

4.394 ACRES
GREENLAWN MULTI-FAMILY
LEPPIN TRACT - ZONING

EXHIBIT

"A-2"

FN NO. 14-422(MJJ)
NOVEMBER 4, 2014
JOB NO. R0110849-10002

DESCRIPTION

OF 4.394 ACRES OF LAND OUT OF THE SOCRATES DARLING SURVEY 102, ABSTRACT NO. 232, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 4 ACRE TRACT OF LAND CALLED "TRACT TWO" AND A PART OF THE REMAINING PORTION OF THAT CERTAIN 16 ACRE TRACT OF LAND CALLED "TRACT ONE" BOTH HAVING BEEN CONVEYED TO DAVID WILSON LEPPIN BY DEED OF RECORD IN VOLUME 7489, PAGE 534 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.394 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with "BURY" cap set in the easterly right-of-way line of Greenlawn Boulevard (R.O.W. varies), being the southwesterly corner of said 4 acres and the northwesterly corner of the remaining portion of that certain 19.335 acre tract of land conveyed to James P. Michael and wife, Majella S. Michael by deed of record in Volume 11287, Page 386 of the Real Property Records of Travis County, Texas, for the southwesterly corner hereof, from which a 1/2 inch iron rod found bears, N62°10'33"W, a distance of 3.00 feet;

THENCE, N27°48'58"E, along the easterly right-of-way line of Greenlawn Boulevard, being the westerly line of said 4 acre tract and the westerly line of the remaining portion of said 16 acre tract, for the westerly line hereof, a distance of 270.33 feet to a 1/2 inch iron rod with cap found at the intersection of the easterly right-of-way line of Greenlawn Boulevard with the southerly right-of-way line of Pflugerville Parkway (120' R.O.W.), for the northwesterly corner hereof;

THENCE, leaving the easterly right-of-way line of Greenlawn Boulevard, along the southerly right-of-way line of Pflugerville Parkway, for the northerly line hereof, the following two (2) courses and distances:

- 1) N72°47'46"E, a distance of 105.76 feet to a 1/2 inch iron rod with "BURY" cap set for an angle point;
- 2) S62°06'13"E, a distance of 708.24 feet to the northeasterly corner hereof, from which a 1/2 inch iron rod found in the southerly right-of-way line of Pflugerville Parkway, being in the westerly line of the remaining portion of that certain 49.782 acre tract of land conveyed to Michael W. Ayer by deed of record in Volume 11868, Page 121 of said Real Property Records and being in the easterly line of the remaining portion of said 16 acre tract bears, S62°06'13"E, a distance of 200.00 feet;

THENCE, leaving the southerly right-of-way line of Pflugerville Parkway, over and across said 4 acre tract and said remainder of 16 acres, for the irregular easterly line hereof, the following three (3) courses and distances:

- 1) S27°39'57"W, a distance of 214.26 feet to an angle point;

- 2) N62°10'33"W, a distance of 583.56 feet to an angle point;
- 3) S27°48'58"W, a distance of 130.00 feet to a point in the northerly line of said remaining portion of 19.335 acres, being the southerly line of said 4 acre tract, for an angle point hereof;

THENCE, N62°10'33"W, along the northerly line of the remaining portion of said 19.335 acre tract, being the southerly line of said 4 acres, for the southerly line hereof, a distance of 200.00 feet to the **POINT OF BEGINNING**, containing an area of 4.394 acres (191,408 sq. ft.) of land, more or less, within these metes and bounds.

BEARING BASIS: IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY-AUS, INC.
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701


MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # F-10107500



PFLUGERVILLE PARKWAY

(120' R.O.W.)

S62°06'13"E 708.24'

4.394 ACRES

(191,408 SQ. FT.)

TRACT ONE
REMAINDER OF 16 ACRES
DAVID WILSON LEPPIN
VOL. 7489, PG. 534

N62°10'33"W 583.56'

TRACT TWO - 4 ACRES
DAVID WILSON LEPPIN
VOL. 7489, PG. 534

S62°10'33"E 783.90'

P.O.B.

