

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 86-0807-H, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1101 MUSIC LANE AND 110 ACADEMY DRIVE IN THE FAIRVIEW PARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT AND IN THE SOUTH RIVER CITY NEIGHBORHOOD PLAN FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (CS-NCCD-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES - NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (CS-NCCD-NP) COMBINING DISTRICT FOR TRACTS 1A AND 1B AND TO COMMERCIAL LIQUOR SALES- NEIGHBORHOOD CONSERVATION COMBINING DISTRICT-NEIGHBORHOOD PLAN (CS-1-NCCD-NP) COMBINING DISTRICT FOR TRACT 2.

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 (the "Property") located in the Fairview Park neighborhood conservation combining district described in Zoning Case No. C14-2014-0117, on file at the Planning and Development Review Department, as follows:

Tracts 1A and 1B:

from general commercial services-neighborhood conservation combining district-neighborhood plan (CS-NCCD-NP) combining district to general commercial services - neighborhood conservation combining district-neighborhood plan (CS-NCCD-NP) combining district

1.037 acre tract of land, more or less, being all of Block 75 and a portion of Block 76, Fairview Park Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, SAVE AND EXCEPT a 0.0344 acre tract of land described in Tract 2; and,

0.1654 acre tract of land, more or less, out of the Isaac Decker Survey No. 20, Abstract no. 8, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

38 Tract 2:

39 from general commercial services-neighborhood conservation combining district-
40 neighborhood plan (CS-NCCD-NP) combining district to commercial liquor sales-
41 neighborhood conservation combining district-neighborhood plan (CS-1-NCCD-
42 NP) combining district

43
44 0.0344 acre tract of land, more or less, out of the Isaac Decker Survey No. 20,
45 Abstract No. 8, the tract of land being more particularly described by metes and
46 bounds in Exhibit "C" incorporated into this ordinance,
47

48 locally known as 1101 Music Lane and 110 Academy Drive, in the City of Austin, Travis
49 County, Texas, and generally identified in the map attached as Exhibit "D".
50

51 **PART 2.** The Fairview Park NCCD was approved August 7, 1986 under Ordinance No.
52 860807-H (the "Original Ordinance") and amended under Ordinance No. 030717-119 and
53 030717-120.
54

55 **PART 3.** Except as otherwise provided in this ordinance the Property is subject to the
56 Original Ordinance, as amended, and in all other respects, the terms and conditions of the
57 Original Ordinance, as amended, remain in full force and effect.
58

59 **PART 4.** The Fairview Park NCCD, is amended as follows for the properties located at
60 1101 Music Lane and 110 Academy Drive.
61

- 62 1. Liquor sales use is a prohibited use on the Property, including as an accessory
63 use.
64
- 65 2. Hotel-motel and condominium residential uses are permitted uses on the
66 Property.
67
- 68 3. The following are permitted accessory uses on the Property:
69 Restaurant (general)
70 Cocktail lounge
71 Indoor entertainment
72 Outdoor entertainment
73
- 74 4. Development of the Property may not exceed an impervious coverage of 65
75 percent of gross site area.
76
77

- 78 5. Building coverage on the Property may not exceed 50 percent gross site area.
79
80 6. The maximum height, as defined in City Code, of a building or structure on the
81 Property may not exceed the following:

82
83 Area 1: 40 feet for the portion of the Property described on Exhibit "E";
84 Area 2: 35 feet for the portion of the Property described on Exhibit "F"
85 Area 3: 60 feet for the portion of the Property described on Exhibit "G"
86 Area 4: 45 feet for the portion of the Property described on Exhibit "H"
87 Area 5: 70 feet for the portion of the Property described on Exhibit "I"
88 Area 6: 80 feet for the portion of the Property described on Exhibit "J"
89 Area 7: 40 feet for the portion of the Property described on Exhibit "K"
90 Area 8: 65 feet for the portion of the Property described on Exhibit "L"

- 91
92 7. A site plan or building permit for the Property may not be approved, released,
93 or issued, if the completed development or uses of the Property, considered
94 cumulatively with all existing or previously authorized development and uses,
95 generate traffic that exceeds 2,000 trips per day.
96
97 8. Development of the Property with a condominium residential use shall not
98 exceed 15 residential units.
99
100 9. Development of the Property with a condominium residential use shall not
101 exceed 12.5 residential units per acre.
102
103 10. Development of the Property may not exceed a combined total of 102 hotel-
104 motel and condominium residential units.
105

106 **PART 5.** Except as amended by this ordinance, the Property is subject to Ordinance No.
107 20050929-Z003 that established the South River City neighborhood plan.
108
109

PART 6. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014 §
 §
 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk

**LEGAL DESCRIPTION FOR TRACT 1A
1.037 acres (1101 Music Lane)**

**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084**

MAY 12, 2004

FIELD NOTE DESCRIPTION OF 1.037 ACRES OF LAND BEING ALL OF BLOCK 75 AND A PORTION OF BLOCK 76, FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 40 AND VOLUME 1 PAGE 46 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (1.430 ACRE) TRACT OF LAND DESIGNATED AS "TRACT ONE-A" CONVEYED TO TERRACE HOLDINGS, L.P. BY DEED RECORDED IN VOLUME 13387 PAGE 1297 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found at the point of intersection of the North right-of-way line of Academy Drive and the East right-of-way line of Music Lane for the Southwest corner of Block 76, Fairview Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1 Page 40 and Volume 1 Page 46 of the Plat Records of Travis County, Texas, and being the Southwest corner of that certain tract of land designated as "Tract One-A" conveyed to Terrace Holdings, L.P. by deed recorded in Volume 13387 Page 1297 of the Real Property Records of Travis County, Texas, and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the East right-of-way line of Music Lane and the West line of Blocks 76 and 75 of said Fairview Park, respectively, the following two (2) courses;

- 1) N 19 deg. 21' 38" E 211.05 ft. to an "X" found in concrete;
- 2) N 46 deg. 49' 00" E 178.28 ft. to a point for the Northwest corner of said Block 75, and being an angle point of said Terrace Holdings (1.430 Acre) tract, and being the Northwest corner of this tract;

THENCE crossing the interior of said (1.430 Acre) tract with the north line of said Block 75, S 79 deg. 00' 04" E 50.75 ft. to a concrete nail set at the common north corner of Blocks 73 and 75 of said Fairview Park, and being an angle point of said (1.430 Acre) tract and being the northwest corner of that certain (1.783 Acre) "Tract Four" conveyed to Terrace Holdings, L.P. by Volume 13387 Page 1297 of the Travis County Real Property Records, and being the northeast corner of this tract, and from which a 60 D nail found at the Southeast corner of that certain (2,184 sq. ft.) "Tract Two" conveyed to Terrace Holdings, L.P., by deed recorded in volume 13387 Page 1297 of the Real Property Records of Travis County, Texas, bears S79 deg. 00' 04" E 264.70 ft.;

THENCE with the common line of said Block 73 and said Block 75, being a common line of said (1.430 Acre) and said (1.783 Acre) tracts, S 11 deg. 20' 08" W 212.55 ft. to a 1/2" iron rod found for the common corner of Blocks 72, 73, 75, and 76 of said Fairview Park, and being the northeast corner of that certain tract conveyed to Matthew Lynaugh and Gloria Lee by deed recorded in Volume 12188 Page 1730 of the Travis County Real Property Records, and being an angle point of said (1.430 Acre) tract and being an angle point of this tract;

THENCE with the common line of said Block 75 and Block 76, being a common line of said (1.430 Acre) tract and said Lynaugh tract, N 78 deg. 18' 00" W 30.76 ft. to a chiseled "X" found in concrete for an angle point of said (1.430 Acre) tract and being the northwest corner of said Lynaugh tract, and being an angle point of this tract;

THENCE over and across the interior of said Block 76, with common lines of said (1.430 Acre) tract and said Lynaugh tract, the following three (3) courses;

- 1) S 11 deg. 05' 26" W 46.58 ft. to a 3/4" iron pipe found;
- 2) N 78 deg. 43' 34" W 19.30 ft. to a 3/4" iron pipe found;
- 3) S 11 deg. 13' 09" W 113.01 ft. to a 1" iron pipe found in the North right-of-way of Academy Drive and the South line of said Block 76 for the southeast corner of said (1.430 Acre) tract, and being the southwest corner of said Lynaugh tract, and being the southeast corner of this tract, and from which a 1/2 inch iron rod found at the southeast corner of said Lynaugh tract and the south common corner of said Blocks 73 and 76 bears S 71 deg. 26' 08" E 50.03 ft.

