

Thrower Design

510 S. Congress Avenue, Ste. 207
P. O. Box 41957
Austin, Texas 78704
(512) 476-4456

Item # 54 & #55
P&Z Dept.

RECEIVED

APR 28 2017

April 27, 2017

Planning & Zoning Department

Mr. Greg Guernsey, Director
Planning & Zoning Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

via hand delivery

RE: Amendments to Zoning Case #'s C14-2015-0083 and C14-2015-0084

Dear Mr. Guernsey,

As one of the co-agents for the owner of property covered under the two above referenced zoning cases, I respectfully request to modify the applications by consolidating the two (2) pending applications into one single application, and amending the application that will now encompass the entire property covered under the single application. For clarity, the property covered under both applications is under common ownership by the applicant and owner.

First, rezoning Case #C14-2015-0084 is consolidated with #C14-2015-0083 so that the land is absorbed into the rezoning application for #C14-2015-0083 thereby making a single rezoning application of 82.068 acres. As has been repeated throughout the entire process of this case, the development proposal for each tract is inextricably tied to the other and both portions of the overall development plan rely on the other as a cohesive development plan in order to provide a successful project. In the end, approving a rezoning on only one portion of the development would not bring the overall project to fruition with the compromises and community benefits that are, in essence, a package to ensure a viable planned project. The staff has recognized that this is a single development under common ownership or control under Section 25-2-145 of the City Code warranting concurrent consideration. Mr. Jerry Rusthoven has previously confirmed that this case consolidation could be accomplished by amendment, but that re-notification would be required. The fee for re-notification is enclosed.

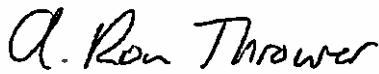
Second, rezoning Case #C14-2015-0083, now at 82.068 acres in size, is further amended as follows:

- 1) Tract 1, being 27.764 acres in size with field notes being attached herein as Exhibit A, is the southern portion of the property and the request is to rezone from DR, Development Reserve, to SF-1-CO, Single-Family Residence Large Lot – Conditional Overlay. The Conditional Overlay is offered as a 42 unit cap. The 42 unit cap is consistent with the neighborhood's publicly stated desire to cap the number of units that access Milky Way to approximately 45 units. Neighborhood representatives have publicly testified that it is not lot size they are concerned with, but the number of units that access Milky Way.
- 2) Tract 2, being 54.305 acres in size with field notes being attached herein as Exhibit B, is the northern portion of the property and the request is from DR, Development Reserve, to GO-MU-CO, General Office – Mixed-use – Conditional Overlay. The MU will allow the applicant to locate condominiums in the area and provide a transition from the single-family use in the south to the civic uses in the north. The Conditional Overlay is offered as:
 - a) Permitting all Residential uses;
 - b) Permitting all principal and accessory uses to operate the Autism Trust Center as a principal use of Congregate Living use with the following descriptions being Permitted or Accessory uses: congregate and group living, family visitation and overnight stays, therapeutic equestrian and gardening, medical offices for visiting physicians, nursing facilities, classrooms and studios, and an onsite café for residents, employees, or visitors;
 - c) All other uses that are legally bound to remain as Permitted Uses; and,
 - d) Prohibiting non-emergency vehicular access to Milky Way Drive. Notwithstanding the foregoing, any single-family lots located on Tract 2 adjacent to Tract 1 may access Milky Way, but only if such Tract 2 lots together with lots on Tract 1 total no more than 42 units accessing Milky Way. This will provide some engineering flexibility once a final lot layout for 42 lots can be developed. The CO applicable to both tracts is that no more than 42 units total on both tracts will be allowed to access Milky Way.

Our understanding based on a meeting with Mr. Jerry Rusthoven, is that this case will be not be heard at City Council on May 4, 2017 and that the case will be sent back to Zoning & Platting Commission for consideration. Further understanding per our conversation with Mr. Rusthoven is that the action taken by this letter does not in any way withdraw an application from process.

Please let us know if any additional documentation or information is necessary to complete this request. Should you have any questions regarding this information please contact either myself at 512/476-4456 or Mr. Jeff Howard at 512/328-2008. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "A. Ron Thrower".

A. Ron Thrower

CC: Mr. Jerry Rusthoven, via hand deliver
Ms. Sherri Sirwaitis, via hand deliver
Mr. Garrett Martin, via email
Mr. Jeff Howard, via email



Exhibit A
Tract 1

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

27.764 ACRES
R.L. PREECE SURVEY NO. 2
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 27.764 ACRES (APPROXIMATELY 1,209,398 SQ. FT.) IN THE R.L. PREECE SURVEY NO. 2, ABSTRACT NO. 2269, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 79.9 ACRE TRACT CONVEYED TO BERTA BRADLEY BY EXECUTOR'S DEED DATED DECEMBER 31, 1990 AND RECORDED IN VOLUME 11345, PAGE 325 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; FURTHER BEING A PORTION OF THAT 40 ACRE TRACT DESCRIBED IN A DEED OF RECORD IN VOLUME 5094, PAGE 2176 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 119.32 ACRE TRACT DESCRIBED IN A DEED TO LANDRUM HICKMAN OF RECORD IN VOLUME 1869, PAGE 319 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 27.764 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton spindle found for the south corner of said 119.32 acre tract, being the called south corner of said 40 acre tract, same being the south corner of said 79.9 acre tract, also being in the west line of a 467.5 acre tract described in a deed to City of Austin Nature Conservancy, recorded in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas, and also being an angle point in the east line of a 91.585 acre tract, described in a deed to RP Preserve, Ltd. in Document No. 1999062334 of the Official Public Records of Travis County, Texas, from which a Mag nail in rock found bears North 25°57'17" East, a distance of 2.60 feet;

