

## EXHIBIT "C"

### **DOG'S HEAD CONTIGUOUS/CONNECTING ROADWAY ANNEXATION WRITTEN AGREEMENT REGARDING SERVICES**

THE STATE OF TEXAS                   §  
                                                  §  
COUNTY OF TRAVIS                 §

This **WRITTEN AGREEMENT REGARDING SERVICES** (the "**Agreement**") is made and entered into on \_\_\_\_ day of, \_\_\_\_\_ 2026 by and among the **CITY OF AUSTIN, TEXAS**, a municipal corporation acting by and through its duly authorized City Manager (the "**City**"), and **TRAVIS COUNTY, TEXAS**, a political subdivision of the State of Texas ("**Owner**").

#### **RECITALS**

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

**WHEREAS**, as evidenced in the Real Property Records of Travis County, Texas, Owner owns approximately 37.31 acres of right-of-way land located along Hergotz Lane, Thompson Lane, Edwin Lane, Dalton Lane, and Ramirez Lane shown on Exhibit 1 and described in Exhibit 2, attached hereto and incorporated herein for all purposes (the "**Property**").

**WHEREAS**, Owner represents and warrants that there are no fee simple owners of any portion of the Property other than Owner, and that no other third parties hold any fee simple ownership interest therein.

**WHEREAS**, Section 43.1056 of Texas Local Government Code authorizes a municipality that is annexing an area under Subchapter C-3, C-4, C-5, or D of Chapter 43 to also annex a contiguous or connecting right-of-way if the municipality provides written notice of the annexation to the owner not later than the 61<sup>st</sup> day before the date of the proposed annexation and the owner of the right-of-way does not submit a written objection before the date of the proposed annexation;

**WHEREAS**, the Property consists of right-of-way that is contiguous or connecting right-of-way to the area commonly known as the Dog's Head annexation area.

**WHEREAS**, on May 19, 2026, the Travis County Commissioners Court took action indicating that Owner would not object to the City's annexation of the Dog's Head area.

**WHEREAS**, on May 21, 2026, the Dog's Head annexation ordinance was approved by City Council under Ordinance No. 20260521-060 pursuant to Subchapter C-3, Chapter 43 of the Texas Local Government Code.

**WHEREAS**, On May 22, 2026, the City provided notice to Owner, of the City's intent to annex portions of the right-of-way land that are contiguous or connecting to the City's current full-purpose jurisdictional boundaries.

**WHEREAS**, Owner has not submitted a written objection to the City's proposed annexation of the Property.

**WHEREAS**, Owner voluntarily enters into this Agreement and acknowledges that this Agreement is contingent upon, and shall become effective only upon, the City Council's approval and adoption of an ordinance annexing the Property into the City's full purpose jurisdiction.

**NOW, THEREFORE**, in consideration of the mutual covenants, conditions, and promises contained herein, and for other good and valuable consideration, the City and Owner agree as follows:

## **ARTICLE I** **DEFINITIONS**

**Section 1.01 Terms Defined in this Agreement**. In this Agreement, each of the following terms shall have the meanings indicated:

**"City Code"** means the Code of the City of Austin, together with all its related administrative rules, technical criteria manuals, and amendments thereto.

**"City Council"** means the City Council of the City or any successor governing body of the City.

**"Dog's Head Annexation Area"** means the approximately 2,614 acres of land annexed by the City under Ordinance No. 20260521-060.

**"Effective Date"** means the effective date of annexation of the Property.

**"Ordinances"** means the ordinances of the City.

**"Property"** approximately 37.31 acres of right-of-way land located along Hergotz Lane, Thompson Lane, Edwin Lane, Dalton Lane, and Ramirez Lane shown on Exhibit 1 and described in Exhibit 2.

**"Term"** means the period commencing on the Effective Date and continuing until City services are available to the Property in accordance with this Agreement and applicable law.

**Section 1.02 Other Definitions**. All capitalized terms used but not defined in this Agreement shall have the meanings assigned to them in the City Code.

## **ARTICLE II** **APPLICABLE ORDINANCES**

**Section 2.01 Applicable Requirements.** Subject to and except as provided in Section 43.002 and Chapter 245 of the Texas Local Government Code, after the Effective Date, all of the City's laws, ordinances, manuals, and administrative rules, including but not limited to the Land Development Code, as amended from time to time, shall apply to development within the Property.

## **ARTICLE III** **ANNEXATION**

### **Section 3.01 Annexation.**

- A. Owner and City agree that the Property shall be annexed for full purposes pursuant to the terms of this Agreement and Section 43.1056 of the Texas Local Government Code. Upon annexation, the City shall provide services to the Property pursuant to Chapter 43 of the Texas Local Government Code. The parties acknowledge that the Property consists of rights-of-way that are contiguous or connecting to the City's full purpose boundaries and are being annexed to provide for the extension of municipal jurisdiction and services.
- B. Upon full purpose annexation, all City ordinances, regulations, and requirements applicable in the City's full-purpose jurisdiction, including City taxation, shall apply to the Property.

### **Section 3.02 Effect of Future Disannexation.**

- A. The parties acknowledge that the Property is being annexed pursuant to Section 43.1056 of the Texas Local Government Code as contiguous or connecting right-of-way associated with the Dog's Head annexation area. In the event all or a portion of the Dog's Head annexation area is subsequently disannexed from the City, the City will evaluate whether the disannexation of the Property is appropriate. If the City determines the disannexation of the Property is appropriate, the City will initiate the process necessary to disannex the Property in accordance with state law.
- B. The parties acknowledge that disannexation of the Property, if any, will require approval by the City Council or action required by state law. Nothing in this Agreement shall be construed to effect an automatic disannexation of the Property upon the disannexation of the Dog's Head annexation area.

- C. Upon the effective date of disannexation of the Property, the City shall have no further obligation to provide municipal services to the Property. Responsibility for such services shall thereafter rest with the governmental entity having jurisdiction over the Property.

#### **ARTICLE IV** **LIST OF SERVICES**

**Section 4.01 Municipal Services.** Beginning on and after the Effective Date, the manner in which City departments will handle municipal services for the Property is set forth below, provided that the Property remains within the City's full purpose jurisdiction.

- A. **Police Protection.** Austin Police will provide protection and law enforcement services to the Property.
- B. **Fire Protection.** Austin Fire will provide emergency and fire prevention services to the Property.
- C. **Emergency Medical Service.** Austin/Travis County Emergency Medical Services will provide emergency medical services to the Property.
- D. **Solid Waste Collection.** Services will be provided pursuant to Chapter 43 of the Texas Local Government Code.
- E. **Operation and Maintenance of Water and Wastewater Facilities.** Austin Water shall provide retail water service and wastewater service to areas of the Property that are not within the certificated service area of another utility. The facilities will be maintained and operated by Austin Water as governed by standard policies and procedures.
- F. **Operation and Maintenance of Roads and Streets.** Austin Transportation and Public Works will maintain public streets over which the City has jurisdiction, and, if necessary, will provide regulatory signage services on the Property.
- G. **Operation and Maintenance of Street Lighting.** Street lighting will be maintained in accordance with the City of Austin ordinances, Austin Energy criteria, and state law. Electric service to the street lighting on the Property shall be provided by Austin Energy, Bluebonnet Cooperative, or another electric provider, as applicable, based on the service territory designated by the Public Utility Commission of Texas.
- H. **Operation and Maintenance of Parks, Playgrounds, and Swimming Pools.** There are no public recreation facilities on the Property, so no related services will be provided at this time.
- I. **Operation and Maintenance of any Other Publicly Owned Facility, Building, or Service.** Applicable City departments will operate and maintain other publicly owned facilities, buildings, and services.

- J. **Watershed Protection.** Austin Watershed Protection will provide drainage planning and maintenance services to the Property.
- K. **Planning and Development Review.** Austin Planning and Austin Development Services will provide comprehensive planning, land development, and building review and inspection services in accordance with and as limited by applicable codes, laws, ordinances and special agreements.
- L. **Code Compliance.** In order to comply with City codes regarding land use regulations and the maintenance of structures, Austin Development Services' Code Compliance team will provide education, cooperation, enforcement, and abatement relating to code violations.
- M. **Library.** There are no residential customers on the Property, so there will be no related services provided at this time.
- N. **Public Health, Social, and Environmental Services.** Austin/Travis County Health and Human Services will provide services to the Property.
- O. **Electric Utility Service.** Austin Energy will provide retail electric utility service to all areas which the City is authorized to serve under its Certificate of Convenience and Necessity issued by the Public Utility Commission of Texas.
- P. **Clean Community Services.** Austin Resource Recovery will provide clean community services to the Property.
- Q. **Capital Improvements Planning.** The Property will be included with other territory in connection with planning for new or expanded facilities, functions, and services.

This Section will be provided in accordance with state law and City policy and procedures.

## **ARTICLE V**

### **REPRESENTATIONS AND WARRANTIES**

#### **Section 5.01 Representations and Warranties of Owner.**

- A. **Organization and Good Standing.** Owner has full power and authority to conduct business as it is now being conducted, to own or use the properties and assets that it purports to own or use, and to perform all of its obligations under this Agreement.
- B. **Authority; No Conflict.** This Agreement constitutes a legal, valid, and binding obligation of Owner, enforceable against Owner in accordance with its terms. Owner has the absolute and unrestricted right, power, authority, and capacity to execute and deliver this Agreement and to perform its obligations under this Agreement.

#### **Section 5.02 Representations and Warranties of the City.**

- A. **Organization and Good Standing.** The City is a duly organized and validly existing municipal corporation in good standing under the laws of the State of Texas, with full power and authority to conduct its business as it is now being conducted, to own or use the properties and assets that it purports to own or use, and to perform all its obligations under this Agreement.
- B. **Authority; No Conflict.** This Agreement constitutes a legal, valid, and binding obligation of the City, enforceable against the City in accordance with its terms. The City has the absolute and unrestricted right, power, authority, and capacity to execute and deliver this Agreement and to perform its obligations under this Agreement.

## **ARTICLE VI**

### **MISCELLANEOUS PROVISIONS**

**Section 6.01 Amendments to Agreement.** This Agreement may be amended only by a written agreement signed by the City and Owner.

**Section 6.02 Agreement Binds Successors and Runs with the Land.** This Agreement shall bind and inure to the benefit of the parties, their successors, and assigns. The terms of this Agreement shall constitute covenants running with the land comprising the Property and shall be binding on Owner.

