

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE NORTHWEST QUADRANT OF ROSS ROAD AND PEARCE LANE FROM SINGLE-FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT TO MOBILE HOME RESIDENCE (MH) DISTRICT FOR TRACT 1 AND FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) TO MOBILE HOME RESIDENCE (MH) 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 from single-family residence small lot (SF-4A) district to mobile home residence (MH) district for Tract 1 and from multifamily residence medium density (MF-3) to mobile home residence (MH) district for Tract 2 on the property described in Zoning Case No. C14-2015-0127, on file at the Planning and Zoning Department, as follows:

Tract 1:

Being all that property described on Exhibit A attached hereto **SAVE** and **EXCEPT** the 14.305 acre parcel on Exhibit B attached hereto and **SAVE** and **EXCEPT** the 17.876 acre parcel described on Exhibit C attached hereto,

Tract 2:

Being all that property described on Exhibit B attached hereto (cumulatively referred to as the "Property"),

locally known as the northwest quadrant of Ross Road and Pearce Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "D".

PART 2. This ordinance takes effect on _____, 2015.

PASSED AND APPROVED

_____, 2015 §
 §
 §

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
Interim City Attorney

Jannette S. Goodall
City Clerk

DESCRIPTION OF A 198.81 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP, INC. IN AUGUST 2015, LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, IN TRAVIS COUNTY, TEXAS, SAID 198.81 ACRE TRACT BEING ALL OF THE REMAINDER OF A CALLED 218.753 ACRE TRACT CONVEYED TO LEXINGTON 281, L.P., IN DOCUMENT NUMBER 2007024509, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING LOTS 22-41, BLOCK C, LOTS 1-27, BLOCK D, LOTS 1-33, BLOCK E, LOTS 103-184, BLOCK G, LOTS 1-36, BLOCK H, LOTS 1-24, BLOCK I, LOTS 1-22, BLOCK J, LOTS 9-15, BLOCK K, AND LOTS 1-11, BLOCK Z, LEXINGTON PARKE SECTION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200400121, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF FORT LEXINGTON DRIVE, 50' RIGHT-OF-WAY (ROW), A PORTION OF SAINT THOMAS DRIVE (50' ROW), AND ALL OF HAZELNUT LANE (50' ROW), ALL OF STOCKTON LANE (50' ROW), ALL OF EASTON LANE (50' ROW), ALL OF WATERFOWL ROAD (50' ROW), AND ALL OF WILLOW BAY ROAD (50' ROW), ALL DEDICATED TO THE PUBLIC IN SAID LEXINGTON PARKE SECTION ONE, SAID 198.81 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic "KC ENG." cap found in the west Right-of-Way (ROW) line of Ross Road, as described in Volume 13230 Page 88, Real property Records, Travis County, Texas, (based on a 100' ROW), same being the northeast corner of that 23.730 acre tract described in a deed to Del Valle Independent School District (DVISD) and recorded in Document Number 2001062687, Official Public Records, Travis County, Texas, also being an east corner of the said 218.753 acre (Remainder) tract, for an east corner of this tract and the **POINT OF BEGINNING**;

THENCE leaving said Ross Road ROW, and with the north line of the said DVISD tract, same being a south line of the said 218.753 acre (Remainder) tract, the following six (6) courses and distances:

1. N60°04'14"W, a distance of 832.33 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found,
2. S30°04'16"W, a distance of 238.74 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found,
3. N60°00'54"W, a distance of 208.79 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found,
4. S63°25'15"W, a distance of 315.52 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found,
5. N60°02'09"W, a distance of 585.25 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found, and
6. S30°02'26"W, a distance of 298.27 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the most west corner of the said DVISD tract, same being the northwest corner of a 32.154 acre tract described in a deed to DVISD and recorded in Volume 9117, Page 846, Real Property Records, Travis County, Texas, also being the northeast corner of Deerwood Subdivision, a subdivision of record in Volume 100, Page

120, Plat Records, Travis County, Texas, also being an ell corner of the said 218.753 acre (Remainder) tract, and a south corner of the tract described herein;

