

ORDINANCE NO. 20130228-056

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7003 EAST RIVERSIDE DRIVE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE & CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-6-CO-NP) COMBINING DISTRICT.

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 from single family residence-neighborhood plan (SF-3-NP) combining district to townhouse & condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2012-0113, on file at the Planning and Development Review Department, as follows:

A 7.793 acre tract of land, more or less, out of the Santiago Del Valle Grant the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7003 East Riverside Drive in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse & condominium residence (SF-6) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. 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.

- B. Vehicular access from the Property to Yellow Jacket is prohibited, except for pedestrian, bicycle and emergency ingress and egress. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- C. The maximum height, as defined by City Code, of a building or structure on the Property, described in Exhibits "C-F", may not exceed 20 feet.
- D. The following uses are prohibited uses within a minimum of 25' of the eastern boundary on the Property:

- | | |
|---|---|
| Bed and breakfast residential (group 1) | Bed and breakfast residential (group 2) |
| Condominium residential | Duplex residential |
| Retirement housing-small site | Retirement housing-large site |
| Single-family residential | Single-family attached residential |
| Townhouse residential | Two-family residential |
| Club or lodge | College and university facilities |
| Communication service facilities | Community events |
| Community recreation-private | Community recreation-public |
| Cultural services | Day care services-commercial |
| Day care services-general | Day care services-limited |
| Family home | Group home class 1-general |
| Group home class 1-limited | Local utility services |
| Private primary educational services | Private secondary educational services |
| Public primary educational services | Public secondary educational services |
| Religious assembly | Safety services |
| Telecommunication tower | |

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse & condominium residence (SF-6) base district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 20100927-28 that established the Montopolis neighborhood plan combining district.

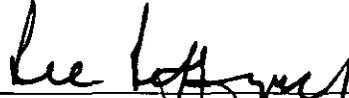
PART 5. This ordinance takes effect on March 11, 2013.

PASSED AND APPROVED

February 28

, 2013

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§
§



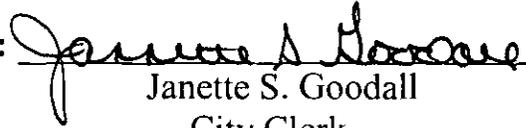
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Janette S. Goodall
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**7.793 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 7.793 ACRES (APPROXIMATELY 339,448 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 3.93 ACRE TRACT DESCRIBED IN VOLUME 12040, PAGE 1390 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION A 5 ACRE TRACT DESCRIBED IN VOLUME 1061, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.793 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set in the southeast line of the said 3.93 acre tract, being in the northwest line of a 0.443 acre tract described in Document No. 2010053544 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found in the southwest right-of-way line of E Riverside Drive (right-of-way width varies), being the easternmost corner of the said 3.93 acre tract, being also the northernmost corner of the said 0.443 acre tract, bears North 33°57'08" East, a distance of 199.95 feet;

THENCE with the common line of the said 3.93 acre tract, the said 0.443 acre tract and Lots 1-3, Clawson Addition, a subdivision of record in Volume 64, Page 38 of the Plat Records of Travis County, Texas, the following two (2) courses and distances:

1. South 33°57'08" West, a distance of 662.35 feet to a 1/2" iron pipe found for the westernmost corner of Lot 1, of said Clawson Addition;
2. South 58°20'07" East, a distance of 34.18 feet to a 1/2" rebar found for an angle point in the northwest line of a 0.384 acre tract described in Volume 13144, Page 682 of the Real Property Records of Travis County, Texas;

THENCE with the common line of the said 3.93 acre tract and the said 0.384 acre tract, the following two (2) courses and distances:

1. South 39°42'51" West, a distance of 139.18 feet to a 1/2" rebar found for the westernmost corner of the said 0.384 acre tract;
2. South 58°59'19" East, a distance of 33.62 feet to a 1/2" rebar with "RPLS 4046" found for the northernmost corner of a 0.2408 acre tract described in Document No. 2011023526 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found in the northwest right-of-way line of Yellow Jacket Lane (right-of-way width varies), being the southernmost corner of the said 0.384 acre

tract, being also the easternmost corner of the said 0.2408 acre tract, bears South 58°59'19" East, a distance of 78.31 feet;

THENCE South 39°39'20" West with the southeast line of the said 3.93 acre tract and the northwest line of the said 0.2408 acre tract, a distance of 137.63 feet to a 1/2" rebar with "Chaparral" cap set for the westernmost corner of the said 0.2408 acre tract, being in the northeast line of Lot 3, Block A, Chaqueta Amarilla, a subdivision of record in Document No. 201100205 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for the easternmost corner of Lot 3, Block A, of said Chaqueta Amarilla, being the northernmost corner of a 7,308 square foot tract described in Volume 6922, Page 2258 of the Deed Records of Travis County, Texas, bears South 57°37'53" East, a distance of 81.63 feet;

THENCE crossing the said 3.93 acre tract and with the perimeter of Lots 1-3, Block A, of said Chaqueta Amarilla, the following two (2) courses and distances:

1. North 57°37'53" West, a distance of 18.31 feet to a 1" iron pipe found for the northernmost corner of Lot 3, Block A, of said Chaqueta Amarilla;
2. South 29°14'45" West, a distance of 221.34 feet to a 5/8" rebar found for the westernmost corner of Lot 1, Block A, of said Chaqueta Amarilla, being a north corner of the said 7,308 square foot tract;