**Section 6.03 Severability.** If any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties that the remainder of this Agreement shall not be affected.

**Section 6.04 Waiver.** Any failure by a party to insist upon strict performance by the other party of any material provision of this Agreement shall not be deemed a waiver of such provision or of any other provision of this Agreement, and such party shall have the right at any time(s) thereafter to insist upon strict performance of any and all of the provisions of this Agreement.

**Section 6.05 Applicable Law and Venue.** The construction and validity of this Agreement shall be governed by the laws of the State of Texas (without regard to conflicts of law principles). Venue for any dispute arising from or related to this Agreement shall be in Texas state district court and shall be in accordance with the Texas Civil Practice and Remedies Code.

**Section 6.06 Reservation of Rights.** To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws.

**Section 6.07 Counterparts.** This Agreement may be executed in multiple counterparts which shall be construed together as a single original instrument as though all parties had signed one instrument, and, when executed, each counterpart shall be binding upon and

inure to the benefit of each of the parties executing the instrument whether or not all other parties have executed same.

**Section 6.08 Exhibits.**

Exhibit 1      Map of the Property

Exhibit 2      Description of the Property

**Section 6.09 Incorporation of Recitals and Exhibits.** The recitals set forth above and the attached exhibits are incorporated herein for all purposes.

***[Signature and Acknowledgment Pages Follow]***

**EXECUTED** in multiple counterparts, each of which shall constitute an original, to be effective as of the Effective Date.

**CITY:**

**CITY OF AUSTIN,**

A home rule city and Texas municipal corporation

By:

\_\_\_\_\_  
T.C. BROADNAX, City Manager

Date: \_\_\_\_\_

Acknowledgement

THE STATE OF TEXAS  
COUNTY OF TRAVIS

THIS INSTRUMENT was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2026, by T.C. Broadnax, City Manager of the City of Austin, a municipal corporation, on behalf of said municipal corporation.

\_\_\_\_\_  
Notary Public, State of Texas

APPROVED AS TO FORM:

Austin City Attorney's Office

\_\_\_\_\_  
JENNA SCHWARTZ, Assistant City Attorney

**OWNER:** **Travis County**, a political subdivision of the State of Texas

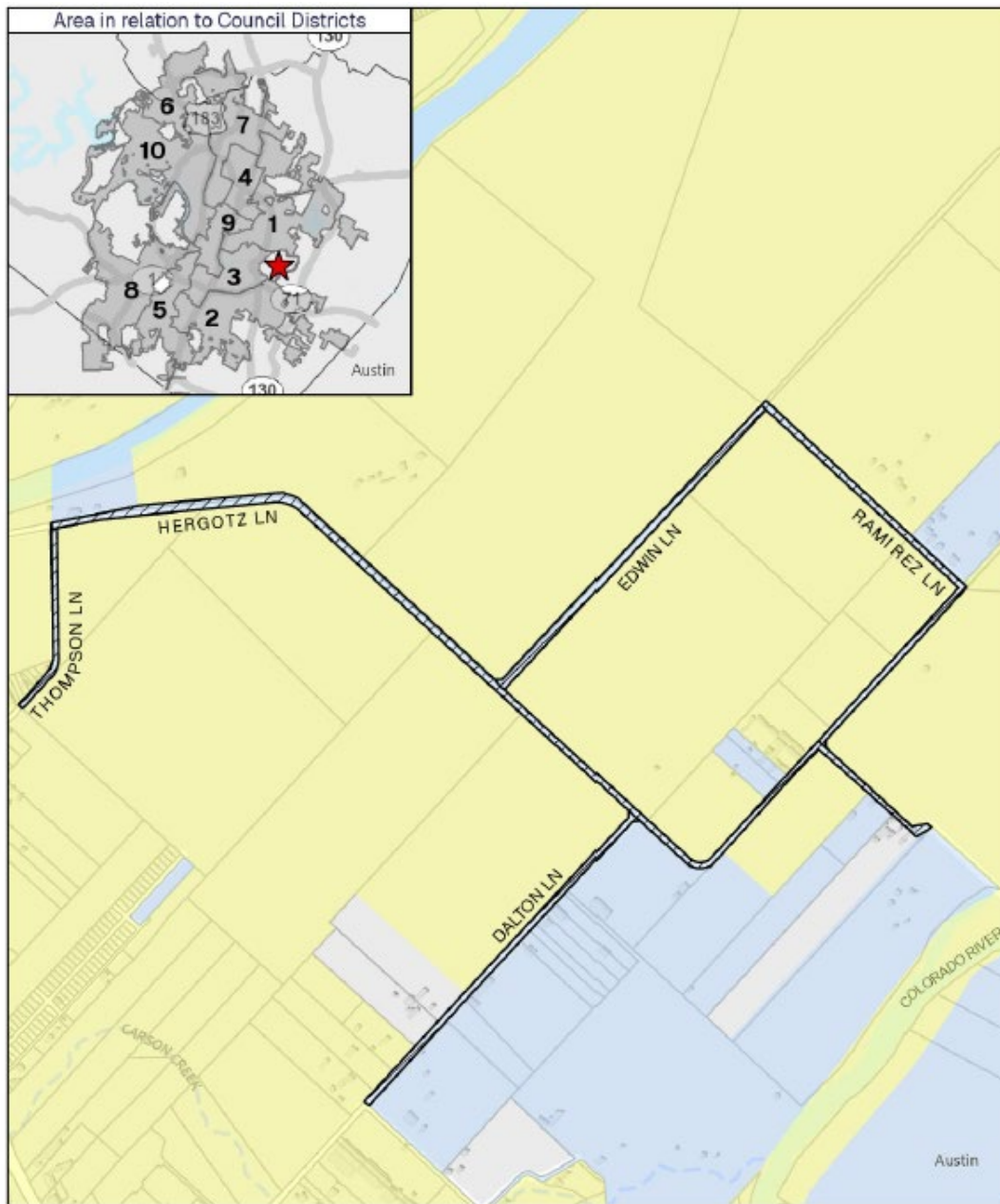
By:

\_\_\_\_\_  
ANDY BROWN, Travis County Judge

Date: \_\_\_\_\_

DRAFT

## EXHIBIT 1



### **C7a-2026-0004 Dog's Head ROW Annexation**



 Annexation Area      **Jurisdictions**       Full Purpose       ETJ

Note: 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.



**EXHIBIT 2**

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

**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.);

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

**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:

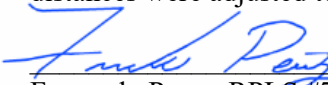
- 1) **N41°43'01"E**, a distance of **131.90** feet to a 1/2-inch iron rod found (leaning) for an angle point hereof, and
- 2) **N02°27'15"E**, a distance of **83.43** feet to a 1-inch iron pipe found for an angle point hereof, said point being the southeast corner of a called 46.756 acre tract conveyed 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;

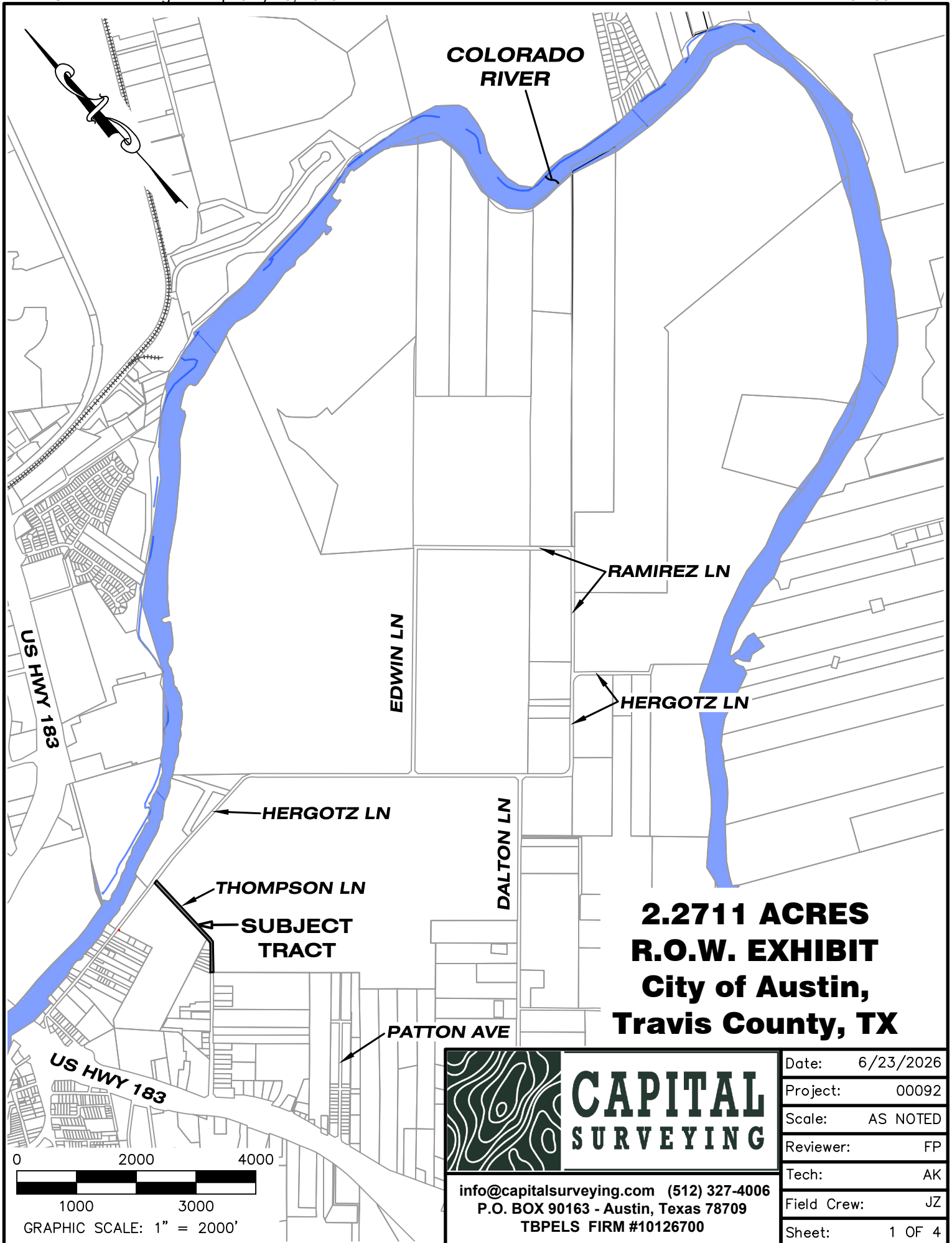
**THENCE**, leaving the east line of said City of Austin tract, with the south right-of-way line of said Hergotz Lane, and with the north terminus of said Thompson Lane, **N78°38'44"E**, a distance of **56.95** feet to the **POINT OF BEGINNING** and containing 2.2711 Acres (98,928 Square Feet) of land,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





