

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.2711 ACRES (98,928 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THOMPSON LANE (VARIABLE WIDTH RIGHT-OF-WAY; NO RECORD INFORMATION FOUND), SAID 2.2711 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 mag nail with “4Ward Boundary” washer found at the intersection of the east right-of-way line of said Thompson Lane with the south right-of-way line of Hergotz Lane (Right-of-way varies), and being the northwest corner of a called 382.5693 acre tract 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 northeast corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the south right-of-way line of said Hergotz Lane, with the east and southeast right-of-way lines of said Thompson Lane, and with the west and northwest lines of said Dogs Head – 382.5693 acre tract, the following three (3) courses and distances:

- 1) **S00°44’01”E**, a distance of **1,330.73** feet to a 1/2-inch iron pipe found for an angle point hereof,
- 2) **S08°08’57”W**, a distance of **62.89** feet to a 1/2-inch iron pipe found for an angle point hereof, and
- 3) **S41°12’18”W**, a distance of **513.45** feet to a 1/2-inch iron rod found for the southeast corner hereof, said point being the southwest corner of said Dogs Head – 382.5693 acre tract, and being the northwest corner of a called 20.56 acre tract conveyed to Fred W Hoskins & ZZV Trust in Document No. 2012221563 (O.P.R.T.C.T.), and being in the southeast right-of-way line of said Thompson Lane;

THENCE, leaving the southeast right-of-way line of said Thompson Lane, over and across said Thompson Lane, **N47°27’41”W**, a distance of **54.40** feet to a calculated point for the southwest corner hereof, said point being in the northwest right-of-way line of said Thompson Lane, same being the southeast line of that certain tract of land (acreage not provided) conveyed to Joyce & Johnny Limuel in Volume 3638, Page 532 of the Deed Records of Travis County, Texas (D.R.T.C.T.);

THENCE, with the northwest right-of-way line of said Thompson Lane, with the southeast line of said Limuel tract, with the southeast line of that certain tract of land (acreage not provided) conveyed to Johnny Limuel in Volume 8915, Page 21 (D.R.T.C.T.), and with the southeast line of that certain tract of land (acreage not provided) conveyed to Bess Hardin in Volume 7801, Page 429 (D.R.T.C.T.), **N42°48’07”E**, a distance of **163.97** feet to an iron rod with “Chaparral” cap found for an angle point hereof, said point being the common south corner of said Hardin tract and a called 0.252 acre tract conveyed to Bryan Keith Wheeler in Document No. 2026046404 (O.P.R.T.C.T.);

THENCE, continuing with the northwest right-of-way line of said Thompson Lane, with the southeast line of said Wheeler tract, **N42°49’23”E**, a distance of **85.49** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the common south corner of said Wheeler tract and a called 0.259 acre tract conveyed to Donnie and Meaghan Roland in Document No. 2021178199 (O.P.R.T.C.T.);

THENCE, continuing with the northwest right-of-way line of said Thompson Lane, with the southeast line of said Roland tract, and with the southeast line of a called 1-acre tract conveyed to Jessie Mae Williams in Volume 769, Page 454 (D.R.T.C.T.), **N42°03'45"E**, a distance of **109.73** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the common south corner of said Mae Williams tract and that certain tract of land conveyed to Margie Ruth Williams in Volume 3636, Page 1471 (D.R.T.C.T.);

THENCE, with the northwest and west right-of-way lines of said Thompson Lane, and with the southeast and east lines of said Ruth Williams tracts, the following two (2) courses and distances:

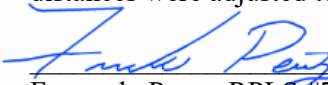
- 1) **N41°43'01"E**, a distance of **131.90** feet to a 1/2-inch iron rod found (leaning) for an angle point hereof, and
- 2) **N02°27'15"E**, a distance of **83.43** feet to a 1-inch iron pipe found for an angle point hereof, said point being the southeast corner of a called 46.756 acre tract conveyed to the City of Austin in Document No. 2007113005 (O.P.R.T.C.T.), being the northeast corner of said Ruth Williams tract, and being in the west right-of-way line of said Thompson Lane;

THENCE, with the west right-of-way line of said Thompson Lane and the east line of said City of Austin tract, **N00°53'32"W**, a distance of **1,285.06** feet to a calculated point for the northwest corner hereof, said point being at the intersection of the south right-of-way line of said Hergotz Lane with the west right-of-way line of said Thompson Lane, and being the northeast corner of said City of Austin tract;

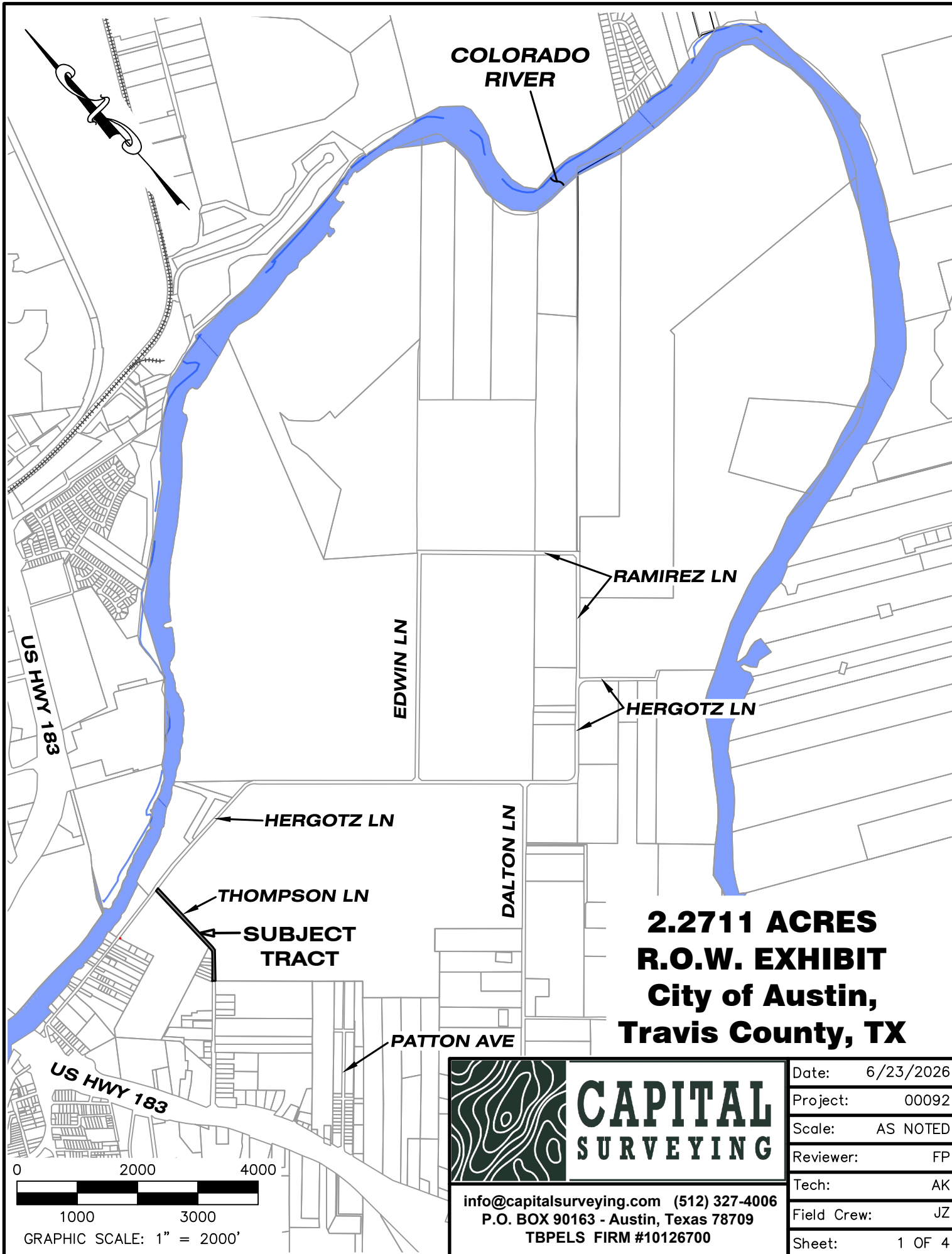
THENCE, leaving the east line of said City of Austin tract, with the south right-of-way line of said Hergotz Lane, and with the north terminus of said Thompson Lane, **N78°38'44"E**, a distance of **56.95** feet to the **POINT OF BEGINNING** and containing 2.2711 Acres (98,928 Square Feet) of land, more or less.

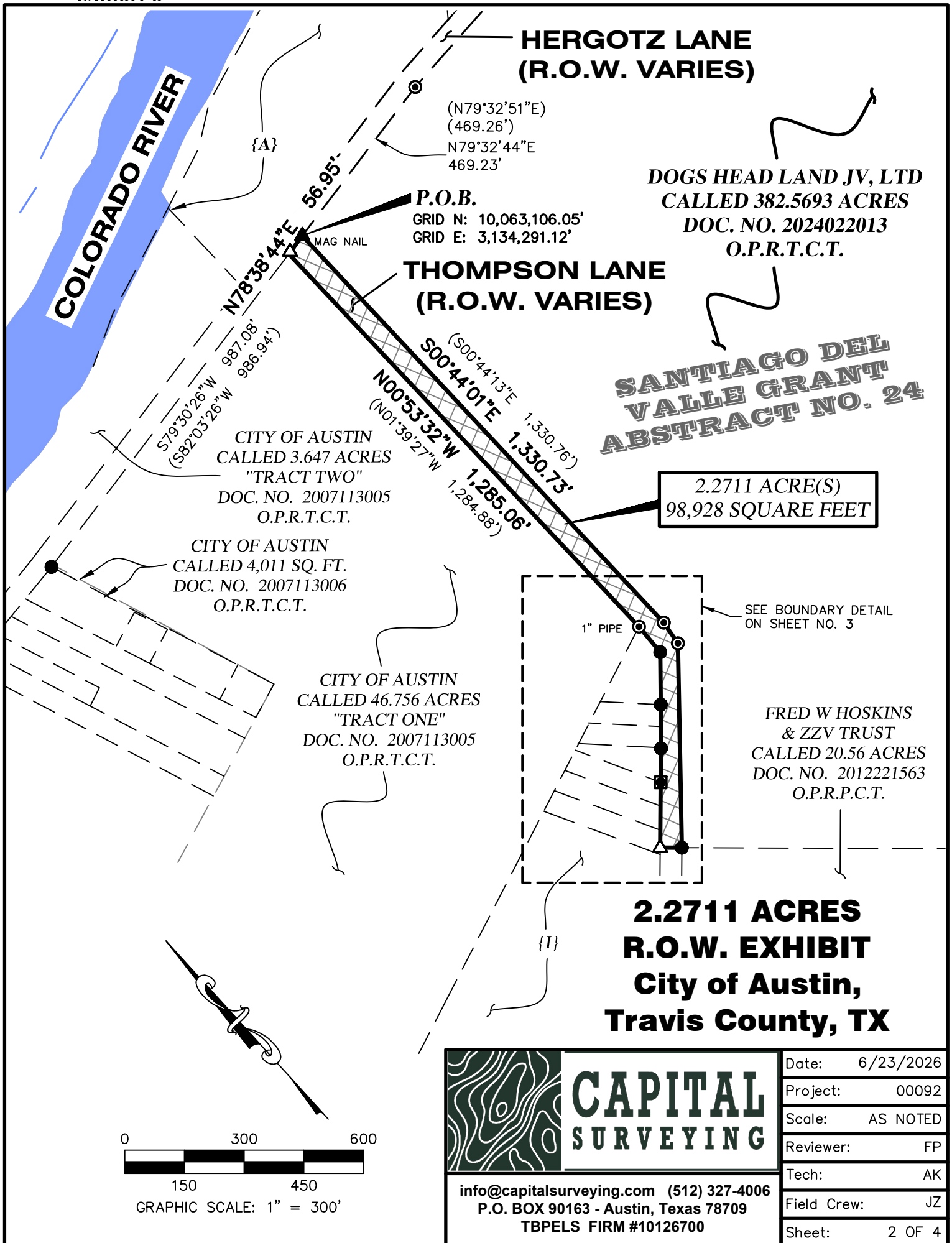
NOTE:

