

**ORDINANCE NO. 20170615-095**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7004 ONION CREEK DRIVE AND 8652 NUCKOLS CROSSING ROAD FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT, FAMILY RESIDENCE (SF-3) DISTRICT, MOBILE HOME RESIDENCE (MH) DISTRICT, MOBILE HOME RESIDENCE-CONDITIONAL OVERLAY (MH-CO) COMBINING DISTRICT, COMMUNITY COMMERCIAL (GR) DISTRICT, WAREHOUSE LIMITED OFFICE-CONDITIONAL OVERLAY (W/LO-CO) COMBINING DISTRICT AND PUBLIC (P) DISTRICT TO PUBLIC (P) DISTRICT.**

**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 interim-rural residence (I-RR) district, family residence (SF-3) district, mobile home residence (MH) district, mobile home residence-conditional overlay (MH-CO) combining district, community commercial (GR) district, warehouse limited office-conditional overlay (W/LO-CO) combining district and public (P) district to public (P) district on the property described in Zoning Case No. C14-2017-0044, on file at the Planning and Zoning Department, as follows:

Approximately 28.33 acres of land, being all of Lot 2, Block "A", of Double Creek Village Block "A", a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200500241 of the Official Public Records of Travis County, Texas, and;

A description of 11.56 acres of land in the Santiago Del Valle Grant in Travis County, Texas. Said 11.56 acres being also a portion of that certain 291.535 acres conveyed to E.R. Rathgeber Jr., and Clear Creek Properties, Inc., by deeds recorded in Volume 4085, Page 716, and Volume 4275, Page 1430, of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and;

A tract of land containing 226.903 acres (9,883,886.97 square feet) out of the Santiago Del Valle Grant, situated in Travis County, Texas and being a resurvey of a tract of land, as conveyed as a 227.233 acre tract of land, in a warranty deed (in lieu of foreclosure) from the Calcasieu Lumber Company to Raleigh R. Ross, M.D., dated April 30, 1990 and filed for record on May 11, 1990 in Volume 11185, Pages 166-172 of the Travis County Real Property Records, said 226.903 acre tract being more

particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance, and;

1.602 acres of land out of and a part of the Santiago Del Valle Grant, situated in the City of Austin, Travis County, Texas, said 1.602 acre tract being more particularly described as being a portion of that certain 76.77 acre tract of land conveyed to Creekside Properties, Inc. by deed of record in Volume 5076, Page 1139 of the Travis County, Texas, Deed Records, said 1.602 acre tract being more fully described by metes and bounds in **Exhibit "C"** incorporated into this ordinance, and;

1.806 acres of land out of and a part of the Santiago Del Valle Grant, situated in the City of Austin, Travis County, Texas, said 1.806 acre tract being more particularly described as being a portion of that certain 76.77 acre tract of land conveyed to Creekside Properties, Inc., by deed of record in Volume 5078, Page 1139 of the Travis County, Texas, Deed Records, said 1.806 acre tract being more fully described by metes and bounds in **Exhibit "D"** incorporated into this ordinance, and;

A tract of land containing 74.401 acres (3,240,903.25 square feet) out of the Santiago Del Valle Grant, situated in Travis County, Texas and being a resurvey of three tracts of land, two of which are conveyed as a 73.123 acre tract of land, referred to as "Tract I" and a 1.34 acre tract of land, referred to as "Tract II" in a deed from Mariana Investment Corporation to Geoffrey Sowash, dated December 17, 1984 and filed for record on January 23, 1985 in Volume 8998, Pages 695-699 of the Travis County Real Property Records and third being conveyed as a 0.154 acre tract of land as sworn by affidavit by Roger A. Aylen to be the property of Geoffrey Sowash on April 16, 1991 and filed for record on May 13, 1991 in Volume 11435, Pages 736-739 of the Real Property Records of Travis, Texas, said 74.401 acre tract being more particularly described by metes and bounds in **Exhibit "E"** incorporated into this ordinance, and;

40.052 acres of land out of the Santiago Del Valle Grant, in Travis County, Texas and being that certain (41.36 acre) tract of land conveyed from the Veterans Land Board of the State of Texas, to Edwin Cullen in a deed as recorded in Volume 6891, Page 329 of the Deed Records of Travis County, Texas, save and except that certain (1.34 acre) tract of land conveyed to Mariana Investment Corporation in a deed as recorded in Volume 6876, Page 1097 of the Travis County Deed Records, and save and except that certain (0.154 acre) tract of land conveyed to Mariana Investment Corporation in a deed as recorded in Volume 7080, Page 1880, of the Deed Records of Travis County, Texas, and being that same 40.052 acre tract of land conveyed to Charles C. Spradling, Sr. in a deed as recorded in Volume 11896, Page 1110 of the Real Property

Records of Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit "F"** incorporated into this ordinance, and;

Seven (7) tracts of land, the tracts of land hereinafter described as No. One, Two, Three, Four, Five and Six being out of a part of Block B, Onion Creek Forest, Section 1, a subdivision in the City of Austin, Travis County, Texas, of record in Book 63 at Page 57 of the Plat Records of Travis County, Texas; the tract of land hereinafter described as No. Seven (7) being out of and a part of Block B, Onion Creek Forest, Section 2, Amended, a subdivision of record in Book 68 at Page 54 of the Plat Records of Travis County, Texas, which Onion Creek Forest, Section 1 and Onion Creek Forest, Section 2, Amended, were conveyed to Edward R. Rathgeber, Jr., by an assumption warranty deed dated April 25, 1975, of record in Volume 5161 at Page 1214 of the Deed Records of Travis County, Texas, and each of the said seven (7) tracts of land being more particularly described by **Exhibit "G"** incorporated into this ordinance, and;

5.594 acres of land out of that certain 628.889 tract of land out of the Santiago Del Valle Grant in Travis County, Texas, which was conveyed to Edward R. Rathgeber, Jr., and Austin Enterprises by J.E. Smith and Annie M. Smith, by deed of record in Volume 4085 at Page 716 of the Deed Records of Travis County, Texas; said 5.594 acres of land being more particularly described by metes and bounds in **Exhibit "H"** incorporated into this ordinance, and;

52.226 acre tract or parcel of land out of the Santiago Del Valle Grant, situated in the City of Austin, Travis County, Texas, being a portion of that certain 156.026 acre tract of land conveyed to Chateau-Communities at Bluff Springs, L.P. by warranty deed dated March 12, 1998 recorded in Volume 13139, Page 320 of the Real Property Records of Travis County, Texas, and also by a correction warranty deed dated March 31, 1999 recorded in Document No. 1999001391 of the Official Public Records of Travis County, Texas; said 52.226 acres being more particularly described by metes and bounds in **Exhibit "I"** incorporated into this ordinance (cumulatively known as the "Property"),

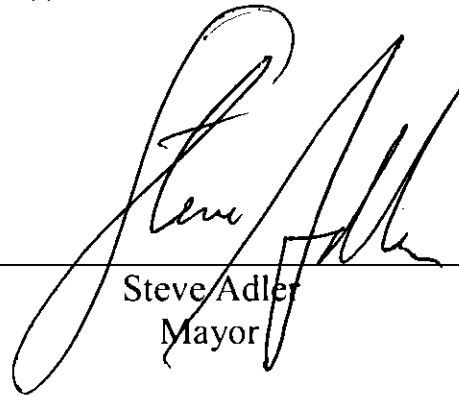
locally known as 7004 Onion Creek Drive and 8652 Nuckols Crossing Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "J"**.

**PART 2.** This ordinance takes effect on June 26, 2017.

**PASSED AND APPROVED**

\_\_\_\_\_, June 15, 2017

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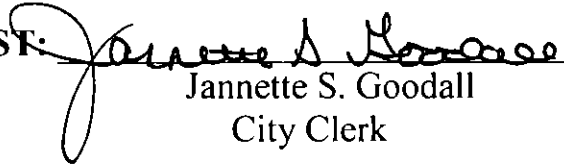
  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

LAND DESCRIPTION

1-05-2892

Being a description of 11.56 ACRES OF LAND IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS. Said 11.56 acres being also a portion of that certain 291.535 acres conveyed to E. R. Rathgeber Jr., and Clear Creek Properties, Inc., by deeds recorded in Volume 4085 page 716, and Volume 4275 page 1430, of the deed records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

Commencing for Reference at the Southwest corner of Lot 1, Block "L", Onion Creek Forest, Section 4; an addition to the City of Austin, as recorded in Volume 68 page 49, of the Plat records of Travis County, Texas; said point being also a point in the East right of way line of South Pleasant Valley Road;

THENCE, North 58° 58' West, 42.65 feet to a fence line, same being the western boundary of said 291.535 acres;

THENCE, following the fence line, with the following three (3) calls:

South 30° 23' West, 568.01 feet,  
South 30° 15' West, 297.52 feet,  
South 30° 05' West, 352.65 feet, to the POINT  
OF BEGINNING for this tract;

THENCE, with the following four (4) calls for the eastern boundary of this tract:

South 27° 15' East, 643.73 feet,  
South 00° 00' East, 240.00 feet,  
South 65° 25' West, 684.91 feet,  
South 66° 24' West, 188.64 feet to the center-  
line of Onion Creek;

THENCE, following the centerline of said Onion Creek, North 40° 47' West, 145.07 feet, to the Southwest corner of this tract, same being also the southwest corner of the aforesaid 291.535 acres;

THENCE, following the western boundary of the aforesaid 291.535 acres, with the following five (5) calls:

North 50° 22' East, 80.56 feet,  
North 37° 26' West, 49.98 feet,  
North 31° 50' East, 16.85 feet,  
North 30° 07' East, 681.72 feet,  
North 30° 05' East, 425.00 feet, to the POINT  
OF BEGINNING, and containing 11.56 acres.



