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ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0006 (Eco-9)

Z.A.P. DATE: February 21, 2012

ADDRESS: 9511 North FM 620 Road

APPLICANT: ECO Resources

AGENT: Jim Bennett Consulting (Jim Bennett)

ZONING FROM: Tract 1: P-CO*
Tract 2: GO-CO
Tract 3: RR-CO

TO: GR-MU-CO*

AREA: 9.364 acres

*On January 27, 2012, the applicant submitted a letter amending their rezoning request to include only the front 3.963 acre area that fronts onto FM 620 on this site. This area is currently zoned P-CO and is known as Tract 1 in the previous zoning ordinance for this property, Ordinance No. 050303-Z-15 (please see attached document). The applicant has amended his rezoning request in this case to ask for only GR-CO zoning on this portion of the property.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay will limit the development intensity for the site to less than 2,000 vehicle trips per day and will prohibit the following uses on the property: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Exterminating Services, Funeral Services, Hotel-Motel, Outdoor Entertainment, Pawn Shop Services, Service Station and Theater.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is developed with an office and an outdoor maintenance/warehouse area. The owner, ECO Resources, currently utilizes the site for local Municipal Utility District services. Behind the office building there is an outdoor area surrounded by a chain link fence where maintenance vehicles, such as F-150 trucks and a backhoe, are parked. This tract of land was annexed by the City of Austin on November 6, 2003 (Case C7a-03-011). The applicant is requesting GR, Community Commercial District, zoning on this site because they would like to redevelop the property for Food Preparation and Retail Sales (Convenience) uses.

The staff recommends GR-CO, Community Commercial-Conditional Overlay Combining District, zoning. The proposed GR-CO district zoning will permit the applicant to utilize the existing office/warehouse structure with new commercial uses. The existing GO-CO and RR-CO district zoning to the east of this parcel create a transition in the intensity of uses from RM 620 North to the Canyon Creek residential neighborhood to the east.

The applicant agrees with the staff's recommendation.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	P-CO	Eco Resources (Office, Maintenance and Service Facility) Undeveloped Area
<i>North</i>	MF-2-CO	Multifamily (Escalon at Canyon Creek Apartments)
<i>South</i>	MF-1-CO, SF-6-CO	Multifamily (Colonial Grand at Canyon Creek Apartments), Undeveloped Tract
<i>East</i>	GO-CO, RR-CO, SF-2	Undeveloped Area, Single Family Residences
<i>West</i>	County, SF-2	Undeveloped

AREA STUDY: N/A

TIA: Waived

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Monorail Project
 Bull Creek Foundation
 Home Builders Association of Greater Austin
 Homeless Neighborhood Association
 League of Bicycling Voters
 Leander ISD Population and Survey Analysts
 Long Canyon Homeowners Association
 Long Canyon Phase II & LLL Homeowners Association, Inc.
 SELTEXAS
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appealers Organization
 The Parke HOA
 The Real Estate Council of Austin, Inc.
 2222 Coalition of Neighborhood Association, Inc.
 Volente Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0207 (ECO Resources- 620: 9511 N. RM 620 Road)	I-RR to Tract 1: P and Tract 2: GO The applicant proposed to prohibit the following uses on the Tract 1 of the site: Automotive Rentals, Automotive Repair Services,	2/01/05: Approved staff's recommendation on consent for P- CO for Tract 1, GO-CO for Tract 2, the CO would prohibit the uses listed by the applicant for Tract 1 and would limit the development intensity for the entire site (Tracts 1 and 2 combined) to less than 2,000 vehicle trips per day, adding conditions to: Prohibit access to Savannah Ridge Drive (other than	3/03/05: Approved P-CO for Tract 1, GO- CO for Tract 2, and RR-CO for Tract 3 (7-0); all 3 readings