THENCE with the north line of the said Deerwood Subdivision, same being the south lines of the said 218.753 acre (Remainder) tract, N59°52'33"W, a distance of 1159.28 feet to a 1/2 inch iron rod with plastic "CHAPARRAL" cap found;

THENCE with the west and north lines of the said Deerwood Subdivision, same being the east lines of the said 218.753 acre (Remainder) tract, the following (3) three courses and distances;

1. S30°05'35"W, a distance of 998.20 feet to a 1/2 inch iron rod with plastic "CHAPARRAL" cap found,
2. N60°01'49"W, a distance of 609.98 feet to a 1 inch iron pipe found, and
3. S30°29'33"W, a distance of 612.61 feet to a 1/2 inch iron rod with plastic "CHAPARRAL" cap found for the southwest corner of the said Deerwood Subdivision, same being a southeast corner of the said 218.753 acre (Remainder) tract, also being in the north ROW of Pearce Road (based on 90' ROW), for a south corner of the tract described herein;

THENCE with the north ROW line of said Pearce Road as described in Volume 11090, Page 629, of the Real Property Records, Travis County, Texas, same being the south line of the said 218.753 acre (Remainder) tract, N59°44'19"W, a distance of 780.00 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the southwest corner of the tract described herein, same being a south corner of the remainder of a called 78.813 acre tract described in Volume 11659, Page 121, Real Property Records, Travis County, Texas;

THENCE leaving the north ROW line of said Pearce Road, with the east line of said 78.813 acre (Remainder) tract, same being the west line of said 218.753 acre (Remainder) tract, N53°35'37"E a distance of 1755.84 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northeast corner of said 78.813 acre (Remainder) tract, same being a south corner of a called 82.560 acre tract described in Document Number 2009076434, Official Public Records, Travis County, Texas;

THENCE with the east line of said 82.560 acre tract, same being the west line of said 218.753 acre (Remainder) tract, N55°34'36"E, a distance of 3844.95 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found in the south line of that 106.190 acre tract described in a deed to Carolyn Barkley and Janet Barkley-Booher and recorded in Document Number 2000063776, Official Public Records, Travis County, Texas, same being the north line of the said 218.753 acre (Remainder) tract, for the northwest corner of the tract described herein;

THENCE with the south line of said 106.190 acre tract, same being the north line of said 218.753 acre (Remainder) tract, and the north line of said Lexington Parke Section One, S60°27'38"E, passing a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for a northeast corner of said 218.753 acre (Remainder) tract, same being the northeast corner of said Lot 143, Block G, also being the northwest corner of said Lot 144, Block G, at a distance of 222.74 feet, and continuing for a total distance of 790.00 feet to a 1/2 inch iron rod found for a south corner of said 106.190 acre tract, same being a western corner of a called 48.433 acre tract

(Tract 2) described in Document Number 200400121, Official Public Records, Travis County, Texas, also being a northeast corner of said Lot 154, Block G;

THENCE with the west line of the said Tract 2, same being an east line of said Lexington Parke Section One, S26°01'40"W, a distance of 904.10 feet to a 3/4 inch iron pipe found for the southwest corner of the said Tract 2, same being an angle point in the east line of said Lot 172, Block G, also being the northwest corner of said Lot 175, Block G;

THENCE with the south line of the said Tract 2, S59°37'24"E, passing a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northeast corner of said Lot 184, Block G, same being a northwest corner of said 218.753 acre (Remainder) tract, at a distance of 479.18 feet, also passing a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for a northeast corner of said 218.753 acre (Remainder) tract, same being the northwest corner of said Lot 11, Block Z, at a distance of 529.18 feet, and continuing on for a total distance of 1059.12 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northeast corner of said Lot 1, Block Z, same being a northwest corner of said 218.753 acre (Remainder) tract;

THENCE with the east line of said Lot 1, Block Z, same being the west line of said 218.753 acre (Remainder) tract, S30°21'11"W, a distance of 93.66 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found in the north ROW line of said Saint Thomas Drive for a southwest corner of said 218.753 acre (Remainder) tract;

THENCE with the south line of said Lot 1, Block Z, same being the north ROW line of said Saint Thomas Drive, the following two (2) courses and distances:

1. with a curve to the right a distance of 39.27 feet, through a central angle of 90°00'00", having a radius of 25.00 feet, and whose chord bears S75°21'11"W, a distance of 35.36 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found, and
2. N59°38'49"W, a distance of 12.50 feet to a calculated point;

THENCE leaving the south line of said Lot 1, Block Z, and crossing said Saint Thomas Drive, S30°21'11"W, a distance of 50.00 feet to a calculated point in the south ROW line of said Saint Thomas Drive, same being in the north line of Lot 21, Block C, of said Lexington Parke Section One;

THENCE with the south ROW line of said Saint Thomas Drive, same being the north line of said Lot 21, Block C, N59°38'49"W, a distance of 82.50 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northernmost corner of said Lot 21, Block C, same being the easternmost corner of said Lot 22, Block C;

THENCE with the rear lines of said Lots 22-26, Block C, same being the rear lines of Lots 21-17, Block C, of said Lexington Parke Section One, S30°21'11"W, a distance of 230.00 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of said Lot 17, Block C, same being an angle point in the rear line of said Lot 26, Block C, also being the northernmost corner of Lot 16, Block C, of said Lexington Parke Section One;

THENCE with the rear lines of said Lots 26-29, Block C, and the rear lines of Lots 16-13, Block C, of said Lexington Parke Section One, S48°56'18"W, a distance of 164.94 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of said Lot 13, Block C, same being an angle point in the rear line of said Lot 29, Block C, also being the northernmost corner of Lot 12, Block C, of said Lexington Parke Section One;

THENCE with the rear lines of said Lots 29-34, Block C, and the rear lines of Lots 12-6, Block C, of said Lexington Parke Section One, S64°36'33"W, a distance of 303.96 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the southwest corner of said Lot 34, Block C, same being an angle point in the rear line of said Lot 6, Block C, also being the southeast corner of said Lot 35, Block C;

THENCE with the rear lines of said Lots 35-36, Block C, and the rear lines of Lots 6-5, Block C, of said Lexington Parke Section One, S85°23'58"W, a distance of 86.42 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of said Lot 5, Block C, same being an angle point in the rear line of said Lot 36, Block C, also being the northeast corner of said Lot 41, Block C, also being the northernmost corner of Lot 4, Block C, of said Lexington Parke Section One;

THENCE with the east line of said Lot 41, Block C, same being the rear lines of Lots 4-1, Block C, of said Lexington Parke Section One, S30°26'39"W, a distance of 241.38 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found in the north ROW line of said Fort Lexington Drive for the southeast corner of said Lot 41, Block C, same being the westernmost corner of said Lot 1, Block C;

THENCE leaving the southeast lines of said Lot 41, Block C, and said Lot 1, Block C, and crossing said Fort Lexington Drive, S41°50'10"W, a distance of 63.55 feet to a calculated point in the south ROW line of said Fort Lexington Drive, same being in the east line of said 218.753 acre (Remainder) tract;

THENCE with the south ROW line of said Fort Lexington Drive, same being the east line of said 218.753 acre (Remainder) tract, the following six (6) courses and distances:

1. with a curve to the left a distance of 64.87 feet, through a central angle of 11°11'40", having a radius of 332.00 feet, and whose chord bears S53°49'32"E, a distance of 64.76 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found,
2. S59°25'22"E, a distance of 221.82 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found,
3. with a curve to the right a distance of 91.10 feet, through a central angle of 19°11'22", having a radius of 272.00 feet, and whose chord bears S49°49'41"E, a distance of 90.67 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found,
4. S40°14'01"E, a distance of 167.71 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found,
5. with a curve to the right a distance of 37.47 feet, through a central angle of 85°52'28", having a radius of 25.00 feet, and whose chord bears S02°42'13"W, a distance of 34.06 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found, and


6. S44°21'33"E, a distance of 7.00 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found in the west ROW line of said Ross Road, same being the southeast terminus of said Fort Lexington Drive;

THENCE with the west ROW line of the said Ross Road, same being the east line of said 198.81 acre (Remainder) tract the following two (2) courses and distances;

1. With the arc of a curve to the left a distance of 287.70 feet, through a central angle of 15°41'57", having a radius of 1050.00 feet and whose chord bears S37°47'29"W a distance of 286.80 feet to a 1/2 inch iron rod found, and
2. S29°54'39"W a distance of 212.89 feet to the **POINT OF BEGINNING** and containing 198.81 acres of land, more or less.

