



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 5.00 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE HOWELL T. DAVIS SURVEY, ABSTRACT NO. 214 IN TRAVIS COUNTY, TEXAS AND BEING THE REMAINDER OF A CALLED 18.2033 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED TO KDKB LLC, AS RECORDED IN DOCUMENT NO. 2013116149, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING a 1/2-inch rebar with cap marked "LANDESIGN" set for the West corner of said 18.2033 acre tract and the North corner of Tract 1, BLUESTEIN SHOPPING CENTER, a subdivision of record in Book 59, Page 69 of the Plat Records of Travis County, Texas (P.R.T.C.T.) also in the Easterly right-of-way line of Springdale Road (R.O.W. Varies-No Record Info Found), from which a 1/2-inch rebar found for the West corner of said Tract 1, bears South 31°05'05" West a distance of 114.65 feet;

THENCE with the common line of said 18.2033 acre tract and said Easterly right-of-way line of Springdale Road, the following five (5) courses and distances:

1. **North 21°56'46" East** a distance of **49.85** feet to a Texas Department of Transportation (TxDOT) Type II concrete monument found;
2. **North 27°46'22" East** a distance of **103.29** feet to a TxDOT Type II concrete monument found;
3. **North 49°35'27" East** a distance of **46.56** feet to a 1/2-inch rebar found;
4. **North 58°24'33" East** a distance of **69.47** feet to a 1/2-inch rebar found; and
5. **North 66°35'05" East** a distance of **148.85** feet to a 1/2-inch rebar with cap marked "WATSON SURVEING" found in North line of said remainder 18.2033 acre tract and in the South right-of-way line of Old Manor Road (R.O.W. Varies-No Record Info Found);

Exhibit A



THENCE along a curve to the **Left** with the common line of said 18.2033 acre tract and said Old Manor Road, having a radius of **392.72** feet, an arc length of **275.22** feet, a delta angle of **40°09'11"**, and a chord which bears **North 73°30'37" East** a distance of **269.62** feet to a 1/2-inch rebar with cap marked "LANDESIGN" set, for the North corner of Lot 1, CREEKVIEW VILLAGE, a subdivision of record in Document No. 201700245 of said O.P.R.T.C.T., from which a 5/8-inch rebar with cap marked "S A GARZA ENGINEERS INC" found in the common line of said Lot 1 and said Old Manor Road, bears along a curve to the **Right**, having a radius of 1306.10 feet, an arc length of 290.70 feet, a delta angle of 12°45'09", and a chord which bears **North 59°52'40" East** a distance of 290.10 feet;

THENCE with the common line of said remainder 18.2033 acre tract and said Lot 1, the following two (2) courses and distances:

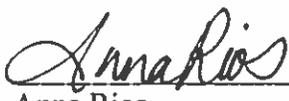
1. **South 14°04'14" East** a distance of **294.83** feet to a 1/2-inch rebar with cap marked "LANDESIGN" set; and
2. **South 24°32'13" West** at a distance of 341.48 feet, passing a 1/2-inch rebar with cap marked "BURRIS & ASSOC" found and continuing for a total distance of **341.71** feet for the South corner of the remainder of said 18.2033 acre tract, the West corner of said Lot 1 and in the North line of said Tract 1, from which a 1/2-inch rebar found for the South corner of said Lot 1 and the East corner of said Tract 1, bears **South 62°08'50" East** a distance of 1058.95 feet;

THENCE **North 62°08'50" West** with the South line of said remainder 18.2033 acre tract and the North line of said Tract 1, a distance of **549.99** feet to the **POINT OF BEGINNING** and containing 5.00 acres of land, more or less;

This project is referenced for all bearing and coordinate basis to the Texas Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00004790.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on December 19, 2019.

Landesign Services, Inc.
TBPELS Firm No. 10001800

 01/09/2020
Anna Rios
Registered Professional Land Surveyor
State of Texas No. 6717



Job Number: 19-038
Attachments: L:\19038 - JCI_Old Manor RD\CAD\DWGs\OM Rd Zoning.dwg



GRAPHIC SCALE

S A GARZA
ENGINEERING, INC.

LOT 1, BLOCK A
MANOR COMMERCIAL
DOC. NO. 2012198176
O.P.R.T.C.T.