THENCE with the North right-of-way line of Academy Drive, N 71 deg. 13' 22" W 135.20 ft. to the PLACE OF BEGINNING, containing 1.037 acres of land.

SURVEYED: May 12, 2004.



Holt Carson
Registered Professional Land Surveyor NO. 5166



see survey plat B 30096

LEGAL DESCRIPTION FOR TRACT 1B
0.1654 acres, 110 Academy Drive



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1654 ACRE (7,206 SQUARE FEET), MORE OR LESS, SITUATED WITHIN THE ISAAC DECKER SURVEY NO. 20, ABSTRACT NO. 8, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF THE CALLED 7,206 SQUARE FOOT TRACT CONVEYED TO MATTHEW LYNAUGH AND GLORIA J. LEE IN VOLUME 12188, PAGE 1730 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), AND BEING A PORTION OF BLOCK 76 OF FAIRVIEW PARK, RECORDED IN VOLUME 1, PAGE 46 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 0.1654 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000057035622):

COMMENCING, at a calculated point in the north right-of-way line of Academy Drive (60' Right-of-way) and being in the east right-of-way line of Music Lane (aka The Circle), (60' Right-of-way), and being the southeast corner of a called 1.037 acre tract conveyed to Lyda Family Trust & Thomas C. Calhoon, recorded in Document #201002902 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), from which a 1/2-inch iron pipe found bears S16°46'54"W, a distance of 0.32 feet;

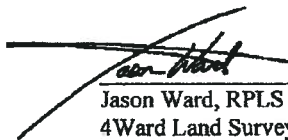
THENCE, with the north right-of-way line of said Academy Drive, and the south line of said Lyda Family Trust & Thomas C. Calhoon tract, S73°47'59"E, a distance of 135.29 feet to a 1/2-inch iron rod with "Ward-5811" cap set for the southwest corner and **POINT OF BEGINNING** hereof, said point being the southeast corner of said Lyda Family Trust & Thomas C. Calhoon tract and being the southwest corner of said Matthew Lynaugh & Gloria J. Lee tract;

THENCE, with the common line between said Matthew Lynaugh & Gloria J. Lee tract and said Lyda Family Trust & Thomas C. Calhoon tract the following four (4) courses and distances:

- 1) **N08°41'29"E**, a distance of 113.01 feet to a 1/2-inch iron pipe found for an exterior ell corner hereof,
- 2) **S81°23'37"E**, a distance of 19.31 feet to a 1/2-inch iron pipe found for an interior ell corner hereof,
- 3) **N08°33'45"E**, a distance of 46.50 feet to an "X" cut found in concrete for an exterior ell corner hereof, and
- 4) **S80°50'47"E**, a distance of 30.76 feet to a calculated point for the northeast corner hereof, said point being the northeast corner of said Matthew Lynaugh & Gloria J. Lee tract and being an exterior ell corner of said Lyda Family Trust & Thomas C. Calhoon tract and being the southwest corner of a called 2.226 acre tract conveyed to Spearhead Academy, Ltd., recorded in Document #201222395 (O.P.R.T.C.T.), and being the northwest corner of a tract conveyed to 112 Academy, LLC, recorded in Document #2006197905 (O.P.R.T.C.T.), from which a concrete nail found at a northeast corner of said Lyda Family Trust & Thomas C. Calhoon tract bears, **N08°40'51"E**, a distance of 212.55 feet, also from said calculate point, a 60d Nail found at the northeast corner of said 112 Academy LLC tract bears **S80°50'00"E**, a distance of 250.14 feet;

THENCE, with the east line of said Matthew Lynaugh and Gloria J. Lee tract and the west line of said 112 Academy LLC tract, **S08°49'05"W**, a distance of **165.83** feet to a 1/2-inch iron rod with "Ward-5811" cap set for the southeast corner hereof, said point being the southeast corner of said Matthew Lynaugh and Gloria J. Lee tract and being the southwest corner of said 112 Academy LLC tract, and being a point in the north right-of-way line of said Academy Drive;

THENCE, with the north right-of-way line of said Academy Drive and the south line of said Matthew Lynaugh and Gloria J. Lee tract, **N73°47'59"W**, a distance of **50.03** feet to the **POINT OF BEGINNING** and containing 0.1654 Acre (7,206 Square Feet) of land, more or less.


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

4/15/14



Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0344 ACRE (1,500 SQUARE FEET), MORE OR LESS, SITUATED WITHIN THE ISAAC DECKER SURVEY NO. 20, ABSTRACT NO. 8, IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A CALLED 1.037 ACRE TRACT CONVEYED TO LYDA FAMILY TRUST AND THOMAS C. CALHOON IN DOCUMENT #2010002902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.0344 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000057035622):

COMMENCING, at an "X" cut set in concrete in the east right-of-way line of Music Lane (aka The Circle, 60' Right-of-way), and being the northwest corner of said Lyda Family Trust tract, and being an exterior ell corner of a called 2.226 acre tract, called Tract 2, conveyed to Spearhead Academy, Ltd., recorded in Document #2012222395 (O.P.R.T.C.T.), from which a concrete nail found at the northeast corner of said Lyda Family Trust tract, and being an interior ell corner of said Spearhead Academy tract bears, S81°22'26"E, a distance of 50.75 feet;

THENCE, with the east right-of-way line of said Music Lane, and the west line of said Lyda Family Trust tract, S44°13'10"W, a distance of 100.85 feet to a calculated point for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the east right-of-way line of said Music Lane, and the west line of said Lyda Family Trust tract, over and across said Lyda Family Trust tract, the following three (3) courses and distances:

- 1) **S45°46'50"E**, a distance of **32.00** feet to a calculated point for the northeast corner hereof,
- 2) **S44°13'10"W**, a distance of **46.88** feet to a calculated point for the southeast corner hereof, and
- 3) **N45°46'50"W**, a distance of **32.00** feet to a calculated point for the southwest corner hereof, said point being in the east right-of-way line of said Music Lane and in the west line of said Lyda Family Trust tract, from which an "X" cut found in concrete at an angle point in the east right-of-way line of said Music Lane and being an angle point in the west line of said Lyda Family Trust tract bears, S44°13'10"W, a distance of 30.56 feet;

THENCE, with the east right-of-way line of said Music Lane, and the west line of said Lyda Family Trust tract, **N44°13'10"E**, a distance of **46.88** feet to the **POINT OF BEGINNING** and containing 0.0344 Acre (1,500 Square Feet) of land, more or less.