5057 76 J. W. Webb 11-1-74



9027 Northgate Blvd , Suite 141 , Austin , Texas 78758  
office. (512) 834-1500 fax (512) 834-1759

## CANALES, MARTINEZ & NASH SURVEYING COMPANY

EXHIBIT "A"

The Estate of Raleigh R. Ross, M.D., Deceased  
to  
The City of Austin  
(Greenway Destination Park)  
CIP ID# 8921-867-0120

### FIELD NOTES

**FIELD NOTES FOR A TRACT OF LAND CONTAINING 226.903 ACRES (9,883,886.97 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS AND BEING A RESURVEY OF A TRACT OF LAND, AS CONVEYED AS A 227.233 ACRE TRACT OF LAND, IN A WARRANTY DEED (IN LIEU OF FORECLOSURE) FROM THE CALCASIEU LUMBER COMPANY TO RALEIGH R. ROSS, M.D., DATED APRIL 30, 1990 AND FILED FOR RECORD ON MAY 11, 1990 IN VOLUME 11185, PAGES 166-172 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS. SAID 226.903 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at 5/8" iron pipe found in the northwesterly line of Nuckols Crossing Road, for the southwest corner of said 227.233 acre tract and the southeast corner of a 1.34 acre tract of land, referred to as "Tract II" in a deed from Mariana Investment Corporation to Geoffrey Sowash, dated December 17, 1984 and filed for record on January 23, 1985 in Volume 8998, Pages 695 - 699 of the Travis County Real Property Records and being the southwest corner of this tract herein described,

**NOTE:** The following calls in accordance to monumentation as found and called for, agrees with the record information based on the metes and bounds found in the deed for said 227.233 acre tract, the record bearings and distances for the east line of said 73.123 acre tract is (North 26° 13' 40" East, a distance of 1829.06 feet and North 27° 42' East, a distance of 474.53 feet),

**THENCE**, along the common line of said 227.233 acre tract and said 1.34 acre tract, then becoming the common line between said 227.233 acre tract and a 73.123 acre tract of land, referred to as "Tract I" in a deed from Mariana Investment Corporation to Geoffrey Sowash, dated December 17, 1984 and filed for record on January 23, 1985 in Volume 8998, Pages 695 - 699 of the Travis County Real Property Records acre tract, **NORTH 26° 55' 09" EAST** (record = North 29° 07' East), a distance of **806.31 FEET** (record = 806.40 feet) to a 1/2" iron rod found,

**THENCE**, continuing along the common line of said 227.233 acre and said 73.123 acre tract as follows

- 1) **NORTH 23° 29' 30" EAST** (record = North 25° 36' East), a distance of **228.36 FEET** (record = 228.39 feet) to a 60d nail found,
- 2) **NORTH 24° 58' 58" EAST** (record = North 27° 21' East), a distance of **130.40 FEET** (record = 130.38 feet) to a 1" pipe found,
- 3) **NORTH 25° 25' 35" EAST** (record = North 27° 37' East), a distance of **187.14 FEET** (record = 187.15 feet) to a 1" iron pipe found.

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**EXHIBIT B**

- 4 ) **NORTH 25° 26' 14" EAST** (record = North 27° 38' East), a distance of **414.90 FEET** (record = 414.87 feet) to a 1/4" iron rod found,
- 5 ) **NORTH 25° 22' 40" EAST** (record = North 27° 35' East), a distance of **352.83 FEET** (record = 352.85 feet) to a 1/4" iron rod found,
- 6 ) **NORTH 25° 30' 43" EAST** (record = North 27° 40' East), a distance of **422.26 FEET** (record = 422.26 feet) to a 1" pipe found,
- 7 ) **NORTH 25° 41' 29" EAST** (record = North 27° 48' East), a distance of **239.39 FEET** (record = 239.44 feet) to a 1/2" iron rod found,
- 8 ) **NORTH 30° 53' 52" EAST** (record = North 33° 23' East), a distance of **57.87 FEET** (record = 57.85 feet) to an Elm tree as found and called for,

THENCE, continuing along the common line of said 227.233 acre tract and said 73.123 acre tract with the following calculated bearings and distances as based on the record information based on the metes and bounds found in the deed for said 227.233 acre tract

- 1 ) **NORTH 42° 41' 52" EAST** (record = North 45° 11' East), a distance of **28.31 FEET** (same as record) to a calculated point for corner,
- 2 ) **NORTH 06° 51' 52" EAST** (record = North 09° 21' East), a distance of **41.26 FEET** (same as record) to a calculated point for corner,
- 3 ) **NORTH 17° 33' 52" EAST** (record = North 20° 03' East), a distance of **20.32 FEET** (same as record) to a calculated point for corner,
- 4 ) **SOUTH 51° 15' 08" EAST** (record = South 48° 46' East), a distance of **15.09 FEET** (same as record) to a calculated point for corner,
- 5 ) **NORTH 47° 52' 52" EAST** (record = North 50° 22' East), a distance of **16.78 FEET** (record = 24.46 feet) to a calculated point for the northwest corner of said 227.233 acre tract and this tract herein described and the northeast corner said 73.123 acre tract, near or in the approximate present centerline of Onion Creek,

THENCE, with the approximate present centerline of Onion Creek, being the common line between said 227.233 acre tract and a 11.58 acre tract of land conveyed in a Warranty Deed from Onion Creek Developers to the City of Austin, dated November 12, 1974 and filed for record on November 13, 1974 in Volume 5057, Pages 75 - 77 of the Travis County Real Property Records, then becoming the common line between said 227.233 acre tract and a 13.71 acre tract of land and a 62.33 acre tract of land, both conveyed in a Warranty Deed from Onion Creek Forest Developers to the City of Austin, dated November 12, 1974 and filed for record on November 13, 1974 in Volume 5057, Pages 152 - 160 of the Travis County Real Property Records., as follows

- 1 ) **SOUTH 43° 01' 21" EAST**, a distance of **145.41 FEET** to a point,
- 2 ) **SOUTH 47° 51' 21" EAST**, a distance of **119.45 FEET** to a point,
- 3 ) **SOUTH 58° 04' 21" EAST**, a distance of **266.51 FEET** to a point,
- 4 ) **SOUTH 41° 21' 21" EAST**, a distance of **227.99 FEET** to a point,
- 5 ) **SOUTH 57° 09' 21" EAST**, a distance of **270.43 FEET** to a point,
- 6 ) **SOUTH 67° 00' 21" EAST**, a distance of **237.45 FEET** to a point,
- 7 ) **SOUTH 69° 27' 21" EAST**, a distance of **510.28 FEET** to a point,
- 8 ) **NORTH 82° 02' 39" EAST**, a distance of **131.08 FEET** to a point,
- 9 ) **NORTH 47° 21' 39" EAST**, a distance of **277.54 FEET** to a point,
- 10 ) **NORTH 55° 57' 39" EAST**, a distance of **504.68 FEET** to a point,
- 11 ) **NORTH 47° 21' 39" EAST**, a distance of **387.15 FEET** to a point,
- 12 ) **NORTH 58° 35' 39" EAST**, a distance of **176.10 FEET** to a point,
- 13 ) **NORTH 66° 28' 39" EAST**, a distance of **284.29 FEET** to a point for the calculated north corner of said 227.233 acre tract and this tract herein described and a westerly exterior corner of "Yarrabee Bend South, Section One", a subdivision recorded in Book 79, Pages 259 - 261 of the Travis County Plat Records

THENCE, departing the approximate centerline of said Onion Creek and along the common line between said 227.233 acre tract and said "Yarrabee Bend South, Section One" as follows

- 1) SOUTH 25° 42' 23" EAST, a distance of 115.00 FEET to a 1/2" iron rod found,
- 2) SOUTH 49° 45' 23" EAST, a distance of 318.92 FEET to a 1/2" iron rod found,
- 3) SOUTH 05° 57' 25" EAST, a distance of 121.69 FEET to a 1/2" iron rod found,
- 4) SOUTH 30° 18' 30" WEST, a distance of 114.90 FEET to a 5/8" iron rod set with plastic cap,
- 5) SOUTH 53° 38' 42" WEST, a distance of 167.67 FEET to a 5/8" iron rod found,
- 6) SOUTH 41° 08' 54" EAST, a distance of 263.44 FEET to a 1/2" iron rod found,
- 7) SOUTH 14° 28' 30" WEST, a distance of 179.97 FEET to a 5/8" iron rod set with plastic cap,
- 8) NORTH 75° 31' 24" WEST, a distance of 7.10 FEET to a 5/8" iron rod set with plastic cap,
- 9) SOUTH 14° 28' 30" WEST, a distance of 321.94 FEET to a 1/2" iron rod found,
- 10) SOUTH 70° 27' 32" EAST, a distance of 49.74 FEET to a 1/2" iron rod found,
- 11) SOUTH 47° 50' 06" EAST, a distance of 147.07 FEET to a 1/2" iron rod found,
- 12) SOUTH 42° 56' 20" WEST, a distance of 244.93 FEET to a 1/2" iron rod found,
- 13) SOUTH 22° 42' 55" WEST, a distance of 174.17 FEET to a 5/8" iron rod set with plastic cap,
- 14) SOUTH 13° 59' 52" WEST, a distance of 204.45 FEET to a pk nail set,
- 15) SOUTH 21° 42' 48" WEST, a distance of 27.34 FEET to an "X" marked in concrete,
- 16) SOUTH 63° 14' 19" EAST, a distance of 191.70 FEET to a 5/8" iron set with plastic cap set on the common line between said 227 233 acre tract and said "Yarrabee Bend South, Section One" and also being the north corner of "The Creek at Nuckols Crossing, Section One", a subdivision recorded in Book 87, Page 14B of the Travis County Plat Records, said subdivision being a portion of said 227 233 acre tract,

THENCE, continuing along the common line of said 227 233 acre tract (also being the northeast line of said "The Creek at Nuckols Crossing, Section One") and said "Yarrabee Bend South, Section One" as follows

- 1) SOUTH 63° 14' 19" EAST, a distance of 218.74 FEET to a iron rod found,
- 2) SOUTH 26° 59' 50" WEST, a distance of 20.12 FEET to a iron rod found,
- 3) SOUTH 63° 11' 33" EAST, a distance of 178.92 FEET to a 1/2" iron rod found in the west line of Salt Springs Drive at the east corner of said "The Creek at Nuckols Crossing, Section One" and the south corner of said "Yarrabee Bend South, Section One", also being the most easterly corner of said 227 233 acre tract and thus tract herein described,

THENCE, along the west line of Salt Springs Drive, the southeast line of said "The Creek at Nuckols Crossing, Section One and the most easterly southeast line of said 227 233 acre tract as follows

