

EXHIBIT “ ___ ”

9.776 Acre Parcel
Portion of Ross Road to be Annexed
J.A. Navarro Survey, Abstract No. 18
Travis County, Texas

PROPERTY DESCRIPTION FOR A
9.776 ACRE PARCEL (PORTION OF ROSS ROAD)

BEING a 9.776 acre (425,826 square foot) parcel of land out of the J.A. Navarro Survey, Abstract No. 18, in Travis County, Texas, being a portion of Ross Road, a 107 foot wide public right-of-way; said 9.776 acre (425,826 square foot) parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point at the northwest corner of this parcel, and the northeast corner of Del Valle Parkade Section 1 Amended Plat, a subdivision of record in Document No. 202100185, Official Public Records, Travis County, Texas (O.P.R.T.C.T.), being at the intersection of the existing west right-of-way line of Ross Road and the existing south right-of-way line of State Highway 71 (SH 71, varying width right-of-way), said POINT OF BEGINNING having Surface Coordinates of N=10,042,054.41, E=3,157,123.59;

1) THENCE, along the north line of this parcel, along the northerly terminus of Ross Road, and along the existing south right-of-way line of SH 71, **North 85°49'20" East 180.06 feet** to a calculated point at the northeast corner of this parcel, and the northwest corner of that tract described as 47.46 acres (Tract 3) conveyed to the Board of Trustees of the Del Valle Independent School District by General Warranty Deed, as recorded in Document No. 2017176155, O.P.R.T.C.T., being at the intersection of the existing east right-of-way line of Ross Road and the existing south right-of-way line of SH 71;

THENCE, along the east line of this parcel, the existing east right-of-way line of Ross Road, the west line of said 47.46 acre (Tract 3) Board of Trustees of the Del Valle Independent School District tract, the west line of those tracts described as 1.442 acres (Tract 2) and 3.695 acres (Tract 1) conveyed to the Board of Trustees of the Del Valle Independent School District by said General Warranty Deed, as recorded in said Document No. 2017176155, and the west line of that tract described as 150.0 acres conveyed to Del Valle Independent School District by General Warranty Deed, as recorded in Volume 13063, Page 1165, Real Property Records, Travis County, Texas (R.P.R.T.C.T.), the following seven courses, numbered 2 through 8:

2) **South 39°31'38" West 40.19 feet** to a calculated point,

3) with a curve to the right, whose delta angle is **57°53'09"**, radius is **1,050.54 feet**, an arc distance of **1,061.36 feet**, and the chord of which bears **South 25°49'43" West 1,016.80 feet** to a 1/2-inch iron rod with cap (illegible) found,

9.776 Acre Parcel
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- 4) **South 54°43'17" West 426.53 feet** to a 1/2-inch iron rod with "RPLS 1926" cap found,
- 5) with a curve to the left, whose delta angle is **26°55'49"**, radius is **950.00 feet**, passing at an arc distance of 100.60 feet a 1/2-inch iron rod with cap (illegible) found, passing at an additional arc distance of 98.85 feet a 1/2-inch iron rod with "KC ENG" cap found, continuing an additional arc distance of 246.97 feet for a total arc distance of **446.52 feet**, and the chord of which bears **South 41°15'40" West 442.42 feet** to a 1/2-inch iron rod with "KC ENG" cap found,
- 6) **South 27°48'41" West 1,084.75 feet** to a 1/2-inch iron rod with "KC ENG" cap found,
- 7) with a curve to the right, whose delta angle is **33°34'24"**, radius is **1,050.00 feet**, an arc distance of **615.26 feet**, and the chord of which bears **South 44°39'01" West 606.50 feet** to a 1/2-inch iron rod found with "KC ENG" cap found, and
- 8) **South 61°19'14" West 327.19 feet** to a 1/2-inch iron rod found at the southeast corner of this parcel, the southwest corner of said 150.0 acre Del Valle Independent School District tract, and the northwest corner of Berdoll Farms Phase One Section 4, a subdivision of record in Document No. 200100360, O.P.R.T.C.T.;
- 9) THENCE, along the south line of this parcel, crossing through the right-of-way of Ross Road, **North 55°25'03" West 120.10 feet** to a calculated point at the southwest corner this parcel, being in the existing west right-of-way line of Ross Road, and the east line of Lexington Parke Section One, a subdivision of record in Document No. 200400121, O.P.R.T.C.T.;