THENCE South 29°14'45" West crossing the said 3.93 acre tract and with the northwest line of the said 7,308 square foot tract, a distance of 94.65 feet to a 1/2" rebar found for the southernmost corner of the said 3.93 acre tract, being the westernmost corner of the said 7,308 square foot tract, being also in the northeast line of a 13.09 acre tract described in Volume 8663, Page 418 of the Real Property Records of Travis County, Texas, from which a 1" iron pipe found for the southernmost corner of the said 7,308 square foot tract, being in the northeast line of the said 13.09 acre tract, bears South 61°11'33" East, a distance of 49.59 feet;

THENCE North 61°07'27" West with the southwest line of the said 3.93 acre tract and the northeast line of the said 13.09 acre tract, a distance of 149.32 feet to a 1/2" rebar with "Chaparral" cap set for the westernmost corner of the said 3.93 acre tract, being the southernmost corner of the said 5 acre tract, from which a 1/2" rebar found, bears North 34°00'08" East, a distance of 1.83 feet;

THENCE North 61°07'27" West with the southwest line of the said 5 acre tract and the northeast line of the said 13.09 acre tract, a distance of 151.27 feet to a 1/2" rebar with "Chaparral" cap set for the westernmost corner of the said 5 acre tract, being the southernmost corner of Lot 3, A.H. Neighbors Addition, a subdivision of record in Volume 22, Page 45 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found for the northernmost corner of the said 13.09 acre tract, being the westernmost corner of Lot 3, of said A.H. Neighbors Addition, bears North 61°07'27"

West, a distance of 329.18 feet;

THENCE North 34°01'16" East with the northwest line of the said 5 acre tract and the southeast line of Lot 3, of said A.H. Neighbors Addition, passing a 1/2" rebar with "SNS" cap found at a distance of 1.51 feet and continuing for a total distance of 967.89 feet to a 1/2" rebar found for the southernmost corner of Lot 1-A, First Resubdivision of A.H. Neighbors Addition, a subdivision of record in Volume 47, Page 70 of the Plat Records of Travis County, Texas;

THENCE North 34°01'16" East with the northwest line of the said 5 acre tract and the southeast line of Lot 1-A, of said First Resubdivision of A.H. Neighbors Addition, passing a 1/2" rebar with "SNS" cap found at a distance of 2.21 feet and continuing for a total distance of 314.53 feet to a 1/2" rebar with "Chaparral" cap set;

THENCE South 54°44'20" East crossing the said 5 acre tract, a distance of 150.28 feet to a 1/2" rebar with "Chaparral" cap set in the southeast line of the said 5 acre tract, being in the northwest line of the said 3.93 acre tract, from which a 1/2" rebar found in the southwest right-of-way line of E Riverside Drive, being the easternmost corner of the said 5 acre tract, being also the northernmost corner of the said 3.93 acre tract, bears North 34°00'08" East, a distance of 195.30 feet;

THENCE South 54°44'20" East crossing the said 3.93 acre tract, a distance of 99.96 feet to the **POINT OF BEGINNING**, containing 7.793 acres of land, more or less.

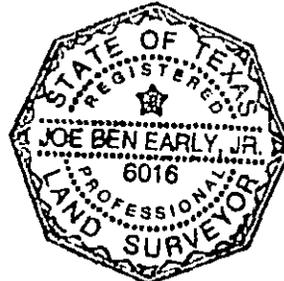
Surveyed on the ground on July 30, 2012.

Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Survey Drawing No. 759-005-Z1


Joe Ben Early, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 6016

7/30/12

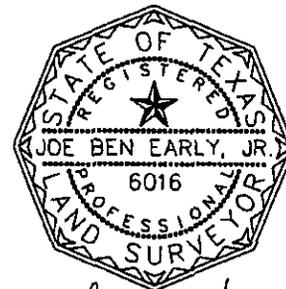


SKETCH TO ACCOMPANY A DESCRIPTION OF 7.793 ACRES (APPROXIMATELY 339,448 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 3.93 ACRE TRACT DESCRIBED IN VOLUME 12040, PAGE 1390 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION A 5 ACRE TRACT DESCRIBED IN VOLUME 1061, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE			
No.	BEARING	LENGTH	(RECORD)
L1	S33°57'08"W	662.35'	(S34°23'W)
L2	S58°20'07"E	34.18'	(S60°00'E 35.0')
L3	S39°42'51"W	139.18'	(S40°00'W 138.0')
L4	S58°59'19"E	33.62'	(S60°00'E 34.0')
L5	S39°39'20"W	137.63'	(S40°00'W 134.0')
L6	N57°37'53"W	18.31'	(N46°31'17"W)
L7	S29°14'45"W	221.34'	(S40°22'22"W 221.27')
L8	S29°14'45"W	94.65'	(S40°18'58"W 94.74')
L9	N61°07'27"W	149.32'	(N57°47'W 150.0')
L10	N61°07'27"W	151.27'	(WESTERLY 150')
L11	N34°01'16"E	967.89'	(N36°27'E 965.76')
L12	N34°01'16"E	314.53'	(N36°27'E)
L13	S54°44'20"E	150.28'	
L14	S54°44'20"E	99.96'	
L15	N34°00'08"E	1265.61'	(N34°23'E)
L16	N33°57'08"E	199.95'	(N34°23'E)
L17	S56°38'12"E	73.34'	(S45°52'E 73.33')
L18	S58°59'19"E	78.31'	(S47°45'26"E 78.31')
L19	S57°37'53"E	99.94'	(S46°31'17"E 99.90')
L20	S61°11'33"E	49.59'	(S50°11'30"E 49.60')
L21	N61°07'27"W	329.18'	(N58°51'W 329.25')
L22	N34°00'08"E	195.30'	(N34°23'E)
L23	S57°24'13"E	99.79'	(S55°32'E 100.0')
L24	S57°37'53"E	81.63'	

