



**EXHIBIT "A"**

STATE OF TEXAS                   §  
   §  
   §  
   §  
   §  
   §  
COUNTY OF TRAVIS           §

A TRACT OR PARCEL OF LAND CONTAINING 0.9949 ACRES, (43,336 SQUARE FEET), BEING OUT OF AND A PART OF BLOCK 8, THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 445, PAGE 582, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.9949 ACRE TRACT OF LAND BEING THAT CERTAIN CALLED 0.986 ACRE TRACT OF LAND AS CONVEYED TO MILES EARNEY BY INSTRUMENT RECORDED IN VOLUME 11762, PAGE 1715, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 11762, PAGE 1715, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS).

BEGINNING at a 1" iron rod found on the northwesterly right-of-way line of Del Curto Road, (right-of-way varies per Document No. 2005154591 of the Official Public Records of Travis County, Texas), for the east corner of that certain called 0.953 acre tract of land as conveyed to Steven Mark Lucas by instrument recorded in Volume 12680, Page 1855, of the Deed Records of Travis County, Texas, same being the southeasterly common corner of said Block 8 and Block 10, of said Theodore Low Heights, same being the south corner and the POINT OF BEGINNING of the herein described tract;

Thence, N 60°14'00" W, along the common line of said 0.953 Acre Tract, a distance of 202.51 feet to a point for corner;

Thence, S 62°23'00" W, along the common line of said 0.953 Acre Tract, a distance of 28.40 feet to a point for corner;

Thence, N 59°39'00" W, along the common line of said 0.953 Acre Tract, a distance of 383.00 feet, (Call 374.03 feet), to a capped, (Precision Surveyors), iron rod set on the common line of that certain called 2.24 acre tract of land as conveyed to Ray Turner, Et Al, Trustees, Faith Methodist Church, by instrument recorded in Volume 1272, Page 89, of the Deed Records of Travis County, Texas, for the west corner of the herein described tract;

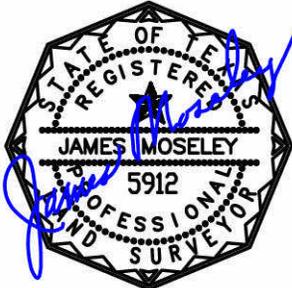
Thence, N 32°04'00" E, along the common line of said 2.24 Acre Tract, a distance of 71.00 feet, (Call 71.13 feet), to a capped, (Precision Surveyors), iron rod set for a corner of Del Curto Condominiums, as recorded by instrument in Document No. 2005154591 of the Official Public Records of Harris County, Texas, same being the north corner of the herein described tract;

Thence, S 59°42'00" E, along the common line of said Del Curto Condominiums, a distance of 410.60 feet to a point for corner;

Thence, S 60°40'00" E, along the common line of said Del Curto Condominiums, a distance of 67.20 feet to a point for corner;

Thence, S 59°45'00" E, along the common line of said Del Curto Condominiums, a distance of 133.53 feet to a capped, (Precision Surveyors), iron rod set on the northwesterly right-of-way line of Del Curto Road for the south corner of said Del Curto Condominiums, same being the east corner of the herein described tract;

Thence, S 30°00'00" W, along the northwesterly right-of-way line of Del Curto Road, a distance of 69.34 feet to the POINT OF BEGINNING and containing 0.9949 acres or 43,336 square feet of land, more or less.



James E. Moseley  
Registered Professional Land Surveyor,  
No. 5912  
Job No. SA2023-01992  
October 5, 2023