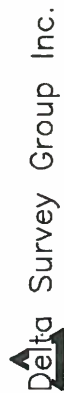
BEARING BASIS: Found 2 1/2 inch iron rod with plastic "KC ENG." Caps in the west ROW line of Ross Road as dedicated in Volume 13230 Page 88, Real Property Records, Travis County, Texas, held called bearing of N30°39'48"E and found distance of 1084.73 feet.

I, John C. Nielsen, hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during February 2007, and is true and correct to the best of my knowledge and belief.


John C. Nielsen
Registered Professional Land Surveyor
No. 5541-State of Texas



Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
FIRM No. 10004700



8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745
OFFICE: 512.282.5200 FAX: 512.282.5250
WWW.DELTASURVEYGROUP.COM
TBLPLS FIRM NO. 10004700

QUAD MONTOPOLIS

PROJECT BERDOLL TRACT

DWG. BOUNDARY EXHIBIT

© 2014 Delta Survey Group, Inc.

LEGEND

- IRON PIPE FOUND
- 1/2" IRON ROD W/ PLASTIC CAP FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ PLASTIC "DELTA SURVEY" CAP SET
- R.P.R.T.C.T.X. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.T.X. DEED RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.T.X. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION

REMAINDER OF 78.813 ACRE TRACT
PHIL BERDOLL ET AL.
VOLUME 11659 PAGE 121
R.P.R.T.C.T.X.

