

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-CONDITIONAL OVERLAY (MH-CO) DISTRICT FOR TRACT 1 AND FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) TO MOBILE HOME RESIDENCE-CONDITIONAL OVERLAY (MH-CO) 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-conditional overlay (MH-CO) district for Tract 1 and from multifamily residence medium density (MF-3) to mobile home residence-conditional overlay (MH-CO) 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 "E".

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

- A. A 50-foot wide vegetative buffer shall be provided and maintained along the northeastern property line, as shown in Exhibit "D".
- B. A minimum number of 2 parking spaces are required for each mobile home residence space.

41
42 C. The minimum lot size for each mobile home residence space is 3,600 square
43 feet.

44
45 D. The maximum block length is 660 feet.

46
47 Except as specifically restricted under this ordinance, the Property may be developed and
48 used in accordance with the regulations established for the mobile home residence (MH)
49 district and other applicable requirements of the City Code.

50
51 **PART 3.** This ordinance takes effect on _____, 2015.

52
53
54 **PASSED AND APPROVED**

55
56 §
57 §
58 §

58 _____, 2015

59 _____
60 Steve Adler
61 Mayor

62
63 **APPROVED:** _____ **ATTEST:** _____

64 Anne L. Morgan
65 City Attorney

64 Jannette S. Goodall
65 City Clerk

DESCRIPTION OF A 130.42 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP, INC. IN DECEMBER 2015, LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, IN TRAVIS COUNTY, TEXAS, SAID 130.42 ACRE TRACT BEING A PORTION 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, SAID 130.42 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 "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, the following three (3) courses and distances:

1. N59°52'33"W, a distance of 1159.28 feet to a 1/2 inch iron rod with plastic "CHAPARRAL" cap found,
2. S30°05'35"W, a distance of 998.20 feet to a 1/2 inch iron rod with plastic "CHAPARRAL" cap found, and
3. N60°01'49"W, a distance of 609.98 feet to a 1 inch iron pipe found;

THENCE leaving the north line of said Deerwood Subdivision and crossing said 218.753 acre (Remainder) tract, the following eight (8) courses and distances:

1. N59°30'04"W, a distance of 211.90 feet to a calculated point,
2. N63°32'47"E, a distance of 332.03 feet to a calculated point,
3. with a curve to the left a distance of 211.80 feet, through a central angle of 22°40'57", having a radius of 535.00 feet, and whose chord bears N52°12'18"E, a distance of 210.42 feet to a calculated point,
4. N40°51'49"E, a distance of 360.93 feet to a calculated point,
5. with a curve to the right a distance of 109.46 feet, through a central angle of 11°06'02", having a radius of 565.00 feet, and whose chord bears N46°24'51"E, a distance of 109.29 feet to a calculated point,
6. N51°57'52"E, a distance of 261.31 feet to a calculated point,
7. N34°19'49"W, a distance of 70.15 feet to a calculated point, and
8. N38°02'08"W, a distance of 152.46 feet to a calculated point in the west line of said 218.753 acre (Remainder) tract, same being the east line 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°35'02"E, a distance of 3554.27 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 northernmost 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, S60°28'08"E, a distance of 222.26 feet to 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 Lot 143, Block G, Lexington Parke Section One, a subdivision of record in Document Number 200400121, Official Public Records, Travis County, Texas, also being the northwest corner of Lot 144, Block G, of said Lexington Parke Section One subdivision;

THENCE leaving the south line of said 106.190 acre tract, with the west line of said Lexington Parke Section One subdivision, the following fifteen (15) courses and distances:

1. N81°06'20"W, a distance of 172.39 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of Lot 142, Block G, of said Lexington Parke Section One subdivision, same being the northeast corner of Lot 141, Block G, of said Lexington Parke Section One subdivision,
2. S74°48'44"W, a distance of 80.44 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of said Lot 141, Block G, same being the northeast corner of Lot 140, Block G, of said Lexington Parke Section One subdivision,
3. S52°37'16"W, a distance of 129.25 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of Lot 139, Block G, of said Lexington Parke Section One subdivision, same being the northeast corner of Lot 138, Block G, of