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- SNS ○ 1/2" REBAR WITH "SNS" CAP FOUND
- 4046 ● 1/2" REBAR WITH "RPLS 4046" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- () RECORD INFORMATION



JBE 7/30/12

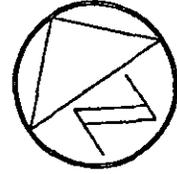
DATE OF SURVEY: 7/30/12
 PLOT DATE: 7/30/12
 DRAWING NO.: 759-005-Z1
 PROJECT NO.: 759-005
 DRAWN BY: JBE
 SHEET 1 OF 3

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 759-005-Z1

E RIVERSIDE DRIVE
(R.O.W. WIDTH VARIES)



1" = 100'

BRADSHER FAMILY TRUST
PORTION OF TRACT SEVEN
1/2 INTEREST
PORTION OF 5 ACRES
(11588/382)

SWIFT RIVER LAND COMPANY, L.P.
1/2 INTEREST
PORTION OF 3.93 ACRES
(12040/1390)

PORTION OF 5 ACRES DESCRIBED
IN (1061/214)

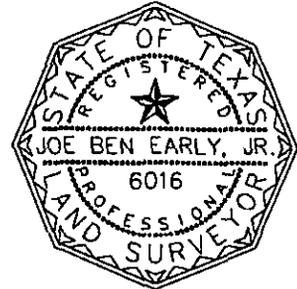
BRITANIE OLVERA
0.443 ACRES
(2010053544)

LOT 1-A
FIRST RESUBDIVISION OF
A.H. NEIGHBORS
ADDITION
(47/70)

APPROX.
ZONING LINE
(SCALED
FROM COA GIS)

P.O.B.

7.793 ACRES
APPROX. 339,448
SQ. FT.



JEB
7/30/12

BRADSHER FAMILY TRUST
PORTION OF TRACT SEVEN
1/2 INTEREST
PORTION OF 5 ACRES
(11588/382)

SWIFT RIVER LAND COMPANY, L.P.
1/2 INTEREST
PORTION OF 3.93 ACRES
(12040/1390)

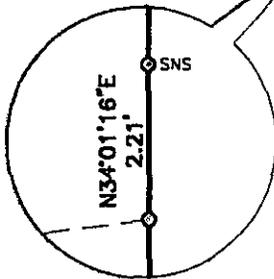
PORTION OF 5 ACRES
DESCRIBED
IN (1061/214)

LOT 3
CLAWSON
ADDITION
(64/38)

LOT 2
CLAWSON
ADDITION
(64/38)

LOT 1
CLAWSON
ADDITION
(64/38)

YELLOW JACKET LANE
(R.O.W. WIDTH VARIES)

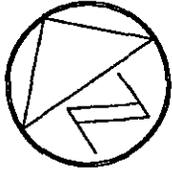


PORTION OF LOT 3
A.H. NEIGHBORS ADDITION
(22/45)

DATE OF SURVEY: 7/30/12
PLOT DATE: 7/30/12
DRAWING NO.: 759-005-21
PROJECT NO.: 759-005
DRAWN BY: JBE
SHEET 2 OF 3

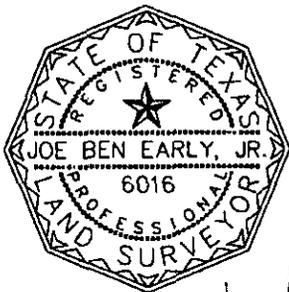
Chaparral

1/2" L2

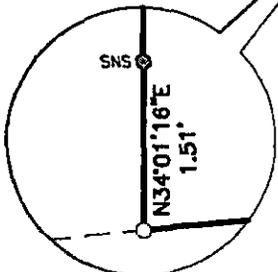


1" = 100'

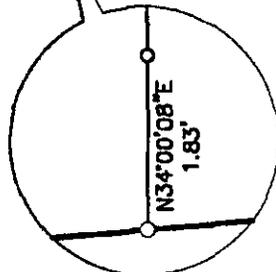
PORTION OF LOT 3
A.H. NEIGHBORS ADDITION
(22/45)



7/30/12



KWH PROPERTIES
13.09 ACRES
(8663/418)



BRADSHER
FAMILY TRUST
PORTION OF
TRACT SEVEN
1/2 INTEREST
PORTION OF
5 ACRES
(11588/382)

PORTION OF
5 ACRES
DESCRIBED
IN (1061/214)

SWIFT
RIVER LAND
COMPANY, L.P.
1/2 INTEREST
PORTION OF
3.93 ACRES
(12040/1390)

7.793 ACRES
APPROX. 339,448
SQ. FT.

LOT 2
CLAWSON
ADDITION
(64/38)

LOT 1
CLAWSON
ADDITION
(64/38)

CARLA A.
SHEPHERD
0.384 ACRES
(13144/682)

BILLINGSLEY
0.2408 ACRES
(2011023526)

YELLOW JACKET LANE
(R.O.W. WIDTH VARIES)

LOT 3
(201100205)

LOT 2
(201100205)

LOT 1
(201100205)

CITY OF AUSTIN
STREET DEED
7,308 SQ. FT.
(6922/2258)