THENCE, along the west line of this parcel and the existing west right-of-way line of Ross Road, the east line of said Lexington Parke Section One subdivision, the east line of Amended Plat of Lots 9 and 10 Block A Berdoll Commercial Subdivision, a subdivision of record in Document No. 201100055, O.P.R.T.C.T., the east line of Berdoll Commercial Subdivision, a subdivision of record in Document No. 200800250, O.P.R.T.C.T., and the east line of said Del Valle Parkade Section 1 Amended Plat subdivision, the following nine (9) courses, numbered 10 through 18:

- 10) **North 61°22'40" East**, passing at a distance of 63.04 feet a 1/2-inch iron rod with "Delta Survey" cap found, passing an additional distance of 65.41 feet a 1/2-inch iron rod with "Delta Survey" cap found, continuing an additional distance of 252.90 feet for a total distance of **381.35 feet** to a 1/2-inch iron rod found,

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- 11) with a curve to the left, whose delta angle is **33°28'07"**, radius is **945.94 feet**, passing at an arc distance of 461.91 feet a 1/2-inch iron rod with "KC ENG" cap found, continuing an additional arc distance of 90.65 feet for a total arc distance of **552.56 feet**, and the chord of which bears **North 44°37'41" East 544.74 feet** to a calculated point,
- 12) **North 27°48'25" East**, passing at a distance of 9.97 feet a 1/2-inch iron rod found, continuing an additional distance of 460.01 feet for a total of distance of **469.98 feet** to a 1/2-inch iron rod with "Goodwin Lasiter" cap found;
- 13) **North 27°49'52" East 179.01 feet** to a 1/2-inch iron rod with cap (illegible) found,
- 14) **North 27°47'07" East**, passing at a distance of 284.99 feet a 1/2-inch iron rod with "Delta Surveying" cap found, continuing an additional distance of 150.70 feet for a total distance of **435.69 feet** to a calculated point,
- 15) with a curve to the right, whose delta angle is **26°55'49"**, radius is **1,057.31 feet**, passing at an arc distance of 29.31 feet a 1/2-inch iron rod with "KC ENG" cap found, passing at an additional arc distance of 148.40 feet a 1/2-inch iron rod found, passing at an additional arc distance of 164.90 feet a mag nail found, continuing an additional arc distance of 154.36 feet for a total arc distance of **496.96 feet**, and the chord of which bears **North 41°15'40" East 492.40 feet** to a calculated point,
- 16) **North 54°41'24" East 426.72 feet** to a calculated point,
- 17) with a curve to the left, whose delta angle is **57°01'34"**, radius is **943.00 feet**, passing at an arc distance of 36.05 feet a 1/2-inch iron rod with "4Ward Boundary" cap found, passing at an additional arc distance of 842.71 feet a 1/2-inch iron rod found, continuing an additional arc distance of 59.80 feet for a total arc distance of **938.56 feet**, and the chord of which bears **North 26°15'00" East 900.29 feet** to a calculated point, and

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18) **North 51°23'05" West 60.47 feet** to the POINT OF BEGINNING and containing 9.776 acres (425,826 square feet) of land within these metes and bounds.

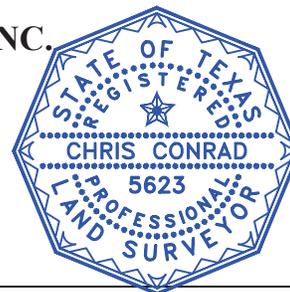
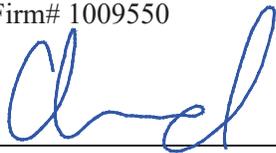
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (2011) EPOCH 2010.00. Coordinates shown hereon are Surface Coordinates and can be adjusted to Grid by dividing the Surface Adjustment Factor of 1.000100.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 1009550



06/11/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\LJA~22-018~Ross Rd North\Description\Annexation Parcel~9.776 Ac
Issued 05/20/2025; Revised 06/11/2025

FIELD NOTES REVIEWED

BY:  DATE: 06/11/25

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

**SKETCH TO ACCOMPANY DESCRIPTION
 OF 9.776 AC. OR 425,826 SQ. FT. OF LAND
 OUT OF THE J.A. NAVARRO SURVEY, ABSTRACT NO. 18
 TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'



APPROXIMATE LOCATION OF
 30' INGRESS/EGRESS
 EASEMENT
 VOL. 3481, PG. 999
 D.R.T.C.T.

