

EXHIBIT “ ___ ”

8.010 Acres
Philip McElroy Survey No. 18, Abstract No. 16
Travis County, Texas

DESCRIPTION OF 8.01 ACRE PARCEL OF LAND

DESCRIPTION OF A 8.010 ACRE (348,932 SQUARE FOOT) PARCEL OF LAND OUT OF THE PHILIP MCELROY SURVEY NO. 18, ABSTRACT NO. 16, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 24.27 ACRES CONVEYED TO THE CITY OF AUSTIN BY FINAL JUDGEMENT, AS RECORDED IN VOLUME 3863, PAGE 1915, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 8.010 ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with “CBD Setstone” cap found at the southwest corner of this parcel and said 24.27 acre City of Austin tract, being at the northwest corner of that tract described as 26.583 acres conveyed to Safa Trading Establishment, Inc. (a/k/a Safa Trading Est. Inc.) by Special Warranty Deed, as recorded in Document No. 2005042960, Official Public Records, Travis County, Texas, and in the existing east right-of-way line of Decker Lane (120 foot width), said POINT OF BEGINNING having Grid Coordinates of N=10,081,047.58, E=3,150,948.19;

1) THENCE, along the west line of this parcel and said 24.27 acre City of Austin tract, and the existing east right-of-way line of Decker Lane, **North 27°52’12” East 618.37 feet** to a 1/2-inch iron rod with “McGray McGray” cap set at the northwest corner of this parcel, from which a Texas Department of Transportation (TxDOT) Type I concrete monument found bears North 27°52’12” East 698.91 feet;

THENCE, along the north line of this parcel, crossing said 24.27 acre City of Austin tract, the following four (4) courses, numbered 2 through 5:

- 2) **South 61°35’54” East 191.49 feet** to a 1/2-inch iron rod with “McGray McGray” cap set,
- 3) **South 22°13’35” East 405.13 feet** to a 1/2-inch iron rod with “McGray McGray” cap set,
- 4) **South 45°21’38” East 131.49 feet** to a 1/2-inch iron rod with “McGray McGray” cap set,
- 5) **South 43°37’35” East 142.78 feet** to a 1/2-inch iron rod with “McGray McGray” cap set at the northeast corner of this parcel;

- 6) THENCE, along the south line of this parcel, crossing said 24.27 acre City of Austin tract, **South 28°23'55" West 266.07 feet** to a "McGray McGray" set at the southeast corner of this parcel, being in the south line of said 24.27 acre City of Austin tract, and the north line of said 26.583 acre Safa Trading Establishment tract, from which a 1/2-inch iron rod found at the northeast corner of said 26.583 acre Safa Trading Establishment tract, and at the northwest corner of that tract described as 44.948 acres conveyed to Austin Travis County Livestock Show by Special Warranty Deed, as recorded in Volume 13071, Page 1093, Real Property Records, Travis County, Texas, bears South 62°41'10" East 181.33 feet;
- 7) THENCE, along the south line of this parcel and said 24.27 acre City of Austin tract, and the north line of said 26.583 acre Safa Trading Establishment tract, **North 62°41'10" West 761.15 feet** to the POINT OF BEGINNING and containing 8.010 acres (348,932 square feet) of land within these metes and bounds.

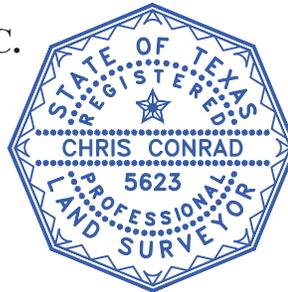
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983, NAD83 (2011) EPOCH 2010.00.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