TRACT TWO
FREDERIC CLARKE MORSE, III,
SCOTT NOTLEY MORSE,
SCOTT N. MORSE, TRUSTEE
DOC. NO. 2018079908
O.P.R.T.C.T.

SPRINGDALE ROAD
(R.O.W. VARIES)
(NO RECORD INFO FOUND)

OLD MANOR ROAD
(R.O.W. VARIES)
(NO RECORD INFO FOUND)

148.85'
N66°35'05"E
(N68°47'09"E)
(148.92')

WATSON SURVEYING (C1)

(N14°04'27"W 294.83')
S14°04'14"E 294.83'

5.00 ACRES

KDKB LLC
REMAINDER TRACT 1 (18.2033 ACRES)
DOC. NO. 2013116149
O.P.R.T.C.T.

HOWELL T. DAVIS SURVEY
ABSTRACT NO. 214

LOT 1
CREEKVIEW VILLAGE
DOC. NO. 201700245
O.P.R.T.C.T.

POINT OF
BEGINNING

S31°05'05"W
114.65'

103.29'
N27°46'22"E
(N30°00'09"E)
(103.42')

N62°08'50"W 549.99'

PECAN BROOK DRIVE
(70' R.O.W.)

TRACT 1
BLUESTEIN SHOPPING CENTER
BK. 59, PG. 69
P.R.T.C.T.

341.48'
S24°32'13"W 341.71'
(N24°32'07"E 341.48')

1058.95'
S62°08'50"E

LEGEND

- TX.D.O.T. TYPE II MONUMENT FOUND
- IRON REBAR FOUND (1/2", OR AS NOTED)
- ⊙ 1/2" REBAR WITH CAP MARKED "BURRIS & ASSOC" FOUND (OR AS NOTED)
- 1/2" REBAR WITH CAP MARKED "LANDESIGN" SET
- △ CALCULATED POINT NOT SET

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

JOB NUMBER: 19-038		DATE: 01/06/2020	
PROJECT NAME: JCI_OLD MANOR RD			
DRAWING NAME: OM RD ZONING.DWG			
DRAWING FILE PATH: L:\19038 - JCI_Old Manor RD\CAD\DWGs			
METES AND BOUNDS FILE PATH: L:\19038 - JCI_Old Manor RD\Descriptions			
RPLS: AR	TECH: HAS	PARTY CHIEF: AO	CHK BY: AR
SHEET 03 of 04		FIELDBOOKS 330/01	SCALE: 1" = 100'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	392.72'	275.22'	40°09'11"	N73° 30' 37"E	269.62'
C2	1306.10'	290.70'	12°45'09"	N59° 52' 40"E	290.10'
(C1)	392.72'	275.26'		N75° 47' 34"E	269.66'
(C2)	1306.10'	290.75'		N62° 07' 50"E	290.15'

Line Table			
Line #	Direction	Length	
L1	N21° 56' 46"E	49.85'	(N24°26'14"E 49.54')
L2	N49° 35' 27"E	46.56'	(N51°33'24"E 46.56')
L3	N58° 24' 33"E	69.47'	(N60°53'05"E 69.48')

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00004790

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

IMPROVEMENTS WERE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY.

THIS SURVEY DOES NOT CONSTITUTE A LEGAL SUBDIVISION OF LAND AS REQUIRED BY CITY, COUNTY, OR STATE REGULATIONS AND NO RECIPIENT OF THIS SURVEY SHALL RELY ON THIS DOCUMENT TO BE USED AS A LEGAL SUBDIVISION OF LAND IN CONJUNCTION WITH TRANSFER OF TITLE.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, CHANGES IN LOT LINES, OR ENCUMBRANCES WHICH MAY AFFECT THE PROPERTY SHOWN HEREON.