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	Automotive Sales, Automotive Washing (of any type), Building Maintenance Services, Drop-Off Recycling Collection Facility, Campground, Convenience Storage, Construction Sales and Services, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, Hotel-Motel, Laundry Service, Kennels, Monument Retail Sales, Outdoor Entertainment, Pawn Shop Services, Service Station, Theater, Transitional Housing, Transportation Terminal, and Vehicle Storage.	for emergency vehicles) and to create a Tract 3 designated as RR-CO district zoning for a distance of 300-feet from the eastern most property line that is adjacent to SF-2 zoning, Vote: (9-0); J. Martinez-1 st , J. Gohil-2 nd .	
C14-04-0183	I-RR to MF-3	12/21/04: Approved MF-2-CO, with staff condition to limit development to less than 2,000 vehicle trips per day beyond the existing development and additional condition for a 568 unit limit for the site (9-0)	1/27/05: Approved MF-2-CO (6-0, Dunkerley-absent); 1 st reading 3/03/05: Approved MF-2-CO on consent (7-0); 2 nd /3 rd readings
C14-04-0137	I-RR to MF-1	9/21/04: Approved staff's recommendation of MF-1-CO zoning by consent (7-0, K. Jackson-off dais, J. Gohil-absent)	10/21/04: Approved ZAP recommendation of MF-1-CO by consent (7-0); 1 st reading 11/4/04: Approved MF-1-CO (7-0); 2 nd /3 rd readings
C14-04-0035	I-RR to SF-6	5/18/04: Approved staff's rec. for SF-6-CO zoning, with the addition of the conditions listed in the Letter of Agreement between the applicant and the neighborhood, by consent (8-0)	8/12/04: Granted SF-6-CO on all 3 readings (5-1, B. McCracken – No, J. Goodman – off the dais)

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C14-04-0003	I-RR, I-SF-2 to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-04-0002	I-SF-2, I-RR to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-99-2083	GO to MF-1	11/16/99: Approved staff rec. of MF-1 by consent (7-0)	12/16/99: Approved PC rec. of MF-1-CO (7-0); all 3 readings
C14-99-0022	DR to SF-2	3/9/99: Approved staff rec. of SF-2 by consent (6-0)	4/8/99: Approved PC rec. of SF-2 (5-0); all 3 readings
C14-98-0050	LR, SF-6 to MF-2	5/26/98: Approved staff's alternate rec. of MF-2-CO (TR1), GO-CO (TR-2) by consent (8-0)	7/23/98: Approved MF-2 and GO (7-0); all 3 readings
C14-92-0058	SF-6 to NO, LR	9/1/92: Approved NO-CO	10/22/92: Approved NO-CO (6-0)

RELATED CASES: C14-04-0207 (Previous Zoning Case)
 SP-00-2309D (Site Plan for Office Building Expansion)
 C8J-03-0179.0A (Annexation)

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
RM 620	150'	60'	Major Arterial	-

CITY COUNCIL DATE: March 22, 2012

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@austintexas.gov





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STAFF RECOMMENDATION

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay will limit the development intensity for the site to less than 2,000 vehicle trips per day and will prohibit the following uses on the property: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Exterminating Services, Funeral Services, Hotel-Motel, Outdoor Entertainment, Pawn Shop Services, Service Station and Theater.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed GR-CO district zoning will allow for uses to serve the public along a major arterial roadway within the city, North RM 620 Road. The existing GO-CO and RR-CO district zoning to the east of this parcel will continue to create a transition in the intensity of uses from FM 620 North to the Canyon Creek residential neighborhood to the east.

3. *The proposed zoning should allow for a reasonable use of the property.*

GR-CO zoning will permit the applicant to utilize the existing office/warehouse structure for new Food Preparation and Retail Sales (Convenience) uses.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently developed with an office/warehouse structure. There is a utility truck parking area enclosed by a chain length fence behind the office structure. To the north and south of the site, there are two existing apartment complexes. To the east of the property there are single-family residences (Canyon Creek Residential Neighborhood).

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

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Note: The most restrictive impervious cover limit applies.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no flood plain in or within close proximity of the project location.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

Site Plan Comments

A portion of the site is located within 1,000 feet of RM 620 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of the Hill Country Roadway. The site may be developed with the following maximum floor-to-area ratio (FAR):

Slope	Maximum FAR
0-15%	.25:1
15-25%	.10:1
25-35%	.05:1

Except for clearing necessary to provide utilities or site access, a 100/50 foot vegetative buffer will be required along RM 620. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of right-of-way the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Zoning and Platting Commission

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The site is subject to compatibility standards. Along the east property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

Additional design regulations will be enforced at the time a site plan is submitted.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-2 property.
- No parking or driveways are allowed within 25 feet of the property line
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

This site is on a Scenic Roadway.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

Water and Wastewater

FYI: At present only City water service is to the tract. For information regarding the extension of wastewater service to the tract contact James Grabbs with the Austin Water Utility, Utility Development Services at 625 E. 10th St. 7th floor. Ph: 512-972-0207. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. The water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

ORDINANCE NO. 050303-Z-15

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AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9511 NORTH R.M. 620 ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO PUBLIC-CONDITIONAL OVERLAY (P-CO) COMBINING DISTRICT FOR TRACT 1, GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT FOR TRACT TWO, AND RURAL RESIDENCE-CONDITIONAL OVERLAY (RR-CO) COMBINING DISTRICT FOR TRACT THREE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property described in Zoning Case No. C14-04-0207, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From interim rural residence (I-RR) district to public-conditional overlay (P-CO) combining district.

