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COA Law Department

EXHIBIT A

C14-2015-0123

JOB NUMBER: 1504.0150

DATE: 5/1/2015

REVISION DATE(S): (REV.D 5/4/2015)

Exhibit A

Being a 0.359 acre tract of land out of Lots 8 and 9, San Antonio Road Addition, a subdivision in Travis County, Texas as recorded in Book 3, Page 208, of the Plat Records of Travis County, Texas (P.R.T.C.Tx.), and being all of that called 0.36 acre tract of land conveyed to Erich L. Paul, by deed recorded in Volume 5996, Page 2148 of the Deed Records of Travis County, Texas (D.R.T.C.Tx.), and being more particularly described by metes and bounds as follows:

COMMENCING at ½ inch iron rod found in the West Right-of-Way line of Circle S Road for a Southeasterly corner of Lot 1, Block A, 7200 South Congress Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200200013 of the Official Public Records of Travis County, Texas (O.P.R.T.C.Tx.), and for the Northeast corner of the Cemetery known as "CEMETARIO MEXICANO De Maria De La Luz";

THENCE with said West Right-of-Way line and an Easterly line of said Lot 1, North 15°14'33" East (Record North 15°18'28" East), a distance of 30.09 feet (Record 30.09 feet) to a ½ inch iron rod found for a Northeasterly corner of said Lot 1, the Southeast corner hereof, and the **Point of Beginning** hereof;

THENCE with the interior line of said Lot 1 the following three courses and distances;

1. North 59°57'01" West (Record North 59°56'58" West), a distance of 154.06 feet (Record 154.06 feet), to a ½ inch iron rod found for corner;
2. North 14°56'47" East (Record North 14°56'50" East), a distance of 84.75 feet (Record 84.67 feet), to a ½ inch iron rod found for corner;
3. South 75°05'44" East (Record South 75°06'54" East), a distance of 149.63 feet (Record 149.62 feet), to a ½ inch iron rod with plastic cap marked "WATERLOO RPLS 4224" found in said West Right-of-Way line for a Southeasterly corner of said Lot 1 and the Northeast corner hereof;

THENCE with said West Right-of-Way line and the East line hereof, South 15°21'20" West (Record South 15°21'20" West), a distance of 124.97 feet (Record 124.97 feet) to the **Point of Beginning** and containing 0.359 acres of land, more or less.

EXACTA



Derrick L. Mayfield

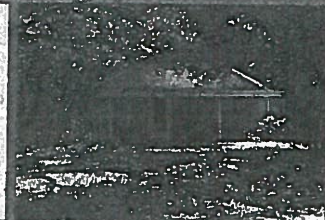
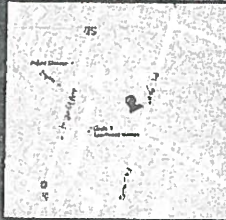
Exhibit A

PREPARED BY:

EXACTA

TEXAS SURVEYORS, INC.

www.exacta365.com
P. 281.763.7766 F. 281.763.7767
7416 Canal Drive, Lake Worth, FL 33467



