerly line of said 99.720 acre tract, the following thirteen (13) calls:

1. North 26°45'29" East, 201.91 feet to a point;
2. North 25°26'59" East, 191.91 feet to a point;
3. In a northerly direction along a non-tangent curve to the left, having a radius of 973.25 feet, a chord North 20°45'42" East, 160.90 feet, a central angle of 09°28'59", and an arc length of 161.08 feet to a point;
4. North 16°07'08" East, 199.89 feet to a point;
5. North 16°10'38" East, 292.19 feet to a point;
6. In a northerly direction along a non-tangent curve to the right, having a radius of 931.33 feet, a chord North 17°31'36" East, 85.87 feet, a central angle of 05°17'05", and an arc length of 85.90 feet to a point;
7. South 61°45'08" East, 146.76 feet to a point;
8. North 26°37'49" East, 286.47 feet to a point;
9. North 63°39'55" West, 146.28 feet to a point;
10. North 27°27'32" East, 104.09 feet to a point;
11. North 27°39'17" East, 499.77 feet to a point;
12. North 26°14'41" East, 833.80 feet to a point;
13. North 26°52'39" East, 82.47 feet to the **POINT OF BEGINNING**, and containing 99.720 acres of land in Travis County, Texas. The basis of this

description are based upon the bearings, distances areas and coordinates are based upon the description contained in General Warranty Deed with Vendor's Lien to HEART OF MANOR, LP recorded in Document No. 2007037703. This description was generated on 6/7/2023 at 7:52 AM, based on geometry in the drawing file K:\SNA_Survey\WILDHORSE DEVELOPMENT\069244528-Wildhorse Ranch-Webb\Drawings\Exhibits\069244528-Wildhorse Ranch-Webb_ZONING EX_99.720 AC.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

SURVEYORS CERTIFICATION: THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

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ZONING EXHIBIT OF A
99.720 ACRE TRACT

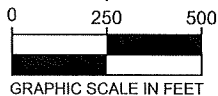
WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690
PHILLIP MCELROY SURVEY NO. 18, ABSTRACT NO. 16
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

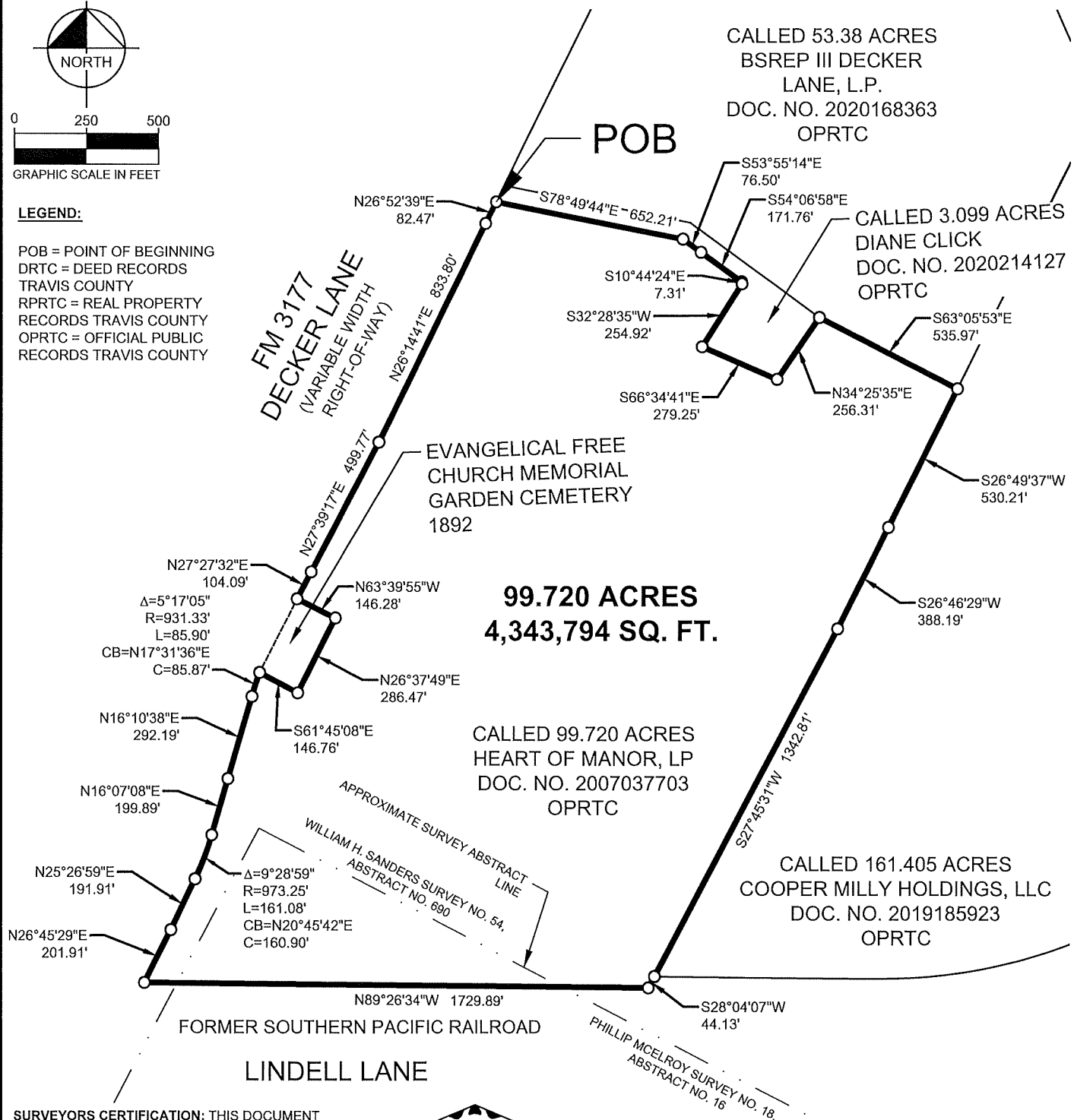
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MGB	JGM	Jun. 2023	069244528	1 OF 2