02/25/2022

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

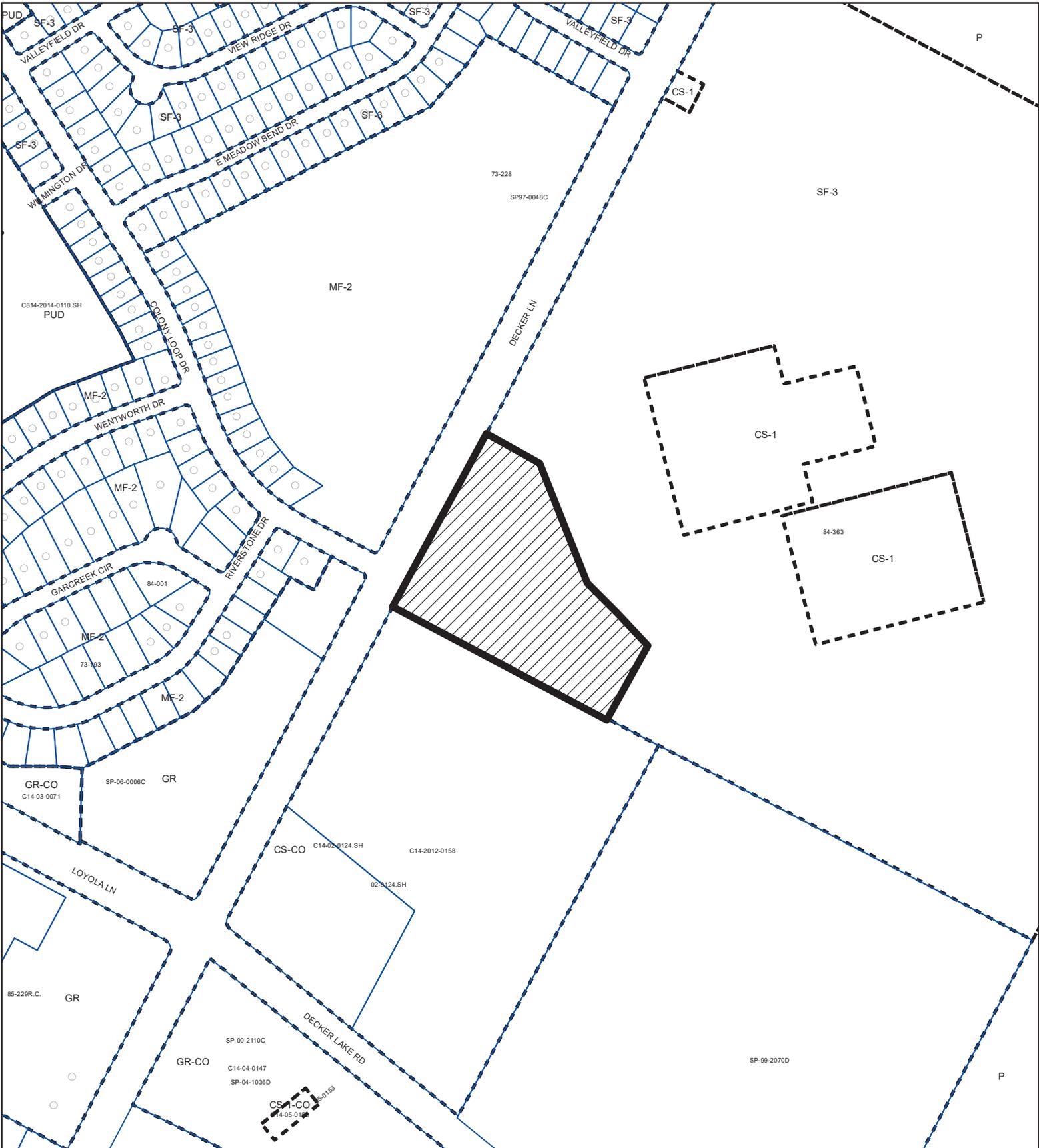
A parcel plat of even date was prepared in conjunction with this property description.

M:\CMTA~21-122~MetroRapid-Decker Ln\Description\8.010 Acre

Issued 02/11/2022, Revised 02/25/2022

Austin Grid P-24 / Q-24

TCAD # 0218410101



ZONING

Exhibit B

ZONING CASE#: C14-2022-0079



-  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: 6/16/2022