

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

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 6308 SPICEWOOD SPRINGS ROAD AND  
3 CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR)  
4 DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-  
5 CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from interim-rural residence (I-RR) district to townhouse and  
11 condominium residence-conditional overlay (SF-6-CO) combining district on the property  
12 (the "Property") described in Zoning Case No. C14-2014-0027, on file at the Planning and  
13 Development Review Department, as follows:  
14

15 **Tract 1:**

16 2.5189 acre tract of land, more or less, out of the Joseph Scott Survey No. 27,  
17 Abstract No. 722 the tract of land being more particularly described by metes and  
18 bounds in Exhibit "A" incorporated into this ordinance,  
19

20 **Tract 2:**

21 2.5574 acre tract of land, more or less, out of the Joseph Scott Survey No. 27,  
22 Abstract No. 722 the tract of land being more particularly described by metes and  
23 bounds in Exhibit "B" incorporated into this ordinance (the "Property"),  
24

25 locally known as 6308 Spicewood Springs Road in the City of Austin, Travis County,  
26 Texas, and generally identified in the map attached as Exhibit "C".  
27

28 PART 2. The Property within the boundaries of the conditional overlay combining district  
29 established by this ordinance is subject to the following condition:  
30

31 A site plan or building permit for the Property may not be approved, released, or  
32 issued, if the completed development or uses of the Property, considered cumulatively  
33 with all existing or previously authorized development and uses, generate traffic that  
34 exceeds 2,000 trips per day.  
35  
36

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

5 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2014.  
6

7  
8 **PASSED AND APPROVED**  
9

10 §  
11 §  
12 \_\_\_\_\_, 2014 § \_\_\_\_\_  
13 Lee Leffingwell  
14 Mayor  
15

16  
17 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
18 Karen M. Kennard Jannette S. Goodall  
19 City Attorney City Clerk

Tract 1

EXHIBIT " " "

(Zoning Tract)  
A portion of 5.92 Acres, Joseph Scott Survey

**Legal Description**

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.5189 ACRES (109,724 SQUARE FEET) OUT OF THE JOSEPH SCOTT SURVEY NO. 27, ABSTRACT NO. 722, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.92 ACRE TRACT CONVEYED TO ROY CAVANAUGH IN DOCUMENT NUMBER 2003094484 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID TRACT HAVING BEEN PREVIOUSLY DESCRIBED BY METES AND BOUNDS IN VOLUME 1640, PAGE 20 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 2.5189 ACRES 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 1.000093324710, AS SURVEYED ON THE GROUND BY 4WARD LAND SURVEYING IN APRIL OF 2012):



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING** at a 1/2-inch iron rod found at a corner in the north right-of-way line of Spicewood Springs Road (right-of-way varies), and being at the southeast corner of said Cavanaugh tract, for the southeast corner and **POINT OF BEGINNING** hereof;

**THENCE**, with the north right-of-way line of said Spicewood Springs Road and the south line of said Cavanaugh tract, the following two (2) courses and distances:

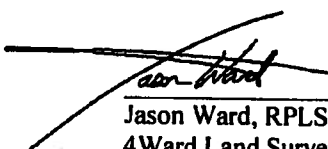
- 1) **N86°34'22"W**, a distance of **68.39** feet to a 1/2-inch iron pipe found for an angle point hereof, and
- 2) **N81°13'24"W**, a distance of **12.35** feet to a calculated point for the southwest corner hereof, from which a 60D nail found at an angle point in the north right-of-way line of said Spicewood Springs Road and the south line of said Cavanaugh tract bears, **N81°13'24"W**, a distance of **73.10** feet;

**THENCE**, leaving the north right-of-way line of said Spicewood Springs Road and the south line of said Cavanaugh tract, over and across said Cavanaugh tract, the following fifteen (15) courses:

- 1) **N30°02'32"E**, a distance of **46.09** feet to a calculated point for an interior ell-corner hereof,
- 2) **N62°15'50"W**, a distance of **130.18** feet to a calculated point for an exterior ell-corner hereof,
- 3) **N27°35'01"E**, a distance of **220.69** feet to a calculated point for an exterior ell-corner hereof,
- 4) **S62°24'59"E**, a distance of **118.26** feet to a calculated point for an interior ell-corner hereof,
- 5) **N31°12'08"E**, a distance of **60.90** feet to a calculated point for an angle point hereof,
- 6) **N36°53'34"E**, a distance of **50.00** feet to a calculated point for an exterior ell-corner hereof,

- 7) S53°06'26"E, a distance of 100.00 feet to a calculated point for an interior ell-corner hereof,
- 8) N36°53'34"E, a distance of 49.39 feet to a calculated point for an interior ell-corner hereof,
- 9) N53°06'26"W, a distance of 55.58 feet to a calculated point for a point of curvature hereof,
- 10) 24.05 feet along the arc of a curve to the left, having a radius of 24.50 feet, and whose chord bears N81°13'58"W, a distance of 23.10 feet to a calculated point for a point of reverse curvature hereof,
- 11) 52.33 feet along the arc of a curve to the right, having a radius of 20.50 feet, and whose chord bears N36°13'57"W, a distance of 39.23 feet to a calculated point for a point of tangency hereof,
- 12) N36°53'34"E, a distance of 305.00 feet to a calculated point for an exterior ell-corner hereof,
- 13) S53°06'26"E, a distance of 82.58 feet to a calculated point for a point of curvature hereof,
- 14) 24.05 feet along the arc of a curve to the left, having a radius of 24.50 feet, and whose chord bears S81°13'58"E, a distance of 23.10 feet to a calculated point for a point of reverse curvature hereof, and
- 15) 52.33 feet along the arc of a curve to the right, having a radius of 20.50 feet, and whose chord bears S36°13'58"E, a distance of 39.23 feet to a calculated point for the northeast corner hereof, said point being in the west line of Lot 6, Block "C" of the Arbor at Great Hills, a subdivision of record in Volume 96, Pages 326-327 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being in the east line of said Cavanaugh tract, from which a 1/2-inch iron rod with "G&R" cap found in the west right-of-way line of Yaupon Drive (70' right-of-way), and being at the north corner of Lot 6, Block "C" of said Arbor at Great Hills, and being at the southeast corner of Lot 7, Block "C" of Great Hills XXV, a subdivision of record in Volume 86, Pages 110D-112A (P.R.T.C.T.), and being the northeast corner of said Cavanaugh tract bears, N36°53'34"E, a distance of 55.93 feet;

**THENCE**, with the east line of said Cavanaugh tract, in part with the west line of Lot 6, Block "C" of said Arbor at Great Hills, in part with the west right-of-way line of Sesquicentennial Boulevard (90' right-of-way), in part with the west line of Lots 1-5, Block "A" of said Arbor at Great Hills, and in part with the north right-of-way line of said Spicewood Springs Road, S36°53'34"W, passing at a distance of 662.20 feet, a 1/2-inch iron rod found at the southwest corner of Lot 1, Block "A" of said Arbor at Great Hills, and being a corner in the north right-of-way line of Spicewood Springs Road, and continuing for a total distance of 683.41 feet to the **POINT OF BEGINNING** and containing 2.5189 Acres (109,724 Square Feet) of land, more or less.

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

1/13/2014

**References:**

TCAD #s 0152090201-204  
 COA Grid #G-33



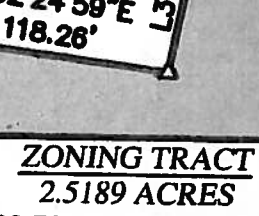
SCANNED



**[E] ROY CAVANAUGH  
CALLED 5.92 ACRES  
DOC. # 2003094484  
DESCRIBED BY METES  
AND BOUNDS IN  
VOL. 1640, PG. 20  
O.P.R.T.C.T.**

RECORD LINE  
OF CALLED 5.92  
ACRE TRACT

**JOSEPH SCOTT  
SURVEY NO. 27,  
ABSTRACT NO. 722**



S62°24'59"E  
118.26'

**ZONING TRACT**  
**2.5189 ACRES**  
**109,724 SQUARE FEET**

BLOCK "C"  
GREAT HILLS XXV  
VOL. 86, PGS. 110D,  
111A-111D, 112A  
P.R.T.C.T.