10/31/14

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

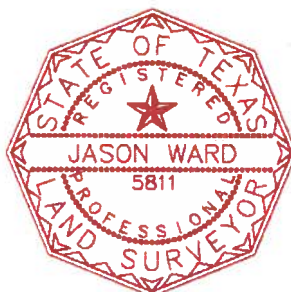
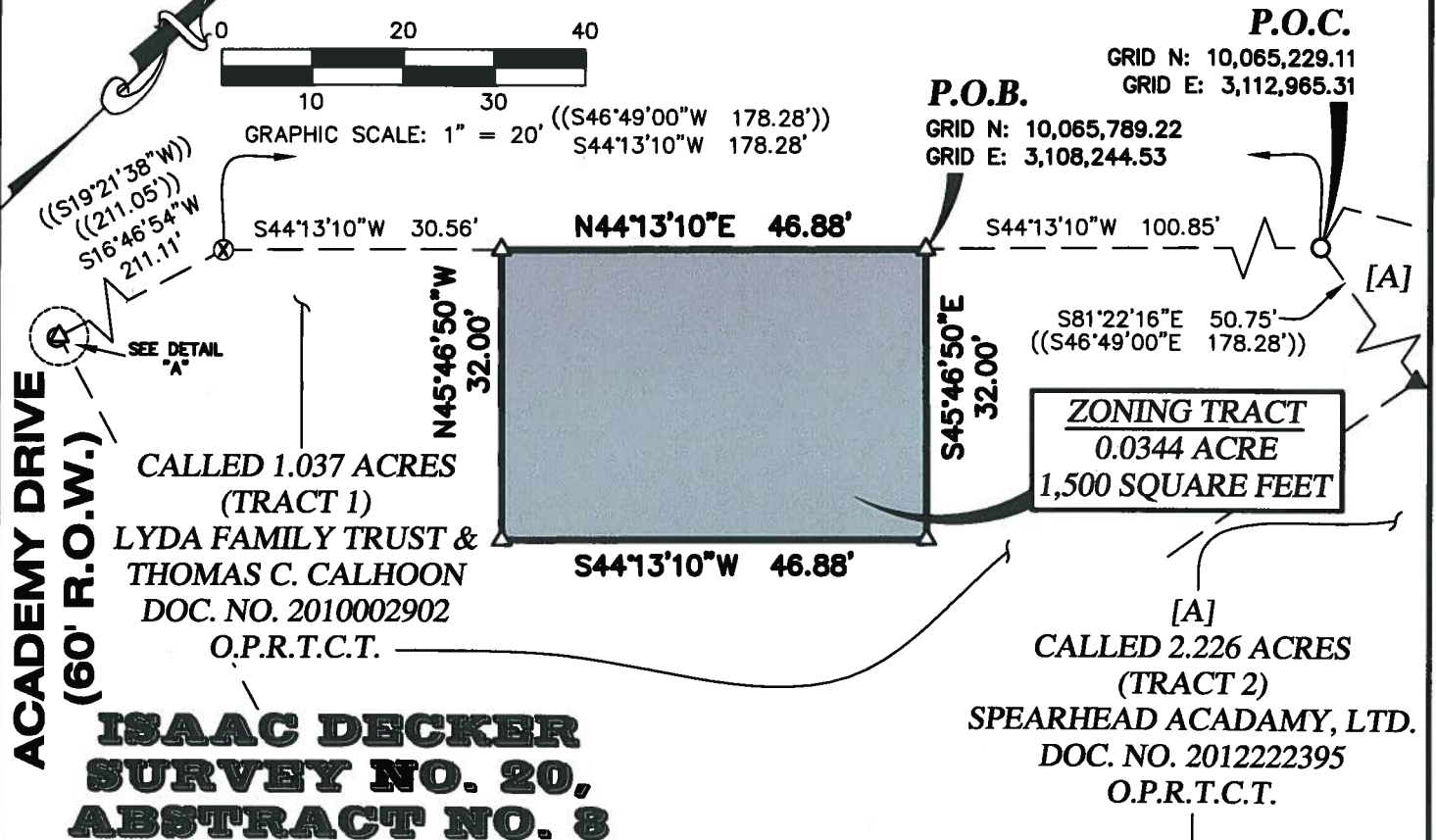
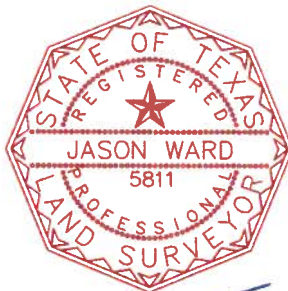
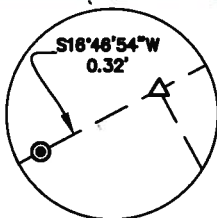


Exhibit C

MUSIC LANE (A.K.A. THE CIRCLE, 60' R.O.W.)



DETAIL "A" NOT TO SCALE



10/31/2014

LEGEND

—	ZONING LINE
- - -	EXISTING PROPERTY LINES
○	"X" CUT SET IN CONCRETE
⊗	CHISELED "X" FOUND IN CONCRETE
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
▲	NAIL FOUND
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
((.....))	RECORD INFORMATION PER DOCUMENT NO. 2010002902

0.0334 ACRE
ZONING TRACT
OUT OF THE
ISAAC DECKER
SURVEY NO. 20,
ABSTRACT NO. 8
City of Austin,
Travis County, Texas

4WARD
Land Surveying
 A Limited Liability Company

PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

Date:	10/31/2014
Project:	00247
Scale:	1" = 20'
Reviewer:	JSW
Tech:	EAN
Field Crew:	JCR/EAN
Survey Date:	JUNE 2013
Sheet:	1 OF 1



FIELD NOTES


7837 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THAT 7206 SQUARE FOOT TRACT DESCRIBED IN VOLUME 12188, PAGE 1733, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PART OF THAT 1.037 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2010002903, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

COMMENCING at a POINT FOR REFERENCE, also being the POINT OF BEGINNING for this tract, being an iron rod found at the southeast corner of said 7,206 square foot tract described in Volume 12188, Page 1733, Real Property Records, Travis County, also being the southwest corner of Block 72, Fairview Park, according to the map or plat thereof recorded in Volume 1, Page 46, Plat Records, Travis County, Texas, Said iron rod also being in the north ROW of Academy Drive;

THENCE THE FOLLOWING 10 CALLS:

- 1) N71°08'42"W for a distance of 185.72 feet to a point;
- 2) N19°26'10"E for a distance of 63.00 feet to a point;
- 3) S71°09'00"E for a distance of 56.19 feet to a point;
- 4) S19°26'10"W for a distance of 13.00 feet to a point;
- 5) S71°08'42"E for a distance of 32.50 feet to a point;
- 6) S18°52'30"W for a distance of 13.99 feet to a point;
- 7) S71°07'49"E for a distance of 41.68 feet to a point;
- 8) S11°16'33"W for a distance of 17.99 feet to a point;
- 9) S78°39'52"E for a distance of 49.65 feet to a point;
- 10) S11°20'08"W for a distance of 24.89 to the POINT OF BEGINNING, containing 7837 square feet of land.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.


Thomas P. Dixon R.P.L.S. 4324
Waterloo Surveyors, Inc.
P.O. Box 160176
Austin, Tx 78716
(512) 481-9602

11/13/14
Date

REFERENCES

TCAD Parcel No. 187788 & 566722
AUSTIN GRID 615 MJ-21

FIELD NOTES

2002 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THAT 7206 SQUARE FOOT TRACT DESCRIBED IN VOLUME 12188, PAGE 1733, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PART OF THAT 1.037 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2010002903, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

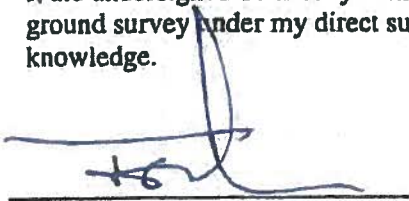
COMMENCING at a POINT FOR REFERENCE at an iron rod found at the southeast corner of said 7206 square foot tract described in Volume 12188, Page 1733, Real Property Records, Travis County, also being the southwest corner of Block 72, Fairview Park, according to the map or plat thereof recorded in Volume 1, Page 46, Plat Records, Travis County, Texas, Said iron rod also being in the north ROW of Academy Drive;

THENCE N11°20'08"E along the west line of Block 72 for a distance of 24.89 feet to a point or the POINT OF BEGINNING for this tract;

THENCE THE FOLLOWING 6 CALLS:

1. N78°39'52"W for a distance of 49.65 feet to a point;
2. N11°16'33"E for a distance of 17.99 feet to a point;
3. N71°07'49"W for a distance of 41.68 feet to a point;
4. N18°52'30"E for a distance of 13.99 feet to a point;
5. S71°08'42"E for a distance of 89.92 feet to a point;
6. S11°20'08"W for a distance of 25.55 feet to the POINT OF BEGINNING, containing 2002 square feet of land;

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.


