



**Professional Land Surveying, Inc.
Surveying and Mapping**

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EXHIBIT "A"

LOT 5B
BLOCK 156
GUADALUPE HEIGHTS
(HISTORICAL DESIGNATION)

**0.086 ACRE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.086 ACRE (APPROXIMATELY 3,737 SQ. FT.) BEING ALL OF LOT 5B, BLOCK 156, GUADALUPE HEIGHTS, A SUBDIVISION IN AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOLUME 98, PAGE 363, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN TRACT CONVEYED TO JAMES F. RAY AND KATHERINE BENNETT RAY, AS RECORDED IN DOCUMENT NO. 2011172232, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.086 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at a 1/2" rebar found in the north line of a 20' Alley at the northwest corner of Lot 6, Block 156, Original City of Austin, Travis County, Texas, according to the Plat on file at the General Land Office of the State of Texas, same being that certain tract conveyed to Aust Office 1 LLC, as recorded in Document No. 2017008207, Official Public Records, Travis County, Texas;

THENCE, South 73°18'24" East, with the north line of said 20' Alley, same being the south line of said Aust Office 1 LLC tract, a distance of 69.24 feet to a 1/2" rebar with "Chaparral" cap found for the **POINT OF BEGINNING** and southeast corner of the Aust Office 1 LLC tract, same being the southwest corner of the herein described tract;

THENCE, North 16°28'39" East, leaving the north right-of-way line of the 20' Alley, with the east line of the Aust Office 1 LLC tract, a distance of 53.60 feet to a 1/2" rebar with "Chaparral" set at the southwest corner of Lot 5A, Guadalupe Heights, same being that certain tract conveyed to W. Amon Burton, Jr. and Carol C. Burton, as recorded in Document No. 2011172233, Official Public Records, Travis County, Texas, for the northwest corner of the herein described tract, from which a 1/2" rebar found in the south right-of-way line of 14th Street for the northwest corner of said Burton tract, bears North 16°28'39" East, a distance of 76.26 feet;

THENCE, South 74°23'15" East, leaving the east line of the Aust Office 1 LLC tract, with the south line of the Burton tract, a distance of 68.92 feet to a 1/2" rebar with "Chaparral" set in the west right-of-way line of Guadalupe Street (80' right-of-way width) at the southeast corner of the Burton tract, same being the northeast corner of the herein described tract;

Page 2 of 2

THENCE, South 16°31'18" West, with the west line of Guadalupe Street, a distance of 54.90 feet to a 1/2" rebar with "Chappara" set at the northwest point of intersection of Guadalupe Street and said 20' Alley, for the southeast corner of the herein described tract;

THENCE, North 73°18'24" West, leaving the west right-of-way line of Guadalupe Street, with the north line of the 20' Alley, a distance of 68.87 feet to the **POINT OF BEGINNING**, containing 0.086 acre of land, more or less.

Surveyed on the ground on October 24, 2024.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS)

Attachments: Survey Drawing 2167-001-BASE-BND

Paul J. Flugel 11/13/2024

Paul J. Flugel 11/12/2024
Registered Professional Land Surveyor
State of Texas No. 5096
TBPELS Firm No. 10124500



