

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

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1017, 1101 AND 1103 FALLWELL LANE FROM INTERIM RURAL RESIDENCE (I-RR) 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 to public (P) district on the property described in Zoning Case No. C14-2017-0012, on file at the Planning and Zoning Department, as follows:

A 349.455 acre tract of land out of the Santiago Del Valle 10 League Grant, Abstract 24, Travis County, Texas, being all of a call 109.2 acre tract of land conveyed to the City of Austin, Texas by Warranty Deed recorded in Volume 7644, Page 652, of the Deed Records of Travis County, Texas and all of those Lots shown on the Plat of River Valley Estates, a subdivision recorded in Volume 79, Page 104-106 of the Plat Records of Travis County, Texas and being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1017, 1101 and 1103 Fallwell Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2018.

**PASSED AND APPROVED**

§  
§  
§

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan Jannette S. Goodall  
City Attorney City Clerk



State of Texas  
County of Travis

Zoning: IRR-Interim Rural Residence  
to  
Zoning: P-Public

EXHIBIT "A"

**LEGAL DESCRIPTION**

OF A 349.455-ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE 10 LEAGUE GRANT, ABSTRACT 24 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 109.2-ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN, TEXAS BY WARRANTY DEED RECORDED IN VOLUME 7644, PAGE 652 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF THOSE LOTS SHOWN ON THE PLAT OF RIVER VALLEY ESTATES, A SUBDIVISION RECORDED IN VOLUME 79, PAGE 104-106 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID INDIVIDUAL LOT OR PORTION OF A LOT HAVING BEEN CONVEYED TO THE CITY OF AUSTIN BY THE FOLLOWING INSTRUMENTS OF RECORD:

**BLOCK A**

LOT 1, BLK A CONVEYED IN VOLUME 13304, PAGE 630 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.)  
LOT 2, BLK A, VOLUME 13202, PAGE 1890 (R.P.R.T.C.T.)  
LOT 3, BLK A CONVEYED IN DOCUMENT NO. 1999021171 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.)  
LOT 4, BLK A CONVEYED IN VOLUME 13304, PAGE 630 (R.P.R.T.C.T.)  
LOT 5, BLK A CONVEYED IN VOLUME 13304, PAGE 630 (R.P.R.T.C.T.)  
LOT 6, BLK A CONVEYED IN VOLUME 13304, PAGE 630 (R.P.R.T.C.T.)  
LOT 7, BLK A CONVEYED IN VOLUME 13290, PAGE 931 (R.P.R.T.C.T.)  
LOT 8, BLK A CONVEYED IN VOLUME 13304, PAGE 630 (R.P.R.T.C.T.)  
LOT 9, BLK A CONVEYED IN VOLUME 13364, PAGE 2113 (R.P.R.T.C.T.)  
LOT 10, BLK A CONVEYED IN VOLUME 13218, PAGE 1845 (R.P.R.T.C.T.)  
LOT 11, BLK A CONVEYED IN DOCUMENT NO. 1999087725 (O.P.R.T.C.T.)  
LOT 12, BLK A CONVEYED IN VOLUME 13235, PAGE 1909 (R.P.R.T.C.T.)  
LOT 13 BLK A CONVEYED IN VOLUME 13227, PAGE 271 (R.P.R.T.C.T.)  
LOT 14 BLK A CONVEYED IN VOLUME 13242, PAGE 2354 (R.P.R.T.C.T.)  
LOT 15, BLK A CONVEYED IN VOLUME 13242, PAGE 2354 (R.P.R.T.C.T.)  
LOT 16, BLK A CONVEYED IN VOLUME 13366, PAGE 1182 (R.P.R.T.C.T.)  
LOT 17, BLK A CONVEYED IN VOLUME 13303, PAGE 3264 (R.P.R.T.C.T.)  
LOT 18, BLK A CONVEYED IN VOLUME 13227, PAGE 278 (R.P.R.T.C.T.)  
LOT 19, BLK A CONVEYED IN VOLUME 13242, PAGE 2354 (R.P.R.T.C.T.)



