

EXHIBIT A

STONE RIDGE PHASE C
28.21 ACRES

DESCRIPTION OF A 28.21 ACRE TRACT OF LAND OUT OF THE THOMAS B. WESTBROOK SURVEY NO. 5, ABSTRACT 797, AND BEING A PORTION OF A TRACT OF LAND CALLED TO CONTAIN 279.24 ACRES, DESCRIBED AS TRACT II, IN A DEED TO M. C. JOINT VENTURE OF RECORD IN DOCUMENT NO. 93042773, FILM CODE 00004957699, VOLUME 11921, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 28.21 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set for the southwest corner of the herein described tract, same being a point in the westerly line of said M.C. Joint Venture Tract II, same also being a point in the northerly line of a 100 foot wide electric easement to L.C.R.A. of record in Volume 649, Page 593 in the Real Property Records of Travis County, Texas, same also being a point in the easterly right-of-way line of Old Ross Road;

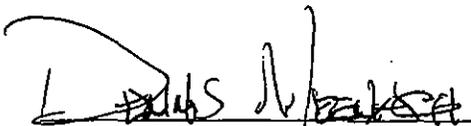
THENCE, from said **POINT OF BEGINNING**, with the common line of said M.C. Joint Venture Tract II and the easterly right-of-way line of said Old Ross Road, North 29°14'35" East 1,414.77 feet to a 1/2 inch iron rod found for the northwest corner of the herein described tract, same being the northwest corner of said M.C. Joint Venture Tract II, same also being the southeasterly corner of a tract of land described in a deed to David Dixon, of record in Volume 9300, Page 143 of the Real Property Records of Travis County, Texas, same also being the southwesterly corner of a tract of land described in a deed to Christine Dixon, of record in Volume 9300, Page 140 of the Real Property Records of Travis County, Texas;

THENCE, with the most northerly line of the herein described tract and said M.C. Joint Venture Tract II, South 61°10'03" East 673.05 feet to a 1/2 inch iron rod found;

THENCE, continuing with the most northerly line of the herein described tract and said M. C. Joint Venture Tract II, South 61°11'39" East 349.98 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract, and from said point, for reference, a 1/2 inch iron rod found in the north line of said M. C. Joint Venture Tract II bears, South 61°11'39" East 2576.92 feet;

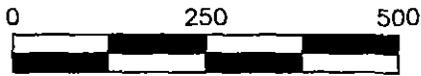
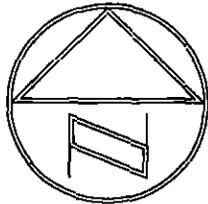
THENCE, crossing said M.C. Joint Venture Tract II, South 29°12'55" West 986.66 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, same being a point in the northerly line of said 100 foot wide electric easement to L.C.R.A.;

THENCE, continuing to cross said M.C. Joint Venture Tract II, with the northerly line of said 100 foot wide electric easement to L.C.R.A., North 83°48'43" West 1,112.32 feet to the **POINT OF BEGINNING** containing 28.21 acres of land within these metes and bounds.


Dennis Meenach R.P.L.S. No. 4335

2-19-04
Date





GRAPHIC SCALE: 1" = 250'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINES
- EXISTING EASEMENTS
- 1/2" STEEL REINFORCING ROD SET WITH CAP STAMPED "4335"
- METAL ROD FOUND (SIZE AS NOTED)
- P.O.B. POINT OF BEGINNING
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY

M.C. Joint Venture
Vol. 11921, Pg. 585
Tract I
(Called 100.794 Ac.)

STONEY RIDGE
PHASE C
28.21 ac.

M C Joint Venture
TRACT II
Vol. 11921, Pg. 585
CALLED 279.24 Ac.

NOEL M. BAIN SURVEY NO. 1
ROSS ROAD (50' R.O.W.)
N29°14'35"E 1414.77'

100' WIDE L.C.R.A.
EASEMENT
V.668 P.227

100' WIDE L.C.R.A.
EASEMENT
V.649 P.593

P.O.B.

N83°48'43"W 1112.32'

S61°10'03"E 673.05'

S61°11'39"E
349.98'

S29°12'55"W 986.66'

Berger L C & B & O
Family Partners Ltd.
Doc. No. 2000131870
25.980 Ac.

David Dixon
Vol. 9300, Pg. 143
5.50Ac.

Christine Dixon
Vol. 9300, Pg. 140
5.501 Ac.

Roy and Grace Miller
Vol. 5148, Pg. 611
11 Ac.

Donald Miller
Vol. 9876, Pg. 657
5.612 Ac.

Lynn Luedecke
Vol. 3767, Pg. 1974
28.180 Ac.