REFERENCES

TCAD Parcel No. 441816
Austin Grid Map J-23

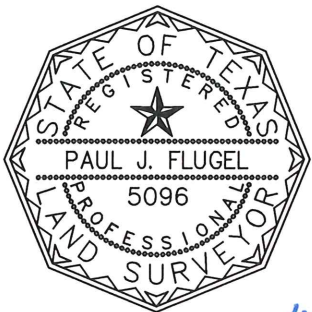
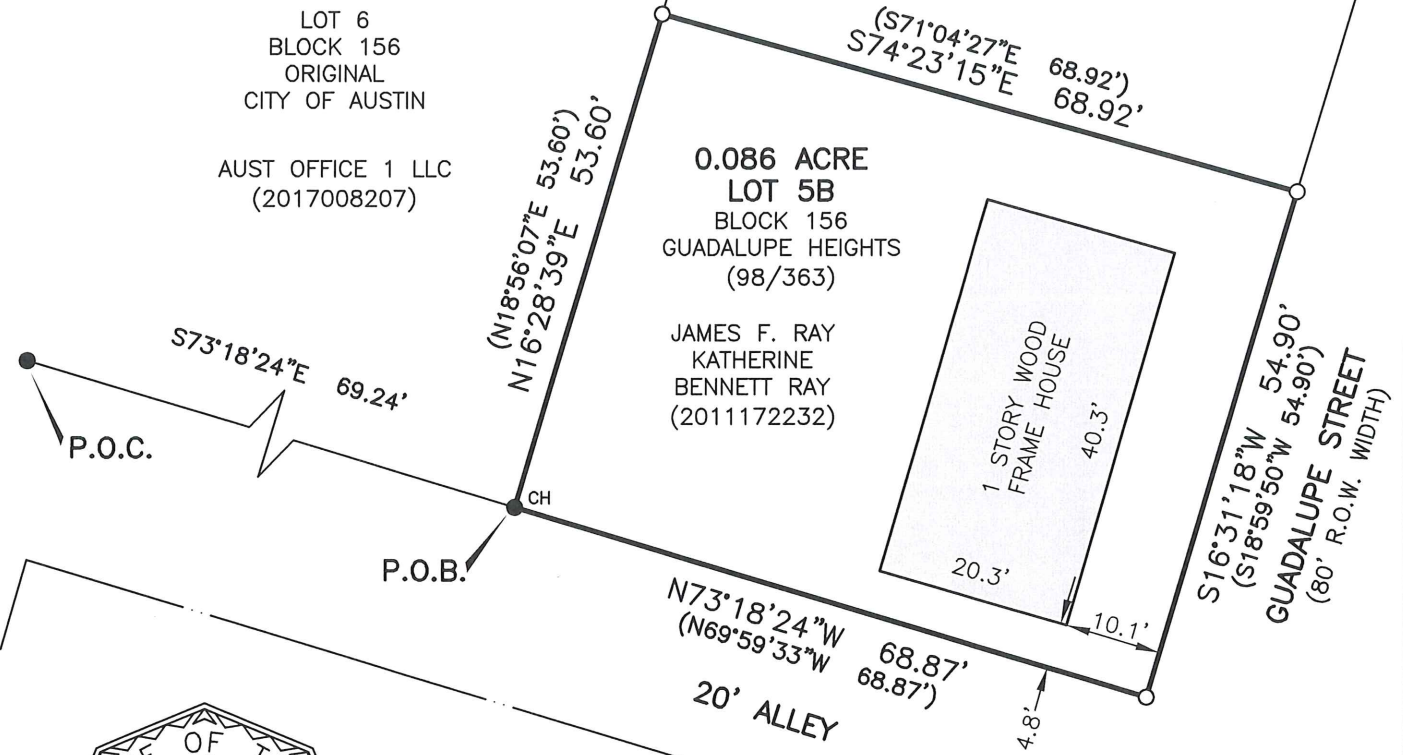
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.086 ACRES (APPROXIMATELY 3,737 SQ. FT.) BEING ALL OF LOT 5B, BLOCK 156, GUADALUPE HEIGHTS, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN VOLUME 98, PAGE 363, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN TRACT CONVEYED TO JAMES F. RAY AND KATHERINE BENNETT RAY, AS RECORDED IN DOCUMENT NO. 2011172232, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

- LEGEND
- 1/2" REBAR FOUND
 - CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - () RECORD INFORMATION



