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APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

DRAFT

EXHIBIT "A"

BEING 8.56 ACRES OF LAND IN THE JESSE C. TANNEHILL SURVEY, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, BEING A ALL OF "TRACT 24", "TRACT 25", "TRACT 26", "TRACT 27", "TRACT 28", "TRACT 29", "TRACT 30", "TRACT 31", AND A PORTION OF "TRACT 32" OF THE SUBDIVISION OF THE CLAUS SJOBERG FARM, A SUBDIVISION BY S.P. KINSER, MASTER IN CHANCERY IN CAUSE NO. 137001 (CITY OF AUSTIN vs. LMN CORPORATION) OF THE 53RD DISTRICT COURT IN TRAVIS COUNTY, TEXAS, SAID 8.56 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND (GRID COORDINATES N: 10072517.15, E: 3135085.44) IN THE SOUTH RIGHT-OF-WAY LINE OF HUDSON STREET (PUBLIC RIGHT-OF-WAY), FOR THE NORTHWEST CORNER OF SAID PORTION OF "TRACT 32" AND THE NORTHEAST CORNER OF A CALLED 0.658 ACRE TRACT OF LAND CONVEYED TO DAVID SANTOS GORENA-GUINN IN DOCUMENT NO. 2020158075, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.);

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID HUDSON STREET AND THE NORTH LINE OF SAID CLAUS SJOBERG FARM SUBDIVISION THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 59 DEGREES 33 MINUTES 03 SECONDS EAST, AT A DISTANCE OF 50.08 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE COMMON NORTHEAST CORNER OF SAID "TRACT 32" AND SAID "TRACT 31", AT A DISTANCE OF 226.33 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE COMMON NORTHEAST CORNER OF SAID "TRACT 30" AND SAID "TRACT 29", AT A DISTANCE OF 314.28 FEET PASSING A 3/8-INCH IRON ROD WITH YELLOW CAP STAMPED "RPLS 3693" FOUND FOR THE COMMON NORTHEAST CORNER OF SAID "TRACT 29" AND SAID "TRACT 28", AT A DISTANCE OF 402.06 FEET PASSING A 5/8-INCH IRON ROD FOUND FOR THE COMMON NORTHEAST CORNER OF SAID "TRACT 28" AND SAID "TRACT 27", AT A DISTANCE OF 577.51 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE COMMON NORTHEAST CORNER OF SAID "TRACT 26" AND SAID "TRACT 25", AND CONTINUING FOR A TOTAL DISTANCE OF 605.83 FEET TO A CALCULATED POINT, FROM WHICH A 60D NAIL FOUND BEARS SOUTH 47 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 0.81 FEET;
2. SOUTH 59 DEGREES 43 MINUTES 43 SECONDS, AT A DISTANCE OF 60.41 FEET PASSING A 3/8-INCH IRON ROD FOUND FOR THE COMMON NORTHEAST CORNER OF SAID "TRACT 25" AND SAID "TRACT 24", AND CONTINUING FOR A TOTAL DISTANCE OF 148.50 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID HUDSON STREET, FOR THE NORTHEAST CORNER OF SAID "TRACT 24" AND THE NORTH WEST CORNER OF A CALLED 1.0 ACRE TRACT CONVEYED TO WILLIAM BEALL, RECORDED IN DOCUMENT NO. 2012046230, O.P.R.T.C.TX., FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

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THENCE 28 DEGREES 45 MINUTES 22 SECONDS WEST, WITH THE SOUTH LINE OF SAID "TRACT 24" AND THE NORTH LINE OF SAID 1.0 ACRE BEALL TRACT, A DISTANCE OF 494.83 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE COMMON SOUTHEAST CORNER OF SAID "TRACT 24" AND SAID 1.0 ACRE BEALL TRACT, IN THE NORTH LINE OF "TRACT 61" OF SAID CLAUS SJOBERG FARM SUBDIVISION, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 59 DEGREES 35 MINUTES 52 SECONES WEST, WITH THE SOUTH LINE OF "TRACT 24" THROUGH "TRACT 32" OF SAID CLAUS SJOBERG FARM SUBDIVISION AND THE NORTH LINE OF "TRACT 61" THROUGH "TRACT 68" OF SAID CLAUS SJOBERG FARM SUBDIVISION, AT A DISTANCE OF 81.05 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID "TRACT 61" AND SAID "TRACT 62", AT A DISTANCE OF 87.85 FEET PASSING A 3/8-INCH IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF SAID "TRACT 24" AND SAID "TRACT 25", AT A DISTANCE OF 181.71 FEET PASSING A 3/8-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID "TRACT 62" AND SAID "TRACT 63", AT A DISTANCE OF 351.49 FEET PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "B&G SURVEYING" FOUND FOR THE COMMON SOUTH CORNER OF SAID "TRACT 27" AND SAID "TRACT 28", AT A DISTANCE OF 380.76 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID "TRACT 64" AND A CALLED 0.121 ACRE TRACT CONVEYED TO JAMES A. SMITH AND WWBD, LP, A TEXAS LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2015027161, O.P.R.T.C.TX., AT A DISTANCE OF 398.81 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID 0.121 ACRE TRACT AND SAID "TRACT 65", AT A DISTANCE OF 439.24 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF SAID "TRACT 28" AND SAID "TRACT 29", AT A DISTANCE OF 480.80 FEET PASSING A 1/2-INCH IRON ROD WITH BLUE CAP STAMPED "B&G SURVEYING" FOUND FOR THE COMMON NORTH CORNER OF SAID "TRACT 65" AND SAID "TRACT 66", AT A DISTANCE OF 527.15 FEET PASSING A 1-1/2-INCH IRON PIPE FOUND FOR THE COMMON SOUTH CORNER OF SAID "TRACT 29" AND SAID "TRACT 30", AT A DISTANCE OF 580.76 FEET PASSING A 3/8-INCH IRON ROD FOUND FOR THE COMMON NORTH CORNER OF SAID "TRACT 66" AND SAID "TRACT 67", AT A DISTANCE OF 615.67 FEET PASSING A 3/8-INCH IRON ROD FOUND (DISTURBED) FOR COMMON SOUTH CORNER OF SAID "TRACT 29" AND SAID "TRACT 30", AND CONTINUING FOR A TOTAL DISTANCE OF 753.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID PORTION OF "TRACT 32" AND THE SOUTHEAST CORNER OF SAID 0.658 ACRE TRACT, IN THE NORTH LINE OF SAID "TRACT 68", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

