

## COA Law Department

## EXHIBIT "A"

PARCEL 5288.01 (1.385 ACRES)  
J..C. TANNEHILL SURVEY NO. 29  
ABSTRACT NO. 22  
AUSTIN, TRAVIS COUNTY, TEXAS

### DESCRIPTION OF PARCEL 5288.01 (1.385 ACRES)

DESCRIPTION OF A 1.385 ACRE (60,349 SQUARE FOOT) PARCEL, OUT OF THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 20.554 ACRES (TRACT 1) CONVEYED TO CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY (CMTA) BY SPECIAL WARRANTY DEED DATED SEPTEMBER 27, 2006, AS RECORDED IN DOCUMENT NO. 2006188973, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 1.385 ACRE (60,349 SQUARE FOOT) PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with "McGray McGray" cap set at the northeast corner of this parcel, being in the north line of said 20.554 acre CMTA tract, and in the existing south right-of-way line of Loyola Lane (120 foot width), from which a 1/2-inch iron rod with "Survcon" cap found in the north line of said 20.554 acre CMTA tract, and the existing south right-of-way line of Loyola Lane, bears South 63°19'10" East 571.74 feet, said POINT OF BEGINNING having Grid Coordinates of N=10,083,675.57, E=3,142,715.36;

- 1) THENCE, along the east line of this parcel, crossing said 20.554 acre CMTA tract, **South 26°54'28" West 356.52 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the southeast corner of this parcel;
- 2) THENCE, along the south line of this parcel, crossing said 20.554 acre CMTA tract, **North 63°05'32" West 153.89 feet** to a 1/2-inch iron rod with "SDHTP" cap found at an angle point in the west line of said 20.554 acre CMTA tract, being at an angle point in the east line of that tract described as 85.439 acres (Part Two) conveyed to the State of Texas by Special Warranty Deed, as recorded in Volume 11339, Page 205, Real Property Records, Travis County, Texas;
- 3) THENCE, continuing along the south line of this parcel, the west line of said 20.554 acre CMTA tract, and the east line of said 85.439 acre State of Texas tract, **North 53°50'21" West 49.87 feet** to a 1/2-inch iron rod with "McGray McGray" cap set at the southwest corner of this parcel, being at an angle point in the west line of said 20.554 acre CMTA tract, and at an angle point in the east line of said 85.439 acre State of Texas tract, from which a 1/2-inch iron rod found bears North 39°14'17" East 6.45 feet;

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THENCE, along the west line of this parcel and said 20.554 acre CMTA tract, and the east line of said 85.439 acre State of Texas tract, the following two (2) courses, numbered 4 and 5:

- 4) with a curve to the right, whose delta angle is **02°28'47"**, radius is **1,860.00 feet**, an arc distance of **80.50 feet**, and the chord of which bears **North 36°31'34" East 80.49 feet** to a 1/2-inch iron rod with "McGray McGray" cap set, and
- 5) **North 38°54'47" East 274.62 feet** to a 1/2-inch iron rod with "SAM" cap found at the northwest corner of this parcel and said CMTA tract, being in the existing south right-of-way line of Loyola Lane, from which a 1/2-inch iron rod with "SDHTP" cap found in the west line of said 85.439 acre State of Texas tract, being in the east line of that tract described as 4.55 acres conveyed to Austin Rugby Land Corporation by General Warranty Deed, as recorded in Volume 11350, Page 436, Real Property Records, Travis County, Texas, bears North 63°19'10" West 101.74 feet, and South 38°54'47" West 254.02 feet, and from which a 1/2-inch iron rod with "SDHTP" cap found at an angle point in the west line of said 85.439 acre State of Texas tract, and the east line of said 4.55 acre Austin Rugby Land Corporation tract, bears, with a curve to the left, whose delta angle is 02°26'59", radius is 1,960.00 feet, an arc distance of 83.80 feet, and the chord of which bears South 36°34'14" West 83.79 feet;

PARCEL 5288.01 (1.385 ACRES)

- 6) THENCE, along the north line of this parcel and said 20.554 acre CMTA tract, and the existing south right-of-way line of Loyola Lane, **South 63°19'10" East 132.54 feet** to the POINT OF BEGINNING and containing 1.385 acres (60,349 square feet) of land within these metes and bounds.

