



## EXHIBIT "A"

### LEGAL DESCRIPTION

DESCRIPTION OF A TRACT OF LAND LOCATED IN THE SAMUEL CUSHING 1/3 LEAGUE SURVEY NO. 70, ABSTRACT 164, IN THE CITY OF AUSTIN, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 22.00 ACRE TRACT CONVEYED TO PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT BY WARRANTY DEED RECORDED IN VOLUME 9988, PAGE 688 OF THE TRAVIS COUNTY DEED RECORDS, SAID 22.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the South right-of-way of Crystal Bend Drive (formerly called Dessau Road). Same being the most northwest corner of Dessau Business Park Section One a duly recorded subdivision recorded in Volume 102 Page 296 in the plat records of Travis County Texas, for the northeast corner of the herein described tract;

THENCE South 30 09' 00" West at 25 feet passing the northwest corner of Lot 7 Block A of the Dessau Business Park Section 1 in all 985.92 feet to an iron rod found for the most Southeast corner of this tract; Also being an interior ell corner of Lot 7 Block E of Dessau Business Park Section Two a duly recorded subdivision recorded in Document Number 200100244 of the Official Public Records of Travis County Texas

THENCE North 59 51' 25" West at 16.41 feet passing the exterior ell corner of the west line of said Lot 7 of Dessau Business Park Section Two. Same being the northeast corner of the Lot 1 Block A of the Wheeler Addition a duly recorded subdivision recorded in Document number 20030028 of the Official public records of Travis County Texas. In all 1020.36 feet to an iron rod found for the northwest of said Lot 1 Wheeler Addition also being the Southeast right-of-way of Lazy Ridge Drive (Formerly known as Dessau Road) for the most southwestern corner of the herein described tract.

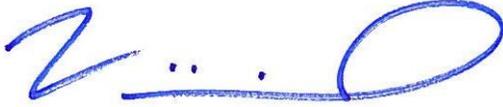
THENCE North 30 09' 00" East 671.36 feet to an iron rod; found at the PC of a curve to the right following the Southeast right-of-way of Lazy Ridge Drive

THENCE Along a curve to the right whose elements are Delta Angle 88 42' 21", Radius = 282.78, Chord bears North 74 39' 16" East 395.37 feet to an iron rod found at the PC beginning the Crystal Bend Drive Right of way

THENCE South 60 14' 30" East 678.67 feet to an iron rod found following the South Right of Way line of Crystal Bend Drive.

THENCE South 83 20' 30" East 70.40 feet to the POINT OF BEGINNING and containing 22.00 acres of land.

That I, Victor M. Gil, a Registered Professional Land Surveyor, do hereby state that the description provided hereon is true and correct to the best of my knowledge.



Victor M. Gil, R.P.L.S. No. 5417

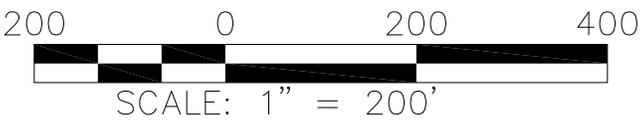
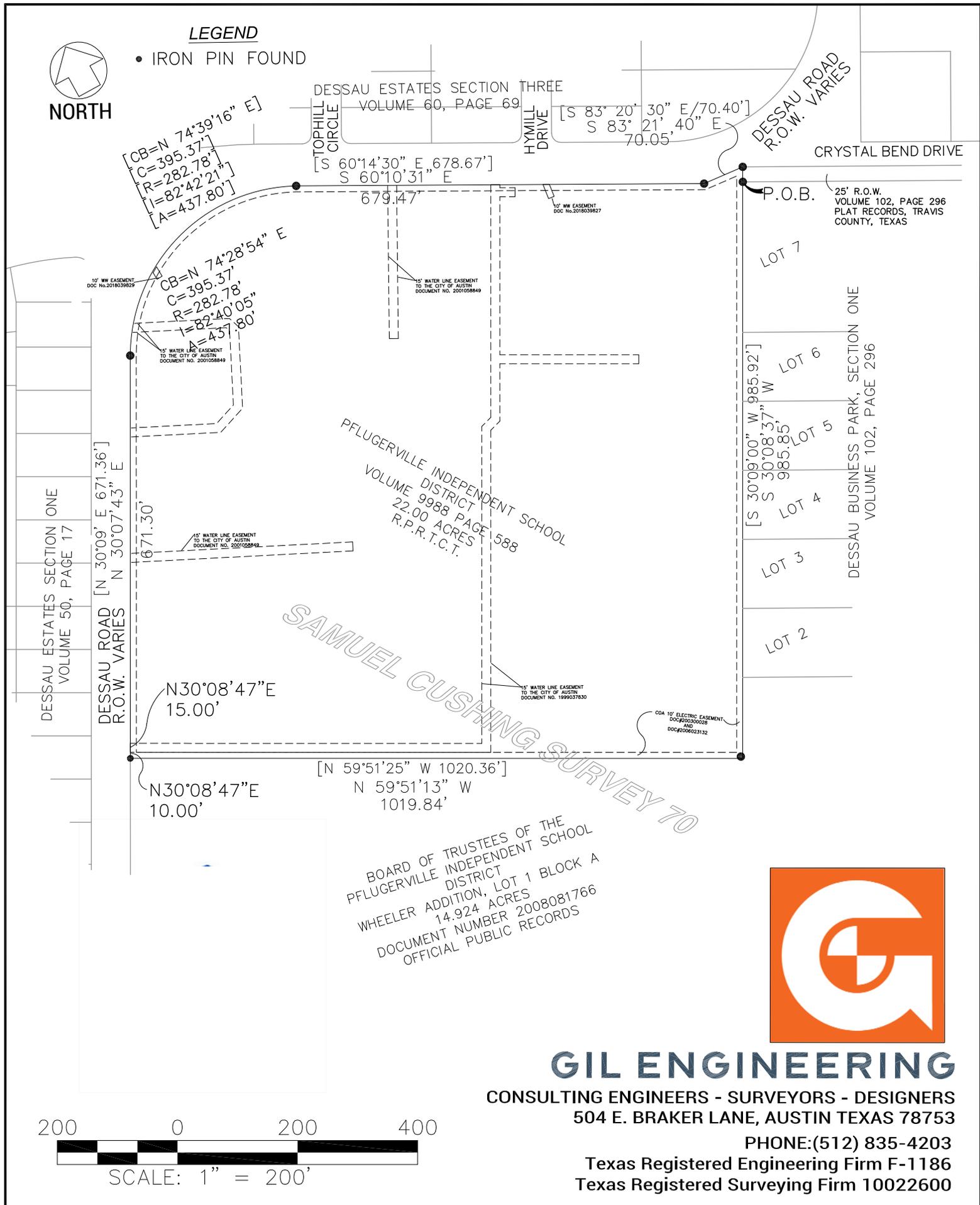