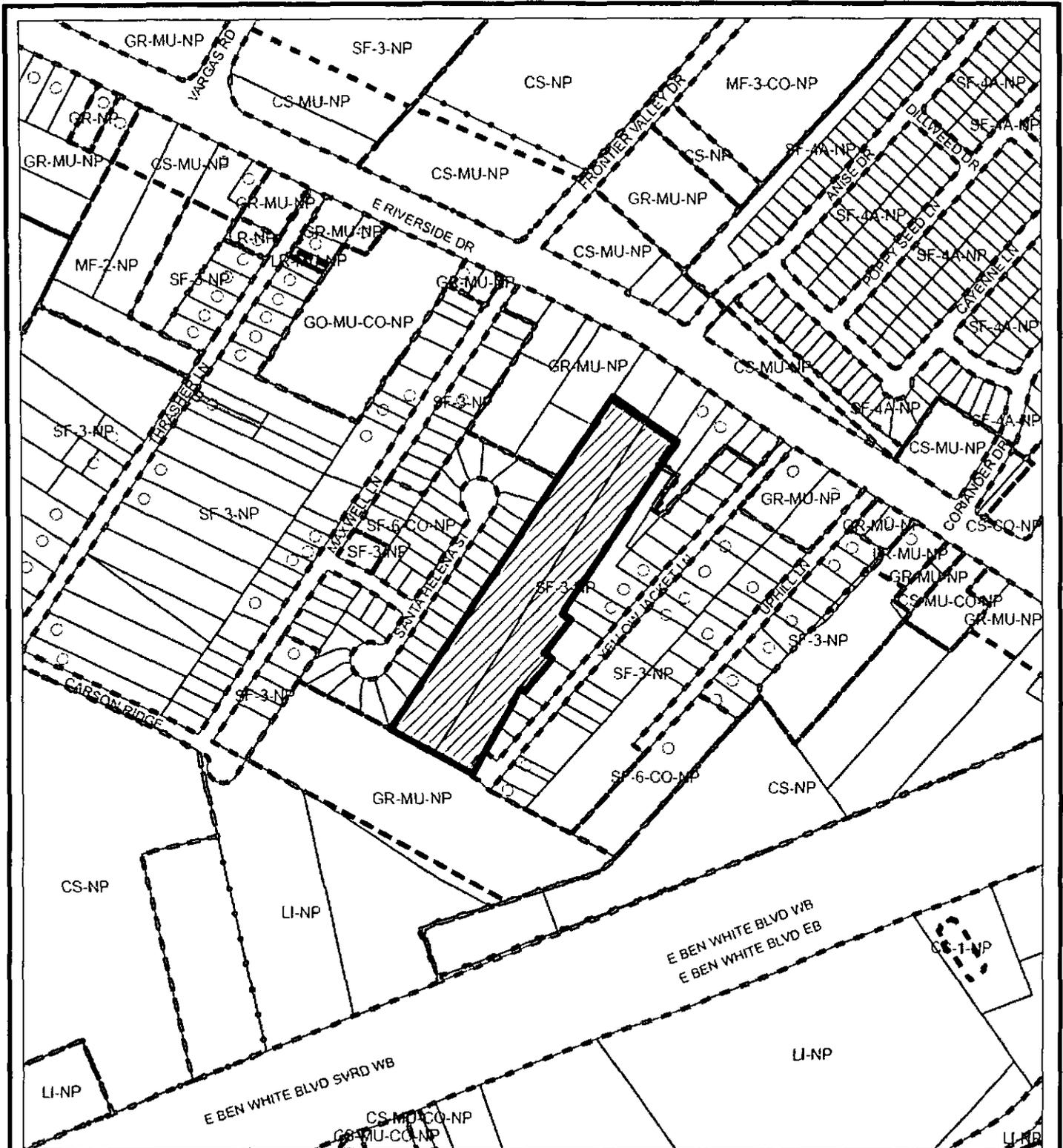
OVERLAP

OVERLAP

DEED LINE (12040/1390)

DATE OF SURVEY: 7/30/12
PLOT DATE: 7/30/12
DRAWING NO.: 759-005-Z1
PROJECT NO.: 759-005
DRAWN BY: JBE
SHEET 3 OF 3

Chaparral



N

1" = 400'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2012-0113



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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit B



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.312 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.312 ACRES (APPROXIMATELY 13,600 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 3.93 ACRE TRACT DESCRIBED IN VOLUME 12040, PAGE 1390 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.312 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point, from which a 1" iron pipe found for the northernmost corner of Lot 3, Block A, Chaqueta Amarilla, a subdivision of record in Document No. 201100205 of the Official Public Records of Travis County, Texas, bears South 53°56'22" East, a distance of 25.18 feet;

THENCE crossing the said 3.93 acre tract, the following four (4) courses and distances:

1. South 29°14'45" West, a distance of 160.00 feet to calculated point, from which a 5/8" rebar found for the westernmost corner of Lot 1, Block A, of said Chaqueta Amarilla, being a north corner of a 7,308 square foot tract described in Volume 6922, Page 2258 of the Deed Records of Travis County, Texas, bears South 08°00'26" West, a distance of 69.01 feet;
2. North 60°45'15" West, a distance of 85.00 feet to a calculated point;
3. North 29°14'45" East, a distance of 160.00 feet to a calculated point;
4. South 60°45'15" East, a distance of 85.00 feet to the **POINT OF BEGINNING**, containing 0.312 acres of land, more or less.