LOT 20, BLK A CONVEYED IN VOLUME 13195, PAGE 1601 (R.P.R.T.C.T.)  
LOT 21, BLK A CONVEYED IN VOLUME 13235, PAGE 1903 (R.P.R.T.C.T.)  
LOT 22, BLK A CONVEYED IN VOLUME 13216, PAGE 755 (R.P.R.T.C.T.)  
1.0 ACRE OF LOT 23, BLK A CONVEYED IN VOLUME 13220, PAGE 641  
(R.P.R.T.C.T.)  
13.061 ACRES LOT 23, BLK A CONVEYED IN VOLUME 13216, PAGE 741  
(R.P.R.T.C.T.)

**BLOCK B**

LOT 1, BLK CONVEYED IN VOLUME 13304, PAGE 630 (R.P.R.T.C.T.)  
LOT 2, BLK B CONVEYED IN VOLUME 13321, PAGE 1752 (R.P.R.T.C.T.)  
LOT 3, BLK B CONVEYED IN VOLUME 13312, PAGE 2200 (R.P.R.T.C.T.)  
LOT 4, BLK B CONVEYED IN DOCUMENT NO. 1999087723 (O.P.R.T.C.T.)  
LOT 5 AND 0.377 ACRE OF LOT 6, BLK B CONVEYED IN VOLUME 13312,  
PAGE 2196 (R.P.R.T.C.T.)  
LOT 6, BLK B LESS 0.377 ACRE CONVEYED IN VOLUME 13237, PAGE  
3954 (R.P.R.T.C.T.)  
LOT 7, BLK B CONVEYED IN DOCUMENT NO. 1999087724 (O.P.R.T.C.T.)  
LOT 8, BLK B CONVEYED IN VOLUME 13321, PAGE 1749 (R.P.R.T.C.T.)

**BLOCK C**

LOT 1, BLK C CONVEYED IN VOLUME 13242, PAGE 2354  
LOT 2, BLK C CONVEYED IN VOLUME 13304, PAGE 635  
LOT 3, BLK C CONVEYED IN VOLUME 13230, PAGE 1398  
LOT 4, BLK C CONVEYED IN VOLUME 13304, PAGE 625  
LOT 5, BLK C CONVEYED IN VOLUME 13226, PAGE 2985  
LOT 6, BLK C CONVEYED IN VOLUME 13216, PAGE 1676  
LOT 7, BLK C CONVEYED IN VOLUME 13344, PAGE 2290  
LOT 8, BLK C CONVEYED IN VOLUME 13304, PAGE 630  
LOT 9, BLK C CONVEYED IN VOLUME 13235, PAGE 1864

SAID LOTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT OF RIVER  
VALLEY ESTATES HAVING BEEN VACATED BY THE TOTAL  
VACATION OF "RIVER VALLEY ESTATES" RECORDED IN DOCUMENT  
NO. 2000106521 OF SAID OFFICIAL PUBLIC RECORDS; SAID 349.455-  
ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES  
AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED  
SKETCHES:

**BEGINNING** at a ½-inch diameter iron rod with an illegible plastic cap found in the southerly  
right-of-way line of Fallwell Lane (40-foot right-of-way width), being the northwest corner of a



20-foot wide strip of land dedicated for road purposes by the above-described River Valley Estates subdivision and now vacated by the above-described Document No. 20000106521, same being the most northerly corner of a called 10.084-acre tract of land conveyed to the City of Austin in Volume 9786, Page 437 of the Real Property Records of Travis County, Texas, having Texas Coordinate System of 1983 (Central Zone-4203, U. S. Survey feet) values of  $N = 10,051,227.17$ ,  $E = 3,154,654.90$ , for the northwest corner of said subdivision;

**THENCE** with said southerly right-of-way line of Fallwell Lane, same being the northerly boundary line of said now vacated 20-foot wide strip of land dedicated for road purposes on the plat of River Valley Estates, the following five (5) courses and distances:

- 1) **North  $80^{\circ} 44' 16''$  East** for a distance of **268.87 feet** to a  $\frac{1}{2}$ -inch diameter iron rod found on a point of curvature of a curve to the right;
- 2) with the arc of said curve to the right having a **radius of 227.23 feet**, an **arc distance of 134.38 feet**, an **delta angle of  $33^{\circ} 53' 06''$**  and a **chord which bears South  $82^{\circ} 10' 17''$  East** for a distance of **132.43 feet** to a  $\frac{1}{2}$ -inch inside diameter iron pipe found on the point of tangency of said curve;
- 3) **South  $65^{\circ} 36' 15''$  East** for a distance of **250.83 feet** to a  $\frac{1}{2}$ -inch diameter iron rod with a yellow plastic cap stamped "LANDMARK SURVEYING" set on the point of curvature of a curve to the left;
- 4) with the arc of said curve to the left having a **radius of 307.55 feet**, an **arc distance of 205.94 feet**, an **delta angle of  $38^{\circ} 21' 59''$**  and a **chord which bears South  $84^{\circ} 47' 15''$  East** for a distance of **202.12 feet** to a  $\frac{1}{2}$ -inch diameter iron rod with a yellow plastic cap stamped "LANDMARK SURVEYING" set on the point of tangency of said curve;
- 5) **North  $76^{\circ} 01' 45''$  East** for a distance of **549.73 feet** to a calculated angle point for the northeast corner of said now vacated 20-foot wide strip of land dedicated for road purposes on the plat of River Valley Estates, for a northeast corner of this tract;

**THENCE** continuing with said southerly right-of-way line of Fallwell Lane, same being the easterly boundary of said now vacated 20-foot wide strip of land dedicated for road purposes, **South  $43^{\circ} 53' 36''$  East** for a distance of **23.41 feet** to a  $\frac{1}{2}$ -inch diameter iron rod with a plastic cap stamped "SAM INC" found on an angle point in said southerly right-of-way line of Fallwell Lane, same being the most easterly corner of said vacated 20-foot wide strip, being also the most northerly corner of Lot 1, Block B of said vacated River Valley Estates subdivision, being also the most westerly corner of the above-described 109.2-acre tract conveyed to the City of Austin in Volume 7644, Page 652 of the Deed Records of Travis County, Texas;



**THENCE** continuing with said southerly right-of-way line of Fallwell Lane, same being the northerly boundary line of said 109.2-acre tract, the following three (3) courses and distances:

- 1) **North 74° 53' 25" East** for a distance of **18.02 feet** to a calculated point of curvature of a curve to the right;
- 2) with the arc of said curve to the right having a **radius of 1,183.89 feet**, an **arc distance of 58.27 feet**, an **delta angle of 02° 49' 12"** and a **chord which bears North 77° 34' 54" East** for a distance of **58.26 feet** to a calculated point of tangency of said curve;
- 3) **North 78° 58' 55" East** for a distance of **41.38 feet** to a calculated point for the most northerly corner of said 109.2-acre tract, same being the most easterly corner of said right-of-way of Fallwell Lane, also being an angle point in the southwesterly boundary line of a called 159.799-acre tract of land conveyed to William D. McMorris, Jr. in Document No. 2013001732 of the Official Public Records of Travis County, Texas, for a northerly corner of this tract;

**THENCE** with the northeasterly boundary line of said 109.2-acre tract, same being said southwesterly boundary line of the 159.799-acre tract, the following seven (7) courses and distances:

- 1) **South 43° 46' 29" East** for a distance of **125.50 feet** to a calculated angle point of this tract;
- 2) **North 46° 13' 18" East** for a distance of **10.04 feet** to a ½-inch diameter iron rod found on an angle point of this tract;
- 3) **South 43° 51' 08" East** for a distance of **733.38 feet** to a calculated angle point of this tract;
- 4) **North 85° 38' 37" East** for a distance of **1,805.08 feet** to a 1-inch diameter round headed bolt found on an angle point of this tract;
- 5) **South 49° 45' 10" East** for a distance of **1,667.47 feet** to a ½-inch diameter iron rod with a plastic cap stamped "SAM INC" found on an angle point of this tract;
- 6) **South 41° 48' 11" West** for a distance of **333.17 feet** to a 1-inch square headed bolt found a re-entrant corner of this tract;



- 7) **South 51° 04' 03" East**, pass at a distance of 353 feet the existing southerly top of bank of Onion Creek, continuing for a **total distance of 398.13 feet** to a calculated point being the most easterly corner of said 109.2-acre tract, being also the most southerly corner of said 159.799-acre, for the most easterly corner of this tract;