YAPON DRIVE  
(70' R.O.W.)

(S35306) [B]  
BLOCK "C"  
ARBOR AT  
GREAT HILLS  
VOL. 96, PGS. 326-327  
P.R.T.C.T.

**BLOCK "A"  
ARBOR AT  
GREAT HILLS  
VOL. 96, PGS. 326-327  
P.R.T.C.T.**

**SPICEWOOD  
SPRINGS ROAD  
(R.O.W. VARIES)**

**[D]  
SESQUICENTENNIAL  
BOULEVARD  
(90' R.O.W.)**

**P.O.B.**  
**GRID N: 10,115,227.32**  
**GRID E: 3,102,306.56**

TCAD #s  
0152090201-204  
CITY GRID #G-33

**2.5189 ACRE  
ZONING TRACT  
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:	1/13/2014
Project:	001477
Scale:	1" = 100'
Reviewer:	JSW
Tech:	JL
Field Crew:	JCR/KDL
Survey Date:	APRIL 2012
Sheet:	1 OF 2

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	24.05'	24.50'	56°15'05"	N81°13'58"W	23.10'
C2	52.33'	20.50'	146°15'07"	N36°13'57"W	39.23'
C3	24.05'	24.50'	56°15'04"	S81°13'58"E	23.10'
C4	52.33'	20.50'	146°15'04"	S36°13'58"E	39.23'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N81°13'24"W	12.35'
L2	N30°02'32"E	46.08'
L3	N31°12'08"E	60.90'
L4	N36°53'34"E	50.00'
L5	S53°06'26"E	100.00'
L6	N36°53'34"E	49.39'
L7	N53°06'26"W	55.58'
L8	S53°06'26"E	82.58'

LEGEND	
—	EASEMENT LINE
—	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
⊠	IRON ROD WITH "G&R" CAP FOUND (UNLESS NOTED)
△	CALCULATED POINT
▲	60D NAIL FOUND
DOC. #	DOCUMENT NUMBER
VOL. PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER VOL. 1640 PG. 20
[.....]	RECORD INFORMATION PER PLAT VOL. 86 PG. 110D

#### BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000093324710

#### BOUNDARY NOTE:

THE METES AND BOUNDS FOR THE SUBJECT TRACT DEED RECORDED IN VOLUME 1640, PAGE 20 (D.R.T.C.T.), DOES NOT FORM A MATHEMATICAL CLOSURE, ERROR IN CLOSURE = +/-30'. IN ADDITION, SAID DEED (1640/20) IS NOT VERY LEGIBLE. BOTH THE SUBJECT TRACT DEED AND THE ADJOINING CITY OF AUSTIN 2.99 ACRE TRACT DEED CALL FOR THE CENTERLINE OF BULL CREEK TO BE THE PROPERTY LINE. USING A LINE ESTABLISHED ALONG THE APPROXIMATE CENTERLINE OF BULL CREEK CREATES AN OVERALL AREA OF THE SUBJECT TRACT TO BE APPROXIMATELY 6.00 ACRES. DASHED LINE SHOWN REPRESENTS THE APPROXIMATE LOCATION OF SUBJECT TRACT DEED.

**2.5189 ACRE  
ZONING TRACT  
City of Austin,  
Travis County, Texas**

**4WARD**  
Land Surveying  
A Limited Liability Company  
PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 637-2384  
TBPLS FIRM #10174300

Date:	1/13/2014
Project:	00147
Scale:	1" = 100'
Reviewer:	JSW
Tech:	JL
Field Crew:	JCR/KDL
Survey Date:	APRIL 2012
Sheet:	2 OF 2

Tract 2

EXHIBIT "\_\_\_\_"