Jose Antonio Navarro Grant

Lexington Parke

- said Lexington Parke Section One subdivision,
4. S45°45'19"W, a distance of 138.44 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of Lot 136, Block G, of said Lexington Parke Section One subdivision, same being the northeast corner of Lot 135, Block G, of said Lexington Parke Section One subdivision,
 5. S44°43'50"W, a distance of 67.37 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the west corner of said Lot 135, Block G, same being the north corner of Lot 134, Block G, of said Lexington Parke Section One subdivision,
 6. S34°10'59"W, a distance of 60.42 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the west corner of said Lot 134, Block G, same being the north corner of Lot 133, Block G, of said Lexington Parke Section One subdivision,
 7. S26°16'34"W, a distance of 79.47 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the west corner of said Lot 133, Block G, same being the north corner of Lot 132, Block G, of said Lexington Parke Section One subdivision,
 8. S18°35'36"W, a distance of 44.47 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for an angle point in the west line of said Lot 132, Block G,
 9. S11°27'52"W, a distance of 65.04 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the southwest corner of said Lot 132, Block G, same being the northwest corner of Lot 131, Block G, of said Lexington Parke Section One subdivision,
 10. S04°38'01"W, a distance of 53.98 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the southwest corner of said Lot 131, Block G, of said Lexington Parke Section One subdivision,
 11. S01°27'26"E, a distance of 1297.03 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the southwest corner of Lot 103, Block G, same being the north corner of Lot 133, Block G, of said Lexington Parke Section One subdivision,
 12. N88°32'34"E, a distance of 170.00 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found in the east ROW line of Saint Thomas Drive, a 50 foot ROW dedicated to the public in said Lexington Parke Section One subdivision, for an angle point in the west line of Lot 9, Block K, of said Lexington Parke Section One subdivision,
 13. S01°27'26"E, a distance of 42.32 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for an angle point in the west line of said Lot 9, Block K,
 14. with a curve to the left a distance of 51.05 feet, through a central angle of 10°38'14", having a radius of 275.00 feet, and whose chord bears S06°46'33"E, a distance of 50.98 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the southwest corner of said Lot 9, Block K, and
 15. N88°32'34"E, a distance of 250.61 feet to a calculated point in the south line of Lot 14, Block K, of said Lexington Parke Section One subdivision,

THENCE leaving the west line of said Lexington Parke Section One subdivision, and crossing said 218.753 acre (Remainder) tract, the following four (4) courses and distances:

1. S41°34'24"W, a distance of 66.43 feet to a calculated point,
2. S01°26'51"E, a distance of 351.59 feet to a calculated point,
3. S26°58'51"E, a distance of 72.42 feet to a calculated point, and
4. N63°01'09"E, a distance of 121.36 feet to a calculated point, in the curving west ROW

Jose Antonio Navarro Grant

Lexington Parke

line of Fort Lexington Drive, a 64 foot ROW dedicated to the public in said Lexington Parke Section One subdivision;

THENCE with the west ROW line of said Fort Lexington Drive, with a curve to the left a distance of 60.08 feet, through a central angle of 10°22'08", having a radius of 332.00 feet, and whose chord bears S26°58'51"E, a distance of 60.00 feet to a calculated point;

THENCE leaving the west ROW line of said Fort Lexington Drive, and crossing said 218.753 acre (Remainder) tract, the following four (4) courses and distances:

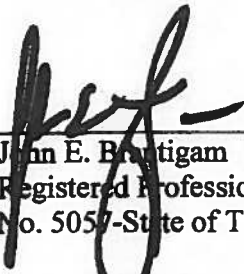
1. S63°01'09"W, a distance of 121.36 feet to a calculated point,
2. S26°58'51"E, a distance of 101.50 feet to a calculated point,
3. S59°25'22"E, a distance of 379.01 feet to a calculated point, and
4. S40°14'01"E, a distance of 236.92 feet to a calculated point in the curving west ROW line of said Ross Road;