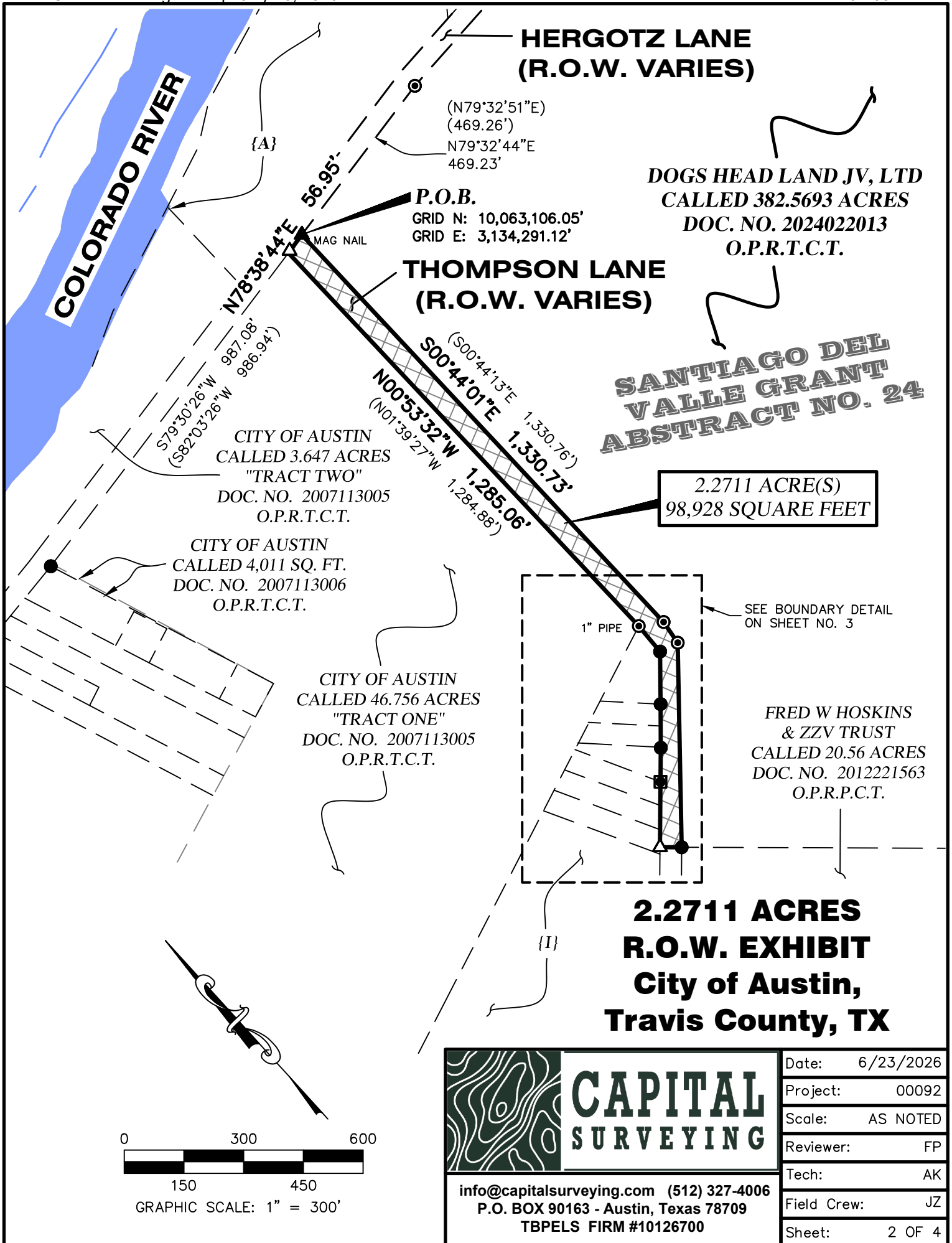
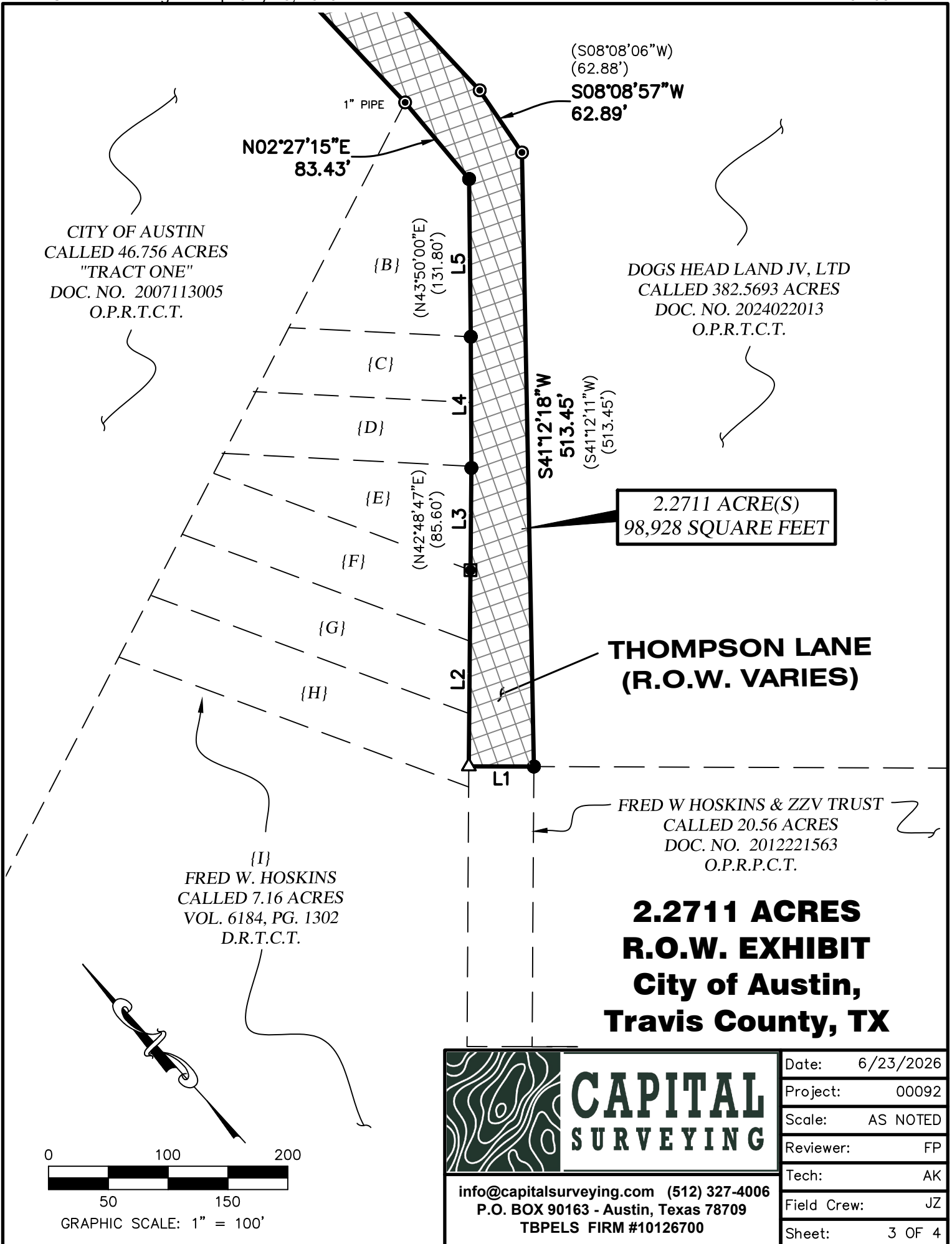


EXHIBIT 2



| 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<br>(UNLESS NOTED)            |
|              | 60D NAIL FOUND                                   |
|              | IRON ROD WITH PLASTIC CAP<br>FOUND AS NOTED      |
|              | 1/2" IRON PIPE FOUND<br>(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,<br>TRAVIS COUNTY, TEXAS |
| (.....)      | RECORD INFORMATION FOR<br>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**

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

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

**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;

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

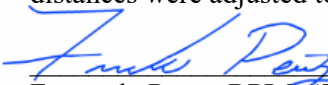
**THENCE**, with said right-of-way transition and the northeast line of said Dogs Head – 382.5693 acre tract, **N02°44'34"W**, a distance of **70.13** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the end of said right-of-way transition between the northwest right-of-way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

