

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.3307 ACRES (232,205 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF EDWIN LANE (VARIABLE WIDTH RIGHT-OF-WAY; NO RECORD INFORMATION FOUND), SAID 5.3307 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90163  
Austin, TX 78709  
(512) 327-4006

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**BEGINNING**, at a 1/2-inch iron pipe found at the beginning of a right-of-way transition between the northeast right-of-way line of Hergotz Lane (Right-of-way varies) with the northwest right-of-way line of said Edwin Lane, and being an angle point in the southwest line of a called 791.6381 acre tract of land conveyed to Dogs Head Land JV, LTD in Document No. 2025081538 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), for the westerly most corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found for an angle point in the northeast right-of-way line of said Hergotz Lane, same being the southwest line of said Dogs Head – 791.6381 acre tract bears, N47°37'50"W, a distance of 2,631.92 feet;

**THENCE**, with said right-of-way transition and the south line of said Dogs Head – 791.6381 acre tract, **N87°39'51"E**, a distance of **71.41** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the end of said right-of-way transition between the northeast right-of-way line of said Hergotz Lane with the northwest right-of-way line of said Edwin Lane;

**THENCE**, with the northwest right-of-way line of said Edwin Lane and the southeast line of said Dogs Head – 791.6381 acre tract, **N42°55'26"E**, a distance of **3,699.97** feet to a calculated point for the northerly most corner hereof, said point being at the intersection of the northwest right-of-way line of said Edwin Lane with the southwest right-of-way line of Ramirez Lane (Right-of-way varies), from which a 1/2-inch iron rod found in the west right-of-way line of said Ramirez Lane, and being an angle point in the southeast line of said Dogs Head – 791.6381 acre tract bears, N42°55'26"E, a distance of 27.84 feet;

**THENCE**, leaving the southeast line of said Dogs Head – 791.6381 acre tract, with the northerly terminus line of said Edwin Lane, and with the southwest right-of-way line of said Ramirez Lane, **S47°24'05"E**, a distance of **112.02** feet to a calculated point for the easterly most corner hereof, said point being at the beginning of a right-of-way transition between the southwest right-of-way line of said Ramirez Lane with the southeast right-of-way line of said Edwin Lane, and being an angle point in the north line of a called 162.4222 acre tract of land conveyed to Dogs Head Land JV, LTD in Document No. 2025081539 (O.P.R.T.C.T.);

**THENCE**, with said right-of-way transition and the north line of said Dogs Head – 162.4222 acre tract, **S87°54'16"W**, a distance of **70.83** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the end of said right-of-way transition between the southwest right-of-way line of said Ramirez Lane with the southeast right-of-way line of said Edwin Lane;

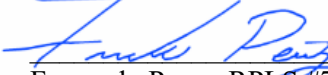
**THENCE**, with the southeast right-of-way line of said Edwin Lane and the northwest line of said Dogs Head – 162.4222 acre tract, **S42°57'18"W**, a distance of **3,654.69** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the beginning of a right-of-way transition between the southeast right-of-way line of said Edwin Lane with the northeast right-of-way line of said Hergotz Lane;

**THENCE**, with said right-of-way transition and the westerly line of said Dogs Head – 162.4222 acre tract, **S05°24'05"E**, a distance of **66.74** feet to a 1/2-inch iron rod found for the southerly most corner hereof, said point being at the end of said right-of-way transition between the southeast right-of-way line of said Edwin Lane with the northeast right-of-way line of said Hergotz Lane;