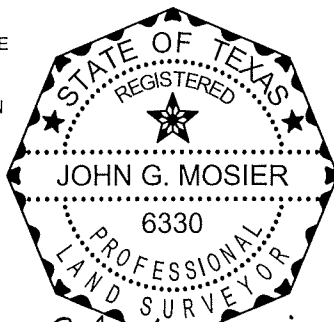
LEGEND:

POB = POINT OF BEGINNING
DRTC = DEED RECORDS
TRAVIS COUNTY
RPRTC = REAL PROPERTY
RECORDS TRAVIS COUNTY
OPRTC = OFFICIAL PUBLIC
RECORDS TRAVIS COUNTY



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6-7-23

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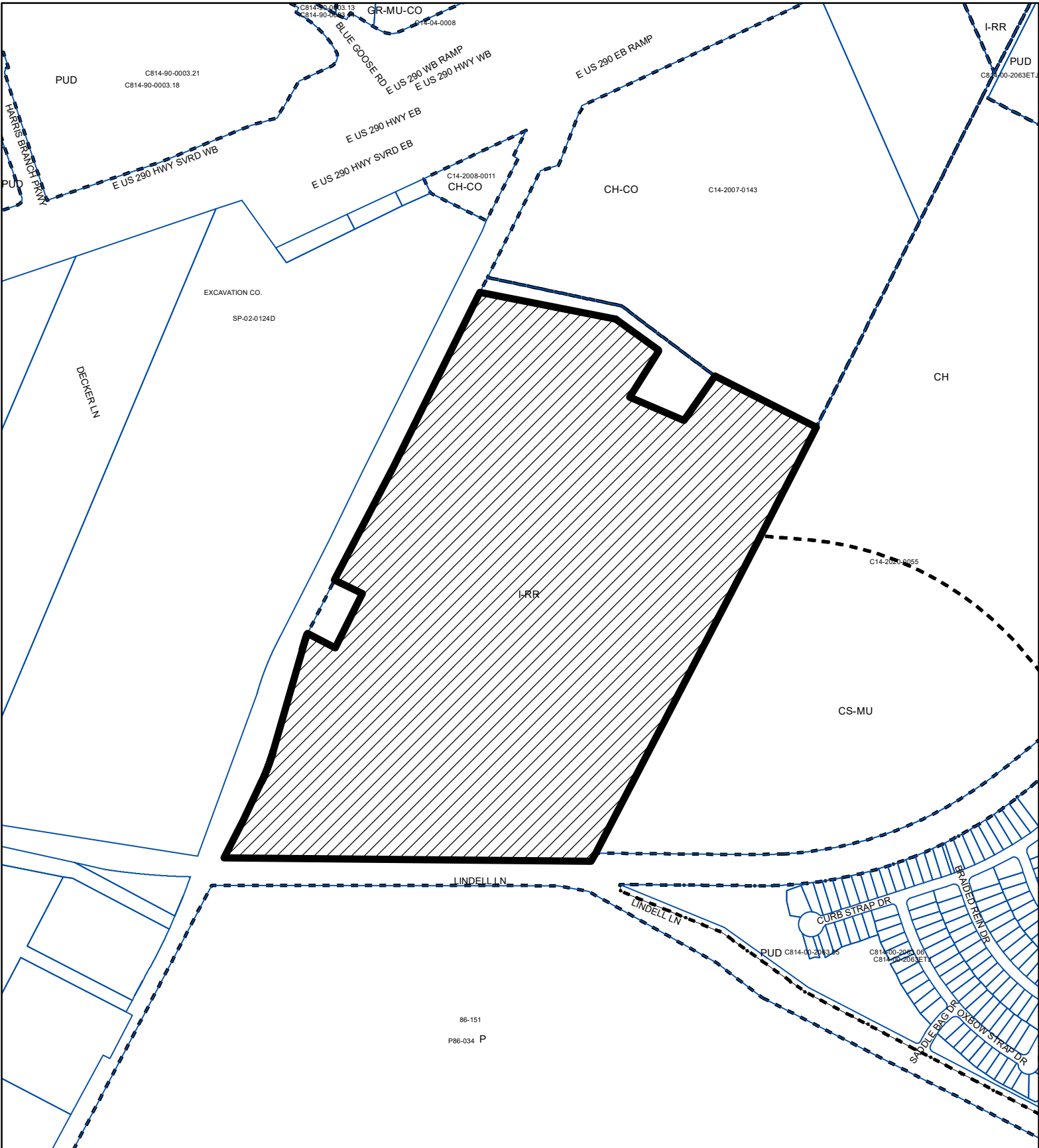
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	MGB	JGM	Jun. 2023	069244528	2 OF 2



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0156

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