

17.563 ACRES
GREENLAWN MULTI-FAMILY
MICHAEL TRACT - ZONING

EXHIBIT
"A"

FN NO. 14-420(MJJ)
NOVEMBER 4, 2014
JOB NO. R0110849-10002

DESCRIPTION

OF 17.563 ACRES OF LAND OUT OF THE SOCRATES DARLING SURVEY 102, ABSTRACT NO. 232, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 2.04 ACRE TRACT OF LAND CONVEYED TO MICHAEL TRACT PARTNERS BY DEED OF RECORD IN VOLUME 10393, PAGE 353 AND 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 BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 17.563 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found in the easterly right-of-way line of Greenlawn Boulevard (R.O.W. varies), being the northwesterly corner of that certain 8.178 acre tract of land conveyed to Rosa E. Santis by deed of record in Document No. 2004175379 of the Official Public Records and the most westerly southwest corner of the remaining portion of said 19.335 acre tract, for the most westerly southwest corner hereof;

THENCE, N27°48'58"E, along the easterly right-of-way line of Greenlawn Boulevard, being the westerly line of the remaining portion of said 19.335 acre tract, for the westerly line hereof, a distance of 658.19 feet to a 1/2 inch iron rod with "BURY" cap set at the southwesterly corner of that certain 4 acre tract of land called "Tract Two" as conveyed to David Wilson Leppin by deed of record in Volume 7489, Page 534 of the Deed Records of Travis County, Texas, being the northwesterly corner of the remaining portion of said 19.335 acre tract, for the northwesterly corner hereof, from which a 1/2 inch iron rod found bears, N62°10'33"W, a distance of 3.00 feet;

THENCE, S62°10'33"E, leaving the easterly right-of-way line of Greenlawn Boulevard, along the southerly line of said 4 acre tract, being the northerly line of the remaining portion of said 19.335 acre tract and the northerly line of said 2.04 acre tract, for the northerly line hereof, a total of 983.90 feet to a 1/2 inch iron rod found 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, being the southeasterly corner of said 4 acre tract and the northeasterly corner of said 2.04 acre tract, for the northeasterly corner hereof;

THENCE, in part along the westerly line of the remaining portion of said 49.782 acre tract and in part along the irregular northerly line of that certain 32.537 acre tract of land conveyed to the City of Austin by deed of record in Volume 11285, Page 1880 of said Real Property Records, being the easterly line of said 2.04 acre tract and a portion of the easterly and southerly lines of the remaining portion of said 19.335 acre tract, for the easterly and most southerly line hereof, the following two (2) courses and distances:

- 1) S27°39'57"W, a distance of 945.53 feet to a 1/2 inch iron rod found at the southeasterly corner of the remaining portion of said 19.335 acre tract, for the southeasterly corner hereof;
- 2) N84°26'15"W, a distance of 445.66 feet to a cotton spindle found at the most easterly southeast corner of that certain 0.984 acre tract of land conveyed to KS Eagle Investing, LLC by deed of record in Document No. 2012097433 of the Official Public Records of Travis County, Texas, being an angle point in the irregular northerly line of said 32.537 acre tract and the most southerly southwest corner of the remaining portion of said 19.335 acre tract, for the most southerly southwest corner hereof;

THENCE, in part along the easterly line of said 0.984 acre tract and in part along the easterly and northerly lines of said 8.178 acre tract, being a portion of the southerly line of the remaining portion of said 19.335 acre tract, for a portion of the southerly line hereof, the following four (4) courses and distances:

- 1) N25°23'13"E, a distance of 74.28 feet to a 1/2 inch iron rod found at the northeasterly corner of said 0.984 acre tract, being the southeasterly corner of said 8.178 acre tract, for an angle point hereof;
- 2) N27°35'31"E, a distance of 494.48 feet to an iron pipe found at the northeasterly corner of said 8.178 acre tract, for an angle point hereof;
- 3) N66°31'24"W, a distance of 171.59 feet to an iron pipe found for an angle point;
- 4) N76°13'25"W, a distance of 409.98 feet to the **POINT OF BEGINNING**, containing an area of 17.563 acres (765,040 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.