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

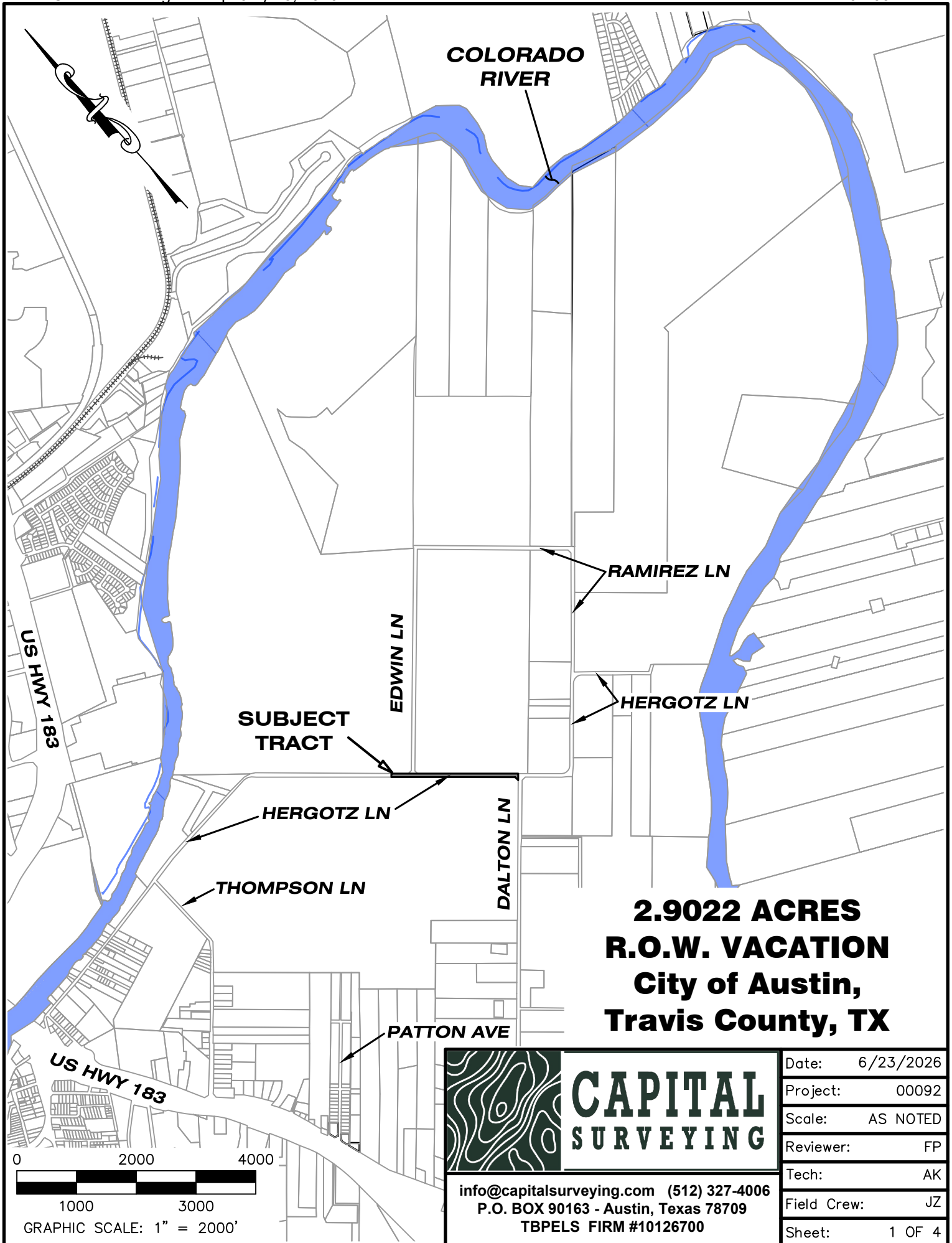
- 1) **N47°36'18"W**, a distance of **1,396.53** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **N47°40'41"W**, a distance of **676.99** feet to the **POINT OF BEGINNING** and containing 2.9022 Acres (126,419 Square Feet) of land, more or less.

**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

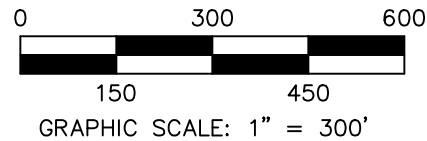




# **SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24**

**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    |



**EXHIBIT 2**

| 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<br>(UNLESS NOTED)            |
|              | 60D NAIL FOUND                                   |
|              | IRON ROD WITH PLASTIC CAP<br>FOUND AS NOTED      |
|              | 3/4" IRON PIPE FOUND<br>(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,<br>TRAVIS COUNTY, TEXAS |
| (.....)      | RECORD INFORMATION FOR<br>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**

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SURVEYING**

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TBPELS FIRM #10126700

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

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

**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:**



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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;

Santiago Del Valle Grant, Abstract No. 24  
(Edwin 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;

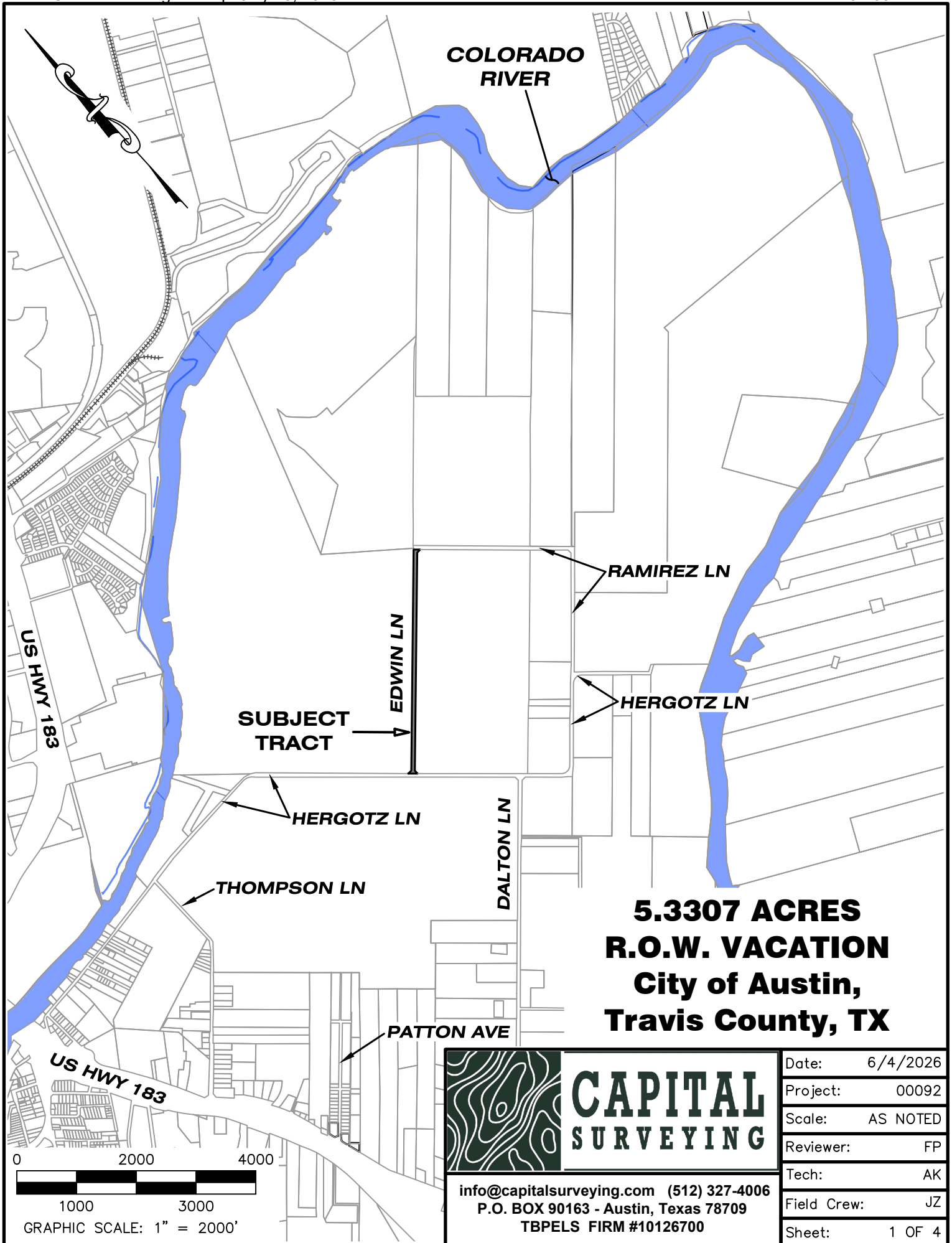
**THENCE**, leaving the westerly line of said Dogs Head – 162.4222 acre tract, with the northeast right-of-way line of said Hergotz Lane and with the southwest terminus line of said Edwin Lane, **N47°51'12"W**, a distance of **160.09** feet to the **POINT OF BEGINNING** and containing 5.3307 Acres (232,205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



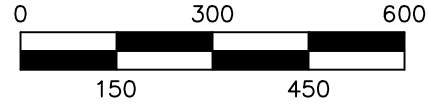


**SHEET 3**

**SHEET 2**

N42°55'26"E  
3,699.97'

S42°57'18"W  
3,654.69'



**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

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

**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'

S47°37'54"E 1,841.33'

SOUTHERNMOST  
CORNER OF  
162.4222 ACRES

**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.**

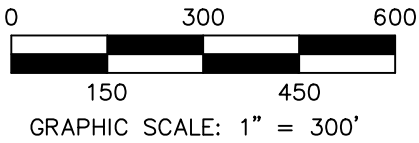
**5.3307 ACRES**  
**R.O.W. VACATION**  
**City of Austin,**  
**Travis County, TX**



**CAPITAL**  
**SURVEYING**

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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   |



**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**

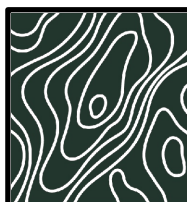
**SHEET 3**

**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**



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SURVEYING**

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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<br>(UNLESS NOTED)            |
|   | 60D NAIL FOUND                                   |
|   | IRON ROD WITH PLASTIC CAP<br>FOUND AS NOTED      |
|   | 3/4" IRON PIPE FOUND<br>(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,<br>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**