Thomas P. Dixon R.P.L.S. 4324
Waterloo Surveyors, Inc.
P.O. Box 160176
Austin, Tx 78716
(512) 481-9602

11/13/14
Date

REFERENCES

TCAD Parcel No. 187788 & 566722
AUSTIN GRID 615 MJ-21

Exhibit F

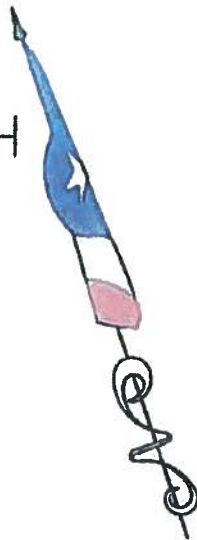
2002 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THAT 7208 SQUARE FOOT TRACT DESCRIBED IN VOLUME 12188, PAGE 1733, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PART OF THAT 1.037 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2010002903, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

LEGEND

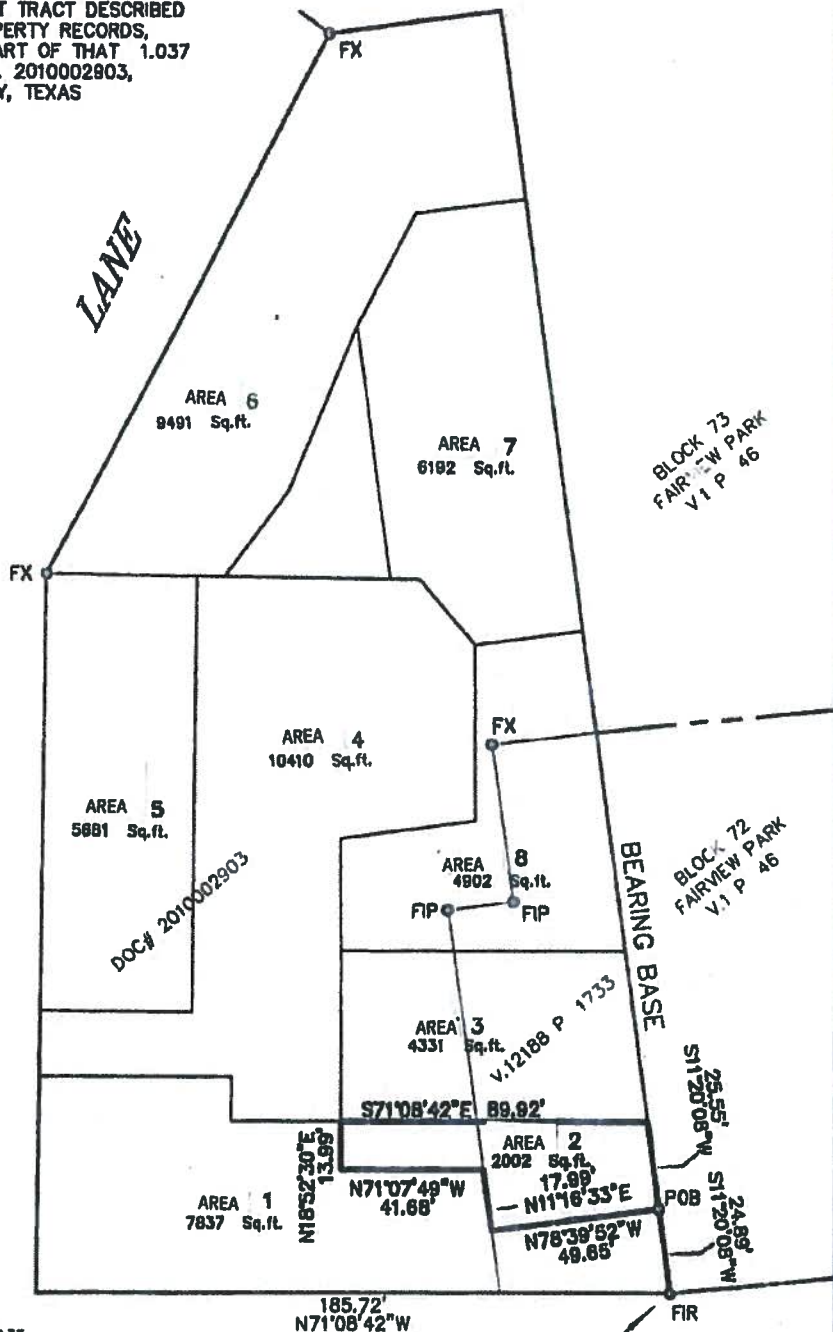
1/2" FOUND IRON ROD
FOUND "X" IN CONCRETE
1/2" FOUND IRON PIPE
POINT OF BEGINNING

FIR
FX
FIP
POB

SCALE
1" = 50'



MUSIC



Dated this the 12th day
of November, 2014.

[Signature]

Thomas P. Dixon R.P.L.S. 4324

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FIELD NOTES

4331 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THAT 7206 SQUARE FOOT TRACT DESCRIBED IN VOLUME 12188, PAGE 1733, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PART OF THAT 1.037 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2010002903, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

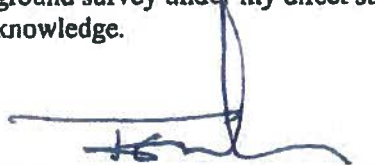
COMMENCING at a **POINT FOR REFERENCE** at an iron rod found at the southeast corner of said 7206 square foot tract described in Volume 12188, Page 1733, Real Property Records, Travis County, also being the southwest corner of Block 72, Fairview Park, according to the map or plat thereof recorded in Volume 1, Page 16, Plat Records, Travis County, Texas, Said iron rod also being in the north ROW of Academy Drive;

THENCE N11°20'08"E along the west line of Block 72 for a distance of 50.44 feet to a point or the **POINT OF BEGINNING** for this tract;

THENCE THE FOLLOWING 4 CALLS:

1. N71°08'42"W for a distance of 89.92 feet to a point;
2. N18°52'30"E for a distance of 50 feet to a point;
3. S71°08'42"E for a distance of 83.13 feet to a point;
4. S11°20'08"W for a distance of 50.43 feet to a point to the **PONIT OF BEGINNING**, containing 4331 square feet of land;

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.



