

EXHIBIT "A"

**TRACT 1
LEGAL DESCRIPTION**

BEING 0.849 ACRE OF LAND, MORE OR LESS, OUT OF THE ISAAC DECKER LEAGUE SURVEY NO. 54, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION LOT 25, LOT 26 AND LOT 27, BANISTER HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 256 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID PORTION BEING ALL OF THAT CALLED 0.85 ACRE TRACT OF LAND CONVEYED TO TERENCE PALMER EARLEY JR. AND JAN S. MIRKIN BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012220139 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.849 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped ½" iron rebar found in the southeasterly right-of-way line of Clawson Road, same being northwesterly line of said Lot 27 at the west corner of said Earley/Mirkin tract, same being the north corner of that tract called 0.457 acre of land conveyed to 4013 Clawson Road LLC. by Warranty Deed with Vendor's Lien recorded in Document No. 2016071699, Official Public Records of Travis County, Texas, for the west corner hereof;

THENCE N 30°00'00" E (Bearing Basis), following said right-of-way line, and the northwest line of said Lot 27, a distance of 59.14 feet to a capped ½" iron rebar found north corner of said Earley/Mirkin tract, same being the west corner of that tract called 0.195 acre of land (0.194 acre this day surveyed) conveyed to Cedarview Properties, LLC. by Special Warranty Deed recorded in Document No. 2010076569, Official Public Records of Travis County, Texas, for the northwest corner hereof;

THENCE leaving said right-of-way into and across said Lot 27, continuing into and across said Lots 26 and 25 with the northeast line of said Earley/Mirkin tract, the following three (3) courses:

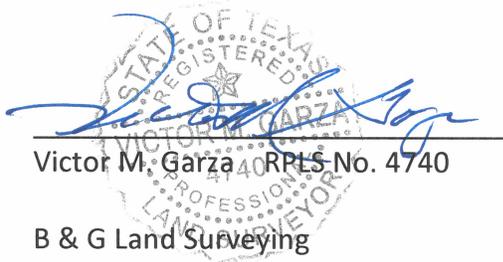
1. S 59°33'31" E, with the common line of said Earley/Mirkin tract and said Cedarview Properties, LLC. tract, a distance of 154.17 feet to a ½" iron rebar found at the south corner of said Cedarview Properties, LLC. tract and an interior ell corner in the northeast line of said Earley/Mirkin tract and an interior ell corner hereof,
2. N 29°42'08" E, with the common line of said Cedarview Properties, LLC. tract and said Earley/Mirkin tract, a distance of 54.82 feet to a ½" iron pipe found at the east corner of said Cedarview Properties, LLC. tract and an exterior ell corner in the northeast line of said Earley/Mirkin tract, said point being in the southwest line of Lot 14, Southridge West, a subdivision recorded in Volume 19, Page 13, Plat Records of Travis County, Texas, for an exterior ell corner hereof,

3. S 59°12'25" E, with the common line of said Earley/Mirkin tract and Lots 10-14 of said Southridge West subdivision, a distance of 244.24 feet to a ½" iron pipe found at the northeast corner of said Earley/Mirkin tract, same being the east corner of Lot 25 and the north corner of Lot A, Resubdivision of Lot 24, Banister Heights, a subdivision recorded in Volume 77, Page 204, Plat Records of Travis County, Texas, for the northeast corner hereof;

THENCE S 30°05'57" W, with the southeast line of said Earley/Mirkin tract and said Lot 25, and the northwest line of said Lot A, a distance of 113.83 feet to a capped ½" iron rebar found at the southeast corner of said Earley/Mirkin tract, same being the east corner of said 0.457 acre tract, for the southeast corner hereof; from which a ½" iron rebar found bears N 78°13'48" E, a distance of 0.48 feet,

THENCE N 59°21'42" W, into and across said Lot 25, Lot 26, and Lot 27 with the common line of said Earley/Mirkin tract and said 0.457 acre tract, a distance of 397.92 feet to the **PLACE OF BEGINNING** and containing 0.849 acre of land, more or less.