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

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

**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 VI, 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;

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

**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



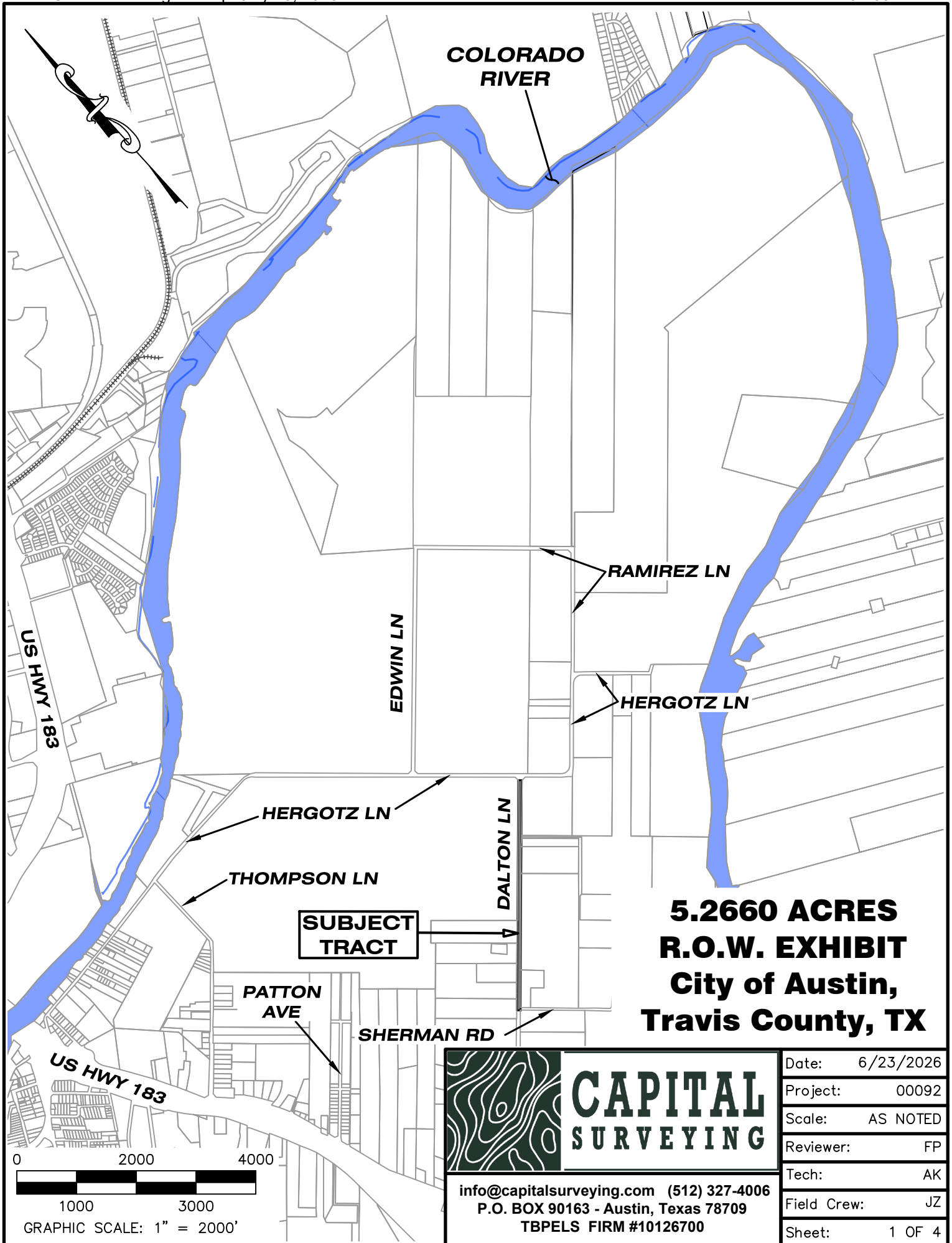
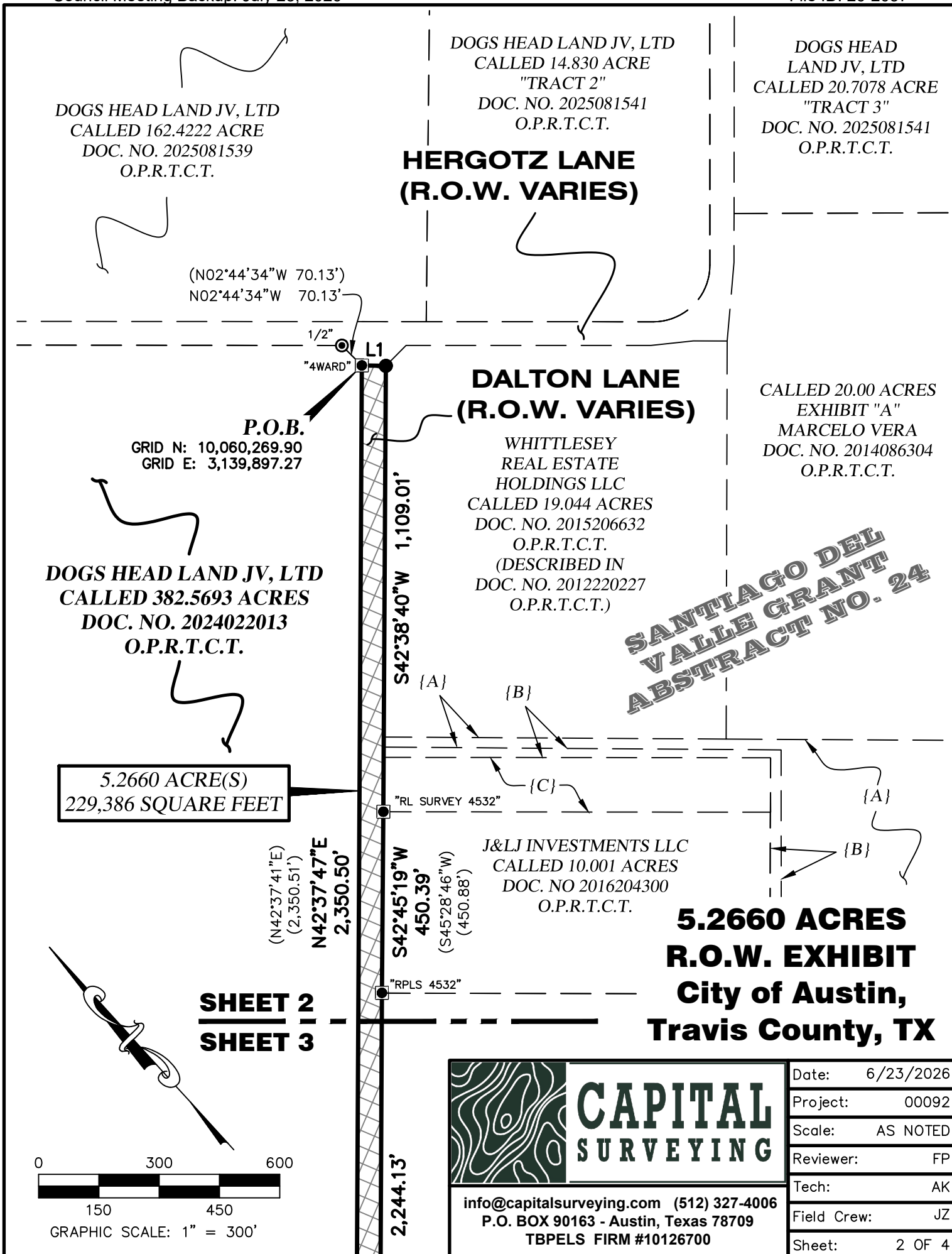


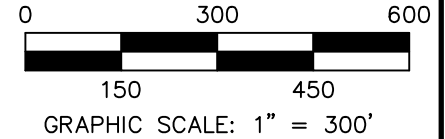
EXHIBIT 2



**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.

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

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'

658.56'

1/2"

461.24'

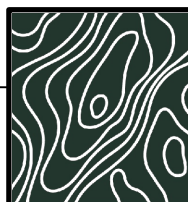
**SHERMAN RD**  
**(R.O.W. VARIES)**

**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.

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<br>(UNLESS NOTED)            |
|              | 60D NAIL FOUND                                   |
|              | IRON ROD WITH PLASTIC CAP<br>FOUND AS NOTED      |
|              | 1" SQUARE HEAD BOLT FOUND                        |
|              | 3/4" IRON PIPE FOUND<br>(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,<br>TRAVIS COUNTY, TEXAS |
| (.....)      | RECORD INFORMATION FOR<br>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



|  |                                          |                 |
|--|------------------------------------------|-----------------|
|  | <b>CAPITAL</b>                           | Date: 6/23/2026 |
|  | <b>SURVEYING</b>                         | 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   |

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

**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.);

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

**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.);

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

**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:

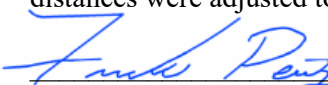
- 1) **N44°28'21"W**, a distance of **84.68** feet to a calculated point for an angle point hereof,
- 2) **N54°02'31"W**, a distance of **105.69** feet to a calculated point for an angle point hereof, and
- 3) **N48°04'21"W**, a distance of **608.54** feet to a calculated point for an angle point hereof, 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;

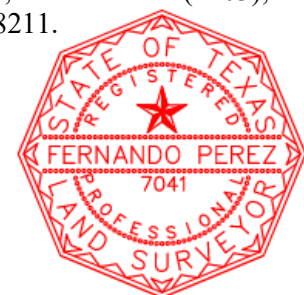
**THENCE**, with said right-of-way transition and with the north line of said Whittlesey Real Estate tract, **S87°21'39"W**, a distance of **71.71** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the end of the right-of-way transition between the southwest right-of-way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

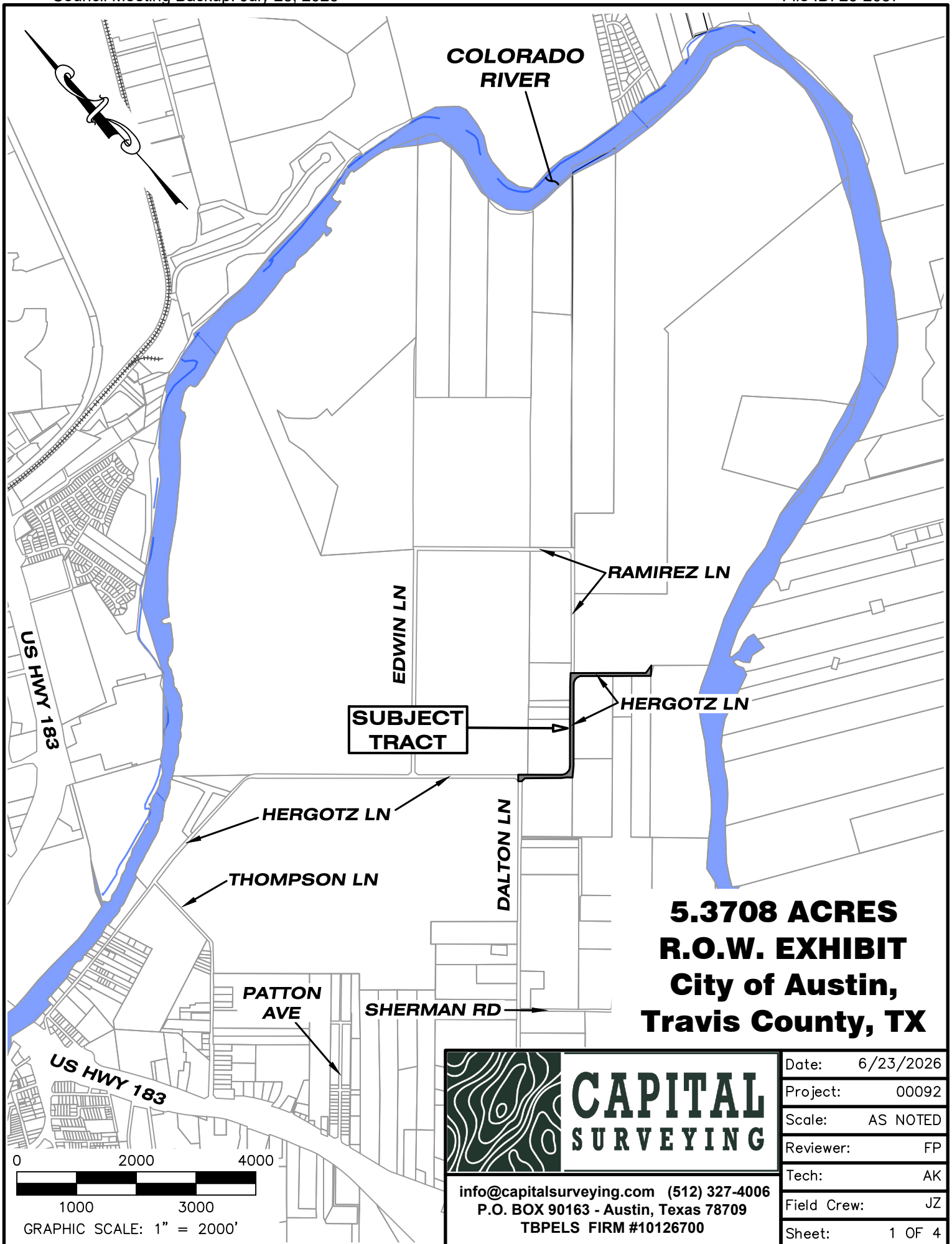
**THENCE**, leaving the north line of said Whittlesey Real Estate tract, with the northeast terminus of said Dalton Lane, same being the southwest right-of-way line of said Hergotz Lane, **N46°40'21"W**, a distance of **59.80** feet to the **POINT OF BEGINNING** and containing 5.3708 Acres (233,950 Square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