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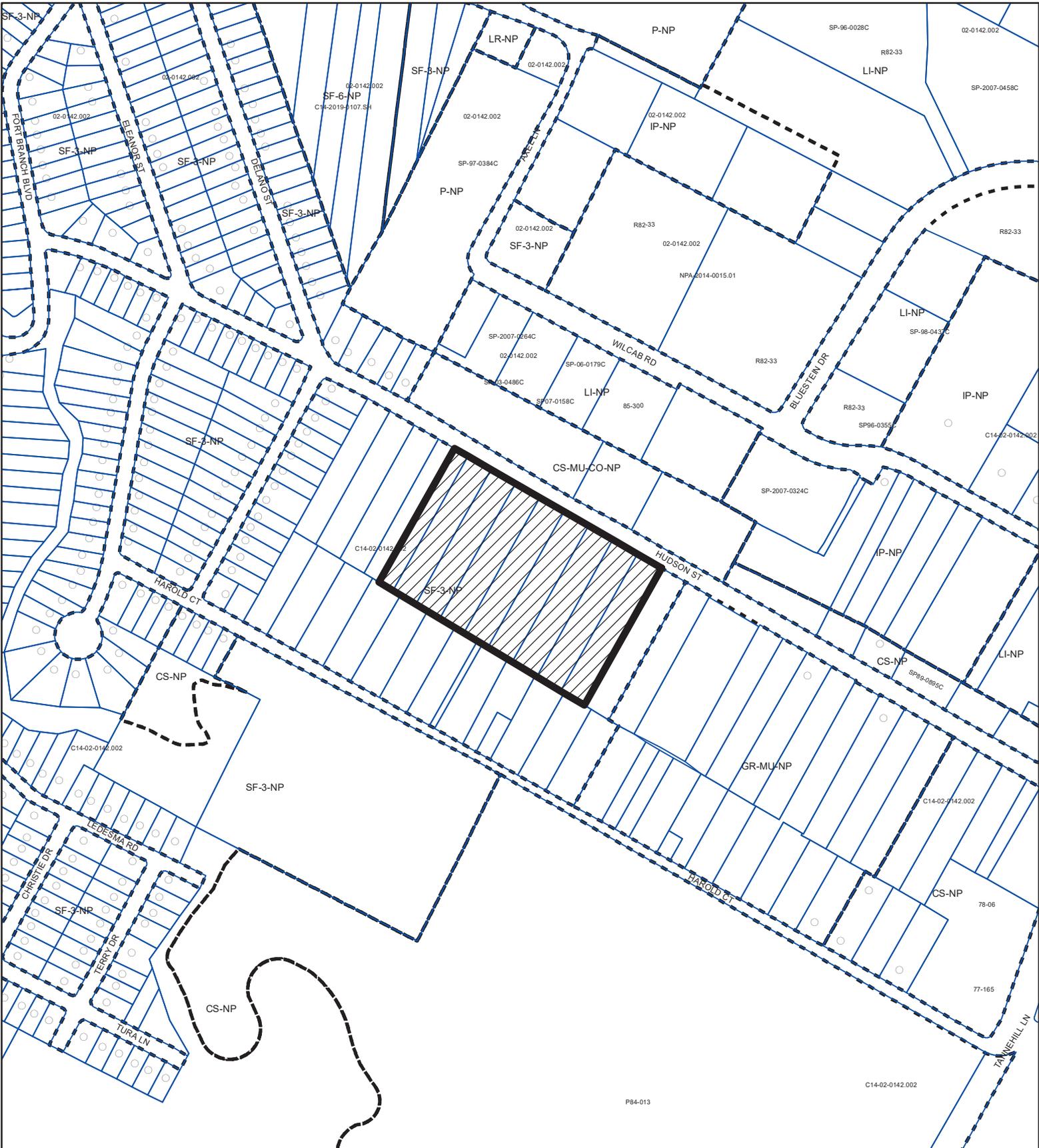
THENCE NORTH 28 DEGREES 39 MINUTES 57 SECONDS EAST, WITH THE WEST LINE OF SAID PORTION OF "TRACT 32" AND THE EAST LINE OF SAID 0.658 ACRE TRACT, A DISTANCE OF 495.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 8.56 ACRES OF LAND, MORE OR LESS.

Bearing basis: All bearings 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 0.99990001.



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Date: 4 January 2022



ZONING

Exhibit B

ZONING CASE#: C14-2022-0017



-  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



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