

1 **PART 3.** This ordinance takes effect on _____, 2020.

2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2020 § _____

8 Steve Adler
9 Mayor

10
11
12 **APPROVED:** _____
13 Anne L. Morgan
14 City Attorney

12 **ATTEST:** _____
13 Jannette S. Goodall
14 City Clerk

DRAFT

EARLY LAND SURVEYING, LLC

P.O. Box 92588
Austin, TX 78709
512-202-8631
TBPLS Firm No. 10194487

9.546 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 9.546 ACRES (APPROXIMATELY 415,830 SQ. FT.) IN THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 9.546 ACRE TRACT CONVEYED TO ASERO HOLDINGS CORP. IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN EXECUTED MARCH 8, 2007 AND RECORDED IN DOCUMENT NO. 2007042660 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 9.546 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the south right-of-way line of F.M. 969 (100' right-of-way width), being a northeast corner of the said 9.546 acre tract, being also the northwest corner of Lot 1, Joshua West Subdivision, a subdivision of record in Volume 13, Page 76 of the Plat Records of Travis County, Texas;

THENCE South 12°51'42" West with the east line of the said 9.546 acre tract and the west line of said Lot 1, a distance of 434.40 feet to a 1/2" iron pipe found for the southwest corner of said Lot 1;

THENCE South 79°30'56" East with the north line of the said 9.546 acre tract, the south line of Lots 1-3, of said Joshua West Subdivision, the south line of a 0.855 acre tract described in Document No. 2008032092 of the Official Public Records of Travis County, Texas and the south line of a 0.885 acre tract described in Volume 13196, Page 2635 of the Real Property Records of Travis County, Texas, a distance of 413.85 feet to a 1/2" rebar found for the easternmost corner of the said 9.546 acre tract, being the southeast corner of the said 0.885 acre tract, being also in the northwest line of a 3.96 acre tract described in Volume 3009, Page 2281 of the Deed Records of Travis County, Texas;

THENCE with the southeast line of the said 9.546 acre tract and the northwest line of the said 3.96 acre tract, the following three (3) courses and distances:

1. South 26°47'58" West, a distance of 527.99 feet to a 1/2" rebar found;
2. South 27°30'31" West, a distance of 19.61 feet to a 1/2" iron pipe found;
3. South 27°13'19" West, a distance of 344.69 feet to a 1/2" iron pipe found for the southernmost corner of the said 9.546 acre tract; being the easternmost corner of

a 5.603 acre tract described in Document No. 2010061238 of the Official Public Records of Travis County, Texas;

THENCE with the common line of the said 9.546 acre tract and the said 5.603 acre tract, the following five (5) courses and distances:

1. North 64°40'06" West, a distance of 130.68 feet to a 1/2" iron pipe found;
2. North 28°35'57" East, a distance of 133.75 feet to a 1/2" rebar found;
3. North 53°36'27" West, a distance of 386.32 feet to a 1/2" rebar found;
4. North 28°15'16" East, a distance of 180.56 feet to a 1/2" rebar found;
5. North 62°00'13" West, a distance of 49.88 feet to a 1/2" rebar found for the northernmost corner of the said 5.603 acre, being in the southeast line of a 6.10 acre tract described in Document No. 2003078835 of the Official Public Records of Travis County, Texas;

THENCE with the northwest line of the said 9.546 acre tract and the southeast line of the said 6.10 acre tract, the following three (3) courses and distances:

1. North 28°20'02" East, a distance of 177.91 feet to a 1/2" rebar found;
2. North 26°34'33" East, a distance of 330.89 feet to a 1/2" rebar found;
3. North 27°12'07" East, a distance of 298.74 feet to calculated point in the south right-of-way line of F.M. 969, being the northernmost corner of the said 9.546 acre tract, being also the easternmost corner of the said 6.10 acre tract, from which a concrete highway monument found in the south right-of-way line of F.M. 969 and the north line of the said 6.10 acre tract, bears North 79°19'16" West, a distance of 1.50 feet;

THENCE South 79°19'16" East with the south right-of-way line of F.M. 969 and the north line of the said 9.546 acre tract, passing a 1/2" rebar with "Matkin Hoover Engineering & Surveying" cap found at a distance of 0.24 feet and continuing for a total distance of 50.00 feet to the **POINT OF BEGINNING**, containing 9.546 acres of land, more or less.