P.O.B.
 SURFACE COORDINATE
 N=10,042,054.41
 E=3,157,123.59

STATE HIGHWAY 71 E
 (R.O.W. WIDTH VARIES)

EXISTING R.O.W.

EXISTING R.O.W.
 15' P.U.E.

DRAINAGE EASEMENT
 DOC. NO. 2012217208
 O.P.R.T.C.T.
 (2.33 AC.)

WATER LINE EASEMENT
 DOC. 2020145108
 O.P.R.T.C.T.

DRAINAGE EASEMENT
 DOC. NO. 2012217208
 O.P.R.T.C.T.
 (2.01 AC.)

9.776 AC. OR
 425,826 SQ. FT.

DEL VALLE PARKADE
 SECTION 1
 AMENDED PLAT
 DOC. NO. 202100185
 O.P.R.T.C.T.

BLOCK 1
 LOT 1A
 (6.3493 ACRES)

15' UTILITY EASEMENT
 VOL. 13041, PG. 757
 R.P.R.T.C.T.

APPROXIMATE LOCATION OF
 30' INGRESS/EGRESS
 EASEMENT
 VOL. 3481, PG. 999
 D.R.T.C.T.

BOARD OF TRUSTEES OF THE
 DEL VALLE INDEPENDENT SCHOOL DISTRICT
 DOC. NO. 2017176155
 O.P.R.T.C.T.
 TRACT 3
 (47.46 ACRE)
 NOVEMBER 2, 2017

ROSS ROAD
 (107' R.O.W. WIDTH)

SHEET 6 OF 10

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N85°49'20"E	180.06'
L2	S39°31'38"W	40.19'
L12	N51°23'05"W	60.47'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	1,061.36'	1,050.54'	57°53'09"	S25°49'43"W	1,016.80'
C6	938.56'	943.00'	57°01'34"	N26°15'00"E	900.29'

**McGRAY & McGRAY
 LAND SURVEYORS, INC.**
 3301 HANCOCK DRIVE #6
 AUSTIN, TEXAS 78731
 MCGRAY.COM (512) 451-8591
 TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	AUSTIN GRID#	R-15
DATE:	06/11/2025	TECH:	MM
PROJECT:	22-018	FIELD:	-
FIELD BOOK:	-	SHEET:	5 OF 10

**SKETCH TO ACCOMPANY DESCRIPTION
 OF 9.776 AC. OR 425,826 SQ. FT. OF LAND
 OUT OF THE J.A. NAVARRO SURVEY, ABSTRACT NO. 18
 TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'

SHEET 5 OF 10



BLOCK 1
 LOT 1A
 (6.3493 ACRES)

DEL VALLE PARKADE
 SECTION 1
 AMENDED PLAT
 DOC. NO. 202100185
 O.P.R.T.C.T.

BLOCK 1
 LOT 2A
 (10.0955 ACRES)

20' WATER LINE EASEMENT
 DOC. NO. 202173170
 O.P.R.T.C.T.

9.776 AC. OR
 425,826 SQ. FT.

"4WARD BOUNDARY"
 A=36.05'

ROSS ROAD
 (107' R.O.W. WIDTH)

BOARD OF TRUSTEES OF THE
 DEL VALLE INDEPENDENT SCHOOL DISTRICT
 DOC. NO. 2017176155
 O.P.R.T.C.T.
 TRACT 3
 (47.46 ACRE)
 NOVEMBER 2, 2017

APPROXIMATE LOCATION OF
 30' INGRESS/EGRESS
 EASEMENT
 VOL. 3481, PG. 999
 D.R.T.C.T.

