

EXHIBIT " A "

LEGAL DESCRIPTION

BEING 2.148 ACRES OF LAND OUT OF THE NOEL M. BAIN SURVEY NUMBER 1, ABSTRACT NUMBER 61 IN TRAVIS COUNTY, TEXAS; SAID 2.148 ACRE TRACT COMPRISES THAT CERTAIN 1.075 ACRE TRACT OF LAND BEING THAT CERTAIN VACATED PORTION ELROY ROAD AND CONVEYED TO S.R. DEVELOPMENT, INC. IN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2007087977 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THAT CERTAIN PROPERTY CONVEYED TO SR DEVELOPMENT, INC. IN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2006151559 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS SAVE AND EXCEPT THAT CERTAIN PROPERTY CONVEYED TO TRAVIS COUNTY TEXAS FOR RIGHT OF WAY PURPOSES IN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2007085486 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.148 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a broken type 1 TxDot concrete monument found as called in instrument of record in Volume 11921 Page 585 of the Real Property Records of said County, same being the intersection of the southeasterly right of way of F.M. 973 Road and the southwesterly right of way of the aforementioned Vacated Elroy Road, same being the northwest corner of that certain 61.3 acre tract of land conveyed to SR Development, Inc. in instrument of record in Document Number 2004106868 of said Official Public Records, same being the western most corner of the aforementioned 1.075 acre tract, and being the western most corner hereof;

THENCE with the southeasterly right of way of said F.M. Road 973 the following two (2) courses:

1. N 46°09'26" E distance of 160.07 feet to a type 1, TxDot concrete monument found at the intersection of the north right of way of said vacated portion of Elroy Road, same being the northern most corner of said 1.075 acre tract for an angle point hereof;
2. N 48°41'31" E a distance of 118.16 feet to a ½" iron rebar found at the intersection of the current southwesterly right of way of said Elroy Road and the southeasterly right of way of said F.M. Road 973 for the northwest corner hereof;

THENCE with the current southwesterly right of way of said Elroy Road the following four (4) courses:

1. S 69°31'44" E a distance of 74.75 feet to
2. S 39°35'25" E a distance of 173.48 feet to a ½" iron rebar set hereof;
3. S 32°01'39" E a distance of 156.65 feet to a ½" iron rebar set at a point of curvature;
4. along a curve to the left, said curve having a radius of 1071.64 feet and a chord that bears: S 40°22'10" E a distance of 308.74 feet, an arc distance of 309.82 feet

TRACT 1

to a 1/2" iron rebar set in the intersection of the southwesterly right of way of said vacated portion of Elroy Road and the current southwesterly right of way of said Elroy Road, same being the southern most corner of said 1.075 acre tract, and the southeast corner hereof;

THENCE with the southwest right of way of said Vacated portion of Elroy Road, same being the north line of said 61.3 acre tract, same being the south line of said 1.075 acre tract the following four (4) courses:

1. N 61°53'36" W a distance of 284.09 feet to a 1/2" iron rebar set at a point of curvature;
2. along a curve to the right, said curve having a radius of 1045.04 feet and a chord that bears: N 55°28'55" W a distance of 233.45 feet, an arc distance of 233.94 to a calculated point hereof;
3. N 61°55'05" W a distance of 167.71 feet to a calculated point hereof;
4. S 85°28'21" W a distance of 77.19 feet to the PLACE OF BEGINNING hereof, containing a calculated area of 2.148 acre of land, more or less.