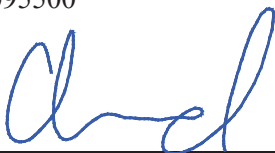
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Texas Central Zone (4203), NAD83 (2011) Epoch 2010.00.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPELS Survey Firm# 10095500



12/13/2022

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:/Parsons~22-124~Walnut Odor Control/Description/1.385 Ac Parcel-Rev1

Issued 11/30/2022, Revised 12/13/2022

AUSTIN GRID N-25  
TCAD# 0219301110

SKETCH TO ACCOMPANY DESCRIPTION  
OF PARCEL NO. 5288.01, 1.385 AC. OR 60,349 SQ. FT. OF  
LAND OUT OF J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22  
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 100'

P.O.B. GRID COORDINATES

N= 10,083,675.57'

E= 3,142,715.36'

(S60°40'56"E 704.16')

LOYOLA LANE  
(120' R.O.W. WIDTH)

AUSTIN RUGBY LAND CORPORATION  
VOL. 11350, PG. 436, R.P.R.T.C.T.  
TRACT 2  
(4.55 ACRES)  
MARCH 15, 1990

J.C. TANNEHILL  
SURVEY NO. 29  
ABSTRACT NO. 22

PARCEL 5288.01  
1.385 ACRES  
60,349 SQ. FT.

S63°19'10"E 571.74'

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	80.50'	1,860.00'	02°28'47"	N36°31'34"E	80.49'
(C1)	(80.35')	(1,071.74')	(04°17'44")	(N39°09'43"E)	(80.33')
C2	83.80'	1,960.00'	02°26'59"	S36°34'14"W	83.79'

TITLE COMMITMENT:

TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY

EFFECTIVE DATE: MAY 9, 2022

ISSUED DATE: MAY 20, 2022

GF NO. 202202153

LEGAL DESCRIPTION:

TITLE VESTED: CITY OF AUSTIN

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW  
(WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS  
EXCEPTION): DELETED

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS  
CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT  
MATTERS OR DELETE THIS EXCEPTION):

A. ELECTRIC EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY  
DATED AUGUST 28, 1936, BY INSTRUMENT RECORDED IN VOLUME 559,  
PAGE 18 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

[UNABLE TO DETERMINE LOCATION FROM DEED - POSSIBLY SUBJECT TO]  
B. ELECTRIC EASEMENT GRANTED TO THE CITY OF AUSTIN DATED  
DECEMBER 5, 1995, BY INSTRUMENT RECORDED IN VOLUME 1853, PAGE  
44 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

[UNABLE TO DETERMINE LOCATION FROM DEED - POSSIBLY SUBJECT TO]  
C. WATER AND WASTEWATER EASEMENT GRANTED TO THE CITY OF AUSTIN  
DATED NOVEMBER 5, 1986 BY INSTRUMENT RECORDED IN VOLUME 10016,  
PAGE 178 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS,  
AS SHOWN ON SURVEY DATED MARCH 20, 2006, LAST REVISED APRIL 17,  
2006, PREPARED BY JOE D. WEBBER, JR., REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4552 ("THE SURVEY"). [DOES NOT AFFECT]

D. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN WATER UTILITY  
AND ACCESS EASEMENT AGREEMENT DATED OCTOBER 23, 2003, RECORDED  
UNDER DOCUMENT NO. 2003257096 OF THE OFFICIAL PUBLIC RECORDS  
OF TRAVIS COUNTY, TEXAS, AS SHOWN ON THE SURVEY.

[SUBJECT TO - SHOWN ON SURVEY]

LEGEND

●	1/2" IRON ROD CAP STAMPED "SDHTP" FOUND (UNLESS NOTED)	VOL./PG.	VOLUME/PAGE
●	1/2" IRON ROD FOUND	P.O.B.	POINT OF BEGINNING
●	1/2" IRON ROD WITH CAP "MCGRAY & MCGRAY" SET	R.O.W.	RIGHT OF WAY
●	1/2" IRON ROD WITH CAP "MCGRAY & MCGRAY" SET	DOC. NO.	DOCUMENT NUMBER
●	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS	(.....)	RECORD INFORMATION
●	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS	D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS

REVISED: 12/13/22

ISSUED: 11/30/22

TCAD# 0219301110

NOTES:

1. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES AND IN U.S.  
SURVEY FEET. ALL DISTANCES ARE GRID

2. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS,  
TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH  
AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO  
THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY  
SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND  
UNDER MY DIRECTION AND SUPERVISION.