[A]
 BOARD OF TRUSTEES OF THE
 DEL VALLE INDEPENDENT SCHOOL DISTRICT
 DOC. NO. 2017176155
 O.P.R.T.C.T.
 TRACT 4
 (1 ACRE)
 NOVEMBER 2, 2017

BOARD OF TRUSTEES OF THE
 DEL VALLE INDEPENDENT SCHOOL DISTRICT
 DOC. NO. 2017176155
 O.P.R.T.C.T.
 TRACT 1
 (3.695 ACRES)
 NOVEMBER 2, 2017

15' UTILITY EASEMENT
 VOL. 13041, PG. 757
 R.P.R.T.C.T.

SHEET 7 OF 10

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S54°43'17"W	426.53'
L11	N54°41'24"E	426.72'

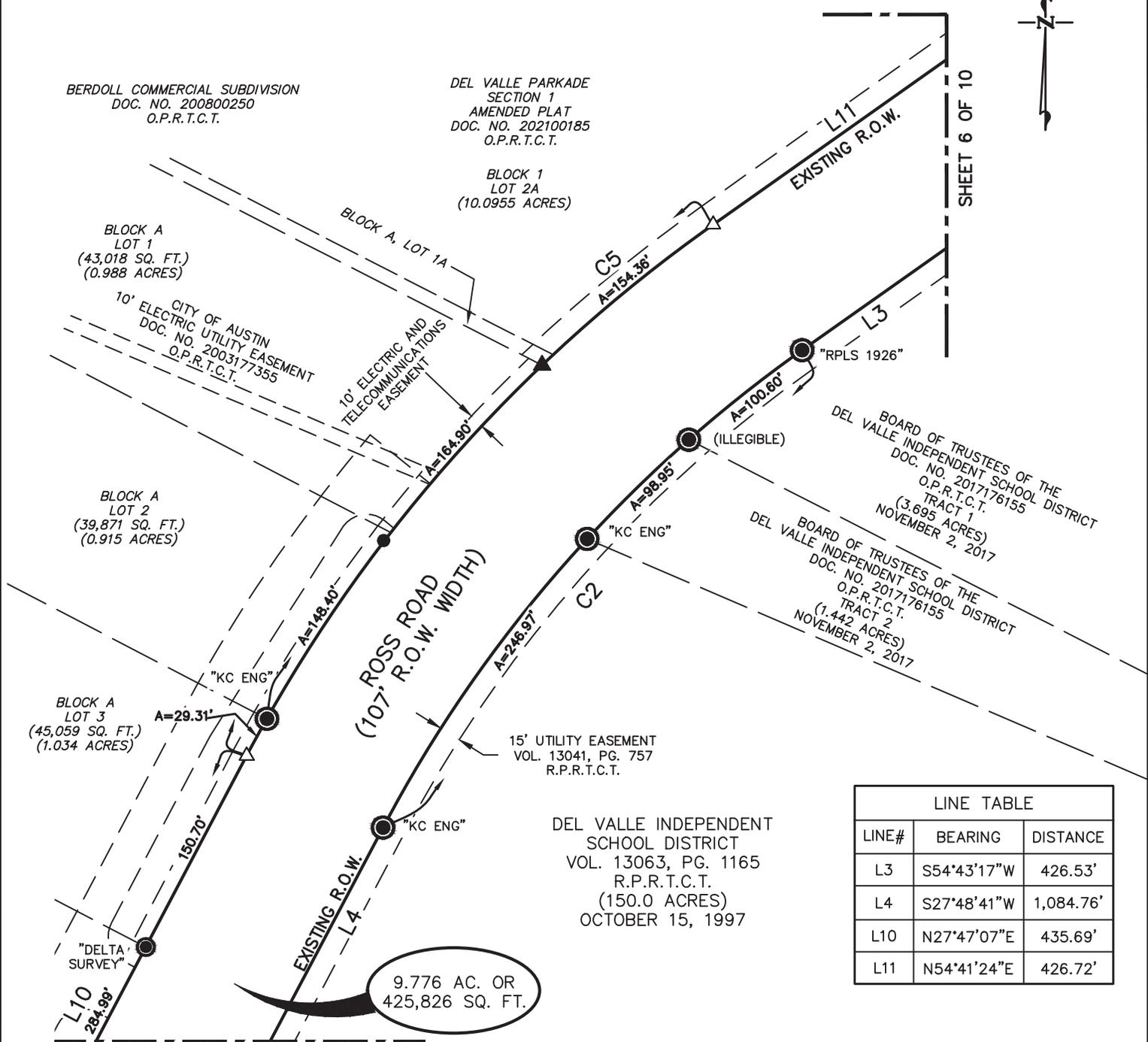
CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	1,061.36'	1,050.54'	57°53'09"	S25°49'43"W	1,016.80'
C6	938.56'	943.00'	57°01'34"	N26°15'00"E	900.29'