(Zoning Tract)  
A portion of 5.92 Acres, Joseph Scott Survey

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.5574 ACRES (111,402 SQUARE FEET) OUT OF THE JOSEPH SCOTT SURVEY NO. 27, ABSTRACT NO. 722, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.92 ACRE TRACT CONVEYED TO ROY CAVANAUGH IN DOCUMENT NUMBER 2003094484 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID TRACT HAVING BEEN PREVIOUSLY DESCRIBED BY METES AND BOUNDS IN VOLUME 1640, PAGE 20 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 2.5574 ACRES 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 1.000093324710, AS SURVEYED ON THE GROUND BY 4WARD LAND SURVEYING IN APRIL OF 2012):



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

COMMENCING at a 1/2-inch iron rod found at a corner in the north right-of-way line of Spicewood Springs Road (right-of-way varies), and being at the southeast corner of said Cavanaugh tract, from which a 1/2-inch iron rod found at the southeast corner of Lot 1 Block "A" of the Arbor at Great Hills, a subdivision of record in Volume 96, Pages 326-327 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being a corner in the north right-of-way line of said Spicewood Springs Road bears, N36°53'34"E, a distance of 21.21 feet

THENCE, with the north right-of-way line of said Spicewood Springs Road and the south line of said Cavanaugh tract, the following two (2) courses and distances:

- 1) N86°34'22"W, a distance of 68.39 feet to a 1/2-inch iron pipe found, and
- 2) N81°13'24"W, a distance of 12.35 feet to a calculated point for the southeast corner and  
POINT OF BEGINNING hereof;

THENCE, continuing with the north right-of-way line of said Spicewood Springs Road and the south line of said Cavanaugh tract, the following two (2) courses and distances:

- 1) N81°13'24"W, a distance of 73.10 feet to a 60D nail found for an angle point hereof, and
- 2) N57°29'43"W, a distance of 32.08 feet to a calculated point for an angle point hereof, said point being the southeast corner of a Floodwater Drainage Easement, recorded in Document #2013100365 (O.P.R.T.C.T.), from which a 60D nail found for at an angle point in the north right-of-way line of said Spicewood Springs Road and being in the south line of said Cavanaugh tract bears, N57°29'43"W, a distance of 30.62 feet;

THENCE, leaving the north right-of-way line of said Spicewood Springs Road and the south line of said Cavanaugh tract, over and across said Cavanaugh tract, with the east line of said Floodwater Drainage Easement, the following ten (10) courses and distances:

- 1) **N16°48'12"W**, a distance of **73.34** feet to a calculated point for an angle point hereof,
- 2) **N20°21'52"E**, a distance of **163.20** feet to a calculated point for an angle point hereof,
- 3) **N38°57'18"E**, a distance of **58.37** feet to a calculated point for an angle point hereof,
- 4) **N34°20'32"E**, a distance of **65.72** feet to a calculated point for an angle point hereof,
- 5) **N12°21'22"E**, a distance of **27.55** feet to a calculated point for an angle point hereof,
- 6) **N34°46'25"E**, a distance of **59.93** feet to a calculated point for an angle point hereof,
- 7) **N26°55'44"E**, a distance of **78.40** feet to a calculated point for an angle point hereof,
- 8) **N31°55'50"E**, a distance of **147.58** feet to a calculated point for an angle point hereof,
- 9) **N21°17'02"E**, a distance of **64.39** feet to a calculated point for an angle point hereof, and
- 10) **N13°54'16"E**, a distance of **83.19** feet to a calculated point for the northwest corner hereof, said point being in the south line of Lot 10, Block "C" of Great Hills XXV, a subdivision of record in Volume 86, Pages 110D-112A (P.R.T.C.T.), also being in the north line of said Cavanaugh tract;

**THENCE**, with the south lines of Lots 7-10, Block "C" of said Great Hills XXV, and the north line of said Cavanaugh tract, the following two (2) courses and distances:

- 1) **S60°44'53"E**, a distance of **56.56** feet to a calculated point for an angle point hereof, and
- 2) **S60°41'53"E**, a distance of **307.20** feet to a 1/2-inch iron rod with "G&R" cap found for the northeast corner hereof, said point being in the west right-of-way line of Yaupon Drive (70' right-of-way), and being at the north corner of Lot 6, Block "C" of said Arbor at Great Hills, and being at the southeast corner of Lot 7, Block "C" of said Great Hills XXV, and being the northeast corner of said Cavanaugh tract;