THENCE North 04°58'46" West, with the common line of said 119.32 acre tract, the 40 acre tract, the 79.9 acre tract, and the 91.585 acre tract, at a distance of 1337.94 feet passing 0.13 feet right of a 1/2" rebar found for the called southeast corner of Lot 13, Block B, The Preserve at River Place Section 2, a subdivision of record in Document No. 200000178 of the Official Public Records of Travis County, Texas, and continuing with the common line of the 119.32 acre tract, the 40 acre tract, the 79.9 acre tract and said Lot 13, at a distance of 536.53 feet passing 0.11 feet left of a 1/2" rebar with "TJ Dodd 1882" cap found for the called northeast corner of Lot 13, same being the southeast corner of Milky Way Drive (50' right-of-way width), and continuing with the common line of the 119.32 acre tract, the 40 acre tract, the 79.9 acre tract and the east terminus of Milky Way Drive, at a distance of 56.81 feet passing 0.11 feet left of a 1/2" rebar found for the called northeast corner of Milky Way Drive, same being the southeast corner of Lot 12, Block B, The Preserve at River Place Section 2, and continuing with the common line of the 119.32 acre tract, the 40 acre tract, the 79.9 acre tract and said Lot 12, for a total distance of 2224.95 feet to a calculated point, from

which a concrete monument found, for an angle point in the common west line of the 119.32 acre tract, the 79.9 acre tract, and the 40 acre tract, for a corner of Lot 3, Block A, Austin Christian Fellowship Phase Two Subdivision, a subdivision of record in Document No. 200700102 of the Official Public Records of Travis County, Texas, same being in the south line of a 3.75 acre tract described in a deed to Eugene Marcus Banes, III and Emily Puckett Barnes, recorded in Volume 3909, Page 1174 of the Deed Records of Travis County, Texas, bears North 04°58'46" West, a distance of 444.92 feet;

THENCE crossing the 119.32 acre tract, the 40 acre tract, and the 79.9 acre tract, the following five (5) courses and distances:

1. With a curve to the left, having a radius of 675.00 feet, a delta angle of 09°33'26", an arc length of 112.59 feet, and a chord which bears South 31°53'19" East, a distance of 112.46 feet to a calculated point;
2. South 37°10'42" East, a distance of 239.33 feet to a calculated point;
3. With a curve to the left, having a radius of 717.50 feet, a delta angle of 17°53'30", an arc length of 224.05 feet, and a chord which bears South 52°40'13" East, a distance of 223.14 feet to a calculated point;
4. South 61°46'01" East, a distance of 279.70 feet to a calculated point;
5. North 28°11'03" East, a distance of 701.12 feet to a calculated point in the north line of the 40 acre tract, same being the south line of a 40 acre tract described in Volume 2475, Page 123 of the Deed Records of Travis County, Texas;

THENCE South 61°46'22" East, continuing across the 79.9 acre tract and the 119.32 acre tract, with the north line of the 40 acre tract described in Volume 5094, Page 2176 of the Deed Records of Travis County, Texas, being the south line of the 40 acre tract described in Volume 2475, Page 123 of the Deed Records of Travis County, Texas, passing a concrete monument found at a distance of 393.09 feet and continuing, for a total distance of 393.82 feet to a calculated point in the east line of the 79.9 acre tract, being the east line of the 119.32 acre tract, for the northeast corner of the 40 acre tract described in Volume 5094, Page 2176 of the Deed Records of Travis County, Texas, same being the southeast corner of the 40 acre tract described in Volume 2475, page 123 of the Deed Records of Travis County, Texas, also being in the west line of said 467.5 acre tract, from which a 1/2" rebar with "Chaparral" cap set for the northeast corner of the 79.9 acre tract, being the northeast corner of the 40 acre tract described in Volume 2475, Page 123 of the Deed Records of Travis County, Texas, same being a corner of said Lot 3, also being an angle point in the west line of the 467.5 acre tract, bears North 27°59'03" East, a distance of 923.50 feet;

THENCE South 27°59'03" West, with the common line of the 79.9 acre tract, the 119.32

acre tract, the 40 acre tract described in Volume 5094, Page 2176 of the Deed Records of Travis County, Texas, and the west line of the 467.5 acre tract, at a distance of 1087.06 feet passing 0.40 feet right of a 1/2" iron pipe found, at 2228.97 feet passing 1.32 feet left of a 1/2" iron pipe found, and continuing, for a total distance of 2371.79 feet to the **POINT OF BEGINNING**, containing 27.764 acres of land, more or less.

Surveyed on the ground on April 28, 2015. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS) for Chaparral control point "P765". Attachments: Survey Drawing No. 759-011-ZO2.

 
Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



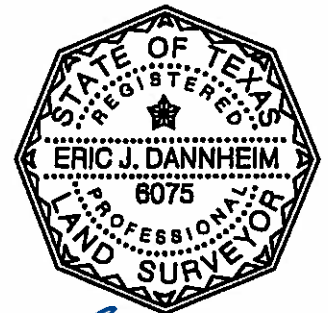
SKETCH TO ACCOMPANY A DESCRIPTION OF 27.764 ACRES (APPROXIMATELY 1,209,398 SQ. FT.) IN THE R.L. PREECE SURVEY NO. 2, ABSTRACT NO. 2269, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 79.9 ACRE TRACT CONVEYED TO BERTA BRADLEY BY EXECUTOR'S DEED DATED DECEMBER 31, 1990 AND RECORDED IN VOLUME 11345, PAGE 325 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; FURTHER BEING A PORTION OF THAT 40 ACRE TRACT DESCRIBED IN A DEED OF RECORD IN VOLUME 5094, PAGE 2176 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 119.32 ACRE TRACT DESCRIBED IN A DEED TO LANDRUM HICKMAN OF RECORD IN VOLUME 1869, PAGE 319 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	675.00'	9°33'26"	112.59'	S31°53'19"E	112.46'
C2	717.50'	17°53'30"	224.05'	S52°40'13"E	223.14'

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N04°58'46"W	2224.95'	(N02°38'38"W 2689.77')
L2	S37°10'42"E	239.33'	
L3	S61°46'01"E	279.70'	
L4	N28°11'03"E	701.12'	
L5	S61°46'22"E	393.82'	(S60°35'E 1599.00')
L6	N04°58'46"W	444.92'	(N02°38'55"W)
L7	S66°43'57"W	24.90'	
L8	N55°29'35"E	6.09'	(N66°19'E 5.50')

