

**LEGAL DESCRIPTION
RODNEY M. ANDERSON 0.0143 ACRES
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

This description is for a tract of 625 square feet or 0.0143 ACRES, said tract being situated entirely in the City of Austin, Texas and being a part of and out of Lot 11, Grant Park, according to the plat of same recorded in Volume 6, Page 107, Plat Records of Travis County, said Lot 11 having been conveyed by Ballard's, Inc. to Rodney M. Anderson by deed dated April 1, 1983 and recorded in Volume 8045, Page 1070, Deed Records, said 0.0143 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron pipe found the original northeast corner of Lot 12 of said Grant Park, said point being the northwest corner of a tract conveyed to JSP Construction Investment, LLC by deed dated July 21, 2016 and recorded in Instrument No. 2016119017, Official Public Records, and also being on the south right-of-way of East Martin Luther King Jr. Boulevard;

THENCE across said Lot 12 S 22°30'43" W 81.10 feet to a point on the north face of a commercial building, from said point the northeast corner of said building bears N 79°13'16" E 26.45 feet;

THENCE southerly across said building S 10°30'07" E 41.65 feet to a point on the south face of said building;

THENCE westerly along the south face of said building S 79°10'32" W a distance of 15.00 feet to a point on said face;

THENCE northerly across said building N 10°30'07" W 41.66 feet to a point on the north face of said building;

THENCE easterly along the north face of said building N 79°13'16" E 15.00 feet to the **PLACE OF BEGINNING** and containing 0.0143 acres of land.

Note: All bearings shown hereon are referenced to The Texas Coordinate System of 1983 (NAD83 2011), Central Zone.



4/15/2026

Henry S. Maddux III RPLS 6706

Date

Starr Technical Services Texas Licensed Surveying Firm No. 10193754
3779 W. FM 436, Belton, Texas 76513



EAST MARTIN LUTHER KING JR BOULEVARD

LINE	BEARING	DISTANCE
L1	S11°50'54"E	10.00'
L2	N11°51'00"W	10.00'

According to FEMA FIRM PANEL No. 48453C0470K, Effective Date of 1/6/2016, this property lies in Zone "X", an area outside of the 0.2% chance flood plain (500 year flood plain).



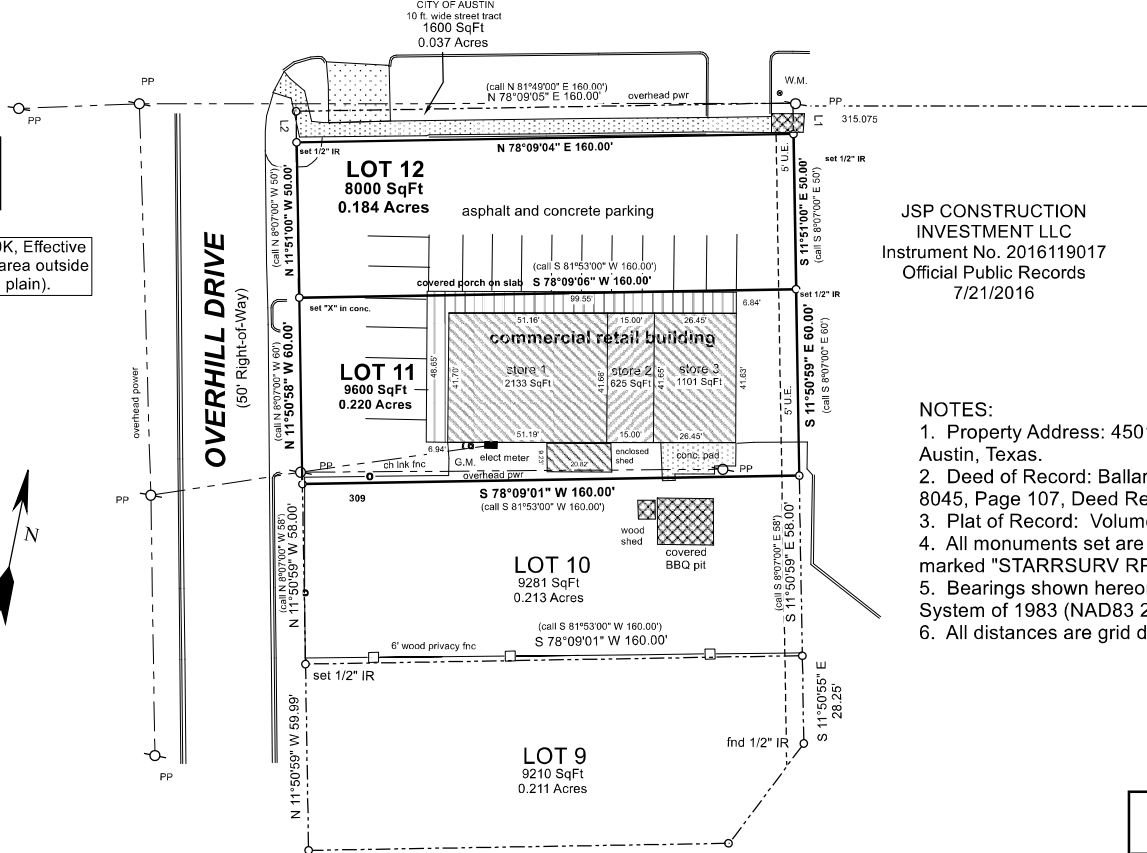
I, Henry S. Maddux III, Registered Professional Land Surveyor No. 6706, do certify that this plat represents a survey made on the ground under my supervision and that no overages, underages, or encroachments were located on the property except as shown hereon.

