



SGC **STEPHEN G. COOK ENGINEERING, INC.**
REGISTERED LAND SURVEYORS

METES AND BOUNDS DESCRIPTION
 January 22, 2019

BEING a 11.746 acre tract of land out of the Noel M. Bain Survey No. 1, Travis County, Texas, out of a 105.374 acre tract described as Tract I recorded in Volume 8720, Page 203, Deed Records, Travis County, Texas out of a 46.476 acre tract described as Tract 11 recorded in Volume 12983, Page 702, Official Public Records, Travis County, Texas, said 11.746 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the westerly Right-of-way line of the proposed Ross Road for the southeasterly corner of the herein described tract, said 1/2" iron rod set being North 09°42'26" West, 1044.93 feet from a 1/2" iron rod found for the most southerly corner of said Tract 11;

THENCE North 81°38'00" West, 609.18 feet across said Tract 11 to a 1/2" iron rod set;

THENCE North 76°21'00" West, 970.76 feet across said Tract 11 to a 1/2" iron rod set in the west line of said Tract 11 for the most westerly corner of the herein described tract;

THENCE North 59°12'12" East, 77.37 feet along the northwesterly line of said Tract 11 to a 1/2" iron rod set;

THENCE North 65°31'22" East, 231.62 feet along the northwesterly line of said Tract 11 to a 1/2" iron rod set;

THENCE North 49°18'20" East, 162.26 feet along the northwesterly line of said Tract 11 to a 1/2" iron rod set;

THENCE North 36°34'16" East, 126.05 feet along the northwesterly line of said Tract 11 to a 1/2" iron rod set for the southwesterly corner a 12.745 acre tract conveyed to the City of Austin recorded in Instrument # 2003100667, Travis County, Texas;

THENCE North 71°06'37" East, 177.17 feet along the northwesterly line of said Tract 11 and the southerly line of said 12.745 acre tract to a 1/2" iron rod set;

EXHIBIT "A"

THENCE South $58^{\circ}36'56''$ East, 1057.88 feet along the southerly line of said 12.745 acre tract to a 1/2" iron rod set in the westerly Right-of-way line of said proposed Ross Road for the northeasterly corner of the herein described tract;

THENCE 167.54 feet along the westerly Right-of-way line of said proposed Ross Road by a circular curve to the left having the following parameters:

Radius = 505.00 feet

Chord Bearing = South $00^{\circ}01'43''$ West

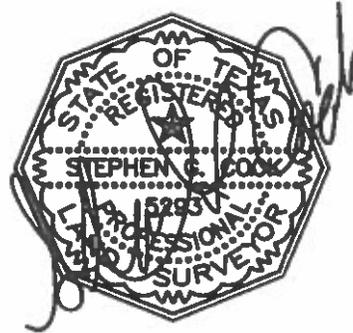
Chord Distance = 166.78 feet

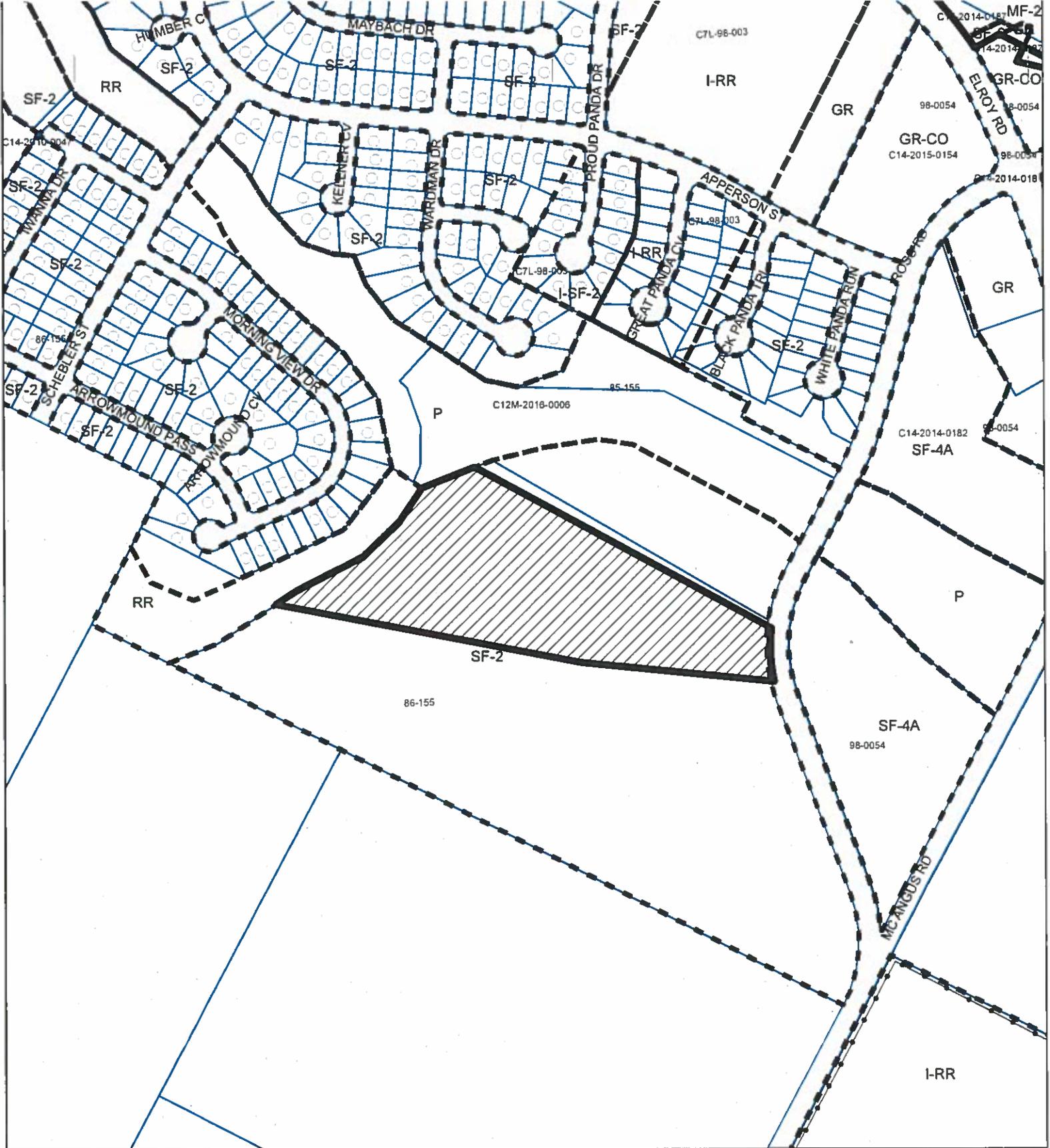
to the POINT OF BEGINNING, containing the hereon described 11.746 acre tract of land, more or less.

Stephen G. Cook, Registered Professional Land Surveyor

No. 5293

SGCE # 999-778-481





ZONING

ZONING CASE#: C14-2019-0057

EXHIBIT "B"



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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



Created: 3/14/2019