LEGEND

- ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- CONCRETE MONUMENT FOUND
- ▲ 60D NAIL FOUND (OR AS NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- * COTTON SPINDLE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION



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4/27/17

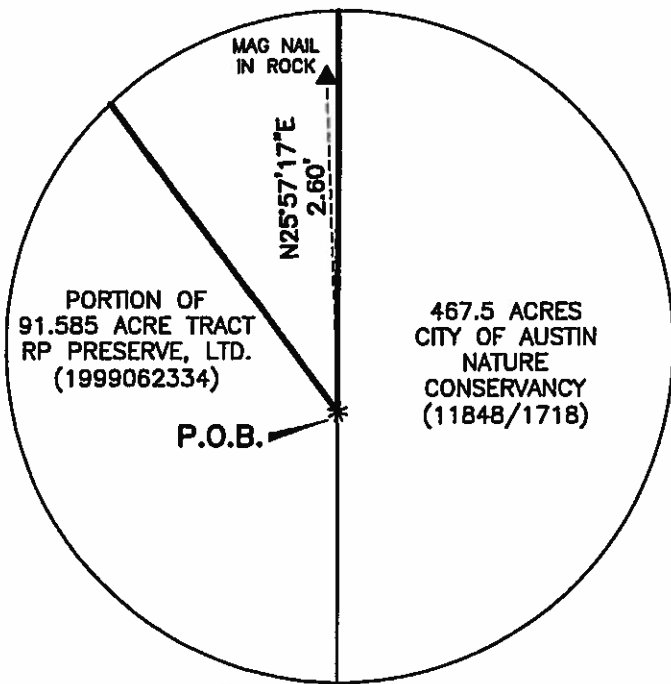
DATE OF SURVEY: 4/28/15
PLOT DATE: 4/27/17
DRAWING NO.: 759-011-Z02
PROJECT NO.: 759-011
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JPA
SHEET 1 OF 5

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

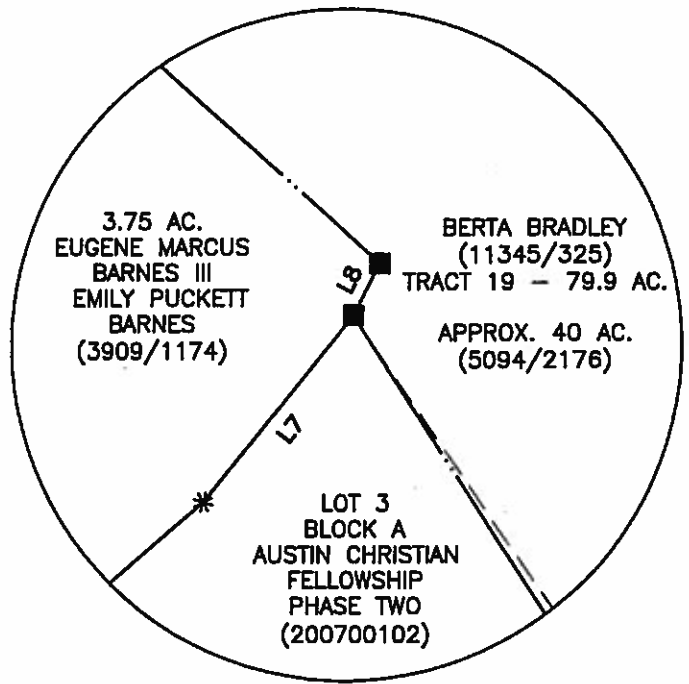
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 759-011-Z02