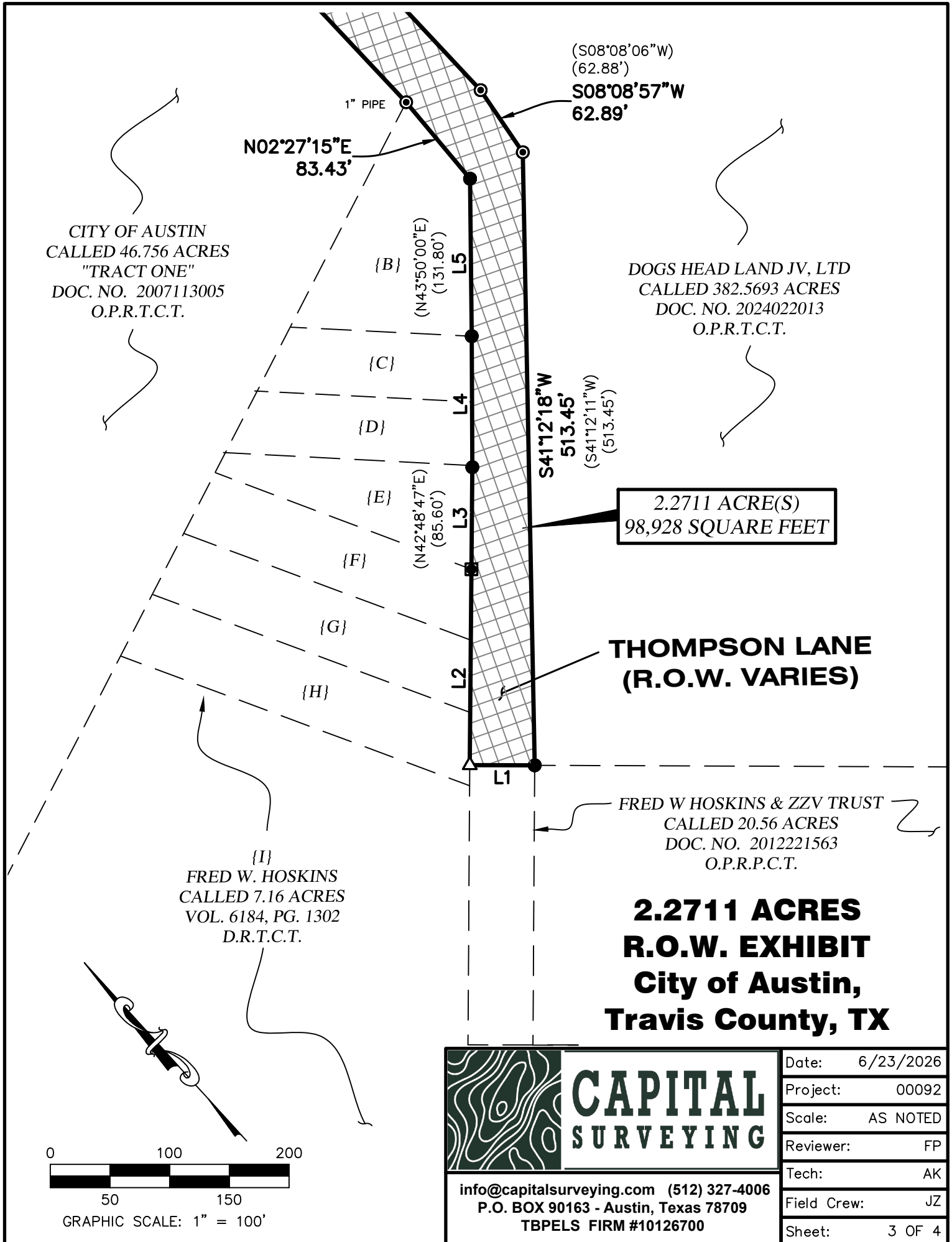
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000053588211.


Fernando Perez, RPLS #7041
Capital Surveying Company









LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N47°27'41"W	54.40'
L2	N42°48'07"E	163.97'
L3	N42°49'23"E	85.49'
L4	N42°03'45"E	109.73'
L5	N41°43'01"E	131.90'

{A}

FITZPATRICK BAR X
RANCH, L.P.

REMAINDER OF
CALLED 23.04 ACRES
DOC. NO. 2023087815
DOC. NO. 2023087816
DOC. NO. 2023087817
O.P.R.T.C.T.

{B}

MARGIE RUTH WILLIAMS
CORRECTED WARRANTY DEED
VOL. 3636, PG. 1471
D.R.T.C.T.

{C}

LINDA JOYCE ROLAND
(ACREAGE NOT STATED)
AS DESCRIBED IN
DOC. NO. 2025095860
O.P.R.T.C.T.

{D}

DONNIE AND MEAGHAN ROLAND
CALLED 0.259 ACRE
(NO METES & BOUNDS)
DOC. NO. 2021178199
O.P.R.T.C.T.

{E}

BRYAN KEITH WHEELER
CALLED 0.252 ACRE
AS DESCRIBED IN
DOC. NO. 2026046404
O.P.R.T.C.T.

{F}

BESS HARDIN
VOL. 7801, PG. 429
D.R.T.C.T.
(ACREAGE NOT STATED)

{G}

JOHNNY LIMUEL
VOL. 8915, PG. 21
D.R.T.C.T.
(ACREAGE NOT STATED)

{H}

JOYCE & JOHNNY LIMUEL
VOL. 3638, PG. 532
D.R.T.C.T.
(ACREAGE NOT PROVIDED)

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
	1/2" 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 #M-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.

6/23/2026



2.2711 ACRES
R.O.W. EXHIBIT
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:	6/23/2026
Project:	00092
Scale:	AS NOTED
Reviewer:	FP
Tech:	AK
Field Crew:	JZ
Sheet:	4 OF 4

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.9022 ACRES (126,419 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 2.9022 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 **1,681.20** 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 160.13 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°26'14"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;

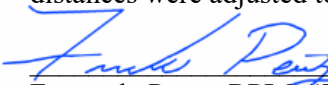
THENCE, with said right-of-way transition and the northeast line of said Dogs Head – 382.5693 acre tract, **N02°44'34"W**, a distance of **70.13** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the end of said right-of-way transition between the northwest right-of-way 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:

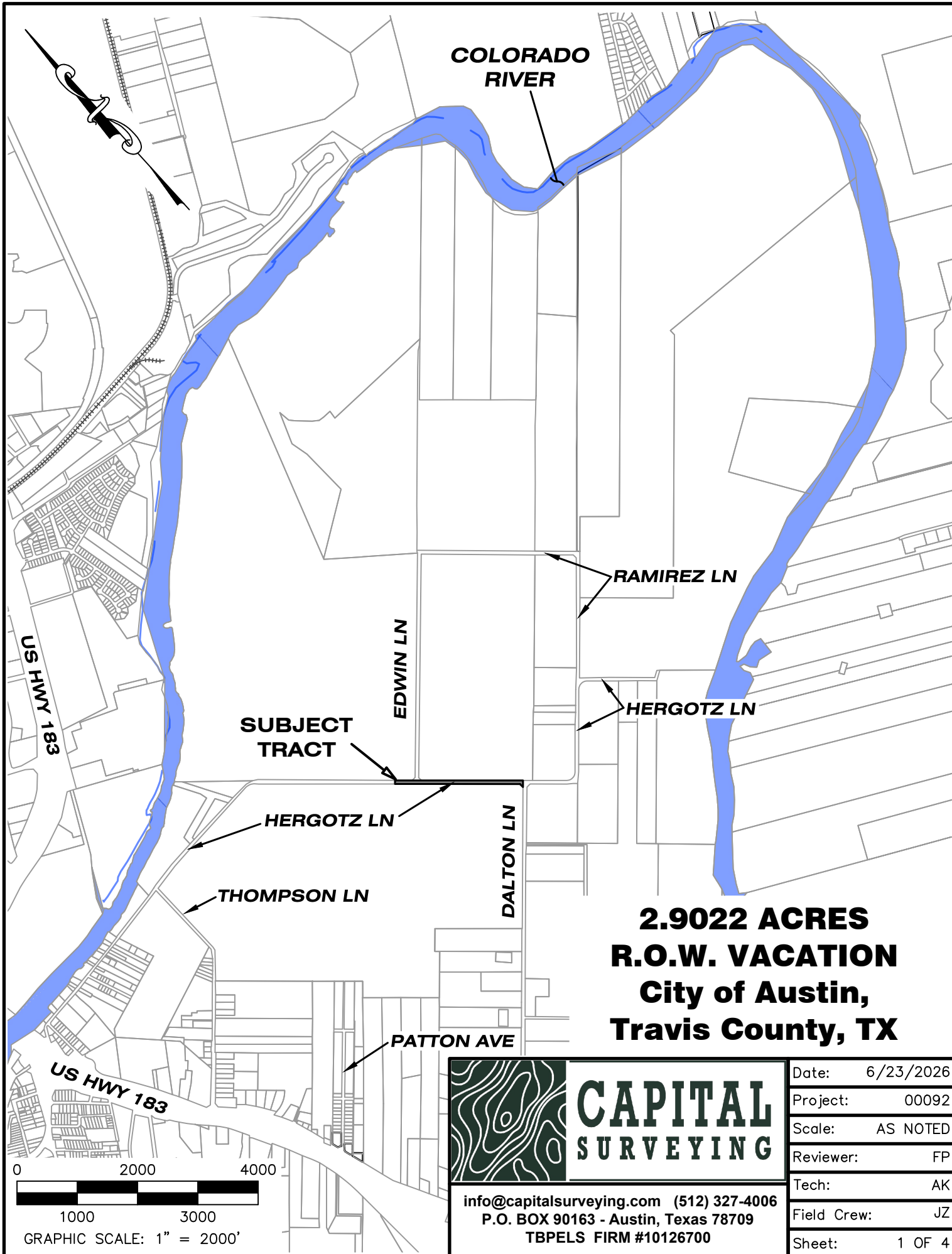
- 1) **N47°36'18"W**, a distance of **1,396.53** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **N47°40'41"W**, a distance of **676.99** feet to the **POINT OF BEGINNING** and containing 2.9022 Acres (126,419 Square Feet) of land, more or less.

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.

 **6/23/2026**
Fernando Perez, RPLS #7041
Capital Surveying Company

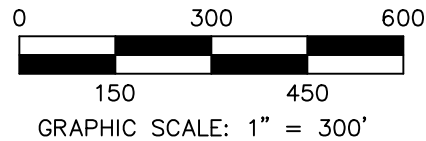




SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24

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.

2.9022 ACRE(S)
126,419 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
1,681.20'

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.

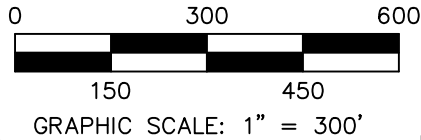
2.9022 ACRES
R.O.W. VACATION
City of Austin,
Travis County, TX



**CAPITAL
SURVEYING**

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

Date:	6/23/2026
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)**

**2.9022 ACRES
R.O.W. VACATION
City of Austin,
Travis County, TX**

**CALLED 19.044 ACRES
WHITTLESEY
REAL ESTATE
HOLDINGS LLC
DOC. NO. 2015206632
DESCRIBED IN
DOC. NO. 2012220227
O.P.R.T.C.T.**

**2.9022 ACRE(S)
126,419 SQUARE FEET**

**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:	6/23/2026
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°26'14"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.

