

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.4573 ACRES (194,161 SQUARE FEET), BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 10, ABSTRACT NO. 2695 AND THE THEOHILUS WAHRENBERGER SURVEY, ABSTRACT NO. 831, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.56 ACRE TRACT CONVEYED TO ADEY/VANDLING, LTD. IN DOCUMENT NO. 2005229104 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 4.4573 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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Austin, TX 78709
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jward@4wards.com
www.4wards.com

BEGINNING, at a 1/2-inch iron rod found in the north right-of-way line of McNeil Drive (right-of-way varies), being the southwest corner of Lot 5, The Adey Subdivision – Section One, a subdivision recorded in Volume 89, Page 396-398 of the Plat Records of Travis County, Texas (P.R.T.C.T.), conveyed to Virg S. Rabb and Nancy Rabb in Volume 12051, Page 878 (O.P.R.T.C.T.), and being the southeast corner of said Adey/Vandling tract, and being the southeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found for the beginning of a transition from the north right-of-way line of said McNeil Drive to the west right-of-way line of Corpus Christi Drive (70' right-of-way) dedicated in Volume 89, Page 396-398 (P.R.T.C.T.), and being the southeast corner of said Lot 5 bears, N64°35'27"E, a distance of 131.60 feet;

THENCE, leaving the west line of said Lot 5, with the north right-of-way line of said McNeil Drive, being the south line of said Adey/Vandling tract, **S64°34'26"W**, a distance of **408.30** feet to a 1-inch iron pipe found for the southwest corner hereof, being the southwest corner of said Adey/Vandling tract, and being the southeast corner of a called 4.99 acres tract (Parcel 1) conveyed to Thomas E. Mitchell and Martha M. Mitchell in Volume 11835, Page 1520 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), from which a 3/4-inch iron rod found in the north right-of-way line of said McNeil Drive, being the southwest corner of said Mitchell tract, and being the southeast corner of Lot 4, Shaminaw Section One, a subdivision recorded in Volume 46, Page 15 (P.R.T.C.T.), conveyed to GMJJ Properties, LLC in Document No. 2018148101 (O.P.R.T.C.T.) bears, S63°49'43"W, a distance of 363.12 feet;

THENCE, leaving the north right-of-way line of said McNeil Drive, with the common line of said Adey/Vandling tract and said Mitchell tract, **N21°39'58"W**, a distance of **476.57** feet to a 1/2-inch iron rod found for the northwest corner hereof, being the northwest corner of said Adey/Vandling tract, and being the most southerly southwest corner of Lot 31, Water Quality Easement and Drainage Easement, Block "1" Bancroft Woods Subdivision, a subdivision recorded in Volume 92, Page 339-342 (P.R.T.C.T.), conveyed to Kelly Lamphear-Dash in Document No. 2008026026 (O.P.R.T.C.T.), from which a 1-inch iron rod found for the northeast corner of said Mitchell tract, being an interior ell-corner in the south line of said Lot 31 bears, N21°39'58"W, a distance of 126.22 feet;

THENCE, leaving the east line of said Mitchell tract, with the north line of said Adey/Vandling tract, in part with the south line of said Lot 31, in part with the south line of Lot 36 of said Block "1", conveyed to David Gregory Gadbois and Marcia Roland Gadbois in Document No. 2008050947 (O.P.R.T.C.T.), in part with the south line of Lot 37 of said Block "1", conveyed to Kelly Lynn Nordin in Document No. 2018127599 (O.P.R.T.C.T.), in part with the south line of Lot 38 of said Block "1", conveyed to Jon Pokoney and Natalie Duovitskaya in Document No. 2015194959 (O.P.R.T.C.T.), in part with the south line of Lot 39 of said Block "1", conveyed to Jarrett Goodell in Document No. 2008050947 (O.P.R.T.C.T.), **N64°35'16"E**, a distance of **408.37** feet to a 1/2-inch iron rod found for the northeast corner hereof, being the northeast corner of said Adey/Vandling tract, and being the northwest corner of Lot 4 of said The Adey

