3.322 ACRES
GREENLAWN MULTI-FAMILY
LEPPIN TRACT - ZONING

EXHIBIT
"A-1"

FN NO. 14-421(MJJ)
NOVEMBER 4, 2014
JOB NO. R0110849-10002

DESCRIPTION

OF 3.322 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 3.322 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the southerly right-of-way line of Pflugerville Parkway (120' R.O.W.), 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 the Real Property Records of Travis County, Texas and being in the easterly line of the remaining portion of said 16 acre tract, for the northeasterly corner hereof;

THENCE, S27°39'57"W, leaving the southerly right-of-way line of Pflugerville Parkway, along the westerly line of the remaining portion of said 49.782 acre tract, being the easterly line of the remaining portion of said 16 acre tract and the easterly line of said 4 acre tract, for the easterly line hereof, a distance of 344.01 feet to a 1/2 inch iron rod found at the northeasterly corner of that certain 2.04 acre tract of land conveyed to Michael Tract Partners by deed of record in Volume 10393, Page 353 of said Real Property Records, being the southeasterly corner of said 4 acre tract and southeasterly corner hereof;

THENCE, N62°10'33"W, leaving the westerly line of the remaining portion of said 49.782 acre tract, along the northerly line of said 2.04 acre tract and the northerly line of the remaining portion of said 19.335 acre tract, being the southerly line of said 4 acre tract, for the southerly line hereof, a distance of 783.90 feet to a the southwesterly corner hereof, from which 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 northwesterly corner of the remaining portion of said 19.335 acre tract and the southwesterly corner of said 4 acre tract bears, N62°10'33"W, a distance of 200.00 feet;

THENCE, leaving the northerly line of the remaining portion of said 19.335 acre tract, over and across said 4 acres and said remainder of 16 acres, for the irregular westerly line hereof, the following three (3) courses and distances:

1) N27°48'58"E, a distance of 130.00 feet to an angle point;

2) S62°10'33"E, a distance of 583.56 feet to an angle point;

3) N27°39'57"E, a distance of 214.26 feet to a point in the southerly right-of-way line of Pflugerville Parkway, for the most northerly northwesterly corner hereof;

THENCE, S62°06'13"E, along the southerly right-of-way line of Pflugerville Parkway, being the most northerly line hereof, a distance of 200.00 feet to the **POINT OF BEGINNING,** containing an area of 3.322 acres (144,711 sq. ft.) of land, more or less, within these metes and bounds.