198.81 ACRES

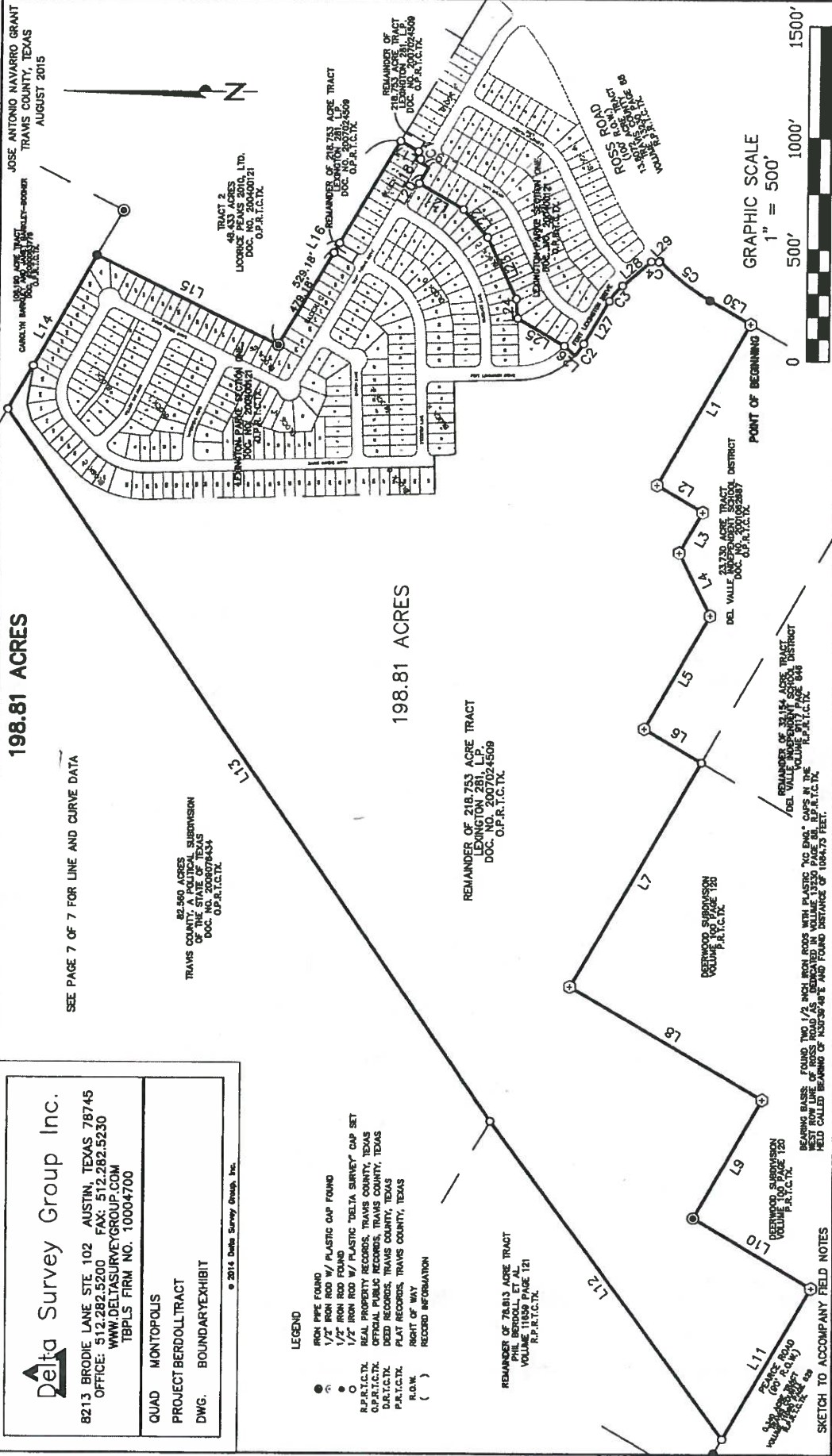
198.81 ACRES

REMAINDER OF 218.753 ACRE TRACT
LEXINGTON 281 L.P.
DOC. NO. 2007024509
O.P.R.T.C.T.X.

82.560 ACRES
TRANS COUNTY ANNUAL SUBDIVISION
OF THE STATE OF TEXAS
DOC. NO. 2008078434
O.P.R.T.C.T.X.

SEE PAGE 7 OF 7 FOR LINE AND CURVE DATA

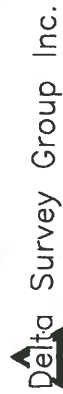
JOSE ANTONIO NAVARRO GRANT
TRAVIS COUNTY, TEXAS
AUGUST 2015



GRAPHIC SCALE
1" = 500'



SKETCH TO ACCOMPANY FIELD NOTES



8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745
 OFFICE: 512.282.5200 FAX: 512.282.5230
 WWW.DELTASURVEYGROUP.COM
 TBPLS FIRM NO. 10004700

QUAD MONTOPOLIS
 PROJECT BERDOLL TRACT
 DWG. BOUNDARY EXHIBIT

© 2014 Delta Survey Group, Inc.

198.81 ACRES LINE AND CURVE DATA

JOSE ANTONIO NAVARRO GRANT
 TRAVIS COUNTY, TEXAS
 AUGUST 2015

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	25.00'	39.27'	35.36'	S75°21'11"W	90°00'00"
C2	332.00'	64.87'	64.76'	S53°49'32"E	11°11'40"
C3	272.00'	91.10'	90.67'	S49°49'41"E	19°11'22"
C4	25.00'	37.47'	34.06'	S02°42'13"W	85°52'28"
C5	1050.00'	287.70'	286.80'	S37°47'29"W	15°41'57"

LINE	BEARING	DISTANCE
L1	N60°04'14"W	832.33'
L2	S30°04'16"W	238.74'
L3	N60°00'54"W	208.79'
L4	S63°25'15"W	315.52'
L5	N60°02'09"W	585.25'
L6	S30°02'26"W	298.27'
L7	N59°52'33"W	1159.28'
L8	S30°05'35"W	998.20'
L9	N60°01'49"W	609.98'
L10	S30°29'33"W	612.61'
L11	N59°44'19"W	780.00'
L12	N53°35'37"E	1755.84'
L13	N55°34'36"E	3844.95'
L14	S60°27'38"E	790.00'
L15	S26°01'40"W	904.10'
L16	S59°37'24"E	1059.12'
L17	S30°21'11"W	93.86'
L18	N59°38'49"W	12.50'
L19	S30°21'11"W	50.00'
L20	N59°38'49"W	82.50'
L21	S30°21'11"W	230.00'
L22	S48°56'18"W	164.94'
L23	S64°36'33"W	303.96'
L24	S85°23'58"W	86.42'
L25	S30°26'39"W	241.38'
L26	S41°50'10"W	63.55'
L27	S59°25'22"E	221.82'
L28	S40°14'01"E	167.71'
L29	S44°21'33"E	7.00'
L30	S29°54'39"W	212.89'