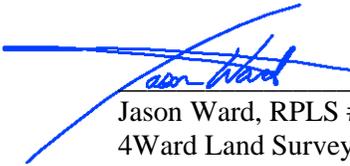
Exhibit A

Subdivision – Section One, conveyed to Dan Murphy Incorporated in Document No. 2012099828 (O.P.R.T.C.T.);

THENCE, leaving the south line of said Lot 39, with the east line of said Adey/Vandling tract, in part with the west line of said Lot 4, in part with the west line of said Lot 5, **S21°39'26"E**, a distance of **476.48** feet to the **POINT OF BEGINNING** and containing 4.4573 Acres (194,161 Square Feet) more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, South Central Zone (4204); all distances were adjusted to surface using a combined scale factor of 1.0000113641776. See attached sketch (reference drawing: 01024-ALTA.dwg)



5/29/20

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



LEGAL DESCRIPTION:
 BEING ALL OF A CALLED 4.56 ACRE TRACT OF LAND, MORE OR LESS OUT OF THE W.J. BAKER SURVEY, ABSTRACT NO. 64 IN WILLIAMSON AND TRAVIS COUNTIES, TEXAS, SAID 4.56 ACRES BEING OUT OF AND A PART OF THAT CERTAIN 44.7 ACRE TRACT OF LAND CONVEYED TO EDWARD A. ADEY III AND WIFE, WILBERTA M. ADEY, BY DEED OF RECORD AS RECORDED IN VOLUME 417, PAGE 485, OF THE WILLIAMSON COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARING BASIS:
 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 1.000013641776.

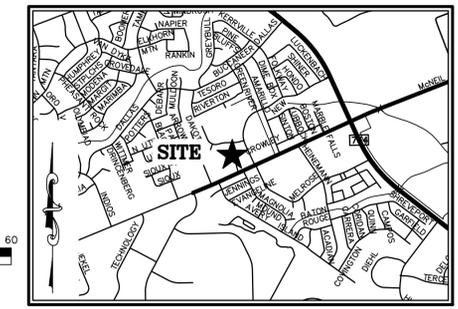
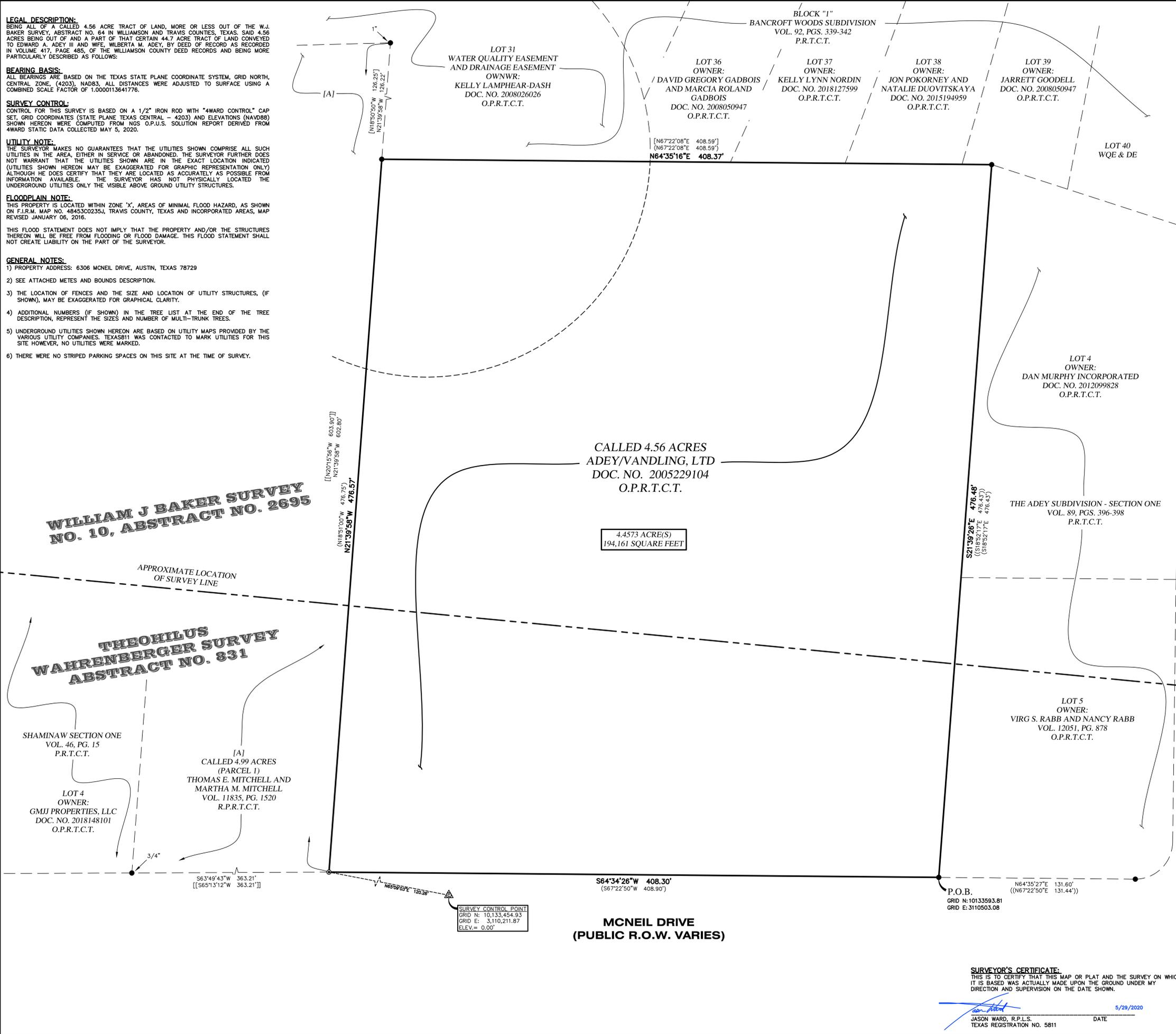
SURVEY CONTROL:
 CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD83) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED MAY 5, 2020.