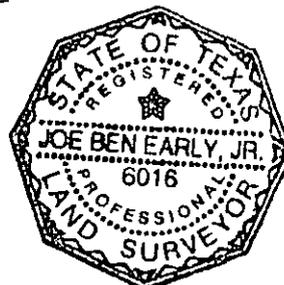
Surveyed on the ground on October 26, 2012.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

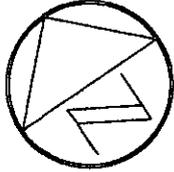
Attachments: Survey Drawing No. 759-005-1SHL-4


Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

11/27/12
Date



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.312 ACRES (APPROXIMATELY 13,600 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 3.93 ACRE TRACT DESCRIBED IN VOLUME 12040, PAGE 1390 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



1" = 60'

LEGEND

- 1/2" REBAR FOUND
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- () RECORD INFORMATION

BRADSHER FAMILY TRUST
PORTION OF TRACT SEVEN
1/2 INTEREST
PORTION OF 5 ACRES
(11588/382)

O.D. BRADSHER, JR.
1/2 INTEREST
PORTION OF 5 ACRES
(10888/434)

5 ACRES
DESCRIBED IN
(1061/214)

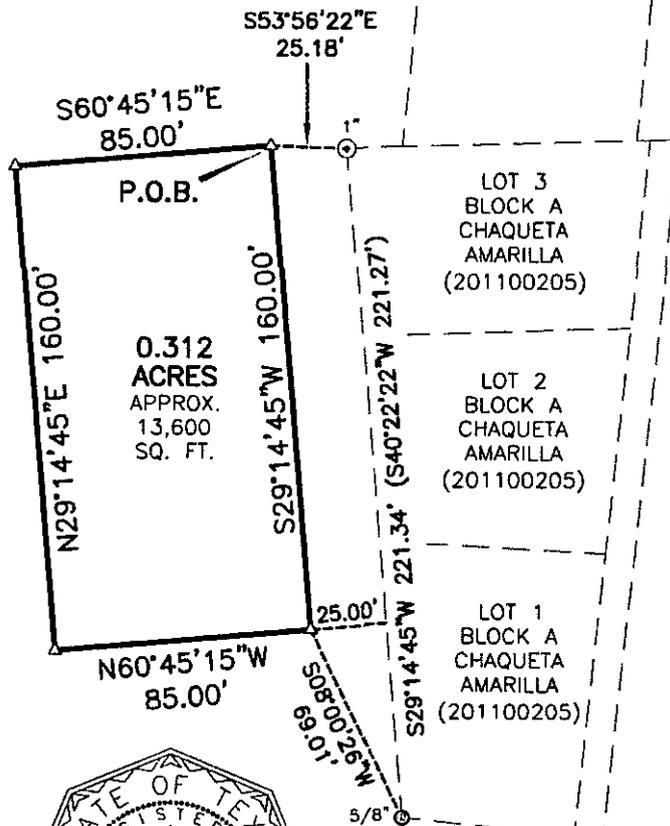
BEARING BASIS: THE TEXAS
COORDINATE SYSTEM OF 1983
(NAD83), CENTRAL ZONE, BASED
ON GPS SOLUTIONS FROM THE
NATIONAL GEODETIC SURVEY
(NGS) ON-LINE POSITIONING
USER SERVICE (OPUS).

ATTACHMENTS: METES AND
BOUNDS DESCRIPTION
759-005-1SHL-4

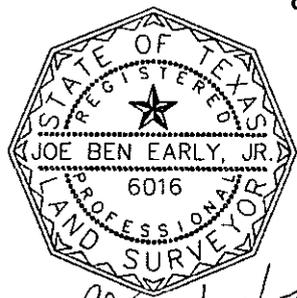
BRADSHER FAMILY TRUST
PORTION OF TRACT NINE
1/2 INTEREST
PORTION OF 3.93 ACRES
(11588/382)

SWIFT RIVER LAND
COMPANY, L.P.
1/2 INTEREST
PORTION OF 3.93 ACRES
(12040/1390)

BILLINGSLEY
0.2408 ACRES
(2011023526)



YELLOW JACKET LANE
(R.O.W. WIDTH VARIES)



JBE 11/27/12

KWH PROPERTIES
13.09 ACRES
(8663/418)

Chaparral

DATE OF SURVEY: 10/26/12
PLOT DATE: 11/27/12
DRAWING NO.: 759-005-1SHL-4
PROJECT NO.: 759-005
DRAWN BY: JBE
SHEET 1 OF 1



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.234 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.234 ACRES (APPROXIMATELY 10,200 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 3.93 ACRE TRACT DESCRIBED IN VOLUME 12040, PAGE 1390 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION A 5 ACRE TRACT DESCRIBED IN VOLUME 1061, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.234 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point, from which a 1/2" iron pipe found for an angle point in the southeast line of the said 3.93 acre tract and being the westernmost corner of Lot 1, Clawson Addition, a subdivision of record in Volume 64, Page 38 of the Plat Records of Travis County, Texas, bears North 42°18'28" East, a distance of 113.66 feet and a 1/2" rebar found for an angle point in the southeast line of the said 3.93 acre tract and being the westernmost corner of a 0.384 acre tract described in Volume 13144, Page 682 of the Real Property Records of Travis County, Texas, bears South 22°09'24" East, a distance of 44.21 feet;

THENCE crossing the said 3.93 acre tract and the said 5 acre tract, the following four (4) courses and distances:

1. South 29°14'45" West, a distance of 120.00 feet to a calculated point, from which a 1" iron pipe found for the northernmost corner of Lot 3, Block A, Chaqueta Amarilla, a subdivision of record in Document No. 201100205 of the Official Public Records of Travis County, Texas, bears South 00°56'06" East, a distance of 49.73 feet;
2. North 60°45'15" West, a distance of 85.00 feet to a calculated point;
3. North 29°14'45" East, a distance of 120.00 feet to a calculated point;
4. South 60°45'15" East, a distance of 85.00 feet to the **POINT OF BEGINNING**, containing 0.234 acres of land, more or less.

