

TRACT #1

16.85 ACRES - Description for Zoning EXHIBIT A

A PARCEL OF LAND IN TRAVIS COUNTY, TEXAS, BEING A PART OF THE JAMES O. RICE SURVEY No. 31, BEING A PART OF THAT 54.57 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2007176864 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 10.81 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2008131886 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 56.33 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., BY DEED RECORDED IN DOCUMENT No. 2008037361 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

COMMENCE at a 1/2" Iron rod found in the South Line of that 160.0 Acre Tract conveyed to Fred C. Morse by deed recorded in Volume 765, Page 684, Deed Records of Travis County, Texas, at the Northwest Corner of a tract of land described as 3.203 acres in a deed to Robert Rose, recorded in Volume 11583, Page 700, of the Real Property Records of Travis County, Texas, same being the most Southerly Corner of that 61,546 square foot tract of land conveyed to Travis County by deed recorded in Volume 10978, Page 776 of the Real Property Records of Travis County, Texas;

THENCE along the East Line of Dessau Road as described in Volume 10978, Page 776, the following four courses:

1. Northerly, 425.54 feet along the arc of a curve to the left, said curve having a radius of 7699.43 feet, a central angle of 3°10'00", and a chord bearing N.30°46'39"E., 425.48 feet to a 1/2" Iron rod set;
2. N.29°11'39"E., 651.20 feet to a 1/2" Iron rod set;
3. Northerly, 230.36 feet along the arc of a curve to the right, said curve having a radius of 7579.43 feet, a central angle of 1°44'29", and a chord bearing N.30°03'54"E., 230.35 feet to a 1/2" Iron rod set;
4. N.30°56'08"E., 50.39 feet to cross cut found at the Northwest Corner of that 3.68 Acre Tract conveyed to Continental Homes of Texas, L. P., by deed recorded in Document No. 2008037363 of the Official Public Records of Travis County, Texas