- 1) SOUTH 26° 35' 19" WEST, a distance of 92.92 FEET to a 1/4" iron rod found,
- 2) SOUTH 26° 19' 41" WEST, a distance of 464.75 FEET to a 1/2" iron rod found at the south corner of said "The Creek at Nuckols Crossing, Section One",

THENCE, continuing along the west line of Salt Springs Drive and the most easterly southeast line of said 227 233 acre tract, SOUTH 26° 21' 56" WEST, a distance of 264.59 FEET to a iron rod found,

THENCE, continuing along an easterly south line of said 227 233 acre tract as follows

- 1) SOUTH 36° 04' 57" WEST, a distance of 42.78 FEET to a iron pipe found,
- 2) SOUTH 53° 22' 40" WEST, a distance of 41.31 FEET to a 5/8" iron rod found,
- 3) SOUTH 69° 51' 44" WEST, a distance of 40.12 FEET to a 5/8" iron rod found,
- 4) SOUTH 87° 27' 53" WEST, a distance of 35.20 FEET to a 5/8" iron rod found,
- 5) NORTH 73° 58' 19" WEST, a distance of 59.28 FEET to a 5/8" iron rod found on the north line of Thaxton Road,

THENCE, with the north line of Thaxton Road and the most easterly southwest line of said 227.233 acre tract as follows



- 1) NORTH 61° 05' 48" WEST, a distance of 461.06 FEET to a 1" iron pipe found,
- 2) NORTH 61° 06' 45" WEST, a distance of 879.84 FEET to a 1/4" iron rod found
- 3) NORTH 72° 41' 57" WEST, a distance of 174.11 FEET to a 1/4" iron rod found for an interior corner of said 227 233 acre tract and thus tract herein described,

THENCE, SOUTH 71° 57' 48" WEST, a distance of 36.28 FEET to a 1/4" iron rod found for an interior corner of said 227 233 acre tract and thus tract herein described.

THENCE, along the most southerly southeast and southwest line of said 227 233 acre tract and also being the northwesterly and northeasterly line of Nuckols Crossing Road as follows

- 1) SOUTH 32° 19' 48" WEST, a distance of 154.44 FEET to a 1/4" iron rod found,
- 2) SOUTH 25° 39' 01" WEST, a distance of 851.70 FEET to a 1/4" iron rod found,
- 3) SOUTH 33° 29' 17" WEST, a distance of 48.81 FEET to a 1 1/4" iron pipe found,
- 4) SOUTH 50° 40' 30" WEST, a distance of 55.27 FEET to a 1" iron pipe found,
- 5) SOUTH 72° 42' 40" WEST, a distance of 73.32 FEET to a 1" iron pipe found,
- 6) NORTH 87° 20' 59" WEST, a distance of 47.74 FEET to a 1/4" iron rod found,
- 7) NORTH 80° 01' 13" WEST, a distance of 5.30 FEET to a 1/4" iron rod found,
- 8) NORTH 79° 16' 30" WEST, a distance of 665.20 FEET to a 1/4" iron rod found,
- 9) NORTH 79° 18' 08" WEST, a distance of 510.89 FEET to a 5/8" iron rod set with plastic cap,
- 10) NORTH 75° 18' 56" WEST, a distance of 116.80 FEET to a 5/8" iron rod set with plastic cap,
- 11) NORTH 67° 13' 45" WEST, a distance of 16.34 FEET to a 6" corner post,
- 12) NORTH 66° 40' 20" WEST, a distance of 122.76 FEET to a 1/4" iron pipe found,
- 13) NORTH 62° 41' 35" WEST, a distance of 739.14 FEET to a 1" iron pipe found,
- 14) NORTH 68° 18' 33" WEST, a distance of 145.32 FEET to the POINT OF BEGINNING.

I, Mary P. Hawkins, do hereby certify that these field notes and the plat to accompany field notes is an accurate representation of a survey completed on the ground under my supervision and is true and correct to the best of my knowledge

Mary P. Hawkins  
Mary P. Hawkins  
Registered Professional Land Survey No. 4433  
State of Texas

October 14, 1999  
Date

FIELD NOTES Mary P. Hawkins  
October 11, 1999

FIELDWORK Jason Boecker  
FB 36, PG 22  
Nick Navarette  
FB 35, PG 52



REFERENCES

Austin Grid H - 13  
TCAD # 4-2706-02-02 & 4-2706-02-18

**BEARING BASIS:** GPS Monuments (5/8" iron rod with plastic yellow cap stamped "4453") tie into Texas State Plane Coordinates, NAD 83 (HARN) using static GPS observations

Grid coordinates for the "POINT OF BEGINNING" of the preceding field notes are N = 10031357 84205.  
E = 3109891 69723 with a scale factor of 0.99997

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**FIELD NOTES REVIEWED**

By W. S. Squire Date 10/14/99  
Arch/Eng. Services Division  
Department of Public Works

THE RIPPY SURVEYING COMPANY

P.O. BOX 13182  
AUSTIN, TEXAS 78761  
836-9115

CLINTON P. RIPPY  
CLINTON L. RIPPY  
REGISTERED PUBLIC SURVEYORS

June 4, 1980

Field Notes describing 1.602 acres of land out of and a part of the Santiago Del Valle Grant, situated in the City of Austin, Travis County, Texas, said 1.602 acre tract being more particularly described as being a portion of that certain 76.77 acre tract of land conveyed to Creekside Properties, Inc. by deed of record in Volume 5076, Page 1139 of the Travis County, Texas Deed Records, said 1.602 acre tract being more fully described by metes and bounds as follows;

BEGINNING at a steel pin set in a northeast line of said 76.77 acre tract for the most northerly corner of the 1.602 acre tract herein described, said point also being in a southwest line of that certain tract of land conveyed to the City of Austin by deed of record in Volume 5057, Page 152 of the Travis County, Texas Deed Records, at the most easterly corner of Lot 40 Block "K" Yarrabee Bend Section 4, a subdivision of record in Plat Book 77, Pages 131-132 of the Travis County, Texas Plat Records;

THENCE with a northeast line of said 76.77 acre tract, same being a southwest line of said City of Austin tract, S 39°-48'E 240.64 feet to a steel pin found at the most easterly corner of said 76.77 acre tract, an interior corner of said City of Austin tract, for the most easterly corner of the 1.602 acre tract herein described;

THENCE with a southeast line of said 76.77 acre tract, same being a northwest line of said City of Austin tract, the following three (3) courses;  
1. S 60°-58'W 205.91 feet;  
2. S 70°-02'W 234.09 feet;  
3. S 52°-32'W 48.00 feet to a steel pin set at the southeast corner of Lot 35 Block "L" of the above said subdivision, for the southwest corner of the 1.602 acre tract herein described;

THENCE leaving said southeast line and with the east line of said Lot 35 N 37°-28'W 115.0 feet to a steel pin set in the south-east line of Onion Creek Drive, at the northeast corner of said Lot 35, for the most westerly northwest corner of the 1.602 acre tract herein described;

THENCE with the southeast line of said Onion Creek Drive, along a curve to the right whose elements are: Central Angle 17°-30', Tangent of 78.00 feet, Radius of 506.77 feet, Arc Distance of 136.46 feet, and whose long chord bears N 61°-17'E 135.93 feet to a steel pin set at the end of said curve;

Con't

EXHIBIT C

Page 2

1.602 acres con't.

THENCE continue with the southeast line of said Onion Creek Drive N 70°-02'E 125.09 feet to a steel pin set at the beginning of a curve to the left whose elements are: Central Angle 09°-04', Tangent of 51.91 feet, Radius of 654.68 feet, Arc Distance of 103.60 feet, and whose long chord bears N 65°-30'E a distance of 103.49 feet to a steel pin set for the end of said curve and the end of said Onion Creek Drive;

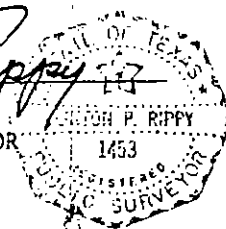
THENCE crossing the end of said Onion Creek Drive N 29°-02'W 60.00 feet to a steel pin set at the beginning of a non-tangent curve to the right whose elements are: Central Angle 79°-14', Tangent of 15.00 feet, Radius of 18.12 feet, Arc Distance of 25.06 feet, and whose long chord bears N 79°-25'W a distance of 23.11 feet to a steel pin set in the northeast line of Firefly Drive for the end of said curve;

THENCE with the northeast line of said Firefly Drive N 39°-48'W 45.37 feet to a steel pin set at the most southerly corner of the above said Lot 40 for the most northerly northwest corner of the 1.602 acre tract herein described;

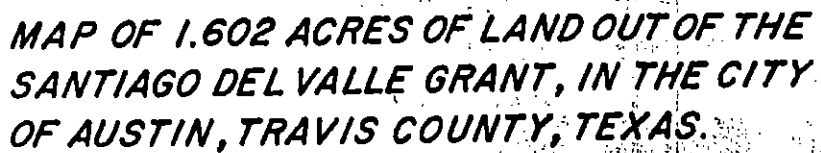
THENCE leaving said Firefly Drive and with the southeast line of said Lot 40 N 59°-58'E 120.11 feet to the place of BEGINNING containing 1.602 acres of land.

I hereby certify that the foregoing notes represent the results of a survey made on the ground under my supervision according to law, in December of 1977, they are true and correct to the best of my ability, this the 4th day of June, 1980.