A 3.963 acre tract of land, more or less, out of Lot 1, Block A, Eco Resources Office Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From interim rural residence (I-RR) district to general office-conditional overlay (GO-CO) combining district.

A 4.170 acre tract of land, more or less, out of Lot 1, Block A, Eco Resources Office Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance; and

Tract Three: From interim rural residence (I-RR) district to rural residence-conditional overlay (RR-CO) combining district.

A 1.231 acre tract of land, more or less, out of Lot 1, Block A, Eco Resources Office Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance, (the "Property")

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locally known as 9511 North R.M. 620 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "D".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. Except for emergency vehicle use, vehicular access from the Property to Savannah Ridge Drive is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
3. The following uses are prohibited uses of Tract One:
 - ~~Automotive rentals~~
 - ~~Automotive sales~~
 - ~~Building maintenance services~~
 - ~~Campground~~
 - ~~Construction sales and services~~
 - ~~Equipment sales~~
 - ~~Funeral services~~
 - ~~Laundry service~~
 - ~~Monument retail sales~~
 - ~~Pawn shop services~~
 - ~~Theater~~
 - ~~Transportation terminal~~
 - ~~Automotive repair services~~
 - ~~Automotive washing (of any type)~~
 - ~~Drop-off recycling collection facility~~
 - ~~Convenience storage~~
 - ~~Equipment repair services~~
 - ~~Exterminating services~~
 - ~~Hotel-motel~~
 - ~~Kennels~~
 - C Outdoor entertainment
 - ~~Service station~~
 - ~~Transitional housing~~
 - ~~Vehicle storage~~

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on March 14, 2005.

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PASSED AND APPROVED

March 3, 2005 §
§
§ Will Wynn
Will Wynn
Mayor

APPROVED: David Allan Smith **ATTEST:** Shirley A. Brown
David Allan Smith Shirley A. Brown
City Attorney City Clerk

3.963 ACRES
PORTION ECO RESOURCES TRACTS
R.M. 620

TRACT C3/14
FN NO. 05-138 (MJJ)
FEBRUARY 9, 2005
BPI JOB NO. 1346-02

EXHIBIT A
DESCRIPTION

OF 3.963 ACRES LAND OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK "A" ECO RESOURCES OFFICE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200100212 AND ALSO BEING ALL OF THAT CERTAIN 0.657 ACRE TRACT OF LAND CONVEYED TO ECO RESOURCES, INC. BY DEED OF RECORD IN DOCUMENT NO. 2002096564 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.963 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with cap found in the easterly line of R.M. 620 (150' R.O.W.), being southwesterly corner of Lot 1, Block "A" Canyon Creek West Section 2, a subdivision of record in Document No. 2001000167 of said Official Public Records and the northwesterly corner of said Lot 1, Block "A" Eco Resources Office, for the northwesterly corner hereof;

THENCE, leaving the easterly line of said R.M. 620, along a portion of the southerly line of said Lot 1, Block "A" Canyon Creek West Section 2, being a portion of the northerly line of said Lot 1, Block "A" Eco Resources Office, for the northerly line hereof, the following four (4) courses and distances:

- 1) S82°45'22"E, a distance of 348.09 feet to a 1/2 inch iron rod with cap found for an angle point;
- 2) S83°34'22"E, a distance of 255.23 feet to a 1/2 inch iron rod found for an angle point;
- 3) S83°28'51"E, a distance of 125.01 feet to a 1/2 inch iron rod found for an angle point;
- 4) S81°50'35"E, a distance of 73.33 feet to the northeasterly corner hereof;

THENCE, S07°48'19"W, leaving the southerly line of said Lot 1, Block "A" Canyon Creek West Section 2, in part over and across said Lot 1, Block "A" Eco Resources Office and in part along the common line of said Lot 1, Block "A" Eco Resources Office and Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One, a subdivision of record in Document No. 200400043 of said Official Public Records, a distance of 175.88 feet to an iron rod with cap found, for the northernmost northwesterly corner of said Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One, for the southeasterly corner hereof;