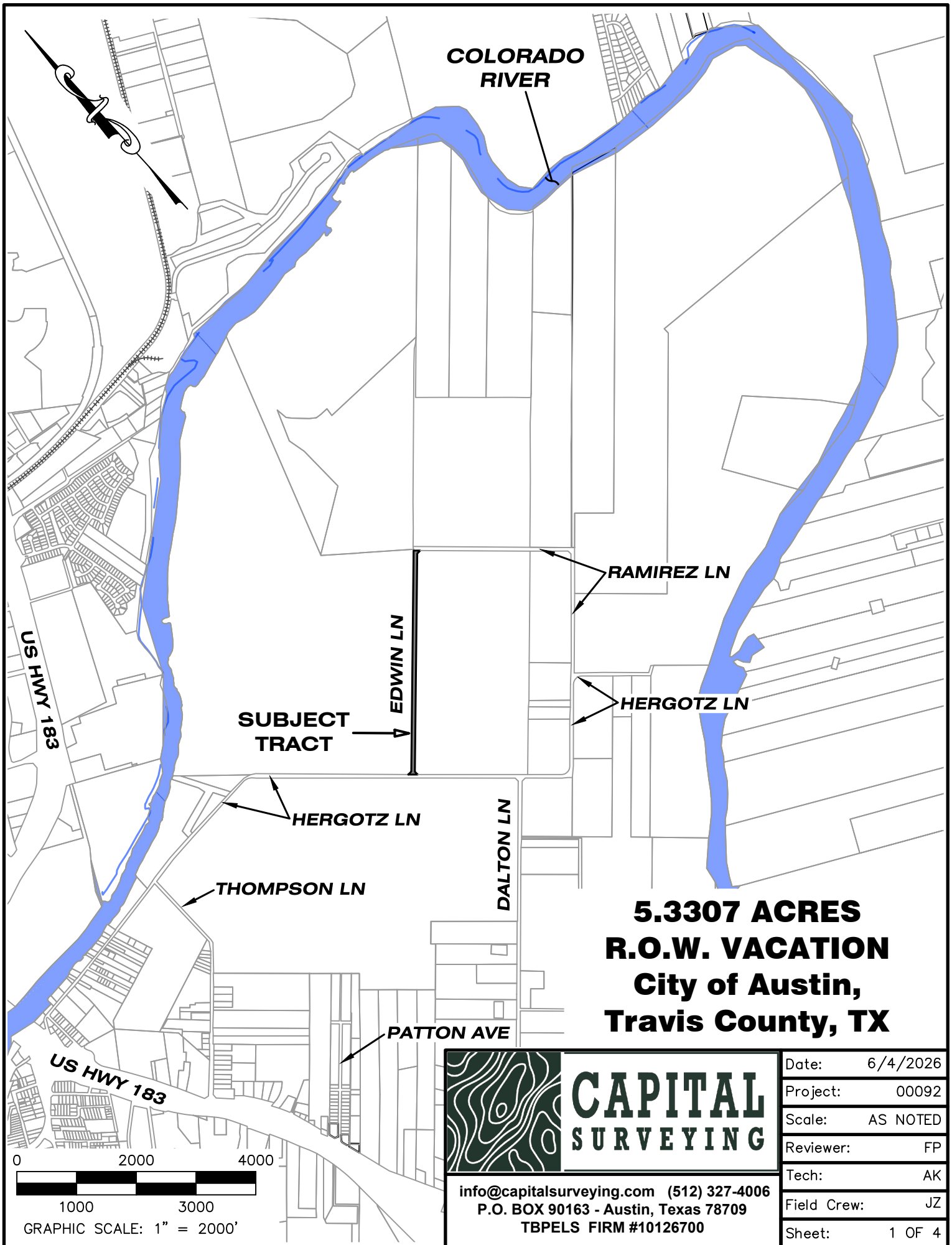
**THENCE**, leaving the westerly line of said Dogs Head – 162.4222 acre tract, with the northeast right-of-way line of said Hergotz Lane and with the southwest terminus line of said Edwin Lane, **N47°51'12"W**, a distance of **160.09** feet to the **POINT OF BEGINNING** and containing 5.3307 Acres (232,205 Square Feet) of land, more or less.

**NOTE:**

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 1.000053588211.

 **6/4/2026**  
Fernando Perez, RPLS #7041  
Capital Surveying Company





**SHEET 3**

**SHEET 2**

N42°55'26"E  
3,699.97'

S42°57'18"W  
3,654.69'

**DOGS HEAD LAND JV, LTD**  
**CALLED 791.6381 ACRES**  
**"TRACT 1"**  
**DOC. NO. 2025081538**  
**O.P.R.T.C.T.**

5.3307 ACRE(S)  
232,205 SQUARE FEET

**EDWIN LANE**  
**(R.O.W. VARIES)**

**P.O.B.**

GRID N: 10,061,590.63'  
GRID E: 3,138,610.01'

ANGLE POINT  
IN R.O.W.

