



# EXHIBIT "A"

## EXHIBIT "A" LEGAL DESCRIPTION

BEING 3.00 ACRES OF LAND, OUT OF LOT 1, OF THE J. G. HENRY FITZHUGH SUBDIVISION OF THE W. R. DAVIS TRACT IN THE WILLIAM CANNON LEAGUE IN TRAVIS COUNTY, TEXAS, ACCORDING THE PLAT RECORDED IN VOLUME 1, PAGE 57, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN VALENTINA T. MOEHLE 3.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2000171491, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 2507, PAGE 144, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 3.00 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pipe found in the westerly right-of-way line of Albert lane, at the southeast corner of that certain Troy Smith 2.784 acre tract recorded in Document Number 2007072835, Official Public Records, said county, same being the northeast corner of said 3.00 acre tract, for the northeast corner hereof;

THENCE South 32 degrees 17 minutes 26 seconds West, along said right-of-way line and the easterly line of said 3.00 acre tract, 208.65 feet to an iron pipe found in said line, at the northeast corner of the Damon Subdivision, recorded in Volume 6, Page 31, Plat Records, said county, same being the southeast corner of said 3.00 acre tract, for the southeast corner hereof;

THENCE North 57 degrees 43 minutes 15 seconds West, along the northerly line of said Damon Subdivision, the northerly line of the T. C. W. Addition, a subdivision recorded in Volume 53, Page 75, Plat Records, said county, the northerly line of that certain Danny Williams 0.79 acre tract recorded in Volume 11191, Page 130, Real Property Records, said county, along the southerly line of said 3.00 acre tract, 624.27 feet to an iron rod found in the easterly right-of-way line of the I & GN Railroad, at the northwest corner of said 0.79 acre tract, same being the southwest corner of said 3.00 acre tract, for the southwest corner hereof;

THENCE North 32 degrees 12 minutes 01 seconds East, along said railroad and the westerly line of said 3.00 acre tract, 208.70 feet to an iron pipe found in said line, at the southwest corner of said 2.784 acre tract, same being the northwest corner of said 3.00 acre tract, for the northwest corner hereof;

THENCE South 57 degrees 43 minutes 00 seconds East, along the southerly line of said 2.784 acre tract and the northerly line of said 3.00 acre tract, 625.60 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

  
Edward Rumsey  
TX R.P.L.S #5729  
Job # A0111815



01/29/2015

Date



**RESTRICTIONS**

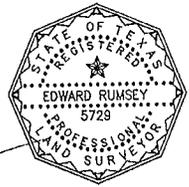
SUBJECT TO RESTRICTIONS IN VOLUME 928, PAGE 430.

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*Seal*



TO THE LIEN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO:

**TEXAS AMERICAN TITLE**

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

ADDRESS	
<b>SARAH STEVENS</b> <b>7606 ALBERT LANE</b> <b>AUSTIN, TRAVIS COUNTY, TEXAS</b>	
SURVEY DATE:	JANUARY 29, 2015
TITLE CO.:	TEXAS AMERICAN TITLE
G.F. NO.:	9701-15-1008
JOB NO.:	A011815
FIELD BY:	REX NOWLIN
CALC. BY:	CHRIS ZOTIKER
DRAWN BY:	SEAN SUTTON
R.P.L.S. CHECK:	EDWARD RUMSEY
	01/28/2015
	01/29/2015
	01/29/2015
	01/29/2015

- LEGEND**
- 1/2" ROD FOUND
  - 1/2" IRON PIPE FOUND
  - X - WIRE FENCE
  - ∞- CHAIN LINK FENCE
  - // - WOOD FENCE
  - ( ) RECORD INFORMATION
  - UTILITY POLE
  - OH OVERHEAD UTILITY LINE(S)
  - ON INSIDE OF SUBJECT BOUNDARY
  - OFF OUTSIDE OF SUBJECT BOUNDARY
  - P.O.B. POINT OF BEGINNING