*Clinton P. Rippy*  
CLINTON P. RIPPY  
REGISTERED PUBLIC SURVEYOR  
NUMBER 1453

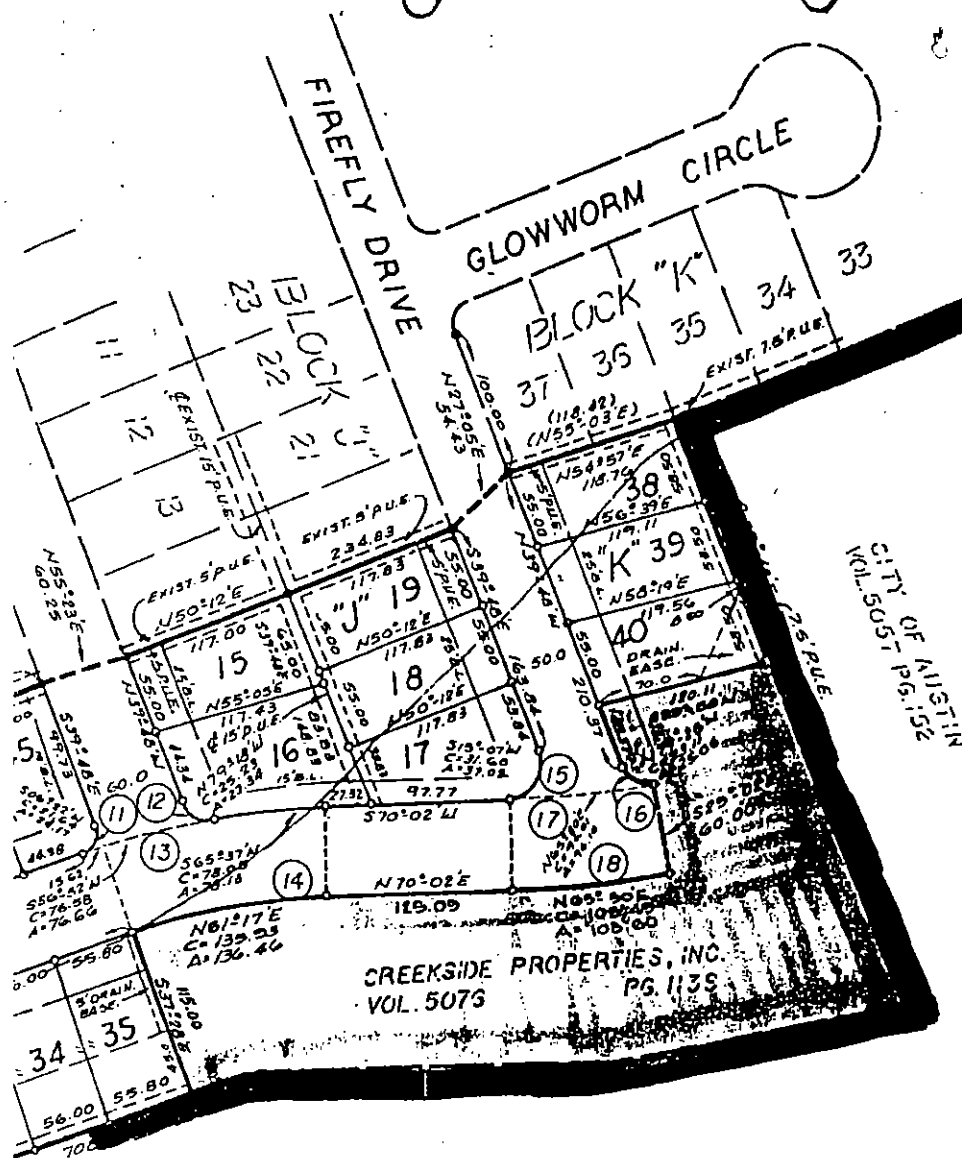


SCALE: 1" = 100'



BY: THE RIPPY SURVEYING CO.  
8216 GEORGIAN DR.  
AUSTIN, TEXAS 78753

*JUNE 4, 1980*



ALL FINISHED SLAB ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS.

I BLOCK ELEVATION	LOT BLOCK ELEVATION	LOT BLOCK ELEVATION
C — 546.4	12 — L — 544.8	25 — L — 543.3
K — 539.3	13 — L — 544.7	26 — L — 543.0
L — 546.0	14 — L — 544.6	27 — L — 542.8
L — 545.6	15 — L — 544.5	28 — L — 542.6
L — 545.5	16 — L — 544.4	29 — L — 542.5
L — 545.4	17 — L — 544.3	30 — L — 542.3
L — 545.3	18 — L — 544.2	31 — L — 542.1
L — 545.2	19 — L — 544.1	32 — L — 541.8
L — 545.1	20 — L — 544.0	33 — L — 541.6
		34 — L — 541.5

(1)

I = 529.00'  
T = 7.32'  
R = 15.00'  
C = 13.15'  
A = 13.61'

(7)

I = 899.08'  
T = 18.00'  
R = 18.27'  
C = 25.64'  
A = 28.42'

THE RIPPY SURVEYING COMPANY

P.O. BOX 15182  
AUSTIN, TEXAS 78761  
838-9415

CLAYTON E. RIPPY  
FRANKLIN E. RIPPY  
REGISTERED PROFESSIONAL SURVEYORS

EXHIBIT "B"

June 4, 1980

2-32-9077

Field Notes describing 1.806 acres of land out of and a part of the Santiago DelValle Grant, situated in the City of Austin, Travis County, Texas, said 1.806 acre tract being more particularly described as being a portion of that certain 76.77 acre tract of land conveyed to Creekside Properties, Inc. by deed of record in Volume 5078, Page 1139 of the Travis County, Texas Deed Records, said 1.806 acre tract being more fully described by metes and bounds as follows;

BEGINNING at a steel pin found in the north line of Springville Lane, in a northwest line of said 76.77 acre tract, for the southwest corner of the 1.806 acre tract herein described, said point also being the southeast corner of Lot 15 Block "M" Onion Creek Forest Section 4 Resubdivision, of record in Plat Book 72, Page 67 of the Travis County, Texas Plat Records;

THENCE with said northwest line, same being the east line of said Lot 15, N 31°-02'E 116.87 feet to a steel pin found at the most northerly corner of said 76.77 acre tract for the northwest corner of the 1.806 acre tract herein described, said point also being a southwest corner of that certain tract of land conveyed to the City of Austin by deed of record in Volume 5057, Page 152 of the Travis County, Texas Deed Records;

THENCE with a north line of said 76.77 acre tract, same being a south line of said City of Austin tract, the following four (4) courses;

1. S 62°-52'E 203.17 feet;
2. S 21°-57'E 205.94 feet;
3. S 50°-28'E 185.40 feet;
4. N 82°-15'E 18.00 feet to a steel pin set at the northwest corner of Lot 12 Block "K" Yarrabee Bend Section 1, a subdivision of record in Plat Book 74, Page 37 of the Travis County, Texas Plat Records for the northeast corner of the 1.806 acre tract herein described;

THENCE leaving said north line and with the west line of said Lot 12 S 13°-14'W 141.84 feet to a steel pin set in the curving northwest line of Firefly Drive for a corner of the 1.806 acre tract herein described;

THENCE with the curving northwest line of said Firefly drive, along a curve to the left whose Radius is 245.97 feet, a sub-chord bears S 48°-45'W a distance of 23.60 feet to a steel pin set at the point of reverse curve to the right whose elements are: Central Angle 90°-00', Tangent of 15.00 feet, Radius of 15.00 feet, Arc Distance of 23.56 feet, and whose long chord bears N 89°-00'W a distance of 21.21 feet to a steel pin set in the north line of the above said Springville Lane for the end of said curve;

EXHIBIT D

Con't

7098

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Page 2

1.806 con't.

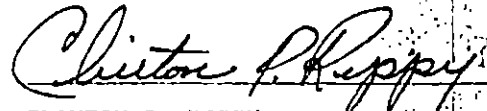
2-32-9078

THENCE with the north line of said Springville Lane N 44°-00'W 115.00 feet to a steel pin set at the beginning of a curve to the right whose elements are: Central Angle 14°-50', Tangent of 72.19 feet, Radius of 554.57 feet, Arc Distance of 143.57 feet, and whose long chord bears N 36°-35'W a distance of 143.17 feet to a steel pin set for the end of said curve;

THENCE continue with the north line of said Springville Lane N 29°-10'W 95.58 feet to a steel pin set at the beginning of a curve to the left whose elements are: Central Angle 29°-48', Tangent of 92.14 feet, Radius of 346.27 feet, Arc Distance of 180.10 feet, and whose long chord bears N 44°-04'W a distance of 178.07 feet to a steel pin set for the end of said curve;

THENCE continue with the north line of said Springville Lane N 58°-58'W 83.83 feet to the place of BEGINNING containing 1.806 acres of land.

I hereby certify that the foregoing notes represent the results of a survey made on the ground under my supervision according to law, in April of 1975, they are true and correct to the best of my ability, this the 4th day of June, 1980.