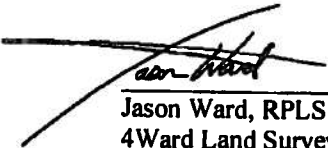
**THENCE**, with the west line of Lot 6, Block "C" of said Arbor at Great Hills, and the east line of said Cavanaugh tract, **S36°53'34"W**, a distance of **55.93** feet to a calculated point for a non-tangent point of curvature hereof;

**THENCE**, leaving the west line of Lot 6, Block "C" of said Arbor at Great Hills, and the east line of said Cavanaugh tract, over and across said Cavanaugh tract, the following fifteen (15) courses and distances:

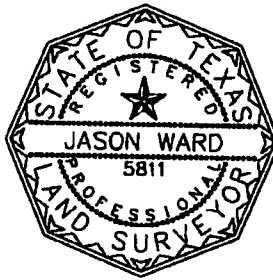
- 1) **52.33** feet along the arc of a curve to the left, having a radius of **20.50** feet, and whose chord bears **N36°13'58"W**, a distance of **39.23** feet to a calculated point for a point of reverse curvature hereof,
- 2) **24.05** feet along the arc of a curve to the right, having a radius of **24.50** feet, and whose chord bears **N81°13'58"W**, a distance of **23.10** feet to a calculated point for a point of tangency hereof,
- 3) **N53°06'26"W**, a distance of **82.58** feet to a calculated point for an interior ell-corner hereof,
- 4) **S36°53'34"W**, a distance of **305.00** feet to a calculated point for a point of curvature hereof,
- 5) **52.33** feet along the arc of a curve to the left, having a radius of **20.50** feet, and whose chord bears **S36°13'57"E**, a distance of **39.23** feet to a calculated point for a point of reverse curvature hereof,
- 6) **24.05** feet along the arc of a curve to the right, having a radius of **24.50** feet, and whose chord bears **S81°13'58"E**, a distance of **23.10** feet to a calculated point for a point of tangency hereof,



- 7) S53°06'26"E, a distance of 55.58 feet to a calculated point for an exterior ell-corner hereof,
- 8) S36°53'34"W, a distance of 49.39 feet to a calculated point for an exterior ell-corner hereof,
- 9) N53°06'26"W, a distance of 100.00 feet to a calculated point for an interior ell-corner hereof,
- 10) S36°53'34"W, a distance of 50.00 feet to a calculated point for an angle point hereof,
- 11) S31°12'08"W a distance of 60.90 feet to a calculated point for an exterior ell-corner hereof,
- 12) N62°24'59"W, a distance of 118.26 feet to a calculated point for an interior ell-corner hereof,
- 13) S27°35'01"W, a distance of 220.69 feet to a calculated point for an interior ell-corner hereof,
- 14) S62°15'50"E, a distance of 130.18 feet to a calculated point for an exterior ell-corner hereof, and
- 15) S30°02'32"W, a distance of 46.09 feet to the **POINT OF BEGINNING** and containing 2.5574 Acres (111,402 Square Feet) of land, more or less.

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

1/14/2014



**References:**

TCAD #s 0152090201-204  
COA Grid #G-33

SCANNED

S60°44'53"E 103.46'  
(S62°10'00"E 90.10')  
[S62°13'52"E 103.83']

N13°54'16"E 83.19'  
N21°17'02"E 64.39'

[E]  
**ROY CAVANAUGH  
CALLED 5.92 ACRES  
DOC. # 2003094484  
DESCRIBED BY METES  
AND BOUNDS IN  
VOL. 1640, PG. 20  
O.P.R.T.C.T.**

FLOODWATER DRAINAGE  
EASEMENT  
DOC. # 2013100365  
O.P.R.T.C.T.

APPROXIMATE  
CENTERLINE OF  
BULL CREEK

N26°55'44"E 78.40'

N34°46'25"E 59.93'

CITY OF AUSTIN  
CALLED 2.99 ACRE  
VOL. 10224, PG. 836  
R.P.R.T.C.T.

