



# EXHIBIT "A"

## BUSH SURVEYING, INC.

1804 Fortview Road  
Austin, Texas 78764  
Phone (512) 442-0980  
Fax (512) 442-1084

APRIL 27, 1998

FIELD NOTE DESCRIPTION OF 4.372 ACRES OF LAND, BEING A PORTION OF LOT 4, THE ECHELON, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 82 PAGE 121 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (4.361 ACRE) TRACT OF LAND AS CONVEYED TO GLENN K. JACKSON AND ELSIE JACKSON BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12143 PAGE 783 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the East right-of-way line of Jollyville Road for the Northwest corner of Lot 4, The Echelon, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 82 Page 121 of the Plat Records of Travis County, Texas, and for the Southwest corner of Lot 1, The Echelon Section Three, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 84 Page 151B of the Plat Records of Travis County, Texas, and for the Northwest corner of that certain (4.361 acre) tract of land as conveyed to Glenn K. Jackson and Elsie Jackson by Special Warranty Deed recorded in Volume 12143 Page 783 of the Real Property Records of Travis County, Texas, and being the Northwest corner and PLACE OF BEGINNING of the herein described tract, and from which a 1/2" iron rod found for the Southwest corner of Lot 1, of said The Echelon, bears N 05 deg. 27' 12" W 514.21 ft. (direct tie);

THENCE leaving the East right-of-way line of Jollyville Road with the common line of said Lot 1, The Echelon Section Three, and Lot 4, The Echelon, and with the North line of said Jackson (4.361 acre) tract, N 68 deg. 50' 14" E 518.04 ft. to a Texas Department of Transportation (TXDOT) brass disk in concrete found in the present West right-of-way line of Research Boulevard (U.S. Highway No. 183) for the Northwest corner of that certain (0.3362 acre) tract of land as described in that certain Agreed Final Judgement recorded in Volume 9811 Page 384 of the Real Property Records of Travis County, Texas, and being the Northeast corner of said Jackson (4.361 acre) tract, same being the Northeast corner of this tract, and from which a TXDOT brass disk in concrete found bears N 14 deg. 46' 47" W 80.71 ft.;

THENCE with the present West right-of-way line of Research Boulevard and the East line of said Jackson (4.361 acre) tract and with the West line of said (0.3362 acre) tract, S 15 deg. 03' 13" E 291.43 ft. to a 1/2" iron rod found in the common line of Lot 4 and Lot 5, The Echelon, for the Southwest corner of said (0.3362 acre) tract and for the Northwest corner of that certain (0.6070 acre) tract of land described in that certain Agreed Final Judgement recorded in Volume 10010 Page 723 of the Real Property Records of Travis County, Texas, and being the Southeast corner of said Jackson (4.361 acre) tract, same being the Southeast corner of this tract, and from which a TXDOT brass disk in concrete found in the South line of said Lot 5 for the Southwest corner of said (0.6070 acre) tract bears S 15 deg. 02' 48" E 300.34 ft.;

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

13178 0168

THENCE leaving the present West right-of-way line of Research Boulevard with the common line of said Lot 4 and Lot 5, The Echelon, and with the South line of said Jackson (4.361 acre) tract, the following four (4) courses and distances;

- 1) along a curve to the left with a radius of 155.00 ft. for an arc length of 44.68 ft. and which chord bears S 35 deg. 26' 03" W 44.53 ft. to a 1/2" iron rod found for a point of reverse curvature;
- 2) along a curve to the right with a radius of 130.00 ft. for an arc length of 102.32 ft. and which chord bears S 49 deg. 48' 07" W 99.70 ft. to a 1/2" iron rod found in asphalt for a point of reverse curvature;
- 3) along a curve to the left with a radius of 150.00 ft. for an arc length of 94.72 ft. and which chord bears S 57 deg. 53' 39" W 93.15 ft. to a 1/2" iron rod found in asphalt for a non-tangent point;
- 4) S 66 deg. 08' 23" W 315.07 ft. to a 1/2" iron rod set in the curving East right-of-way line of Jollyville Road for the Southwest corner of said Lot 4 and the Northwest corner of said Lot 5, and being the Southwest corner of said Jackson (4.361 acre) tract, same being the Southwest corner of this tract, and from which a 1/2" iron rod found in the East right-of-way line of Jollyville Road and the West line of said Lot 5 bears S 24 deg. 02' 49" E 140.21 ft. (chord bearing and distance);

THENCE with the curving East right-of-way line of Jollyville Road and the West line of said Lot 4 and the West line of said Jackson (4.361 acre) tract, along a curve to the right with a radius of 1365.85 ft. for an arc length of 383.94 ft. and which chord bears N 13 deg. 34' 00" W 382.68 ft. to a the PLACE OF BEGINNING, containing 4.372 acres of land.

SURVEYED: April, 1998.