THENCE with the west ROW line of the said Ross Road, same being the east line of said 198.92 acre (Remainder) tract the following two (2) courses and distances;

1. with a curve to the left a distance of 189.67 feet, through a central angle of 10°21'00", having a radius of 1050.00 feet, and whose chord bears S35°07'00"W, a distance of 189.42 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 130.42 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 Brautigam, hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during December 2015, 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

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





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 BERROLL TRACT
DWG. 130.42ACZONING

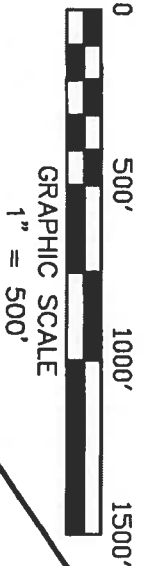
© 2014 Delta Survey Group, Inc.

NOTE: ALL CORNERS ARE CALCULATED POINTS UNLESS OTHERWISE NOTED.
SEE PAGE 6 OF 6 FOR LINE AND CURVE DATA

- 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 FOUND
 - R.P.A.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
 - O.P.A.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - D.A.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
 - P.L.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
 - R.O.W. RIGHT OF WAY
 - () RECORD INFORMATION

130.42 ACRES
SKETCH TO ACCOMPANY FIELD NOTES

JOSE ANTONIO NAVARRO GRANT
TRAVIS COUNTY, TEXAS
DECEMBER 2015



82,560 ACRES
TRAVIS COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF TEXAS
DOC. NO. 2008076434
O.P.A.T.C.T.

N55°35'02"E 3554.27'

130.42 ACRES

REMAINDER OF 218.753 ACRE TRACT
LENGTONG 281, L.P.
DOC. NO. 2007024509
O.P.A.T.C.T.

50' BUFFER

LENGTONG PARCE SECTION ONE
DOC. NO. 200400121
O.P.A.T.C.T.

TRACT 2
48.411 ACRES
LICORCE PEARS 2010, L.P.
DOC. NO. 200400121
O.P.A.T.C.T.

TRACT 1
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 2
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 3
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 4
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 5
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 6
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 7
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 8
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 9
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 10
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 11
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 12
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 13
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 14
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 15
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 16
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 17
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 18
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 19
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 20
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 21
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 22
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 23
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 24
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 25
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 26
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 27
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 28
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 29
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 30
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 31
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 32
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 33
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 34
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 35
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 36
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 37
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 38
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 39
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 40
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 41
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 42
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 43
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 44
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 45
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 46
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 47
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 48
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 49
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 50
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 51
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 52
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 53
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 54
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 55
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 56
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 57
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 58
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 59
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 60
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 61
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 62
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 63
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 64
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 65
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 66
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 67
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 68
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 69
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 70
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 71
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 72
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 73
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 74
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 75
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 76
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 77
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 78
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 79
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 80
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 81
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 82
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 83
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 84
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 85
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 86
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 87
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 88
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 89
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 90
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 91
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 92
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 93
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 94
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 95
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 96
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 97
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 98
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 99
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 100
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 101
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 102
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 103
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 104
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 105
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 106
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 107
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 108
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 109
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 110
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 111
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 112
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 113
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 114
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 115
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 116
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 117
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 118
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 119
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 120
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 121
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 122
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 123
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 124
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 125
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 126
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 127
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 128
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 129
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 130
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 131
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 132
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 133
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 134
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 135
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 136
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 137
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 138
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 139
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 140
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 141
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 142
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 143
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 144
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 145
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 146
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 147
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 148
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 149
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 150
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 151
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 152
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 153
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 154
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 155
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 156
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 157
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 158
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 159
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 160
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 161
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 162
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 163
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 164
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 165
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 166
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 167
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 168
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 169
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 170
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 171
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 172
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 173
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 174
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 175
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 176
109.190 ACRE TRACT
O.P.A.T.C.T.