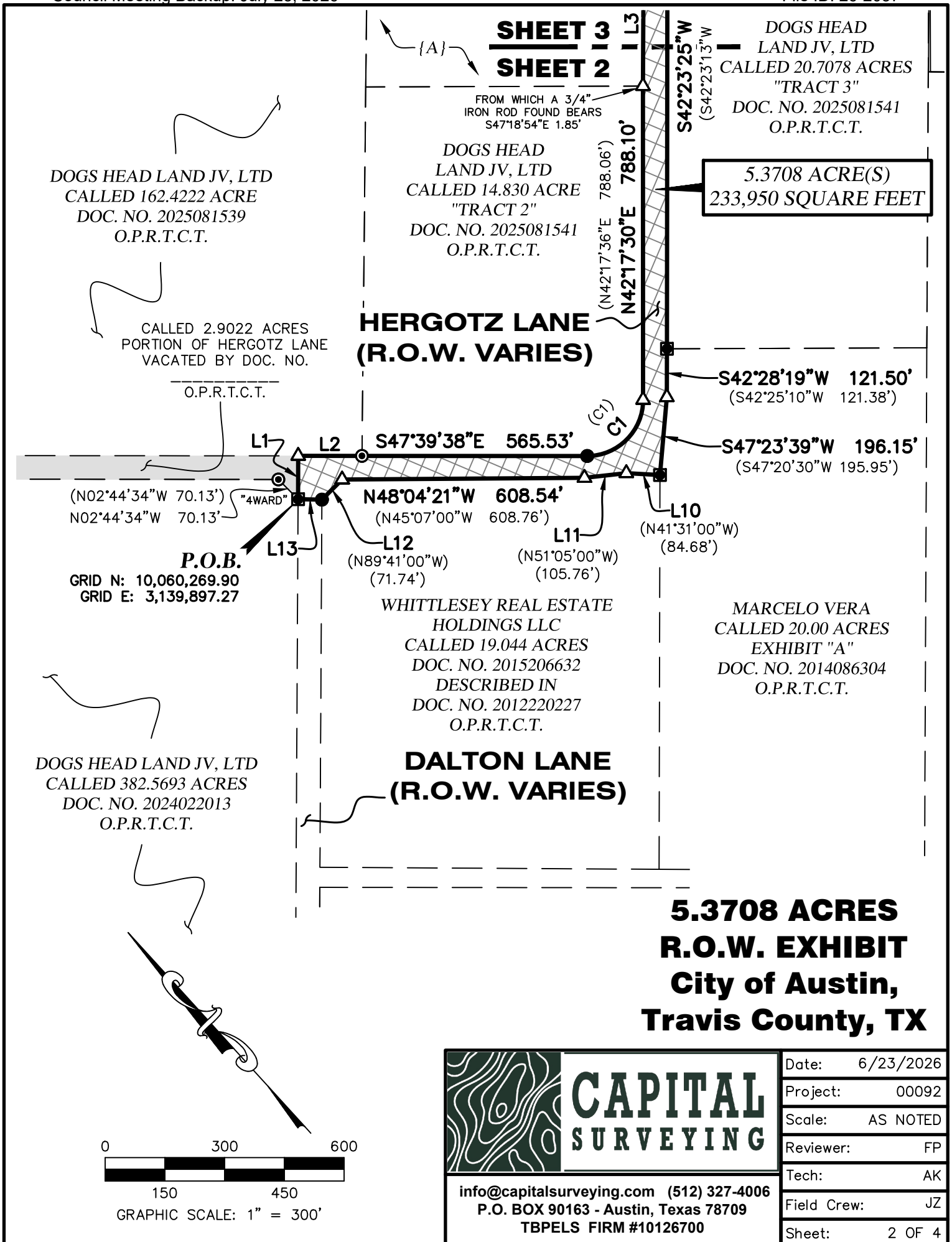
**NOTE:**

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.

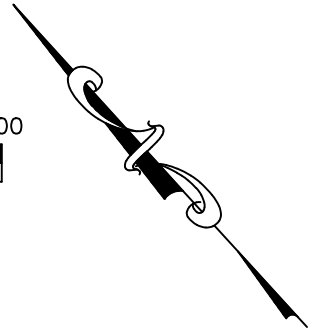
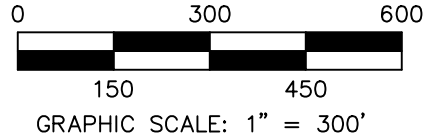
  
Fernando Perez, RPLS #7041  
Capital Surveying Company







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

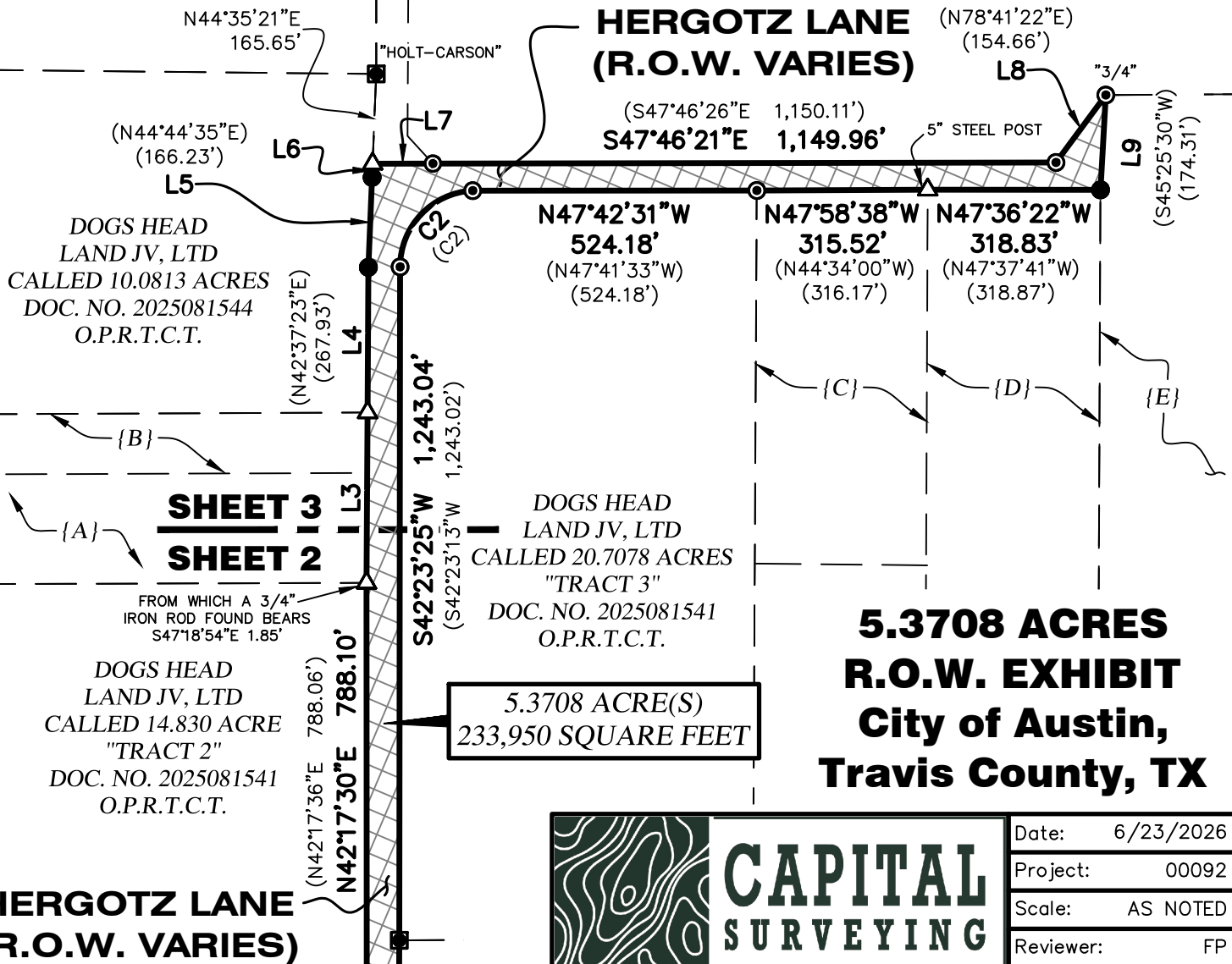


DOGS HEAD  
LAND JV, LTD  
CALLED 29.8043 ACRES  
DOC. NO. 2025081542  
O.P.R.T.C.T.

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)**

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



**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    |

**EXHIBIT 2**

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

{B}  
ANTONIO SUAREZ AGUIRRE  
& JESSICA ALCARAZ SUAREZ  
CALLED 1.761 ACRES  
DOC. NO. 2008193608  
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.