Chaparral

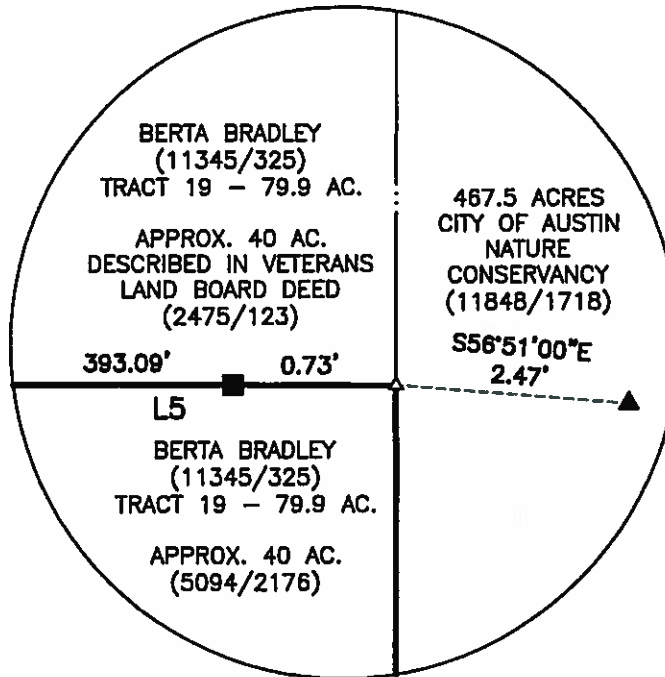
DETAIL "A"
NOT TO SCALE



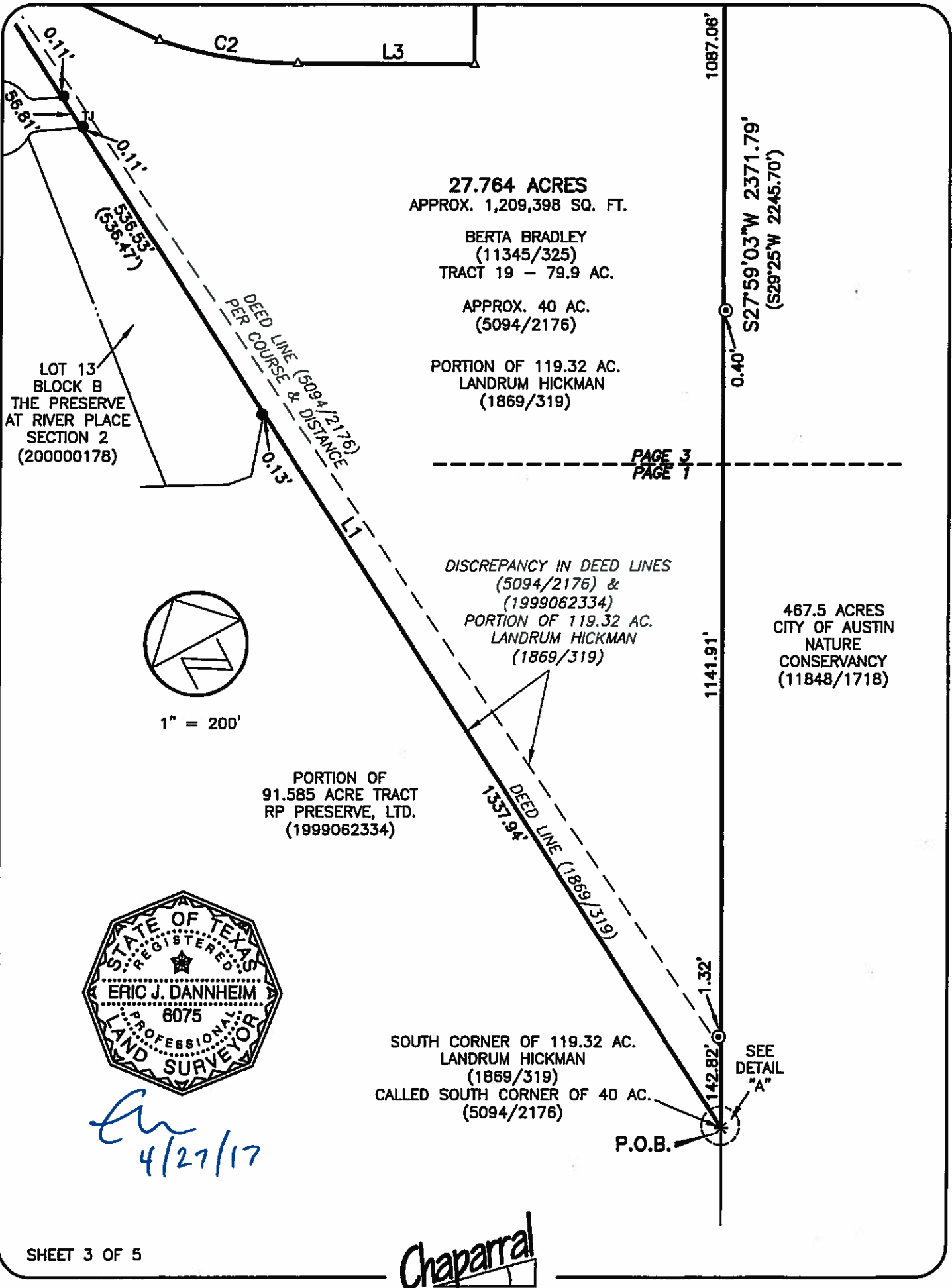
DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



EW
4/27/17



27.764 ACRES
APPROX. 1,209,398 SQ. FT.

BERTA BRADLEY
(11345/325)
TRACT 19 - 79.9 AC.

APPROX. 40 AC.
(5094/2176)

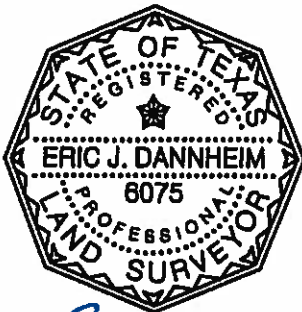
PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

PAGE 3
PAGE 1

DISCREPANCY IN DEED LINES
(5094/2176) &
(1999062334)
PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

467.5 ACRES
CITY OF AUSTIN
NATURE
CONSERVANCY
(11848/1718)

PORTION OF
91.585 ACRE TRACT
RP PRESERVE, LTD.
(1999062334)



4/27/17

SOUTH CORNER OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)
CALLED SOUTH CORNER OF 40 AC.
(5094/2176)

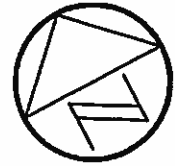
P.O.B.

SEE
DETAIL
"A"

R.L. PREECE SURVEY NO. 2

BERTA BRADLEY
(11345/325)
TRACT 19 - 79.9 AC.

APPROX. 40 AC.
DESCRIBED IN VETERANS
LAND BOARD DEED
(2475/123)



1" = 200'

PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

LOT 3
BLOCK A
AUSTIN CHRISTIAN
FELLOWSHIP
PHASE TWO SUBDIVISION
(200700102)

3.75 AC.
EUGENE MARCUS
BARNES, III
EMILY PUCKETT
BARNES (3909/1174)

BOUNDARY LINE AND
ACCESS AGREEMENT
(13189/248)

LOT 3
BLOCK A
AUSTIN CHRISTIAN
FELLOWSHIP PHASE
TWO SUBDIVISION
(200700102)

LOT 10

LOT 11

LOT 12

BLOCK B

THE PRESERVE AT RIVER
PLACE SECTION 2
(200000178)

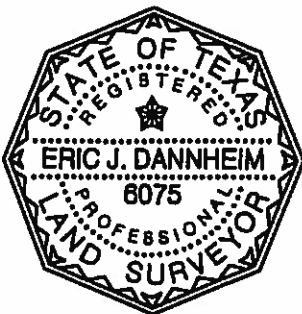
MILKY WAY DRIVE
(50' R.O.W. WIDTH)

BERTA BRADLEY
(11345/325)
TRACT 19 - 79.9 AC.

APPROX. 40 AC.
(5094/2176)

PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

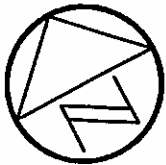
27.764 ACRES
APPROX. 1,209,398
SQ. FT.



En
4/27/17

LOT 13
BLOCK B
THE PRESERVE
AT RIVER PLACE
SECTION 2
(200000178)

DEED LINE (5094/2176)
PER COURSE & DISTANCE



1" = 200'

BERTA BRADLEY
(11345/325)
TRACT 19 - 79.9 AC.