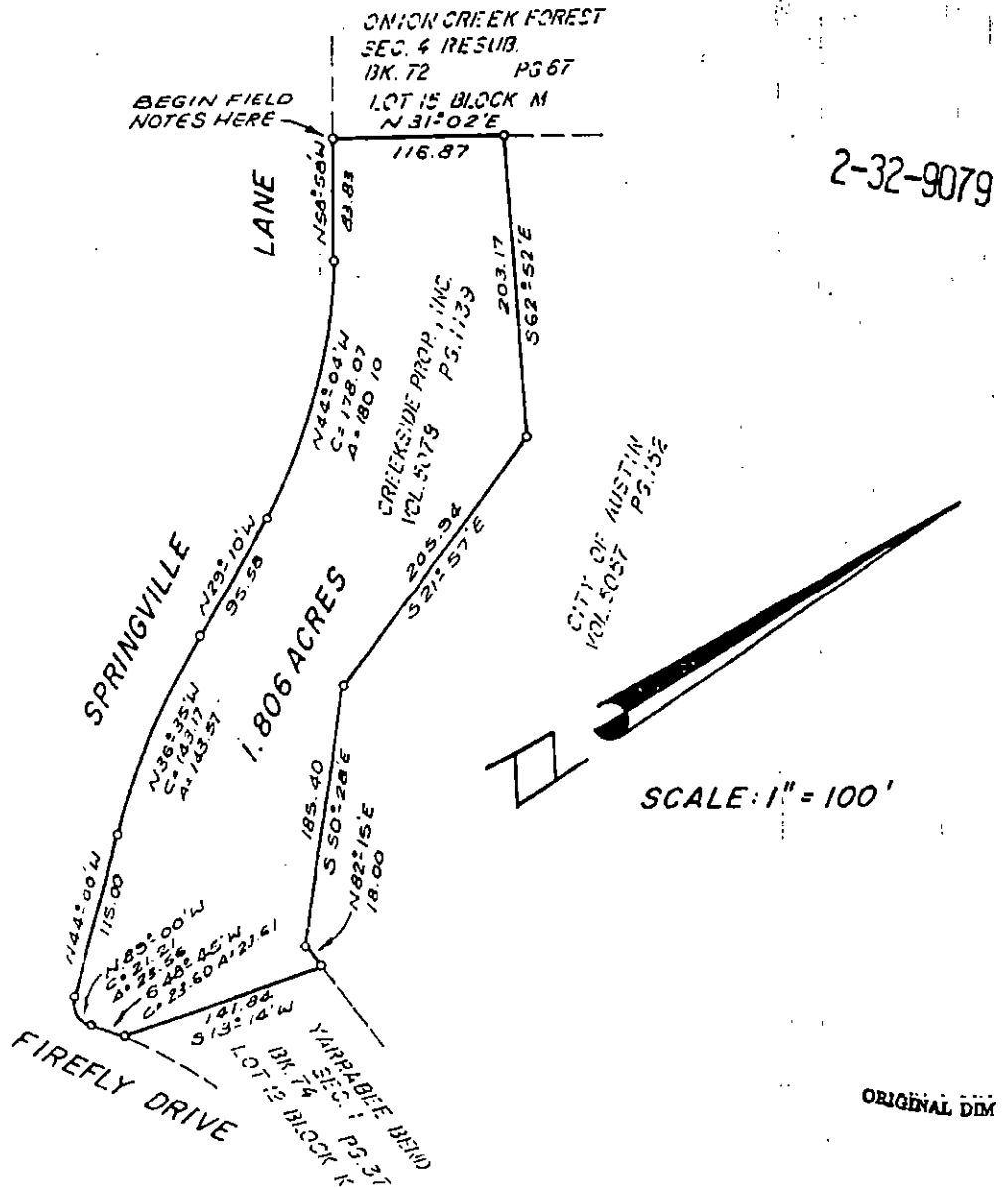


CLINTON P. RIPPY  
REGISTERED PUBLIC SURVEYOR  
NUMBER 1453

7028

91

# MAP TO ACCOMPANY FIELD NOTES



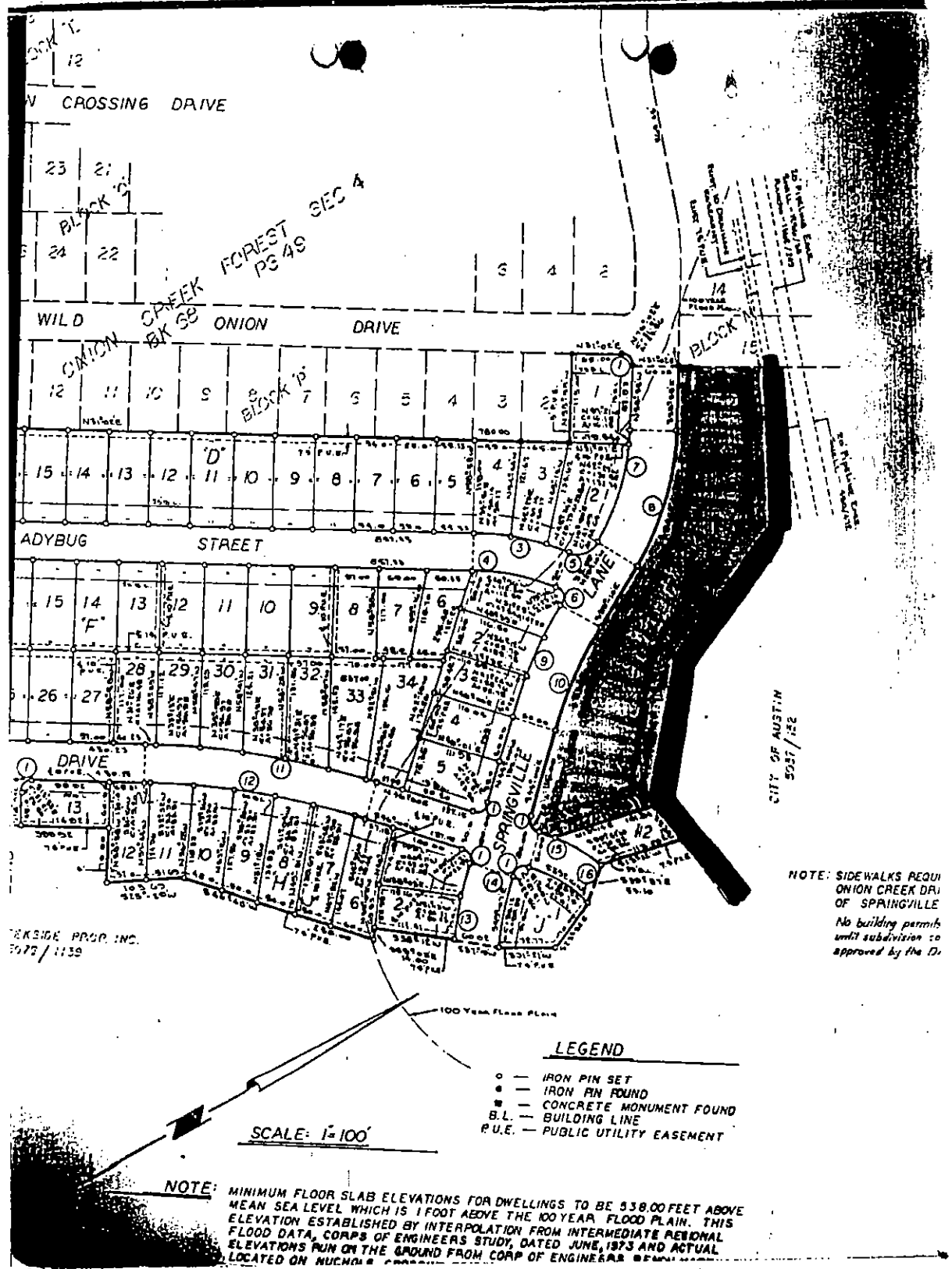
MAP OF 1.806 ACRES OF LAND OUT OF THE  
SANTIAGO DEL VALLE GRANT, IN THE CITY  
OF AUSTIN, TRAVIS COUNTY, TEXAS.

PREPARED FOR: CREEKSIDE PROP., INC.

BY: THE RIPPY SURVEYING CO.  
8216 GEORGIAN DR.  
AUSTIN, TEXAS 78753

JUNE 4, 1980





# **-CM&N**

9027 Northgate Blvd , Suite 141 , Austin , Texas 78758

office (512) 834-1500 fax (512) 834-1759

## **CANALES, MARTINEZ & NASH SURVEYING COMPANY**

EXHIBIT "A"

Geoffrey Sowash  
to  
The City of Austin  
(Greenway Destination Park)  
CIP ID# 8921-867-0120

### FIELD NOTES

FIELD NOTES FOR A TRACT OF LAND CONTAINING 74.401 ACRES (3,240,903.25 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS AND BEING A RESURVEY OF THREE TRACTS OF LAND, TWO OF WHICH WERE CONVEYED AS A 73.123 ACRE TRACT OF LAND, REFERRED TO AS "TRACT I" AND A 1.34 ACRE TRACT OF LAND, REFERRED TO AS "TRACT II" IN A DEED FROM MARIANA INVESTMENT CORPORATION TO GEOFFREY SOWASH, DATED DECEMBER 17, 1984 AND FILED FOR RECORD ON JANUARY 23, 1985 IN VOLUME 8998, PAGES 695 - 699 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS AND THE THIRD BEING CONVEYED AS A 0.154 ACRE TRACT OF LAND AS SWORN BY AFFIDAVIT BY ROGER A. AYLEN TO BE THE PROPERTY OF GEOFFREY SOWASH ON APRIL 16, 1991 AND FILED FOR RECORD ON MAY 13, 1991 IN VOLUME 11435, PAGES 736 - 739 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 74.401 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/4" iron rod found at southwest interior corner of the aforementioned 73.123 acre tract and being the northeast corner of a 19.991 acre tract as conveyed in a Warranty Deed from Garry Z. Luker to Austin West Partnership, dated July 25, 1985 and filed for record on July 30, 1985 in Volume 9280, Pages 933 - 936 of the Real Property Records of Travis County, Texas. Said 1/4" iron rod found being an interior southwest corner of this tract herein described.

THENCE, along the southwest line of said 73.123 acre tract and the northeast line of said 19.991 acre tract, **NORTH 64° 18' 06" WEST** (record = North 63° 25' 20" West) a distance of 390.86 FEET (record = 390.86 feet) to a 1/4" iron rod found on the northeast line of said 19.991 acre tract, at the most westerly southwest corner of said 73.123 acre tract and an easterly southeast corner of a 56.259 acre tract as conveyed in a General Warranty Deed from Charles C. Spradling and wife, Yvonne F. Spradling to the City of Austin, dated August 15, 1985 and filed for record on August 19, 1985 in Volume 9313, Pages 709 - 713 in the Real Property Records of Travis County, Texas. Said 1/4" iron rod found being the most westerly southwest corner of this tract herein described.

THENCE, departing the northeast line of said 19.991 acre tract and along the common line between the easterly line of said 56.259 acre tract and the westerly line of said 73.123 acre tract with the following bearings and distances  
**NOTE:** The following calls in accordance to monumentation as found and called for, agrees with the

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## **EXHIBIT E**

record information based on the metes and bounds found in the deed for said 56.259 acre tract, the record bearing and distance for the west line of said 73.123 acre tract is (North 29° 51' 20" East, a distance of 2105.57 feet).

- 1) **NORTH 28° 59' 33" EAST** (record = North 28° 01' 00" East - Vol 9313, Pg 709), a distance of **992.67 FEET** (record = 992.68 feet - Vol 9313 Pg 709) to a 1/4" iron rod found,
- 2) **NORTH 29° 03' 57" EAST** (record = North 28° 05' 57" East - Vol 9313, Pg 709) a distance of **588.48 FEET** (record = 588.36 feet - Vol 9313 Pg 709) to a 1" O.D. pipe found,
- 3) **NORTH 28° 48' 17" EAST** (record = North 27° 50' 07" East - Vol 9313, Pg 709) at a distance of **434.52 FEET** (record = 434.58 feet - Vol 9313, Pg 709) pass a 1/4" iron rod found, continuing a **TOTAL DISTANCE of 487.91 FEET** (record = 510.00 feet - Vol 9313, Pg 709) to a point for the calculated northwest corner of said 73.123 acre tract and the northwest corner of this tract herein described, near or in the approximate present centerline of Onion Creek, also being the southerly line of a 156.026 acre tract of land conveyed in a Warranty Deed from Kathleen Godwin to Chateau Communities at Bluff Springs, L.P., dated March 12, 1998 and filed for record on March 13, 1998 in Volume 13139 Pages 320 - 325 of the Travis County Real Property Records.

