

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13826 DESSAU ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT TO PUBLIC (P) 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 standard lot-conditional overlay (SF-2-CO) combining district to public (P) district on the property described in Zoning Case No. C14-2013-0042, on file at the Planning and Development Review Department, as follows:

A 27.87 acre tract of land, more or less, out of the Alexander Walters Survey Number 67, Abstract no. 791 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13826 Dessau Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2013.

**PASSED AND APPROVED**

\_\_\_\_\_, 2013      §  
   §  
   §

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Karen M. Kennard                      Jannette S. Goodall  
City Attorney                              City Clerk



*Base Line Land Surveyors, Inc.*

*8333 Cross Park Drive*

*Austin, Texas 78754*

*Office: 512.374.9722*

*Fax: 512.873.9743*

Page 1 of 13

## METES AND BOUNDS DESCRIPTION

BEING 27.872 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NUMBER 67, ABSTRACT NO. 791 AND THE SAMUEL CUSHING SURVEY NUMBER 70, ABSTRACT NUMBER 164, BOTH IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 122.63 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY DEED OF RECORD IN VOLUME 11903, PAGE 280 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 4.839 ACRE TRACT CONVEYED TO FROST BANK AND JIMMY R. LOCKE, TRUSTEE BY DEED OF TRUST, OF RECORD IN DOCUMENT NUMBER 2012163944 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 16.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH BY INSTRUMENTS OF RECORD IN VOLUME 10842, PAGE 401 AND VOLUME 10904, PAGE 181, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF A 15.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY INSTRUMENTS OF RECORD IN VOLUME 11591, PAGE 128, VOLUME 11608, PAGE 565 AND VOLUME 11855, PAGE 92, ALL OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a TxDOT Type II concrete monument with brass disk found in the east line of said remainder of a 122.63 acre tract and being in the west right-of-way line of Dessau Road (R.O.W. varies), being 20.093 meters right of and perpendicular to Engineer's Centerline Station 54+441.170, from which a 1/2" rebar found with illegible plastic cap being 21.336 meters right of and perpendicular to Engineer's Centerline Station 54+513.929' bears South 26°59'47" West a distance of 221.68 feet (record: South 27°02'53" West a distance of 221.72 feet);

THENCE North 08°47'04" East (record: North 08°48'04" East), along the east line of the remainder of a 122.63 acre tract and said west right-of-way line of Dessau Road, a distance of 99.29 feet to a calculated point for the POINT OF BEGINNING;

THENCE crossing through the remainder of a 122.63 acre tract the following three (3) courses:

1. North 62°54'44" West a distance of 71.27 feet to a calculated point;
2. North 69°21'50" West a distance of 33.97 feet to a calculated point;

SCANNED

3. North 69°21'57" West a distance of 52.60 feet to a calculated point;

THENCE North 09°02'45" West, continuing through the remainder of a 122.63 acre tract and crossing into the 15.000 acre tract, a distance of 426.22 feet to a calculated point;

THENCE North 36°38'22" West, continuing through the 15.000 acre tract, a distance of 431.53 feet to a calculated point;

THENCE North 66°05'37" West, continuing through the 15.000 acre tract and crossing into said 16.000 acre tract, a distance of 279.78 feet to a calculated point;

THENCE crossing through the 16.000 acre tract the following six (6) courses:

1. North 57°59'35" West a distance of 104.08 feet to a calculated point;
2. South 23°34'42" West a distance of 133.95 feet to a calculated point;
3. North 66°25'18" West a distance of 159.00 feet to a calculated point;
4. North 23°34'42" East a distance of 147.70 feet to a calculated point;
5. North 69°04'01" West a distance of 110.15 feet to a calculated point;
6. North 54°48'08" West a distance of 113.70 feet to a calculated point;

THENCE North 36°14'38" West, continuing through the 16.000 acre tract, crossing into the 15.000 acre tract and crossing through the remainder of a 122.63 acre tract, a distance of 555.04 feet to a calculated point in the west line of the remainder of a 122.63 acre tract and being in the east line of a 67.93 acre tract of land conveyed to Ruth May Mullenex, et al. by instrument of record in Volume 13082, Page 108 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found for the southwest corner of the remainder of a 122.63 acre tract, being the southeast corner of said 67.93 acre tract and also being in the north right-of-way line of Howard Lane bears South 27°36'37" West (record: South 30°13' West) a distance of 2066.19 feet;

THENCE North 27°36'37" East (record: North 30°13' East), along the west line of the remainder of a 122.63 acre tract and the east line of the 67.93 acre tract a distance of 1005.01 feet to a calculated point, from which a 1/2" rebar found with plastic cap, which reads "M & S Surveying" for the northwest corner of the remainder of a 122.63 acre tract and being in the south line of the remainder of a 62.690 acre tract of land conveyed to Continental Homes of Texas, L.P. by instrument of record in Document Number 1999014086 of the Official Public Records of Travis County, Texas, bears North 27°36'37" East (record: North 30°13' East), passing at a distance of 300.85 feet a 60d nail found in base of fence post for the called northeast corner of the 67.93 acre tract, and continuing for a total distance of 335.93 feet;

SCANNED

THENCE crossing through the remainder of a 122.63 acre tract the following two (2) courses:

1. South  $00^{\circ}25'07''$  West a distance of 267.07 feet to a calculated point;
2. South  $31^{\circ}43'23''$  East a distance of 1159.91 feet to a calculated point;

THENCE South  $50^{\circ}00'39''$  East, continuing through the remainder of a 122.63 acre tract and crossing into said 4.839 acre tract, a distance of 464.68 feet to a calculated point;

THENCE South  $07^{\circ}55'15''$  East, continuing through the 4.839 acre tract and crossing into the remainder of a 122.63 acre tract, a distance of 147.19 feet to a calculated point;

THENCE South  $76^{\circ}34'11''$  East, continuing through the remainder of a 122.63 acre tract, a distance of 127.78 feet to a calculated point in the east line of the remainder of a 122.63 acre tract and the west right-of-way line of Dessau Road, from which a 1/2" rebar found with plastic cap which reads "MS #1838" found 20.206 meters right of and perpendicular to Engineer's Centerline Station 54+070.699, bears along a non-tangential curve to the right, having a radius of 2940.00 feet (record: 2940.00 feet), a length of 329.85 feet, a delta angle of  $06^{\circ}25'42''$  and a chord which bears North  $16^{\circ}38'40''$  East a distance of 329.68 feet;

THENCE along the east line of the remainder of a 122.63 acre tract and the west right-of-way line of Dessau Road the following four (4) courses:

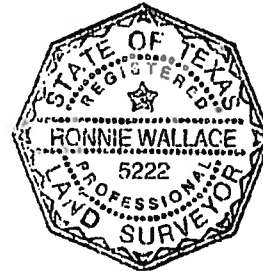
1. Along the arc of a non-tangential curve to the left, having a radius of 2940.00 feet (record: 2940.00 feet), a length of 239.19 feet, a delta angle of  $04^{\circ}39'41''$ , and a chord which bears South  $11^{\circ}05'59''$  West a distance of 239.12 feet, to a TxDOT Type II concrete monument with brass disk found 23.427 meters right of and perpendicular to Engineer's Centerline Station 54+241.061 for a point of tangency;
2. South  $08^{\circ}47'04''$  West a distance of 245.45 feet (record: South  $08^{\circ}48'52''$  West a distance of 245.45 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE, INC.", being 22.530 meters right of and perpendicular to Engineer's Centerline Station 54+280.812;
3. North  $80^{\circ}53'08''$  West a distance of 14.99 feet (record: North  $81^{\circ}11'08''$  West a distance of 15.00 feet) to a TxDOT Type II concrete monument with brass disk found;
4. South  $08^{\circ}47'04''$  West (record: South  $08^{\circ}48'04''$  West) a distance of 300.87 feet to the POINT OF BEGINNING.

SCANNED

This parcel contains 27.872 acres of land, more or less, out of the Alexander Walters Survey Number 67, Abstract Number 791, and the Samuel Cushing Survey Number 70, Abstract Number 164, both in Travis County, Texas.

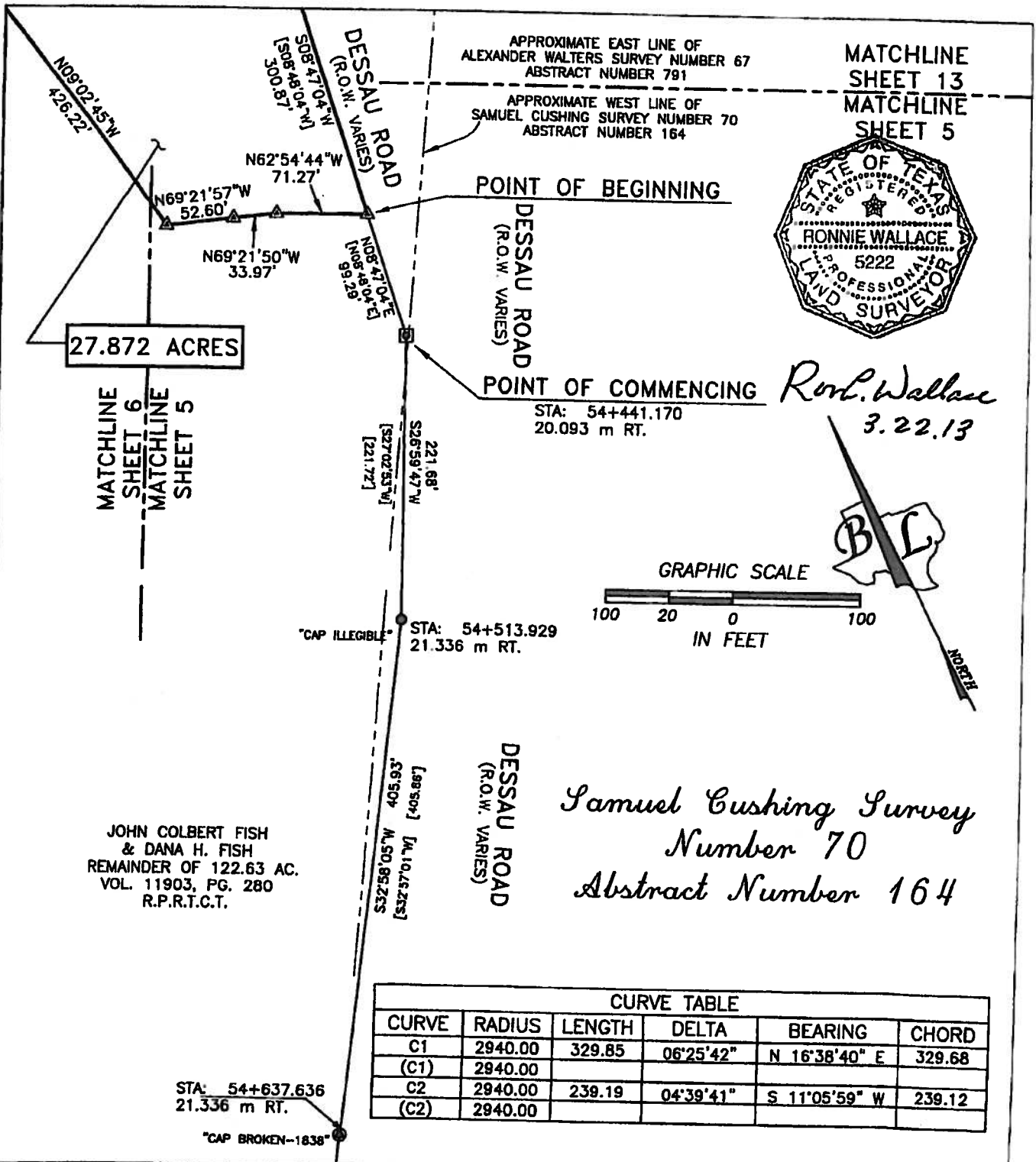
Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83.