Thomas P. Dixon R.P.L.S. 4324
Waterloo Surveyors, Inc.
P.O. Box 160176
Austin, Tx 78716
(512) 481-9602

11/13/14
Date

REFERENCES

TCAD Parcel No. 187788 & 566722
AUSTIN GRID 615 MJ-21

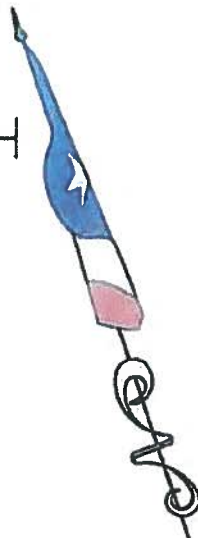
Exhibit G

4331 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THAT 7206 SQUARE FOOT TRACT DESCRIBED IN VOLUME 12188, PAGE 1733, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PART OF THAT 1.037 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2010002903, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

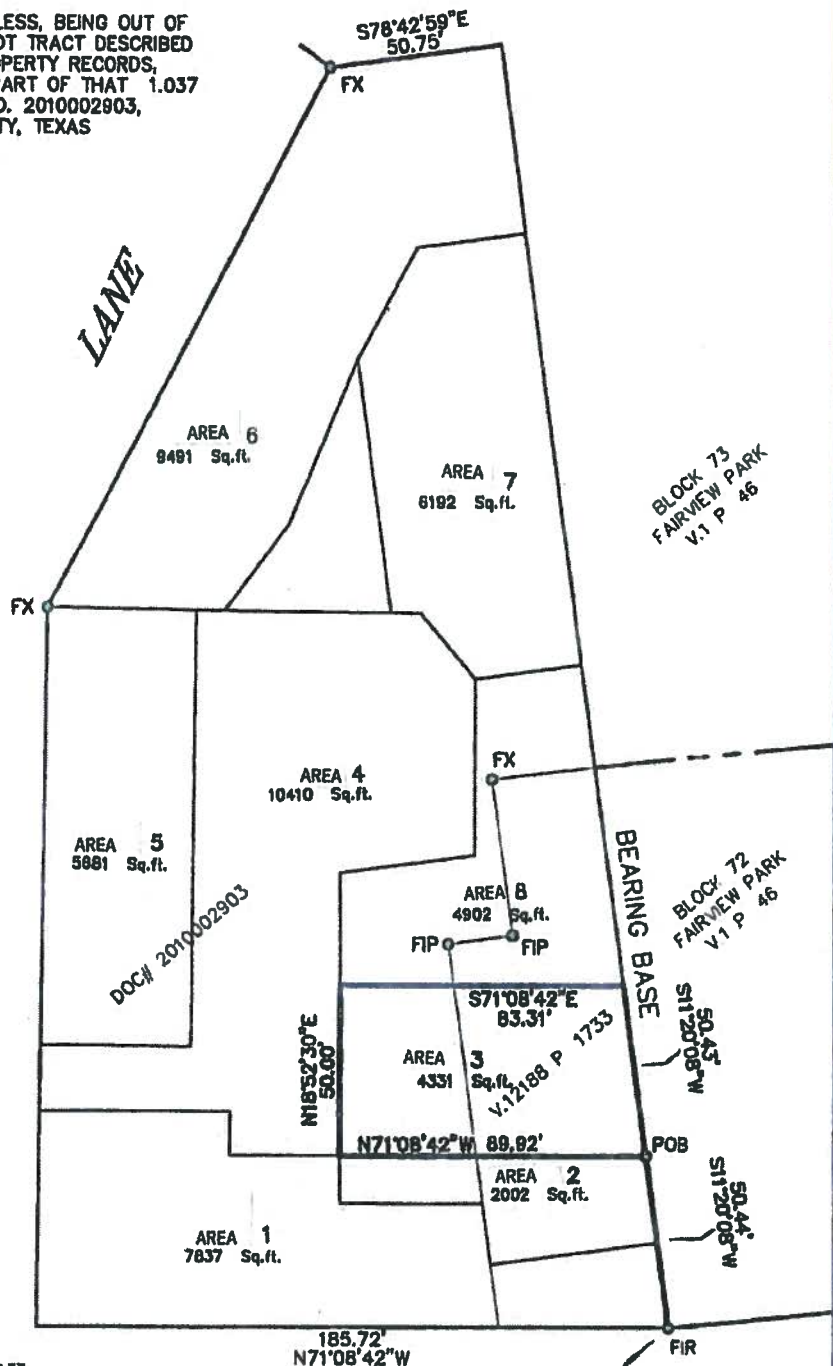
LEGEND

1/2" FOUND IRON ROD	FIR
FOUND "X" IN CONCRETE	FX
1/2" FOUND IRON PIPE	FIP
POINT OF BEGINNING	POB

SCALE
1" = 50'



MUSIC



Dated this the 12th day
of November, 2014.

ACADEMY DRIVE

POINT FOR
REFERENCE

Thomas P. Dixon R.P.L.S. 4324

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FIELD NOTES

10410 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THAT 1.037 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2010002903, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

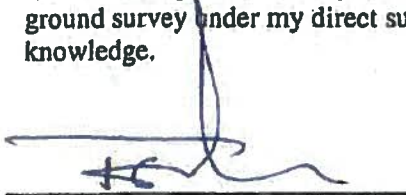
COMMENCING at a **POINT FOR REFERENCE** at an iron rod found at the southeast corner of said 7206 square foot tract described in Volume 12188, Page 1733, Real Property Records, Travis County, also being the southwest corner of Block 72, Fairview Park, according to the map or plat thereof recorded in Volume 1, Page 46, Plat Records, Travis County, Texas, Said iron rod also being in the north ROW of Academy Drive;

THENCE N43°45'39"W for a distance of 108.71 feet to a point or the **POINT OF BEGINNING** for this tract;

THENCE THE FOLLOWING 11 CALLS:

1. N71°08'42"W for a distance of 32.50 feet to a point;
2. N19°26'10"E for a distance of 13.00 feet to a point;
3. N71°09'00"W for a distance of 56.19 feet to a point;
4. N19°26'10"E for a distance of 19.35 feet to a point;
5. S70°33'50"E for a distance of 44.33 feet to a point;
6. N19°26'10"E for a distance of 128.29 feet to a point from which point a found X in concrete bears N70°16'47"W at a distance of 44.12 feet, being a property corner for the said 1.037 acre tract;
7. S70°30'56"E for a distance of 65.95 feet to a point;
8. S21°02'11"E for a distance of 25.17 feet to a point;
9. S18°53'12"W for a distance of 51.86 feet to a point;
10. N78°39'52"W for a distance of 39.64 feet to a point;
11. S18°52'30"W for a distance of 83.15 feet to the **PONIT OF BEGINNING**, containing 10410 square feet of land;

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.


Thomas P. Dixon R.P.L.S. 4324

11/13/14
Date

REFERENCES

TCAD Parcel No. 187788 & 566722
AUSTIN GRID 615 MJ-21

Exhibit H

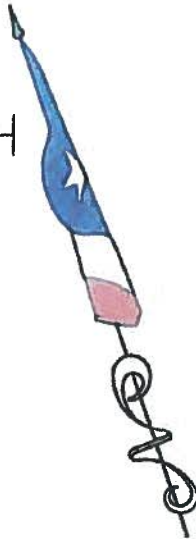
10410 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF
AND A PART OF THAT 1.037 ACRE TRACT DESCRIBED IN
DOCUMENT NO. 2010002903, OFFICIAL PUBLIC RECORDS,
TRAVIS COUNTY, TEXAS