THENCE, N82°10'03"W, along a portion of the northerly line of said Lot 1, Block "A" Estates at Canyon Creek Subdivision, being a portion of the southerly line of said Lot 1, Block "A" Eco Resources Office, for a portion of the southerly line hereof, a distance of 198.30 to a 1/2 inch iron rod with cap found at the northeasterly corner of said 0.657 acre tract, for an angle point hereof;

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THENCE, leaving the southerly line of said Lot 1, Block "A" Eco Resources Office, along the easterly and southerly lines of said 0.657 acre tract, being a portion of the northerly line of said Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One, for a portion of the southerly line hereof, the following two (2) courses and distances:

- 1) S07°49'57"W, a distance of 40.00 feet to a 1/2 inch iron rod found at the southeasterly corner of said 0.657 acre tract, for an angle point;
- 2) N82°10'03"W, a distance of 726.95 feet to a 1/2 inch iron rod with cap found in the curving easterly line of R.M. 620, being the southwesterly corner of said 0.657 acre tract and the northwesterly corner of said Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One, for the southwesterly corner hereof;

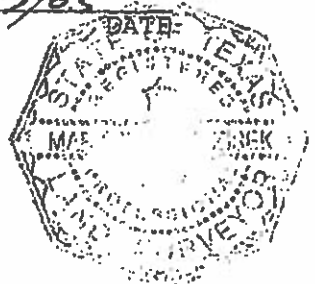
THENCE, along the easterly line of R.M. 620, being the westerly line of said 0.657 acre tract and the westerly line of said Lot 1, Block "A" Eco Resources Office, for the westerly line hereof, the following two (2) courses and distances:

- 1) Along a curve to the right having a radius of 1359.52 feet, a central angle of 01°57'06", an arc length of 46.31 feet and a chord which bears N38°05'11"E, a distance of 46.31 feet to a concrete monument found at the northeasterly corner of said 0.657 acre tract, being the southwesterly corner of said Lot 1, Block "A" Eco Resources Office, for the end of said curve;
- 2) N39°20'44"E, along the easterly line of R.M. 620, being the westerly line of said Lot 1, Block "A" Eco Resources Office, for the westerly line hereof, a distance of 191.89 feet the POINT OF BEGINNING, containing an area of 3.963 acres (172,612 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF AUGUST, 2003. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

Mark J. Jezisek 2/9/05
MARK J. JEZISEK, R.P.L.S.
NO. 5267
STATE OF TEXAS



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LEGEND

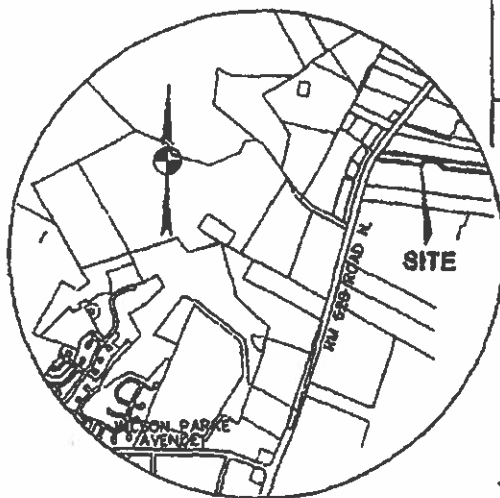
- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD WITH CAP FOUND
- CONCRETE MONUMENT FOUND
- P.O.B. POINT OF BEGINNING

LINE TABLE

No.	Bearing	Distance
L1	S83°34'22"E	255.23'
L2	S83°28'51"E	125.01'
L3	S81°50'35"E	73.33'
L4	S07°48'19"W	175.88'
L5	N82°10'03"W	198.30'
L6	S07°49'57"W	40.00'
L7	N39°20'44"E	191.89'

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	01°57'06"	1359.52	46.31	46.31	N38°05'11"E



VICINITY MAP
N.T.S.



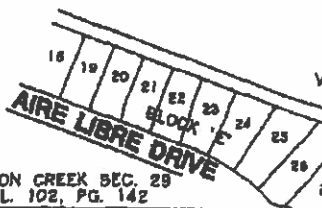
0.657 ACRES
ECO RESOURCES, INC.
DOC. NO. 2002096564