THIS DESCRIPTION IS TO BE USED WITH THE ATTACHED SURVEY ONLY.



Victor M. Garza RPLS No. 4740

6/21/21
Date

B & G Land Surveying
1404 West North Loop Blvd.
Austin, TX 78756
PH 512-458-6969
www.bandgsurvey.com
Firm Registration No. 100363-00
Job # B0615521-Tract 1_Legal

EXHIBIT "B"

TRACT 2 LEGAL DESCRIPTION

BEING 0.194 ACRE OF LAND, MORE OR LESS, OUT OF THE ISAAC DECKER LEAGUE SURVEY NO. 54, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT TRACT CALLED 0.195 ACRE PORTION OF LAND CALLED THE WEST 155 FEET OF THE NORTH 55 FEET OF LOT 26 AND LOT 27, BANISTER HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 256 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID PORTION CONVEYED TO CEDARVIEW PROPERTIES, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2010076569 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.194 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found in the southeasterly right-of-way line of Clawson Road at the north corner of said Lot 27, same being the east corner of Lot 28 of said subdivision and that tract called 0.215 acres of land conveyed to Reading Railroad, LLC. by Warranty Deed with Vendor's Lien recorded in Document No. 2020217240, Official Public Records of Travis County, Texas, for the north corner hereof;

THENCE S 59°31'15" E, leaving said right-of-way following the northeast line of Lot 27 and the southeast line of Lot 28 and said 0.215 acre tract, passing the east corner of said Lot 27 and continuing with the northeast line of Lot 26, also passing the south corner of said 0.215 acre tract, same being the west corner of Lot 14, Southridge West, a subdivision recorded in Volume 19, Page 13, Plat Records of Travis County, Texas, and continuing with the southwest line of said Lot 14, a total distance of 153.89 feet to a ½" iron pipe found at the east corner of said Cedarview Properties, LLC. tract, same being an ell corner in the northeast line of that tract called 0.85 acre of land (0.849 acre this day surveyed) conveyed to Terence Palmer Earley Jr. and Jan S. Mirkin by General Warranty Deed recorded in Document No. 2012220139, Official Public Records of Travis County, Texas, for the east corner hereof;

THENCE S 29°42'08" W, leaving the southwest line of said Lot 14, Southridge West, into said Lot 26 with the common line of said Cedarview Properties, LLC. tract and said 0.85 acre tract (0.849 acre this day surveyed) a distance of 54.82 feet to a ½" iron rebar found at the south corner of said Cedarview Properties, LLC. tract and an interior ell corner in the northeast line of said 0.85 acre tract (0.849 acre this day surveyed), for the south corner hereof;

THENCE N 59°33'31" W, continuing with common line of said Cedarview Properties, LLC. tract and said 0.85 acre tract (0.849 acre this day surveyed) and continuing into and across said Lot 26 and Lot 27, a distance of 154.17 feet to a capped ½" iron rebar found in the southeast right-of-way line of Clawson Road at the west corner of said Cedarview

Properties, LLC. tract and the northwest corner of said 0.85 acre tract (0.849 acre this day surveyed), for the west corner hereof;

THENCE N 30°00'00" E (Bearing Basis), following said right-of-way line, same being the northwest line of said Lot 27, a distance of 54.92 feet to the **PLACE OF BEGINNING** and containing 0.194 acre of land, more or less.