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 TBPELS SURVEY FIRM #10095500

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FIELD BOOK:	-	SHEET:	6 OF 10

**SKETCH TO ACCOMPANY DESCRIPTION
OF 9.776 AC. OR 425,826 SQ. FT. OF LAND
OUT OF THE J.A. NAVARRO SURVEY, ABSTRACT NO. 18
TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'



SHEET 8 OF 10

SHEET 6 OF 10

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S54°43'17"W	426.53'
L4	S27°48'41"W	1,084.76'
L10	N27°47'07"E	435.69'
L11	N54°41'24"E	426.72'

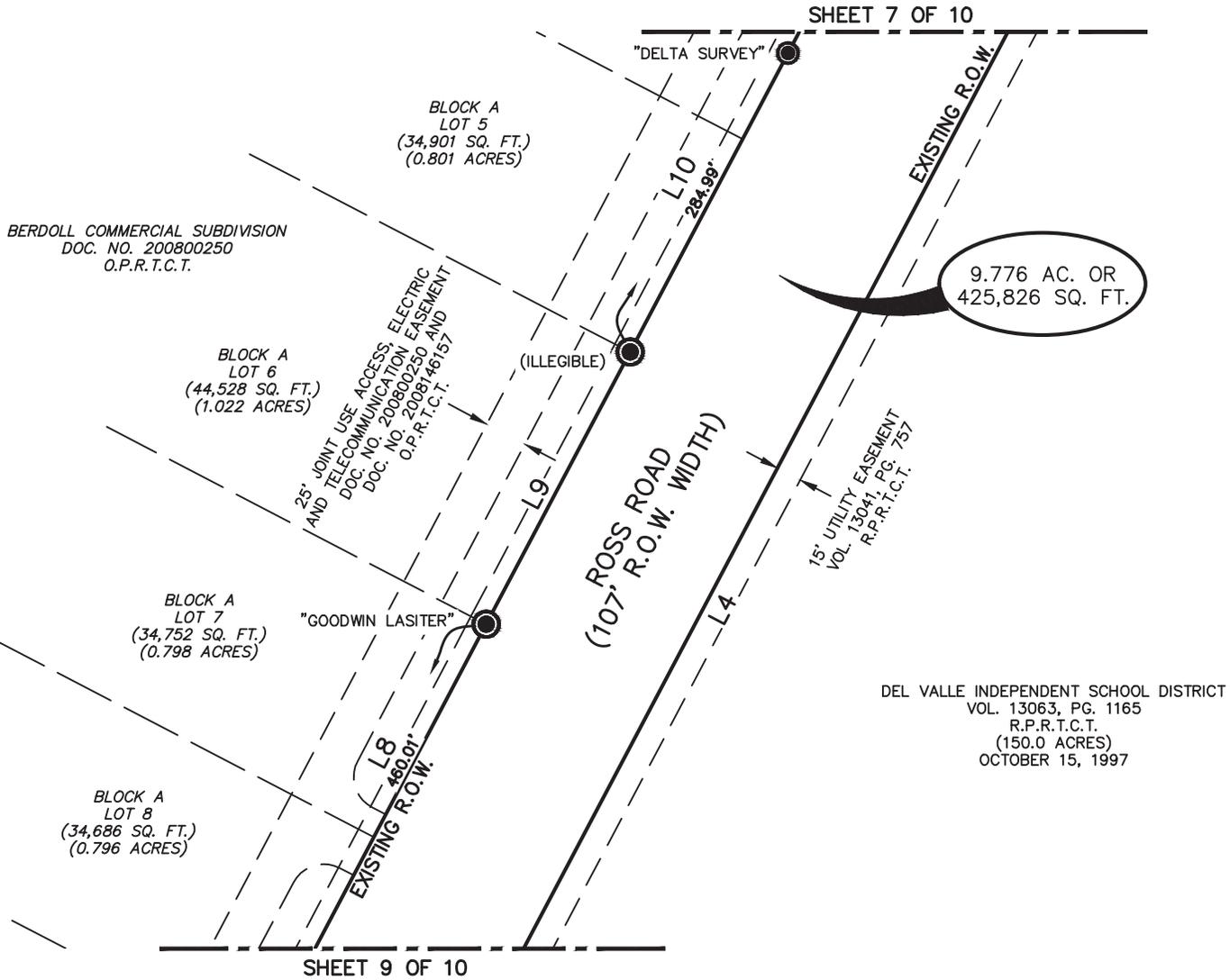
CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	446.52'	950.00'	26°55'49"	S41°15'40"W	442.42'
C5	496.96'	1,057.31'	26°55'49"	N41°15'40"E	492.40'

