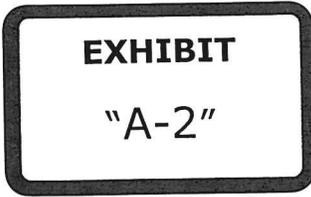


4.394 ACRES  
GREENLAWN MULTI-FAMILY  
LEPPIN TRACT - ZONING



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

L3

L5

L2

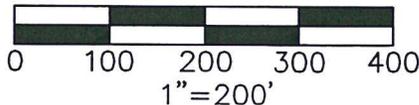
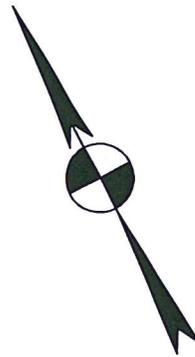


8.178 ACRES  
ROSA E. SANTIS  
DOC. NO. 2004175379

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

0.984 ACRE  
KS EAGLE INVESTING, LLC  
DOC. NO. 2012097433

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**

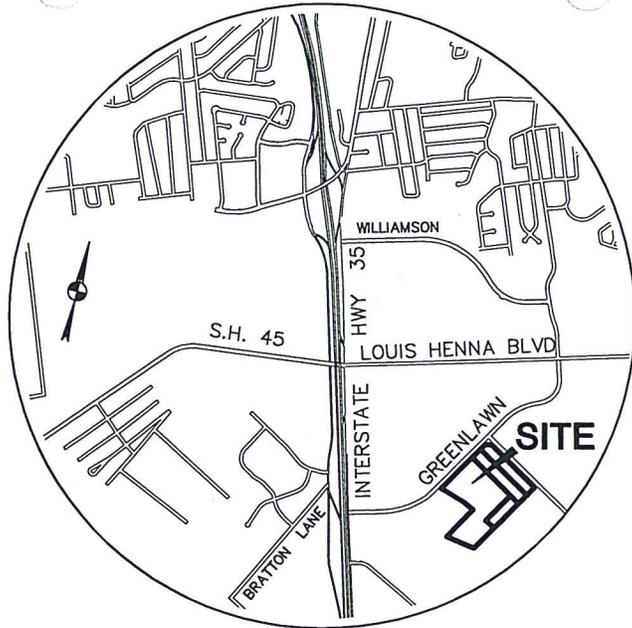
DATE: 11-4-2014

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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**GREENLAWN MF**

**SHEET 1 OF 2**

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