PROPERTY ADDRESS: 7016 CIRCLE S ROAD AUSTIN, TEXAS 78745

SURVEY NUMBER: 1504.0150

FIELD WORK DATE: 4/27/2015

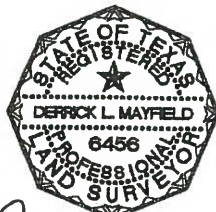
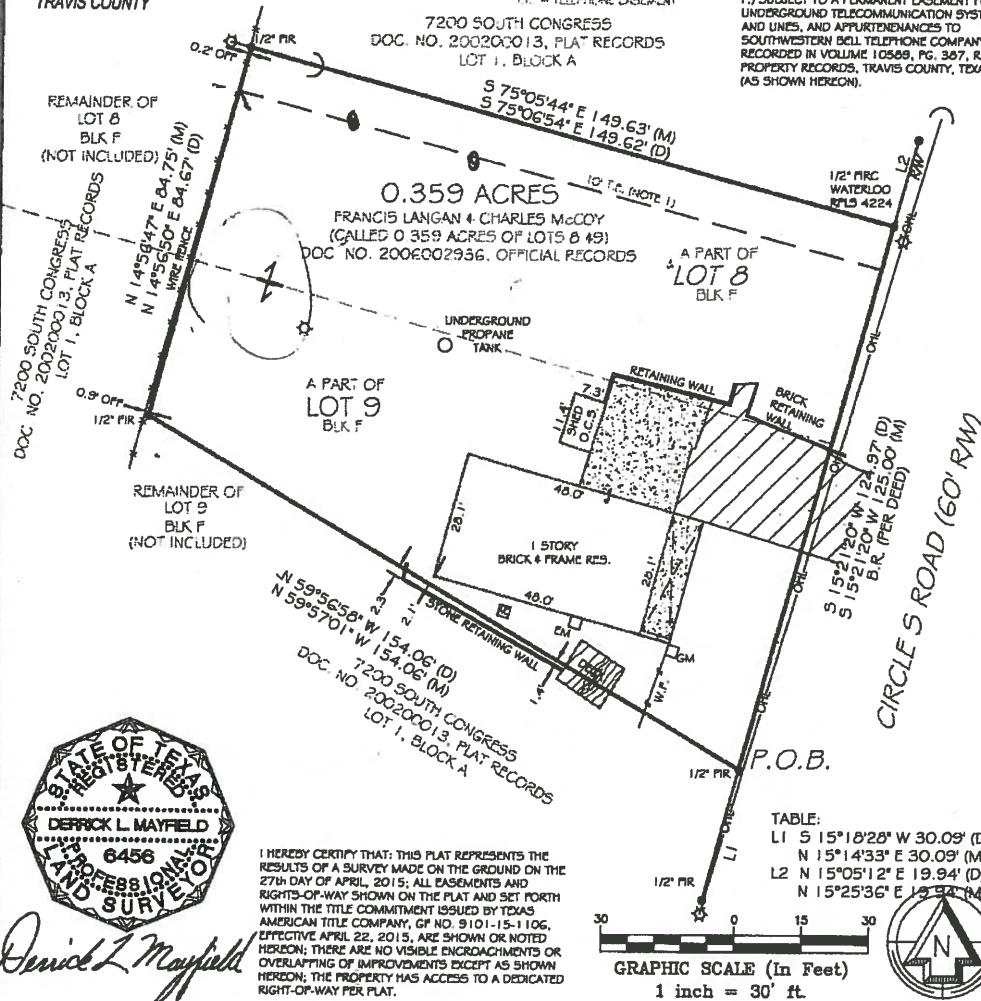
REVISION DATE(S): (REV. 0 5/4/2015)

1504.0150

BOUNDARY SURVEY
TRAVIS COUNTY

NOTES:
FENCE OWNERSHIP NOT DETERMINED
T.E. = TELEPHONE EASEMENT

TITLE NOTES
1.) SUBJECT TO A PERMANENT EASEMENT FOR
UNDERGROUND TELECOMMUNICATION SYSTEMS
AND LINES, AND APPURTENANCES TO
SOUTHWESTERN BELL TELEPHONE COMPANY
RECORDED IN VOLUME 10588, PG. 367, REAL
PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.
(AS SHOWN HEREON).



Derrick L. Mayfield

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND ON THE
27th DAY OF APRIL, 2015; ALL EASEMENTS AND
RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH
WITHIN THE TITLE COMMITMENT ISSUED BY TEXAS
AMERICAN TITLE COMPANY, GP NO. 9101-15-1106,
EFFECTIVE APRIL 22, 2015, ARE SHOWN OR NOTED
HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR
OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN
HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED
RIGHT-OF-WAY PER PLAT.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING
MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE
LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF
AUSTIN, COMMUNITY NUMBER 480624, DATED 09/26/08.