LOT 1 BLOCK "A"
SCS SUBDIVISION
DOC NO. 200300260

LOT 1 BLOCK "A"
ESTATES AT CANYON CREEK
SUBDIVISION
SECTION ONE
DOC. NO. 200400043

LOT 2 BLOCK "A"
SCS SUBDIVISION
DOC NO. 200300260

CANYON CREEK
SECTION 19B
VOL. 93, PG. 138



CANYON CREEK SEC. 29
VOL. 102, PG. 142

LOT 1, BLOCK "A"
ECO RESOURCES OFFICE
DOC. NO. 200100212

LOT 33
BLOCK "B"
CANYON CREEK
WEST SECTION ONE
DOC. NO. 200200010

SHOAL CREEK
PROPERTIES, LTD.
REM. OF 56.279 AC.
DOC. NO. 2000148826

Bury+Partners
ENGINEERING SOLUTIONS
3348 Ben Carver Road, Suite 200
Austin, Texas 78748
Tel. (512)328-0011 Fax (512)328-0326
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SKETCH TO ACCOMPANY DESCRIPTION
OF 3.963 ACRES OF LAND OUT OF THE A. E. LIVINGSTON
SURVEY NO. 455, SITUATED IN TRAVIS COUNTY, TEXAS,
BEING A PORTION OF LOT 1, BLOCK "A" ECO RESOURCES
OFFICE, OF RECORD IN DOCUMENT NO. 200100212 AND ALSO
BEING ALL OF THAT CERTAIN 0.657 ACRE TRACT OF LAND
OF RECORD IN DOCUMENT NO. 2002096564 BOTH OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**ECO
RESOURCES**

DATE: 02/09/05

FILE: H:\1451\01\145101EX4.dwg

FN No.: FN05-138(MJJ)

DRAWN BY: A.L.

PROJ. No: 1346-02

4.170 ACRES
PORTION OF LOT 1, BLOCK "A"
ECO RESOURCES OFFICE

Tract 2 C3/17
FN. NO. 05-105 (MJJ)
FEBRUARY 9, 2005
BPI JOB NO. 1346-02

**EXHIBIT B
DESCRIPTION**

OF 4.170 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK "A" ECO RESOURCES OFFICE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200100212 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.170 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with cap found in the easterly line of R.M. 620 (150' R.O.W.), being the southwesterly corner of Lot 1, Block "A" Canyon Creek West Section 2, a subdivision of record in Document No. 200100167 of said Official Public Records and the northwesterly corner of said Lot 1, Block "A" Eco Resources Office;

THENCE, leaving the easterly line of R.M. 620, along a portion of the southerly line of said Lot 1, Block "A" Canyon Creek West Section 2, being a portion of the northerly line of said Lot 1, Block "A" Eco Resources Office, the following four (4) courses and distances:

- 1) S82°45'22"E, a distance of 348.09 feet to a 1/2 inch iron rod with cap found for an angle point;
- 2) S83°34'22"E, a distance of 255.23 feet to a 1/2 inch iron rod found for an angle point;
- 3) S83°28'51"E, a distance of 125.01 feet to a 1/2 inch iron rod found for an angle point;
- 4) S81°50'35"E, a distance of 73.33 feet to the POINT OF BEGINNING and northwesterly corner hereof;

THENCE, S81°50'35"E, continuing along a portion of the southerly line of said Lot 1, Block "A" Canyon Creek West Section 2, being a portion of the northerly line of said Lot 1, Block "A" Eco Resources Office, for the northerly line hereof, a distance of 1401.84 feet to the northeasterly corner hereof;

THENCE, S28°42'54"W, leaving the southerly line of said Lot 1, Block "A" Canyon Creek Section 2, over and across said Lot 1, Block "A" Eco Resources Office, for the easterly line hereof, a distance of 179.74 feet to a point in the northerly line of Lot 2, Block "A" SCS Subdivision, a subdivision of record in Document No. 200300260 of said Official Public Records, being the southerly line of said Lot 1, Block "A" Eco Resources Office, for the southeasterly corner hereof, from which a 1/2 inch iron rod found in the westerly line of Lot 15, Block "I" Canyon Creek Section 19B, a subdivision of record in Volume 93, Page 138 of the Plat Records of Travis County, Texas, being the southeasterly corner of said Lot 1, Block "A" Eco Resources Office and the northeasterly corner of said Lot 2 bears S82°10'03"E, a distance of 321.09 feet;

3/18

THENCE, in part along a portion of the southerly line of said Lot 1, Block "A" Eco Resources Office and in part over and across the remaining portion of said Lot 1, Block "A" Eco Resources Office, being in part along a portion of the northerly line of said Lot 2 and in part along the northerly line of Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One, a subdivision of record in Document No. 200400043 of said Official Public Records, for the southerly line hereof, the following four (4) courses and distances:

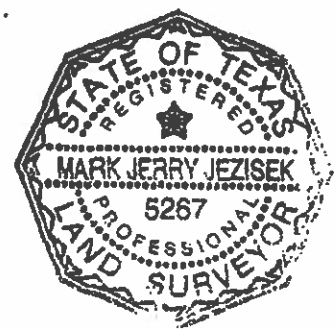
- 1) N82°10'03"W, passing at a distance of 327.12 feet a 1/2 inch iron rod with cap found being the common northerly corner of said Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One and said Lot 2 and continuing for a total distance of 774.11 feet to a 1/2 inch iron rod with cap found for an angle point;
- 2) N54°45'20"W, a distance of 151.56 feet to a 1/2 inch iron rod with cap found for an angle point;
- 3) N62°07'58"W, a distance of 157.58 feet to a 1/2 inch iron rod with cap found for an angle point;
- 4) N81°56'54"W, a distance of 281.03 feet to a 1/2 inch iron rod with cap found being the northernmost northwesterly corner of said Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One, for the southwesterly corner hereof;

THENCE, N07°48'19"E, leaving the northerly line of said Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One, over and across said Lot 1, Block "A" Eco Resources Office, for the westerly line hereof, a distance of 51.04 feet to the POINT OF BEGINNING, containing an area of 4.170 acres (181,648 sq. ft.) of land, more or less, within these metes and bounds.

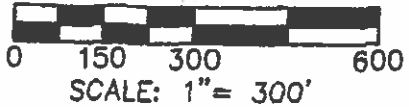
I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF AUGUST, 2003. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY+PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

Mark J. Jezisek 2/9/05
MARK J. JEZISEK, R.P.L.S.
NO. 5267
STATE OF TEXAS



C319
R.M. 620
(150' R.O.W.)

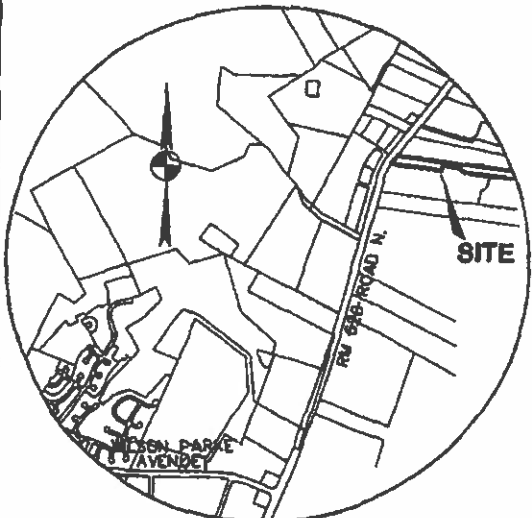


LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD WITH CAP FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMECEMENT

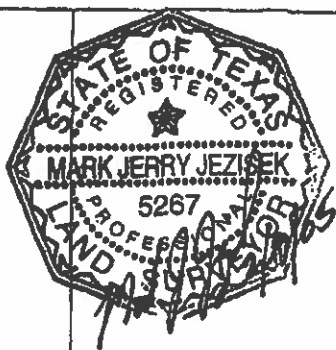
LINE TABLE

No.	Bearing	Distance
L1	S28°42'54"W	179.74'
L2	N54°45'20"W	151.56'
L3	N62°07'58"W	157.58'
L4	N81°56'54"W	281.03'
L5	N07°48'19"E	51.04'
L6	S83°34'22"E	255.23'
L7	S83°28'51"E	125.01'
L8	S81°50'35"E	73.33'
L9	S82°10'03"E	321.09'



VICINITY MAP
N.T.S.

BEARING BASIS NOTE:
THE BASIS OF BEARINGS SHOWN HEREON IS THE SOUTHERNMOST SOUTHWESTERLY LINE OF LOT 2, BLOCK "A" CANYON CREEK SECTION 6, A SUBDIVISION OF RECORD IN OCUMENT NO. 200000330 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



0.657 ACRES
ECO RESOURCES, INC.
DOC. NO. 2002096564

LOT 1 BLOCK "A"
SCS SUBDIVISION
DOC NO. 200300260

LOT 1 BLOCK "A"
ESTATES AT CANYON CREEK
SUBDIVISION
SECTION ONE
DOC. NO. 200400043

LOT 2 BLOCK "A"
SCS SUBDIVISION
DOC NO. 200300260

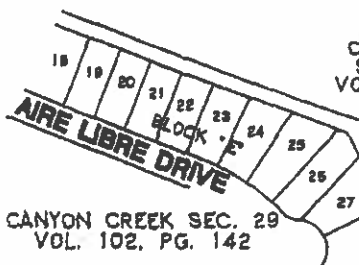
LOT 1, BLOCK "A"
ECO RESOURCES OFFICE
DOC. NO. 200100212