Ronnie Wallace 22 March 2013  
Ronnie Wallace Date  
Registered Professional Land Surveyor  
State of Texas No. 5222



File: S:\Projects\Fish Tract\Fort Dessau\Docs\F\_Notes\  
Fort Dessau Parkland VERS 3\_fn.doc

SCANNED



Samuel Cushing Survey  
Number 70  
Abstract Number 164

SKETCH TO ACCOMPANY FIELD NOTES OF 27.872 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NUMBER 67, ABSTRACT NO. 791 AND THE SAMUEL CUSHING SURVEY NUMBER 70, ABSTRACT NUMBER 164, BOTH IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 122.63 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY DEED OF RECORD IN VOLUME 11903, PAGE 280 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 4.839 ACRE TRACT CONVEYED TO FROST BANK AND JIMMY R. LOCKE, TRUSTEES BY DEED OF TRUST, OF RECORD IN DOCUMENT NUMBER 2012163944 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 16.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH BY INSTRUMENTS OF RECORD IN VOLUME 10842, PAGE 401 AND VOLUME 10904, PAGE 181, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF A 18.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY INSTRUMENTS OF RECORD IN VOLUME 11501, PAGE 120, VOLUME 11508, PAGE 565 AND VOLUME 11555, PAGE 92; ALL OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

# BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

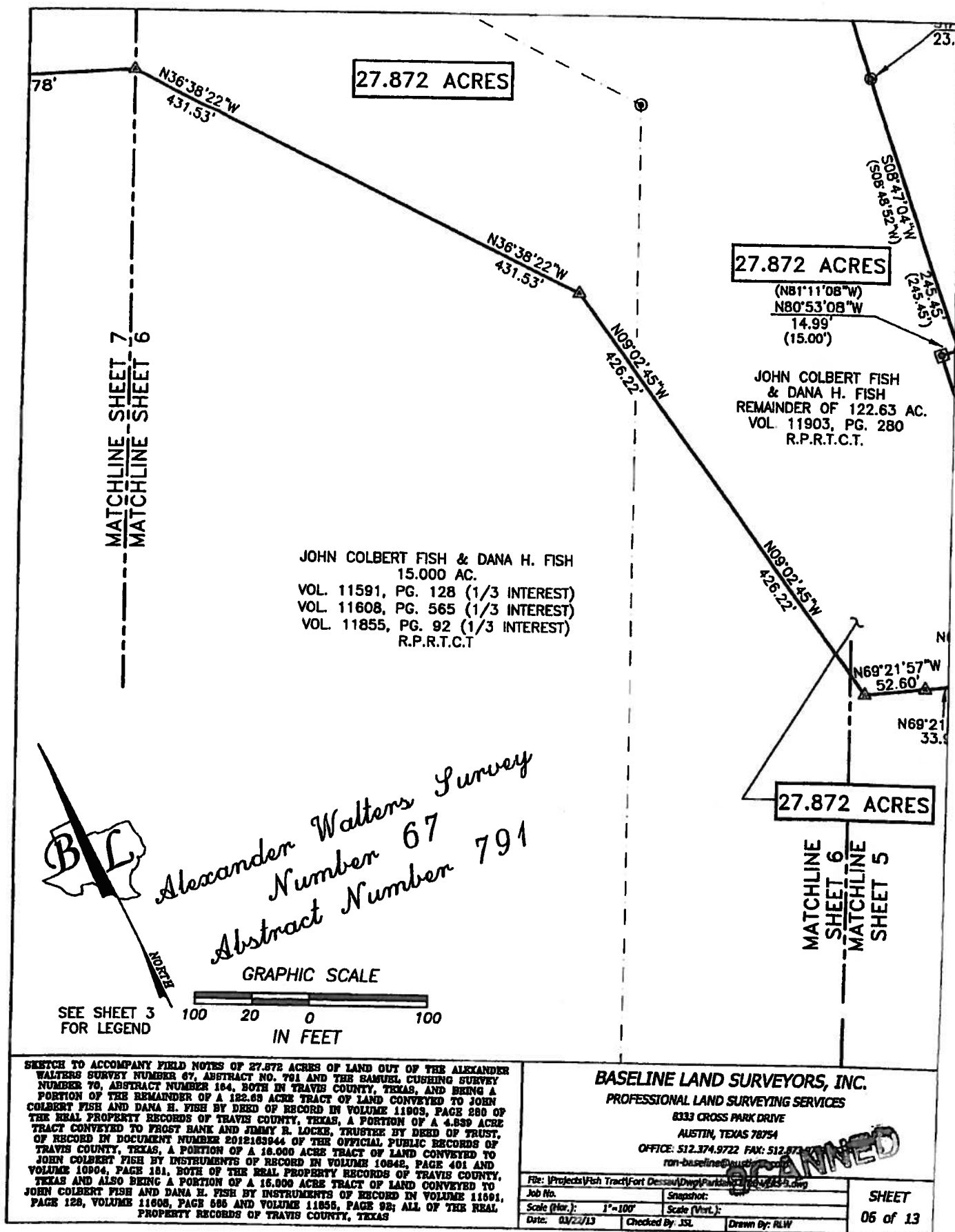
AUSTIN, TEXAS 78754

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ron-baseline@austin.tx.com

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Job No.:  
Scale (Hor.): 1"=100' Scale (Vert.):  
Date: 05/21/13 Checked By: JSL Drawn By: RLW

SCANNED SHEET 05 of 13



JOHN COLBERT FISH & DANA H. FISH  
REMAINDER OF 122.63 AC.  
VOL. 11903, PG. 280  
R.P.R.T.C.T.

MATCHLINE  
SHEET 11  
MATCHLINE  
SHEET 7

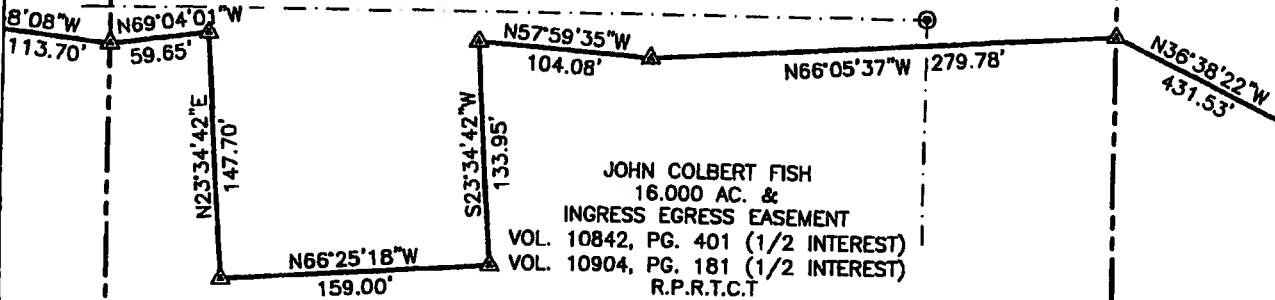
GRAPHIC SCALE



SEE SHEET 3  
FOR LEGEND

27.872 ACRES

JOHN COLBERT FISH & DANA H. FISH  
15.000 AC.  
VOL. 11591, PG. 128 (1/3 INTEREST)  
VOL. 11608, PG. 565 (1/3 INTEREST)  
VOL. 11855, PG. 92 (1/3 INTEREST)  
R.P.R.T.C.T.



JOHN COLBERT FISH  
16.000 AC. &  
INGRESS EGRESS EASEMENT  
VOL. 10842, PG. 401 (1/2 INTEREST)  
VOL. 10904, PG. 181 (1/2 INTEREST)  
R.P.R.T.C.T.

MATCHLINE SHEET 8  
MATCHLINE SHEET 7

MATCHLINE SHEET 7  
MATCHLINE SHEET 6

SKETCH TO ACCOMPANY FIELD NOTES OF 27.872 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NUMBER 67, ABSTRACT NO. 791 AND THE SAMUEL CUSHING SURVEY NUMBER 70, ABSTRACT NUMBER 164, BOTH IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 122.63 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY DEED OF RECORD IN VOLUME 11903, PAGE 280 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 4.589 ACRE TRACT CONVEYED TO FROST BANK AND JIMMY R. LOCKE, TRUSTEE BY DEED OF TRUST, OF RECORD IN DOCUMENT NUMBER 2012163944 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 16.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH BY INSTRUMENTS OF RECORD IN VOLUME 10842, PAGE 401 AND VOLUME 10904, PAGE 181, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF A 16.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY INSTRUMENTS OF RECORD IN VOLUME 11591, PAGE 128, VOLUME 11608, PAGE 565 AND VOLUME 11855, PAGE 92; ALL OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

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File: \Projects\Fish Tract\Fort Dessau\Draw\Portland ME.dwg VERS 3.dwg

Job No.

Sheet:

Scale (Hor.): 1"=100'

Scale (Vert.):

Date: 03/22/13

Checked By: JSL

Drawn By: RLW

SHEET

07 of 13



JOHN COLBERT FISH & DANA H. FISH  
REMAINDER OF 122.63 AC.  
VOL. 11903, PG. 280  
R.P.R.T.C.T.