APPROX. 40 AC.
DESCRIBED IN VETERANS
LAND BOARD DEED
(2475/123)

PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

SEE DETAIL "C"
L5

CH

N27°59'03"E
923.50'
(N29°25'E
922.70')

PAGE 2
PAGE 3

BERTA BRADLEY
(11345/325)
TRACT 19 - 79.9 AC.

APPROX. 40 AC.
(5094/2176)

PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

L4

C2

L3

1087.06'

467.5 ACRES
CITY OF AUSTIN
NATURE
CONSERVANCY
(11848/1718)

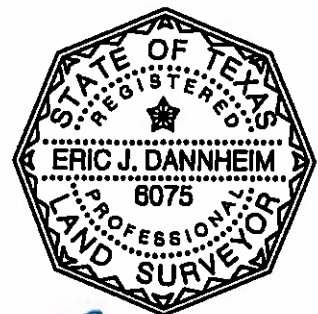
27.764 ACRES
APPROX. 1,209,398 SQ. FT.

BERTA BRADLEY
(11345/325)
TRACT 19 - 79.9 AC.

APPROX. 40 AC.
(5094/2176)

PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

S27°59'03"W 2371.79'
(S29°25'W 2245.70')
0.40'



ER
4/27/17

DEED LINE (5094/2176)
PER COURSE & DISTANCE
0.13'

PAGE 3
PAGE 1

Chaparral



Exhibit B
Tract 2

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**54.305 ACRES
R.L. PREECE SURVEY NO. 2
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 54.305 ACRES (APPROXIMATELY 2,365,517 SQ. FT.) IN THE R.L. PREECE SURVEY NO. 2, ABSTRACT NO. 2269, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 79.9 ACRE TRACT CONVEYED TO BERTA BRADLEY BY EXECUTOR'S DEED DATED DECEMBER 31, 1990 AND RECORDED IN VOLUME 11345, PAGE 325 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; FURTHER BEING ALL OF THAT 40 ACRE TRACT DESCRIBED IN A DEED OF RECORD IN VOLUME 2475, PAGE 123 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT 40 ACRE TRACT DESCRIBED IN A DEED OF RECORD IN VOLUME 5094, PAGE 2176 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 119.32 ACRE TRACT DESCRIBED IN A DEED TO LANDRUM HICKMAN OF RECORD IN VOLUME 1869, PAGE 319 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 54.305 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found within said 119.32 acre tract, for the northernmost northwest corner of said 79.9 acre tract, being the northwest corner of said 40 acre tract described in Volume 2475, Page 123 (NORTH 40 Acres), same being an angle point in a south line of Lot 3, Block A, Austin Christian Fellowship Phase Two Subdivision, a subdivision of record in Document No. 200700102 of the Official Public Records of Travis County, Texas;

THENCE South 61°50'57" East, crossing the 119.32 acre tract with the common north line of the 79.9 acre tract and the NORTH 40 Acres, same being a south line of said Lot 3, a distance of 1894.35 feet to a 1/2" rebar with "Chaparral" cap found in the east line of the 119.32 acre tract, for the northeast corner of the 79.9 acre tract, being the northeast corner of the NORTH 40 Acres, same being the easternmost southeast corner of Lot 3, also being an angle point in the west line of a 467.5 acre tract described in a deed to City of Austin Nature Conservancy, recorded in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas, from which a 60D nail found in a fence post, for the northeast corner of Lot 3 bears North 28°05'14" East, a distance of 594.06 feet;

THENCE South 27°59'03" West, with the common east line of the 119.32 acre tract, the 79.9 acre tract and the NORTH 40 Acres, same being the west line of said 467.5 acre tract, distance of 923.50 feet to a calculated point for the southeast corner of the NORTH 40 Acres, same being the northeast corner of said 40 acre tract described in a

deed of record in Volume 5094, Page 2176 of the Deed Records of Travis County, Texas (SOUTH 40 Acres), from which a 60D nail found bears South 56°51'00" East, a distance of 2.47 feet, and a cotton spindle found for the south corner of the 119.32 acre tract, being the called south corner of the SOUTH 40 Acres, bears South 27°59'03" West, a distance of 2371.79 feet;

THENCE North 61°46'22" West, crossing the 119.32 acre tract and the 79.9 acre tract with the common line of said 40 acre tracts, at a distance of 0.72 feet passing a concrete monument found for the called common corner of said 40 acre tracts, and continuing, for a total distance of 393.82 feet to a calculated point;

THENCE continuing across the 119.32 acre tract and the 79.9 acre tract, and crossing the SOUTH 40 Acres, the following five (5) courses and distances:

1. South 28°11'03" West, a distance of 701.12 feet to a calculated point;
2. North 61°46'01" West, a distance of 279.70 feet to a calculated point;
3. With a curve to the right, having a radius of 717.50 feet, a delta angle of 17°53'30", an arc length of 224.05 feet, and a chord which bears North 52°40'13" West, a distance of 223.14 feet to a calculated point;
4. North 37°10'42" West, a distance of 239.33 feet to a calculated point.
5. With a curve to the right, having a radius of 675.00 feet, a delta angle of 09°33'26", an arc length of 112.59 feet, and a chord which bears North 31°53'19" West, a distance of 112.46 feet to a calculated point in the west line of the SOUTH 40 Acres, same being the west line of the 79.9 acre tract and the 119.32 acre tract, being also the east line of Lot 12, Block B, The Preserve at River Place Section 2, a subdivision of record in Document No. 200000178 of the Official Public Records of Travis County, Texas, from which said cotton spindle found for the south corner of the 119.32 acre tract, being the called south corner of the SOUTH 40 Acres, bears South 04°58'46" East, a distance of 2224.95 feet;