THENCE, with the approximate present centerline of Onion Creek as follows, being the common line between said 156.026 acre tract and said 73.123 acre tract as follows

- 1) **SOUTH 73° 52' 00" EAST**, a distance of **20.58 FEET** to a point
- 2) **SOUTH 81° 05' 27" EAST**, a distance of **117.61 FEET** to a point,
- 3) **SOUTH 64° 30' 33" EAST**, a distance of **202.34 FEET** to a point,
- 4) **SOUTH 39° 56' 05" EAST**, a distance of **259.59 FEET** to a point
- 5) **SOUTH 42° 55' 31" EAST**, a distance of **156.88 FEET** to a point,
- 6) **SOUTH 44° 54' 09" EAST**, a distance of **202.30 FEET** to a point,
- 7) **SOUTH 46° 13' 44" EAST**, a distance of **231.69 FEET** to a point,
- 8) **SOUTH 46° 33' 29" EAST**, a distance of **120.04 FEET** to a point for the calculated northeast corner of said 73.123 acre tract and the northeast corner of this tract herein described, also being the northwest corner of a 227.233 acre tract as conveyed in a Warranty Deed from Calcasieu Lumber Company to Raleigh R. Ross, M.D. dated April 30, 1990 and filed for record May 11, 1990 in Volume 11185, Page 166 - 172 of the Real Property Records of Travis County, Texas

THENCE, departing the approximate centerline of said Onion Creek and along the common line of said 73.123 acre tract and said 227.233 with the following calculated bearings and distances as based on the record information based on the metes and bounds found in the deed for said 227.233 acre tract

- 1) **SOUTH 47° 52' 52" WEST** (record = South 50° 22' West), a distance of **16.78 FEET** (record = 24.46 feet) to a calculated point for corner,
- 2) **NORTH 51° 15' 08" WEST** (record = North 48° 46' West), a distance of **15.09 FEET** (same as record) to a calculated point for corner,
- 3) **SOUTH 17° 33' 52" WEST** (record = South 20° 03' West), a distance of **20.32 FEET** (same as record) to a calculated point for corner,
- 4) **SOUTH 06° 51' 52" WEST** (record = South 09° 21' West), a distance of **41.26 FEET** (same as record) to a calculated point for corner,
- 5) **SOUTH 42° 41' 52" WEST** (record = South 45° 11' West), a distance of **28.31 FEET** (same as record) to an Elm tree as found and called for,

THENCE, continuing along the common line of said 73 123 acre and the 227 233 acre tract with the following bearings and distances.

**NOTE:** The following calls in accordance to monumentation as found and called for, agrees with the record information based on the metes and bounds found in the deed for said 227 233 acre tract, the record bearings and distances for the east line of said 73 123 acre tract is (South 27° 42' West, a distance of 474.53 feet and South 26° 13' 40" West a distance of 1829.06 feet).

- 1 ) **SOUTH 30° 53' 52" WEST** (record = South 33° 23' West), a distance of **57.87 FEET** (record = 57.85 feet) to a 1/2" iron rod found.
- 2 ) **SOUTH 25° 41' 29" WEST** (record = South 27° 48' West), a distance of **239.39 FEET** (record = 239.44 feet) to a 1" pipe found.
- 3 ) **SOUTH 25° 30' 43" WEST** (record = South 27° 40' West), a distance of **422.26 FEET** (record = 422.26 feet) to a 1/2" iron rod found.
- 4 ) **SOUTH 25° 22' 40" WEST** (record = South 27° 35' West), a distance of **352.83 FEET** (record = 352.85 feet) to a 1/2" iron rod found.
- 5 ) **SOUTH 25° 26' 14" WEST** (record = South 27° 38' West), a distance of **414.90 FEET** (record = 414.87 feet) to a 1" iron pipe found.
- 6 ) **SOUTH 25° 25' 35" WEST** (record = South 27° 37' West), a distance of **187.14 FEET** (record = 187.15 feet) to a 1" iron pipe found.
- 7 ) **SOUTH 24° 58' 58" WEST** (record = South 27° 21' West), a distance of **130.40 FEET** (record = 130.38 feet) to a 60d nail found.
- 8 ) **SOUTH 23° 29' 30" WEST** (record = South 25° 36' West) a distance of **228.36 FEET** (record = 228.39 feet) to a 1/2" iron rod found.

THENCE, continuing along the common line of said 227 233 acre tract and said 173 123 acre tract, then becoming the common line of said 227 233 acre tract and the aforementioned 1 34 acre tract, **SOUTH 26° 55' 09" WEST** (record = South 29° 07' West), a distance of **806.31 FEET** (record = 806.40 feet) to a 5/8" iron pipe found in the northwesterly line of Nuckols Crossing Road, for the southeast corner of said 1 34 acre tract and the southwest corner of said 227 233 acre tract (record bearing and distance for the east line of said 1 34 acre tract = South 27° 41" East, a distance of 650.15 feet) Said 5/8" iron pipe found being the southeast corner of this tract herein described,

THENCE along the northwesterly line of Nuckols Crossing Road and the south line of said 1 34 acre tract, **NORTH 63° 16' 16" WEST** (record South 62° 19' East), a distance of **40.10 FEET** to a 1/2" iron rod found for an easterly exterior corner of the aforementioned 0 154 acre tract,

THENCE, continuing with the northwesterly line of Nuckols Crossing Road and along the most southerly east line of said 0 154 acre tract and, **SOUTH 33° 10' 42" WEST** (record = South 33° 55' West), a distance of **199.53 FEET** (record = 199.55 feet) to a 5/8" iron rod found for the south corner of said 0 154 acre tract and the southernmost corner of this tract herein described,

THENCE leaving the northwesterly line of Nuckols Crossing Road and along the west line of said 0 154 acre tract and the east line of a 40 052 acre tract of land conveyed in a special warranty deed with vendor's lien from Samuel D. McDaniel, Trustee to Charles C. Spradling, Sr., dated March 15, 1993 and filed for record on March 19, 1993 in Volume 11896, Pages 1110 - 1114 of the Real Property Records of Travis County, Texas, **NORTH 27° 25' 41" EAST** (record = North 28° 10' East), a distance of **198.32 FEET** (record = 198.00 feet) to a 1/2" iron rod found and **NORTH 26° 46' 10" EAST** (record = North 27° 41' East), a distance of **475.53 FEET** (record = 475.81 feet) to a 1/2" iron rod found for the northwest corner of said 0 154 acre tract and being on the northerly south line of said 1 34 acre tract for a southerly interior corner of this tract herein described,

THENCE, along the common line of said 1.34 acre tract and said 40.052 acre tract, **NORTH 64° 13' 27" WEST** (record = South 63° 22' West), a distance of **137.62 FEET** to a 1/2" iron rod found for the northerly southwest corner of said 1.34 acre tract and a southerly interior corner of said 173.123 acre tract,

THENCE along the common line of said 173.123 acre tract and said 40.052 acre tract, **NORTH 64° 10' 52" WEST** (record = North 63° 19' West), a distance of **760.74 FEET** (record = 760.61 feet) to a 1/2" iron rod found in the east line of the aforementioned 19.991 acre tract for a southwest corner of said 173.123 acre tract and this tract herein described and also being the northwest corner of said 40.052 acre tract

THENCE along the common line of said 173.123 acre tract and said 19.991 acre tract, **NORTH 25° 32' 01" EAST** (record = North 26° 24' 50" East), a distance of **694.93 FEET** (record = 694.93 feet) to the **POINT OF BEGINNING**

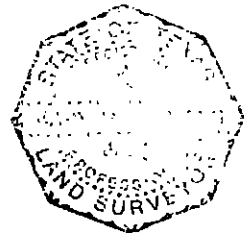
I, Mary P. Hawkins, do hereby certify that these field notes and the plat to accompany field notes is an accurate representation of a survey completed on the ground under my supervision and is true and correct to the best of my knowledge

Mary P. Hawkins  
Mary P. Hawkins  
Registered Professional Land Survey No. 4433  
State of Texas

October 28, 1999  
Date

FIELD NOTES Mary P. Hawkins  
Sept. 22, 1999  
Revised Oct. 28, 1999

FIELDWORK Jason Boecker  
FB 36, PG 22  
Eric Mitchell  
FB 37, PG 12



REFERENCES

Austin Gnd H - 13  
TCAD # 4-2706-02-02 & 4-2706-02-18

**BEARING BASIS:** GPS Monuments (5/8" iron rod with plastic yellow cap stamped "4453") tie into Texas State Plane Coordinates, NAD 83 (HARN) using static GPS observations

Gnd coordinates for the "**POINT OF BEGINNING**" of the preceding field notes are N = 10032827.66218, E = 3109543.21338 with a scale factor of 0.99997

FIELD NOTES REVIEWED

By: [Signature] Date 10/29/99  
Engineering Support Section  
Public Works

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

July 21, 2000

FIELD NOTES TO 40.052 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN (41.36 ACRE) TRACT OF LAND CONVEYED FROM THE VETERANS LAND BOARD OF THE STATE OF TEXAS, TO EDWIN CULLEN IN A DEED AS RECORDED IN VOLUME 6891 PAGE 329 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN (1.34 ACRE) TRACT OF LAND CONVEYED TO MARIANA INVESTMENT CORPORATION IN A DEED AS RECORDED IN VOLUME 6876 PAGE 1097 OF THE TRAVIS COUNTY DEED RECORDS, AND SAVE AND EXCEPT THAT CERTAIN (0.154 ACRE) TRACT OF LAND CONVEYED TO MARIANA INVESTMENT CORPORATION IN A DEED AS RECORDED IN VOLUME 7080 PAGE 1880, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 40.052 ACRE TRACT OF LAND CONVEYED TO CHARLES C. SPRADLING, SR. IN A DEED AS RECORDED IN VOLUME 11896 PAGE 1110 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the at the Southwest corner of that certain (41.36 acre) tract of land conveyed from the Veterans Land Board of the State of Texas, to Edwin Cullen in a Deed as recorded in Volume 6891 Page 329 of the Deed Records of Travis County, Texas, being the Southwest corner of a right-of-way easement conveyed to Travis County, Texas, and also being the Southwest corner of the tract herein described,