TRACT 177
109.190 ACRE TRACT
O.P.A.T.C.T.



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

QUAD MONTPOULS
PROJECT BERDOLL TRACT
DWG. 130.42ACZONING

© 2014 Delta Survey Group, Inc.

130.42 ACRES LINE AND CURVE DATA

JOSE ANTONIO NAVARRO GRANT
TRAVIS COUNTY, TEXAS
DECEMBER 2015

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
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"
C3	275.00'	51.05'	50.98'	S06°46'33"E	10°38'14"
C4	332.00'	60.08'	60.00'	S26°58'51"E	10°22'08"
C5	1050.00'	189.67'	189.42'	S35°07'00"W	10°21'00"

LINE	BEARING	DISTANCE
L1	S30°04'16"W	238.74'
L2	N60°00'54"W	208.79'
L3	S63°25'15"W	315.52'
L4	S30°02'26"W	298.27'
L5	N59°30'04"W	211.90'
L6	N63°32'47"E	332.03'
L7	N40°51'49"E	360.93'
L8	N51°57'52"E	261.31'
L9	N34°19'49"W	70.15'
L10	N38°02'08"W	152.46'
L11	S60°28'08"E	222.26'
L12	N81°06'20"W	172.39'
L13	S74°48'44"W	80.44'
L14	S52°37'16"W	129.25'
L15	S45°45'19"W	138.44'
L16	S44°43'50"W	67.37'
L17	S34°10'59"W	60.42'
L18	S26°16'34"W	79.47'
L19	S18°35'36"W	44.47'
L20	S11°27'52"W	65.04'
L21	S04°38'01"W	53.98'
L22	N88°32'34"E	170.00'
L23	S01°27'26"E	42.32'
L24	N88°32'34"E	250.61'
L25	S41°34'24"W	66.43'
L26	S01°26'51"E	351.59'
L27	S26°58'51"E	72.42'
L28	N63°01'09"E	121.36'
L29	S63°01'09"W	121.36'
L30	S26°58'51"E	101.50'
L31	S59°25'22"E	379.01'
L32	S40°14'01"E	236.92'
L33	S29°54'39"W	212.89'

SKETCH TO ACCOMPANY FIELD NOTES

BEARING BASIS: FOUND TWO 1/2 INCH IRON RODS WITH PLASTIC "KC ENG." CAPS IN THE WEST ROW LINE OF ROSS ROAD AS DEDICATED IN VOLUME 13230 PAGE 88, R.P.R.T.C.TX, HELD CALLED BEARING OF N30°39'48"E AND FOUND DISTANCE OF 1084.73 FEET.

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

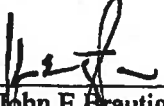
Lexington Parke
14.305 Acre

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



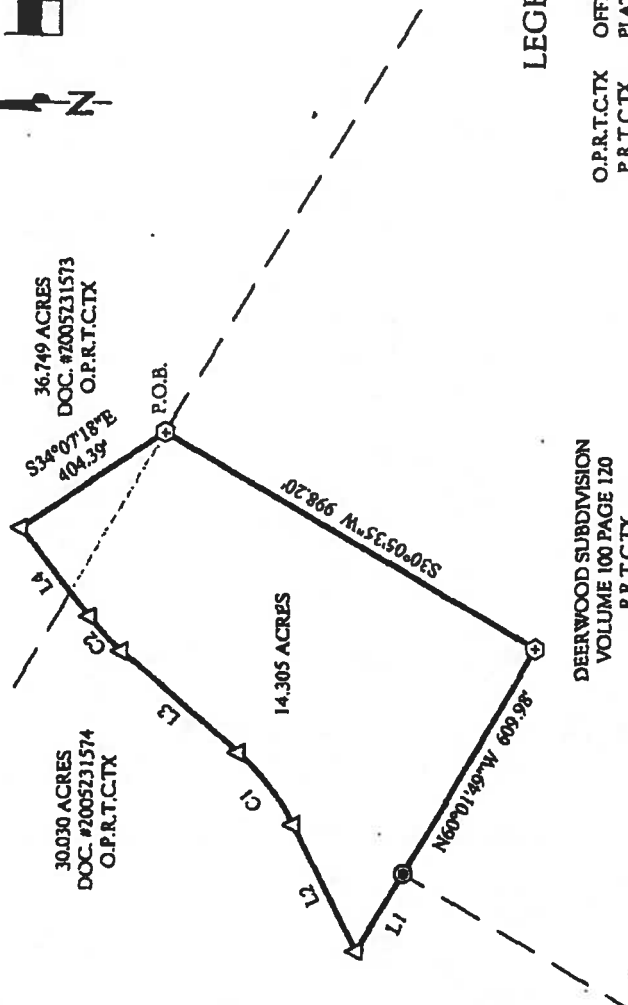
JOSE ANTONIO NAVARRO GRANT
TRAVIS COUNTY, TEXAS