Surveyed on the ground on October 26, 2012.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

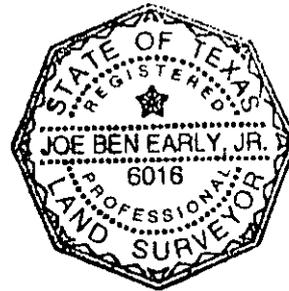
Attachments: Survey Drawing No. 759-005-1SHL-3



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

11/27/12

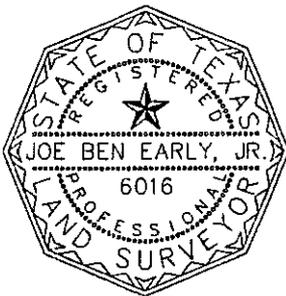
Date



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.234 ACRES (APPROXIMATELY 10,200 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 3.93 ACRE TRACT DESCRIBED IN VOLUME 12040, PAGE 1390 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION A 5 ACRE TRACT DESCRIBED IN VOLUME 1061, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- () RECORD INFORMATION



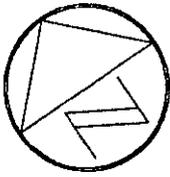
JBE
11/27/12

DATE OF SURVEY: 10/26/12
PLOT DATE: 11/27/12
DRAWING NO.: 759-005-1SHL-3
PROJECT NO.: 759-005
DRAWN BY: JBE
SHEET 1 OF 2

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 759-005-1SHL-3

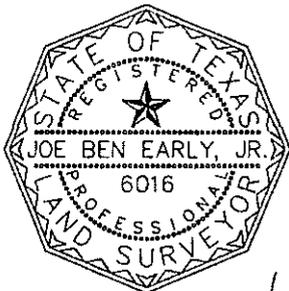


1" = 60'

BRADSHER FAMILY TRUST
PORTION OF TRACT SEVEN
1/2 INTEREST
PORTION OF 5 ACRES
(11588/382)

O.D. BRADSHER, JR.
1/2 INTEREST
PORTION OF 5 ACRES
(10888/434)

5 ACRES
DESCRIBED IN
(1061/214)

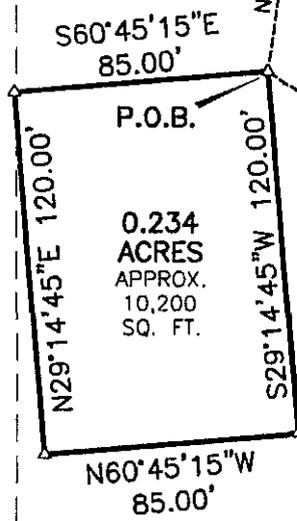


JBE 11/27/12

DATE OF SURVEY: 10/26/12
PLOT DATE: 11/27/12
DRAWING NO.: 759-005-1SHL-3
PROJECT NO.: 759-005
DRAWN BY: JBE
SHEET 2 OF 2

BRADSHER FAMILY TRUST
PORTION OF TRACT NINE
1/2 INTEREST
PORTION OF 3.93 ACRES
(11588/382)

SWIFT RIVER LAND
COMPANY, L.P.
1/2 INTEREST
PORTION OF 3.93 ACRES
(12040/1390)



0.234
ACRES
APPROX.
10,200
SQ. FT.

BRADSHER FAMILY TRUST
PORTION OF TRACT NINE
1/2 INTEREST
PORTION OF 3.93 ACRES
(11588/382)

SWIFT RIVER LAND
COMPANY, L.P.
1/2 INTEREST
PORTION OF 3.93 ACRES
(12040/1390)

LOT 2
CLAWSON
ADDITION
(64/38)

LOT 1
CLAWSON
ADDITION
(64/38)

CARLA A.
SHEPHERD
0.384 ACRES
(13144/682)

BILLINGSLEY
0.2408 ACRES
(2011023526)

LOT 3
BLOCK A
CHAQUETA
AMARILLA
(201100205)

LOT 2
BLOCK A
CHAQUETA
AMARILLA
(201100205)

LOT 1
BLOCK A
CHAQUETA
AMARILLA
(201100205)

YELLOW JACKET LANE
(R.O.W. WIDTH VARIES)

Chaparral



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**0.390 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.390 ACRES (APPROXIMATELY 17,000 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 3.93 ACRE TRACT DESCRIBED IN VOLUME 12040, PAGE 1390 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION A 5 ACRE TRACT DESCRIBED IN VOLUME 1061, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.390 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found in the southwest right-of-way line of E Riverside Drive (80' right-of-way width) as shown on First Resubdivision of A.H. Neighbors Addition, a subdivision of record in Volume 47, Page 70 of the Plat Records of Travis County, Texas, being the easternmost corner of the said 3.93 acre tract, being also the northernmost corner of a 0.443 acre tract described in Document No. 2010053544 of the Official Public Records of Travis County, Texas;