THIS LEGAL DESCRIPTION IS TO BE USED WITH THE ATTACHED SURVEY PLAT ONLY


Victor M. Garcia

12-16-09

Date

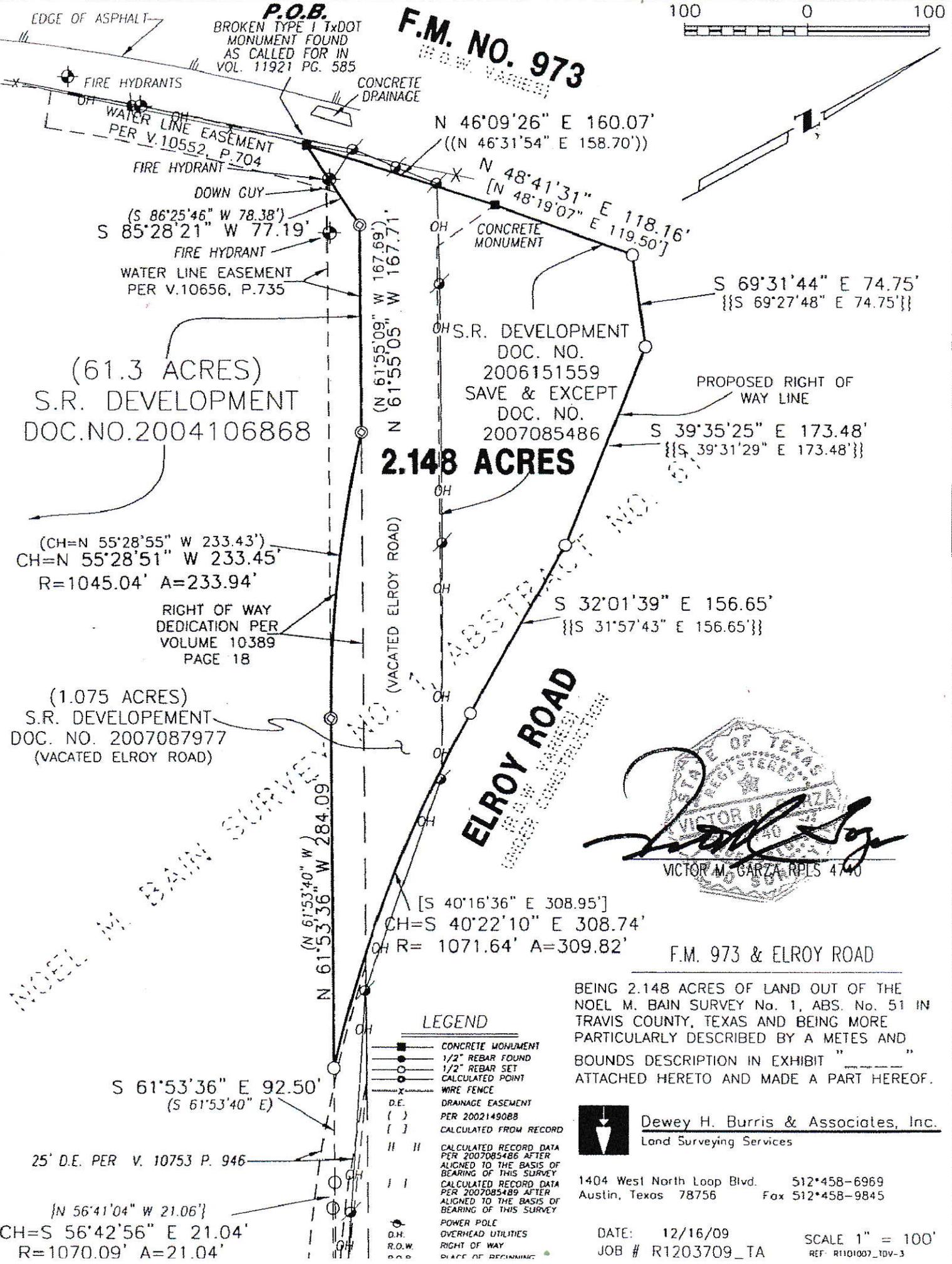
Dewey H. Burris & Associates, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone: (512) 458-6969
Fax: (512) 458-9845

TRACT 1



F.M. NO. 973

P.O.B.
BROKEN TYPE 1xDOT
MONUMENT FOUND
AS CALLED FOR IN
VOL. 11921 PG. 585



(61.3 ACRES)
S.R. DEVELOPMENT
DOC.NO.2004106868

2.148 ACRES

(CH=N 55'28'55" W 233.43')
CH=N 55'28'51" W 233.45'
R=1045.04' A=233.94'

(1.075 ACRES)
S.R. DEVELOPEMENT
DOC. NO. 2007087977
(VACATED ELROY ROAD)

ELROY ROAD

VICTOR M. GARZA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
No. 4740
VICTOR M. GARZA RPLS 4740

F.M. 973 & ELROY ROAD

BEING 2.148 ACRES OF LAND OUT OF THE
NOEL M. BAIN SURVEY No. 1, ABS. No. 51 IN
TRAVIS COUNTY, TEXAS AND BEING MORE
PARTICULARLY DESCRIBED BY A METES AND
BOUNDS DESCRIPTION IN EXHIBIT " " "
ATTACHED HERETO AND MADE A PART HEREOF.

LEGEND

- CONCRETE MONUMENT
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- CALCULATED POINT
- WIRE FENCE
- D.E. DRAINAGE EASEMENT
- () PER 2002149088
- [] CALCULATED FROM RECORD
- ||| CALCULATED RECORD DATA PER 2007085486 AFTER ALIGNED TO THE BASIS OF BEARING OF THIS SURVEY
- ||| CALCULATED RECORD DATA PER 2007085489 AFTER ALIGNED TO THE BASIS OF BEARING OF THIS SURVEY
- POWER POLE
- D.H. OVERHEAD UTILITIES
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING



Dewey H. Burris & Associates, Inc.
Land Surveying Services

1404 West North Loop Blvd. 512*458-6969
Austin, Texas 78756 Fax 512*458-9845

DATE: 12/16/09 SCALE 1" = 100'
JOB # R1203709_TA REF: R1101007_T0V-3

25' D.E. PER V. 10753 P. 946

{N 56'41'04" W 21.06'}
CH=S 56'42'56" E 21.04'
R=1070.09' A=21.04'

S 61'53'36" E 92.50'
(S 61'53'40" E)

(N 61'53'36" W 284.09)

[S 40'16'36" E 308.95']
CH=S 40'22'10" E 308.74'
OH R= 1071.64' A=309.82'