**THENCE** with the boundary line identified as the "east line" and the "north or northwest bank of Onion Creek" in said 109.2-acre tract description recorded in Volume 7644, Page 652, being the easterly boundary line of this tract, the following six (6) courses and distances:

- 1) **South 17° 18' 23" West** for a distance of **58.14 feet** to a calculated angle point of this tract;
- 2) **South 02° 55' 16" West** for a distance of **236.55 feet** to a calculated angle point of this tract;
- 3) **South 09° 03' 38" East** for a distance of **309.69 feet** to a calculated angle point of this tract;
- 4) **South 06° 05' 22" East** for a distance of **101.09 feet** to a calculated angle point of this tract
- 5) **South 05° 19' 27" East** for a distance of **351.35 feet** to a calculated angle point of this tract;
- 6) **South 08° 16' 06" West** for a distance of **322.45 feet** to a calculated point being the most southerly corner of said 109.2-acre tract, same being the most easterly corner of Lot 23, Block A of the aforementioned River Valley Estates subdivision, for an angle point of this tract;

**THENCE** with the southerly and westerly boundary line of said River Valley Estates subdivision, same boundary line having been described as the "Northerly bank of said Onion Creek" in the legal description of a called 400.39-acre tract, described as Tract 3 in Volume 6425, Page 748 of said Deed Records and matching those bearings and distances shown on said recorded plat of River Valley Estates subdivision, the following forty five (45) courses and distances:

- 1) **South 08° 16' 06" West** for a distance of **8.48 feet** to a calculated angle point of this tract;
- 2) **South 38° 48' 20" West** for a distance of **204.62 feet** to a calculated angle point of this tract;





- 3) **South 50° 56' 20" West** for a distance of **259.52 feet** to a calculated angle point of this tract;
- 4) **South 59° 06' 20" West** for a distance of **142.61 feet** to a calculated angle point of this tract;
- 5) **South 73° 18' 20" West**, pass at a distance of **70.26 feet** a calculated point from which a ½-inch diameter iron rod found on the most westerly corner of said Lot 23, Block A, same being the most southerly corner of Lot 22, Block A of said River Valley Estates subdivision bears North 16° 41' 40" West a distance of 0.49 feet, continuing for a **total distance of 136.11 feet** to a 1-inch diameter iron rod found on an angle point of this tract;
- 6) **South 46° 07' 58" West** for a distance of **115.71 feet** to a calculated angle point of this tract;
- 7) **South 65° 05' 58" West** for a distance of **238.88 feet** to a calculated angle point of this tract;
- 8) **South 71° 54' 58" West** for a distance of **252.39 feet** to a calculated angle point of this tract;
- 9) **South 78° 14' 58" West** for a distance of **174.70 feet** to a calculated angle point of this tract;
- 10) **South 74° 49' 58" West** for a distance of **351.77 feet** to a calculated angle point of this tract;
- 11) **South 87° 36' 58" West** for a distance of **125.12 feet** to a calculated angle point of this tract;
- 12) **South 74° 11' 58" West** for a distance of **161.44 feet** to a calculated angle point of this tract;
- 13) **South 11° 29' 58" West** for a distance of **159.51 feet** to a 1-inch diameter iron rod found angle point of this tract;
- 14) **South 36° 07' 51" West** for a distance of **108.76 feet** to a calculated angle point of this tract;
- 15) **South 87° 50' 01" West** for a distance of **231.42 feet** to a calculated angle point of this tract;



