

EXHIBIT "A"

EXHIBIT “ ___ ”

(Zoning Exhibit)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.9071 ACRES (83,072 SQUARE FEET), MORE OR LESS, BEING OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 52, BLOCK “A”, SILVERSTONE PHASE 2, SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS RECORDED IN VOLUME 84, PGS. 147B-147D OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS (P.R.T.C.T.) SAID LOT 52 CONVEYED TO STEVE CISNEROS IN DOCUMENT NO. 2021196079 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 1.9071 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wards.com
www.4wards.com

BEGINNING, at a 1/2-inch iron rod with “4Ward Boundary” cap set in the north line of said Lot 52 and the south line of a called 8.46 acre tract conveyed to Eddy Leonard Kornegay in Document No. 2005001669 (O.P.R.T.C.T.) for the northeast corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with “Premier” cap found in said south line of said Kornegay tract for the common north corner of said Lot 52 and Lot 53 of said Block “A” Silverstone Phase 2, Section 2 bears N79°03'35"E, a distance of 66.94 feet;

THENCE, leaving the south line of said Kornegay tract, in part with being over and across said Lot 52, the common line of Lot 52, Lot 51 and Lot 50 of said Block “A” Silverstone Phase 2, Section 2, and the common line of said Lot 52 and Lot 8, Block A, Amended Plat of Lots 1-8, Block A, of Silverstone Phase 2 Section 1, a subdivision in Travis County, Texas recorded in Volume 86, Page 151C (P.R.T.C.T.), **S08°42'04"W**, passing at a distance of 112.98 feet to a 1/2" iron rod found for an angle point of the common line of said Lot 52 and Lot 51, passing at a distance of 302.90 feet to a 1/2-inch iron rod found for the southwest corner of said Lot 51, the westernmost corner of said Lot 50, and the northwest corner of said Lot 8, continuing in all, a distance of **338.75** feet to a 1/2-inch iron rod found for an angle point in the west line of said Lot 8, and the northeast corner of Lot 7, of said Block A, Amended Plat of Lots 1-8, for the southeast corner hereof;

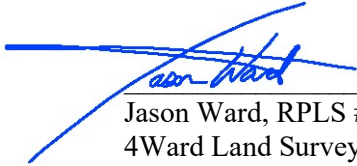
THENCE, in part with the common line of said Lot 52 and Lot 3 through Lot 7, of said Block A, Amended Plat of Lots 1-8, Block A of Silverstone Phase 2, Section 1, **N69°41'59"W**, passing at a distance of 82.59 feet, a 1/2-inch iron rod found for the northwest corner of said Lot 7 and the northeast corner of said Lot 6, passing at a distance of 247.65 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 4, and the northeast corner of said Lot 3, continuing in all, a distance of **340.40** feet to a calculated point for the northwest corner of said Lot 3 and the northeast corner of Lot 2, of said Block A, Amended Plat of Lots 1-8, Block A of Silverstone Phase 2, Section 1, and the southeast corner of the remainder of a called 227.98 acres tract (Called First Tract), conveyed to Cecil Pennington in Volume 1271, Page 488, of the Deed Records of Travis County, Texas (D.R.T.C.T.), for the southwest corner hereof;

THENCE, leaving the north line of said Block A, Amended Plat of Lots 1-8, Block A of Silverstone Phase 2, Section 1, with the common line of said Lot 52 and said Pennington tract, **N01°34'46"E**, a distance of **145.97** feet to a bolt found in the south line of a called 8.46 acres tract conveyed to Eddy Leonard Kornegay in Document No. 2005001669 (O.P.R.T.C.T.), for the northeast corner of said Pennington tract, and the northwest corner hereof;

THENCE, with the common line of said Lot 52 and said Kornegay tract, **N79°03'35"E**, a distance of **373.26** feet to the **POINT OF BEGINNING** and containing 1.9071 acres (83,072 Square Feet) of land, more or less;

NOTES:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000046744335. Reference drawing: 01595.dwg.


7/29/2024
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



OVERALL
10.6907 ACRE(S)
465,688 SQUARE FEET

MOBILE BUILDING

TRACT 2
1.9071 ACRES
83,072 SQUARE FEET

APPROXIMATE LOCATION OF
12.75" TEXAS GAS SERVICE
COMPANY PIPELINE
(512) 407-1529
VOL. 1964, PG. 433
D.R.T.C.T.

APPROXIMATE LOCATION OF
12.75" TEXAS GAS SERVICE
COMPANY PIPELINE
(512) 407-1529
VOL. 412, PG. 411
D.R.T.C.T.

APPROXIMATE LOCATION OF
50' GAS EASEMENT
VOL. 84, PG. 147B-147D
P.R.T.C.T.

APPROXIMATE LOCATION OF
20' GAS EASEMENT
VOL. 436, PG. 3
D.R.T.C.T.

5' BUILDING
SETBACK LINE
VOL. 9421, PG. 564
VOL. 9683, PG. 984
R.P.R.T.C.T.