JULY 2008



GRAPHIC SCALE

1" = 400'



LEGEND

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

LINE	BEARING	DISTANCE
L1	N59°30'04"W	211.90'
L1	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"

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

QUAD MONTEFOLIS
PROJECT LEXINGTON PARKS
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:

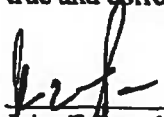
1. S38°02'08"E a distance of 152.50 feet to a calculated point,
2. S34°19'49"E a distance of 70.15 feet to a calculated point,
3. S51°57'52"W a distance of 261.31 feet to a calculated point,

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

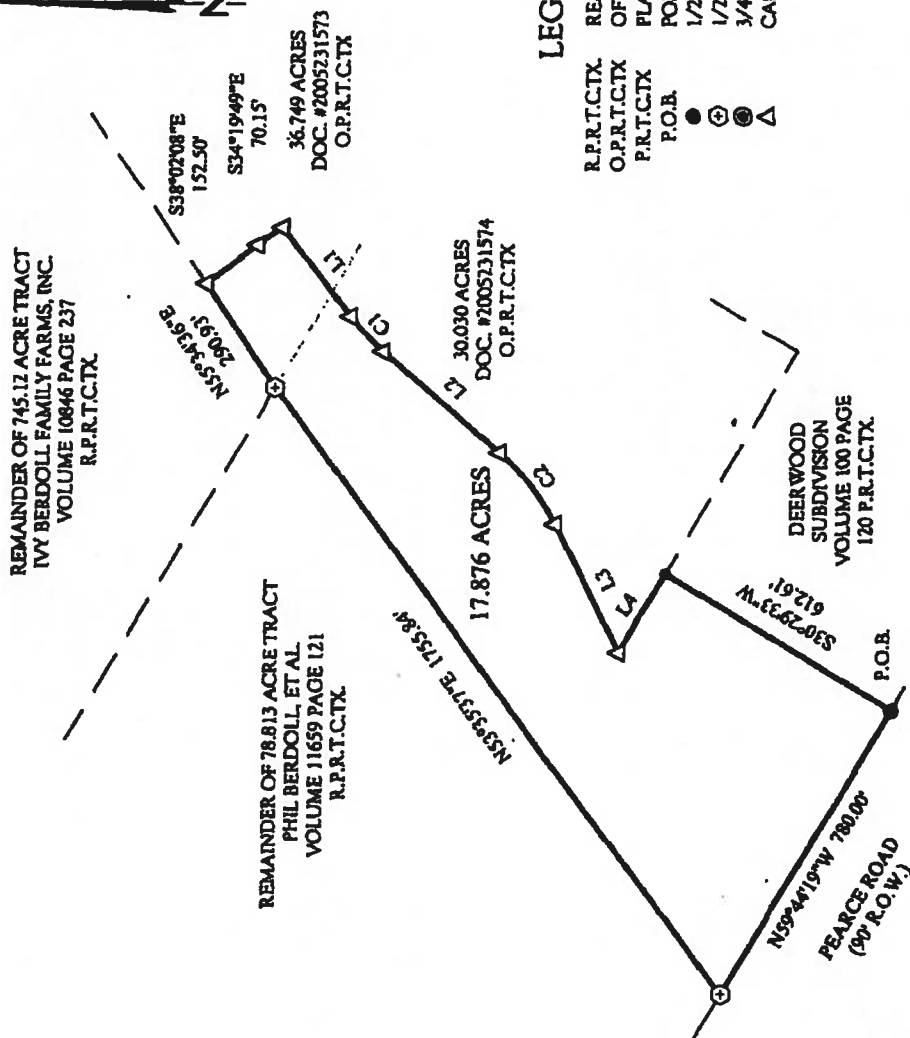


JOSE ANTONIO NAVARRO GRANT
TRAVIS COUNTY, TEXAS
JULY 2008



GRAPHIC SCALE

1" = 400'



LEGEND

- REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- FLAT RECORDS, TRAVIS COUNTY, TEXAS
- POINT OF BEGINNING
- 1/2 INCH IRON ROD WITH "CHAPARRAL" CAP FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- 3/4 INCH IRON PIPE FOUND
- CALCULATED POINT

Delta Survey Group Inc.

8213 Beechline Lane Ste. 102 Austin, TX 78745
Office (512) 282-5200 Fax (512) 282-5230
WWW.DELTASURVEYGROUP.COM

QUAD MONTPOLES

PROJECT LEXINGTON PARK