See Drawing Attached

GF NO. 2336265-11E MDTOWN TITLE  
 ADDRESS: 2700 DEL CURTO ROAD  
 AUSTIN, TEXAS 78704  
 BORROWER: MILES EARNLEY

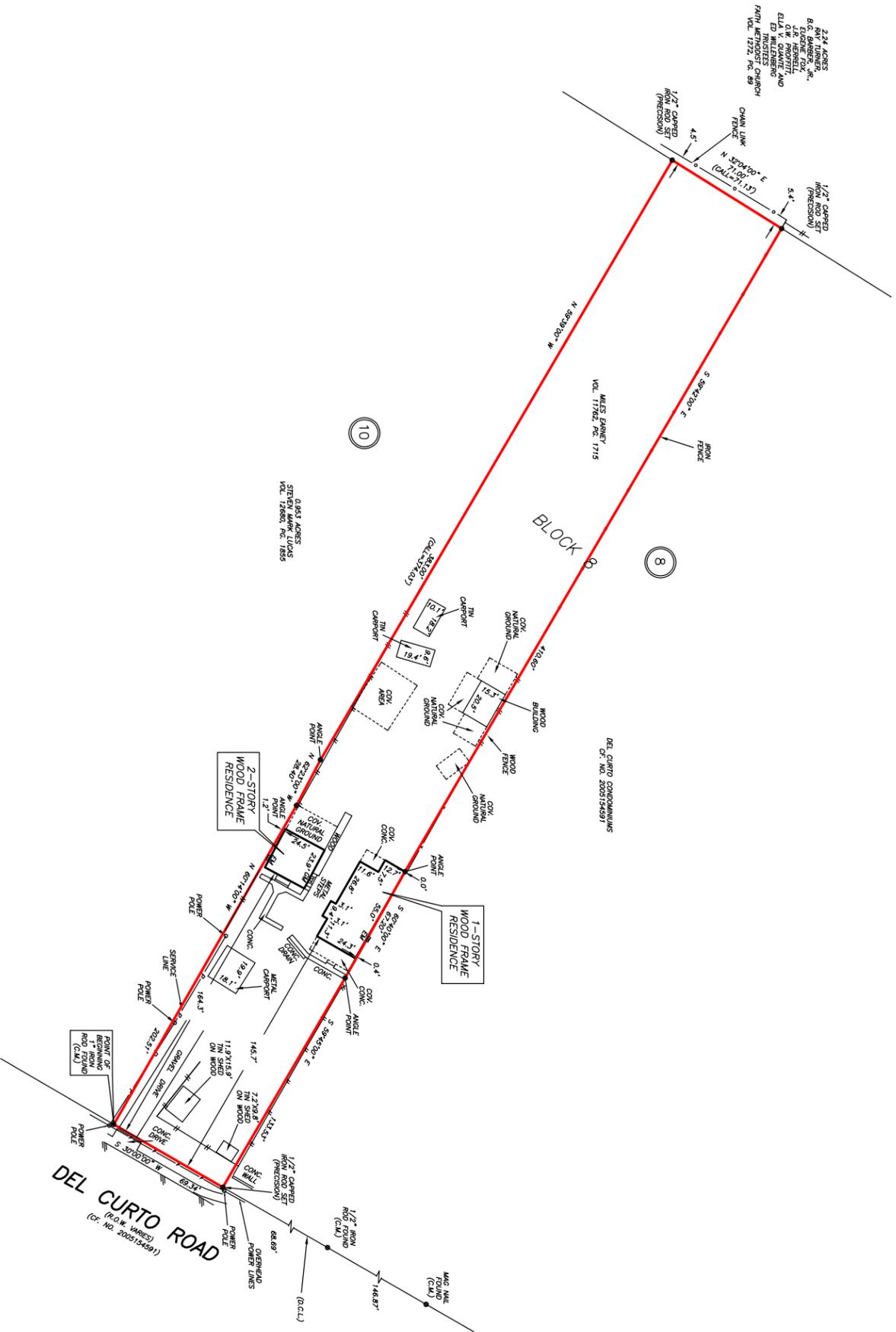
THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS ESTABLISHED  
 BY THE U.S. DEPT. OF HOUSING & URBAN  
 DEVELOPMENT.  
 COMMUNITY/PANEL NO. 48453C 0585 H  
 MAP REVISION: 09/26/2008  
 ZONE X

BASED ONLY ON VISUAL EXAMINATION OF MAPS  
 IMAGINARIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION OF THIS SURVEY  
 WAS BEYOND THE SCOPE OF THIS SURVEY

NOTE: TEXAS POWER AND LIGHT COMPANY EASEMENT PER  
 VOL. 454, PG. 372 VOL. 454, PG. 374 VOL. 570, PG. 347,  
 VOL. 570, PG. 353 VOL. 622, PG. 349 AND VOL. 629, PG. 47.