*Chris Conrad*

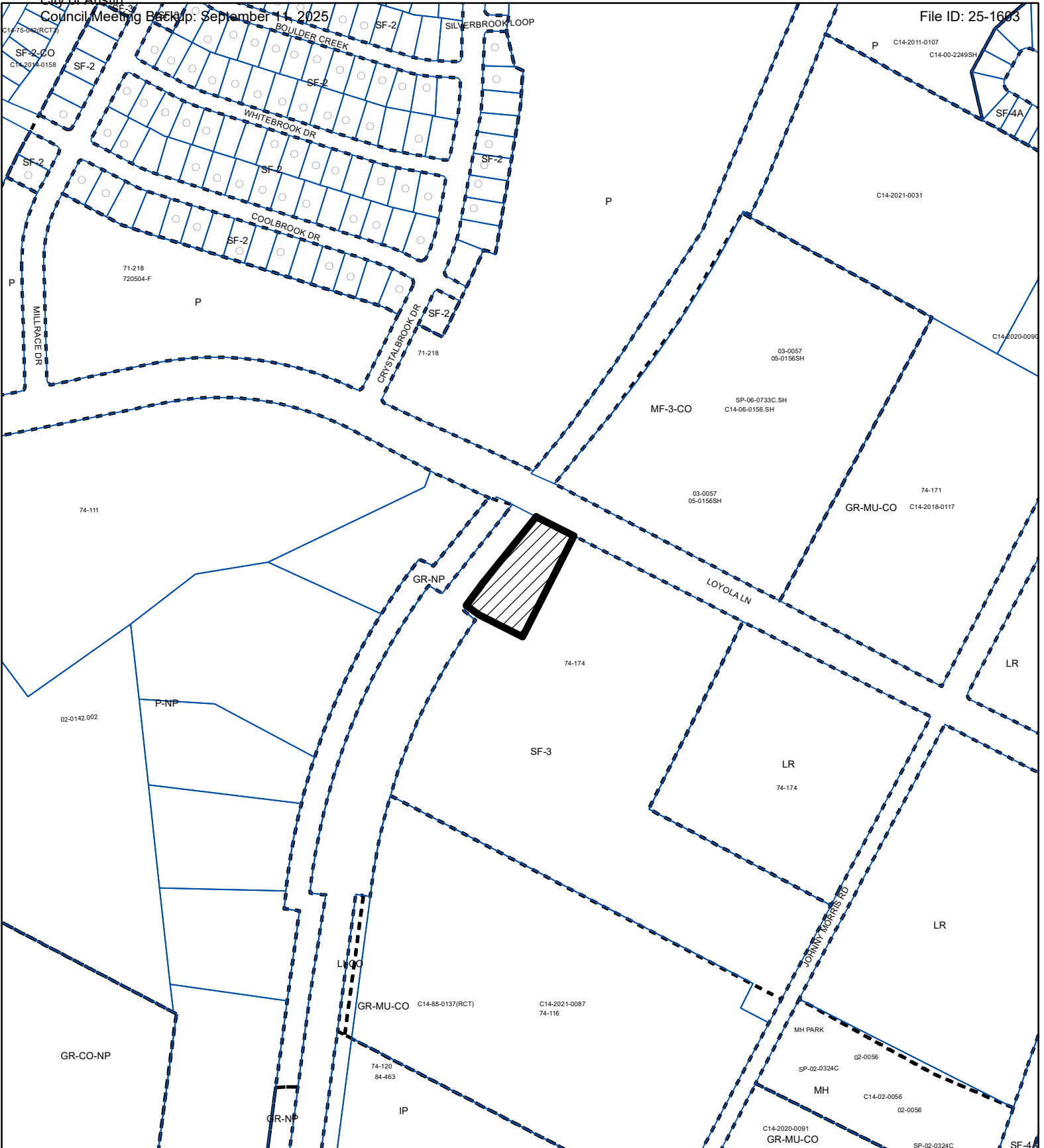
12/13/22

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: There is a description to accompany this plat.



**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	AUSTIN GRID#	N25
DATE:	11/30/22	TECH:	EAN
PROJECT:	22-124	FIELD:	NG/DS
FIELD BOOK:	BK/PG	SHEET:	4 OF 4



## ZONING

## EXHIBIT "B"

ZONING CASE#: C14-2024-0006



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

Exhibit A

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.



Created: 1/26/2024