LEGEND

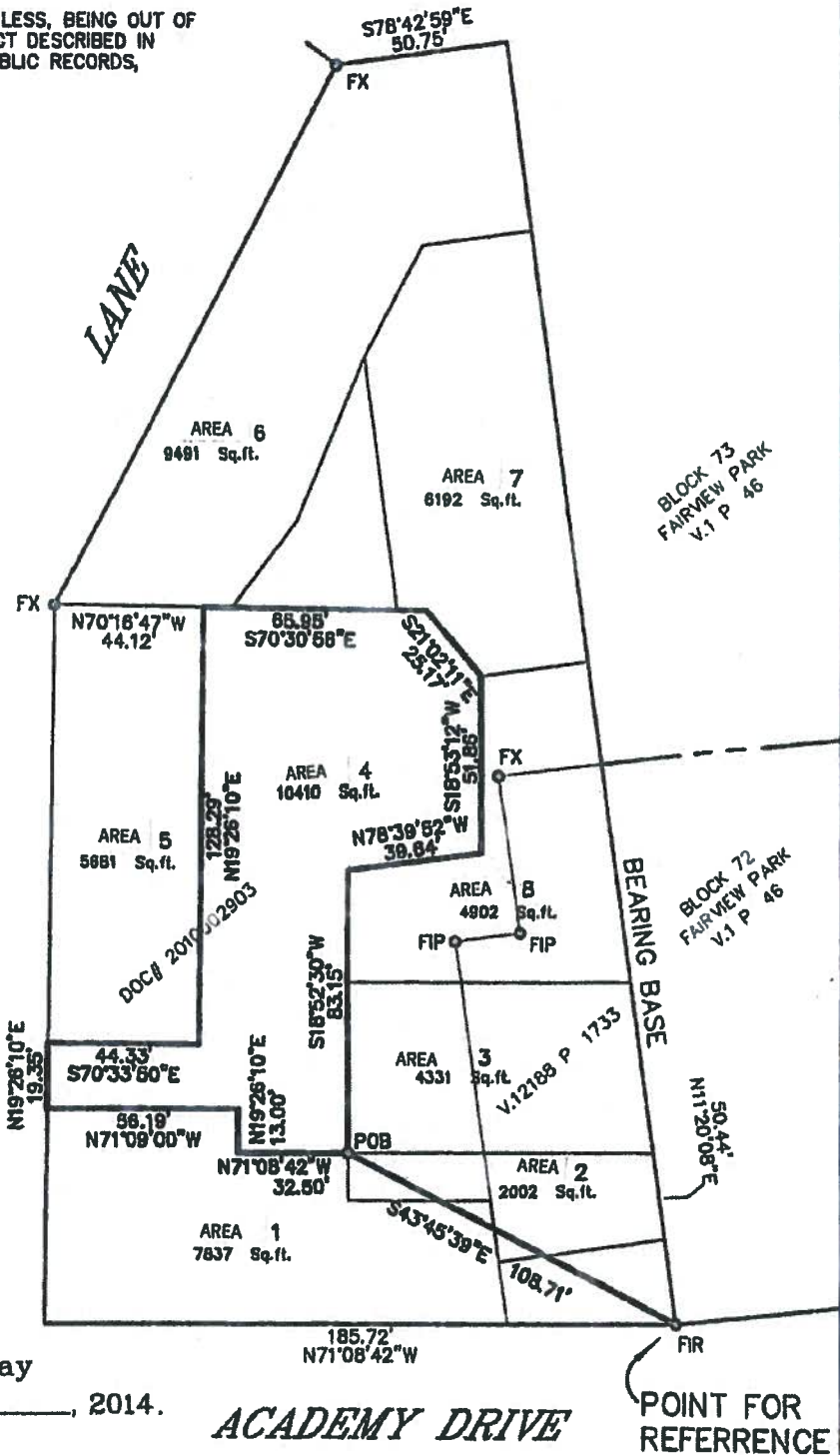
1/2" FOUND IRON ROD
FOUND "X" IN CONCRETE
1/2" FOUND IRON PIPE
POINT OF BEGINNING

FIR
FX
FIP
POB

SCALE
1" = 50'



MUSIC



FIELD NOTES

5681 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THAT 1.037 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2010002903, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

COMMENCING at a POINT FOR REFERENCE at an iron rod found at the southeast corner of said 7206 square foot tract described in Volume 12188, Page 1733, Real Property Records, Travis County, also being the southwest corner of Block 72, Fairview Park, according to the map or plat thereof recorded in Volume 1, Page 46, Plat Records, Travis County, Texas, Said iron rod also being in the north ROW of Academy Drive;

THENCE N40°55'06"E for a distance of 162.68 feet to a point or the POINT OF BEGINNING for this tract;

THENCE THE FOLLOWING 4 CALLS:

1. N70°33'50"W for a distance of 44.33 feet to a point;
2. N19°31'47"E for a distance of 128.59 feet to a found X in concrete, being a property corner of the said 1.037 acre tract as described in Doc#: 2010002903, Official Public Records, Travis County, Texas;
3. S70°16'47"E for a distance of 44.12 feet to a point;
4. S19°26'10"W for a distance of 128.34 feet to the POINT OF BEGINNING, containing 5681 square feet of land;

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.



Thomas P. Dixon R.P.L.S. 4324

11/13/14
Date



REFERENCES

TCAD Parcel No. 187788 & 566722
AUSTIN GRID 615 MJ-21

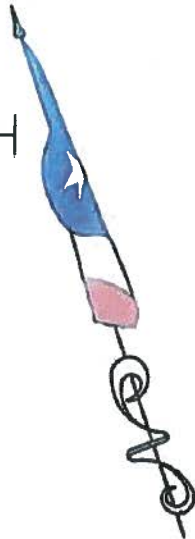
Exhibit I

5681 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF
AND A PART OF THAT 1.037 ACRE TRACT DESCRIBED IN
DOCUMENT NO. 2010002903, OFFICIAL PUBLIC RECORDS,
TRAVIS COUNTY, TEXAS

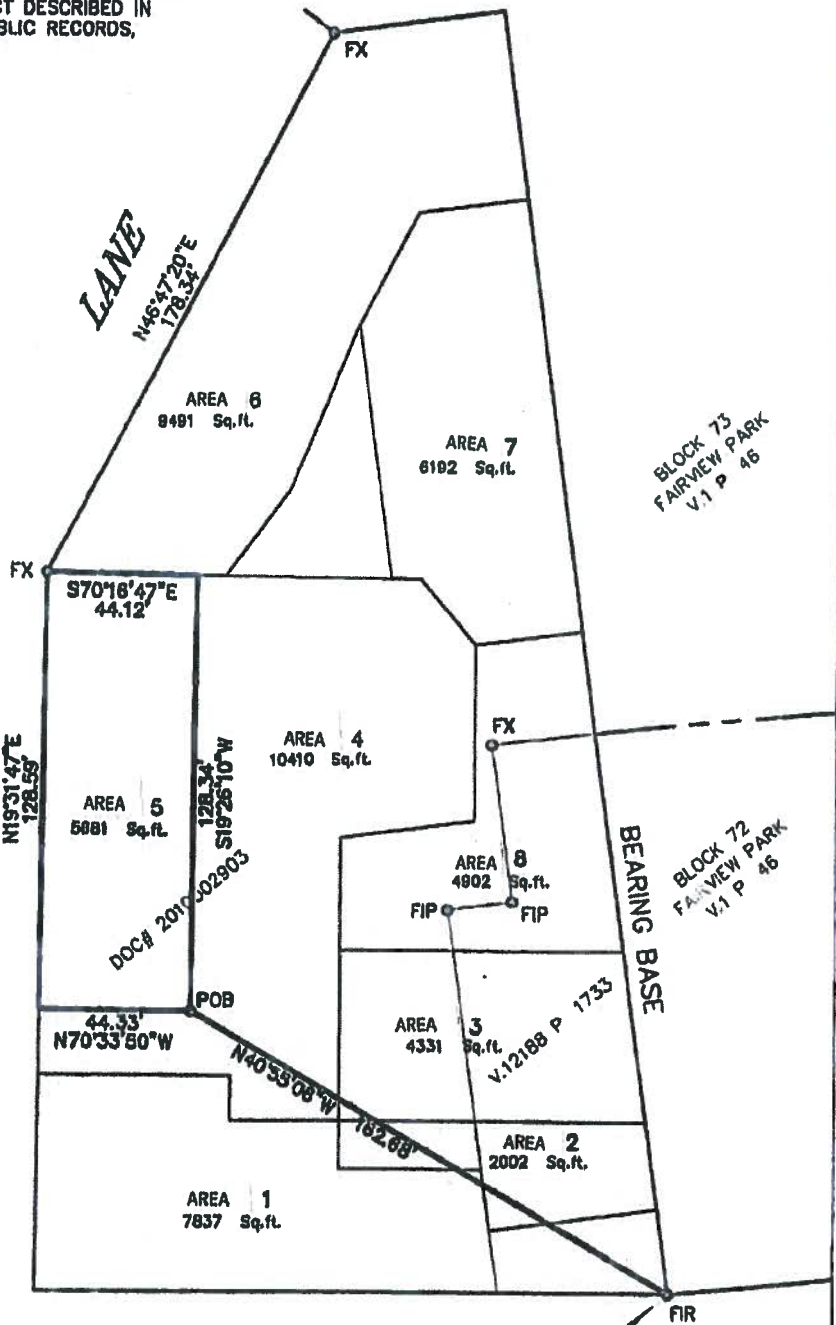
LEGEND

1/2" FOUND IRON ROD FIR
FOUND "X" IN CONCRETE FX
1/2" FOUND IRON PIPE FIP
POINT OF BEGINNING POB

SCALE
1" = 50'



MUSIC



Dated this the 12th day
of November, 2014.