1/2" IRON ROD FOUND
N62°10'33"W 3.0' WEST OF
BOUNDARY LINE

REMAINDER OF 19.335 ACRES
JAMES P. MICHAEL AND WIFE,
MAJELLA S. MICHAEL
VOL. 11287, PG. 386

2.04 ACRES
MICHAEL TRACT PARTNERS
VOL. 10393, PG. 353

REM. OF
49.782 AC.
MICHAEL W.
AYER
VOL. 11868,
PG. 121

GREENLAWN BOULEVARD

(R.O.W. VARIES)

N27°48'58"E
270.33'

L4

8.178 ACRES

ROSA E. SANTIS

DOC. NO. 2004175379

32.537 ACRES
CITY OF AUSTIN
VOL. 11285, PG. 1880

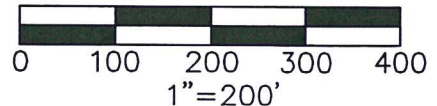
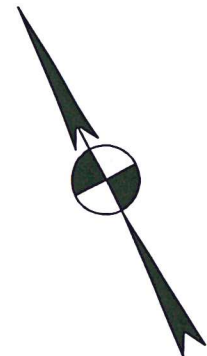
0.984 ACRE

KS EAGLE INVESTING, LLC

DOC. NO. 2012097433

SPINDLE

0.4' WEST OF
BOUNDARY LINE



BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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SKETCH TO ACCOMPANY DESCRIPTION

OF 4.394 ACRES OF LAND OUT OF THE SOCRATES DARLING SURVEY
NO. 102, ABSTRACT NO. 232, SITUATED IN TRAVIS COUNTY, TEXAS,
BEING A PART OF THE REMAINING PORTION OF THAT CERTAIN 16
ACRE TRACT OF LAND AND A PORTION OF THAT CERTAIN 4 ACRE
TRACT OF LAND BOTH OF RECORD IN VOLUME 7489, PAGE 534 OF
THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

GREENLAWN MF

SHEET 1 OF 2

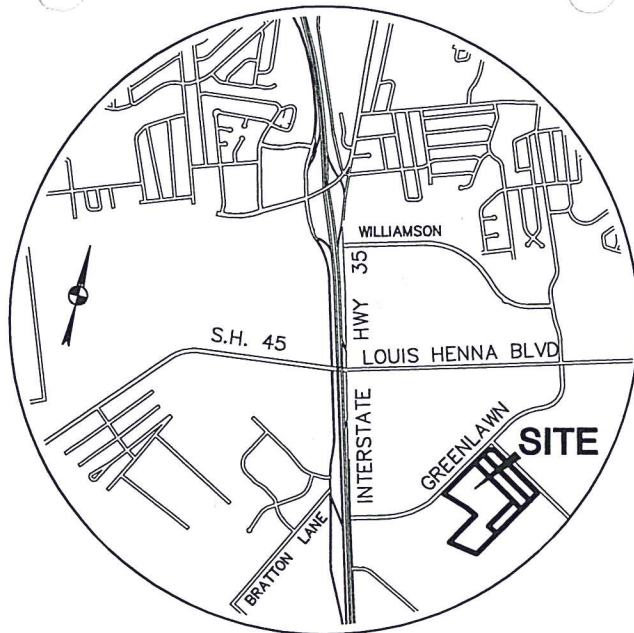
DATE: 11-4-2014

DRAWN BY: M.J.J.

FN: 14-422(MJJ)

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PROJECT No. R0110849-10002



VICINITY MAP
N.T.S.

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH "BURY" CAP SET
- ⊙ IRON PIPE FOUND
- ▲ NAIL FOUND
- P.O.B. POINT OF BEGINNING

LINE TABLE

NO.	BEARING	DISTANCE
L1	N72°47'46"E	105.76'
L2	S27°39'57"W	214.26'
L3	S27°48'58"W	130.00'
L4	N62°10'33"W	200.00'
L5	S62°06'13"E	200.00'



BURY

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