- 16) **North 79° 57' 59" West** for a distance of **233.90 feet** to a calculated angle point of this tract;
- 17) **North 81° 17' 59" West** pass at a distance of 127.35 feet a calculated point from which a ½-inch diameter iron rod found on the most westerly corner of Lot 17, Block A of said River Valley Estates subdivision, same being the most southerly corner of Lot 16, Block A of said River Valley Estates subdivision, bears North 08° 42' 01" West a distance of 0.52 feet, continuing for a **total distance of 203.67 feet** to a calculated angle point of this tract, same being an angle point in the northeasterly boundary line of a called 207.65-acre tract of land conveyed to the Travis County, Texas in Volume 13126, Page 2365 of said Real Property Records;
- 18) with said northeasterly boundary of the 207.65-acre tract, **North 68° 28' 59" West** for a distance of **116.78 feet** to a calculated angle point of this tract and said 207.65-acre tract;
- 19) continuing with said northeasterly boundary of the 207.65-acre tract, **North 52° 19' 59" West** for a distance of **140.00 feet** to a 1-inch diameter iron rod found on an angle point of this tract and said 207.65-acre tract;
- 20) **North 46° 34' 22" West**, pass at a distance of 135.81 feet a point being the most northerly corner of said 207.65-acre tract, same being the most easterly corner of a called 14.10-acre tract of land conveyed to the City of Austin in Volume 8957, Page 47 of said Real Property Records, continuing for a **total distance of 142.03 feet** to a calculated angle point of this tract; (see surveyor's note regarding this 14.10-acre tract)
- 21) **North 42° 06' 22" West** for a distance of **184.95 feet** to a calculated angle point of this tract;
- 22) **North 28° 37' 22" West** for a distance of **97.60 feet** to a calculated angle point of this tract;
- 23) **North 09° 36' 22" West** for a distance of **84.33 feet** to a calculated angle point of this tract;
- 24) **North 25° 27' 22" West** for a distance of **181.26 feet** to a calculated angle point of this tract;
- 25) **North 16° 24' 22" West** for a distance of **144.13 feet** to a calculated angle point of this tract;





- 26) **North 21° 02' 22" West** for a distance of **149.89 feet** to a calculated angle point of this tract;
- 27) **North 14° 38' 22" West** for a distance of **208.99 feet** to a calculated angle point of this tract;
- 28) **North 11° 36' 22" West** for a distance of **232.66 feet** to a calculated angle point of this tract;
- 29) **North 09° 30' 38" East** for a distance of **190.65 feet** to a calculated angle point of this tract;
- 30) **North 22° 55' 22" West** for a distance of **118.49 feet** to a calculated angle point of this tract;
- 31) **North 60° 54' 22" West** for a distance of **287.82 feet** to a calculated angle point of this tract;
- 32) **North 68° 35' 22" West** for a distance of **251.96 feet** to a 1-inch diameter iron rod found on the most westerly corner of Lot 11, Block A of said River Valley Estates subdivision, same being a southerly corner of Lot 10, Block A of said River Valley Estates subdivision, on an angle point of this tract;
- 33) **North 87° 43' 07" West** for a distance of **125.43 feet** to a 1-inch diameter iron rod found on an angle point of this tract;
- 34) **South 75° 24' 26" West** for a distance of **116.88 feet** to a calculated angle point of this tract;
- 35) **South 50° 30' 26" West** for a distance of **244.63 feet** to a calculated angle point of this tract;
- 36) **North 85° 10' 34" West** for a distance of **351.79 feet** to a calculated angle point of this tract;
- 37) **North 42° 25' 34" West** for a distance of **78.41 feet** to a calculated angle point of this tract;
- 38) **North 25° 22' 34" West** for a distance of **101.21 feet** to a calculated angle point of this tract;



- 39) **North 08° 37' 34" West** for a distance of **97.21 feet** to a calculated angle point of this tract;
- 40) **North 00° 40' 26" East** for a distance of **134.12 feet** to a calculated angle point of this tract;
- 41) **North 31° 52' 26" East** for a distance of **409.08 feet** to a calculated angle point of this tract;
- 42) **North 01° 59' 34" West** for a distance of **83.16 feet** to a calculated angle point of this tract;
- 43) **North 54° 23' 34" West** for a distance of **63.05 feet** to a calculated angle point of this tract;
- 44) **North 77° 56' 34" West** for a distance of **142.19 feet** to a calculated angle point of this tract;
- 45) **North 48° 24' 34" West** for a distance of **228.01 feet** to a calculated angle point being the northwest corner of Lot 5, Block A of said River Valley Estates subdivision, same being a southerly corner of a called 186.53-acre tract of land conveyed to GCRE/TX Austin Master LLC in Document No. 2014115380 of said Official Public Records, for a westerly corner of this tract;