Fernando Perez
6/18/2026



**2.9022 ACRES
R.O.W. VACATION
City of Austin,
Travis County, TX**

	Date:	6/23/2026
	Project:	00092
	Scale:	AS NOTED
	Reviewer:	FP
	Tech:	AK
	Field Crew:	JZ
CAPITAL SURVEYING info@capitalsurveying.com (512) 327-4006 P.O. BOX 90163 - Austin, Texas 78709 TBPELS FIRM #10126700		Sheet: 4 OF 4

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

fperez@capitalsurveying.com

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;

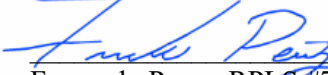
THENCE, with the southeast right-of-way line of said Edwin Lane and the northwest line of said Dogs Head – 162.4222 acre tract, **S42°57'18"W**, a distance of **3,654.69** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the beginning of a right-of-way transition between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

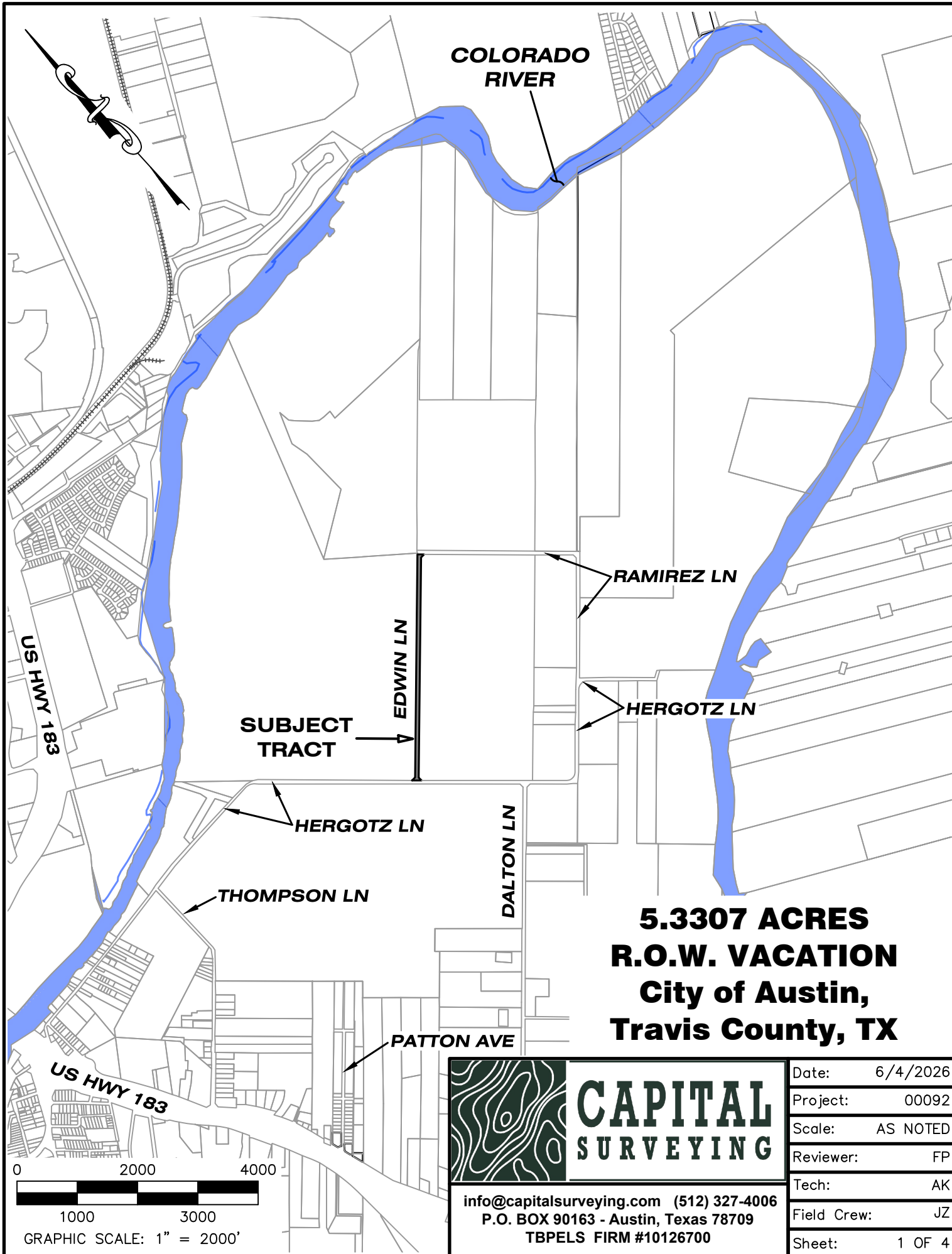
THENCE, leaving the westerly line of said Dogs Head – 162.4222 acre tract, with the northeast right-of-way line of said Hergotz Lane and with the southwest terminus line of said Edwin Lane, **N47°51'12"W**, a distance of **160.09** feet to the **POINT OF BEGINNING** and containing 5.3307 Acres (232,205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

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.

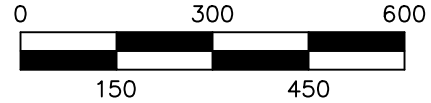
GRID N: 10,061,590.63'
 GRID E: 3,138,610.01'

ANGLE POINT
 IN R.O.W.

N47°37'50"W 2,631.92'

N42°55'26"E
 3,699.97'

S42°57'18"W
 3,654.69'



GRAPHIC SCALE: 1" = 300'

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

SOUTHERNMOST
 CORNER OF
 162.4222 ACRES

S47°37'54"E 1,841.33'

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

EXHIBIT B



GRAPHIC SCALE: 1" = 300'

**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**

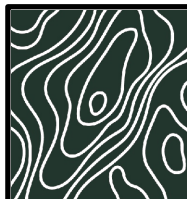
SHEET 3

SHEET 2

N42°55'26"E
3,699.97'

S42°57'18"W
3,654.69'

**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:	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 (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

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.

6/4/2026



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

 CAPITAL SURVEYING	Date:	6/4/2026	
	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

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.2660 ACRES (229,386 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF DALTON LANE (VARIABLE WIDTH RIGHT-OF-WAY; NO RECORD INFORMATION FOUND), SAID 5.2660 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 1/2-inch iron rod with “4Ward Boundary” cap found 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 Hergotz Lane (Right-of-way varies), 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 northerly most corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron pipe found at the end of the 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, and being an angle point in the northeast line of said Dogs Head – 382.5693 acre tract bears, N02°44’34”W, a distance of 70.13 feet;

THENCE, leaving the northeast line of said Dogs Head – 382.5693 acre tract, with the northeast terminus of said Dalton Lane and the southwest right-of-way line of said Hergotz Lane, **S46°40’21”E**, a distance of **59.80** feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being at the beginning of a right-of-way transition between the southeast right-of-way line of said Dalton Lane with the southwest right-of-way line of said Hergotz Lane, and being in the north line of a called 19.044 acre tract conveyed to Whittlesey Real Estate Holdings LLC in Document No. 2015206632 (O.P.R.T.C.T.), being last described in Document No. 2012220227 (O.P.R.T.C.T.);

THENCE, leaving the northeast terminus of said Dalton Lane, with the southeast right-of-way line of said Dalton Lane, the northwest line of said Whittlesey Real Estate tract, the northwest line of the Duck Lake Commercial Condominiums, a condominium regime in Travis County, Texas, according to the map or plat recorded in Document No. 2009035689 (O.P.R.T.C.T.), with the northwest line of a called 17.70 acre tract conveyed to Hog Carson Creek Property LLC in Document No. 2019022655 (O.P.R.T.C.T.), and with the northwest line of a called 3.0 acre tract conveyed to Daugherty Family Registered Limited Liability Partnership #1 in Volume 12842, Page 368 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), **S42°38’40”W**, a distance of **1,109.01** feet to an iron rod with “RL Survey 4532” cap found for an angle point hereof, said point being the common northerly corner of said Daugherty Family tract and a called 10.001 acre tract conveyed to J&LJ Investments LLC in Document No. 2016204300 (O.P.R.T.C.T.);

THENCE, continuing with the southeast right-of-way line of said Dalton Lane, with the northwest line of said J&LJ Investments tract, **S42°45’19”W**, a distance of **450.39** feet to an iron rod with “RPLS 4532” cap found for an angle point hereof, said point being the common northerly corner of said J&LJ Investments tract and a called 46.149 acre tract conveyed to the City of Austin in Document No. 2012218867 (O.P.R.T.C.T.);

THENCE, continuing with the southeast right-of-way line of said Dalton Lane, with the northwest line of said City of Austin tract, and with the northwest line of a called 4.000 acre tract conveyed to 925 Dalton Lane V1, LLC in Document No. 2023142596 (O.P.R.T.C.T.), **S42°36’32”W**, a distance of **2,244.13** feet to an iron rod with an illegible cap found for an angle point hereof, said point being at the intersection of the southeast right-of-way line of said Dalton Lane with the northeast right-of-way line of Sherman Road (Right-of-way varies), and being the west corner of said 925 Dalton Lane tract;

THENCE, continuing with the southeast right-of-way line of said Dalton Lane, leaving the northwest line of said 925 Dalton Lane tract, and with the northwest terminus of said Sherman Road, **S37°36'17"W**, a distance of **47.76** feet to a 1/2-inch iron rod found for the south corner hereof, said point being at the intersection of the southeast right-of-way line of said Dalton Lane with the southwest right-of-way line of said Sherman Road, and being the north corner of Lot A, Dalton Business Park, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 84, Pages 158C-158D of the Plat Records of Travis County, Texas (P.R.T.C.T.);

THENCE, leaving the northwest terminus of said Sherman Road, over and across said Dalton Lane, **N47°30'44"W**, a distance of **65.46** feet to a calculated point for the west corner hereof, said point being in the northwest right-of-way line of said Dalton Lane, and being in the southeast line of a called 10.536 acre tract (described as "Tract 1") conveyed to Carolyn Denise Rabb Ormand in Distribution Deed recorded in Document No. 2026042135 (O.P.R.T.C.T.), being last described in Volume 8537, Page 769 (D.R.T.C.T.), from which a steel fence post found for an ell-corner in the northwest right-of-way line of said Dalton Lane, and being the south corner of said Ormand tract bears, **S42°42'11"W**, a distance of 145.79 feet;

THENCE, with the northwest right-of-way line of said Dalton Lane, with the southeast line of said Ormand tract, with the southeast line of a called 13.6040 acre tract (described as "Tract 2") conveyed to Carolyn Denise Rabb Ormand in Distribution Deed recorded in Document No. 2026042135 (O.P.R.T.C.T.), being last described in Volume 8537, Page 769 (D.R.T.C.T.), with the southeast line of a called 5 acre tract conveyed to Dennis W. Kerwin and Alice Mae Kovar in Volume 5875, Page 1864 (D.R.T.C.T.), and with the southeast line of a called 10.74 acre tract conveyed to Marcelo & Josephine Vera in Document No. 2013076814 (O.P.R.T.C.T.), **N42°42'11"E**, passing at a distance of 461.24 feet a 1/2-inch iron pipe found for the common southerly corner of said Ormand – Tract 2 and said Kerwin and Kovar tract, and continuing for a total distance of **1,119.80** feet to a 1-inch square bolt found for an angle point hereof, said point being the common southerly corner of said Vera tract and a called 12.6 acre tract conveyed to Chelos Land, LP in Document No. 2025100913 (O.P.R.T.C.T.), and being last described in Document No. 2007215877 (O.P.R.T.C.T.);

THENCE, continuing with the northwest right-of-way line of said Dalton Lane, with the southeast line of said Chelos Land tract, **N42°42'17"E**, a distance of **381.68** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the common southerly corner of said Chelos Land tract and said Dogs Head – 382.5693 acre tract;

