



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 13.93 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE STEPHEN F. SLAUGHTER SURVEY, ABSTRACT NO. 20, IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 3.00 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A GENERAL WARRANTY DEED TO FRANK A. MILLER, AS RECORDED IN DOCUMENT NO. 2008198300, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), ALL OF A CALLED 4.95 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A GENERAL WARRANTY DEED TO BERNADETTE MILLER RAINOSEK, AS RECORDED IN DOCUMENT NO. 2008198301, OF SAID O.P.R.T.C.T., ALL OF A CALLED 4.95 ACRE TRACT OF LAND DESCRIBED AS TRACT 3 IN A GENERAL WARRANTY DEED TO WALTER JOHN MILLER, AS RECORDED IN DOCUMENT NO. 2008198302, OF SAID O.P.R.T.C.T., AND BEING ALL OF A CALLED 1.02 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A GENERAL WARRANTY DEED TO FRANK A. MILLER, AS RECORDED IN DOCUMENT NO. 2008198303, OF SAID O.P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar found in the Westerly line of Old San Antonio Road (R.O.W. Varies, Document No. 201600191, said O.P.R.T.C.T., for the East corner of said Tract 1, and the Southwest corner of a called 6.394 acre tract of land described in a Special Warranty Deed (Parkland) to the City of Austin, recorded in Document No. 2014162898, of said O.P.R.T.C.T., from which a 1/2-inch pipe found in the South line of said 6.394 acre tract, bears North 47°36'19" East a distance of 49.64 feet;

THENCE with said Westerly line of Old San Antonio Road and the East line of said Tract 1, said Tract 2, and said Tract 3, the following ten (10) courses and distances:

1. **South 26°22'17" West** a distance of **72.47** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found,
2. **South 06°05'42" West** a distance of **108.99** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found disturbed,

Exhibit A



3. **South 11°17'30" East**, passing at 137.60 feet to the common corner of said Tract 1 and said Tract 2, from which a 1/2-inch rebar with cap stamped "HOLT CARSON" found laid over bears North 67°41'20" East a distance of 3.06 feet, and continuing for a total distance of **203.45** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found,
4. **South 10°59'48" East** a distance of **59.86** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found, from which a 5/8-inch rebar with cap stamped "RL SURVEYING RPLS 4337" found, bears South 83°35'48" East a distance of 52.31 feet,
5. **South 01°37'27" East** a distance of **50.17** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found,
6. **South 04°32'54" West** passing at 169.32 feet a 1/2-inch rebar with cap stamped "HOLT CARSON" found for the common corner of said Tract 2 and said Tract 3, continuing for a total distance of **249.88** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found,
7. **South 08°30'17" West** a distance of **50.07** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found,
8. **South 11°50'16" West** a distance of **50.11** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found,
9. **South 21°50'12" West** a distance of **49.85** feet, to a 1/2-inch rebar with cap stamped "HOLT CARSON" found, and
10. **South 29°13'42" West** a distance of **50.06** feet, to a nail found for the Southeast corner of said Tract 3, and the Northeast corner of a called 2.764 acre tract of land described in a Deed of Trust in Volume 4987, Page 1285, of the Deed Records of Travis County, Texas (D.R.T.C.T.);

THENCE with the common line of said Tract 3, said 2.764 acre tract, a called 5.938 acre tract of land described in a General Warranty Deed to Austin Independent School District in Volume 13330, Page 319, of said D.R.T.C.T., and a called 51.126 acre tract of land described in Cause No. 2241, a Judgment in favor of the Austin Independent School District, recorded in Document No. 2000022808, of said O.P.R.T.C.T., **North 65°13'58" West** passing at 705.99 feet a 1/2-inch pipe found for the common corner of said Tract 3 and said 1.02 acre tract of land, continuing for a total distance of **1,070.74** feet to a corner in the approximate center of Slaughter Creek for the common corner of said 1.02 acre tract and said 51.126 acre tract;

THENCE with the approximate center of Slaughter Creek as located, being the West line of said 1.02 acre tract, said Tract 2, and said Tract 1, the following five (5) courses and distances:

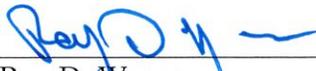
1. **North 83°58'38" East** a distance of **35.34** feet to a corner,
2. **North 74°14'22" East** a distance of **121.26** feet to a corner,

3. **North 53°44'54" East** a distance of **122.51** feet to a nail found,
4. **North 45°00'58" East** a distance of **94.21** feet to a corner, from which a nail found, bears North 46°35'43" West a distance of 0.24 feet,
5. **North 44°05'36" East** passing at 348.72 feet the common corner of Tract 2 and Tract 1, continuing for a total distance of **748.48** feet to the common corner of said Tract 1 and said 6.394 acre tract;

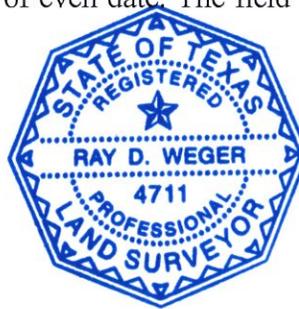
THENCE with the common line of said Tract 1 and said 6.394 acre tract, **South 40°18'46" East**, pass at 58.10 feet a 1-inch pipe, pass at 188.40 feet a 1/2-inch pipe, and continuing for a total distance of **318.00** feet to the **POINT OF BEGINNING** and containing 13.93 acres of land, more or less.

