



## EXHIBIT "A"

# HOLT CARSON, INCORPORATED

## PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
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“EXHIBIT \_\_\_\_”

**FIELD NOTE DESCRIPTION OF 1.029 ACRES OF LAND, BEING A PORTION OF LOT 36, LAKE SIDE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 66 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN (1.032 ACRE) TRACT OF LAND AS CONVEYED TO JAMES H. JOHNSTONE AND WIFE, KATHY A. JOHNSTONE BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13077, PAGE 1674 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½” iron pipe found at a point in the interior of Lot 36, Lake Side Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 66 of the Plat Records of Travis County, Texas, same being a point in the East right-of-way line of Bunny Run, also being the Northwest corner of that certain (1.032 acre) tract of land as conveyed to James H. Johnstone and wife, Kathy A. Johnstone by Warranty Deed with Vendor's Lien recorded in Volume 13077, Page 1674 of the Real Property Records of Travis County, Texas, and also being the Southwest corner of that certain (1.277 acre) tract of land as conveyed to John S. Grosso and Mary Jane Mitchell, Trustees of the John S. Grosso and Mary Jane Mitchell Revocable Trust by deed recorded in Document No. 2017147121 of the Official Public Records of Travis County, Texas and being the Northwest corner and the **PLACE OF BEGINNING** of the herein described tract;

**THENCE** leaving the East right-of-way line of Bunny Run and continuing through the interior of Lot 36, Lake Side Addition, with the common line of said (1.032 acre) Johnstone tract and said (1.277 acre) Grosso and Mitchell tract, **S 59 deg. 09'17" E 280.20 ft.** to a calculated point at the Northeast corner of said (1.032 acre) Johnstone tract, same being the Southeast corner of said (1.277 acre) Grosso and Mitchell tract, also being a point in the common line of Lot 36 and Lot 37, Lake Side Addition and being the Northeast corner of the herein described tract;

**THENCE** with the common line of Lot 36 and Lot 37, Lake Side Addition, and with the East line of said (1.032 acre) Johnstone tract, **S 30 deg. 57'30" W 160.00 ft.** to a ½” iron rod found at the Southeast corner of said (1.032 acre) Johnstone tract, same being the Northeast corner of that certain (0.258 acre) tract of land, identified as “Tract 2” as conveyed to Walker Lawrence Molinare and Sandy D. Molinare by deed recorded in Document No. 2021196770 of the Official Public Records of Travis County, Texas and being the Southeast corner of the herein described tract;

1.029 Acres

End of Page 1 of 2

**1.029 Acres**  
**Page 2 of 2**

**THENCE** re-entering the interior of Lot 36, Lake Side Addition, with the common line of said (1.032 acre) Johnstone tract and said (0.258 acre) Molinare tract, **N 59 deg. 10'10" W 280.20 ft.** to a ½" iron rod found in the East right-of-way line of Bunny Run, at the Northwest corner of said (0.258 acre) Molinare tract, same being the Southwest corner of said (1.032 acre) Johnstone tract, and being the Southwest corner of the herein described tract;

**THENCE** with the East right-of-way line of Bunny Run and with the West line of said (1.032 acre) Johnstone tract, **N 30 deg. 57'30" E 160.07 ft.** to the **PLACE OF BEGINNING** and containing **1.029 acres** of land.

SURVEYED: July 18, 2024  
PREPARED: September 27, 2024



Holt Carson  
Registered Professional Land Surveyor No. 5166  
see accompanying map: C1156042



TCAD Parcel: 01\_3319\_07\_05  
City of Austin Grid: F-28

# Legend

- ⊙ ½" Iron Rod Found
  - ipf ⊙ ½" Iron Pipe Found
  - ⊗ Calculated Point
  - ⊗ Cut "X" Found
  - ◇—◇— Wrought Iron Fence
  - x— Wire Fence
  - //— Wood Board Fence
  - ...pole... Overhead Utility Line
- (Record Bearing and Distance)

## SKETCH TO ACCOMPANY DESCRIPTION OF

1.029 ACRES OF LAND BEING A PORTION OF LOT 36, LAKE SIDE ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 66 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT HAVING BEEN CONVEYED TO JAMES H. JOHNSTONE AND WIFE, KATHY A. JOHNSTONE BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13077, PAGE 1674 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED AT 4007 BUNNY RUN.

SURVEYED: July 18, 2024.  
PREPARED: September 27, 2024.  
BY



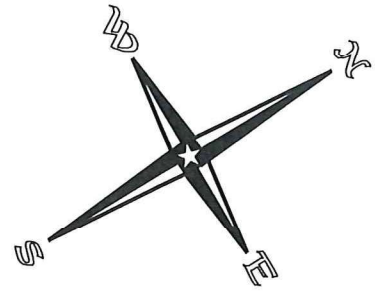
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SCALE 1" = 40'

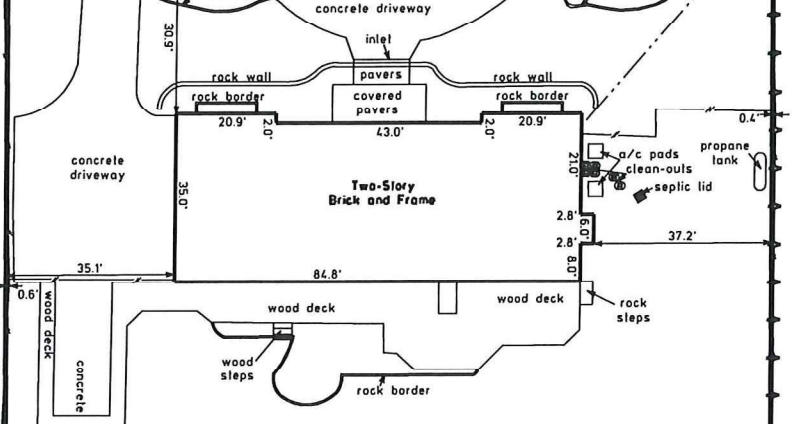
**BUNNY RUN (60' R.O.W.)**  
per Volume 2933 Page 102