Henry S. Maddux III

Henry S. Maddux III

03/19/2026

Date



JSP CONSTRUCTION
INVESTMENT LLC
Instrument No. 2016119017
Official Public Records
7/21/2016

- NOTES:
1. Property Address: 4501 East Martin Luther King Jr. Boulevard, Austin, Texas.
 2. Deed of Record: Ballards, Inc. to Rodney M. Anderson, Volume 8045, Page 107, Deed Records, 4/1/1983.
 3. Plat of Record: Volume 6, Page 107, Plat Records.
 4. All monuments set are 1/2" iron rods with orange plastic caps marked "STARRSURV RPLS 6706".
 5. Bearings shown hereon are referenced to the Texas Coordinate System of 1983 (NAD83 2011), Central Zone.
 6. All distances are grid distances.

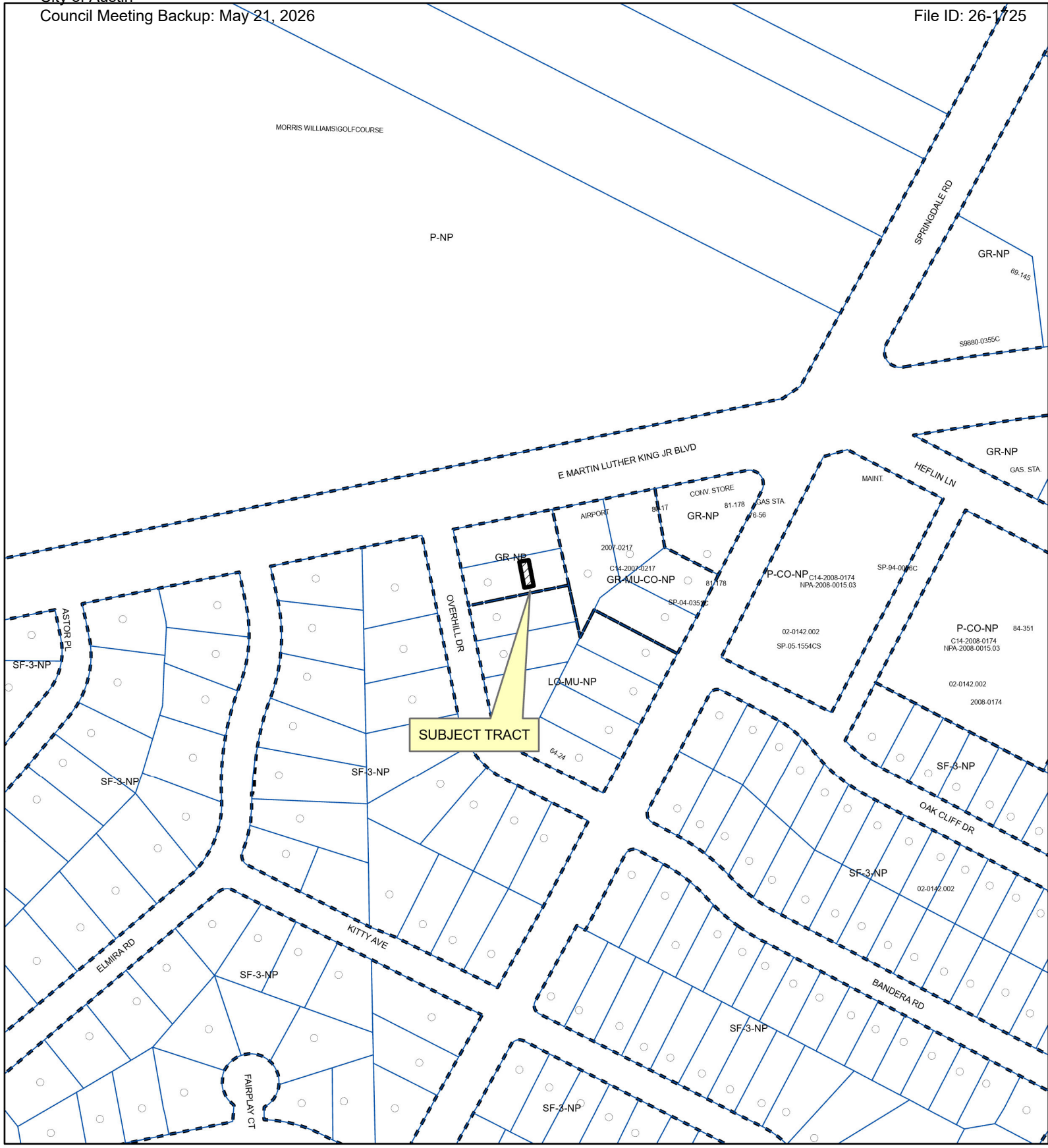
SURVEY PLAT OF

LOTS 11 and 12 GRANT PARK

STARR SURVEYING
TEXAS LICENSED SURV. FIRM NO. 10193754
1021 12th. Street Suite 4B
Huntsville Texas 77340
936-662-0077

JOB NO. 26028 CUSTOMER: RODNEY ANDERSON

DRWN: HSM DATE: 03/19/2026






SUBJECT TRACT

ZONING

ZONING CASE#: C14-2026-0005

EXHIBIT "B"



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