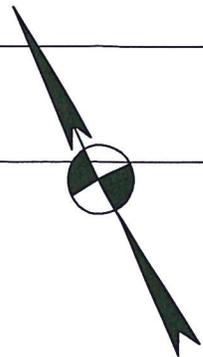
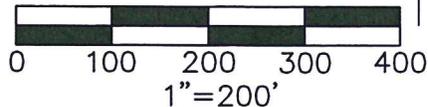
I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

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

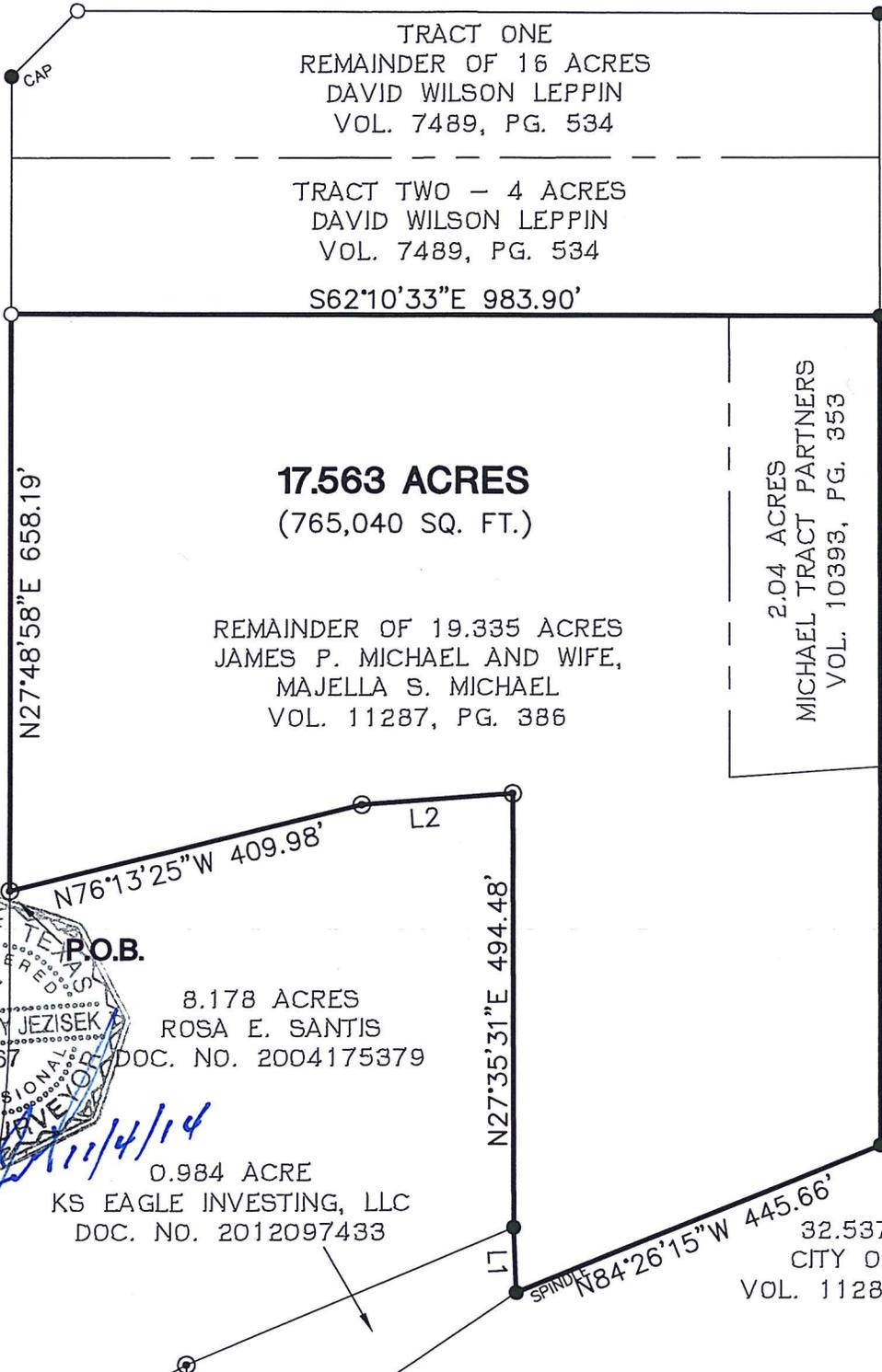
Mark J. Jezisek 11/4/14
MARK J. JEZISEK
R.P.L.S. NO. 5267
STATE OF TEXAS
TBPLS # F-10107500



PFLUGERVILLE PARKWAY
(120' R.O.W.)



