





EXHIBIT "A"  
LEGAL DESCRIPTION

BEING 14.72 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 14.726 ACRE TRACT OF LAND CALLED TRACT THREE CONVEYED TO LSIR, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2011069236, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME ALSO BEING A PORTION OF THAT CALLED 15.076 ACRE TRACT OF LAND CONVEYED TO CAREY LEGETT, JR. AND GEORGIA FELTER LEGETT BY WARRANTY DEED RECORDED IN VOLUME 7634, PAGE 137, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 14.72 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod with cap stamped "ALLSTAR 5729" set at an angle point in the present east right-of-way line of Johnny Morris Road (right-of-way varies), in the south line of that certain 4.999 acre tract of land conveyed to Keith L. Whittington and Kelly G. Whittington by Warranty Deed with Vendor's Lien recorded in Volume 12810, Page 923, Real Property Records, of said county, same being the north line of said 15.076 acre Legett tract, for the northeast corner of that certain 0.3502 acre Right-of-Way dedication tract called Tract 1 conveyed to the City of Austin by Street Deed recorded in Volume 11086, Page 601, Real Property Records, of said county, and for the northwest corner hereof, from which a calculated point for the northwest corner of said 0.3502 acre right-of-way dedication and for the southwest corner of said 4.999 acre Whittington tract bears, North 63°07'38" West, a distance of 21.08 feet;

**THENCE** with the common line of said 4.999 acre Whittington tract and said 15.076 acre Legett tract, for the north line hereof, South 63°07'38" East, a distance of 775.24 feet to a 1/2" iron rod found in the west railroad right-of-way line of Southern Pacific Transportation, record information unknown, for the southeast corner of said 4.999 acre Whittington tract, and for the northeast corner of said 15.076 acre Legett tract, and also for the northeast corner hereof;

**THENCE** with the common line of said railroad right-of-way line of Southern Pacific Transportation and said 15.076 acre Legett tract, for the east line hereof, South 18°58'18" West, a distance of 782.96 feet to a 1/2" iron rod in concrete found for the northeast corner of Armstrong Addition, a subdivision in Travis County, Texas, recorded in Volume 79, Page 118, Plat Records, of said county, and for the southeast corner of said 15.076 acre Legett tract, and also for the southeast corner hereof;

**THENCE** with the common line of said Armstrong Addition and said 15.076 acre Legett tract, for the south line hereof, North 61°59'47" West, a distance of 899.16 feet to a 1/2" iron rod with cap stamped "ALLSTAR 5729" set at an angle point in the present east right-of-way line of Johnny Morris Road, for the southeast corner of said 0.3502 acre right-of-way dedication, and for the southwest corner hereof, from which a calculated point for the northwest corner of said Armstrong Addition bears, North 61°59'47" West, a distance of 4.20 feet, and continue a total distance of 19.70 feet for the southwest corner of said 0.3502 acre right-of-way dedication and the southwest corner of said 15.076 acre Legett tract;

**THENCE** with the east line of said 0.3502 acre right-of-way dedication, over and across said 15.076 acre Legett tract, for the west line hereof, North 28°05'27" East, a distance of 757.95 feet to the **POINT OF BEGINNING**, containing an area of 641,369 square feet or 14.72 acres.

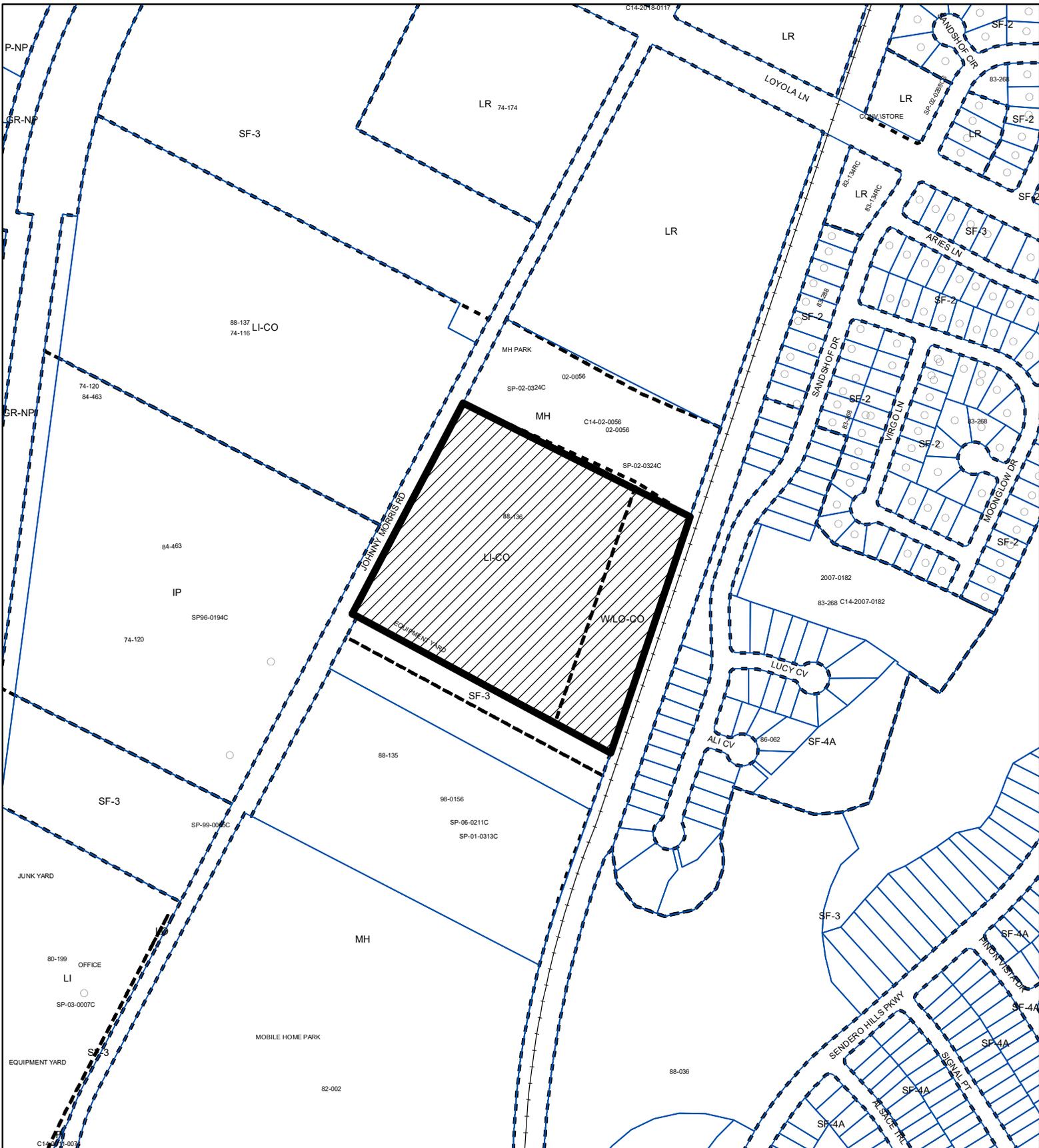
THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

  
EDWARD RUMSEY  
TX R.P.L.S. No. 5729  
Job No. A0709219

08/07/2019  
Date







**ZONING**

ZONING CASE#: C14-2020-0091

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.



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