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SCALE:	1" = 100'	AUSTIN GRID#	R-15
DATE:	06/11/2025	TECH:	MM
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FIELD BOOK:	-	SHEET:	7 OF 10

**SKETCH TO ACCOMPANY DESCRIPTION
 OF 9.776 AC. OR 425,826 SQ. FT. OF LAND
 OUT OF THE J.A. NAVARRO SURVEY, ABSTRACT NO. 18
 TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'



LINE TABLE		
LINE#	BEARING	DISTANCE
L4	S27°48'41"W	1,084.76'
L8	N27°48'25"E	469.98'
L9	N27°49'52"E	179.01'
L10	N27°47'07"E	435.69'

**McGRAY & McGRAY
 LAND SURVEYORS, INC.**

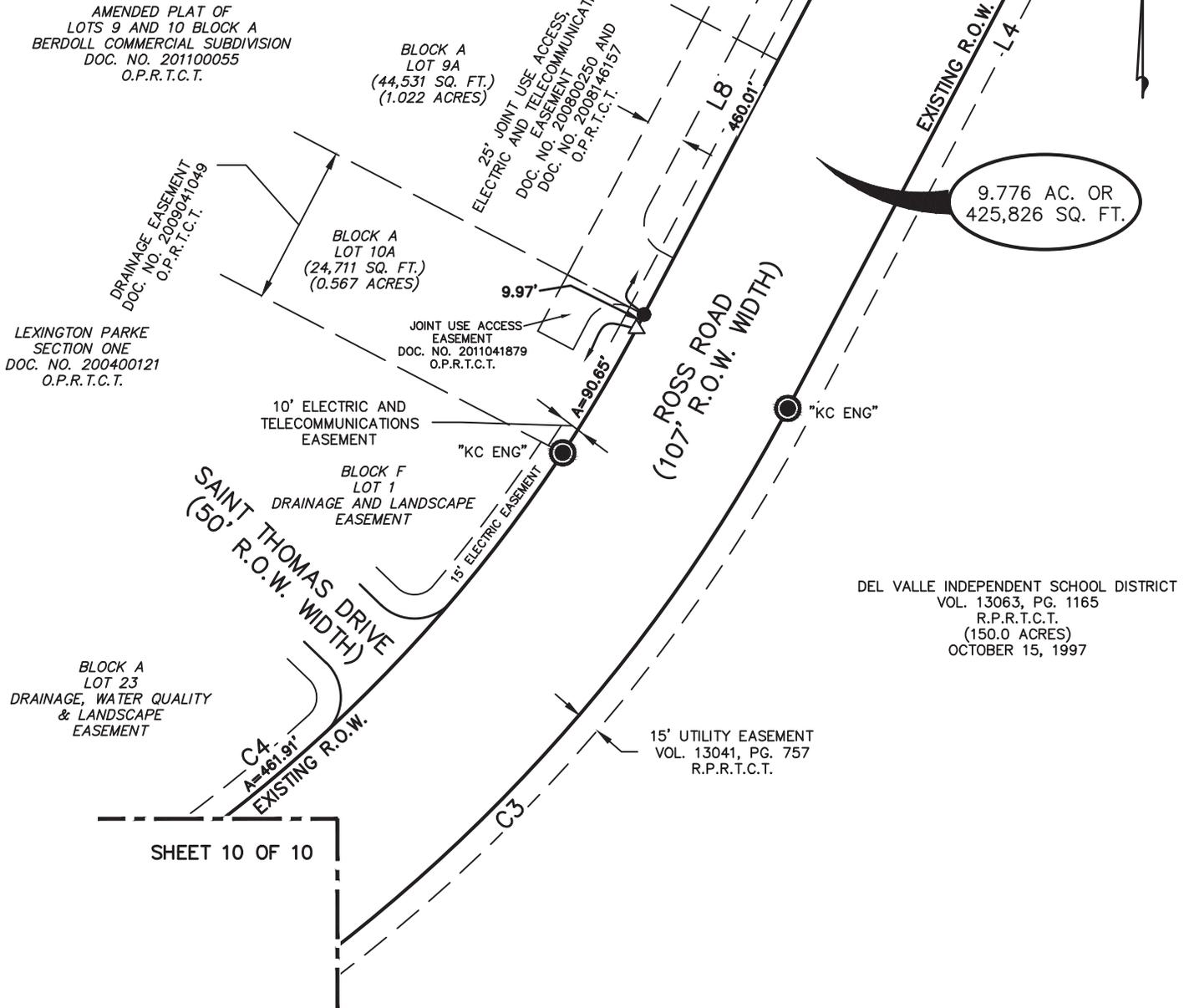
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SCALE:	1" = 100'	AUSTIN GRID#	R-15
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FIELD BOOK:	-	SHEET:	8 OF 10

**SKETCH TO ACCOMPANY DESCRIPTION
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TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'

SHEET 8 OF 10



LINE TABLE		
LINE#	BEARING	DISTANCE
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L8	N27°48'25"E	469.98'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C3	615.26'	1,050.00'	33°34'24"	S44°39'01"W	606.50'
C4	552.56'	945.94'	33°28'07"	N44°37'41"E	544.74'