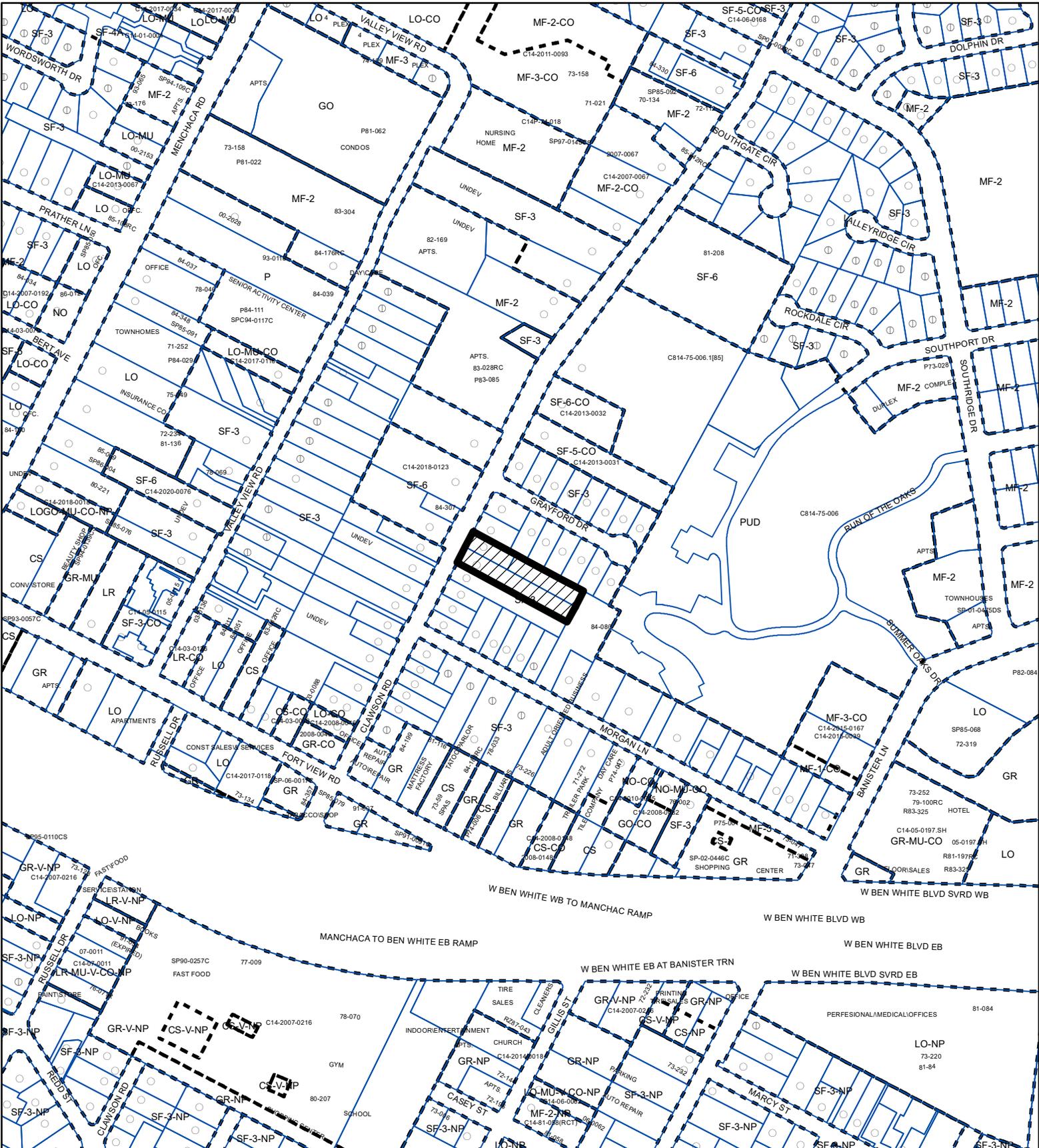
THIS DESCRIPTION IS TO BE USED WITH THE ATTACHED SURVEY ONLY.



Victor M. Garza, RPLS No. 4740

6/21/21
Date

B & G Land Surveying
1404 West North Loop Blvd.
Austin, TX 78756
PH 512-458-6969
www.bandgsurvey.com
Firm Registration No. 100363-00
Job # B0615521-Tract 2_Legal



ZONING

ZONING CASE#: C14-2021-0115

-  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: 7/7/2021