



LEGAL DESCRIPTION

FIELD NOTES FOR A 10.700 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON SURVEY NUMBER 19, TRAVIS COUNTY, TEXAS; BEING ALL OF A CALLED 3.550 ACRE TRACT OF LAND AS CONVEYED TO MARY M. STINSON BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2002188994 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THAT PORTION OF A CALLED 7.43 ACRE TRACT OF LAND AS CONVEYED TO NED GERALD STINSON AND MARY M. STINSON BY DEED RECORDED IN VOLUME 3387, PAGE 1949 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF A CALLED 3.74 ACRE TRACT OF LAND AS CONVEYED TO NED GERALD STINSON AND WIFE, MARY M. STINSON BY DEED RECORDED IN VOLUME 5991, PAGE 1493 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.142 ACRE TRACT OF LAND AS CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 12738, PAGE 1291 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.700 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "BGE INC" set on the southeasterly right-of-way line of Manchaca Road (F.M. 2304) (variable width public right-of-way) and on the northeast line of the above described Stinson 3.74 acre tract, at the northeast corner of said State of Texas Tract and the westerly corner of Lot 1, Block A of SOUTH BRIDGE VILLAS 3, a subdivision as recorded in Document Number 201300118 of the Official Public Records of Travis County, Texas, for the most northerly corner of the herein described tract of land;

**THENCE**, with the line common to said Lot 1 and said Stinson 3.74 acre tract the following three (3) courses:

- 1) S 63°52'51" E a distance of 332.83 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an exterior corner of said Lot 1 and an interior corner of said Stinson 3.74 acre tract, for an interior corner of the herein described tract;
- 2) N 30°19'09" E a distance of 13.93 feet to a 3/8-inch iron rod found at an interior corner of said Lot 1 and an exterior corner of said Stinson 3.74 acre tract, for an exterior corner of the herein described tract; and
- 3) S 63°52'51" E, passing at a distance of 652.59 feet a 1/2-inch iron rod with cap stamped "POINTLINE RPLS 1587" and continuing for a total distance of 655.18 feet to a calculated point on the northwesterly right-of-way line of the Union Pacific Railroad (100 feet wide) at the southerly corner of said Lot 1 and the easterly corner of said Stinson 3.74 acre tract, for the easterly corner of the herein described tract of land;

**THENCE**, with said northwesterly right-of-way line of Union Pacific Railroad, 50.00 feet northwest of and parallel to the centerline of said Union Pacific Railroad, S 29°26'50" W a distance of 536.00 feet to a calculated point at the southerly corner of said Stinson 3.550 acre tract and the easterly corner of a called 3.931 acre tract of land as conveyed to Last Rock Star, LLC by Special Warranty Deed recorded in Document Number 2011077861 of the Official Public Records of Travis County, Texas, for the southerly corner of the herein described tract, from which a 1/2-inch iron rod found bears S 63°58'39" E a distance of 0.90 feet;

**EXHIBIT "A"**

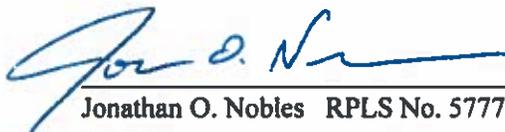
THENCE, with the line common to said 3.931 acre tract and said Stinson 3.550 acre tract, N63°58'39"W a distance of 729.40 feet to a 1/2-inch iron rod with cap stamped "POINTLINE RPLS 1587" found at the westerly corner of said Stinson 3.550 acre tract, the northerly corner of said 3.931 acre tract, the easterly corner of a called 1.25 acre tract of land as conveyed to Jacque Louise Stinson by Cash Warranty Deed recorded in Document Number 2005202094 of the Official Public Records of Travis County, Texas, and the southerly corner of the remainder of a called 4.802 acre tract of land conveyed to James S. Ramsey by Gift Warranty Deed recorded in Volume 12559, Page 6 of the Real Property Records of Travis County, Texas, for a southwesterly corner of the herein described tract of land;

THENCE, with the line common to said 4.802 acre remainder tract and said Stinson 3.550 acre tract, N34°09'43"E a distance of 216.65 feet to a 1/2-inch iron rod found on the southwest line of said Stinson 7.43 acre tract, at the northerly corner of said Stinson 3.550 acre tract and the easterly corner of said 4.802 acre remainder tract, for an interior corner of the herein described tract;

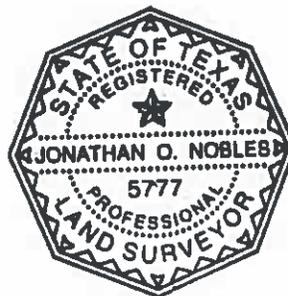
THENCE, with the line common to said 4.802 acre remainder tract and said Stinson 7.43 acre tract, N64°02'11"W a distance of 267.06 feet to a 1/2-inch iron rod found on said southeasterly right-of-way line of Manchaca Road, at the northerly corner of said 4.802 acre remainder tract and the southerly corner of said State of Texas Tract, for the most westerly corner of the herein described tract;

THENCE, with said southeasterly right-of-way line of Manchaca Road, N27°38'49"E a distance of 308.75 feet to the **POINT OF BEGINNING** and containing 10.700 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on July 18, 2019 and are true and correct to the best of my knowledge. A sketch accompanies this description.