UTILITY NOTE:
 THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

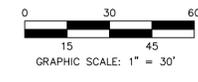
FLOODPLAIN NOTE:
 THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 4845300235J, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 06, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

- GENERAL NOTES:**
- 1) PROPERTY ADDRESS: 6306 MCNEIL DRIVE, AUSTIN, TEXAS 78729
 - 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.
 - 3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
 - 4) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.
 - 5) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES. TEXAS811 WAS CONTACTED TO MARK UTILITIES FOR THIS SITE HOWEVER, NO UTILITIES WERE MARKED.
 - 6) THERE WERE NO STRIPED PARKING SPACES ON THIS SITE AT THE TIME OF SURVEY.



VICINITY MAP
 SCALE: 1" = 2000'



LEGEND	
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1" IRON PIPE FOUND (UNLESS NOTED)
△	SURVEY CONTROL POINT
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2005229104
[[.....]]	RECORD INFORMATION PER PLAT VOL. 89, PGS. 396-398
[.....]	RECORD INFORMATION PER PLAT VOL. 92, PGS. 339-342
[[[.....]]]	RECORD INFORMATION PER DEED VOL. 11835, PG. 1520

BOUNDARY SURVEY OF 4.56 ACRES OUT OF THE WILLIAM J. BAKER SURVEY NO. 10, ABSTRACT 2695 AND THE THEOHILUS WAHRENBERGER SURVEY ABSTRACT NO. 831 Austin, Travis County, Texas