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'	S55°12'18"W	22°40'57"

Delta Survey Group Inc.

8113 BRODIE LANE STE 102 AUSTIN, TEXAS 78745
OFFICE: 512.282.5280 FAX: 512.282.5230
WWW.DELTASURVEYGROUP.COM
TBPLS FIRM NO. 10004700

QUAD MONTOPOLIS
PROJECT BERDOLL TRACT
DWG. 130.42ACZONING

© 2014 Delta Survey Group, Inc.

LEGEND

- ▲ CALCULATED POINT
- 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 FOUND
- RECALCULATED
- REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS
- REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
- PLAT RECORDS, TRAVIS COUNTY, TEXAS
- PLAT RECORDS, TARRANT COUNTY, TEXAS
- RIGHT OF WAY
- RECORD INFORMATION

130.42 ACRES

SEE PAGE 7 OF 7 FOR LINE AND CURVE DATA

32.940 ACRES
TRAVIS COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF TEXAS
DOC. NO. 200400121
O.P.A.T.C.T.L.

TRACT 2
AN 45.7 ACRES
LUDWIG & ASSOCIATES, L.P.
DOC. NO. 200400121
O.P.A.T.C.T.L.

REMAINDER OF 218.753 ACRE TRACT
LUDWIG & ASSOCIATES, L.P.
DOC. NO. 200400121
O.P.A.T.C.T.L.

REMAINDER OF 218.753 ACRE TRACT
LUDWIG & ASSOCIATES, L.P.
DOC. NO. 200400121
O.P.A.T.C.T.L.

REMAINDER OF 218.753 ACRE TRACT
LUDWIG & ASSOCIATES, L.P.
DOC. NO. 200400121
O.P.A.T.C.T.L.