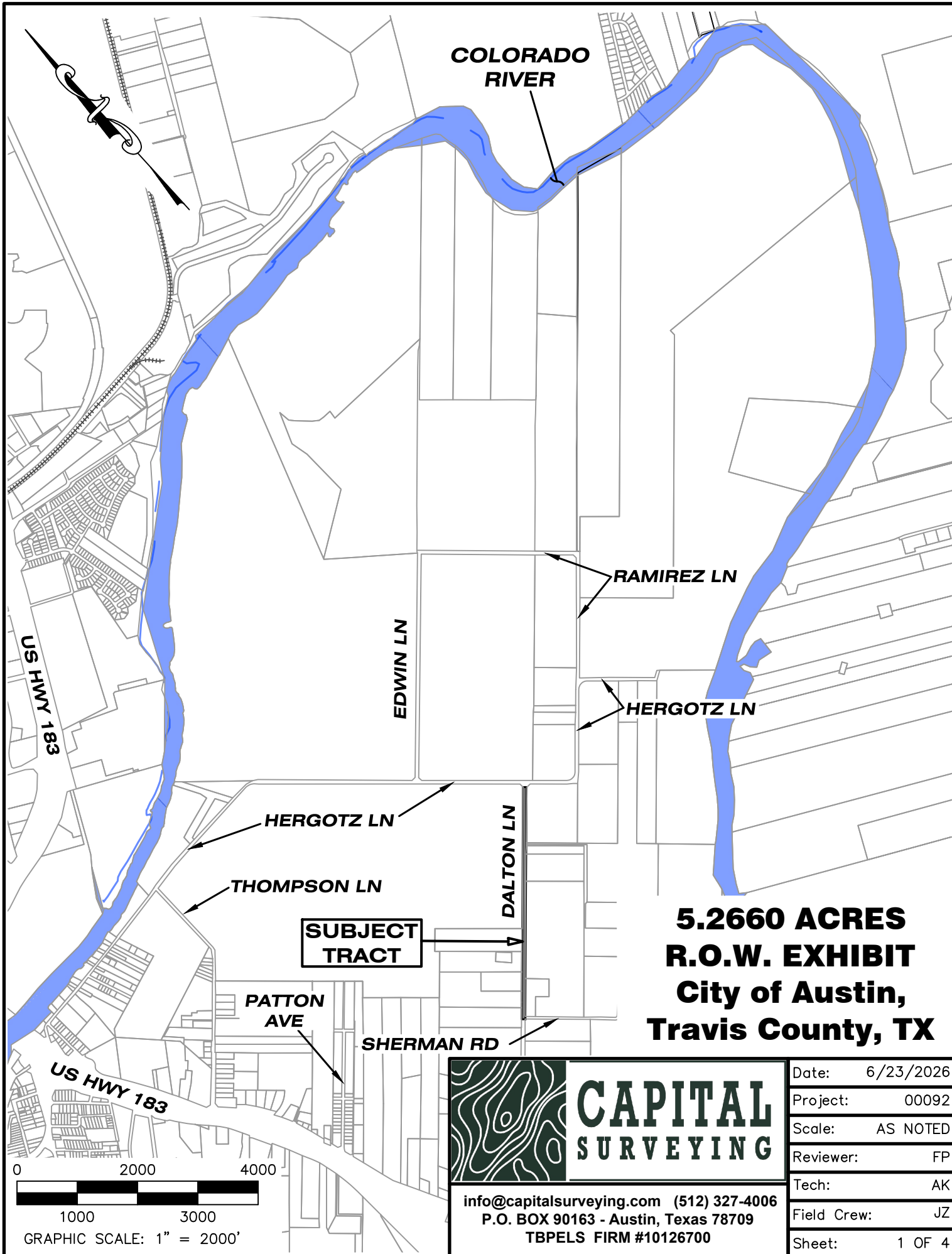
THENCE, continuing with the northwest right-of-way line of said Dalton Lane, with the southeast line of said Dogs Head – 382.5693 acre tract, **N42°37'47"E**, a distance of **2,350.50** feet to the **POINT OF BEGINNING** and containing 5.2660 Acres (229,386 Square Feet) of land, more or less.

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.

 **6/23/2026**
Fernando Perez, RPLS #7041
Capital Surveying Company





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

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)**

(N02°44'34"W 70.13')
N02°44'34"W 70.13'

1/2"

"4WARD"

P.O.B.

GRID N: 10,060,269.90
GRID E: 3,139,897.27

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

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

WHITTLESEY
REAL ESTATE
HOLDINGS LLC
CALLED 19.044 ACRES
DOC. NO. 2015206632
O.P.R.T.C.T.
(DESCRIBED IN
DOC. NO. 2012220227
O.P.R.T.C.T.)

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

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

5.2660 ACRE(S)
229,386 SQUARE FEET

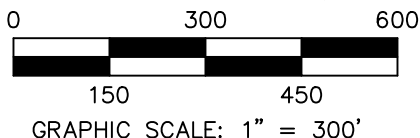
(N42°37'41"E)
(2,350.51')
N42°37'47"E
2,350.50'

S42°45'19"W
450.39'
(S45°28'46"W)
(450.88')

J&LJ INVESTMENTS LLC
CALLED 10.001 ACRES
DOC. NO 2016204300
O.P.R.T.C.T.

**5.2660 ACRES
R.O.W. EXHIBIT
City of Austin,
Travis County, TX**

**SHEET 2
SHEET 3**




**CAPITAL
SURVEYING**

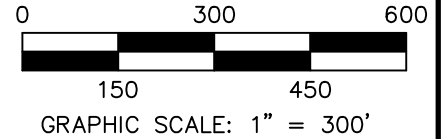
info@capitalsurveying.com (512) 327-4006
P.O. BOX 90163 - Austin, Texas 78709
TBPELS FIRM #10126700

Date:	6/23/2026
Project:	00092
Scale:	AS NOTED
Reviewer:	FP
Tech:	AK
Field Crew:	JZ
Sheet:	2 OF 4

SHEET 2
SHEET 3

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

CITY OF AUSTIN
CALLED 46.149 ACRES
DOC. NO. 2012218867
O.P.R.T.C.T.



CHELOS LAND, LP
CALLED 12.6 ACRES
DOC. NO. 2025100913
O.P.R.T.C.T.
AS DESCRIBED IN
DOC. NO. 2007215877
O.P.R.T.C.T.

(N45°09'22"E)
(381.73')

N42°42'17"E
381.68'

S42°36'32"W 2,244.13'

5.2660 ACRE(S)
229,386 SQUARE FEET

DALTON LANE
(R.O.W. VARIES)

925 DALTON LANE V1, LLC
CALLED 4.000 ACRES
DOC. NO. 2023142596
O.P.R.T.C.T.

DENNIS W. KERWIN
AND ALICE MAE
KOVAR
CALLED 5 ACRES
VOL. 5875, PG. 1864,
D.R.T.C.T.

N42°42'11"E
1,119.80'

1/2"

658.56'

SHERMAN RD
(R.O.W. VARIES)

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

5.2660 ACRES
R.O.W. EXHIBIT
City of Austin,
Travis County, TX

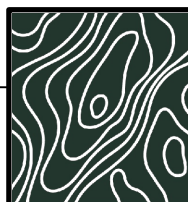
CITY OF AUSTIN
R.O.W. ACQUISITION
CALLED 5,016 SQ. FT.
DOC. NO. 2001018791
O.P.R.T.C.T.

RANGER EXCAVATING L.P.
REMAINDER OF
CALLED 27.610 ACRES
DOC. NO. 2021205143
O.P.R.T.C.T.

S42°42'11"W
145.79'

STEEL FENCE POST

LOT A
DALTON BUSINESS PARK
VOL. 84, PGS 158C-158d
P.R.T.C.T.



**CAPITAL
SURVEYING**

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

Date:	6/23/2026
Project:	00092
Scale:	AS NOTED
Reviewer:	FP
Tech:	AK
Field Crew:	JZ
Sheet:	3 OF 4

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S46°40'21"E	59.80'
L2	S37°36'17"W	47.76'
L3	N47°30'44"W	65.46'

{A}
 DUCK LAKE COMMERCIAL
 CONDOMINIUM
 DOC. NO. 2009035689
 O.P.R.T.C.T.

{B}
 HOG CARSON CREEK PROPERTY LLC
 CALLED 17.70 ACRES
 DOC. NO. 2019022655
 O.P.R.T.C.T.

{C}
 DAUGHERTY FAMILY REGISTERED
 LIMITED LIABILITY PARTNERSHIP #1
 CALLED 3.0 ACRES
 VOL. 12842 PG. 368
 R.P.R.T.C.T.

{D}
 CAROLYN DENISE RABB ORMAND
 DISTRIBUTION DEED
 "TRACT 1"
 CALLED 10.536 ACRES
 DOC. NO. 2026042135, O.P.R.T.C.T.
 (DESCRIBED IN
 VOL. 8537, PG. 769, D.R.T.C.T.)

{E}
 CAROLYN DENISE RABB ORMAND
 DISTRIBUTION DEED
 "TRACT 2"
 CALLED 13.6040 ACRES
 DOC. NO. 2026042135, O.P.R.T.C.T.
 (DESCRIBED IN
 VOL. 11209, PG. 877, R.P.R.T.C.T.)

{F}
 MARCELO & JOSEPHINE VERA
 CALLED 10.74 ACRES
 DOC. NO. 2013076814
 O.P.R.T.C.T.
 (REMAINDER OF CALLED 40 ACRES
 VOL. 397, PG. 437) D.R.T.C.T.

5.2660 ACRES
R.O.W. EXHIBIT
City of Austin,
Travis County, TX

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
	1" SQUARE HEAD BOLT FOUND
	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.

Fernando Perez

6/23/2026



	Date:	6/23/2026
	Project:	00092
	Scale:	AS NOTED
	Reviewer:	FP
	Tech:	AK
	Field Crew:	JZ
CAPITAL SURVEYING info@capitalsurveying.com (512) 327-4006 P.O. BOX 90163 - Austin, Texas 78709 TBPELS FIRM #10126700		Sheet: 4 OF 4

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.3708 ACRES (233,950 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 5.3708 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 1/2-inch iron rod with “4Ward Boundary” cap found 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 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 1/2-inch iron pipe found at the end the 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, and being an angle point in the northeast line of said Dogs Head – 382.5693 acre tract bears, N02°44’34”W, a distance of 70.13 feet;

THENCE, leaving the northeast line of said Dogs Head – 382.5693 acre tract, over and across said Hergotz Lane, **N42°26’14”E**, a distance of **108.89** feet to a calculated point for an ell-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 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 the northeast right-of-way line of said Hergotz Lane and the southwest line of said Dogs Head – 162.4222 acre tract, **S47°37’54”E**, a distance of **160.13** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being the common southerly corner of said Dogs Head – 162.4222 acre tract and a called 14.8300 acre tract (described as “Tract 2”) conveyed to Dogs Head Land JV, LTD in Document No. 2025081541 (O.P.R.T.C.T.);

THENCE, with the northeast and northwest right-of-way lines of said Hergotz Lane and the southwest and southeast lines of said Dogs Head – 14.8300 acre tract, the following three (3) courses and distances:

- 1) **S47°39’38”E**, a distance of **565.53** feet to a 1/2-inch iron rod found for a point of curvature hereof,
- 2) Along the arc of a curve to the left, whose radius is **141.01** feet, whose arc length is **220.68** feet and whose chord bears **N87°13’48”E**, a distance of **198.84** feet to a calculated point for a point of tangency hereof, and
- 3) **N42°17’30”E**, a distance of **788.10** feet to a calculated point for an angle point hereof, said point being in the northwest right-of-way line of said Hergotz Lane, and being the common easterly corner of said Dogs Head – 14.8300 acre tract and a called 3.231 acre tract (described as “Tract 1”) conveyed to Charly Sarkadi in Document No. 2004035575 (O.P.R.T.C.T.), from which a 3/4-inch iron rod found bears, **S47°18’54”E**, a distance of 1.85 feet;

THENCE, continuing with the northwest right-of-way line of said Hergotz Lane, and with the southeast lines of said Sarkadi tract and a called 1.761 acre tract conveyed to Antonio Suarez Aguirre & Jessica Alcaez Suarez in Document No. 2008193608 (O.P.R.T.C.T.), **N42°41’03”E**, a distance of **314.54** feet to a calculated point for an angle point hereof, said point being the common easterly corner of said Suarez tract and a called 10.0813 acre tract conveyed to Dogs Head Land JV, LTD. in Document No. 2025081544 (O.P.R.T.C.T.);

THENCE, continuing with the northwest right-of-way line of said Hergotz Lane, and with the southeast line of said Dogs Head – 10.0813 acre tract, the following three (3) courses and distances:

- 1) **N42°37'50"E**, a distance of **267.93** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **N44°43'14"E**, a distance of **166.29** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 3) **N44°35'21"E**, a distance of **25.33** feet to a calculated point for the northerly most corner hereof, said point being in the southwest terminus of Ramirez Lane (Right-of-way varies), and being at the intersection of the northwest right-of-way line of said Hergotz Lane with the northeast right-of-way line of said Hergotz Lane, from which an iron rod with "Holt Carson" cap found for the common easterly corner of said Dogs Head – 10.0813 acre tract and a called 29.8043 acre tract conveyed to Dogs Head Land JV, LTD in Document No. 2025081542 (O.P.R.T.C.T.), and being an angle point in the northwest right-of-way line of said Ramirez Lane bears, **N44°35'21"E**, a distance of 165.65 feet;