**BEARING BASIS**  
(N30°57'30"E 160.00')

**N30°57'30"E 160.07'**

**PLACE OF BEGINNING**



**Two-Story  
Brick and Frame**

(1.277 Acres)  
John S. Grosso and  
Mary Jane Mitchell  
Trustees of the John S. Grosso and  
Mary Jane Mitchell Revocable Trust  
Document No. 2017147121

Walker Lawrence Molinare and  
Sandy D. Molinare  
Document No. 2021196770

"Tract 2"

(0.258 Acres)

(S58°58'43"E 280.99' per Doc. 2017147121)

(S59°05'30"E 280.97')

**S59°09'17"E 280.20'**

(N60°16'51"W 280.74' per Doc. 2021196770)

**N59°10'10"W 280.20'**  
(N59°05'30"W 280.97')

**1.029 ACRE  
SURVEYED**

(1.032 Acres)  
**JAMES H. JOHNSTONE AND WIFE  
KATHY A. JOHNSTONE**  
Warranty Deed with Vendor's Lien  
Volume 13077 Page 1674

**TAKE FOR BEARING  
VOLUME 3 PAGE 33**

**S30°57'30"W 160.00'**  
(S30°57'30"W 160.00')

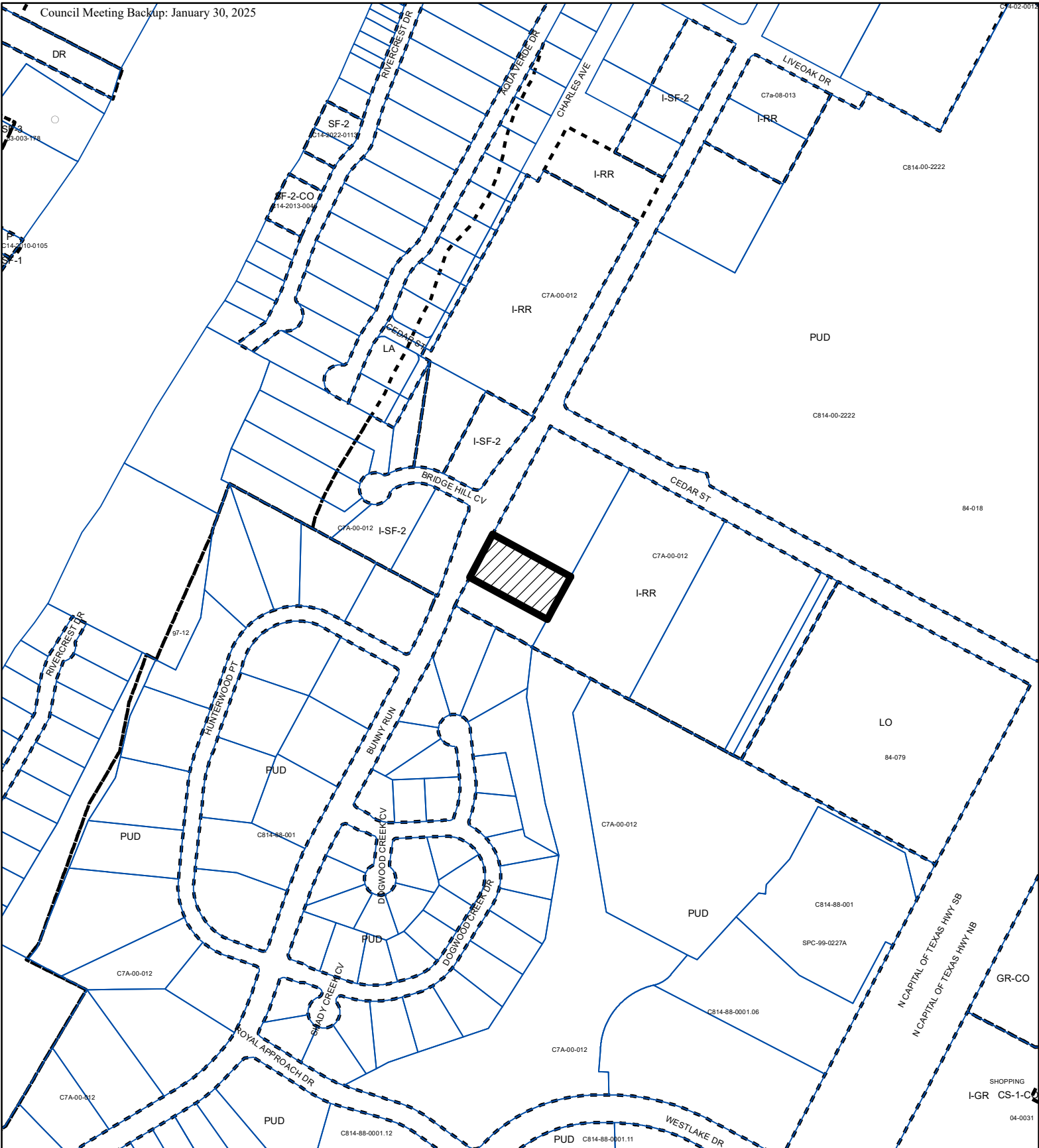
(20.936)

Banes Independent School District  
Volume 12083 Page 21.92

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

**LOT 37**



### ZONING EXHIBIT "B"

ZONING CASE#: C14-2024-0148



-  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.



Created: 10/2/2024