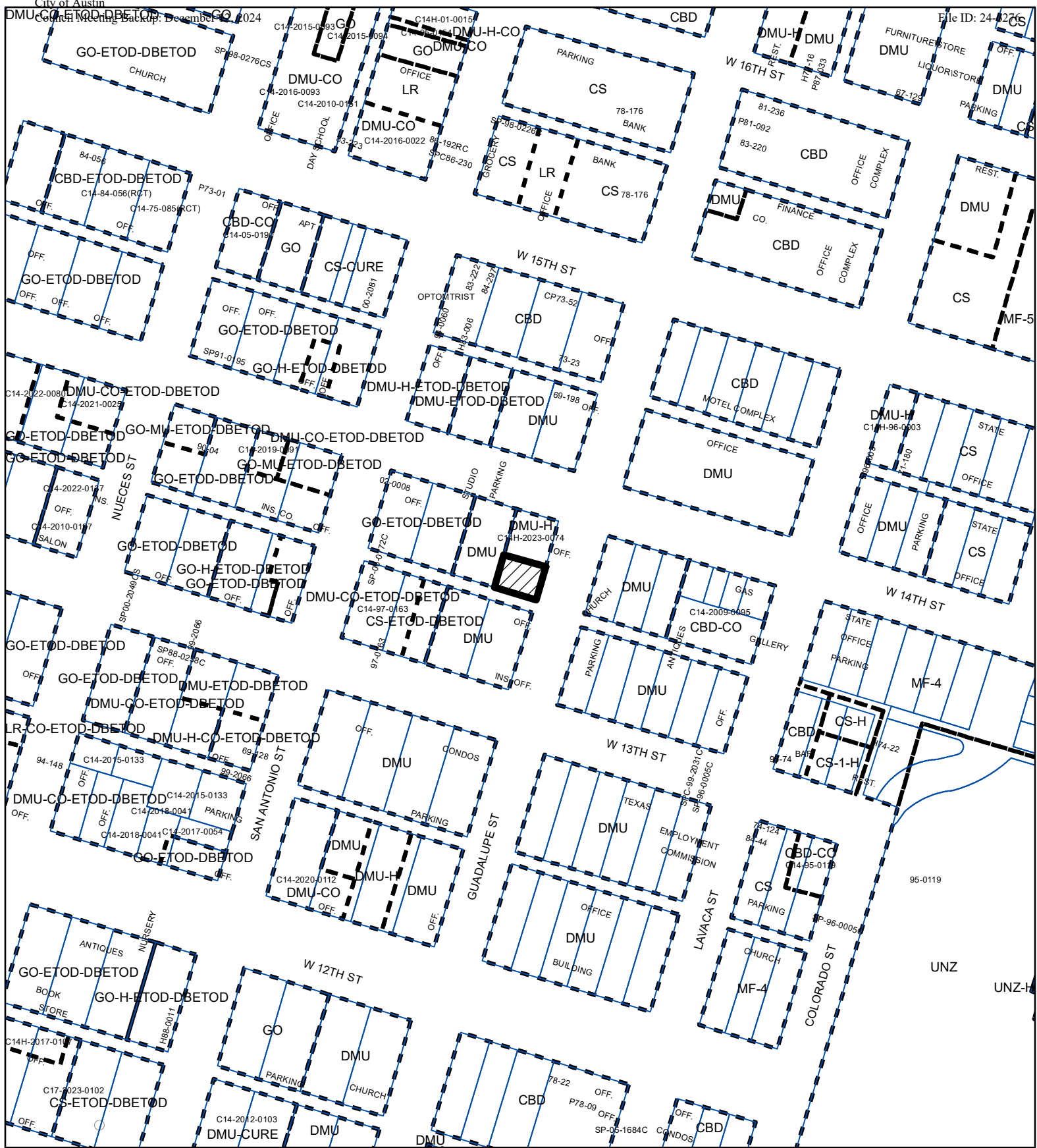
SCALE: 1"=20'

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "R638".
 ATTACHMENTS: METES AND BOUNDS DESCRIPTION 2167-001-HIST 0.086 AC



Paul J. Flugel
 11-13-2024
 Chaparral

DATE OF SURVEY: 10/24/2024
 PLOT DATE: 11/12/2024
 DRAWING NO.: 2167-001-BASE-BND
 PROJECT NO.: 2167-001
 T.B.P.E.L.S. FIRM NO. 10124500
 DRAWN BY: SCN
 SHEET 1 OF 1






HISTORIC ZONING

EXHIBIT "B"

ZONING CASE#: C14H-2024-0154



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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.