GREENLAWN BOULEVARD
(R.O.W. VARIES)



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

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

S62°10'33"E 983.90'

17.563 ACRES
(765,040 SQ. FT.)

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

N76°13'25"W 409.98'
L2

PROB.
8.178 ACRES
ROSA E. SANTIS
DOC. NO. 2004175379

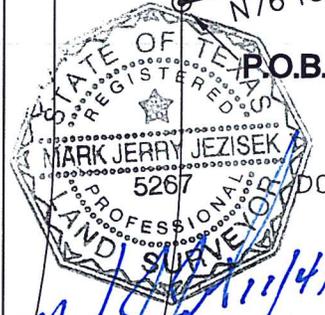
0.984 ACRE
KS EAGLE INVESTING, LLC
DOC. NO. 2012097433

N27°35'31"E 494.48'

N84°26'15"W 445.66'
SPINDLE

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

S27°39'57"W 945.53'



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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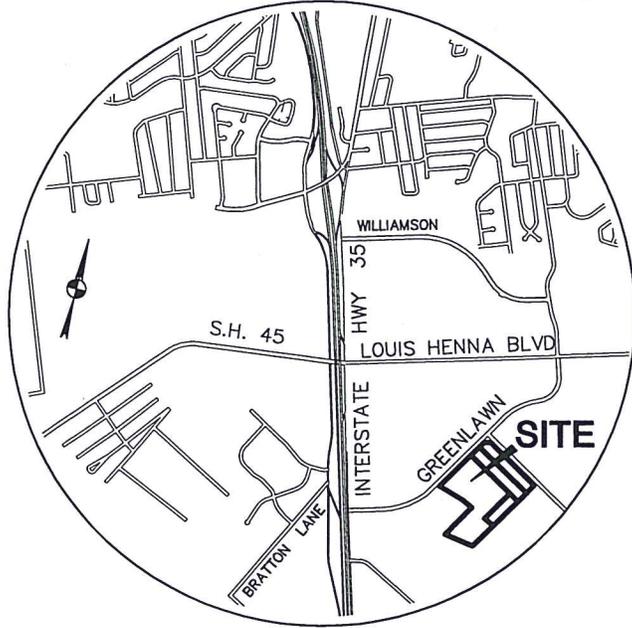
SKETCH TO ACCOMPANY DESCRIPTION

OF 17.563 ACRES OF LAND OUT OF THE SOCRATES DARLING SURVEY NO. 102, ABSTRACT NO. 232, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THE REMAINING PORTION OF THAT CERTAIN 19.335 ACRE TRACT OF LAND OF RECORD IN VOL. 11287, PG. 386 AND ALL OF THAT CERTAIN 2.04 ACRE TRACT OF LAND OF RECORD IN VOL. 10393, PG. 353, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

GREENLAWN MF

SHEET 1 OF 2

DATE: 11-4-2014	DRAWN BY: M.J.J.	FN: 14-420(MJJ)	FILE: H:\110849\002\110849002EX1.DWG	PROJECT No. R0110849-10002
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VICINITY MAP
N.T.S.

BEARING BASIS NOTE:

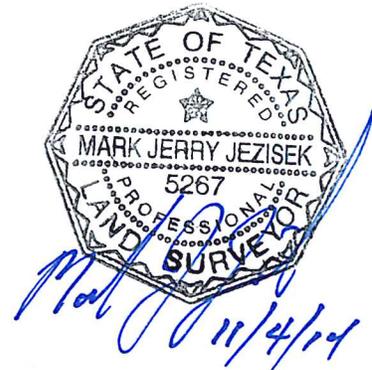
THE BASIS OF BEARING OF THE SURVEY SHOWN
HEREON IS TEXAS STATE PLANE COORDINATE
SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING
WESTERN DATA SYSTEMS CONTINUALLY OPERATING
REFERENCE STATION (CORS) NETWORK.

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	N25°23'13"E	74.28'
L2	N66°31'24"W	171.59'



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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SHEET 2 OF 2

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