BEARING BASED ON THE 1/4" MIN. LONG. LINE PLANNED FOR ONLY. BEARING OF THE
 NEXT CURVE LINE OF THIS TRACT IS DETERMINED BY MEANS OF THE BEARING OF THE
 FIELD COLLECTED BEARING OF THE PREVIOUS CURVE AND THE DISTANCE OF 100.00 FEET.

SKETCH TO ACCOMPANY FIELD NOTES

BEING A 14.305 ACRE TRACT, DESCRIBED BY DELTA SURVEY GROUP, INC., IN JULY 2008, LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 30.030 ACRE TRACT CONVEYED TO LEXINGTON PARKE PARTNERS, LTD., BY DEED OF RECORD IN DOCUMENT NUMBER 2005231574 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 36.749 ACRE TRACT CONVEYED TO LEXINGTON PARKE PARTNERS, LTD., BY DEED OF RECORD IN DOCUMENT NUMBER 2005231573 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 14.305 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic "Chaparral" cap found in a south line of said 36.749 acre tract, same being an east corner of said 30.030 acre tract, also being a north corner of Deerwood Subdivision a subdivision of record in Volume 100, Page 120 of the Plat Records, Travis County, Texas, for the **POINT OF BEGINNING**;

THENCE leaving the south line of said 36.749 acre tract and with a south line of said 30.030 acre tract, same being a north line of said Deerwood Subdivision, S30°05'35"W a distance of 998.20 feet to a 1/2 inch iron rod with plastic "Chaparral" cap found for a north corner of said Deerwood Subdivision, same being a south corner of said 30.030 acre tract;

THENCE continuing with said common line, N60°01'49"W a distance of 609.98 feet; N59°30'04"W a distance of 211.90 feet to a 3/4 inch iron pipe found for a north corner of said Deerwood Subdivision, same being a south corner of said 30.030 acre tract;

THENCE leaving said common line and crossing said 30.030 acre and said 36.749 acre tract the following six (6) courses and distances:

1. N63°32'47"E a distance of 332.03 feet to a calculated point,
2. with the arc of a curve to the left a distance of 211.80 feet, through a central angle of 22°40'57", with a radius of 535.00 feet, and whose chord bears N52°12'18"E, a distance of 210.42 feet to a calculated point,
3. N40°51'49"E a distance of 360.93 feet to a calculated point,
4. With the arc of a curve to the right a distance of 109.46 feet, through a central angle of 11°06'02", with a radius of 565.00 feet, and whose chord bears N46°24'51"E, a distance of 109.29 feet to a calculated point,
5. N51°57'52"E a distance of 261.31 feet to a calculated point, and


Lexington Parke
14.305 Acre

Page 2 of 3

6. S34°07'18"E a distance of 404.39 feet to the **POINT OF BEGINNING** and containing 14.305 acres of land, more or less.

BEARING BASIS: Lexington Parke Section One, Document Number 200400121, Official Public Records, Travis County, Texas

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during July 2008, and is true and correct to the best of my knowledge and belief.