[Handwritten signature]

Thomas P. Dixon R.P.L.S. 4324

ACADEMY DRIVE

POINT FOR
REFERENCE

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www.WaterlooSurveyors.com - Austin, Texas - (512)481-9602

FIELD NOTES

9491 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THAT 1.037 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2010002903, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

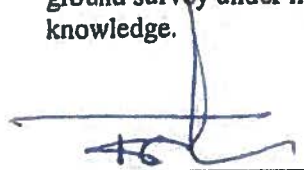
COMMENCING at a **POINT FOR REFERENCE** at an iron rod found at the southeast corner of said 7206 square foot tract described in Volume 12188, Page 1733, Real Property Records, Travis County, also being the southwest corner of Block 72, Fairview Park, according to the map or plat thereof recorded in Volume 1, Page 46, Plat Records, Travis County, Texas, Said iron rod also being in the north ROW of Academy Drive;

THENCE N11°20'08"E, along the western property line of Lots 72 and 73, Fairview Park, as recorded in Volume 1, Page 46, Plat Records, Travis County, Texas for a distance of 323.42 feet to a point or the **POINT OF BEGINNING** for this tract;

THENCE THE FOLLOWING 8 CALLS:

1. N78°42'59"W for a distance of 32.26 feet to a point;
2. S46°52'27"W for a distance of 36.96 feet to a point;
3. S41°24'13"W for a distance of 52.14 feet to a point;
4. S55°49'42"W for a distance of 31.94 feet to a point;
5. N70°16'47"W for a distance of 52.55 feet to a found X in concrete, being a property corner of the said 1.037 acre tract as described in Doc#: 2010002903, Official Public Records, Travis County, Texas;
6. N46°47'20"E for a distance of 178.34 feet to a found X in concrete, being a property corner of the said 1.037 acre tract as described in Doc#: 2010002903, Official Public Records, Travis County, Texas;
7. S78°42'59"E for a distance of 50.75 feet to a point;
8. S11°20'08"W for a distance of 55.01 feet to the **PONIT OF BEGINNING**, containing 9491 square feet of land;

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.


Thomas P. Dixon R.P.L.S. 4324

11/13/14
Date

POINT FOR
REFERENCE

ACADEMY DRIVE

© Copyright 2014

FIELD NOTES

6192 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THAT 1.037 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2010002903, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:


COMMENCING at a **POINT FOR REFERENCE** at an iron rod found at the southeast corner of said 7206 square foot tract described in Volume 12188, Page 1733, Real Property Records, Travis County, also being the southwest corner of Block 72, Fairview Park, according to the map or plat thereof recorded in Volume 1, Page 46, Plat Records, Travis County, Texas, Said iron rod also being in the north ROW of Academy Drive;

THENCE N11°20'08"E, along the western property line of Lots 72 and 73, Fairview Park, as recorded in Volume 1, Page 46, Plat Records, Travis County, Texas for a distance of 196.05 feet to a point or the **POINT OF BEGINNING** for this tract;

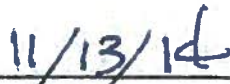
THENCE THE FOLLOWING 7 CALLS:

1. N78°40'05"W for a distance of 31.79 feet to a point;
2. N21°02'11"W for a distance of 25.17 feet to a point;
3. N70°33'50"W for a distance of 8.56 feet to a point;
4. N11°20'08"E for a distance of 74.81 feet to a point;
5. N46°52'27"E for a distance of 36.96 feet to a point;
6. S78°42'59"E for a distance of 32.26 feet to a point;
7. S11°20'08"W for a distance of 127.38 feet to the **PONIT OF BEGINNING**, containing 6192 square feet of land;

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.



Thomas P. Dixon R.P.L.S. 4324



Date

REFERENCES

TCAD Parcel No. 187788 & 566722
AUSTIN GRID 615 MJ-21

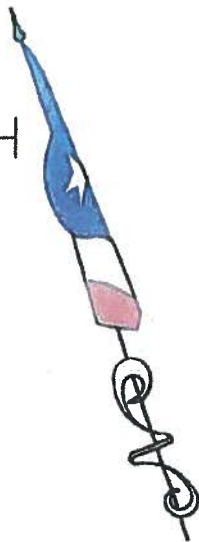
Exhibit K

6192 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF
AND A PART OF THAT 1.037 ACRE TRACT DESCRIBED IN
DOCUMENT NO. 2010002903, OFFICIAL PUBLIC RECORDS,
TRAVIS COUNTY, TEXAS