MATCHLINE  
SHEET 9  
MATCHLINE  
SHEET 8

27.872 ACRES

RUTH MAY MULENEX.  
ET AL  
67.93 AC.  
VOL. 13082, PG. 108  
R.P.R.T.C.T.

S27°36'37"W 2066.19'  
[S30°13'W]

N36°14'38"W  
555.04'

N36°14'38"W  
555.04'

N54°48'08"W  
113.70'

N69°04'01"  
59.65'

N23°34'42"E

*Alexander Walters Survey  
Number 67  
Abstract Number 791*



JOHN COLBERT FISH  
& DANA H. FISH  
REMAINDER OF 122.63 AC.  
VOL. 11903, PG. 280  
R.P.R.T.C.T.

JOHN COLBERT FISH  
16.000 AC. &  
INGRESS EGRESS EASEMENT  
VOL. 10842, PG. 401 (1/2 INTEREST)  
VOL. 10904, PG. 181 (1/2 INTEREST)  
R.P.R.T.C.T.

GRAPHIC SCALE



SEE SHEET 3  
FOR LEGEND

MATCHLINE SHEET 8  
MATCHLINE SHEET 7

SKETCH TO ACCOMPANY FIELD NOTES OF 27.872 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NUMBER 67, ABSTRACT NO. 791 AND THE SAMUEL CUSHING SURVEY NUMBER 70, ABSTRACT NUMBER 164, BOTH IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 122.63 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY DEED OF RECORD IN VOLUME 11903, PAGE 280 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 4.539 ACRE TRACT CONVEYED TO FROST BANK AND JIMMY R. LOCKE, TRUSTEE BY DEED OF TRUST, OF RECORD IN DOCUMENT NUMBER 2012183944 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 16.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH BY INSTRUMENTS OF RECORD IN VOLUME 10842, PAGE 401 AND VOLUME 10904, PAGE 181, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF A 15.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY INSTRUMENTS OF RECORD IN VOLUME 11591, PAGE 128, VOLUME 11868, PAGE 668 AND VOLUME 11866, PAGE 68; ALL OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

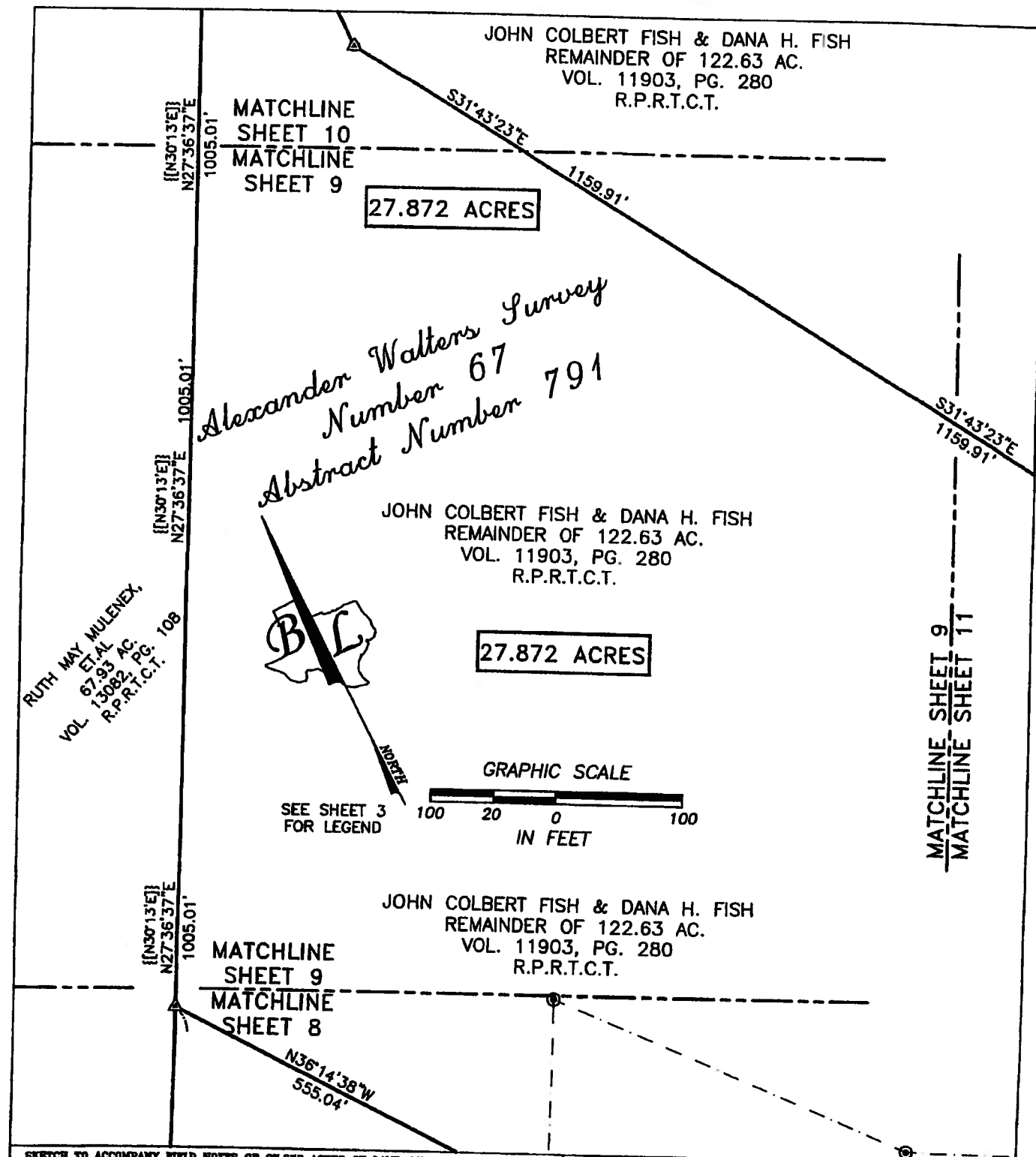
**BASELINE LAND SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE  
AUSTIN, TEXAS 78754  
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ron-baseline@austin.az.net