THENCE South 33°57'08" West with the common line of the said 3.93 acre tract, the said 0.443 acre tract and Lot 3, Clawson Addition, a subdivision of record in Volume 64, Page 38 of the Plat Records of Travis County, Texas, a distance of 616.75 feet to a calculated point;

THENCE North 56°02'52" West crossing the said 3.93 acre tract, a distance of 25.00 feet to a calculated point for the **POINT OF BEGINNING**;

THENCE crossing the said 3.93 acre tract and the said 5 acre tract, the following four (4) courses and distances:

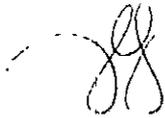
1. South 33°57'08" West, a distance of 200.00 feet to a calculated point, from which a 1/2" iron pipe found for an angle point in the southeast line of the said 3.93 acre tract and being the westernmost corner of Lot 1, of said Clawson Addition, bears South 56°02'52" East, a distance of 25.00 feet to a calculated point in the southeast line of the said 3.93 acre tract, being in the northwest line of said Lot 1, then South 33°57'08" West with the southeast line of the said 3.93 acre tract and the northwest line of said Lot 1, a distance of 45.55 feet;
2. North 56°02'52" West, a distance of 85.00 feet to a calculated point;
3. North 33°57'08" East, a distance of 200.00 feet to a calculated point;

4. South $56^{\circ}02'52''$ East, a distance of 85.00 feet to the **POINT OF BEGINNING**, containing 0.390 acres of land, more or less.

Surveyed on the ground on October 26, 2012.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

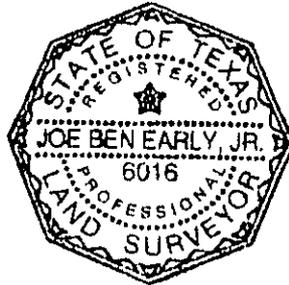
Attachments: Survey Drawing No. 759-005-1SHL-2



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

11/27/12

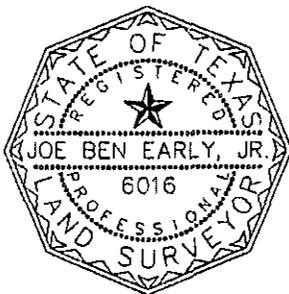
Date



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.390 ACRES (APPROXIMATELY 17,000 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 3.93 ACRE TRACT DESCRIBED IN VOLUME 12040, PAGE 1390 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION A 5 ACRE TRACT DESCRIBED IN VOLUME 1061, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- ⊙ 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- () RECORD INFORMATION



JBE 11/27/12

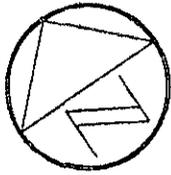
DATE OF SURVEY: 10/26/12
PLOT DATE: 11/27/12
DRAWING NO.: 759-005-1SHL-2
PROJECT NO.: 759-005
DRAWN BY: JBE
SHEET 1 OF 2

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 759-005-1SHL-2

E RIVERSIDE DRIVE (80' R.O.W. WIDTH) (47/70)



1" = 60'

BRADSHER FAMILY TRUST
PORTION OF TRACT SEVEN
1/2 INTEREST
PORTION OF 5 ACRES
(11588/382)

O.D. BRADSHER, JR.
1/2 INTEREST
PORTION OF 5 ACRES
(10888/434)

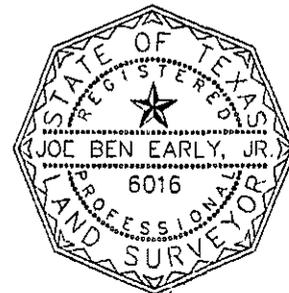
5 ACRES
DESCRIBED IN
(1061/214)

BRADSHER
FAMILY TRUST
PORTION OF
TRACT NINE
1/2 INTEREST
PORTION OF
3.93 ACRES
(11588/382)

SWIFT RIVER LAND
COMPANY, L.P.
1/2 INTEREST
PORTION OF
3.93 ACRES
(12040/1390)

BRITANIE
OLVERA
0.443 ACRES
(2010053544)

LOT 3
CLAWSON
ADDITION
(64/38)



JBE
11/27/12

N56°02'52"W
25.00'

S56°02'52"E
85.00'

P.O.B.

0.390
ACRES
APPROX.
17,000
SQ. FT.

N33°57'08"E 200.00'

S33°57'08"W 200.00'

S33°57'08"W 200.00'
S33°57'08"W 862.30' (S34°23'W 863.5')

LOT 3
CLAWSON
ADDITION
(64/38)

LOT 2
CLAWSON
ADDITION
(64/38)

LOT 1
CLAWSON
ADDITION
(64/38)

YELLOW JACKET LANE
(R.O.W. WIDTH VARIES)

N56°02'52"W
85.00'

S56°02'52"E
25.00'

S33°57'08"W
45.55'

1/2"

CARLA A. SHEPHERD
0.384 ACRES
(13144/682)

Chaparral

DATE OF SURVEY: 10/26/12
PLOT DATE: 11/27/12
DRAWING NO.: 759-005-1SHL-2
PROJECT NO.: 759-005
DRAWN BY: JBE
SHEET 2 OF 2



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**0.234 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.234 ACRES (APPROXIMATELY 10,200 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 3.93 ACRE TRACT DESCRIBED IN VOLUME 12040, PAGE 1390 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION A 5 ACRE TRACT DESCRIBED IN VOLUME 1061, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.234 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found in the southwest right-of-way line of E Riverside Drive (80' right-of-way width) as shown on First Resubdivision of A.H. Neighbors Addition, a subdivision of record in Volume 47, Page 70 of the Plat Records of Travis County, Texas, being the easternmost corner of the said 3.93 acre tract, being also the northernmost corner of a 0.443 acre tract described in Document No. 2010053544 of the Official Public Records of Travis County, Texas;