2.24 ACRES  
 B.F. HARRIS TRACT  
 EXCISE TAX  
 O.W. PROYETTI  
 E.D. QUAMBERG AND  
 FRED. TRUSTEE CHARPH  
 VOL. 1272, PG. 89



SCALE: 1" = 50'

**0.9949 ACRES  
 OUT OF BLOCK 8  
 THEODORE LOW HEIGHTS**

A SUBDIVISION IN TRAVIS COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 445, PAGE 582 OF THE DEED RECORDS  
 OF TRAVIS COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 UNDISCLOSED INTERESTS OR CLAIMS  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMENTARY WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

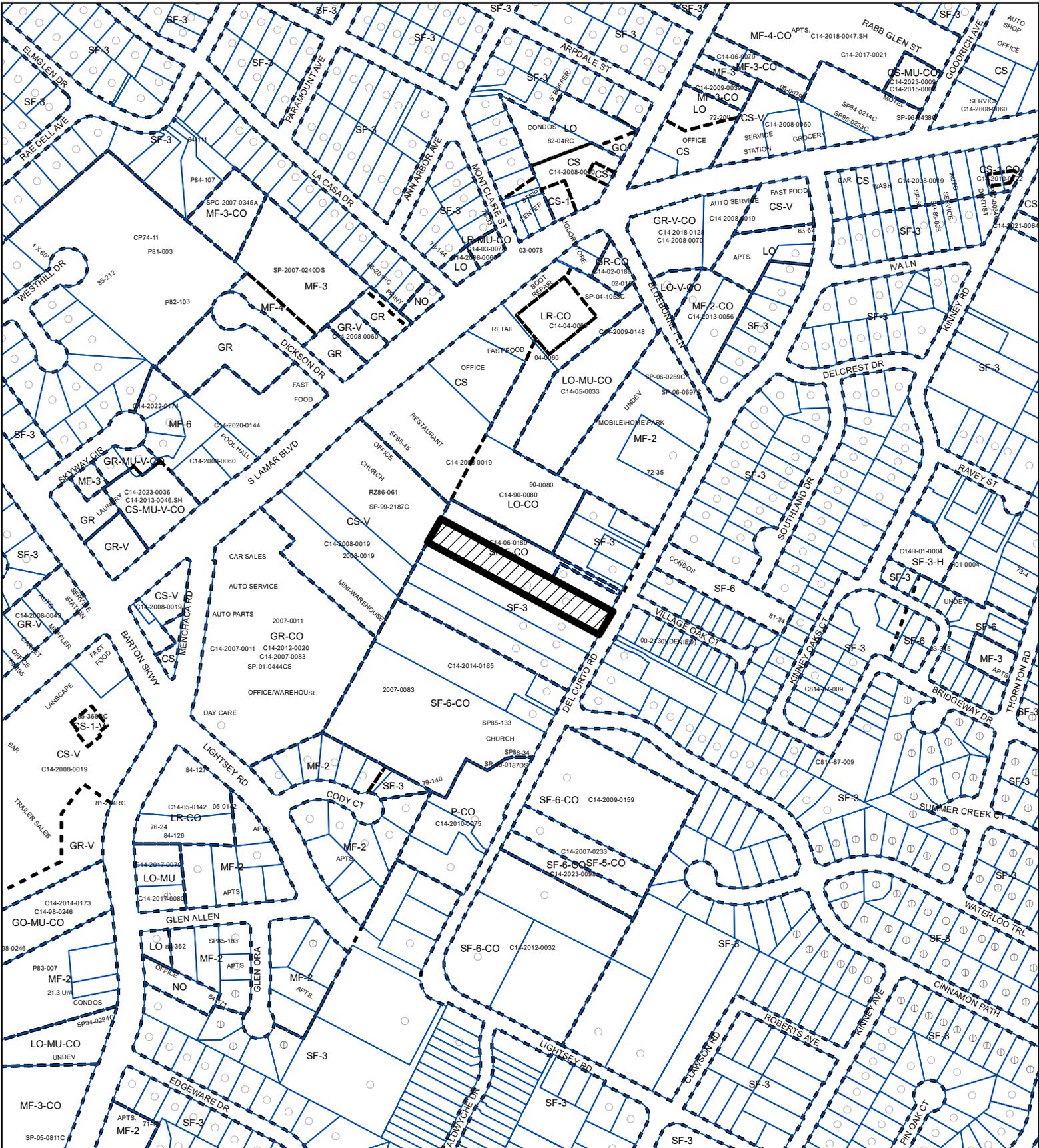
JAMES E. MOSELEY  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5912  
 DRAWING NO. SA2023-01992  
 OCTOBER 5, 2023



PRECISION SURVEYORS  
 PROFESSIONAL LAND SURVEYS

1-800-LANDSURVEY  
 281-496-1588  
 281-496-1587  
 1777 NE LOOP #10 SUITE 600 SAN ANTONIO, TEXAS 78217

DRAWN BY: RE



**ZONING EXHIBIT "B"**

ZONING CASE#: C14-2024-0022



- 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: 2/29/2024