{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<br>(UNLESS NOTED)                                         |
| ▲            | 60D NAIL FOUND                                                                |
| ■            | IRON ROD WITH PLASTIC CAP<br>FOUND STAMPED "RON CARROLL<br>2025" UNLESS NOTED |
| ⊙            | 1/2" IRON PIPE FOUND<br>(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,<br>TRAVIS COUNTY, TEXAS                              |
| D.R.T.C.T.   | DEED RECORDS,<br>TRAVIS COUNTY, TEXAS                                         |
| (.....)      | RECORD INFORMATION FOR<br>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'  |

*Fernando Perez*

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    |

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

**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:

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

- 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;

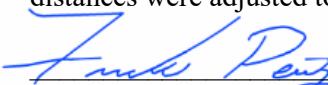
**THENCE**, with the north and northeast right-of-way lines of said Hergotz Lane, and with the south and southwest lines of said Dogs Head – 791.6381 acre tract, the following three (3) courses and distances:

- 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.

  
Fernando Perez, RPLS #7041  
Capital Surveying Company



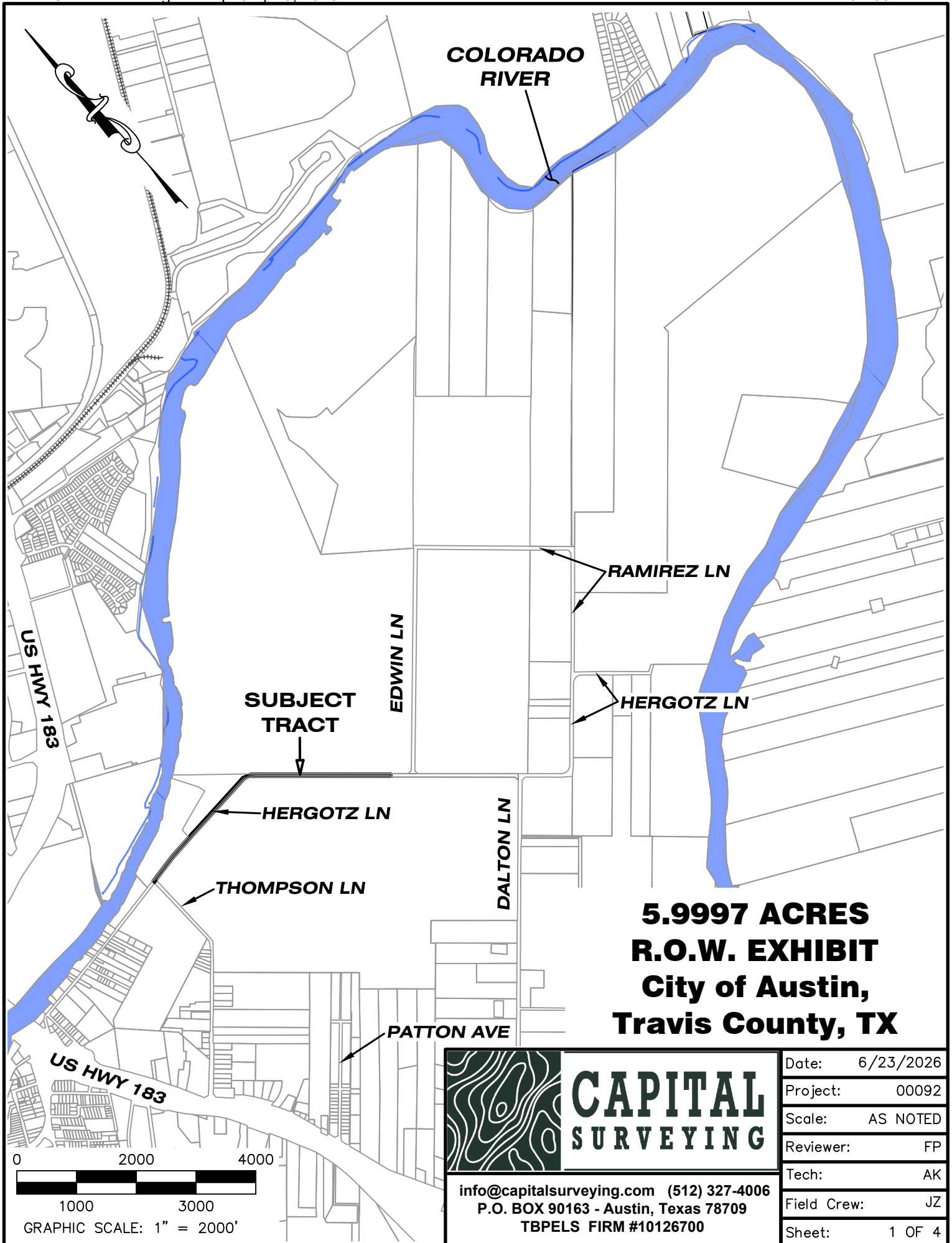
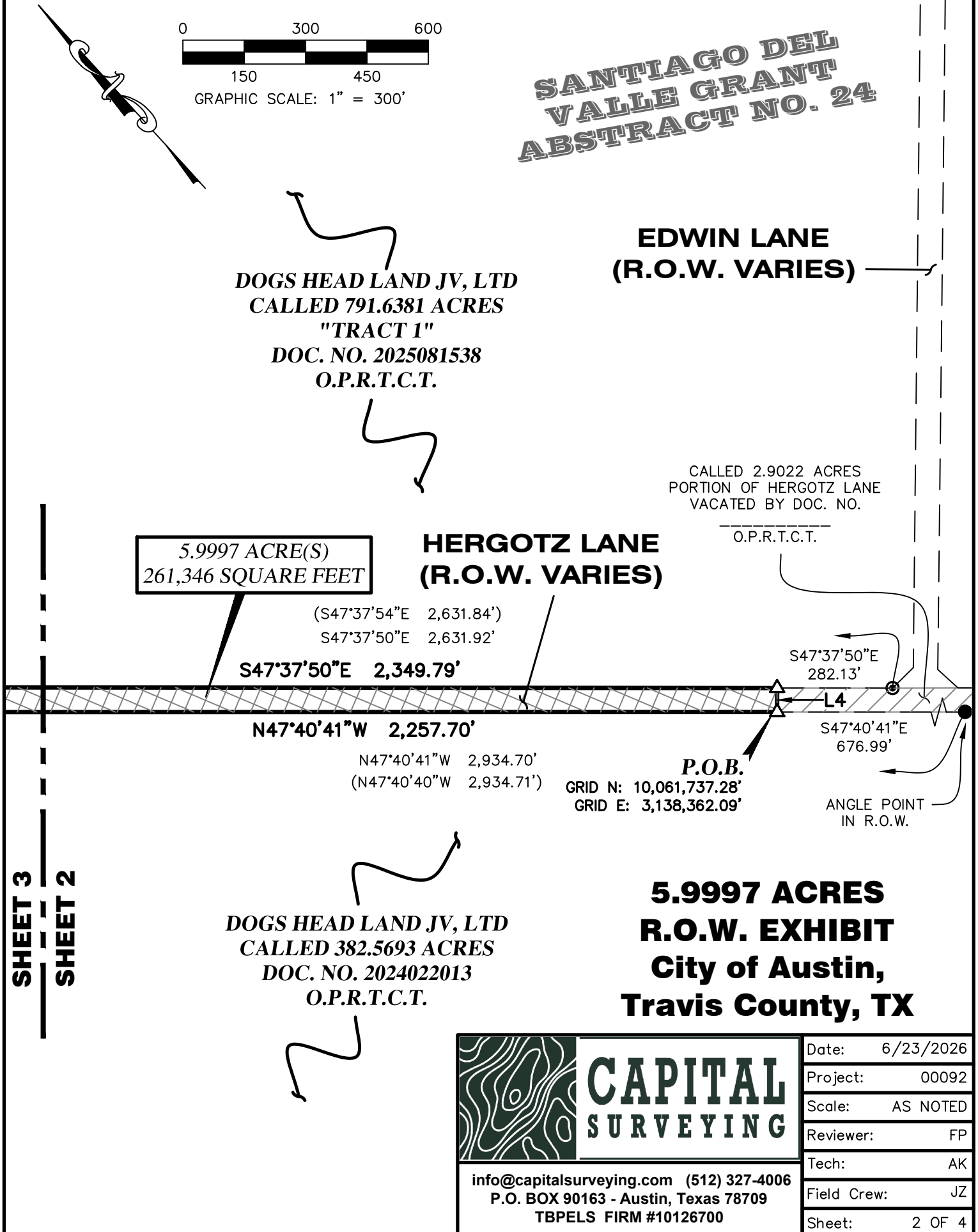
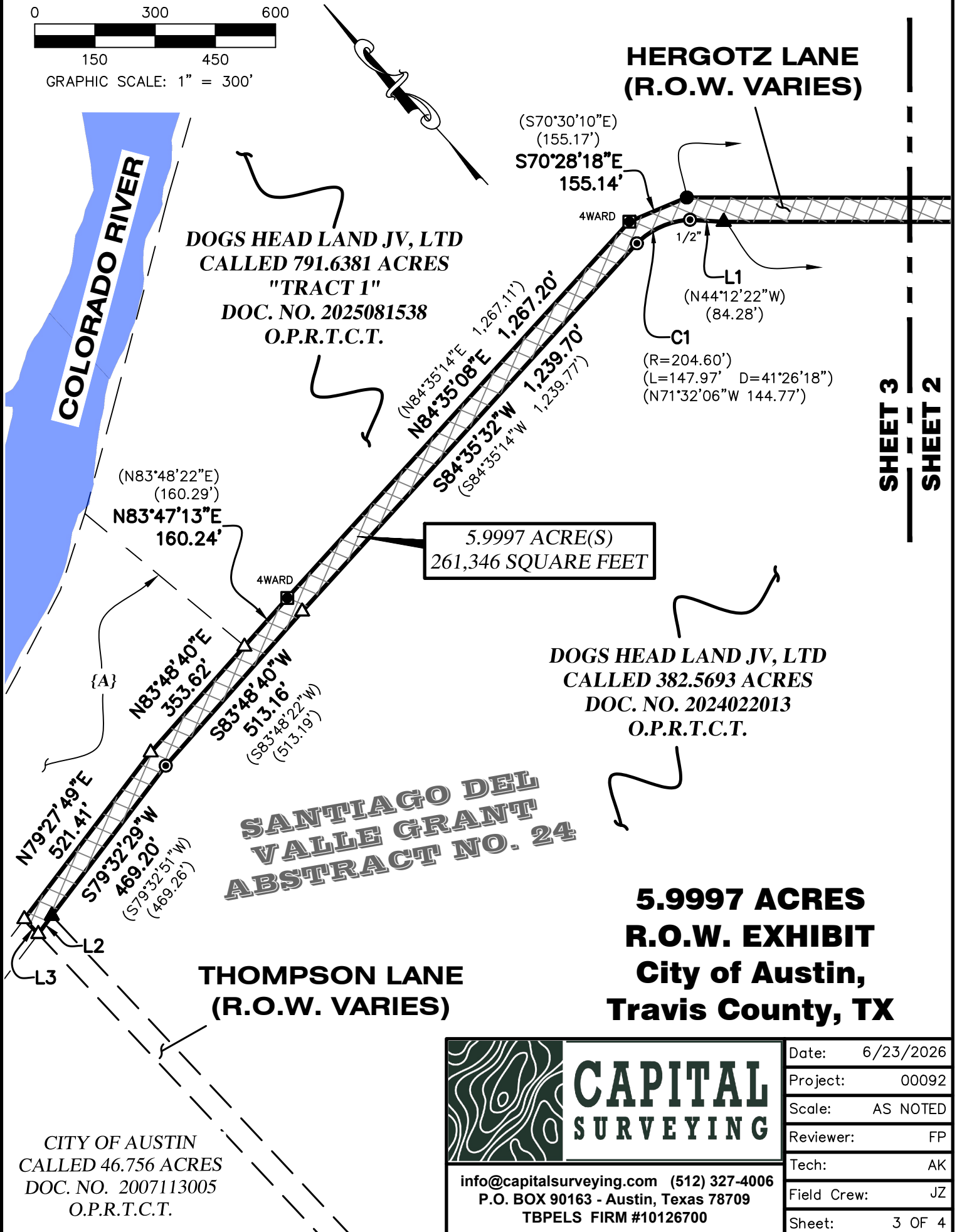