THENCE North 04°58'46" West, with the common line of the 79.9 acre tract, the SOUTH 40 Acres, the 119.32 acre tract, and said Lot 12, at a distance 124.87 feet, passing 0.16 feet left of a 1/2" rebar with "Sam" cap found for the called northeast corner of Lot 12, same being the southeast corner of Lot 3, Block A, Austin Christian Fellowship Phase Two Subdivision, a subdivision of record in Document No. 200700102 of the Official Public Records of Travis County, Texas, and continuing with the common line of the 79.9 acre tract, the SOUTH 40 Acres, the 119.32 acre tract, and said Lot 3, for a total distance of 444.92 feet to a concrete monument found, for a corner of Lot 3, same being in the south line of a 3.75 acre tract described in a deed to Eugene Marcus Banes, III and Emily Puckett Barnes, recorded in Volume 3909, Page 1174 of the Deed Records of Travis County, Texas, from which a cotton spindle found for an angle point

in the south line of said 3.75 acre tract, same being a north line of said Lot 3, bears South 66°43'57" West, a distance of 24.90 feet;

THENCE with the common line of the 79.9 acre tract, the SOUTH 40 Acres, the 119.32 acre tract, and the 3.75 acre tract, the following two (2) course and distances:

1. North 55°29'35" East, a distance of 6.09 feet to a concrete monument found;
2. North 20°03'33" West, a distance of 199.09 feet to a calculated point for the common west corner of the 40 acre tracts, from which a concrete monument found bears North 61°46'22" West, a distance of 0.92 feet;


THENCE North 20°03'33" West, with the common line of the 79.9 acre tract, the NORTH 40 Acres, the 119.32 acre tract and the 79.9 acre tract, a distance of 116.43 feet to a 1/2" rebar found for the northeast corner of the 3.75 acre tract, being an angle point in an east line of Lot 3;

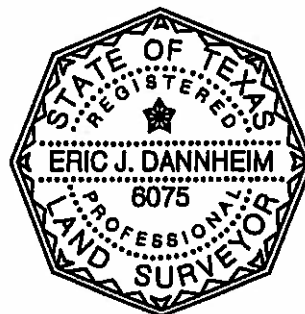
THENCE North 18°54'58" West, with the common line of the 79.9 acre tract, the NORTH 40 acres, the 119.32 acre tract, and Lot 3, a distance of 664.73 feet to a 1/2" rebar with "Chaparral" cap found for the northwest corner of the 79.9 acre tract and the NORTH 40 Acres;

THENCE crossing the 119.32 acre tract, with the common line of the 79.9 acre tract, the NORTH 40 acres, and Lot 3, the following two (2) courses and distances:

1. South 61°52'21" East, a distance of 274.22 feet to a concrete monument found;
2. North 28°10'33" East, a distance of 390.89 feet to the **POINT OF BEGINNING**, containing 54.305 acres of land, more or less.

Surveyed on the ground on April 28, 2015. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS) for Chaparral control point "P765". Attachments: Survey Drawing No. 759-011-ZO1.

 4/27/17
Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



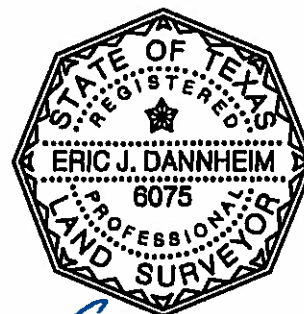
SKETCH TO ACCOMPANY A DESCRIPTION OF 54.305 ACRES (APPROXIMATELY 2,365,517 SQ. FT.) IN THE R.L. PREECE SURVEY NO. 2, ABSTRACT NO. 2269, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 79.9 ACRE TRACT CONVEYED TO BERTA BRADLEY BY EXECUTOR'S DEED DATED DECEMBER 31, 1990 AND RECORDED IN VOLUME 11345, PAGE 325 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; FURTHER BEING ALL OF THAT 40 ACRE TRACT DESCRIBED IN A DEED OF RECORD IN VOLUME 2475, PAGE 123 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT 40 ACRE TRACT DESCRIBED IN A DEED OF RECORD IN VOLUME 5094, PAGE 2176 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF A 119.32 ACRE TRACT DESCRIBED IN A DEED TO LANDRUM HICKMAN OF RECORD IN VOLUME 1869, PAGE 319 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S61°50'57"E	1894.35'	(S60°35'E 1895.40')
L2	S27°59'03"W	923.50'	(S29°25'W 922.70')
L3	N61°46'22"W	393.82'	(N60°35'W 1599.00')
L4	S28°11'03"W	701.12'	
L5	N61°46'01"W	279.70'	
L6	N37°10'42"W	239.33'	
L7	N04°58'46"W	444.92'	(N02°38'55"W)
L8	N55°29'35"E	6.09'	(N66°19'E 5.50')
L9	N20°03'33"W	199.09'	(N18°31'W 199.70')
L10	N20°03'33"W	116.43'	(N18°31'W 115.90')
L11	N18°54'58"W	664.73'	(N17°31'W 664.70')
L12	S61°52'21"E	274.22'	(S60°35'E 274.00')
L13	N28°10'33"E	390.89'	(N29°25'E 391.20')

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	717.50'	17°53'30"	224.05'	N52°40'13"W	223.14'
C2	675.00'	9°33'26"	112.59'	N31°53'19"W	112.46'

LEGEND

- ^{CH} 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- CONCRETE MONUMENT FOUND
- ▲ 60D NAIL FOUND
- ⊙ 1/2" IRON PIPE FOUND
- * COTTON SPINDLE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION



EW
4/27/17

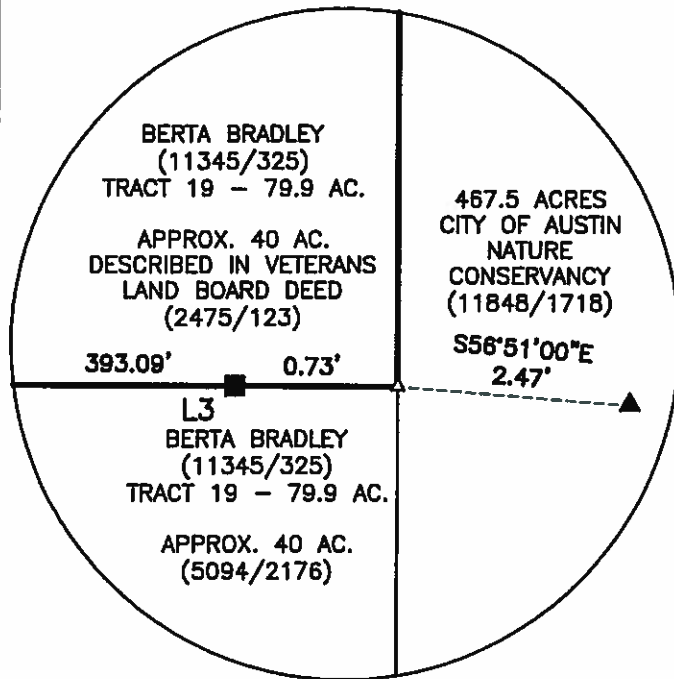
DATE OF SURVEY: 4/28/15
 PLOT DATE: 4/27/17
 DRAWING NO.: 759-011-Z01
 PROJECT NO.: 759-011
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: JPA
 SHEET 1 OF 5

Chaparral

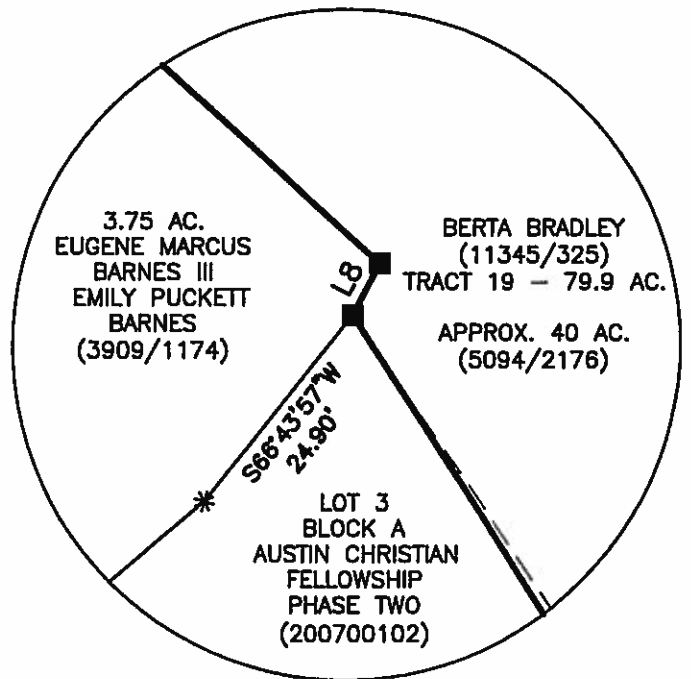
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 759-011-Z01

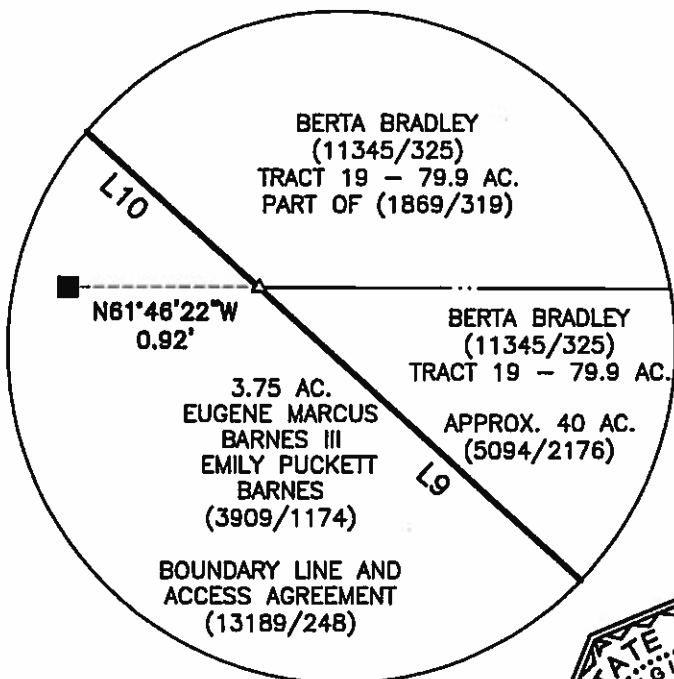
DETAIL "A"
NOT TO SCALE



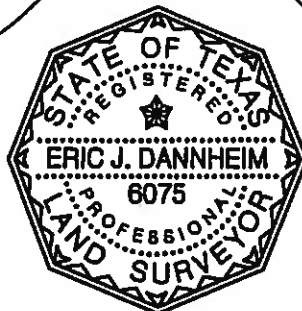
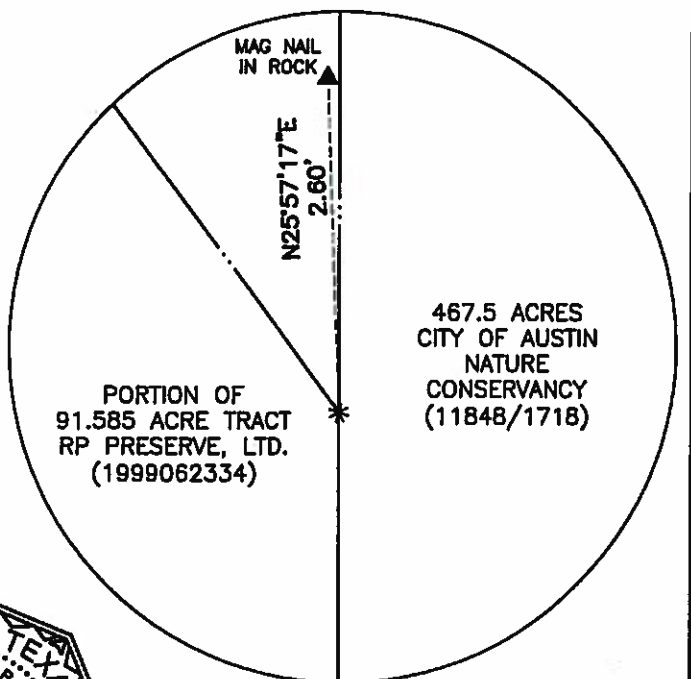
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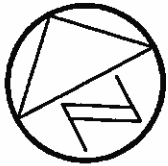
DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE



Eric J. Dannheim
4/27/17



1" = 200'

LOT 3
BLOCK A
AUSTIN CHRISTIAN
FELLOWSHIP
PHASE TWO
SUBDIVISION
(200700102)

L13

P.O.B.