# SKETCH TO ACCOMPANY METES AND BOUNDS

## LEGEND



• IRON PIN FOUND



## GIL ENGINEERING

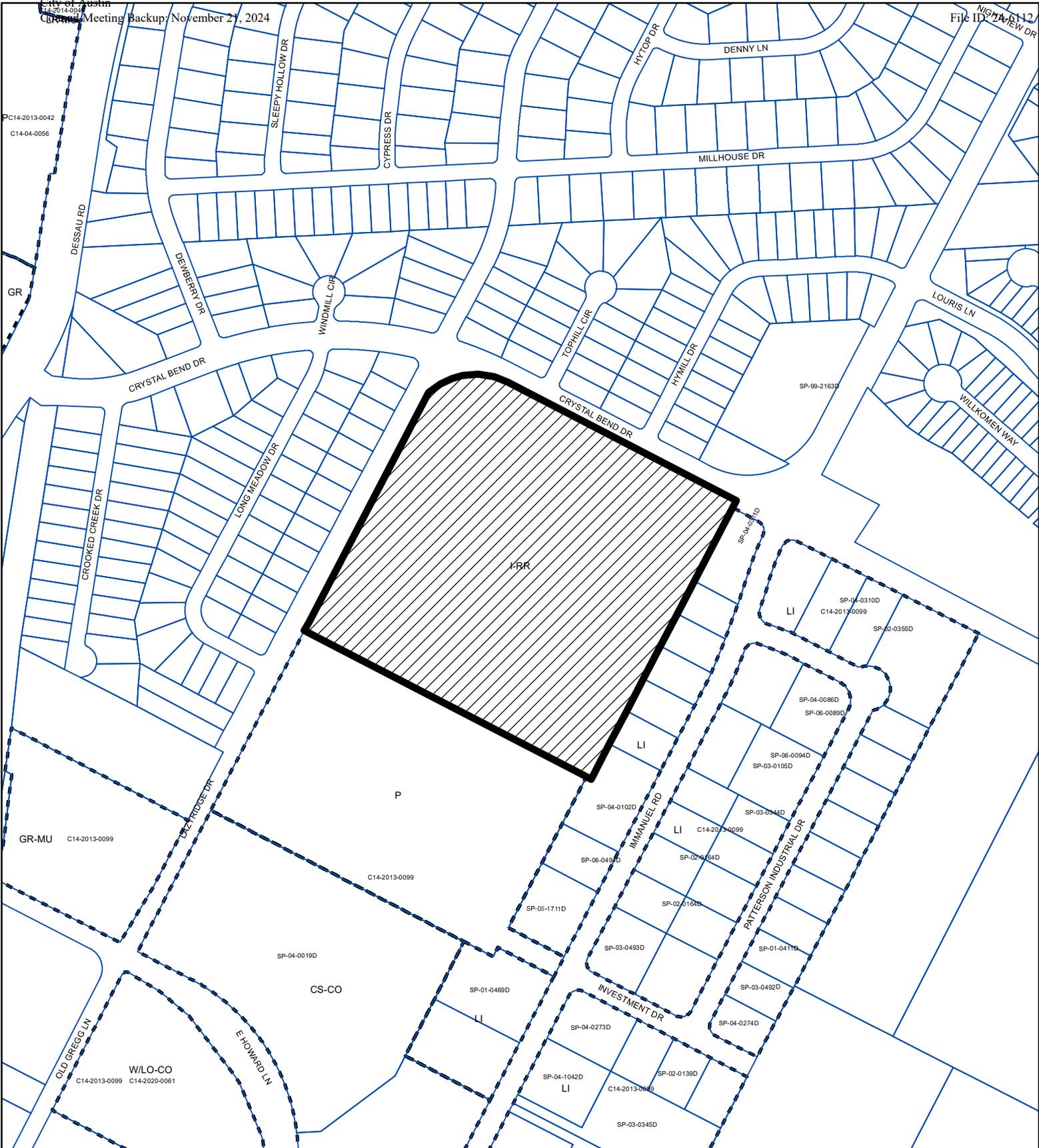
CONSULTING ENGINEERS - SURVEYORS - DESIGNERS  
504 E. BRAKER LANE, AUSTIN TEXAS 78753

PHONE:(512) 835-4203

Texas Registered Engineering Firm F-1186

Texas Registered Surveying Firm 10022600





**N**

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

**ZONING**  
 ZONING CASE#: C14-2024-0130

**EXHIBIT "B"**



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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