

EXHIBIT “_A_____”

Santiago Del Valle Grant, Abstract No. 24
(Hergotz Lane)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.9026 ACRES (126,437 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF HERGOTZ LANE (VARIABLE WIDTH RIGHT-OF-WAY; NO RECORD INFORMATION FOUND), SAID 2.9026 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90163
Austin, TX 78709
(512) 327-4006
fperez@capitalsurveying.com

BEGINNING, at a calculated point in the southwest right-of-way line of said Hergotz Lane, and being in the northeast line of a called 382.5693 acre tract of land conveyed to Dogs Head Land JV, LTD in Document No. 2024022013 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 60D nail found for an angle point in the southwest right-of-way line of said Hergotz Lane, same being the northeast line of said Dogs Head – 382.5693 acre tract bears, N47°40'41"W, a distance of 2,257.70 feet;

THENCE, leaving the northeast line of said Dogs Head – 382.5693 acre tract and the southwest right-of-way line of said Hergotz Lane, over and across said Hergotz Lane, **N42°17'33"E**, a distance of **58.68** feet to a calculated point for the northerly most corner hereof, said point being in the northeast right-of-way line of said Hergotz Lane, and being in the southwest line of a called 791.6381 acre tract of land conveyed to Dogs Head Land JV, LTD in Document No. 2025081538 (O.P.R.T.C.T.), 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 2,349.79 feet;

THENCE, with the northeast right-of-way line of said Hergotz Lane and the southwest line of said Dogs Head – 791.6381 acre tract, **S47°37'50"E**, a distance of **282.13** 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 northeast right-of-way line of said Hergotz Lane with the northwest right-of-way line of said Edwin Lane;

THENCE, continuing with the northeast right-of-way line of said Hergotz Lane, with the southwest terminus line of said Edwin Lane, **S47°51'12"E**, a distance of **160.09** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the beginning of a right-of-way transition between the northeast right-of-way line of said Hergotz Lane with the southeast right-of-way line of said Edwin Lane, and being an angle point in the southwest 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, continuing with the northeast right-of-way line of said Hergotz Lane and with the southwest line of said Dogs Head – 162.4222 acre tract, **S47°37'54"E**, a distance of **1,681.53** feet to a calculated point for the easterly most corner hereof, from which a 1/2-inch iron pipe found in the northeast right-of-way line of said Hergotz Lane, and being the common south corner of said Dogs Head – 162.4222 acre tract and a called 14.830 acre tract (described as “Tract 2”) conveyed to Dogs Head Land JV, LTD in Document No. 2025081541 (O.P.R.T.C.T.) bears, S47°37'54"E, a distance of 159.80 feet;

THENCE, leaving the northeast right-of-way line of said Hergotz Lane and the southwest line of said Dogs Head – 162.4222 acre tract, over and across said Hergotz Lane, **S42°36'37"W**, a distance of **108.89** feet to a 1/2-inch iron rod with “4Ward Boundary” cap found for the southerly most corner hereof, said point being at the beginning of a right-of-way transition between the northwest right-of-way line of Dalton Lane (Right-of-way varies) with the southwest right-of-way line of said Hergotz Lane, and being an angle point in the northeast line of said Dogs Head – 382.5693 acre tract;

EXHIBIT “_____”

Santiago Del Valle Grant, Abstract No. 24
(Hergotz Lane)

THENCE, with said right-of-way transition and the northeast line of said Dogs Head – 382.5693 acre tract, **N02°44’34”W**, a distance of **70.13** 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 northwest right-of-way line of said Dalton Lane with the southwest right-of-way line of said Hergotz Lane;

THENCE, with the southwest right-of-way line of said Hergotz Lane and the northeast line of said Dogs Head – 382.5693 acre tract, the following two (2) courses and distances:

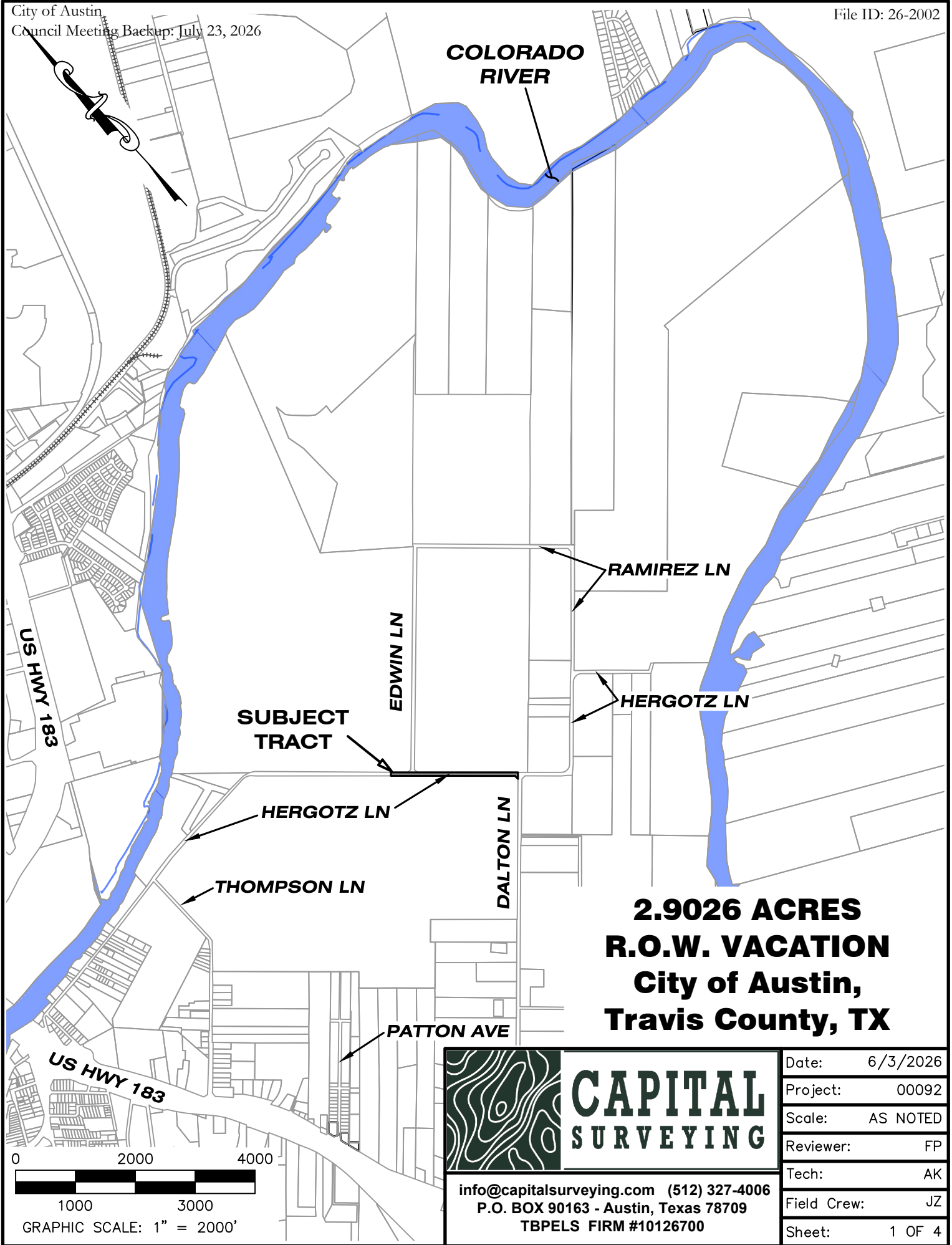
- 1) **N47°36’18”W**, a distance of **1,396.53** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **N47°40’41”W**, a distance of **676.99** feet to the **POINT OF BEGINNING** and containing 2.9026 Acres (126,437 Square Feet) of land, more or less.

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.