THENCE, leaving the southeast line of said Dogs Head – 10.0813 acre tract, with the southwest terminus of said Ramirez Lane, and with the northeast right-of-way line of said Hergotz Lane, **S47°46'21"E**, a distance of **111.05** 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 southeast right-of-way line of said Ramirez Lane, and being an angle point in the southwest line of a called 767.2590 acre tract (described as "Tract 2") conveyed to Dogs Head Land JV, LTD. in Document No. 2025081538 (O.P.R.T.C.T.);

THENCE, with the northeast right-of-way line of said Hergotz Lane and the southwest line of said Dogs Head – 767.2590 acre tract, the following two (2) courses and distances:

- 1) **S47°46'21"E**, a distance of **1,149.96** feet to a 1/2-inch iron pipe found for a 1/2-inch iron pipe found for an angle point hereof, and
- 2) **N78°44'20"E**, a distance of **154.77** feet to a 1/2-inch iron pipe found for the northeast corner hereof, said point being the northerly most corner of the southeast terminus of said Hergotz Lane, and being the north corner of a called 61.4057 acre tract conveyed to Carson Creek Ranch Partners, LLC in Document No. 2025121283 (O.P.R.T.C.T.);

THENCE, leaving the southwest line of said Dogs Head – 767.2590 acre tract, with the southeast terminus of said Hergotz Lane, and with the northwest line of said Carson Creek Ranch tract, **S45°30'43"W**, a distance of **175.32** feet to a 1/2-inch iron rod found for an ell-corner hereof, said point being the southerly most corner of the southeast terminus of said Hergotz Lane, and being the northeast corner of a called 19.749 acre tract conveyed to Carson Creek Ranch Partners, LLC in Document No. 2023141433 (O.P.R.T.C.T.);

THENCE, leaving the northwest line of said Carson Creek Ranch – 61.4057 acre tract, with the southwest right-of-way line of said Hergotz Lane and the northeast line of said Carson Creek Ranch – 19.749 acre tract, **N47°36'22"W**, a distance of **318.83** feet to a calculated point that falls in a 5-inch steel post found for an angle point hereof, said point being the common northerly corner of said Carson Creek Ranch – 19.749 acre tract and a called 5.0 acre tract conveyed to Mary Beth Whisenhunt in Document No. 2006186546 (O.P.R.T.C.T.), being last described in Volume 5848, Page 60 of the Deed Records of Travis County, Texas (D.R.T.C.T.);

THENCE, continuing with the southwest right-of-way line of said Hergotz Lane, with the northeast line of said Whisenhunt tract, **N47°58'38"W**, a distance of **315.52** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being the common northerly corner of said Whisenhunt tract and a called 20.7078 acre tract (described as "Tract 3") conveyed to Dogs Head Land JV, LTD. in Document No. 2025081541 (O.P.R.T.C.T.);

THENCE, with the southwest and southeast right-of-way lines of said Hergotz Lane, and with the northeast and northwest lines of said Dogs Head – 20.7078 acre tract, the following three (3) courses and distances:

- 1) **N47°42'31"W**, a distance of **524.18** feet to a 1/2-inch iron pipe found for a point of curvature hereof,
- 2) Along the arc of a curve to the left, whose radius is **141.01** feet, whose arc length is **214.48** feet and whose chord bears **N85°55'23"E**, a distance of **194.39** feet to a 1/2-inch iron pipe found for a point of tangency hereof, and
- 3) **S42°23'25"W**, a distance of **1,243.04** feet to a 1/2-inch iron rod with "Ron Carroll 2025" cap found for an angle point hereof, said point being in the southeast right-of-way line of said Hergotz Lane, and being the common westerly corner of said Dogs Head – 20.7078 acre tract and a called 20.00 acre tract conveyed to Marcelo Vera in Document No. 2014086304 (O.P.R.T.C.T.);

THENCE, continuing with the southeast right-of-way line of said Hergotz Lane, and with the northwest line of said Vera tract, the following two (2) courses and distances:

- 1) **S42°28'19"W**, a distance of **121.50** feet to a calculated point for an angle point hereof, and
- 2) **S47°23'39"W**, a distance of **196.15** feet to a 1/2-inch iron rod with "Ron Carroll 2025" cap found for an ell-corner hereof, said point being at the intersection of the southeast right-of-way line of said Hergotz Lane with the southwest right-of-way line of said Hergotz Lane, and being the east corner of a called 19.044 acre tract conveyed to Whittlesey Real Estate Holdings LLC in Document No. 2015206632 (O.P.R.T.C.T.), being last described in Document No. 2012220227 (O.P.R.T.C.T.);

THENCE, leaving the northwest line of said Vera tract, with the southwest right-of-way line of said Hergotz Lane and the northeast line of said Whittlesey Real Estate tract, the following three (3) courses and distances:

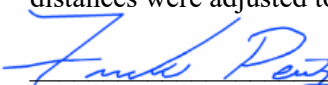
- 1) **N44°28'21"W**, a distance of **84.68** feet to a calculated point for an angle point hereof,
- 2) **N54°02'31"W**, a distance of **105.69** feet to a calculated point for an angle point hereof, and
- 3) **N48°04'21"W**, a distance of **608.54** feet to a calculated point for an angle point hereof, said point being at the beginning of a right-of-way transition between the southwest right-of-way line of said Hergotz Lane with the southeast right-of-way line of said Dalton Lane;

THENCE, with said right-of-way transition and with the north line of said Whittlesey Real Estate tract, **S87°21'39"W**, a distance of **71.71** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the end of the right-of-way transition between the southwest right-of-way line of said Hergotz Lane with the southeast right-of-way line of said Dalton Lane;

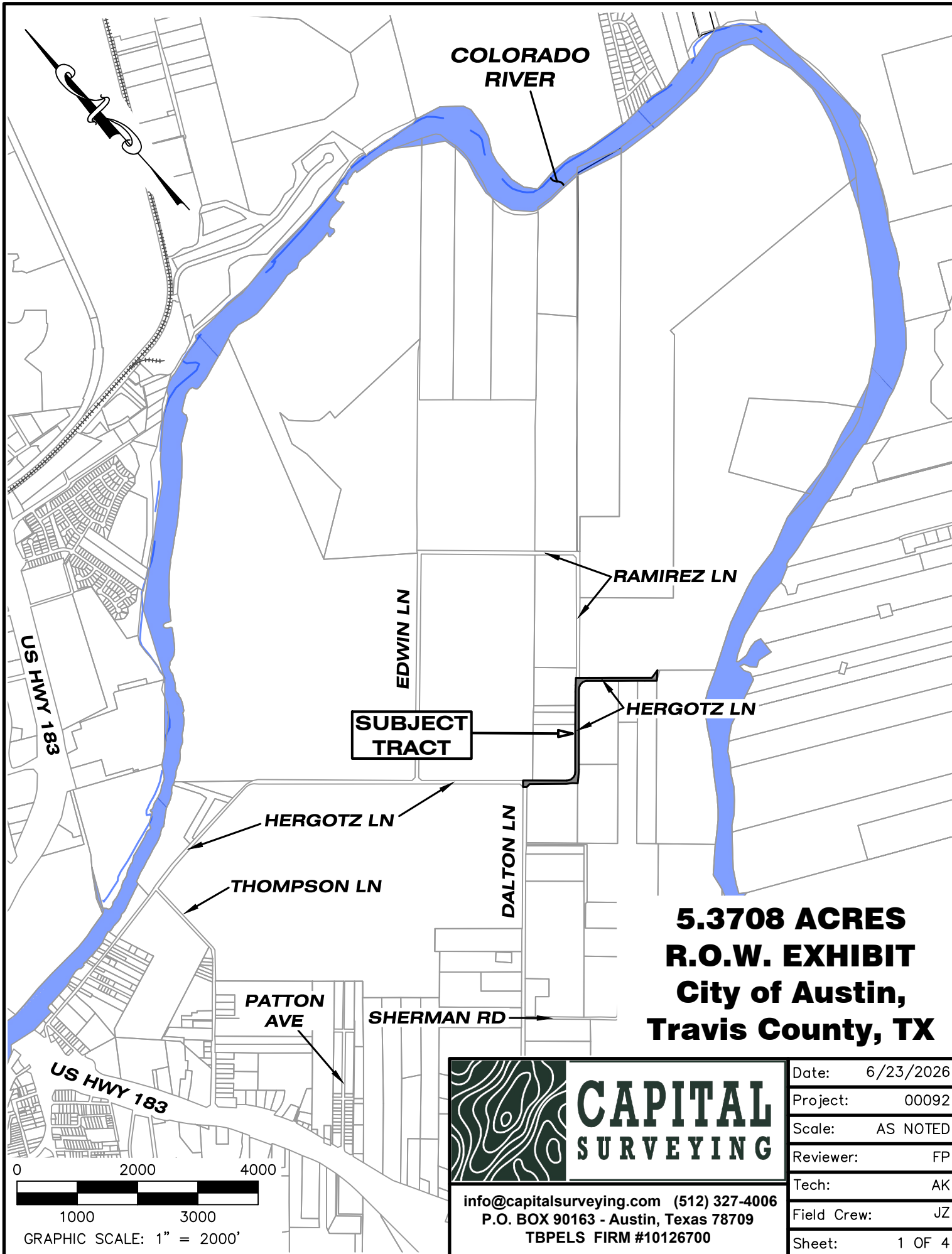
THENCE, leaving the north line of said Whittlesey Real Estate tract, with the northeast terminus of said Dalton Lane, same being the southwest right-of-way line of said Hergotz Lane, **N46°40'21"W**, a distance of **59.80** feet to the **POINT OF BEGINNING** and containing 5.3708 Acres (233,950 Square Feet) of land, more or less.

NOTE:

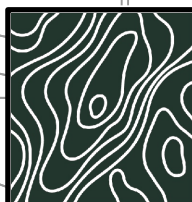
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000053588211.

 **6/23/2026**
Fernando Perez, RPLS #7041
Capital Surveying Company





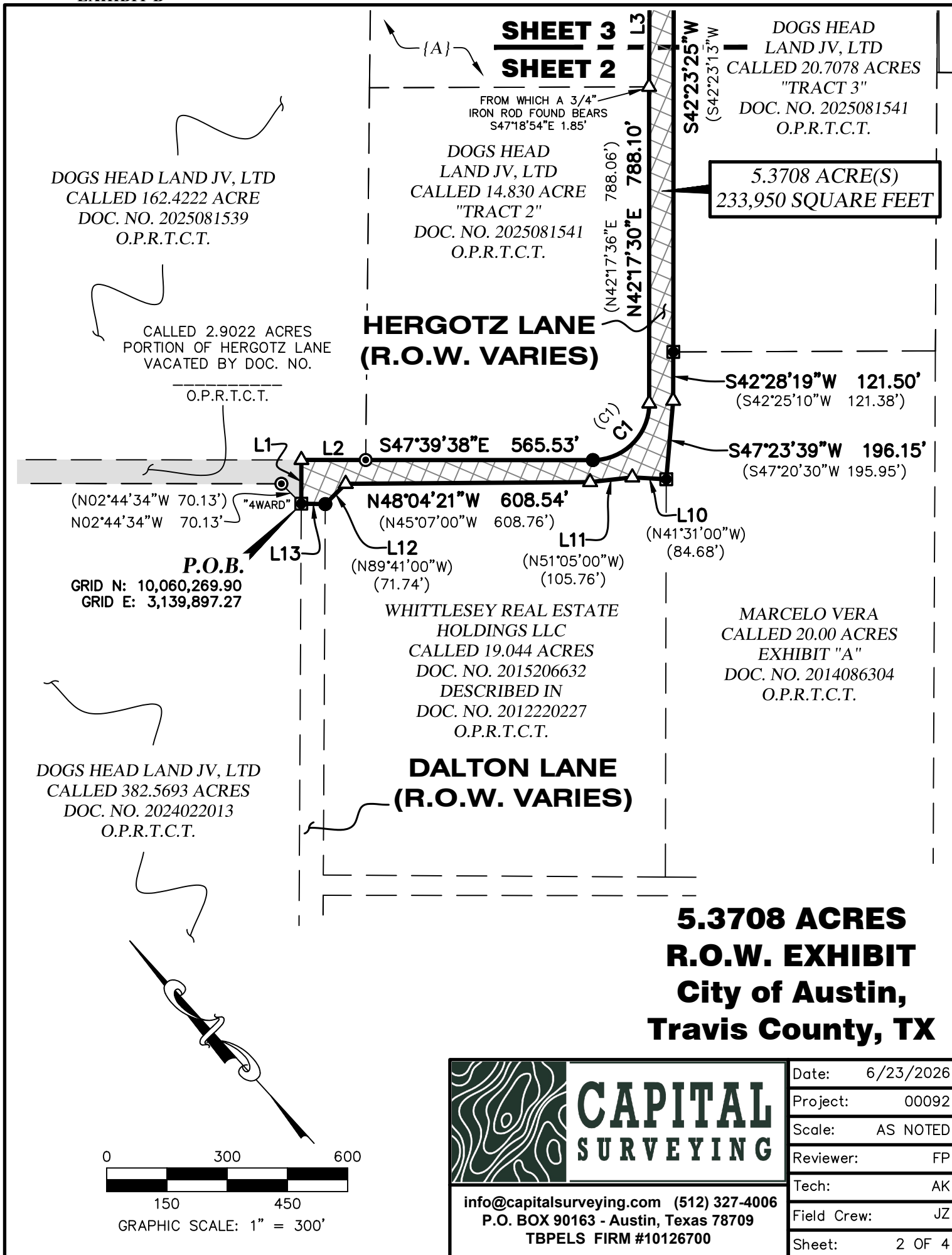
**5.3708 ACRES
R.O.W. EXHIBIT
City of Austin,
Travis County, TX**