  
Jonathan O. Nobles RPLS No. 5777

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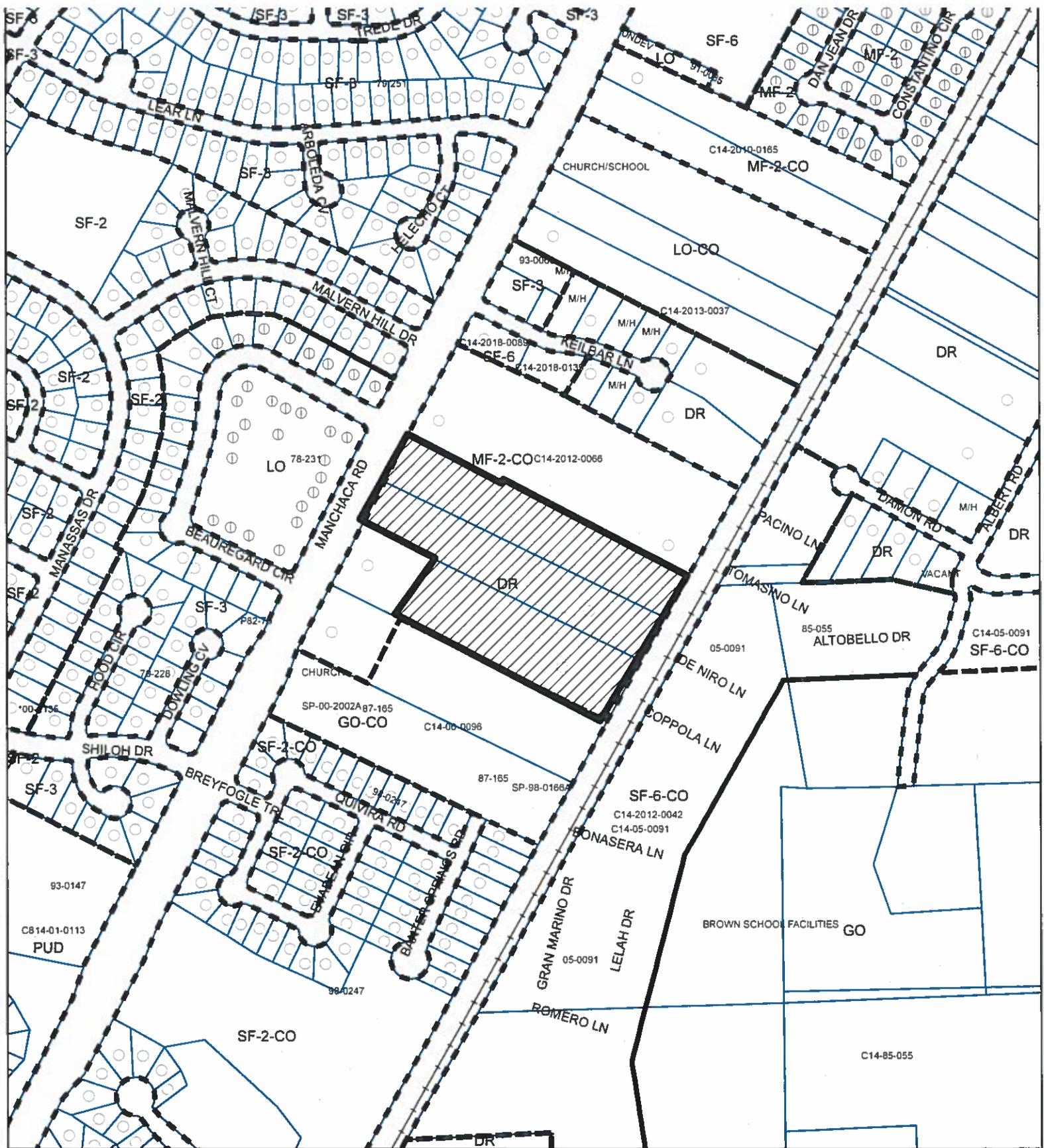
8/30/2019  
Date

Client: Greystar  
Date: August 30, 2019  
Job No: 6949-00  
City Grid: F16  
TCAD Nos.: 0422150137, 0422150117

**BASIS OF BEARING;**

Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone. All distances are in surface and can be converted to grid by multiplying by the combined scale factor of 0.9999494346





**ZONING**

ZONING CASE#: C14-2019-0121

**EXHIBIT "B"**

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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

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



Created: 9/9/2019