N34°20'32"E 65.72'

N38°57'18"E 58.37'

SEE PAGE 2 FOR  
ADDITIONAL INFO

RECORD LINE  
OF CALLED 5.92  
ACRE TRACT

N16°48'12"W 73.34'

N57°29'43"W 62.69'  
(N58°22'00"W 62.50')

N81°13'24"W 73.10'

N81°13'24"W 85.45'  
(N82°30'00"W 85.85')

**2.5574 ACRE  
ZONING TRACT  
City of Austin,  
Travis County, Texas**

**JOSEPH SCOTT  
SURVEY NO. 2722  
ABSTRACT NO. 722**

**ZONING TRACT  
2.5574 ACRES  
111,402 SQUARE FEET**

**P.O.B.**  
GRID N: 10,115,233.43  
GRID E: 3,102,225.92

**P.O.C.**  
GRID N: 10,115,227.32  
GRID E: 3,102,306.56

TCAD #s  
0152090201-204  
CITY GRID #G-33

**4WARD**  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 637-2384  
TBPLS FIRM #10174300

Date:	1/14/2014
Project:	00147
Scale:	1" = 100'
Reviewer:	JSW
Tech:	EAN
Field Crew:	JCR/KDL
Survey Date:	APRIL 2012
Sheet:	1 OF 2

P:\00147\Drawg\00147\_ZONING\_EXHIBIT\_2.dwg

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	52.33'	20.50'	146°15'04"	N36°13'58"W	39.23'
C2	24.05'	24.50'	56°15'04"	N81°13'58"W	23.10'
C3	52.33'	20.50'	146°15'07"	S36°13'57"E	39.23'
C4	24.05'	24.50'	56°15'05"	S81°13'58"E	23.10'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N57°29'43"W	32.08'
L2	N12°21'22"E	27.55'
L3	S60°44'53"E	56.56'
L4	S36°53'34"W	55.93'
L5	N53°06'26"W	82.58'
L6	S53°06'26"E	55.58'
L7	S36°53'34"W	49.39'
L8	N53°06'26"W	100.00'
L9	S36°53'34"W	50.00'
L10	S31°12'08"W	60.90'
L11	S30°02'32"W	46.09'

LEGEND	
—	EASEMENT LINE
—	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
⊗	IRON ROD WITH "G&R" CAP FOUND (UNLESS NOTED)
△	CALCULATED POINT
▲	60D NAIL FOUND
DOC. #	DOCUMENT NUMBER
VOL. PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER VOL. 1640 PG. 20
[.....]	RECORD INFORMATION PER PLAT VOL. 86 PG. 110D

#### BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000093324710

#### BOUNDARY NOTE:

THE METES AND BOUNDS FOR THE SUBJECT TRACT DEED RECORDED IN VOLUME 1640, PAGE 20 (D.R.T.C.T.), DOES NOT FORM A MATHEMATICAL CLOSURE, ERROR IN CLOSURE = +/-30'. IN ADDITION, SAID DEED (1640/20) IS NOT VERY LEGIBLE. BOTH THE SUBJECT TRACT DEED AND THE ADJOINING CITY OF AUSTIN 2.99 ACRE TRACT DEED CALL FOR THE CENTERLINE OF BULL CREEK TO BE THE PROPERTY LINE. USING A LINE ESTABLISHED ALONG THE APPROXIMATE CENTERLINE OF BULL CREEK CREATES AN OVERALL AREA OF THE SUBJECT TRACT TO BE APPROXIMATELY 6.00 ACRES. DASHED LINE SHOWN REPRESENTS THE APPROXIMATE LOCATION OF SUBJECT TRACT DEED.