**THENCE** with the northerly boundary line of said Lot 5, Block A, same being the southerly boundary line of said 186.53-acre tract, **North 66° 27' 26" East**, pass at a distance of 186.94 feet a 5/8-inch diameter iron rod found on the top bank of said Onion Creek, continuing for a **total distance of 398.59 feet** to a 5/8-inch diameter iron rod found on an angle point in said northerly boundary line of Lot 5, Block A, same being the most easterly corner of said 186.65-acre tract, for a re-entrant corner of this tract;

**THENCE** with the westerly boundary line of said River Valley Estates, in part with the easterly boundary line of said 186.65-acre tract and in part with the easterly boundary line of the aforementioned 10.084-acre tract conveyed to the City of Austin in Volume 9786, Page 437, **North 23° 48' 36" West**, pass at a distance of 44.49 feet a 1/2-inch diameter iron rod found on a westerly corner of said Lot 5, Block A, same being the most southerly corner of Lot 4, Block A of said River Valley Estates subdivision, pass at a distance of 334.66 feet a 1/2-inch diameter iron rod found on a most westerly corner of said Lot 4, Block A, same being the most southerly corner of Lot 3, Block A of said River Valley Estates subdivision, pass at a distance of 670.86 feet a calculated point from which a 1/2-inch diameter iron rod found on a most westerly corner of said Lot 3, Block A, same being the most southerly corner of Lot 2, Block A of said River Valley Estates subdivision, bears **South 66° 11' 24" West** a distance of 0.22 feet, pass at a



distance of 1,064.51 feet a northerly corner of said 186.53-acre tract, same being the most easterly corner of said 10.084-acre tract, pass at a distance of 1,072.36 feet a calculated point from which a ½-inch diameter iron rod found on a most westerly corner of said Lot 2, Block A, same being the most southerly corner of Lot 1, Block A of said River Valley Estates subdivision, bears North 66° 11' 24" East a distance of 0.52 feet, continuing for a total distance of 1,601.67 feet to the **POINT OF BEGINNING** and containing 349.455 acres of land.

#### SURVEYOR'S NOTE

The called 14.10-acre tract conveyed to the City of Austin in Volume 8957, Page 47 of the Real Property Records of Travis County, Texas states a portion of the boundary as being "along said north bank of Onion Creek and also being the south boundary of River Valley Estates Subdivision as recorded in Book 79, Page 104-106 of the Travis County, Texas Plat Records". The bearings and distances that follow this statement differ significantly from those shown on the recorded plat of River Valley Estates to the extent as to produce a boundary line that encroaches into existing subdivision lots shown along Onion Creek on said recorded plat.


#### BEARING BASIS NOTE

The bearings described herein are based on the Texas Coordinate System of 1983 (Central Zone-4203) NAD 83, (CORS) U. S. Survey Feet. The distances mentioned in this description are surface distances.

#### CERTIFICATION

I do hereby state that this description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by  
Landmark Surveying, LP  
Texas Firm Registration No. 100727-00

  
Jackie Lee Crow  
Registered Professional Land Surveyor No. 5209  
2205 East 5<sup>th</sup> Street  
Austin, Texas 78702  
Phone: 512-328-7411, ext. 111, Fax: 512-328-7413  
E-mail: [jack@landmarksurveying.com](mailto:jack@landmarksurveying.com)

  
Date



#### REFERENCES

MAPSCO 2009, 648-K,L,P,Q,T & U  
AUSTIN GRID NO. Q-17, Q-16 & R-17  
TCAD GEOGRAPHIC ID NOS. 0315410203, 0315410223 & 0315410224

Texas Firm Registration No. 100727-00  
2205 East 5<sup>th</sup> Street  
AUSTIN, TEXAS 78702  
Phone: (512) 328-7411 Fax: (512) 328-7413  
T.U.C.P./W.B.E./L.U.B./D.B.E.