5' BUILDING
SETBACK LINE
VOL. 9421, PG. 564
VOL. 9683, PG. 984
R.P.R.T.C.T.

100' ELECTRIC AND/OR
DISTRIBUTION LINE EASEMENT
VOL. 1061, PG. 431
D.R.T.C.T.
AMENDED IN VOL. 13296, PG. 172
R.P.R.T.C.T.
ASSIGNED TO LCRA TRANSMISSION
SERVICES CORPORATION
DOC. NO. 2001202371
O.P.R.T.C.T.
SHOWN ON PLAT
VOL. 84, PG. 147B-147D
P.R.T.C.T.

LOT 51
OWNER: DOMINGO VALADEZ
DOC. NO. 2001153045
O.P.R.T.C.T.

LOT 50
OWNER: LUIS GARCIA
DOC. NO. 2017137799
O.P.R.T.C.T.

LOT 7, BLOCK A
AMENDED PLAT OF LOT 1-8,
BLOCK A, OF SILVERSTONE
PHASE 2 SECTION 1
VOL. 86, PG. 151C
P.R.T.C.T.
OWNER: JESUS GUTIERREZ
DOC. NO. 2001181580

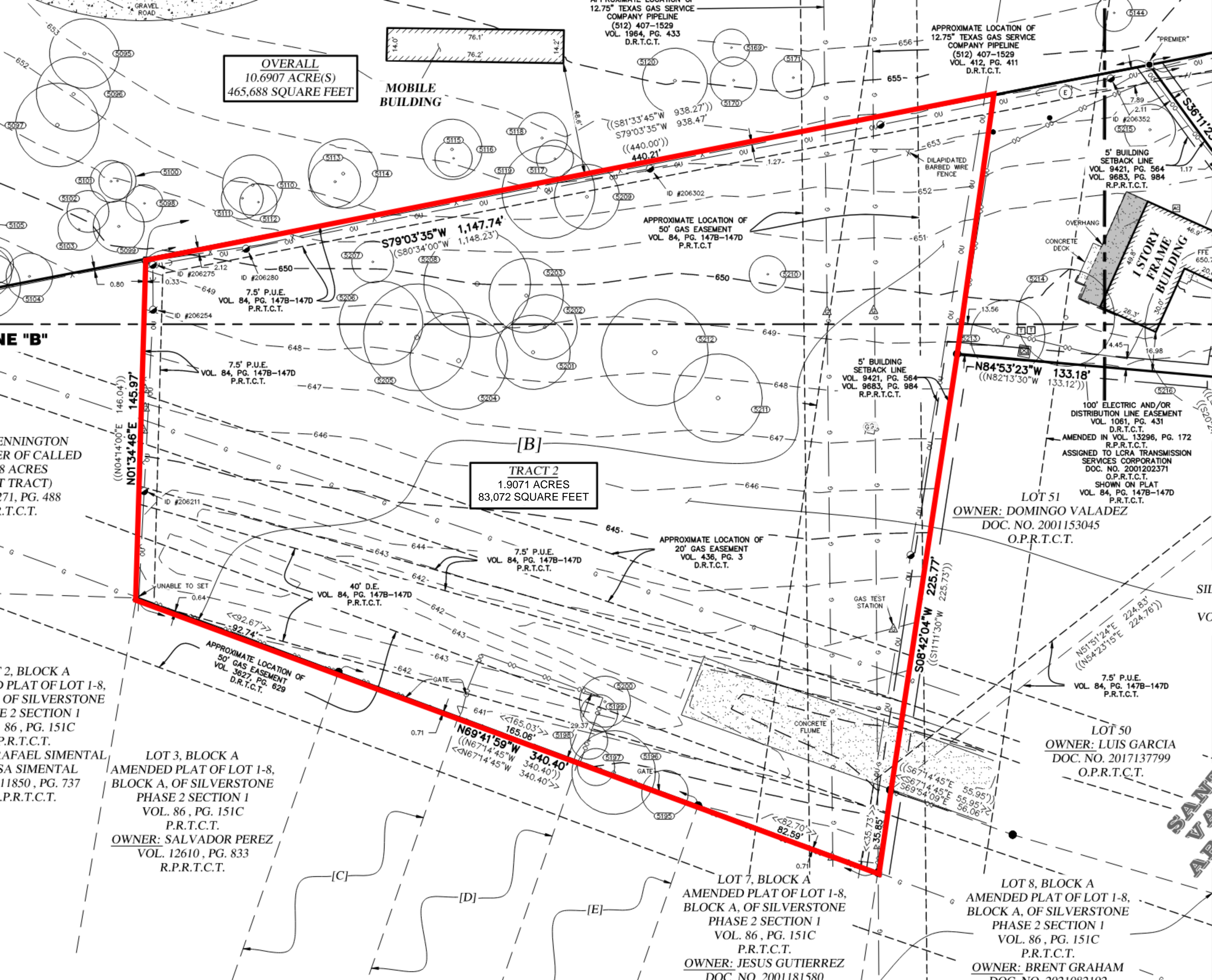
LOT 8, BLOCK A
AMENDED PLAT OF LOT 1-8,
BLOCK A, OF SILVERSTONE
PHASE 2 SECTION 1
VOL. 86, PG. 151C
P.R.T.C.T.
OWNER: BRENT GRAHAM
DOC. NO. 2001182102