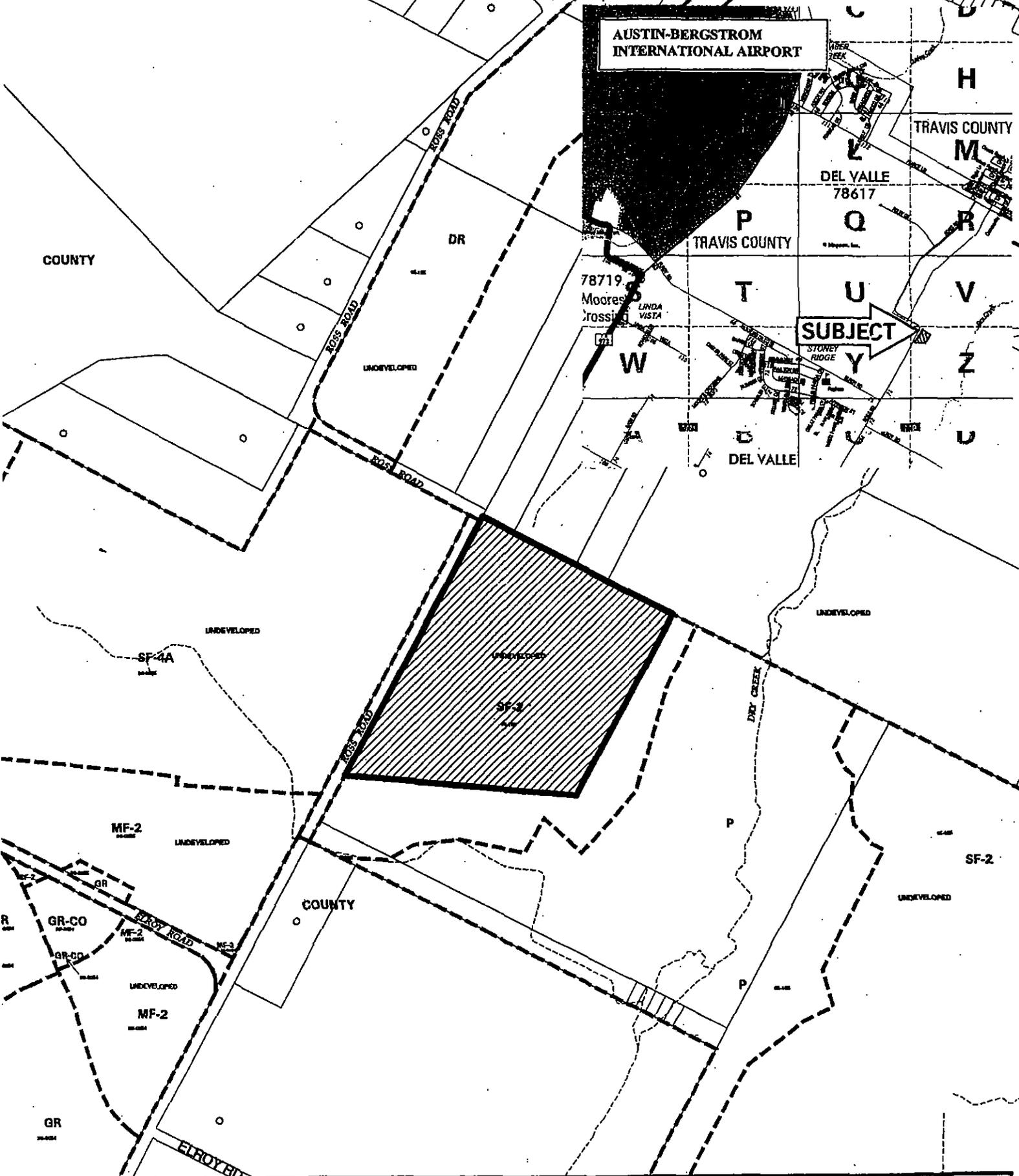


STONEY RIDGE PHASE C ZONING EXHIBIT

DA Doucet & Associates, Inc.
7401 B Highway 71 West, Suite 160 Austin, TX 78735
Phone: (512) 583-2600 Fax: 583-2601
www.doucetandassociates.com

DATE: 11-14-03
SCALE: 1"=250'
DRAWN BY: STAFF
FILE: 535-001

EXHIBIT 1



AUSTIN-BERGSTROM
INTERNATIONAL AIRPORT

TRAVIS COUNTY

DEL VALLE
78617

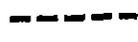
TRAVIS COUNTY

78719
Moore's
Crossing

W

SUBJECT
STONEY RIDGE

DEL VALLE


 SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: W.WALSH

ZONING EXHIBIT B

CASE #: C14-04-0009
ADDRESS: ROSS RD. @ ELROY RD.
SUBJECT AREA (acres): 28.210

DATE: 04-02
 INTLS: TRC

**CITY GRID
REFERENCE
NUMBER**
 P13

1" = 600'