



EXHIBIT "A"

LEGAL DESCRIPTION

FIELD NOTES DESCRIBING 1.381 ACRES OF LAND OUT OF THE WILLIAM CANNON SURVEY NO. 19 IN TRAVIS COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF THAT CALLED 25.9971 ACRE TRACT CONVEYED TO ANCHOR EQUITIES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED IN DOCUMENT NO. 2004128519, 2006157375 and 2005002408 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found in the west right of way line of Cooper Lane same being in the southerly line of Lot 2 of the Thomas and Euers Subdivision recorded in Volume 76 Page 360 of the Plat Records of Travis County, Texas;

THENCE along the west right of way line of Cooper Lane South 04°16'40" East 3.58 feet to a capped iron rod found for the beginning to a curve to the right;

THENCE along said curve with a radius of 268.00 feet and whose chords bearing and basis bears South 11°03'07" West 142.30 feet to a capped iron rod found for the point of tangency;

THENCE continuing along said right of way South 26°25'10" West 28.82 feet to a capped iron rod found and South 68°40'11" West 40.44 feet to a capped iron rod found in the north right of way line of Dittmar Road to the beginning of a curve to the left;

THENCE along said curve with a radius of 645.00 feet and whose chords bearing and basis bears North 72°19'35" West 200.03 feet to a capped iron rod set at the southeast corner of Lot 33 of Taylor Estates Section 1 a subdivision recorded in Document No. 200600136 of the Plat Records of said County for the southwest corner hereof;

THENCE along the east line of Lot 33 and the west line of the herein described tract the following courses:

- 1) North 07°30'53" East 57.83 feet to a capped iron rod set
- 2) North 53°01'04" West 175.10 feet to a capped iron rod set
- 3) North 03°20'56" East 56.41 feet to a capped iron rod set in the south line of Lot 2 of the Thomas Euers Subdivision for the northwest corner hereof, from which a 60D nail found bears North 76°24'50" West 894.21 feet;

THENCE along the south line of Lot 2 and the north line of the herein described tract South 76°25'16" East 408.53 feet to the PLACE OF BEGINNING and containing 1.381 acres of land, more or less.

THIS DESCRIPTION IS TO BE USED WITH THE ATTACHED SURVEY ONLY.



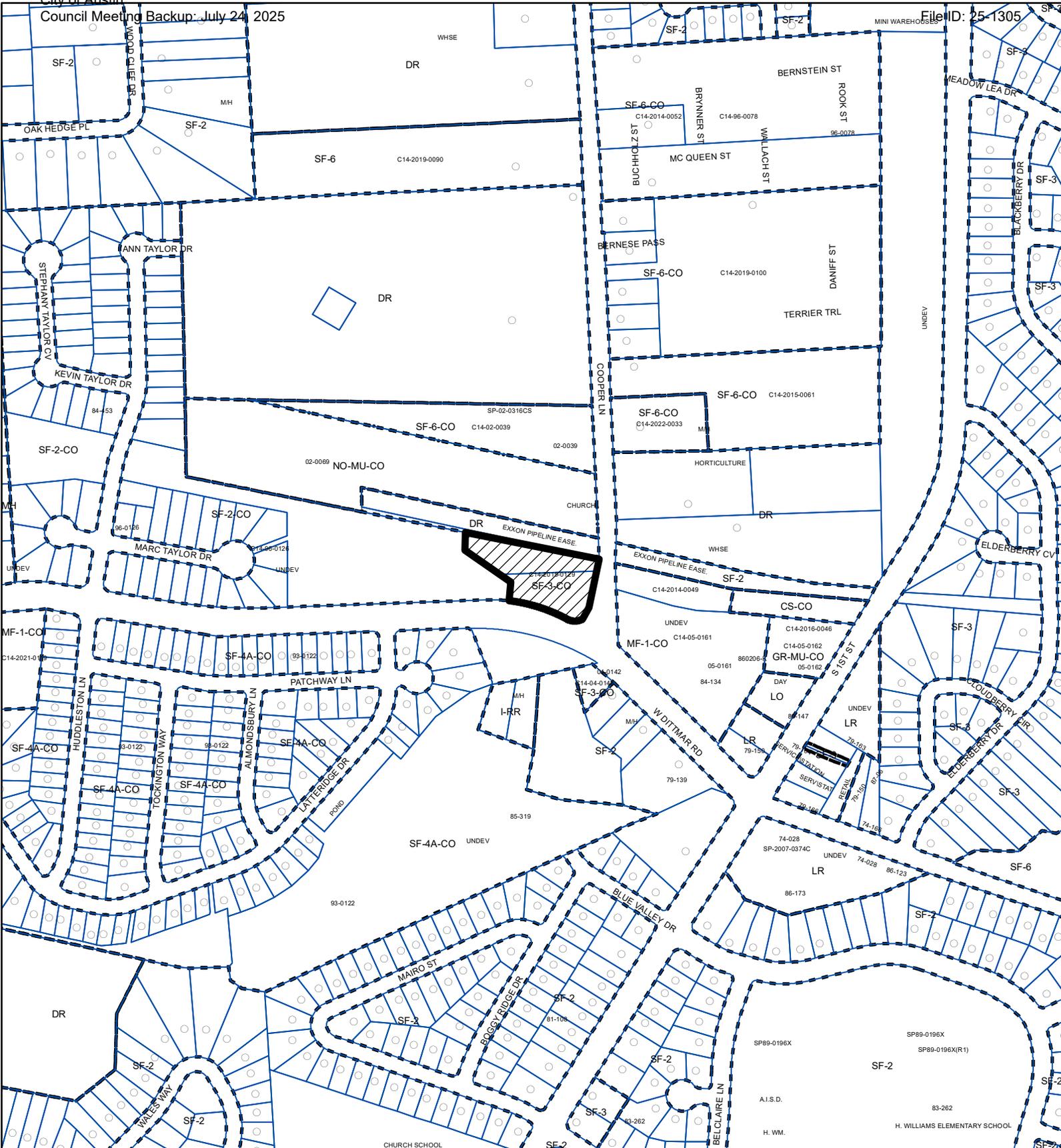
Victor M. Garza RPLS No. 4740

*2/28/24*

Date

B & G Land Surveying, Inc.  
1404 West North Loop, Blvd.  
Austin, TX 78756  
PH 512-458-6969  
Firm Registration No. 100363-00

Job #B0207324\_legal



**ZONING**

**EXHIBIT "B"**

ZONING CASE#: C14-2025-0002



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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.



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