John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas

07-25-08
Date

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745



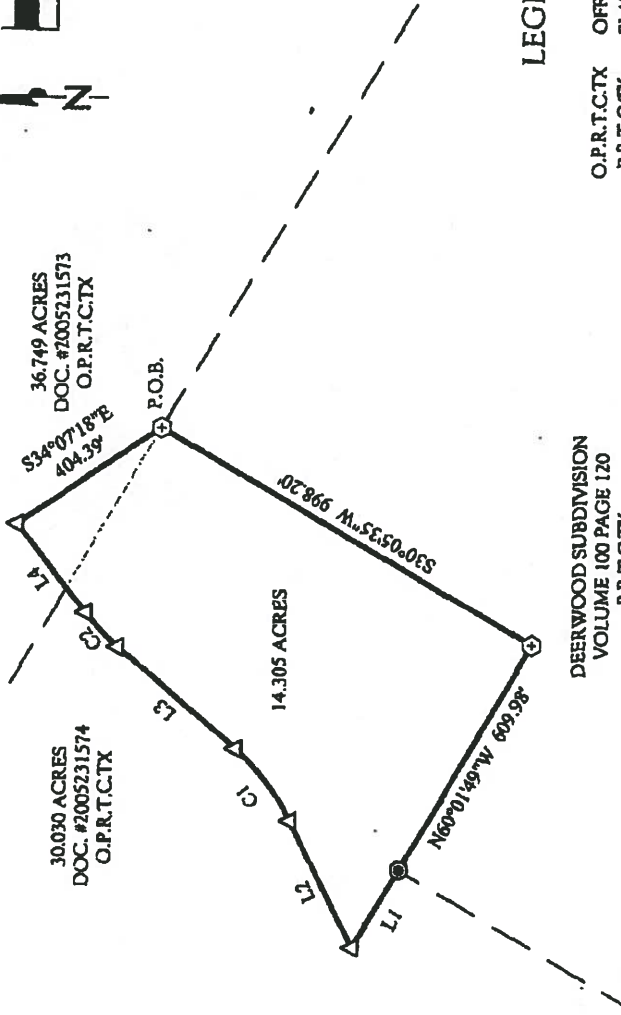
JOSE ANTONIO NAVARRO GRANT
TRAVIS COUNTY, TEXAS

JULY 2008



GRAPHIC SCALE

1" = 400'



LEGEND

- O.P.R.T.C.TX
- PLAT RECORDS, TRAVIS COUNTY, TEXAS
- P.O.B.
- POINT OF BEGINNING
- 1/2 INCH IRON ROD WITH "CHAPPARAL" CAP FOUND
- 3/4 INCH IRON PIPE FOUND
- CALCULATED POINT

DEERWOOD SUBDIVISION
VOLUME 100 PAGE 120
P.R.T.C.TX

LINE	BEARING	DISTANCE
L1	N59°10'04"W	211.90'
L2	N63°32'47"E	332.03'
L3	N40°51'49"E	360.93'
L4	N51°57'52"E	261.31'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	535.00'	211.80'	210.42'	N52°12'18"E	22°40'57"
C2	565.00'	109.46'	109.29'	N46°24'51"E	11°06'02"

8213 Breddie Lane Ste. 102 Austin, TX 78745
office (512) 282-5200 fax (512) 282-5230
WWW.DELTASURVEYGROUP.COM

QUAD MONTFOLIS

PROJECT LEXINGTON PARKE

DWG.

BEING A 17.876 ACRE TRACT, DESCRIBED BY DELTA SURVEY GROUP, INC., IN JULY 2008, LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 30.030 ACRE TRACT CONVEYED TO LEXINGTON PARKE PARTNERS, LTD., BY DEED OF RECORD IN DOCUMENT NUMBER 2005231574 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 36.749 ACRE TRACT CONVEYED TO LEXINGTON PARKE PARTNERS, LTD., BY DEED OF RECORD IN DOCUMENT NUMBER 2005231573 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 17.876 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic "Chapparal" cap found in the north right-of-way (R.O.W.) line of Pearce Road (R.O.W. 90'), same being a south corner of said 30.030 acre tract, also being a south corner of Deerwood Subdivision a subdivision of record in Volume 100, Page 120 of the Plat Records, Travis County, Texas, for the **POINT OF BEGINNING;**

THENCE with the north right-of-way line of said Pearce Lane, same being a southwest line of said 30.030 acre tract, N59°44'19"W a distance of 780.00 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found for a northwest corner of said 30.030 acre tract, same being a southwest corner of a remainder of 78.813 acres conveyed to Phil Berdoll, ET AL. by deed of record in Volume 11659, page 121 of the Real Property Records, Travis County, Texas;