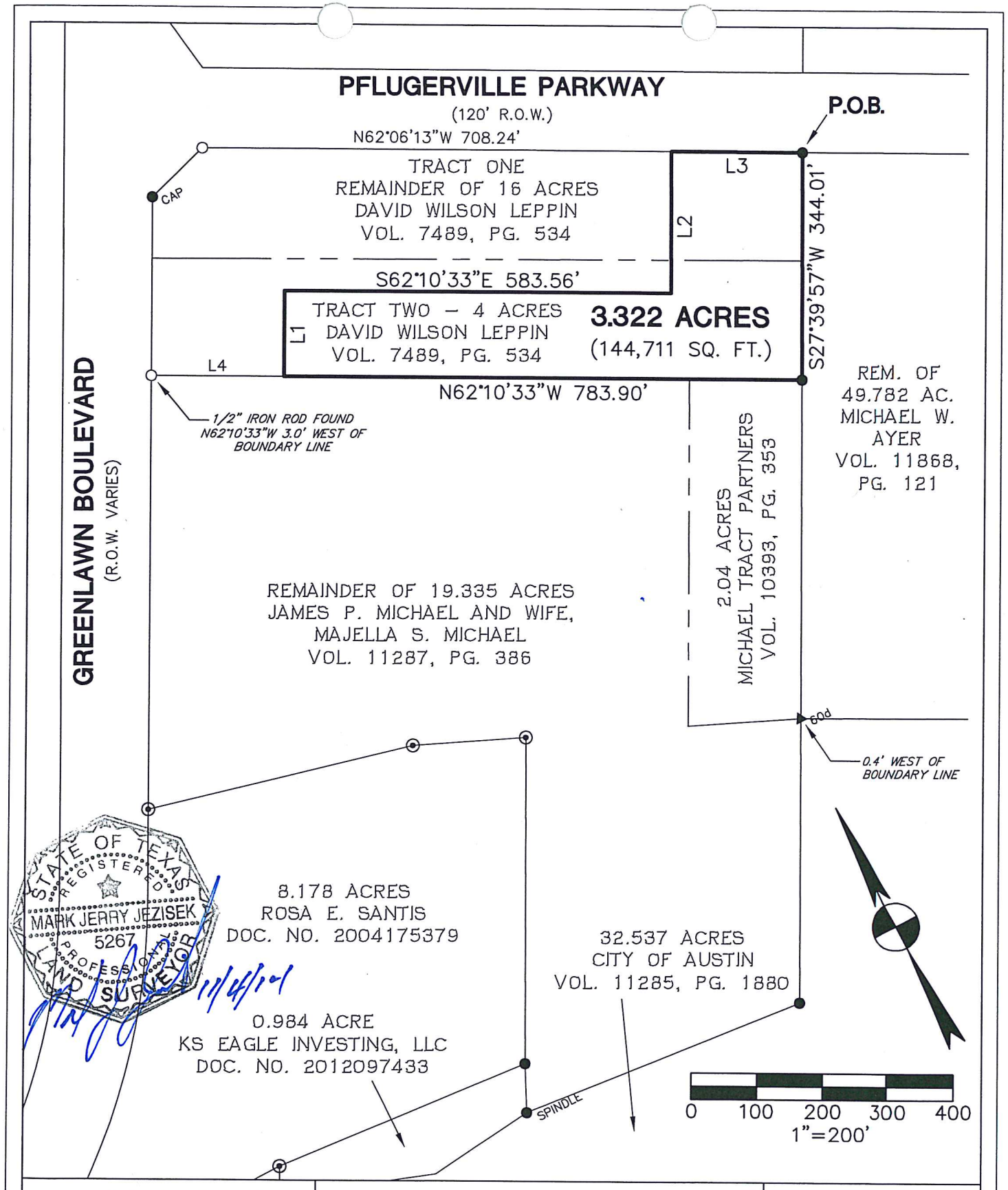
BEARING BASIS: IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

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.

11/4/14

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



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 3.322 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: 14-421(MJJ)	FILE: H:\110849\002\110849002EX2.DWG	PROJECT No. R0110849-10002

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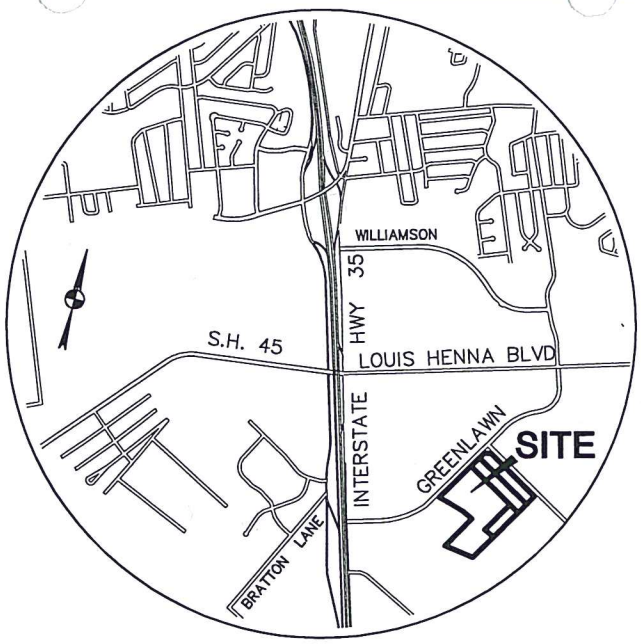

VICINITY MAP
N.T.S.

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	N27°48'58"E	130.00'
L2	N27°39'57"E	214.26'
L3	S62°06'13"E	200.00'
L4	N62°10'33"W	200.00'

STATE OF TEXAS
REGISTERED
MARK JERRY JEZISEK
5267
PROFESSIONAL
LAND SURVEYOR

11/4/14

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Austin, Texas 78701
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