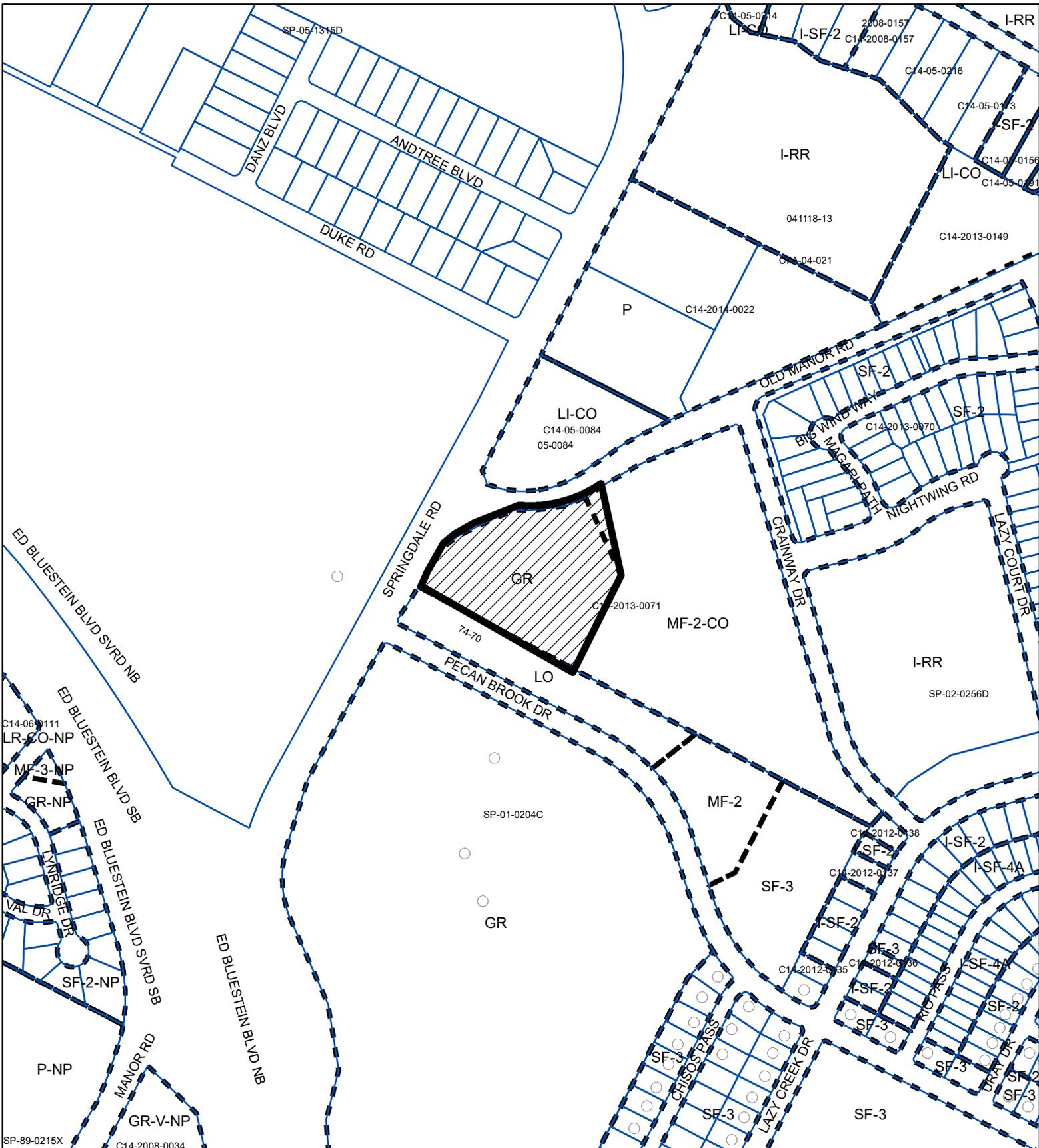


Anna Rios
01/09/2020

JOB NUMBER: 19-038		DATE: 01/06/2020	
PROJECT NAME: JCI_OLD MANOR RD			
DRAWING NAME: OM RD ZONING.DWG			
DRAWING FILE PATH:			
L:\19038 - JCI_Old Manor RD\CAD\DWGs			
METES AND BOUNDS FILE PATH:			
L:\19038 - JCI_Old Manor RD\Descriptions			
RPLS: AR	TECH: HAS	PARTY CHIEF: AO	CHK BY: AR
SHEET 04 of 04	FIELDBOOKS 330/01	SCALE: 1" = 100'	

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901



ZONING

ZONING CASE#: C14-2020-0002

Exhibit B



-  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: 1/17/2020