EXHIBIT 2





| 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<br>(UNLESS NOTED)            |
|              | 60D NAIL FOUND                                   |
|              | IRON ROD WITH PLASTIC CAP<br>FOUND AS NOTED      |
|              | 3/4" IRON PIPE FOUND<br>(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,<br>TRAVIS COUNTY, TEXAS |
| (.....)      | RECORD INFORMATION FOR<br>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**

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

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

**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;

Santiago Del Valle Grant, Abstract No. 24  
(Ramirez 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;

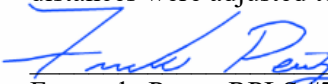
**THENCE**, leaving the northeast terminus of said Edwin Lane, with the southeast line of said Dogs Head – 791.6381 acre tract, and with the west terminus of said Ramirez Lane, the following three (3) courses and distances:

- 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.

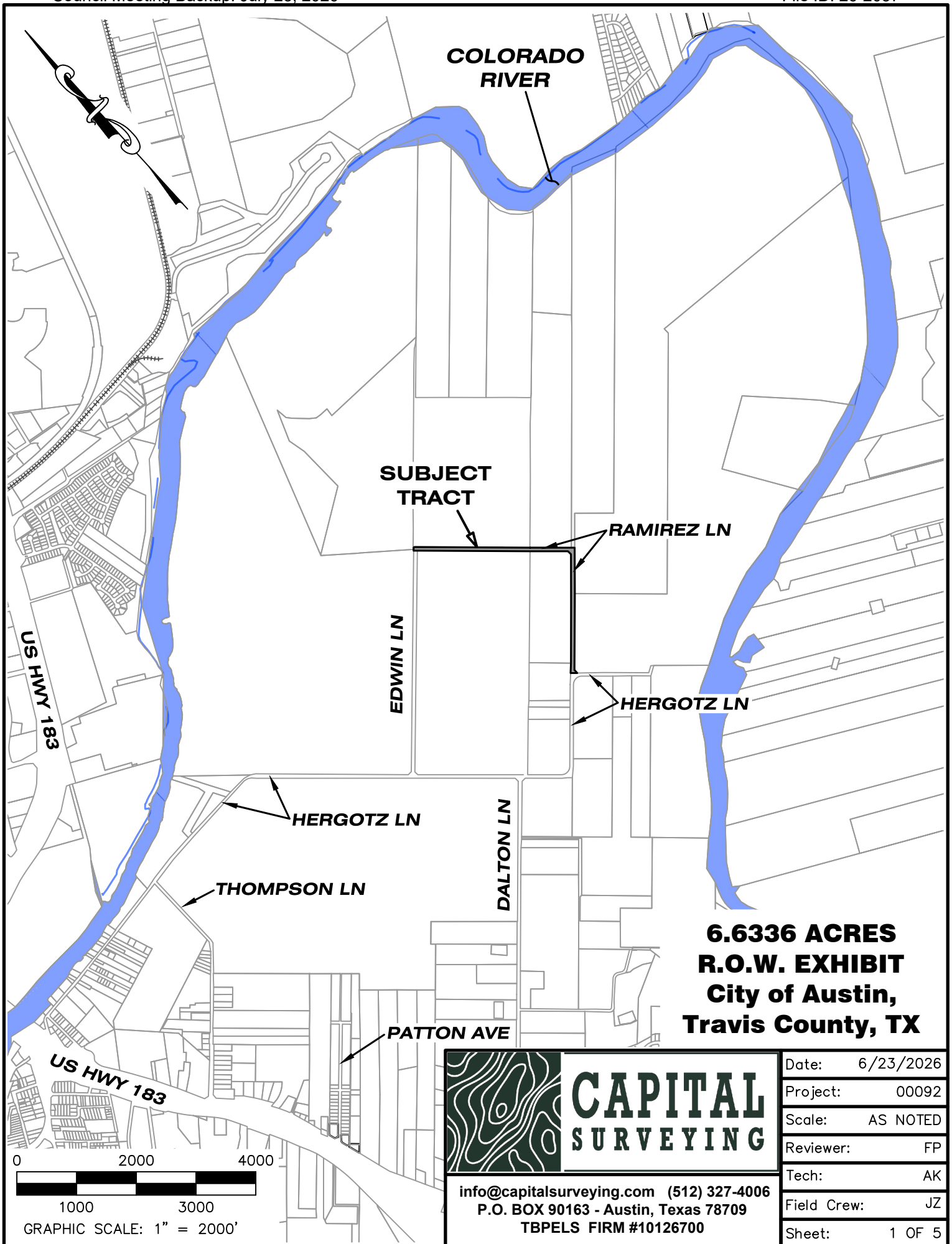
Santiago Del Valle Grant, Abstract No. 24  
(Ramirez Lane)

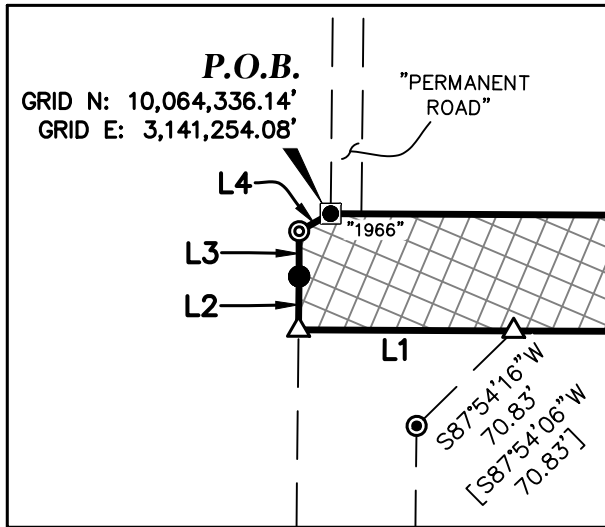
**NOTE:**

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







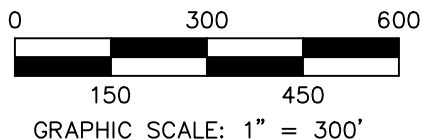
### BOUNDARY DETAIL

SCALE: 1" = 100'

**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.**

**SANTIAGO DEL  
VALLE GRANT  
ABSTRACT NO. 124**



**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)**

STRIP OF LAND CALLED  
"PERMANENT ROAD" IN  
VOL. 172, PAGE 466  
D.R.T.C.T.

SEE  
BOUNDARY  
DETAIL

S47°22'32"E 1,934.07'

N47°24'05"W 1,838.00'  
[N47°24'15"W 1,838.08']

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

**SHEET 2  
SHEET 3**

**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**



**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.**

**N47°36'07"W 635.25'**  
[N47°36'23"W 635.22']  
**N02°56'05"W 70.11'**  
[N02°56'22"W 70.12']

**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.**

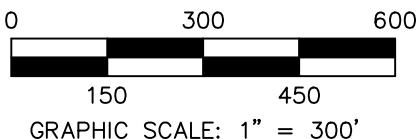
**RAMIREZ LANE  
(R.O.W. VARIES)**

**S42°04'38"W 765.26'**  
[S42°04'37"W 765.26']  
**S42°35'14"W 1,281.26'**  
[S42°35'28"W 1,281.25']  
**N42°15'17"E 652.86'**  
[N42°15'00"E 652.95']  
**N42°14'49"E 230.92'**  
[N42°14'32"E 230.95']  
**N42°22'40"E 939.38'**  
[N42°22'57"E 939.36']

**SHEET 3  
SHEET 4**

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

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



**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.**

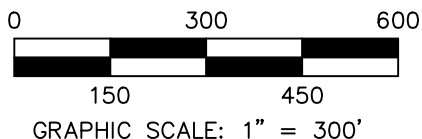
{A}  
CALLED 1.761 ACRES  
ANTONIO SUAREZ  
AGUIRRE & JESSICA  
ALCAZAR SUAREZ  
DOC. NO. 2008193608  
O.P.R.T.C.T.

{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**



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    |

EXHIBIT 2

| 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<br>(UNLESS NOTED)            |
|  | 60D NAIL FOUND                                   |
|  | PUNCH HOLE FOUND                                 |
|  | IRON ROD WITH PLASTIC CAP<br>FOUND AS NOTED      |
|  | 1/2" IRON PIPE FOUND<br>(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,<br>TRAVIS COUNTY, TEXAS |
| [.....]                                                                           | RECORD INFORMATION FOR<br>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

*Fernando Perez*

6/23/2026



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