**SCANNED**

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Job No. \_\_\_\_\_ Snapshot: \_\_\_\_\_  
Scale (Hor.): 1"=100' Scale (Vert.): \_\_\_\_\_  
Date: 03/22/13 Checked By: JSL Drawn By: RLW

SHEET  
08 of 13



SKETCH TO ACCOMPANY FIELD NOTES OF 27.872 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NUMBER 67, ABSTRACT NO. 791 AND THE SAMUEL CUSHING SURVEY NUMBER 70, ABSTRACT NUMBER 164, BOTH IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 122.63 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY DEED OF RECORD IN VOLUME 11903, PAGE 280 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 4.838 ACRE TRACT CONVEYED TO FROST BANK AND JIMMY R. LOCKE, TRUSTEES BY DEED OF TRUST, OF RECORD IN DOCUMENT NUMBER 2012163944 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 16.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH BY INSTRUMENTS OF RECORD IN VOLUME 10848, PAGE 401 AND VOLUME 10804, PAGE 101, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF A 15.980 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY INSTRUMENTS OF RECORD IN VOLUME 11891, PAGE 128, VOLUME 11898, PAGE 585 AND VOLUME 11885, PAGE 92; ALL OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

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Job No.

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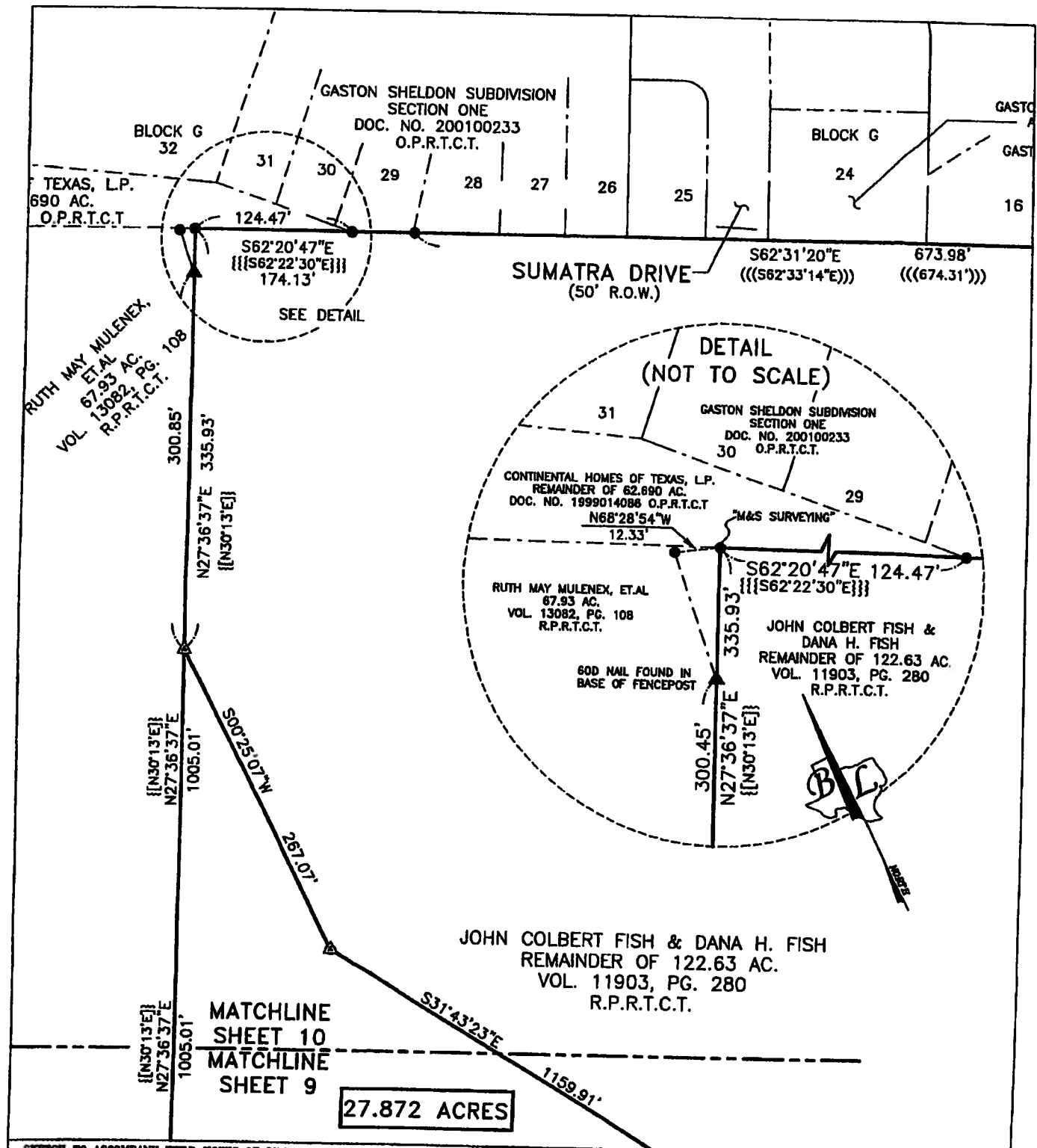
Date: 03/22/13