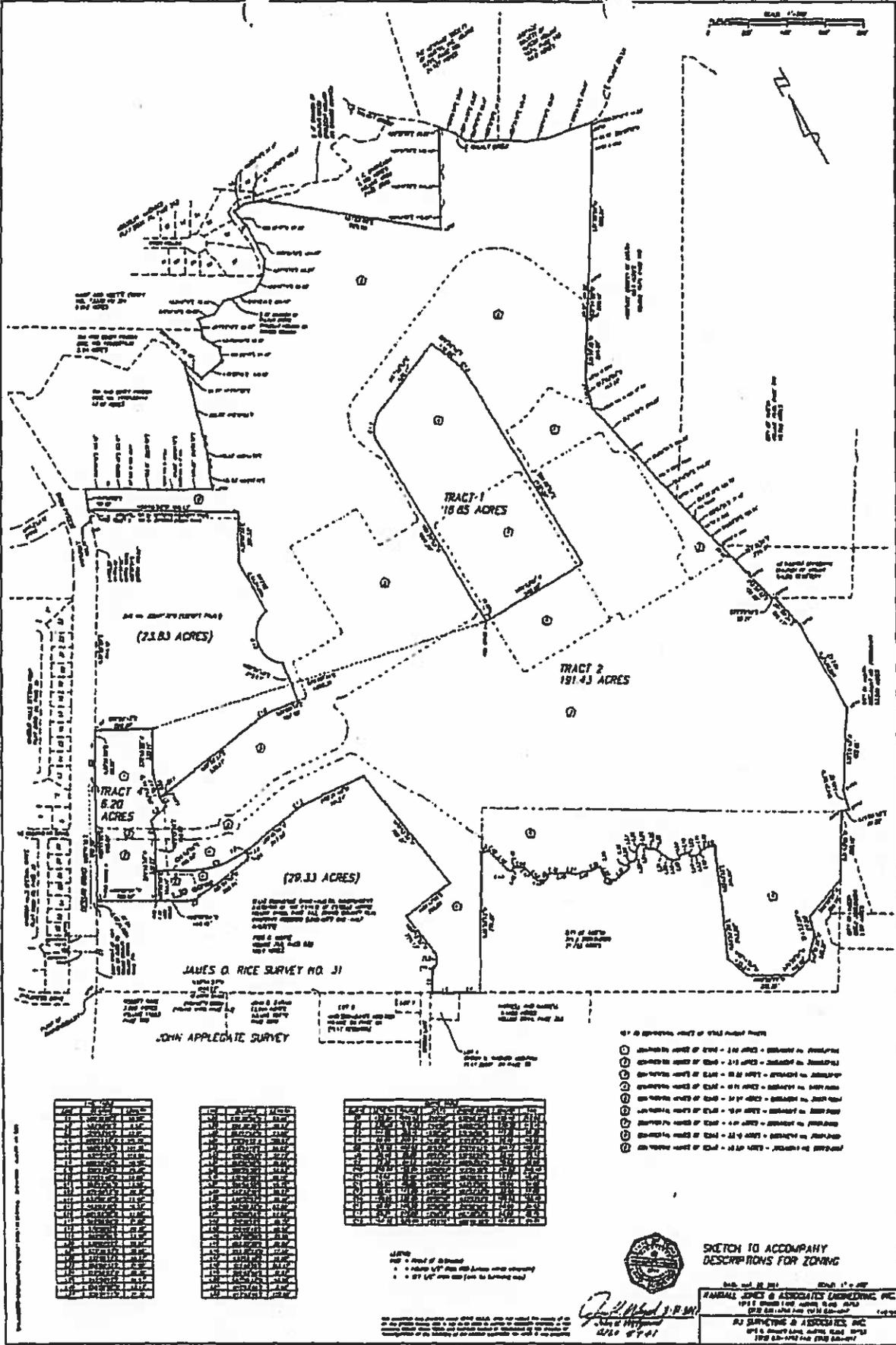
THENCE S.61°28'42"E., along the North Line of the said 3.68 Acre Tract, 292.28 feet to a 1/2" Iron rod set at the Northeast Corner of said 3.68 Acre Tract;

THENCE S.78°00'34"E., 1809.31 feet to the Point of Beginning;

THENCE N.01°26'53"W. at 59.00 feet pass the North Line of the said 56.33 Acre Tract and the South Line of the said 54.57 Acre Tract, in all 1089.35 feet to a point of curvature of a curve to the right;

THENCE across the said 54.57 Acre Tract the following six courses:

EXHIBIT "A"



JAMES O. RICE SURVEY NO. 31
JOHN APPELDATE SURVEY

NO.	ACRES	DESCRIPTION
1	19.85	TRACT 1
2	191.43	TRACT 2
3	5.20	TRACT 3
4	79.33	TRACT 4

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- 1 - 19.85 ACRES - TRACT 1
- 2 - 191.43 ACRES - TRACT 2
- 3 - 5.20 ACRES - TRACT 3
- 4 - 79.33 ACRES - TRACT 4