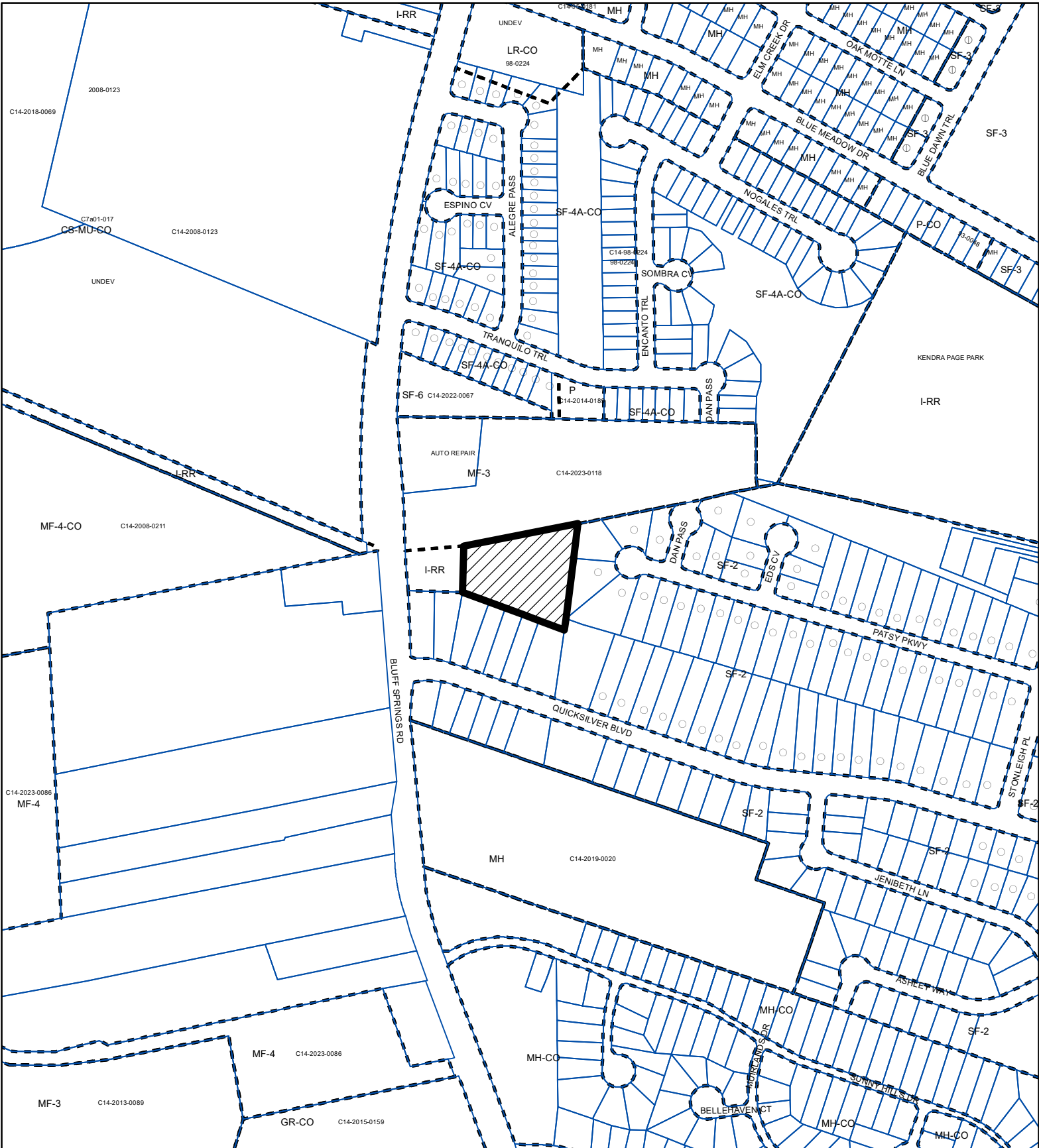
LOT 3, BLOCK A
AMENDED PLAT OF LOT 1-8,
BLOCK A, OF SILVERSTONE
PHASE 2 SECTION 1
VOL. 86, PG. 151C
P.R.T.C.T.
OWNER: SALVADOR PEREZ
VOL. 12610, PG. 833
R.P.R.T.C.T.

LOT 2, BLOCK A
AMENDED PLAT OF LOT 1-8,
BLOCK A, OF SILVERSTONE
PHASE 2 SECTION 1
VOL. 86, PG. 151C
P.R.T.C.T.
OWNER: RAFAEL SIMENTAL
VOL. 11850, PG. 737
R.P.R.T.C.T.

ENNINGTON
OWNER OF CALLED
8 ACRES
(TRACT)
VOL. 84, PG. 488
P.R.T.C.T.

LINE "B"








ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0057



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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

1" = 400'

Created: 9/4/2024