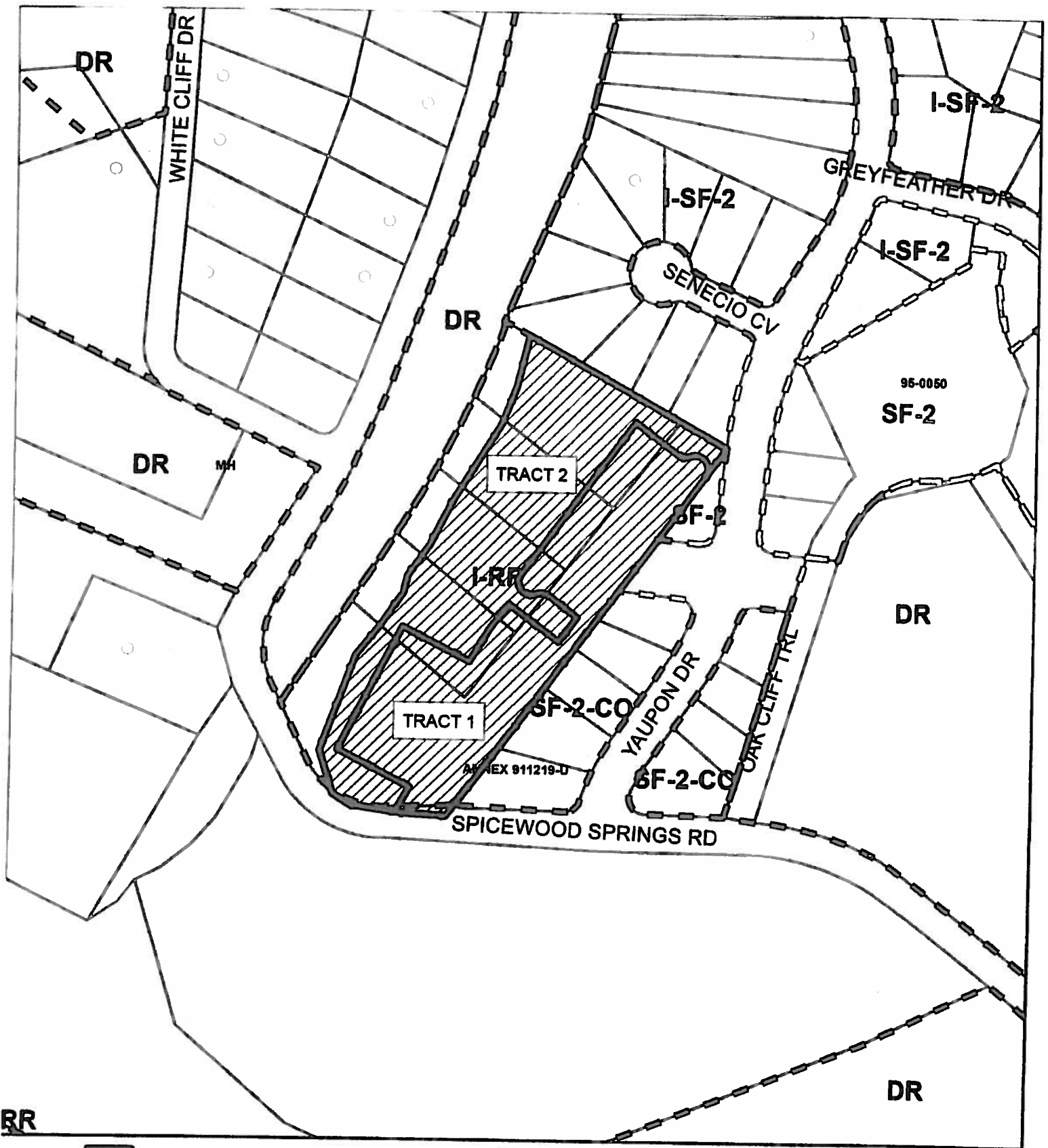
**2.5574 ACRE  
ZONING TRACT  
City of Austin,  
Travis County, Texas**

*Jason Ward*

1/14/2014






 <p><b>4WARD</b> Land Surveying A Limited Liability Company</p> <p>PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 637-2384 TBPLS FIRM #10174300</p>	Date:	1/14/2014
	Project:	00147
	Scale:	1" = 100'
	Reviewer:	JSW
	Tech:	EAN
	Field Crew:	JCR/KDL
	Survey Date:	APRIL 2012
	Sheet:	2 OF 2



RR



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

CASE#: C14-2014-0027

1" = 200'

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 C