THENCE leaving the North right-of-way line of said Pearce Road and with a south line of said 78.813 acre tract, same being a north line of said 30.030 acre tract, N53°35'37"E a distance of 1755.84 feet to a 1/2 inch iron rod with plastic "Delta Survey" cap found for an east corner of said 78.813 acre tract, same being a north corner of said 30.030 acre tract, also being a south corner of a remainder of 745.12 acre tract conveyed to Ivy Berdoll Family Farms, Inc., by deed of record in Volume 10846, Page 237 of the Real Property Records, Travis County, Texas, also being a west corner of said 36.749 acre tract;

THENCE with a south line of said 745.12 acre tract, same being a north line of said 36.749 acre tract, N55°34'36"E a distance of 290.93 feet to a calculated point;

THENCE leaving said common line and crossing said 36.749 acre tract and said 30.030 acre tract the following eight (8) courses and distances:

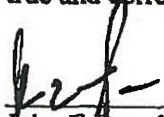
1. S38°02'08"E a distance of 152.50 feet to a calculated point,
2. S34°19'49"E a distance of 70.15 feet to a calculated point,
3. S51°57'52"W a distance of 261.31 feet to a calculated point,

4. with the arc of a curve to the left a distance of 109.46 feet, through a central angle of $11^{\circ}06'02''$, with a radius of 565.00 feet, and whose chord bears $S46^{\circ}24'51''W$, a distance of 109.29 feet to a calculated point,
5. $S40^{\circ}51'49''W$ a distance of 360.93 feet to a calculated point,
6. with the arc of a curve to the right a distance of 211.80 feet, through a central angle of $22^{\circ}40'57''$, with a radius of 535.00 feet, and whose chord bears $S52^{\circ}12'18''W$, a distance of 210.42 feet to a calculated point,
7. $S63^{\circ}32'47''W$ a distance of 332.03 feet to a calculated point, and
8. $S59^{\circ}30'04''E$ a distance of 211.90 feet to a $3/4$ inch iron pipe found for a south corner of said 30.030 acre tract, same being a north corner of said Deerwood Subdivision;

THENCE with a south line of said 30.030 acre tract, same being a north line of said Deerwood Subdivision, $S30^{\circ}29'33''W$ a distance of 612.61 feet to the **POINT OF BEGINNING** and containing 17.876 acres of land, more or less.

BEARING BASIS: Lexington Parke Section One, Document Number 200400121, Official Public Records, Travis County, Texas

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during July 2008, and is true and correct to the best of my knowledge and belief.



John E. Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas

07-25-08
Date

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745



JOSE ANTONIO NAVARRO GRANT
TRAVIS COUNTY, TEXAS
JULY 2008



REMAINDER OF 745.12 ACRE TRACT
IVY BERDOLL FAMILY FARMS, INC.
VOLUME 10846 PAGE 237
R.P.R.T.C.TX.

REMAINDER OF 78.813 ACRE TRACT
PHIL BERDOLL, ET AL.
VOLUME 11659 PAGE 121
R.P.R.T.C.TX.

36.749 ACRES
DOC. #2005231573
O.P.R.T.C.TX.

17.876 ACRES
DOC. #2005231574
O.P.R.T.C.TX.

DEERWOOD
SUBDIVISION
VOLUME 100 PAGE
120 P.R.T.C.TX.

PEARCE ROAD
(90' R.O.W.)

LEGEND

- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- 1/2 INCH IRON ROD WITH "CHAPPARAL" CAP FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- 3/4 INCH IRON PIPE FOUND
- △ CALCULATED POINT



8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230
WWW.DELTASURVEYGROUP.COM

QUAD MONTOPOLIS
PROJECT LEXINGTON PARKE
DWG.

LINE	BEARING	DISTANCE
L1	S51°57'52"W	261.31'
L2	S40°51'49"W	360.93'
L3	S63°32'47"W	332.03'
L4	S59°30'04"E	211.90'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	565.00'	109.46'	109.29'	S46°24'51"W	11°06'02"
C2	535.00'	211.80'	210.42'	S52°12'18"W	22°40'57"