LOT 3
BLOCK A
AUSTIN CHRISTIAN FELLOWSHIP
PHASE TWO SUBDIVISION
(200700102)

L1

R.L.
PREECE
SURVEY
NO. 2

BERTA BRADLEY
(11345/325)
TRACT 19 - 79.9 AC.

APPROX. 40 AC.
DESCRIBED IN VETERANS
LAND BOARD DEED
(2475/123)

PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

54.305
ACRES
APPROX.
2,365,517
SQ. FT.

PAGE 1
PAGE 2

N61°46'22"W
1204.12'

LOT 3
BLOCK A
AUSTIN CHRISTIAN
FELLOWSHIP
PHASE TWO SUBDIVISION
(200700102)

SEE DETAIL "C"

SEE
DETAIL
"B"

3.75 AC.
EUGENE MARCUS BARNES,
III
EMILY PUCKETT BARNES
(3909/1174)

BOUNDARY LINE AND
ACCESS AGREEMENT
(13189/248)

LOT 3
BLOCK A
AUSTIN CHRISTIAN
FELLOWSHIP
PHASE TWO
SUBDIVISION
(200700102)

BERTA BRADLEY
(11345/325)
TRACT 19 - 79.9 AC.

APPROX. 40 AC.
(5094/2176)

PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

LOT 9-A

RESUBDIVISION
OF LOTS 8 AND
9, BLOCK B
THE PRESERVE
AT RIVERPLACE
SECTION 2
(200600273)

BLOCK B
THE PRESERVE
AT RIVER PLACE
SECTION 2
(200000178)

MILKY WAY DRIVE
(50' R.O.W. WIDTH)

LOT 10

LOT 11

LOT 12

C1

L6

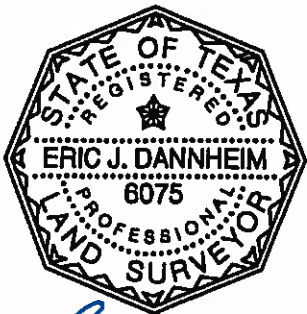
C2

SAM

320.06' 0.16'

124.87'

Chaparral



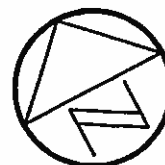
4/27/17

LOT 3
BLOCK A
AUSTIN CHRISTIAN FELLOWSHIP
PHASE TWO SUBDIVISION
(200700102)

L1

60D IN
FENCE
POST

N28°05'14"E 594.06'
(N28°05'55"E 594.06')



1" = 200'

R.L.
PREECE
SURVEY
NO. 2

54.305
ACRES
APPROX.
2,365,517
SQ. FT.

BERTA BRADLEY
(11345/325)
TRACT 19 - 79.9 AC.

APPROX. 40 AC.
DESCRIBED IN VETERANS
LAND BOARD DEED
(2475/123)

PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

467.5 ACRES
CITY OF
AUSTIN
NATURE
CONSERVANCY
(11848/1718)

PAGE 1
PAGE 2

N61°46'22"W
1204.12'

SEE DETAIL "A"

L3

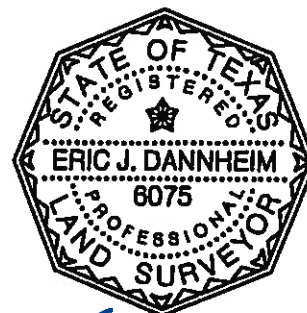
BERTA BRADLEY
(11345/325)
TRACT 19 - 79.9 AC.

APPROX. 40 AC.
(5094/2176)

PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

L4

PAGE 2
PAGE 3



Eric J. Dannheim
4/27/17

L6

C1

L5

S27°59'03"W 2371.79'
(S28°25'W 2245.70')

Chaparral

BERTA BRADLEY
(11345/325)
TRACT 19 - 79.9 AC.

APPROX. 40 AC.
(5094/2176)

PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

54.305
ACRES
APPROX.
2,365,517
SQ. FT.

PAGE 2
PAGE 3

S27°59'03"W 2371.79'
(S28°25'W 2245.70')

BERTA BRADLEY
(11345/325)
TRACT 19 - 79.9 AC.

APPROX. 40 AC.
(5094/2176)

PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

467.5 ACRES
CITY OF
AUSTIN
NATURE
CONSERVANCY
(11848/1718)

LOT 13
BLOCK B
THE PRESERVE
AT RIVER PLACE
SECTION 2
(200000178)

S07°58'38"E 2294.95'
(S07°58'38"E 2294.95')

DEED LINE (5094/2176)
PER COURSE & DISTANCE
DEED LINE
(1869/319)

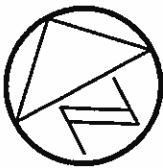
DISCREPANCY IN DEED
LINES
(5094/2176) &
(1999062334)
PORTION OF 119.32 AC.
LANDRUM HICKMAN
(1869/319)

PORTION OF
91.585 ACRE TRACT
RP PRESERVE, LTD.
(1999062334)

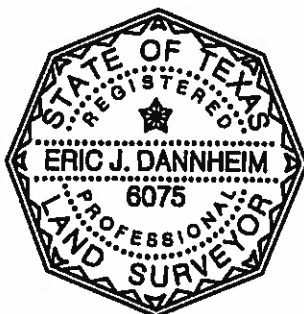
SEE DETAIL "D"

SOUTH CORNER OF
119.32 AC.
LANDRUM HICKMAN
(1869/319)
CALLED SOUTH
CORNER OF 40 AC.
(5094/2176)

IDENTICAL POINT



1" = 200'



lu
4/27/17