**CAPITAL
SURVEYING**

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

Date:	6/23/2026
Project:	00092
Scale:	AS NOTED
Reviewer:	FP
Tech:	AK
Field Crew:	JZ
Sheet:	1 OF 4



{A}

CHARLY SARKADI
CALLED 3.231 ACRES
TRACT "1"
DOC. NO. 2004035575
O.P.R.T.C.T.

{C}

CALLED 5.0 ACRES
MARY BETH WHISENHUNT
DOC. NO. 2006186546
O.P.R.T.C.T.
DESCRIBED IN
VOL. 5848, PG. 60
D.R.T.C.T.

{B}

ANTONIO SUAREZ AGUIRRE
& JESSICA ALCARAZ SUAREZ
CALLED 1.761 ACRES
DOC. NO. 2008193608
O.P.R.T.C.T.

{D}

CARSON CREEK
RANCH PARTNERS, LLC
CALLED 19.749 ACRES
DOC. NO. 2023141433
O.P.R.T.C.T.

{E}

CARSON CREEK
RANCH PARTNERS, LLC
CALLED 61.4057 ACRES
DOC. NO. 2025121283
O.P.R.T.C.T.

LEGEND

	SUBJECT PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	60D NAIL FOUND
	IRON ROD WITH PLASTIC CAP FOUND STAMPED "RON CARROLL 2025" UNLESS NOTED
	1/2" 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
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION FOR ADJACENT PROPERTIES

COA GRID #N-19, #N-20

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N42°26'14"E	108.89'
L2	S47°37'54"E	160.13'
L3	N42°41'03"E	314.54'
L4	N42°37'50"E	267.93'
L5	N44°43'14"E	166.29'
L6	N44°35'21"E	25.33'
L7	S47°46'21"E	111.05'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L8	N78°44'20"E	154.77'
L9	S45°30'43"W	175.32'
L10	N44°28'21"W	84.68'
L11	N54°02'31"W	105.69'
L12	S87°21'39"W	71.71'
L13	N46°40'21"W	59.80'

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.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	141.01'	220.68'	89°40'06"	N87°13'48"E	198.84'
C2	141.01'	214.48'	87°08'54"	S85°55'23"W	194.39'

RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	141.01'	220.67'	----	N87°13'54"E	198.83'
(C2)	141.01'	214.84'	----	S85°54'14"W	194.66'

6/23/2026



5.3708 ACRES
R.O.W. EXHIBIT
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:	6/23/2026
Project:	00092
Scale:	AS NOTED
Reviewer:	FP
Tech:	AK
Field Crew:	JZ
Sheet:	4 OF 4

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.9997 ACRES (261,346 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 5.9997 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 **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod 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, S47°40'41"E, a distance of 676.99 feet;

THENCE, with the southwest and south right-of-way lines of said Hergotz Lane and the northeast and north lines of said Dogs Head – 382.5693 acre tract, the following six (6) courses and distances:

- 1) **N47°40'41"W**, a distance of **2,257.70** feet to a 60d nail found for an angle point hereof,
- 2) **N44°09'25"W**, a distance of **84.15** feet to a 1/2-inch iron pipe found for a point of curvature hereof,
- 3) Along the arc of a curve to the left, whose radius is **204.60** feet, whose arc length is **148.12** feet and whose chord bears **N71°36'59"W**, a distance of **144.91** feet to a 3/4-inch iron pipe found for a point of tangency hereof,
- 4) **S84°35'32"W**, a distance of **1,239.70** feet to a calculated point for an angle point hereof,
- 5) **S83°48'40"W**, a distance of **513.16** feet to a 3/4-inch iron pipe found for an angle point hereof, and
- 6) **S79°32'29"W**, a distance of **469.20** feet to a mag nail with "4Ward Boundary" washer found in asphalt for an angle point hereof, said point being at the intersection of the south right-of-way line of said Hergotz Lane with the east right-of-way line of Thompson Lane (Right-of-way varies), and being the northwest corner of said Dogs Head – 382.5693 acre tract;

THENCE, continuing with the south right-of-way line of said Hergotz Lane, leaving the north line of said Dogs Head – 382.5693 acre tract, and with the north terminus of Thompson Lane, **S78°38'44"W**, a distance of **56.95** feet to a calculated point for the southwest corner hereof, said point being at the intersection of the south right-of-way line of said Hergotz Lane with the west right-of-way line of said Thompson Lane, and being the northeast corner of a called 46.756 acre tract conveyed to the City of Austin in Document No. 2007113005 (O.P.R.T.C.T.);

THENCE, leaving the north terminus of said Thompson Lane, over and across said Hergotz Lane, **N00°53'32"W**, a distance of **50.80** feet to a calculated point for the northwest corner hereof, said point being in the north right-of-way line of said Hergotz Lane, and being in the south line of the remainder of a called 23.04 acre tract conveyed to Fitzpatrick Bar X Ranch, L.P. in Document Nos. 2023087815, 2023087816 & 2023087817 (O.P.R.T.C.T.);

THENCE, with the north right-of-way line of said Hergotz Lane, with the south line of said Fitzpatrick Bar X Ranch tract, and in part with the south line of a called 791.6381 acre tract (described as "Tract 1") conveyed to Dogs Head Land JV, LTD. in Document No. 2025081538 (O.P.R.T.C.T.), the following three (3) courses and distances:

- 1) **N79°27'49"E**, a distance of **521.41** feet to a calculated point for an angle point hereof,
- 2) **N83°48'40"E**, a distance of **353.62** feet to a calculated point for an angle point hereof, and
- 3) **N83°47'13"E**, a distance of **160.24** feet to an iron rod with "4Ward Boundary" cap found for an angle point hereof, said point being an angle point in the south line of said Dogs Head – 791.6381 acre tract;

THENCE, with the north and northeast right-of-way lines of said Hergotz Lane, and with the south and southwest lines of said Dogs Head – 791.6381 acre tract, the following three (3) courses and distances:

- 1) **N84°35'08"E**, a distance of **1,267.20** feet to a 1/2-inch iron rod with "4Ward Boundary" cap found for an angle point hereof,
- 2) **S70°28'18"E**, a distance of **155.14** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 3) **S47°37'50"E**, a distance of **2,349.79** feet to a calculated point for the easterly most corner hereof, from which a 1/2-inch iron pipe found 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 Edwin Lane (Right-of-way varies), and being an angle point in the south line of said Dogs Head – 791.6381 acre tract bears, **S47°37'50"E**, a distance of 282.13 feet;

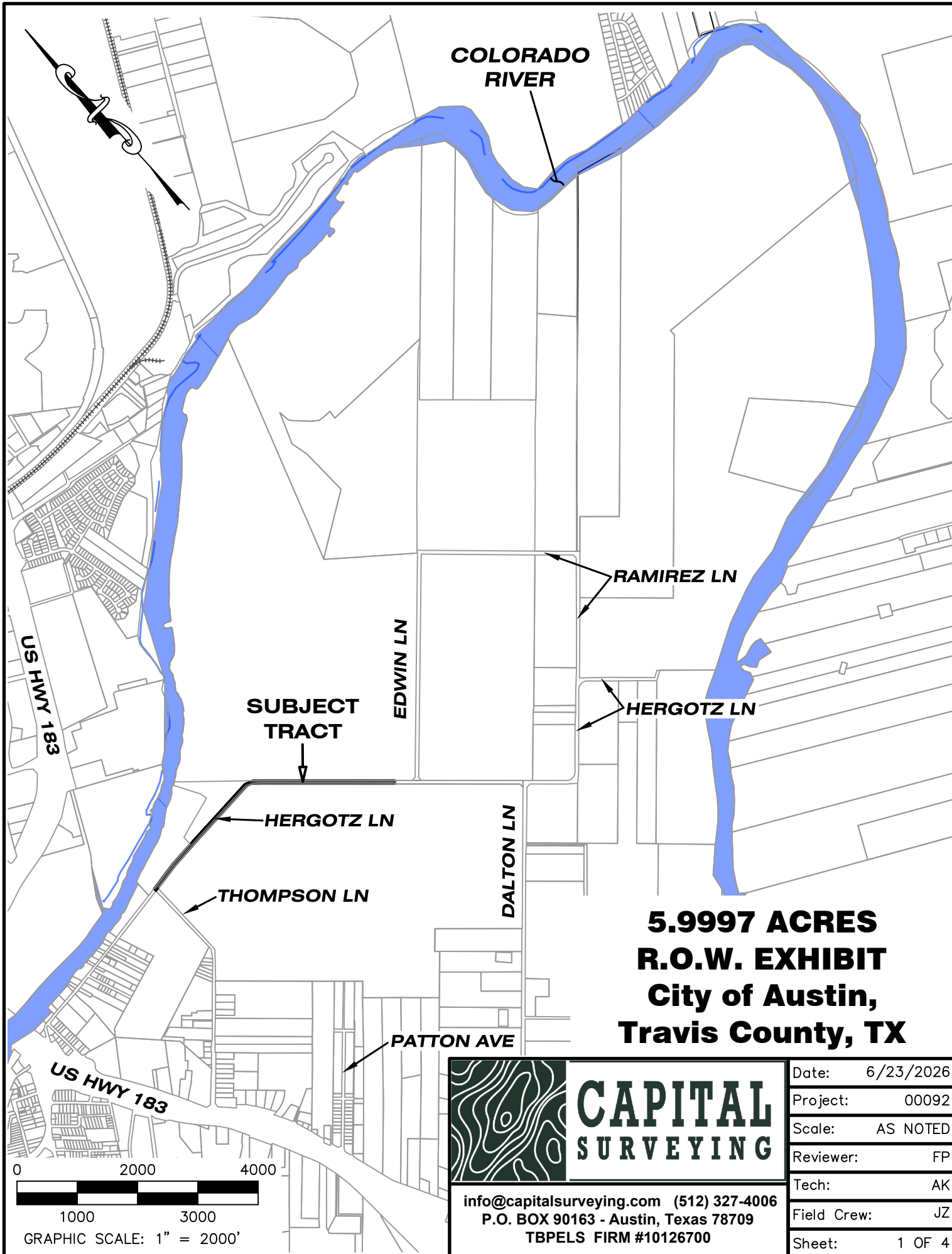
THENCE, leaving the northeast right-of-way line of said Hergotz Lane and the southwest line of said Dogs Head – 791.6381 acre tract, over and across said Hergotz Lane, **S42°17'33"W**, a distance of **58.68** feet to the **POINT OF BEGINNING** and containing 5.9997 Acres (261,346 Square Feet) of land, more or less.