Surveyed on the ground on January 10, 2020

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

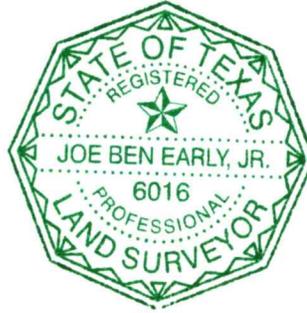
Attachments: Survey Drawing No. 1006-009-BASE

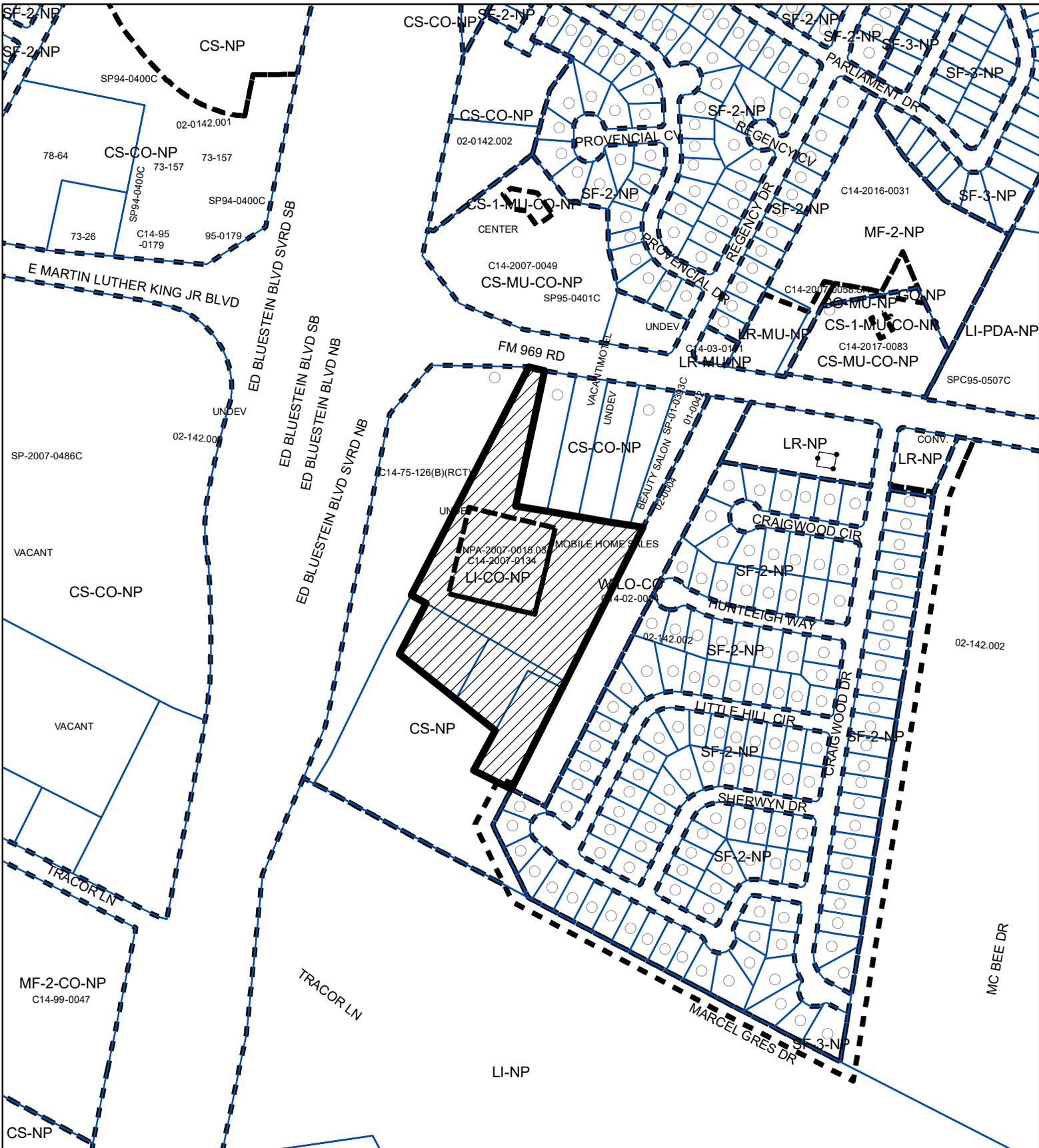


Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
TBPLS Firm No. 10194487

1/15/20

Date





ZONING

ZONING CASE#: C14-2020-0017

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: 2/6/2020