POINTS OF INTEREST

NONE VISIBLE

POWERED BY:

surveystars

www.surveystars.com

CLIENT NUMBER: 9101-15-1106

DATE: 5/1/2015

BUYER:

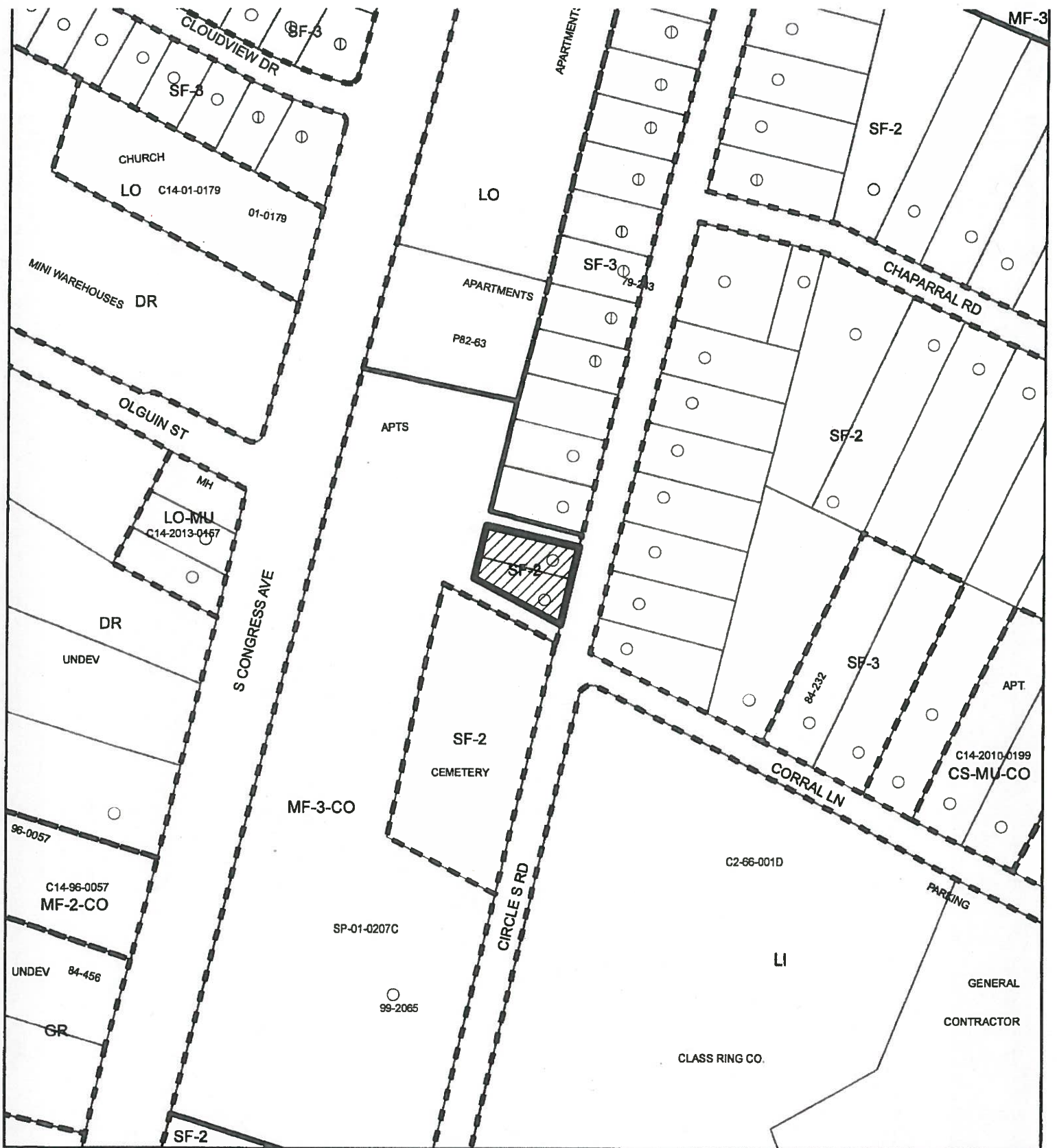
SELLER: LANGAN & MCCOY

CERTIFIED TO: TEXAS AMERICAN TITLE COMPANY; TITLE RESOURCES
GUARANTY COMPANY

This is page 1 of 2 and is not valid without all pages.

EXACTA
TEXAS SURVEYORS, INC.

(BOL 10191731)
www.exacta365.com
P. 281.763.7766
F. 281.763.7767
7416 Canal Drive
Lake Worth, FL 33467



ZONING

ZONING CASE#: C14-2015-0123

Exhibit B



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

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.