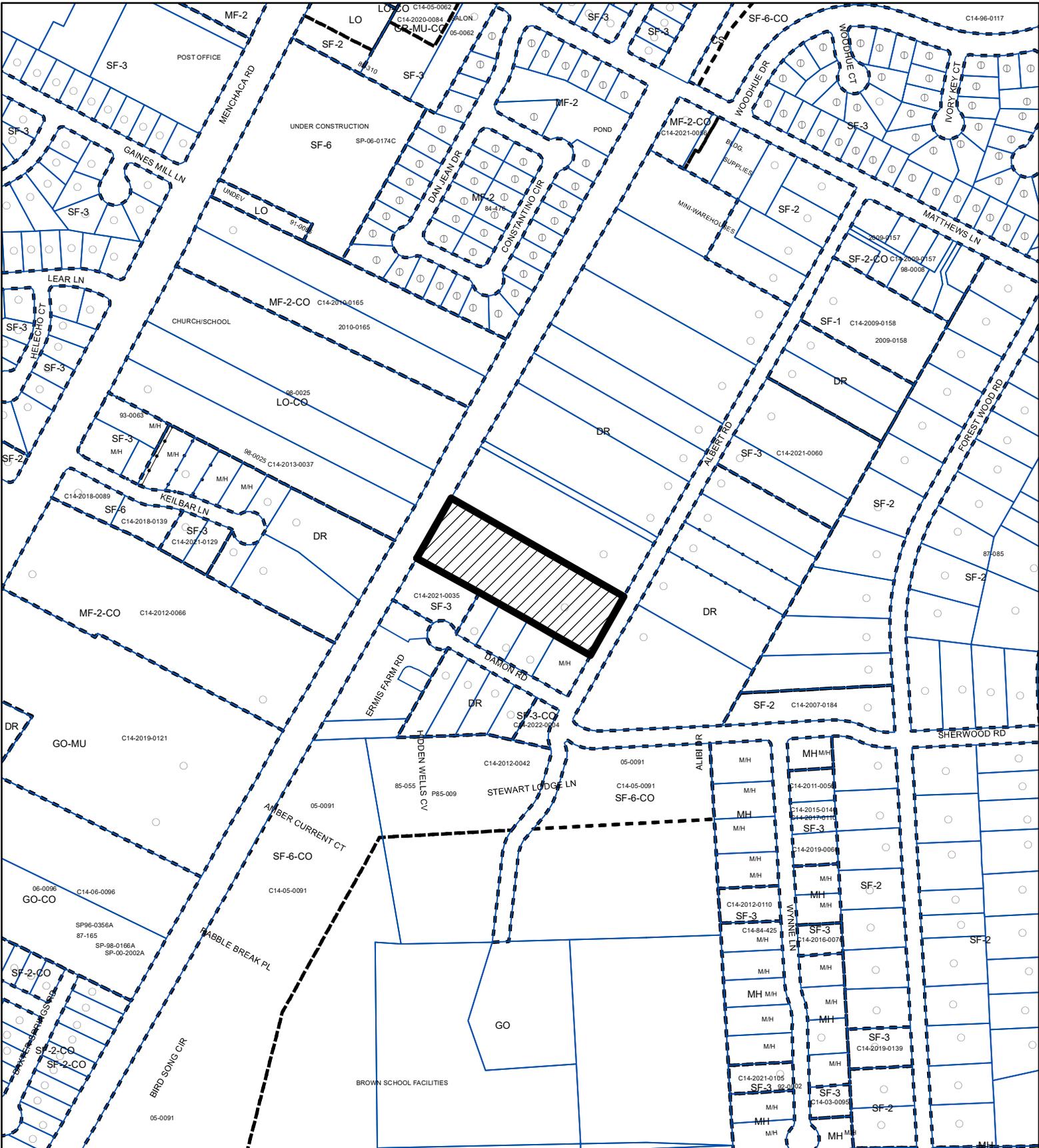
BUILDING DESCRIPTIONS	
BUILDING NO.	DESCRIPTION
B1	12.3' x 23.9' FRAME CHICKEN COOP
B2	8.4' x 12.5' FRAME SHED
B3	8.2' x 10.1' METAL SHED
B4	8.2' x 16.1' METAL SHED

**ALLSTAR**  
Land surveying

9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
WWW.ALLSTARLANDSURVEYING.COM

**F.I.R.M. MAP INFORMATION**

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0385H PANEL: 0585H DATED: SEPTEMBER 26, 2008 THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.



**ZONING**

**EXHIBIT "B"**

ZONING CASE#: C14-2022-0100



-  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: 7/14/2022