This project is referenced for all and coordinate basis of bearing to the Texas Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), Central Zone (4203).

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on October 15, 2020.

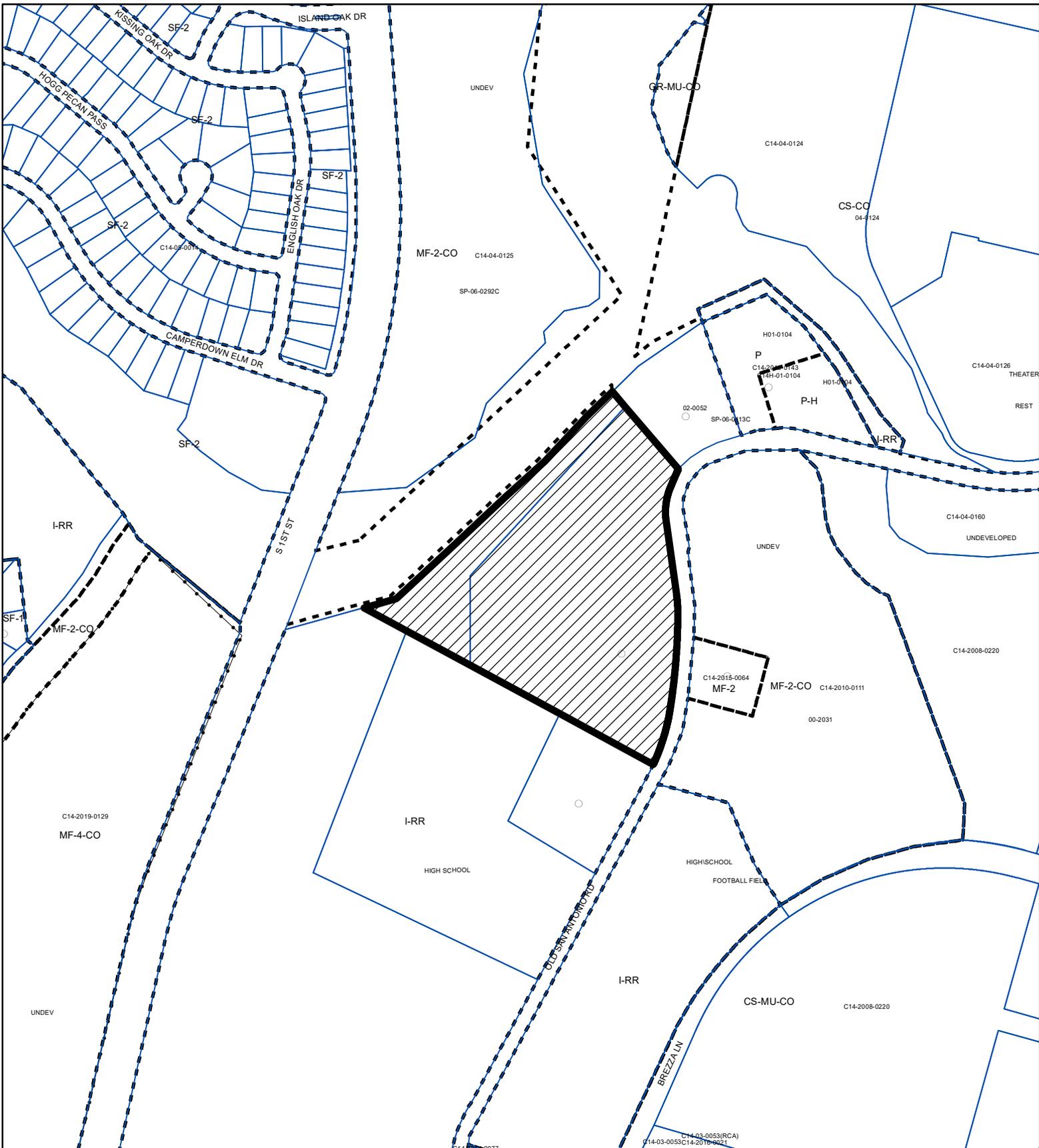


Ray D. Weger
Registered Professional Land Surveyor
State of Texas No. 4711



Job Number: 20-058

Attachments: CAD Drawing: L:\20058 - JCE Old SA Road\CAD\DWGs\20058-BNDY.dwg



ZONING

ZONING CASE#: C14-2020-0116

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: 10/19/2020