

METES AND BOUNDS DESCRIPTION

0.046 ACRE OR 2003 SQUARE FEET OF LAND BEING A PORTION OF LOT 18, BLOCK F, CHERRY CREEK SECTION 9-D1, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS PER VOLUME 86, PAGE 18D, PLAT RECORDS OF TRAVIS COUNTY, SAME BEING A PORTION OF THAT TRACT CONVEYED AS 3.636 ACRES, BEING ALL OF SAID LOT 18 SAVE & EXCEPT 0.0922 ACRE CONVEYED TO THE CITY OF AUSTIN PER DOCUMENT 2009055436, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TO WESTGATE / DAVIS INC. PER DOCUMENT 2011153855 OF SAID OFFICIAL PUBLIC RECORDS AND MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS OF SURVEY DURING NOVEMBER, 2020:

COMMENCING at an iron rod found for a point on the north right-of-way line of Davis Lane (r.o.w. varies) at the common south corner of said Lot 18 and Lot 17, Block F, Cherry Creek Section 9-F, a subdivision per Volume 85, Page 68D of said Plat Records;

THENCE N 13°47'00" E, 239.88 feet (bearing basis for this survey per said Cherry Creek Section 9-D1 Subdivision along the common line of said Lots 18 and 17 to a point, N 78°27'38" W, 25.94 feet over and across said Lot 18 to the northeast corner of a concrete building foundation and N 59°45'59" W, 81.56 feet along the north edge of said foundation to a point for the northeast corner and POINT OF BEGINNING hereof;

THENCE S 30°14'01" W, 54.99 feet continuing over and across said Lot 18 to a point on the south edge of said foundation for the southeast corner hereof;

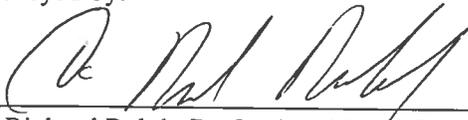
THENCE the following five (5) courses continuing over and across said Lot 18 along the south edge of said foundation:

- 1) N 59°45'59" W, 22.17 feet to an ell corner;
- 2) S 30°14'01" W, 1.11 feet to an ell corner;
- 3) N 59°45'59" W, 3.02 feet to an ell corner;
- 4) N 30°14'01" E, 1.11 feet to an ell corner;
- 5) N 59°45'59" W, 11.18 feet to a point on the south edge of said foundation for the southwest corner hereof;

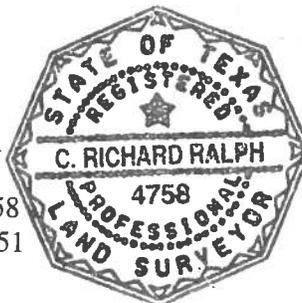
THENCE N 30°14'01" E, 54.99 feet continuing over and across said Lot 18 to a point on the north edge of said foundation for the northwest corner hereof;

THENCE S 59°45'59" E, 36.36 feet to the POINT OF BEGINNING, containing 0.046 acre or 2003 square feet of land.

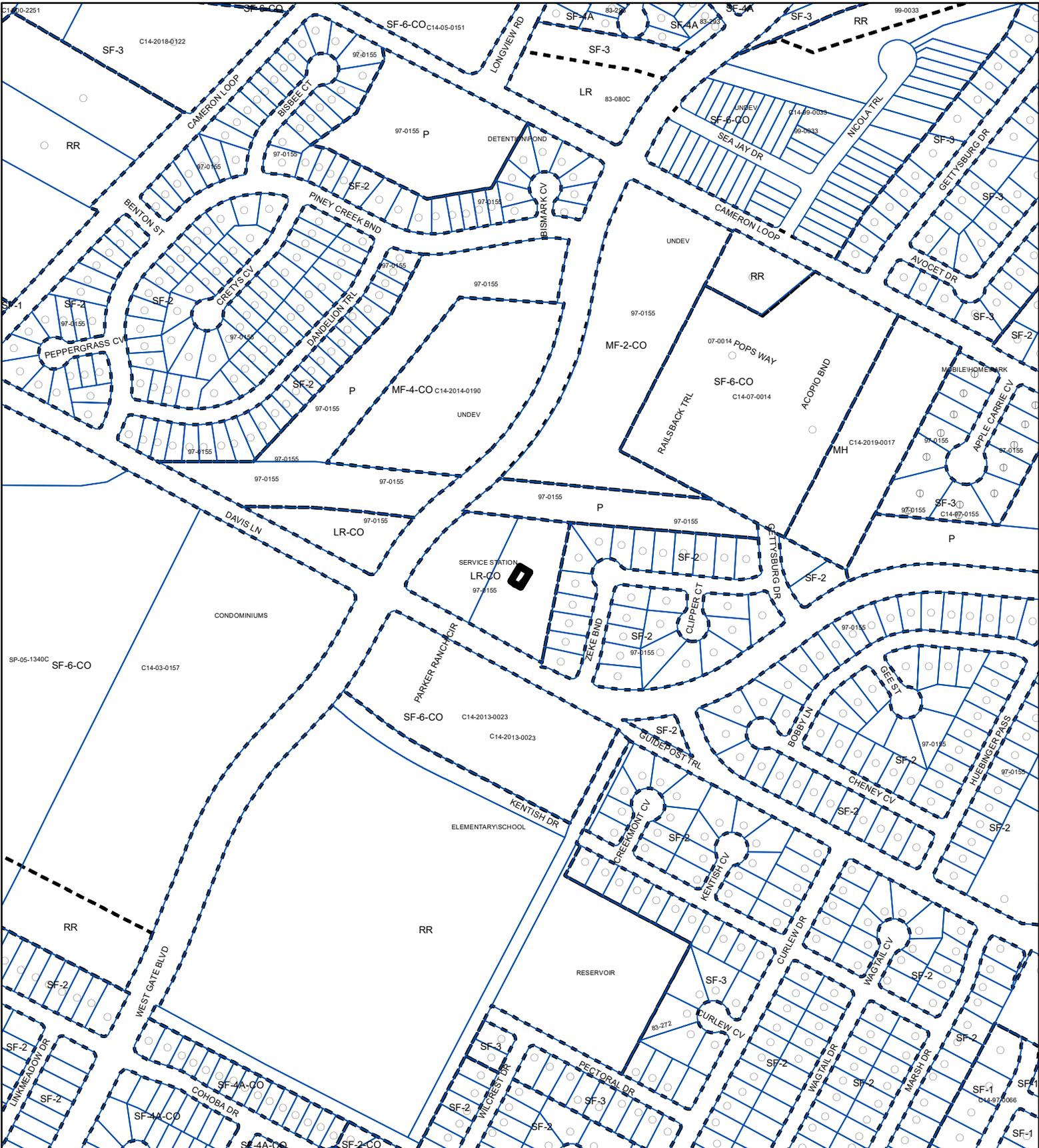
Surveyed by:



C. Richard Ralph, Professional Land Surveyor
Registered Professional Land Surveyor No. 4758
Project No. 1111082..4 – 127/52;122/58;f;174/51



November 11, 2020



ZONING

ZONING CASE#: C14-2021-0095

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 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



Created: 5/17/2021