THENCE South 33°57'08" West with the common line of the said 3.93 acre tract, the said 0.443 acre tract and Lot 3, Clawson Addition, a subdivision of record in Volume 64, Page 38 of the Plat Records of Travis County, Texas, a distance of 416.75 feet to a calculated point;

THENCE North 56°02'52" West crossing the said 3.93 acre tract, a distance of 25.00 feet to a calculated point for the **POINT OF BEGINNING**;

THENCE crossing the said 3.93 acre tract and the said 5 acre tract, the following four (4) courses and distances:

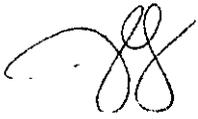
1. South 33°57'08" West, a distance of 120.00 feet to a calculated point, from which a 1/2" iron pipe found for an angle point in the southeast line of the said 3.93 acre tract and being the westernmost corner of Lot 1, of said Clawson Addition, bears South 56°02'52" East, a distance of 25.00 feet to a calculated point in the southeast line of the said 3.93 acre tract, being in the northwest line of said Lot 3, then South 33°57'08" West with the southeast line of the said 3.93 acre tract and the northwest line of Lots 1-3, of said Clawson Addition, a distance of 325.54 feet;
2. North 56°02'52" West, a distance of 85.00 feet to a calculated point;
3. North 33°57'08" East, a distance of 120.00 feet to a calculated point;

4. South 56°02'52" East, a distance of 85.00 feet to the **POINT OF BEGINNING**, containing 0.234 acres of land, more or less.

Surveyed on the ground on October 26, 2012.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

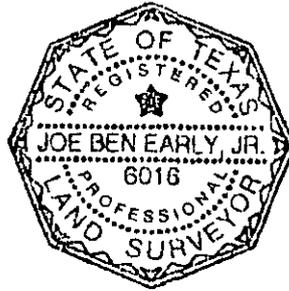
Attachments: Survey Drawing No. 759-005-1SHL-1



Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

11/27/12

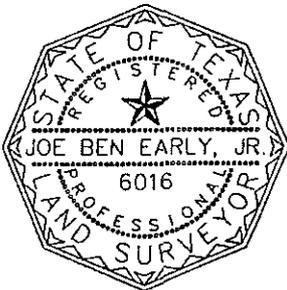
Date



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.234 ACRES (APPROXIMATELY 10,200 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 3.93 ACRE TRACT DESCRIBED IN VOLUME 12040, PAGE 1390 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION A 5 ACRE TRACT DESCRIBED IN VOLUME 1061, PAGE 214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- ⊙ 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- () RECORD INFORMATION



JBE
11/27/12

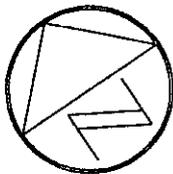
DATE OF SURVEY: 10/26/12
PLOT DATE: 11/27/12
DRAWING NO.: 759-005-1SHL-1
PROJECT NO.: 759-005
DRAWN BY: JBE
SHEET 1 OF 2

Chaparral

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 759-005-1SHL-1

E RIVERSIDE DRIVE (80' R.O.W. WIDTH) (47/70)



1" = 60'

P.O.C.

BRITANIE OLVERA
0.443 ACRES
(2010053544)

S33°57'08"W
416.75'

N56°02'52"W
25.00'

S56°02'52"E
85.00'

P.O.B.

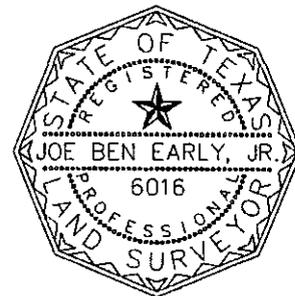
0.234
ACRES
APPROX.
10,200
SQ. FT.

N33°57'08"E 120.00'

S33°57'08"W 120.00'

S33°57'08"W 120.00'

LOT 3
CLAWSON
ADDITION
(64/38)



JBE
11/27/12

N56°02'52"W
85.00'

S56°02'52"E
25.00'

S33°57'08"W 862.30' (S34°23'W 863.5')

BRADSHER FAMILY TRUST
PORTION OF TRACT SEVEN
1/2 INTEREST
PORTION OF 5 ACRES
(11588/382)

O.D. BRADSHER, JR.
1/2 INTEREST
PORTION OF 5 ACRES
(10888/434)

5 ACRES
DESCRIBED IN
(1061/214)

BRADSHER
FAMILY TRUST
PORTION OF
TRACT NINE
1/2 INTEREST
PORTION OF
3.93 ACRES
(11588/382)

SWIFT RIVER LAND
COMPANY, L.P.
1/2 INTEREST
PORTION OF
3.93 ACRES
(12040/1390)

LOT 3
CLAWSON
ADDITION
(64/38)

LOT 2
CLAWSON
ADDITION
(64/38)

LOT 1
CLAWSON
ADDITION
(64/38)

CARLA A. SHEPHERD
0.384 ACRES
(13144/682)

YELLOW JACKET LANE
(R.O.W. WIDTH VARIES)

DATE OF SURVEY: 10/26/12
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PROJECT NO.: 759-005
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SHEET 2 OF 2

Chaparral

1/2"