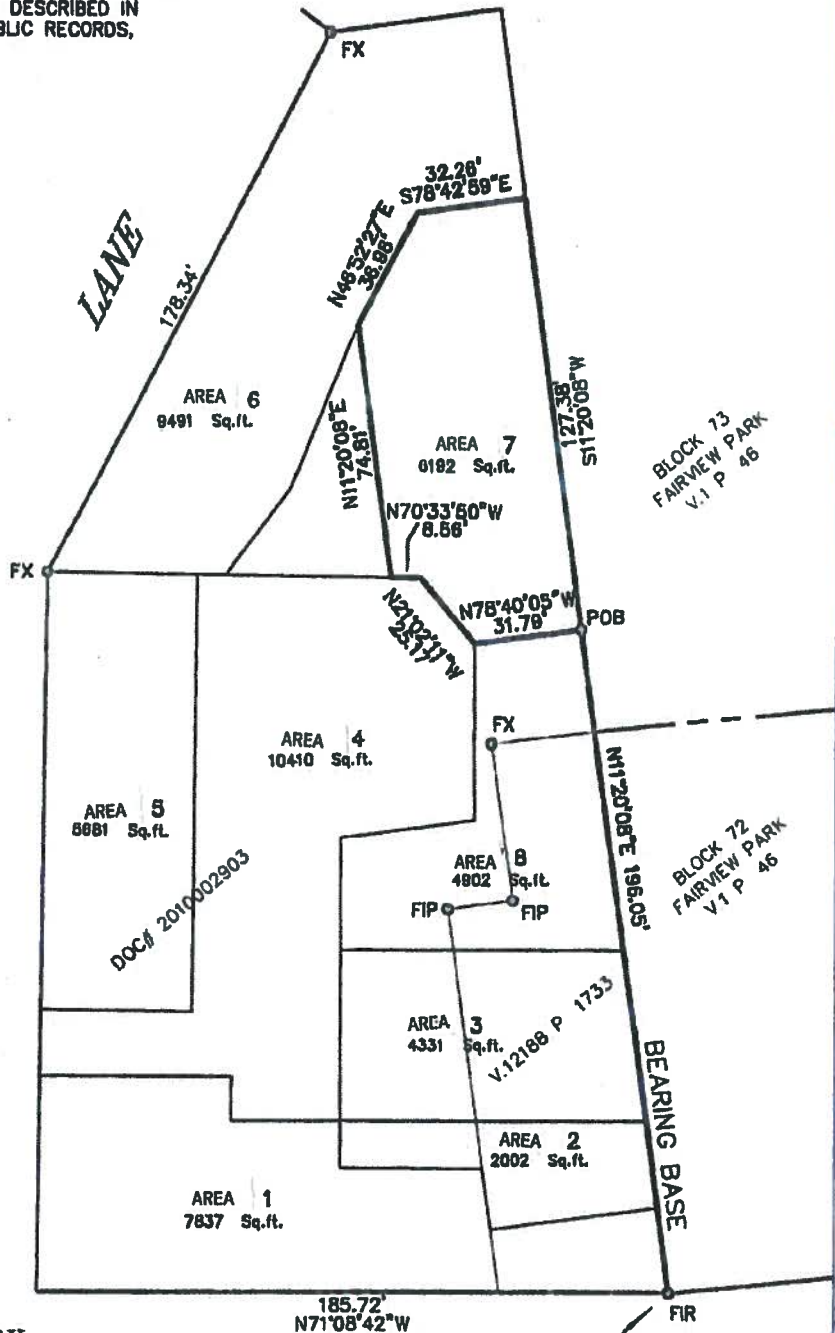
LEGEND

1/2" FOUND IRON ROD	FIR
FOUND "X" IN CONCRETE	FX
1/2" FOUND IRON PIPE	FIP
POINT OF BEGINNING	POB

SCALE
1" = 50'



MUSIC



Dated this the 12th day
of November, 2014.

ACADEMY DRIVE

POINT FOR
REFERENCE

[Handwritten signature]

Thomas P. Dixon R.P.L.S. 4324

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FIELD NOTES

4902 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THAT 7206 SQUARE FOOT TRACT DESCRIBED IN VOLUME 12188, PAGE 1733, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PART OF THAT 1.037 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2010002903, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

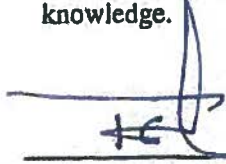
COMMENCING at a **POINT FOR REFERENCE** at an iron rod found at the southeast corner of said 7206 square foot tract described in Volume 12188, Page 1733, Real Property Records, Travis County, also being the southwest corner of Block 72, Fairview Park, according to the map or plat thereof recorded in Volume 1, Page 46, Plat Records, Travis County, Texas, Said iron rod also being in the north ROW of Academy Drive;

THENCE N11°20'08"E, along the western property line of Lots 72 and 73, Fairview Park, as recorded in Volume 1, Page 46, Plat Records, Travis County, Texas for a distance of 100.87 feet to a point or the **POINT OF BEGINNING** for this tract;

THENCE THE FOLLOWING 6 CALLS:

1. N71°08'42"W for a distance of 83.31 feet to a point;
2. N18°52'30"E for a distance of 33.15 feet to a point;
3. S78°39'52"E for a distance of 39.64 feet to a point;
4. N18°53'12"E for a distance of 51.86 feet to a point;
5. S78°40'05"E for a distance of 31.79 feet to a point;
6. S11°20'08"W for a distance of 95.18 feet to the **PONIT OF BEGINNING**, containing 4902 square feet of land;

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.



Thomas P. Dixon R.P.L.S. 4324

11/13/14

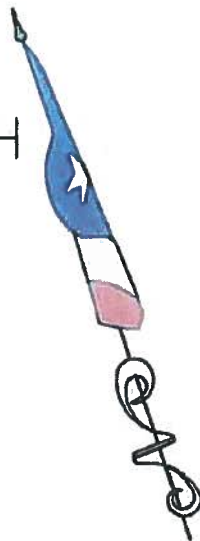
Date

4902 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF AND A PART OF THAT 7208 SQUARE FOOT TRACT DESCRIBED IN VOLUME 12188, PAGE 1733, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PART OF THAT 1.037 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2010002903, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

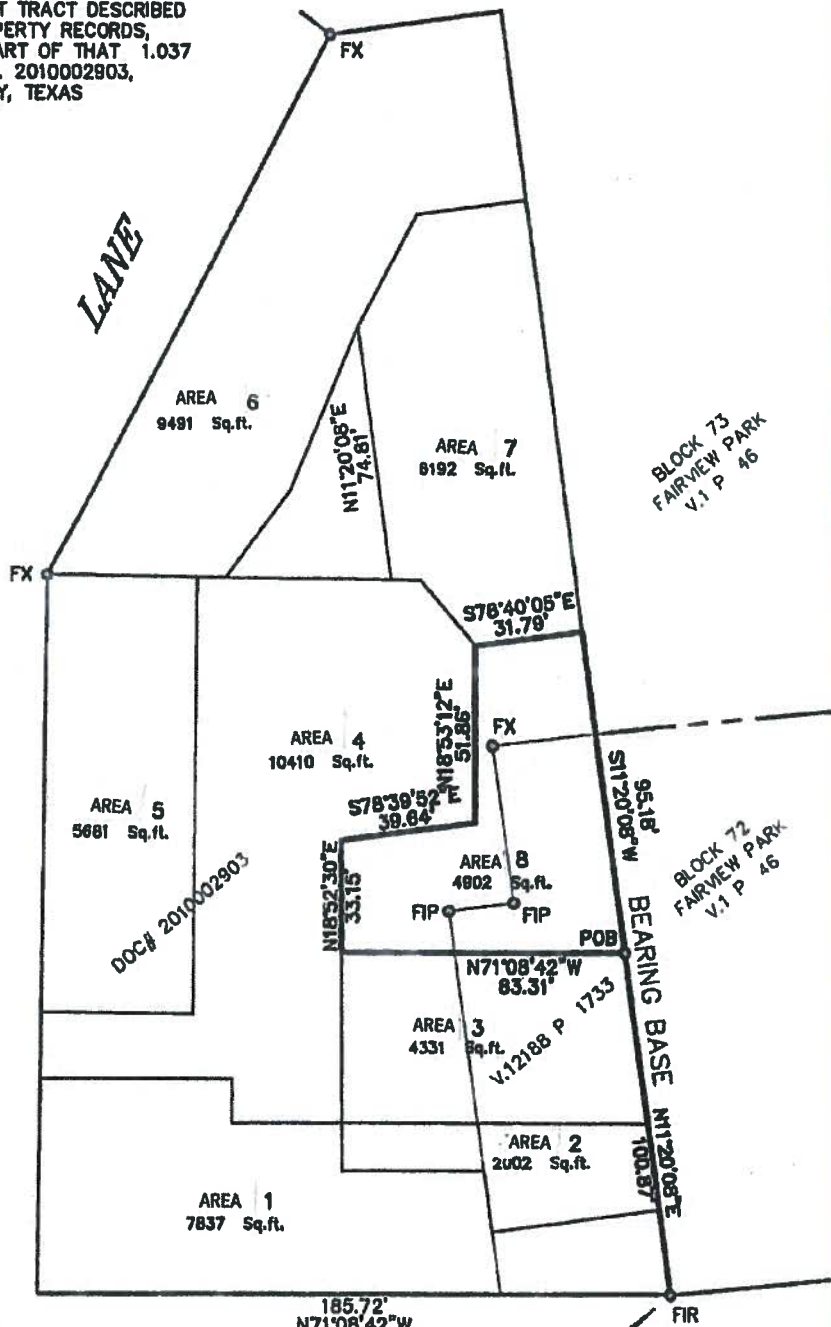
LEGEND

1/2" FOUND IRON ROD	FIR
FOUND "X" IN CONCRETE	FX
1/2" FOUND IRON PIPE	FIP
POINT OF BEGINNING	POB

SCALE
1" = 50'



MUSIC



Dated this the 12th day
of November, 2014.

Thomas P. Dixon R.P.L.S. 4324



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