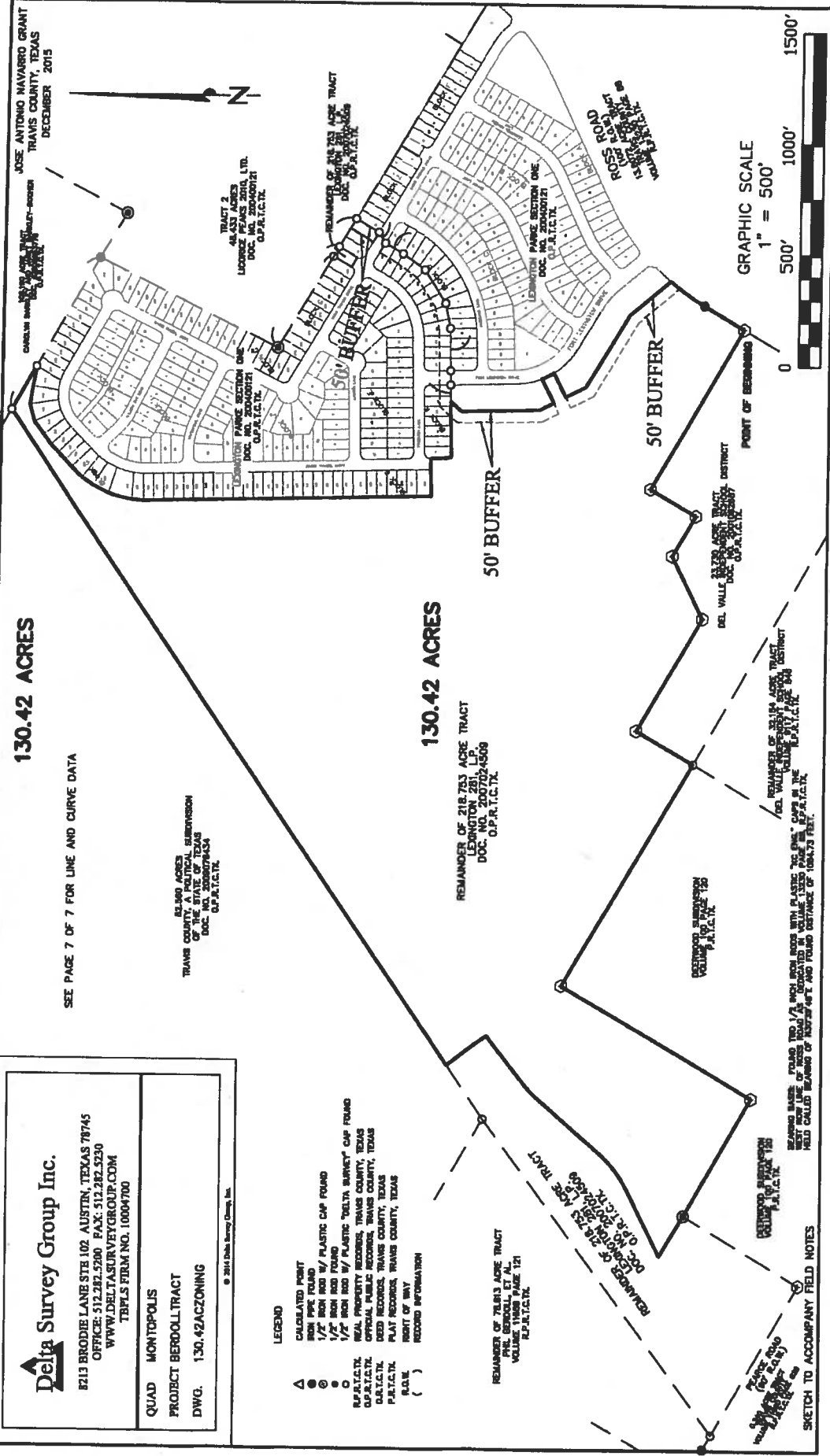
REMAINDER OF 218.753 ACRE TRACT
LUDWIG & ASSOCIATES, L.P.
DOC. NO. 200400121
O.P.A.T.C.T.L.

REMAINDER OF 218.753 ACRE TRACT
LUDWIG & ASSOCIATES, L.P.
DOC. NO. 200400121
O.P.A.T.C.T.L.




REMAINDER OF 218.753 ACRE TRACT
LUDWIG & ASSOCIATES, L.P.
DOC. NO. 200400121
O.P.A.T.C.T.L.

REMAINDER OF 218.753 ACRE TRACT
LUDWIG & ASSOCIATES, L.P.
DOC. NO. 200400121
O.P.A.T.C.T.L.

GRAPHIC SCALE
1" = 500'





 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2015-0127

Exhibit E



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.