S 32'01'39" E 156.65'
{{S 31'57'43" E 156.65'}}

S 39'35'25" E 173.48'
{{S 39'31'29" E 173.48'}}

S 69'31'44" E 74.75'
{{S 69'27'48" E 74.75'}}

N 46'09'26" E 160.07'
((N 46'31'54" E 158.70'))

N 48'41'31" E 118.16'
[N 48'19'07" E 119.50']

(S 86'25'46" W 78.38')
S 85'28'21" W 77.19'

DOWN GUY

WATER LINE EASEMENT
PER V.10552, P.704

FIRE HYDRANTS

EDGE OF ASPHALT

CONCRETE DRAINAGE

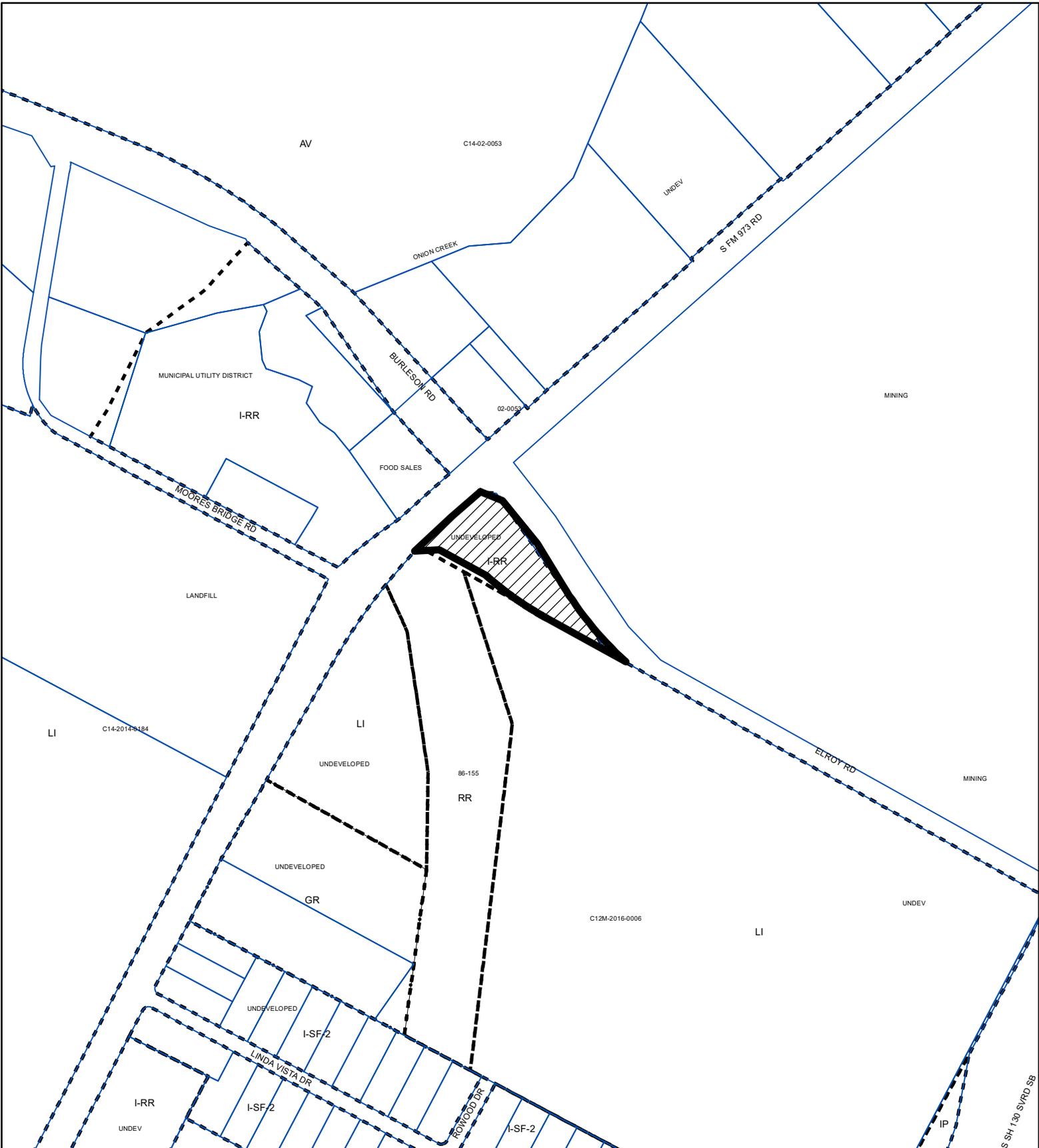
CONCRETE MONUMENT

S.R. DEVELOPMENT
DOC. NO.
2006151559
SAVE & EXCEPT
DOC. NO.
2007085486

PROPOSED RIGHT OF WAY LINE

(VACATED ELROY ROAD)

NOEL M. BAIN SURVEY
ABS. NO. 51



ZONING

ZONING CASE#: C14-2021-0048

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 3/24/2021