THENCE with the West line of said 41.36 acre tract, N 25 deg. 56' 21" E, passing the most westerly Northwest corner of said right-of-way easement and the Southeast corner of that certain (1.72 acre) tract of land conveyed to Lonnie Campbell in a deed as recorded in Volume 10683 Page 81 of the Travis County Deed Records, at 17.00 feet, in all 961.05 feet to a 1/2" iron rod found at the Southwest corner of that certain (21.406 acre) tract described in a deed in Volume 10972 Page 2075 of the Travis County Deed Records, being at an angle point in the West line of the tract herein described,

THENCE, continuing with the West line of said 41.36 acre tract, N 24 deg. 55' 24" E 38.78 feet to a 1/2" iron rod found at the Northeast corner of that certain (4.00 acre) tract of land conveyed to W. HIRLEY W. COLE in a deed as recorded in Volume 2958 Page 601 of the Travis County Deed Records, and being at the Southeast corner of that certain (4.00 acre) tract of land conveyed to Steve Wagoner Dimock in a deed as recorded in Volume 13088 Page 1515 of the Real Property Records of Travis County, Texas, and also being at an angle point in the West line of the tract herein described,

THENCE, continuing with the West line of said 41.36 acre tract, and the East line of said Dimock tract, N 25 deg. 57' 29" E 205.87 feet to a 1/2" iron rod found at the Northeast corner of said Dimock tract, and being at the Southeast corner of that certain (4.00 acre) tract of land conveyed to Darlene J. Williams in a deed as recorded in Volume 11443 Page 933 of the Travis County Deed Records, also being at an angle in the West line of the tract herein described,

THENCE, continuing with the West line of said 41.36 acre tract, and the East line of said Williams tract, N 25 deg. 58' 42" E 217.37 feet to a 1/2" iron rod found at the Northeast corner of said Williams tract, and being at the Southeast corner of that certain (19.991 acre) tract of land conveyed to Austin West Partnership in a deed as recorded in Volume 9280 Page 933 of the Travis County Deed Records, and also being at an angle in the West line of the tract herein described.

Exhibit "A" - pg 1

**EXHIBIT F**

Page 2  
(40.052 Acres)

THENCE, continuing with the West line of said 41.36 acre tract, and the East line of said Partnership tract, N 26 deg. 02' 13" E 566.38 feet to a 1/2" iron rod found at the Northwest corner of said 41.36 acre tract, and being the Northwest corner of said 21.406 acre tract, and also being the Southwest corner of that certain 73.123 acre tract conveyed to Geoffrey Sowash in a deed as recorded in Volume 8993 Page 695 of the Travis County Deed Records, and also being the Northwest corner of the tract herein described.

THENCE, with the North line of said 41.36 acre tract, and the South line of said Sowash tract, S 63 deg. 47' 54" E 759.83 feet to a 1/2" iron rod found at the most westerly Southwest corner of that certain 1.34 acre tract of land conveyed to Geoffrey Sowash in a deed as recorded in Volume 8993 Page 695 of the Travis County Deed Records, and being at an angle point in the North line of the tract herein described.

THENCE, with the most northerly South line of said Sowash (1.34 Acre) tract S 63 deg. 47' 00" E 137.90 feet to a 1/2" iron rod found at the Northwest corner of that certain (0.154 acre) tract conveyed to Geoffrey Sowash in a deed as recorded in Volume 11435 Page 736 of the Real Property Records of Travis County, Texas, and being at the Northeast corner of the tract herein described.

THENCE, with the West line of said Sowash (0.154 acre) tract S 27 deg. 12' 00" W 475.50 feet to a 1/2" iron rod found at an angle point in the East line of the tract herein described.

THENCE, continuing with the West line of said Sowash (0.154 acre) tract S 27 deg. 50' 17" W 198.00 feet to a 1/2" iron rod found in the West line of said right-of-way easement recorded in Volume 2059 Page 408 of the Travis County Deed Records, and being at the South Corner of said Sowash (0.154 acre) tract, and being at an angle point in the East line of the tract herein described.

THENCE, over and across said easement, with the Southeast line of said Sowash (0.154 acre) tract, N 33 deg. 35' 13" E 199.23 feet to a 1/2" iron rod found at the Southwest corner of said Sowash (1.34) acre tract, being in the West line of said easement, and also being in the Northwest line of Nuckols Crossing Road, and also being at an angle point in the East line of the tract herein described.

THENCE, with the West line of Nuckols Crossing Road, and the East line of said right-of-way easement, and the East line of said 41.36 acre tract, S 27 deg. 56' 41" W 581.97 feet to an 1/2" iron rod found at the Southeast corner of said 21.406 acre tract, being at an angle point in the East line of the tract herein described, and from which a 1/2" iron rod found at a fence corner post bears N 61 deg. 55' 05" W 18.88 feet.

THENCE, continuing with the West line of said Road, and the East line of said easement, being the East line of said 41.36 acre tract S 27 deg. 56' 41" W 903.56 feet to a 1/2" iron rod found at the Southeast corner of said 41.36 acre tract, also being the Southeast corner of the tract herein described.

THENCE, with the North line of said Road, and the South line of said 41.36 acre tract, and being the South line of said easement, N 65 deg. 43' 25" W 856.07 feet to the PLACE OF BEGINNING, in all containing 40.052 acres of land.

SURVEYED: June 20<sup>th</sup>, 2000

BY:

Timothy D. Heantier

Registered Professional Land Surveyor No. 5036



FIELD NOTES REVIEWED

By: *ARM* Date: *7/31/00*

Engineering Support Section

Department of Public Works

San Antonio

see accompanying map no. A435116

Exhibit "A" - pg 2

EXHIBIT "A"

Edward R. Rathgeber, Jr.  
to  
The City of Austin  
(For Park Purposes)

FIELD NOTES

1-92-7588

FIELD NOTES FOR SEVEN (7) TRACTS OF LAND, THE TRACTS OF LAND HEREINAFTER DESCRIBED AS NO. ONE, TWO, THREE, FOUR, FIVE AND SIX BEING OUT OF AND A PART OF BLOCK B, ONION CREEK FOREST, SECTION 1, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 63 AT PAGE 57 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; THE TRACT OF LAND HEREINAFTER DESCRIBED AS NO. SEVEN (7) BEING OUT OF AND A PART OF BLOCK B, ONION CREEK FOREST, SECTION 2, AMENDED, A SUBDIVISION OF RECORD IN BOOK 68 AT PAGE 54 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, WHICH ONION CREEK FOREST, SECTION 1 AND ONION CREEK FOREST, SECTION 2, AMENDED WERE CONVEYED TO EDWARD R. RATHGEBER, JR., BY AN ASSUMPTION WARRANTY DEED DATED APRIL 25, 1975, OF RECORD IN VOLUME 5161 AT PAGE 1214 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND EACH OF THE SAID SEVEN (7) TRACTS OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NUMBER ONE, being all of Lot 13, Block B, Onion Creek Forest, Section 1;

NUMBER TWO, being all that certain ten (10.00) foot walkway and public utility easement between Lots 13 and 14, in said Block B, Onion Creek Forest, Section 1;

NUMBER THREE, being all of Lots 14, 15, 16, 17, 18, 19, and 20 in said Block B, Onion Creek Forest, Section 1;

NUMBER FOUR, being all that certain ten (10.00) foot walkway and public utility easement between Lots 20 and 21, in said Block B, Onion Creek Forest, Section 1;

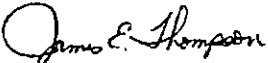
NUMBER FIVE, being all of Lots 21, 22, 23, 24, and 25, in said Block B, Onion Creek Forest, Section 1;

NUMBER SIX, being all that certain ten (10.00) foot walkway south of and contiguous to the south line of said Lot 25, Block B, Onion Creek Forest, Section 1;

NUMBER SEVEN, being all of Lots 26, 27, 28 and 29, Block B, Onion Creek Forest, Section 2, amended.

FIELD NOTES: George Hoker  
12/18/78

APPROVED:

  
James E. Thompson, P.E.  
Division Engineer  
Mapping Division  
Engineering Department

References  
2-G-946  
2-G-947

/ep





FILED

DEC 29 1 39 PM '78

1-92-7590

*Doris Thompson*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me; and was duly  
RECORDED, in the Volume and Page of the named RECORDS  
of Travis County, Texas, as Stamped hereon by me, on

DEC 29 1978



*Doris Thompson*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

6425 859

Edward R. Rathgeber, Jr.  
and  
Doris Harris Warlick  
to  
The City of Austin  
(For Park Purposes)

1-97-7419

FIELD NOTES

FIELD NOTES FOR 5.594 ACRES OF LAND OUT OF THAT CERTAIN 628.889 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, WHICH WAS CONVEYED TO EDWARD R. RATHGEBER, JR., AND AUSTIN ENTERPRISES BY J.E. SMITH AND ANNIE M. SMITH, BY DEED OF RECORD IN VOLUME 4085 AT PAGE 716 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.594 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for reference, at an iron pin at the northwest corner of the said Rathgeber, et al, tract which point is in the southwest line, as fenced, of Nuckles Crossing Road;

THENCE, with the southwest line, as fenced, of Nuckles Crossing Road, S 40°21' E 6.65 feet to a fence post; S 35°12' E 14.61 feet to a fence post; S 37°34' E 214.15 feet to an iron pin; S 35°31' E 509.61 feet to an iron pin; S 41°44' E 27.18 feet to a fence post; and S 35°57' E 63.82 feet to the most northerly corner and POINT OF BEGINNING of this tract;

THENCE, continuing with the southwest line as fenced of Nuckles Crossing Road, the following six (6) courses:

- (1) S 35°57' E 52.75 feet to an iron pin;
- (2) S 30°25' E 96.39 feet to an iron pin;
- (3) S 22°26' E 206.37 feet to an iron pin;
- (4) S 23°13' E 245.59 feet to an iron pin;
- (5) S 32°54' E 228.25 feet to an iron pin; and
- (6) S 37°49' E 650.83 feet to an iron pin at the most easterly corner of this tract;

THENCE, S 52°09' W 144.55 feet to a point in the centerline of Onion Creek, same being the most southerly corner of this tract;

THENCE, with the said centerline of Onion Creek the following five (5) courses:

- (1) N 28°13' W 87.92 feet to a point;
- (2) N 37°19' W 385.47 feet to a point;
- (3) N 43°01' W 601.22 feet to a point;
- (4) N 22°35' W 248.36 feet to a point; and
- (5) N 22°21' E 306.51 feet to the POINT OF BEGINNING, and containing 5.594 acres of land.