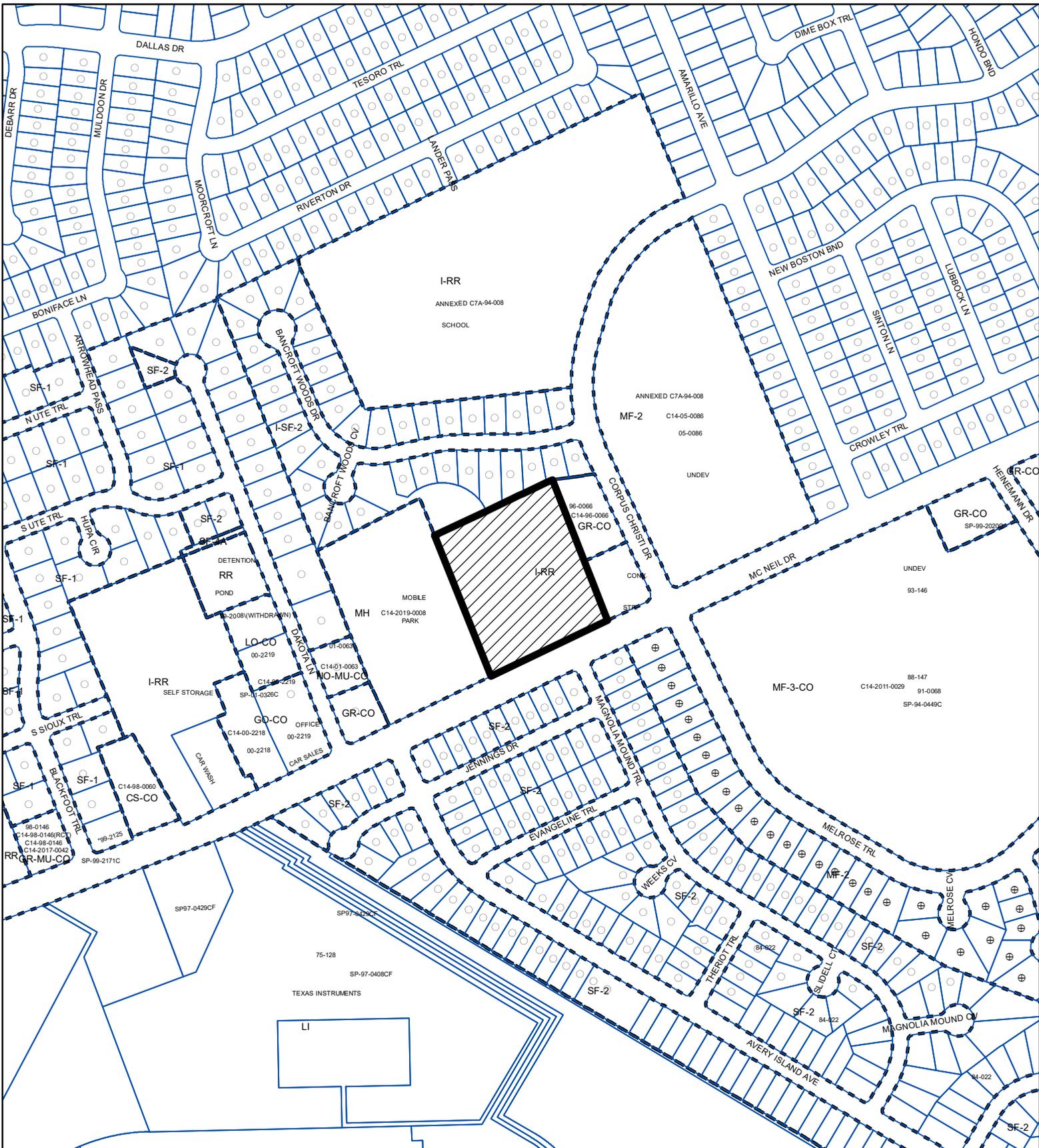
SURVEYOR'S CERTIFICATE:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

JASON WARD, R.P.L.S. DATE 5/29/2020
 TEXAS REGISTRATION NO. 5811



4WARD Land Surveying
 A Limited Liability Company
 PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TEPELS FIRM #0174300

Date: 5/29/2020
 Project: 01024
 Scale: 1" = 30'
 Reviewer: PRB
 Tech: TR
 Field Crew: WC/MM
 Survey Date: MAY 2020
 Sheet: 1 OF 1



ZONING

ZONING CASE#: C14-2020-0027

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: 3/4/2020