Checked By: JSL

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SHEET

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SKETCH TO ACCOMPANY FIELD NOTES OF 27.872 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NUMBER 67, ABSTRACT NO. 791 AND THE SAMUEL CUSHING SURVEY NUMBER 70, ABSTRACT NUMBER 164, BOTH IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 122.63 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY DEED OF RECORD IN VOLUME 11903, PAGE 280 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 4.839 ACRE TRACT CONVEYED TO FROST BANK AND JIMMY E. LOCKE, TRUSTEES BY DEED OF TRUST, OF RECORD IN DOCUMENT NUMBER 2018163944 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 16.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH BY INSTRUMENTS OF RECORD IN VOLUME 10842, PAGE 401 AND VOLUME 10904, PAGE 181, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF A 15.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY INSTRUMENTS OF RECORD IN VOLUME 11891, PAGE 128, VOLUME 11898, PAGE 585 AND VOLUME 11855, PAGE 95; ALL OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

# **BASELINE LAND SURVEYORS, INC.** PROFESSIONAL LAND SURVEYING SERVICE

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ron-baseline@austin.tx.com

File: \Projects\Fish Tract\Fort Dessau\Draw\Perkland M&S VERS 3.dwg  
Job No. \_\_\_\_\_ Snapshot: \_\_\_\_\_  
Scale (Hor.): 1"=100' Scale (Vert.): \_\_\_\_\_  
Date: 03/22/13 Checked By: JSL Drawn By: RLW

**SHEET**  
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Alexander Walters Survey Number 67  
Abstract Number 791

JOHN COLBERT FISH & DANA H. FISH  
REMAINDER OF 122.63 AC.  
VOL. 11903, PG. 280  
R.P.R.T.C.T.

S31°43'23"E  
1159.91'

MATCHLINE SHEET 9  
MATCHLINE SHEET 11

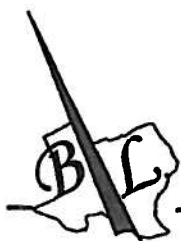
S31°43'23"E 1159.91'

27.872 ACRES

MATCHLINE SHEET 11  
MATCHLINE SHEET 12

S50°00'39"E  
464.68'

JOHN COLBERT FISH & DANA H. FISH  
REMAINDER OF 122.63 AC.  
VOL. 11903, PG. 280  
R.P.R.T.C.T.



MATCHLINE  
SHEET 11  
MATCHLINE  
SHEET 7

GRAPHIC SCALE



SEE SHEET 3  
FOR LEGEND

SKETCH TO ACCOMPANY FIELD NOTES OF 27.872 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NUMBER 67, ABSTRACT NO. 791 AND THE SAMUEL CUSHING SURVEY NUMBER 70, ABSTRACT NUMBER 184, BOTH IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 122.63 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY DEED OF RECORD IN VOLUME 11903, PAGE 280 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 4.899 ACRE TRACT CONVEYED TO FROST BANK AND JIMMY R. LOCKE, TRUSTEE BY DEED OF TRUST, OF RECORD IN DOCUMENT NUMBER 2012163944 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 16.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH BY INSTRUMENTS OF RECORD IN VOLUME 10842, PAGE 401 AND VOLUME 10904, PAGE 181, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF A 16.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY INSTRUMENTS OF RECORD IN VOLUME 11691, PAGE 128, VOLUME 11908, PAGE 505 AND VOLUME 11865, PAGE 92; ALL OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

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ron-baseline@baseline.com

File: I:\Projects\Fish Tract\Fort Dessau\Draw\PLS 3.dwg

Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

Date: 03/22/13

Checked By: JSL

Drawn By: RLW

SHEET

11 of 13

**SCANNED**

MATCHLINE SHEET 11  
MATCHLINE SHEET 12

FROST BANK &  
JIMMY R. LOCKE, TRUSTEE  
DEED OF TRUST  
4.839 AC.  
DOC. NO. 2012163944  
O.P.R.T.C.T.

GRAPHIC SCALE  
100 20 0 100  
IN FEET  
SEE SHEET 3  
FOR LEGEND



STA: 54+070.699  
20.206 m RT.

STA: 54+070.446  
27.913 m RT.

"M&S #1838"

S50°00'39"E  
464.68'

S50°00'39"E 464.68'

27.872 ACRES

S07°55'15"E  
147.19'

S76°34'11"E  
127.78'

MATCHLINE  
SHEET 12  
MATCHLINE  
SHEET 13

JOHN COLBERT FISH & DANA H. FISH  
REMAINDER OF 122.63 AC.  
VOL. 11903, PG. 280  
R.P.R.T.C.T.