LOT 1, BLOCK "A"
ECO RESOURCES OFFICE
DOC. NO. 200100212

LOT 1, BLOCK "A"
CANYON CREEK WEST SECTION 2
DOC. NO. 200100167

LOT 33
BLOCK "B"
CANYON CREEK
WEST SECTION ONE
DOC. NO. 200200010

SHOAL CREEK
PROPERTIES, LTD.
REN. OF 56.279 AC.
DOC. NO. 2000148826



SKETCH TO ACCOMPANY DESCRIPTION
OF 4.170 ACRES OF LAND OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK "A" ECO RESOURCES OFFICE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200100212 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ECO RESOURCES

Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200
Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2005

1.231 ACRES
PORTION OF LOT 1, BLOCK "A"
ECO RESOURCES OFFICE

Tract 33/20
FN. NO. 05-106 (MJJ)
FEBRUARY 9, 2005
BPI JOB NO. 1346-02

EXHIBIT C
DESCRIPTION

OF 1.231 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK "A" ECO RESOURCES OFFICE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200100212 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.231 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with cap found in the easterly line of R.M. 620 (150' R.O.W.), being the southwesterly corner of Lot 1, Block "A" Canyon Creek West Section 2, a subdivision of record in Document No. 200100167 of said Official Public Records and the northwesterly corner of said Lot 1, Block "A" Eco Resources Office;

THENCE, leaving the easterly line of R.M. 620, along a portion of the southerly line of said Lot 1, Block "A" Canyon Creek West Section 2, being a portion of the northerly line of said Lot 1, Block "A" Eco Resources Office, the following four (4) courses and distances:

- 1) S82°45'22"E, a distance of 348.09 feet to a 1/2 inch iron rod with cap found for an angle point;
- 2) S83°34'22"E, a distance of 255.23 feet to a 1/2 inch iron rod found for an angle point;
- 3) S83°28'51"E, a distance of 125.01 feet to a 1/2 inch iron rod found for an angle point;
- 4) S81°50'35"E, a distance of 1475.17 feet to the POINT OF BEGINNING and northwesterly corner hereof;

THENCE, S81°50'35"E, in part along a portion of the southerly line of said Lot 1, Block "A" Canyon Creek West Section 2 and in part along a portion of the southerly line of Lot 33, Block "A" Canyon Creek West Section One, a subdivision of record in Document No. 200200010 of said Official Public Records and in part along the southerly line of the remaining portion of that certain 56.279 acre tract of land conveyed to Shoal Creek Properties, Ltd. by deed of record in Document No. 2000148626 of said Official Public Records, being along a portion of the northerly line of said Lot 1, Block "A" Eco Resources Office, for the northerly line hereof, a distance of 320.40 feet to concrete monument found in the westerly line of Lot 12, Block "I" Canyon Creek Section 19B, a subdivision of record in Volume 93, Page 138 of the Plat Records of Travis County, Texas, being the southeasterly corner of the remaining portion of said 56.279 acre tract and the northeasterly corner of said Lot 1, Block "A" Eco Resources Office;

C3/2

THENCE, S28°42'54"W, along the westerly line of said Lot 12 and the westerly lines of Lots 13-15 (inclusive) of said Block "I" Canyon Creek Section 19B, being the easterly line of said Lot 1, Block "A" Eco Resources Office, for the easterly line hereof, a distance of 177.80 feet to a 1/2 inch iron rod found in the westerly line of said Lot 15, being the northeasterly corner of Lot 2, Block "A" SCS Subdivision, a subdivision of record in Document No. 200300260 of said Official Public Records and the southeasterly corner of said Lot 1, Block "A" Eco Resources Office, for the southeasterly corner hereof;

THENCE, N82°10'03"W, leaving the westerly line of said Lot 15, along a portion of the northerly line of said Lot 2, being a portion of the southerly line of said Lot 1, Block "A" Eco Resources Office, for the southerly line hereof, a distance of 321.09 feet to the southwesterly corner hereof, from which a 1/2 inch iron rod with cap found at the northeasterly corner of Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One, a subdivision of record in Document No. 200400043 of said Official Public Records, being the northwesterly corner of said Lot 2 bears, N82°10'03"W, a distance of 327.12 feet;