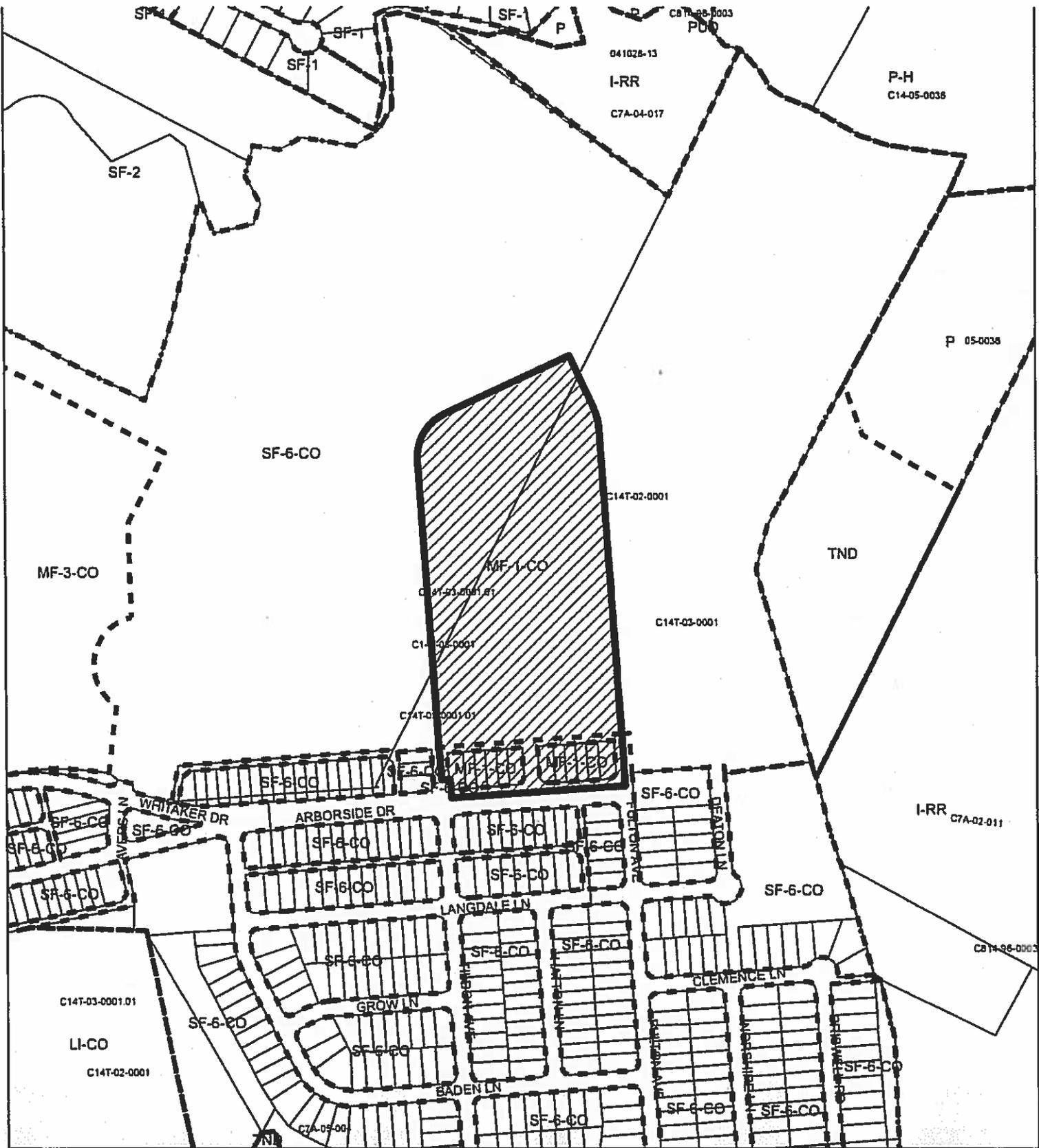
SKETCH TO ACCOMPANY
DESCRIPTIONS FOR ZONING



DATE: 11-1-57
 RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1912 SOUTH 1000 NORTH, SUITE 200A
 OREM, UTAH 84401
 R.J. SURVING & ASSOCIATES, INC.
 275 S. CENTER STREET, SUITE 200A, OREM, UTAH 84401
 1978 225-4925 FAX 225-4925

NOTES:
 1 - ROAD OF 20 FEET
 2 - 20' WIDE STRIP WITH 10' SIDING AND 10' SHOULDER
 3 - 20' WIDE STRIP WITH 10' SIDING AND 10' SHOULDER

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH SURVEYING ACT OF 1953, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS OF THE STATE OF UTAH.



ZONING

ZONING CASE#: C14-2018-0102
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: 1/17/2019