 **6/3/2026**
Fernando Perez, RPLS #7041
Capital Surveying Company



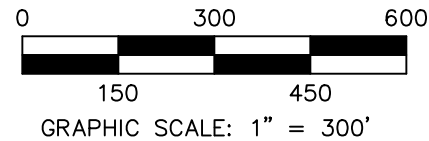


Council Meeting Backup: July 23, 2026

SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24

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

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



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

**2.9026 ACRE(S)
126,437 SQUARE FEET**

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

ANGLE POINT
IN R.O.W. N47°37'50"W
2,349.79'
ANGLE POINT
IN R.O.W. N47°40'41"W
2,257.70'

N47°40'41"W
676.99'

P.O.B.
GRID N: 10,061,737.28'
GRID E: 3,138,362.09'

S47°37'54"E
1,681.53'

N47°36'18"W
1,396.53'
(N47°36'25"W)
(1,396.48')

**SHEET 2
SHEET 3**

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

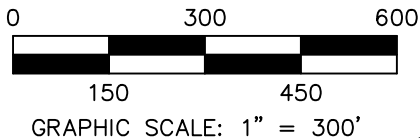
**2.9026 ACRES
R.O.W. VACATION
City of Austin,
Travis County, TX**



**CAPITAL
SURVEYING**

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

Date:	6/3/2026
Project:	00092
Scale:	AS NOTED
Reviewer:	FP
Tech:	AK
Field Crew:	JZ
Sheet:	2 OF 4



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

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

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

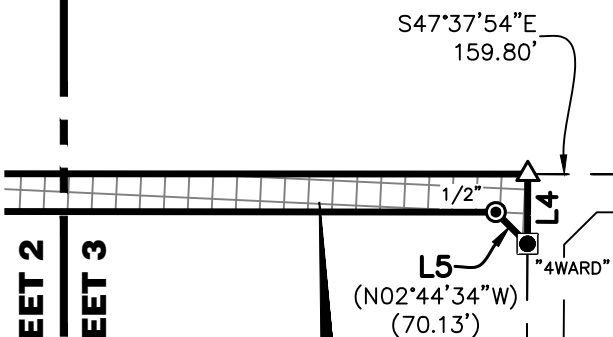
**HERGOTZ LANE
(R.O.W. VARIES)**

**DOGS HEAD LAND JV, LTD
CALLED 14.830 ACRE
"TRACT 2"
DOC. NO. 2025081541
O.P.R.T.C.T.**

**DOGS HEAD LAND JV, LTD
CALLED 20.7078 ACRE
"TRACT 3"
DOC. NO. 2025081541
O.P.R.T.C.T.**

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

**CALLED 20.00 ACRES
EXHIBIT "A"
MARCELO VERA
DOC. NO. 2014086304
O.P.R.T.C.T.**



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

**2.9026 ACRE(S)
126,437 SQUARE FEET**

**CALLED 19.03 ACRES
EXHIBIT "A"
WHITTLESEY
REAL ESTATE
HOLDINGS LLC
DOC. NO. 2012220227
O.P.R.T.C.T.**

**2.9026 ACRES
R.O.W. VACATION
City of Austin,
Travis County, TX**

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

**CAPITAL
SURVEYING**

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

Date:	6/3/2026
Project:	00092
Scale:	AS NOTED
Reviewer:	FP
Tech:	AK
Field Crew:	JZ
Sheet:	3 OF 4

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N42°17'33"E	58.68'
L2	S47°37'50"E	282.13'
L3	S47°51'12"E	160.09'
L4	S42°36'37"W	108.89'
L5	N02°44'34"W	70.13'
L6	S87°39'51"W	71.41'
L7	N05°24'05"W	66.74'

LEGEND	
	SUBJECT PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	60D NAIL FOUND
	IRON ROD WITH PLASTIC CAP FOUND AS NOTED
	3/4" IRON PIPE FOUND (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, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION FOR ADJACENT PROPERTIES

COA GRID #N-19, #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.


6/3/2026



**2.9026 ACRES
R.O.W. VACATION
City of Austin,
Travis County, TX**

 CAPITAL SURVEYING	Date:	6/3/2026
	Project:	00092
	Scale:	AS NOTED
	Reviewer:	FP
	Tech:	AK
	Field Crew:	JZ
info@capitalsurveying.com (512) 327-4006 P.O. BOX 90163 - Austin, Texas 78709 TBPELS FIRM #10126700		Sheet: 4 OF 4