FIELD NOTES: B.F. Priest  
Registered Public Surveyor

APPROVED:

*James E. Thompson*  
James E. Thompson, P.E.  
Division Engineer  
Mapping Division  
Engineering Department



52.226 ACRES  
PARKLAND DEDICATION  
SUMMIT PROPERTIES

CHATEAU-COMMUNITIES AT  
BLUFF SPRINGS, L.P.  
TO  
THE CITY OF AUSTIN  
(PARKLAND DEDICATION)  
FN. NO. 00-096(MTH)  
MARCH 27, 2000  
BPI JOB NO. 082-30.92

#### DESCRIPTION

OF A 52.226 ACRE TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 156.026 ACRE TRACT OF LAND CONVEYED TO CHATEAU-COMMUNITIES AT BLUFF SPRINGS, L.P. BY WARRANTY DEED DATED MARCH 12, 1998 RECORDED IN VOLUME 13139, PAGE 320 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BY A CORRECTION WARRANTY DEED DATED MARCH 31, 1999 RECORDED IN DOCUMENT NO. 1999001391 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 52.226 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2 inch iron rod found at the northwesterly corner of a 2.116 acre tract of land conveyed to the City of Austin by deed of record Volume 13139, Page 310 of said Real Property Records, being the southeasterly corner of Lot 1, Block "P" Silverstone Phase 1, Section 1, a subdivision of record in Book 78, Page 381 of the Plat Records of Travis County, Texas and also being the original northeasterly corner of said 156.026 acre tract, and also being the northeasterly corner of that certain 15.503 acre tract of land conveyed to Austin Independent School District by Deed of Record in Document No. 1999070019 of said Official Records;

**THENCE**, S28°52'17"W, leaving the southerly line of said Silverstone Phase 1, Section 1, along the westerly line of said 2.116 acres, being the easterly line of said 15.503 acres, a distance of 345.96 feet to a 1/2 inch iron rod found at the easternmost southeasterly corner of said 15.503 acre tract of land for the **POINT OF BEGINNING**, and the most northeasterly corner hereof;

**THENCE**, S28°52'17"W, leaving the southeasterly corner of said 15.503 acre tract and continuing along the westerly line of said 2.116 acres, same being the easterly line of said 156.026 acres, passing at a distance of 954.04 feet, a 1/2 inch iron rod set for reference and continuing for a total distance of 1069.44 feet to a point in the center of Onion Creek, being the southwesterly corner of said 2.116 acres and the southeasterly corner of said 156.026 acre tract and hereof;

**THENCE**, along the centerline meanders of Onion Creek, same being the irregular southerly line of said 156.026 acres and the southerly line hereof, and also being the northerly line of that certain tract of land conveyed to Geoffrey Sowash by Deed of Record in Volume 8998, Page 695 and also being the northerly line of that certain City of Austin tract by Deed of Record in Volume 9313, Page 709, both of the Real Property Records of Travis County, Texas, the following thirteen (13) courses and distances:

FN 00-096(MTH)  
MARCH 27, 2000  
PAGE 2 OF 4

- 1) N42°21'26"W, a distance of 724.23 feet to a point;
- 2) N58°43'14"W, a distance of 557.17 feet to a point;
- 3) N49°32'58"W, a distance of 275.94 feet to a point;
- 4) N72°49'27"W, a distance of 129.92 feet to a point;
- 5) S74°02'54"W, a distance of 191.90 feet to a point;
- 6) S51°58'05"W, a distance of 103.14 feet to a point;
- 7) S68°36'51"W, a distance of 157.81 feet to a point;
- 8) S85°58'07"W, a distance of 224.21 feet to a point;
- 9) S68°09'33"W, a distance of 313.36 feet to a point;
- 10) S83°17'52"W, a distance of 235.90 feet to a point;
- 11) S42°44'00"W, a distance of 241.59 feet to a point;
- 12) S00°56'23"E, a distance of 134.18 feet to a point;
- 13) S23°50'23"W, a distance of 102.07 feet to a point in the centerline intersection of Onion Creek and Boggy Creek, being the northeasterly corner of Boggy Creek Addition Amended, a subdivision of record in Book 75, Page 299 of said Plat Records for an angle point hereof;

**THENCE**, along the northerly line of said Boggy Creek Addition Amended, being the southwesterly line of said 156.026 acres and the southwesterly line hereof, the following six (6) courses and distances:

- 1) N64°53'00"W, a distance of 336.24 feet to a 1/2 inch iron rod found for an angle point;
  - 2) N57°21'00"W, a distance of 390.12 feet to a 1/2 inch iron rod found for an angle point;
  - 3) N58°17'49"W, a distance of 161.86 feet to a 1/2 inch iron pipe found for an angle point;
  - 4) N57°28'04"W, a distance of 309.09 feet to a 1/2 inch iron rod found for an angle point;
  - 5) N59°15'04"W, a distance of 356.16 feet to a 60D nail found in a fence post for an angle point;
  - 6) S59°43'55"W, a distance of 3.42 feet to a PK nail in a fence post found in the curving easterly line of Bluff Springs Road (R.O.W. varies), being the southwesterly corner hereof;
-

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MARCH 27, 2000  
PAGE 3 OF 4

**THENCE**, along the easterly line of Bluff Springs Road, same being the westerly line of said 156.026 acres and the westerly line hereof, the following four (4) courses and distances:

- 1) Along a non-tangent curve to the left having a radius of 1185.00 feet, a central angle of  $07^{\circ}43'58''$ , an arc length of 159.93 feet and a chord which bears  $N01^{\circ}49'02''E$ , a distance of 159.81 feet to a 1/2 inch iron rod found for the end of said non-tangent curve;
- 2)  $N12^{\circ}54'16''W$ , a distance of 154.54 feet to a 1/2 inch iron rod found for an angle point;
- 3)  $N07^{\circ}37'04''W$ , a distance of 150.33 feet to a 1/2 inch iron rod found for an angle point;
- 4)  $N07^{\circ}30'22''E$ , a distance of 18.47 feet to a 1/2 inch iron rod set with cap for the northwesterly corner hereof;

**THENCE**, leaving the easterly line of Bluff Springs Road, over and across said 156.026 acres, along the irregular northerly line hereof, the following sixteen (16) courses and distances:

- 1)  $S72^{\circ}29'33''E$ , a distance of 155.93 feet to a 1/2 inch iron rod with cap set;
  - 2)  $S73^{\circ}52'01''E$ , a distance of 382.48 feet to a 1/2 inch iron rod with cap set;
  - 3)  $N73^{\circ}38'12''E$ , a distance of 429.92 feet to a 1/2 inch iron rod with cap set;
  - 4)  $S74^{\circ}31'16''E$ , a distance of 181.43 feet to a 1/2 inch iron rod with cap set;
  - 5)  $S89^{\circ}50'41''E$ , a distance of 67.92 feet to a 1/2 inch iron rod with cap set;
  - 6)  $N81^{\circ}50'21''E$ , a distance of 67.86 feet to a 1/2 inch iron rod with cap set;
  - 7)  $N82^{\circ}15'58''E$ , a distance of 187.64 feet to a 1/2 inch iron rod with cap set;
  - 8)  $S18^{\circ}22'07''E$ , a distance of 447.67 feet to a 1/2 inch iron rod with cap set;
  - 9)  $N72^{\circ}52'28''E$ , a distance of 469.79 feet to a 1/2 inch iron rod with cap set;
  - 10)  $S18^{\circ}27'33''E$ , a distance of 162.65 feet to a 1/2 inch iron rod with cap set;
  - 11)  $N77^{\circ}39'31''E$ , a distance of 225.43 feet to a 1/2 inch iron rod with cap set;
-

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MARCH 27, 2000  
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- 12) N76°07'13"E, a distance of 454.16 feet to a 1/2 inch iron rod with cap set;
- 13) S81°17'03"E, a distance of 126.81 feet to a 1/2 inch iron rod with cap set;
- 14) S66°54'33"E, a distance of 97.10 feet to a 1/2 inch iron rod with cap set;
- 15) S55°06'04"E, a distance of 352.49 feet to a 1/2 inch iron rod with cap set;
- 16) S63°24'11"E, a distance of 198.28 feet to a 1/2 inch iron rod set with cap in the westerly line of said 15.503 acre tract for an angle point hereof, from which a 1/2 inch iron rod found in the westerly line of said 15.503 acre tract bears N19°58'59"E, a distance of 562.72 feet;

**THENCE**, continuing over and across said 156.026 acres, along the irregular southerly line of said 15.503 acre tract, being the northerly line hereof, the following four (4) courses and distances:

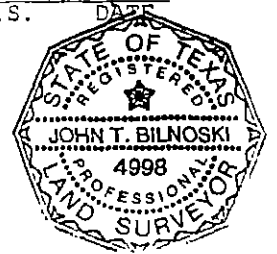
- 1) S19°58'59"W, a distance of 43.51 feet to a 1/2 inch iron rod found at the southwesterly corner of said 15.503 acre tract;
- 2) S70°05'32"E, a distance of 634.86 feet to a 1/2 inch iron rod found for an angle point;
- 3) N19°58'59"E, a distance of 483.58 feet to a 1/2 inch iron rod found for an angle point;
- 4) S70°01'01"E, a distance of 437.10 feet to the **POINT OF BEGINNING**, containing an area of 52.226 acres (2,274,949 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY+PARTNERS, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVE ROAD  
SUITE 200  
AUSTIN, TEXAS 78746

*[Signature]*  
JOHN T. BILNOSKI, R.P.L.S.  
NO. 4998  
STATE OF TEXAS

3/27/00  
DATE






FIELD NOTES REVIEWED  
By *John Moore* Date *4-25-2000*  
Engineering Support Section  
Department of Public Works  
and Transportation



## EXHIBIT J



-  SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

ZONING CASE#: C14-2017-0044

$$1'' = 1,100'$$

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