N47°37'50"W 2,631.92'

L1  
L4

S47°37'54"E 1,841.33'

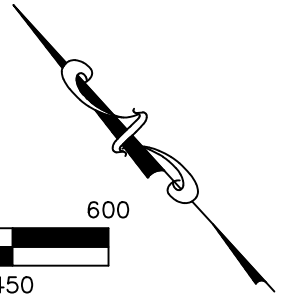
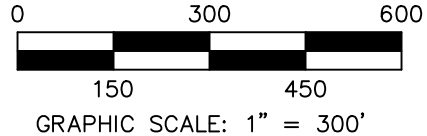
SOUTHERNMOST  
CORNER OF  
162.4222 ACRES

**HERGOTZ LANE**  
**(R.O.W. VARIES)**

**SANTIAGO DEL**  
**VALLE GRANT**  
**ABSTRACT NO. 24**

**DOGS HEAD LAND JV, LTD**  
**CALLED 382.5693 ACRES**  
**DOC. NO. 2024022013**  
**O.P.R.T.C.T.**

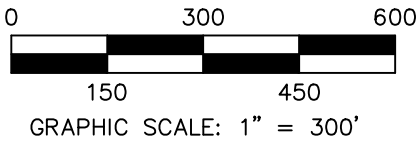
**5.3307 ACRES**  
**R.O.W. VACATION**  
**City of Austin,**  
**Travis County, TX**



**CAPITAL**  
**SURVEYING**

info@capitalsurveying.com (512) 327-4006  
P.O. BOX 90163 - Austin, Texas 78709  
TBPELS FIRM #10126700

|             |          |
|-------------|----------|
| Date:       | 6/4/2026 |
| Project:    | 00092    |
| Scale:      | AS NOTED |
| Reviewer:   | FP       |
| Tech:       | AK       |
| Field Crew: | JZ       |
| Sheet:      | 2 OF 4   |



**RAMIREZ LANE  
(R.O.W. VARIES)**

N42°55'26"E  
27.84'

S87°54'16"W  
70.83'

**SANTIAGO DEL  
VALLE GRANT  
ABSTRACT NO. 24**

**EDWIN LANE  
(R.O.W. VARIES)**

**DOGS HEAD LAND JV, LTD  
CALLED 162.4222 ACRE  
DOC. NO. 2025081539  
O.P.R.T.C.T.**

**DOGS HEAD LAND JV, LTD  
CALLED 791.6381 ACRES  
"TRACT 1"  
DOC. NO. 2025081538  
O.P.R.T.C.T.**

**5.3307 ACRE(S)  
232,205 SQUARE FEET**

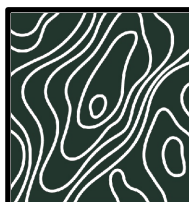
**SHEET 3**

**SHEET 2**

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S42°57'18"W  
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**5.3307 ACRES  
R.O.W. VACATION  
City of Austin,  
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| Sheet:      | 3 OF 4   |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | N87°39'51"E | 71.41'  |
| L2         | S47°24'05"E | 112.02' |
| L3         | S05°24'05"E | 66.74'  |
| L4         | N47°51'12"W | 160.09' |

| LEGEND       |                                                  |
|--------------|--------------------------------------------------|
|              | SUBJECT PROPERTY LINE                            |
|              | EXISTING PROPERTY LINES                          |
|              | 1/2" IRON ROD FOUND<br>(UNLESS NOTED)            |
|              | 60D NAIL FOUND                                   |
|              | IRON ROD WITH PLASTIC CAP<br>FOUND AS NOTED      |
|              | 3/4" IRON PIPE FOUND<br>(UNLESS NOTED)           |
|              | CALCULATED POINT                                 |
| P.O.B.       | POINT OF BEGINNING                               |
| DOC. NO.     | DOCUMENT NUMBER                                  |
| R.O.W.       | RIGHT-OF-WAY                                     |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS,<br>TRAVIS COUNTY, TEXAS |

COA GRID #N-20

**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 1.000053588211.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

*Fernando Perez*

6/4/2026



**5.3307 ACRES  
R.O.W. VACATION  
City of Austin,  
Travis County, TX**

|                                                                                                                                       |             |               |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|
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|                                                                                                                                       | Scale:      | AS NOTED      |
|                                                                                                                                       | Reviewer:   | FP            |
|                                                                                                                                       | Tech:       | AK            |
|                                                                                                                                       | Field Crew: | JZ            |
| <b>CAPITAL SURVEYING</b><br>info@capitalsurveying.com (512) 327-4006<br>P.O. BOX 90163 - Austin, Texas 78709<br>TBPELS FIRM #10126700 |             | Sheet: 4 OF 4 |