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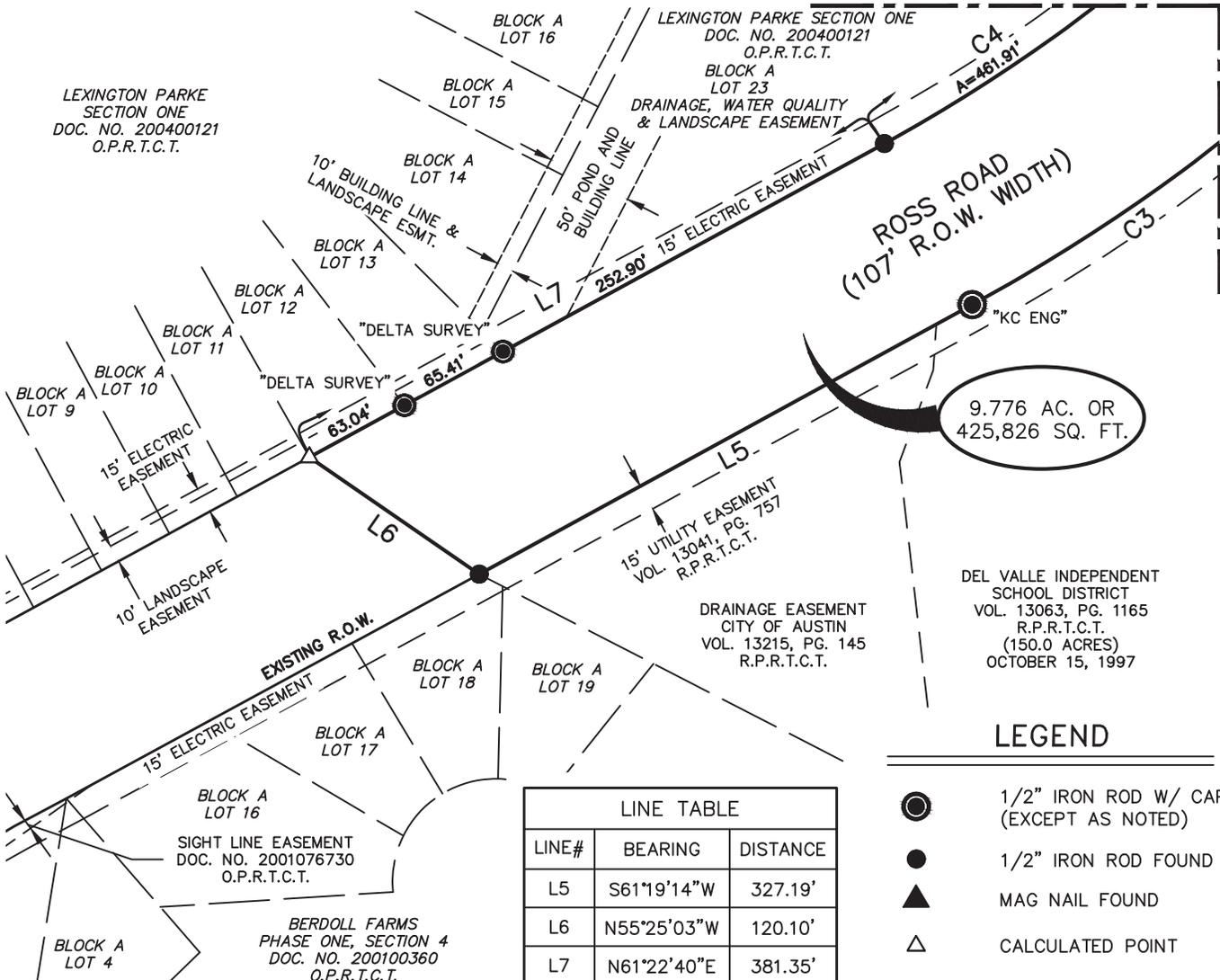
SCALE:	1" = 100'	AUSTIN GRID#	R-15
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PROJECT:	22-018	FIELD:	-
FIELD BOOK:	-	SHEET:	9 OF 10

**SKETCH TO ACCOMPANY DESCRIPTION
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OUT OF THE J.A. NAVARRO SURVEY, ABSTRACT NO. 18
TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'

SHEET 9 OF 10

SHEET 9 OF 10



9.776 AC. OR
425,826 SQ. FT.

DEL VALLE INDEPENDENT
SCHOOL DISTRICT
VOL. 13063, PG. 1165
R.P.R.T.C.T.
(150.0 ACRES)
OCTOBER 15, 1997

LEGEND

- 1/2" IRON ROD W/ CAP FOUND (EXCEPT AS NOTED)
- 1/2" IRON ROD FOUND
- MAG NAIL FOUND
- CALCULATED POINT
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- VOL./PG. VOLUME/PAGE
- DOC. NO. DOCUMENT NUMBER
- PROPERTY LINE
- (.....) RECORD INFORMATION
- R.O.W. RIGHT OF WAY

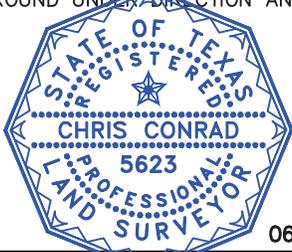
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LINE#	BEARING	DISTANCE
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L6	N55°25'03"W	120.10'
L7	N61°22'40"E	381.35'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
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C4	552.56'	945.94'	33°28'07"	N44°37'41"E	544.74'

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE ADJUSTED TO GRID BY DIVIDING THE SURFACE ADJUSTMENT FACTOR OF 1.000100.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

ISSUED: 05/20/2025
REVISED: 06/11/2025



06/11/2025

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	AUSTIN GRID#	R-15
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FIELD BOOK:	-	SHEET:	10 OF 10