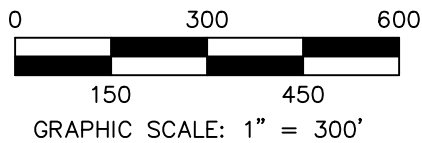
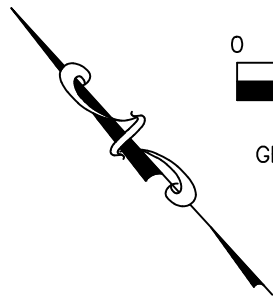
NOTE:

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.

 **6/23/2026**
Fernando Perez, RPLS #7041
Capital Surveying Company







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

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

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

CALLLED 2.9022 ACRES
PORTION OF HERGOTZ LANE
VACATED BY DOC. NO.

O.P.R.T.C.T.

**5.9997 ACRE(S)
261,346 SQUARE FEET**

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

(S47°37'54"E 2,631.84')
S47°37'50"E 2,631.92'

S47°37'50"E 2,349.79'

N47°40'41"W 2,257.70'

N47°40'41"W 2,934.70'
(N47°40'40"W 2,934.71')

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

S47°37'50"E
282.13'

S47°40'41"E
676.99'

ANGLE POINT
IN R.O.W.

**SHEET 3
SHEET 2**

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

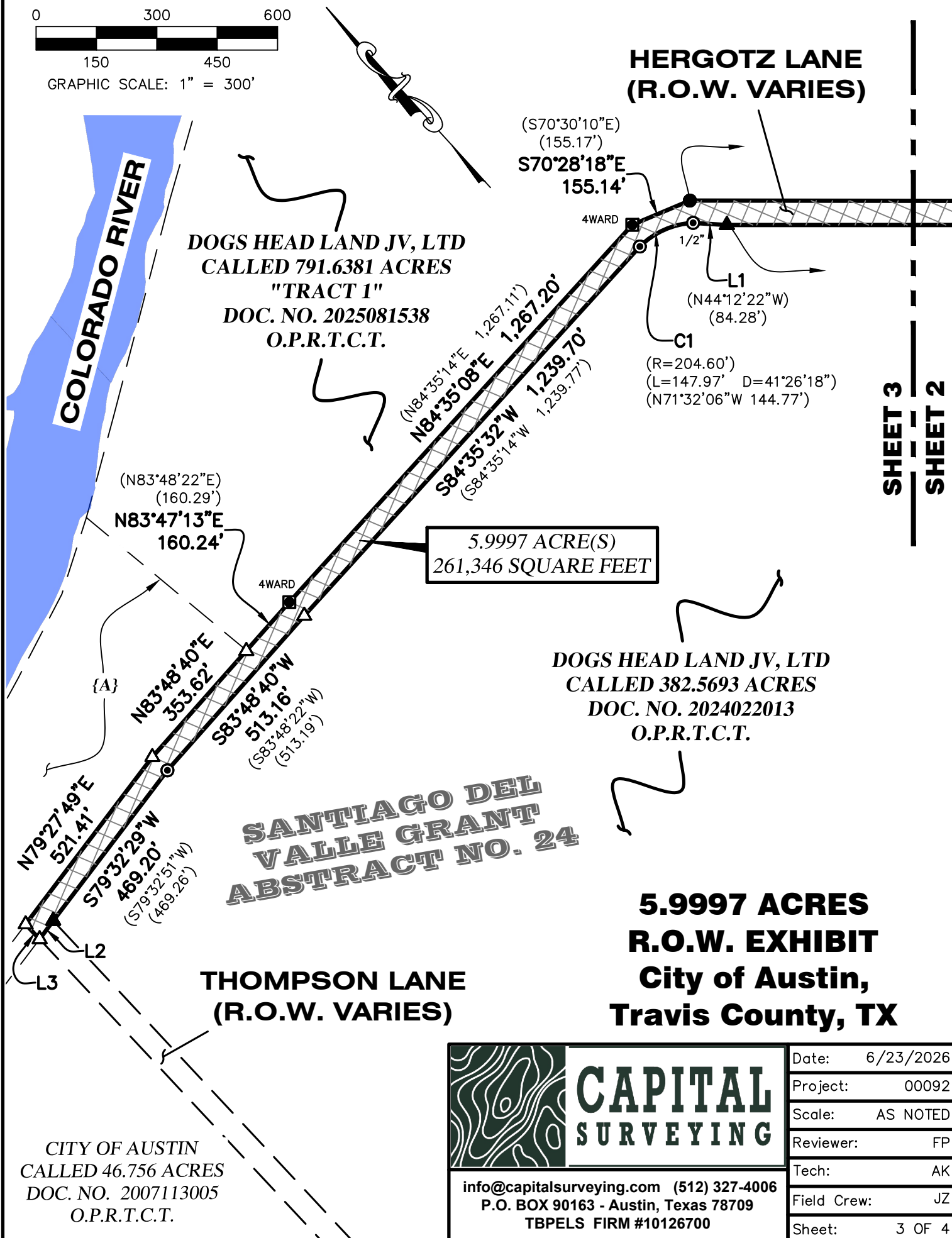
**5.9997 ACRES
R.O.W. EXHIBIT
City of Austin,
Travis County, TX**



**CAPITAL
SURVEYING**

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

Date:	6/23/2026
Project:	00092
Scale:	AS NOTED
Reviewer:	FP
Tech:	AK
Field Crew:	JZ
Sheet:	2 OF 4



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	204.60'	148.12'	41°28'45"	N71°36'59"W	144.91'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N44°09'25"W	84.15'
L2	S78°38'44"W	56.95'
L3	N00°53'32"W	50.80'
L4	S42°17'33"W	58.68'

{A}
FITZPATRICK BAR X
RANCH, L.P.
REMAINDER OF
CALLED 23.04 ACRES
DOC. NO. 2023087815
DOC. NO. 2023087816
DOC. NO. 2023087817
O.P.R.T.C.T.

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 #M-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

6/23/2026



5.9997 ACRES
R.O.W. EXHIBIT
City of Austin,
Travis County, TX

	CAPITAL	Date: 6/23/2026
	SURVEYING	Project: 00092
	info@capitalsurveying.com (512) 327-4006	Scale: AS NOTED
	P.O. BOX 90163 - Austin, Texas 78709	Reviewer: FP
	TBPELS FIRM #10126700	Tech: AK
		Field Crew: JZ
		Sheet: 4 OF 4

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 6.6336 ACRES (288,960 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF RAMIREZ LANE (VARIABLE WIDTH RIGHT-OF-WAY; NO RECORD INFORMATION FOUND), SAID 6.6336 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 1/2-inch iron rod with “RPLS 1966” cap found in the northeast right-of-way line of said Ramirez Lane, and being the common southerly corner of a called 791.6381 acre tract (described as “Tract 1”) 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.) and a strip of land designated as a “permanent road” recorded in Volume 172, Page 466 (D.R.T.C.T.), for the **POINT OF BEGINNING** hereof;

THENCE, with the northeast right-of-way line of said Ramirez Lane, with the southwest line of said permanent road tract, and the southwest line of a called 249.5890 acre tract (described as “Tract 1”) conveyed to Dogs Head Land JV, LTD. in Document No. 2025081541 (O.P.R.T.C.T.), **S47°22’32”E**, a distance of **1,934.07** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the common southerly corner of said Dogs Head – 249.5890 acre tract and the remainder of a called 93.09 acre tract conveyed to William B. and Barbara N. Sides in Volume 6622, Page 319 of the Deed Records of Travis County, Texas (D.R.T.C.T.);

THENCE, continuing with the northeast right-of-way line of said Ramirez Lane, with the southwest line of said Sides remainder tract, **S47°36’42”E**, a distance of **694.26** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the common southerly corner of said Sides remainder tract and a called 96.5220 acre tract conveyed to Dogs Head Land JV, LTD. in Document No. 2025081757 (O.P.R.T.C.T.);

THENCE, continuing with the northeast right-of-way line of said Ramirez Lane, with the southwest line of said Dogs Head – 96.5220 acre tract, **S47°26’49”E**, a distance of **50.78** feet to a 1/2-inch iron rod with “4Ward Boundary” cap found for the east corner hereof, said point being at the intersection of the northeast right-of-way line of said Ramirez Lane with the southeast right-of-way line of said Ramirez Lane, being the southerly most corner of said Dogs Head – 96.5220 acre tract, and being in the northwest line of a called 767.2590 acre tract (described as “Tract 2”) conveyed to Dogs Head Land JV, LTD. in Document No. 2025081538 (O.P.R.T.C.T.);

THENCE, with the southeast right-of-way line of said Ramirez Lane and the northwest line of said Dogs Head – 767.2590 acre tract, the following two (2) courses and distances:

- 1) **S42°04’38”W**, a distance of **765.26** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **S42°35’14”W**, a distance of **1,281.26** 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 Ramirez Lane with the northeast right-of-way line of Hergotz Lane (Right-of-way varies; no record information found);

THENCE, with said right-of-way transition and the west line of said Dogs Head – 767.2590 acre tract, **S00°08’25”E**, a distance of **68.96** feet to a 1/2-inch iron pipe found for the south corner hereof, said point being at the end of the right-of-way transition between the southeast right-of-way line of said Ramirez Lane with the northeast right-of-way line of said Hergotz Lane;

THENCE, leaving the west line of said Dogs Head – 767.2590 acre tract, with the southwest terminus of said Ramirez Lane, same being the northeast right-of-way line of said Hergotz Lane, **N47°46'21"W**, a distance of **111.05** feet to a calculated point for an ell-corner hereof, said point being in the northwest line of a called 10.0813 acre tract conveyed to Dogs Head Land JV, LTD. in Document No. 2025081544 (O.P.R.T.C.T.), from which a 1/2-inch iron rod found in the northwest right-of-way line of said Hergotz Lane, and being an angle point in the southeast line of said Dogs Head – 10.0813 acre tract bears, **S44°35'21"W**, a distance of 25.33 feet;

THENCE, leaving the southwest terminus of said Ramirez Lane, with the northwest right-of-way line of said Ramirez Lane and the southeast line of said Dogs Head – 10.0813 acre tract, **N44°35'21"E**, a distance of **165.65** feet to a 1/2-inch iron rod with “Holt Carson” cap found for an angle point hereof, said point being the common corner of said Dogs Head – 10.0813 acre tract and a called 29.8043 acre tract conveyed to Dogs Head Land JV, LTD. in Document No. 2025081542 (O.P.R.T.C.T.);

THENCE, continuing with the northwest right-of-way line of said Ramirez Lane, with the southeast line of said Dogs Head – 29.8043 acre tract, and in part with the southwest right-of-way line of said Ramirez Lane, the following five (5) courses and distances:

- 1) **N42°22'40"E**, a distance of **939.38** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **N42°14'49"E**, a distance of **230.92** feet to a calculated point for an angle point hereof,
- 3) **N42°15'17"E**, a distance of **652.86** feet to a calculated point for an angle point hereof,
- 4) **N02°56'05"W**, a distance of **70.11** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 5) **N47°36'07"W**, a distance of **635.25** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being in the southwest right-of-way line of said Ramirez Lane, and being the common north corner of said Dogs Head – 29.8043 acre tract and a called 162.4222 acre tract conveyed to Dogs Head Land JV, LTD. in Document No. 2025081539 (O.P.R.T.C.T.);

THENCE, continuing with the southwest right-of-way line of said Ramirez Lane, and with the northeast line of said Dogs Head – 162.4222 acre tract, **N47°24'05"W**, a distance of **1,838.00** feet to a calculated point for an angle point 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 Edwin Lane (Right-of-way varies; no record information found), from which a 1/2-inch iron pipe found at the end of the 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 in the north line of said Dogs Head – 162.4222 acre tract bears, **S87°54'16"W**, a distance of 70.83 feet;

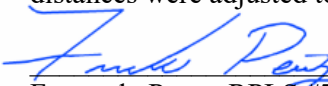
THENCE, with the northeast terminus of said Edwin Lane and the southwest right-of-way line of said Ramirez Lane, **N47°24'05"W**, a distance of **112.02** feet to a calculated point for the northwest corner hereof, said point being in the southeast line of said Dogs Head – 791.6381 acre tract;

THENCE, leaving the northeast terminus of said Edwin Lane, with the southeast line of said Dogs Head – 791.6381 acre tract, and with the west terminus of said Ramirez Lane, the following three (3) courses and distances:

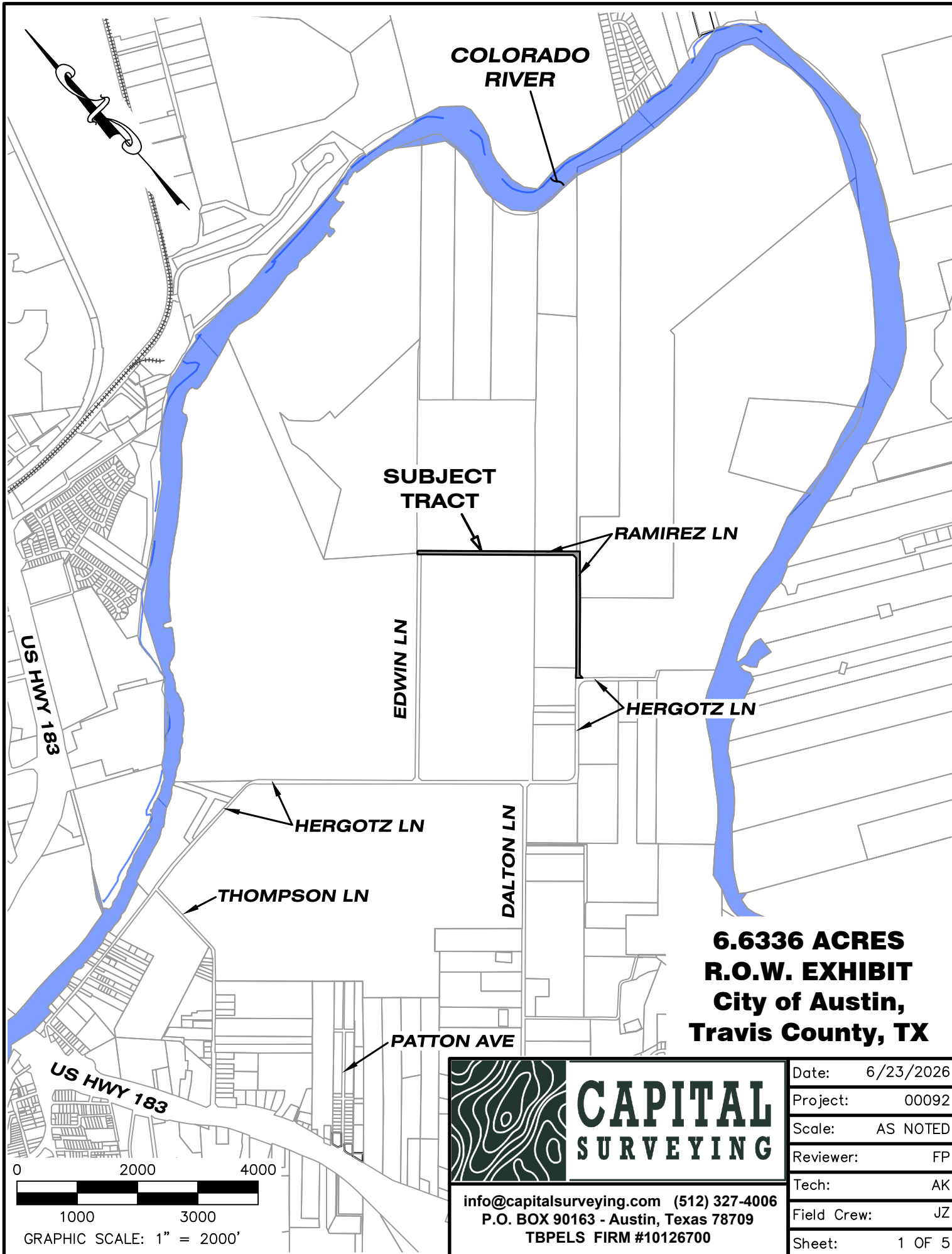
- 1) **N42°55'26"E**, a distance of **27.84** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **N42°19'21"E**, a distance of **23.51** feet to a punch hole in concrete found for an angle point hereof, and
- 3) **S76°48'02"E**, a distance of **18.80** feet to the **POINT OF BEGINNING** and containing 6.6336 Acres (288,960 Square Feet) of land, more or less.

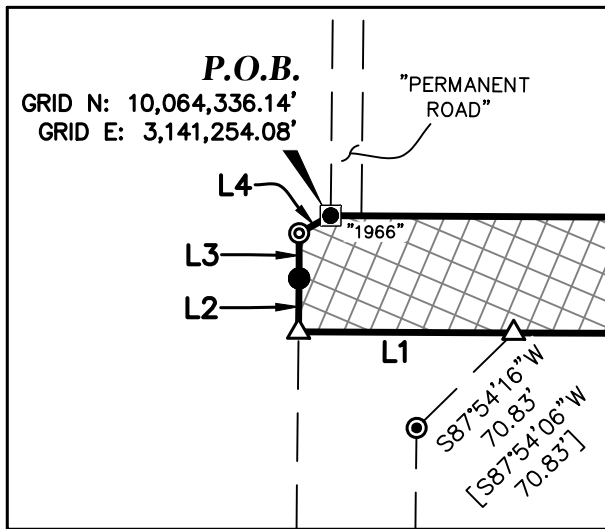
NOTE:

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.

 6/23/2026
Fernando Perez, RPLS #7041
Capital Surveying Company



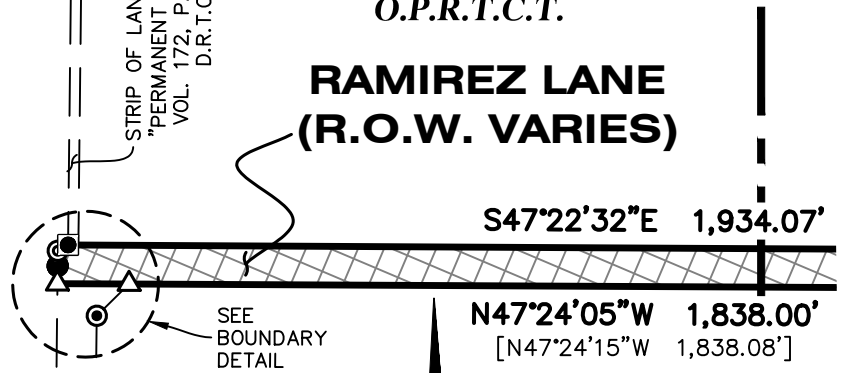


**BOUNDARY DETAIL**

SCALE: 1" = 100'

DOGS HEAD LAND JV, LTD
CALLED 249.5890 ACRE
"TRACT 1"
DOC. NO. 2025081541
O.P.R.T.C.T.

RAMIREZ LANE
(R.O.W. VARIES)



6.6336 ACRE(S)
288,960 SQUARE FEET

SHEET 2
SHEET 3

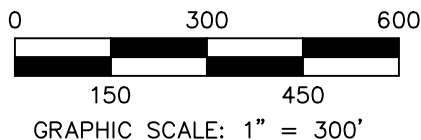
EDWIN LANE
(R.O.W. VARIES)

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

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

6.6336 ACRES
R.O.W. EXHIBIT
City of Austin,
Travis County, TX

SANTIAGO DEL
VALLE GRANT
ABSTRACT NO. 124



CAPITAL
SURVEYING

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

Date:	6/23/2026
Project:	00092
Scale:	AS NOTED
Reviewer:	FP
Tech:	AK
Field Crew:	JZ
Sheet:	2 OF 5

DOGS HEAD LAND JV, LTD
CALLED 249.8590 ACRE
"TRACT 1"
DOC. NO. 2025081541
O.P.R.T.C.T.

**WILLIAM B. &
 BARBARA N. SIDES**
REMAINDER OF A
CALLED 93.09 ACRES
VOL. 6622, PG. 319
D.R.T.C.T.

**DOGS HEAD
 LAND JV, LTD**
CALLED
96.5220 ACRES
DOC. NO. 2025081757
O.P.R.T.C.T.

RAMIREZ LANE
(R.O.W. VARIES)

1,934.07'

1,838.00'
 1,838.08'

SHEET 2
SHEET 3

6.6336 ACRE(S)
 288,960 SQUARE FEET

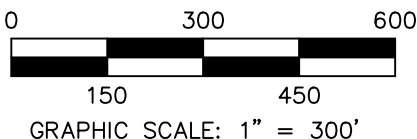
DOGS HEAD LAND JV, LTD
CALLED 162.4222 ACRE
DOC. NO. 2025081539
O.P.R.T.C.T.

**DOGS HEAD
 LAND JV, LTD**
CALLED 29.8043 ACRES
DOC. NO. 2025081542
O.P.R.T.C.T.

**DOGS HEAD
 LAND JV, LTD**
CALLED
767.2590 ACRES
"TRACT 2"
DOC. NO. 2025081538
O.P.R.T.C.T.

RAMIREZ LANE
(R.O.W. VARIES)

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



[S47°35'43"E 50.75']
S47°26'49"E 50.78'

[S45°43'01"E 694.05']
S47°36'42"E 694.26'

N47°36'07"W 635.25'
 [N47°36'23"W 635.22']

[N02°56'22"W 70.12']

N02°56'05"W 70.11'

[N42°15'00"E 652.95']

N42°15'17"E 652.86'

S42°04'38"W 765.26'
 [S42°04'37"W 765.26']

[N42°14'32"E 230.95']

N42°14'49"E 230.92'

[N42°22'57"E 939.36']

N42°22'40"E 939.38'

S42°35'14"W 1,281.26'
 [S42°35'28"W 1,281.25']

SHEET 3
SHEET 4

6.6336 ACRES
R.O.W. EXHIBIT
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:	6/23/2026
Project:	00092
Scale:	AS NOTED
Reviewer:	FP
Tech:	AK
Field Crew:	JZ
Sheet:	3 OF 5

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

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

**6.6336 ACRE(S)
288,960 SQUARE FEET**

[N47°04'53"W 704.29']

N47°04'42"W 704.31'

"HOLT-CARSON"

N44°35'21"E 165.65'

S44°35'21"W 25.33'

**DOGS HEAD
LAND JV, LTD
CALLED 10.0813 ACRES
DOC. NO. 2025081544
O.P.R.T.C.T.**

[N42°22'57"E
939.36']
**N42°22'40"E
939.38'**
**S42°35'14"W
[S42°35'28"W 1**

**SHEET 3
SHEET 4**

**DOGS HEAD
LAND JV, LTD
CALLED
767.2590 ACRES
"TRACT 2"
DOC. NO. 2025081538
O.P.R.T.C.T.**

[S00°10'13"E
69.04']

**S00°08'25"E
68.96'**

**N47°46'21"W
111.05'**

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

{A}

{B}

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

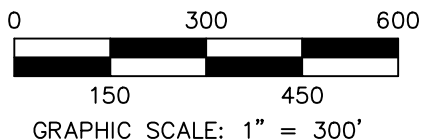
{A}
**CALLLED 1.761 ACRES
ANTONIO SUAREZ
AGUIRRE & JESSICA
ALCARAZ SUAREZ
DOC. NO. 2008193608
O.P.R.T.C.T.**

{B}
**CHARLY SARKADI
CALLED 3.231 ACRES
TRACT "1"
DOC. NO. 2004035575
O.P.R.T.C.T.**

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

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

**6.6336 ACRES
R.O.W. EXHIBIT
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:	6/23/2026
Project:	00092
Scale:	AS NOTED
Reviewer:	FP
Tech:	AK
Field Crew:	JM
Sheet:	4 OF 5

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N47°24'05"W	112.02'
L2	N42°55'26"E	27.84'
L3	N42°19'21"E	23.51'
L4	S76°48'02"E	18.80'

LEGEND	
	SUBJECT PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	60D NAIL FOUND
	PUNCH HOLE FOUND
	IRON ROD WITH PLASTIC CAP FOUND AS NOTED
	1/2" 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

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.

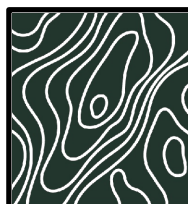
COA GRID #N-20



6/23/2026



**6.6336 ACRES
R.O.W. EXHIBIT
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:	6/23/2026
Project:	00092
Scale:	AS NOTED
Reviewer:	FP
Tech:	AK
Field Crew:	JZ
Sheet:	5 OF 5