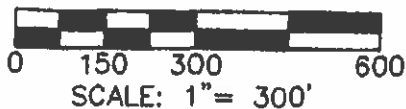
THENCE, N28°42'54"E, leaving the northerly line of said Lot 2, over and across said Lot 1, Block "A" Eco Resources Office, for the westerly line hereof, a distance of 179.74 feet to the POINT OF BEGINNING, containing an area of 1.231 acres (53,632 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF AUGUST, 2003. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY+PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

Mark J. Jezisek 2/9/05
MARK J. JEZISEK, R.P.L.S.
NO. 5267
STATE OF TEXAS



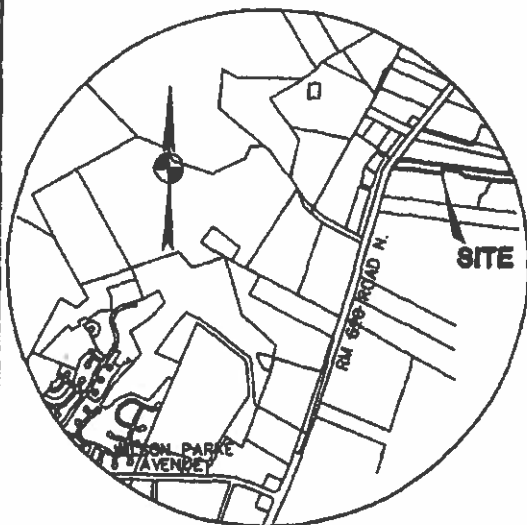


LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD WITH CAP FOUND
- CONCRETE MONUMENT FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE

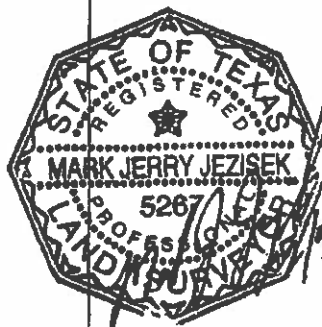
No.	Bearing	Distance
L1	S81°50'35"E	320.40'
L2	S28°42'54"W	177.80'
L3	N82°10'03"W	321.09'
L4	N28°42'54"E	179.74'
L5	S83°34'22"E	255.23'
L6	S83°28'51"E	125.01'
L7	N82°10'03"W	327.12'



VICINITY MAP
N.T.S.

BEARING BASIS NOTE:

THE BASIS OF BEARINGS SHOWN HEREON IS THE SOUTHERNMOST SOUTHWESTERLY LINE OF LOT 2, BLOCK "A" CANYON CREEK SECTION 8, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000330 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



0.657 ACRES
ECO RESOURCES, INC.
DOC. NO. 2002096564

LOT 1 BLOCK "A"
SCS SUBDIVISION
DOC NO. 200300260

LOT 1 BLOCK "A"
ESTATES AT CANYON CREEK
SUBDIVISION
SECTION ONE
DOC. NO. 200400043

LOT 2 BLOCK "A"
SCS SUBDIVISION
DOC NO. 200300260

CANYON CREEK
SECTION 19B
VOL. 93, PG. 138

AIRE LIBRE DRIVE
BLOCK "A"

CANYON CREEK SEC. 29
VOL. 102, PG. 142

P.O.C.

LOT 1, BLOCK "A"
ECO RESOURCES OFFICE
DOC. NO. 200100212

R.M. 620
(150' R.O.W.)

S82°45'22"E
348.09'

S81°50'35"E 1475.17'

LOT 1, BLOCK "A"
ECO RESOURCES OFFICE
DOC. NO. 200100212

LOT 1, BLOCK "A"
CANYON CREEK WEST SECTION 2
DOC. NO. 200100167

LOT 33
BLOCK "B"
CANYON CREEK
WEST SECTION ONE
DOC. NO. 200200010

SHOAL CREEK
PROPERTIES, LTD.
REM. OF 58.279 AC.
DOC. NO. 2000148826

P.O.B.

LOT 1, BLOCK "A"
ECO RESOURCES OFFICE
DOC. NO. 200100212

Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200
Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY DESCRIPTION
OF 1.231 ACRES OF LAND OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN LOT 1, BLOCK "A" ECO RESOURCES OFFICE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200100212 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**ECO
RESOURCES**

DATE: 02/09/05

FILE: H:\1451\01\145101EX3.dwg

FN No.: FND5-106(MJJ)

DRAWN BY: M.J.J.

PROJ. No: 1346-02