*Holt Carson*  
Holt Carson

Registered Professional Land Surveyor No. 5166  
BUSH SURVEYING, INC.

569046



FILED

98 MAY -7 PM 4:20

DANA DEBEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

EXCEPTEDE      COUNTERSIGNED  
I hereby certify that this instrument was FILED on  
the 07th day of May 1998 at 4:20 PM by me and  
was duly RECORDED, in the Volume and Page of the  
Public RECORDS of Travis County, Texas, as

MAY 7 1998



*Dana Debeauvoir*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

RECEIPT: ADD(48) TRNS(445) REPT: REGULAR RECORD 117.00  
CASHIER: NTRM FILE DATE: 5/7/98 TIME: 4:20 PM  
PAID BY: CHECK 4045

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

13178 0169

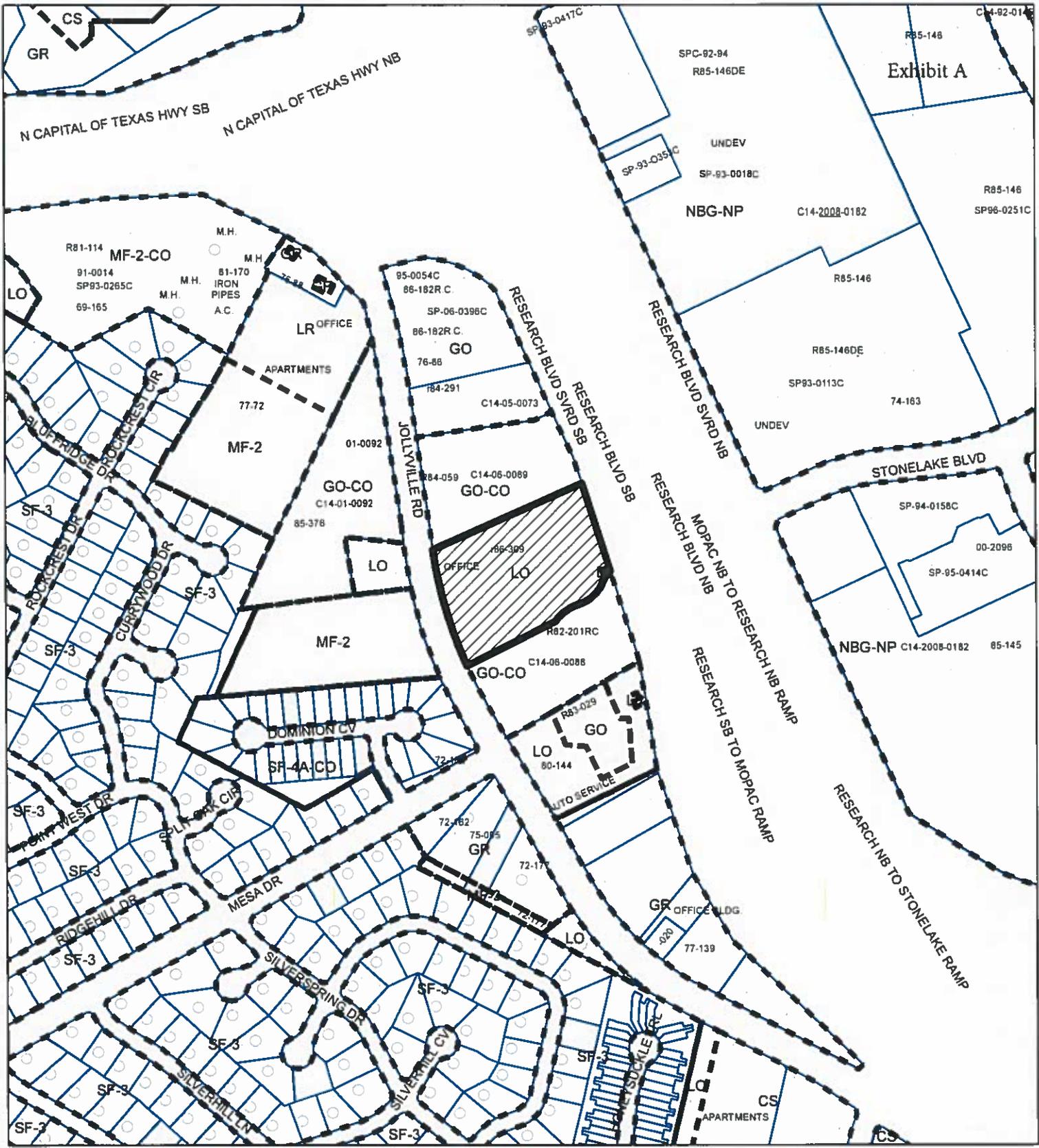


Exhibit A

**ZONING**

ZONING CASE#: C14-2019-0096

**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: 7/23/2019