27.872 ACRES

N36°38'22"W  
431.53'

STA: 54+241.061  
23.427 m RT.

SKETCH TO ACCOMPANY FIELD NOTES OF 27.872 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NUMBER 67, ABSTRACT NO. 781 AND THE SAMUEL CUSHING SURVEY NUMBER 70, ABSTRACT NUMBER 104, BOTH IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A 122.63 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY DEED OF RECORD IN VOLUME 11903, PAGE 280 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 4.839 ACRE TRACT CONVEYED TO FROST BANK AND JIMMY R. LOCKE, TRUSTEE BY DEED OF TRUST, OF RECORD IN DOCUMENT NUMBER 2012163944 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 16.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH BY INSTRUMENTS OF RECORD IN VOLUME 10842, PAGE 401 AND VOLUME 10904, PAGE 181, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF A 15.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH AND DANA H. FISH BY INSTRUMENTS OF RECORD IN VOLUME 11891, PAGE 128, VOLUME 11808, PAGE 686 AND VOLUME 11855, PAGE 92; ALL OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

**BASELINE LAND SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.877.9722

ron-baseline@austin.rr.com

File: [Project\Fish Tract\Fort Dessau\Draw\Part 12\Baseline 3.dwg]

Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

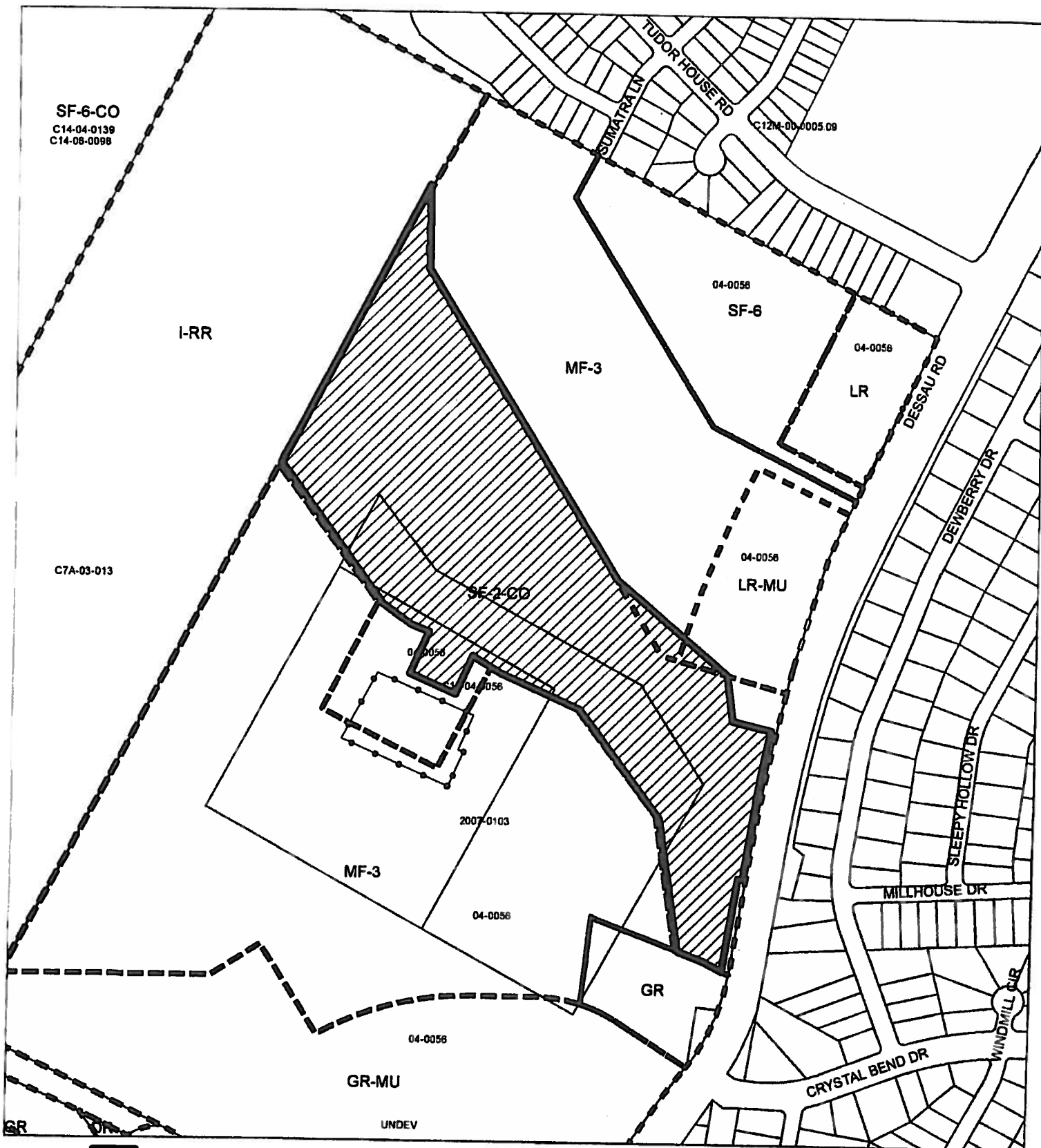
Date: 01/22/13




Checked By: JSL

Drawn By: RLW

SHEET  
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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2013-0042

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



Exhibit B