1" = 600'

WILLIAM D. McMorris, Jr.  
DOC. NO. 201300732  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS  
2012  
(158.799 ACRES)

WILLIAM D. McMorris, Jr.  
DOC. NO. 201300732  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS  
2012  
(158.799 ACRES)

ABSTRACT 24  
SANITARIO DEL VALLE  
TO LEAF 24

CITY OF AUSTIN, TEXAS  
VOLUME 7644, PAGE 652  
DEED RECORDS,  
TRAVIS COUNTY, TEXAS  
1981  
(109.2 ACRES)

349.455 ACRE TRACT

CITY OF AUSTIN, TEXAS  
SEE PAGE 17 OF  
DOCUMENTS

MATCHLINE PAGE 13  
MATCHLINE PAGE 14

TRAVIS COUNTY  
DOC. NO. 2012078874  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS  
2012  
(136.60 ACRES)

TRAVIS COUNTY, TEXAS  
VOLUME 13163, PAGE 934  
REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS  
1997  
(91.49 ACRES)

(31.4 ACRES)

CITY OF AUSTIN  
VOLUME 8786, PAGE 437  
REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS  
1986  
(10.084 ACRES)

CITY OF AUSTIN MASTER LLC  
DOC. NO. 2014115380  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS  
2014  
(186.53 ACRES)

TRAVIS COUNTY, TEXAS  
DOC. NO. 201300732  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS  
2012  
(84.87 ACRES)

MATCHLINE PAGE 12  
MATCHLINE PAGE 15

CITY OF AUSTIN  
VOLUME 8957, PAGE 47  
REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS  
1984  
(14.10 ACRES OF  
180.00 ACRE TRACT)

CITY OF AUSTIN  
VOLUME 8957, PAGE 47  
REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS  
1984  
(185.90 ACRES OF  
180.00 ACRE TRACT)

PAGE 11 OF 17



**Landmark**  
SURVEYING, LP  
Texas Firm Registration No. 100727-00  
2205 East 5th Street  
AUSTIN, TEXAS 78702  
PH: (512)328-7411 FAX: (512)328-7413

● IRON ROD FOUND  
○ DIAMETER NOTED  
○ 1/2" IRON ROD SET WITH  
YELLOW PLASTIC CAP STAMPED  
"LANDMARK SURVEYING"  
△ CALCULATED POINT  
NOT SET ON GROUND  
( ) RECORD INFORMATION

POINT OF BEGINNING  
N = 10,051,227.17  
E = 3,154,654.90  
GRID

CITY OF AUSTIN  
DOC. NO. 2001091883  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS  
2001  
(12.148 ACRES)

TXI OPERATIONS, LP  
DOC. NO. 2005007845  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS

WILLIAM D. McMORRIS, JR.  
DOC. NO. 2013001732  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS  
2012

MATCHLINE PAGE 13

DETAIL "A"  
NOT TO SCALE

349.455 ACRE TRACT

CITY OF AUSTIN, TEXAS  
VOLUME 7644, PAGE 652  
DEED RECORDS,  
TRAVIS COUNTY, TEXAS  
1981  
(109.2 ACRES)

RIVER VALLEY ESTATES  
VOLUME 79, PAGES 104--106  
PLAT RECORDS  
TRAVIS COUNTY, TEXAS  
1980

LOT 3  
VALLE  
SANTIAGO DEL GRANT  
LEAGUE 24  
10 ABSTRACT  
RIVER V

RIVER VALLEY ESTATES  
VACATED BY DOC. NO. 2000106521  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS

LOT 5  
CITY OF AUSTIN, TEXAS  
SEE PAGE 17 OF 17  
FOR CONVEYING  
DOCUMENTS

GORE/TX AUSTIN MASTER LLC  
DOC. NO. 2014115380  
OFFICIAL PUBLIC RECORDS  
2014  
(186.53 ACRES)

TRAVIS COUNTY, TEXAS  
DOC. NO. 2012025733  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS  
(64.87 ACRES)

**PAGE 12 OF 17**



Landmark

**SURVEYING, LP**  
Texas Firm Registration No. 100727-00  
2205 East 5th Street  
AUSTIN, TEXAS 78702  
PH: (512)328-7411 FAX: (512)328-7413  
VOLUME 8957, PAGE 47 L62  
REAL PROPERTY RECORDS L61  
TRAVIS COUNTY, TEXAS  
1984  
(14.10 ACRES OF  
180.00 ACRE TRACT)

1141-5564/71c) no. 1141-5564/71c) no.

MAICHLINE PAGE 15

THREE ISLAND COVE  
(50' ROW)

COACHMAN

50. ROW

(50' ROW)

# LEGEND

- IRON ROD FOUND  
DIAMETER NOTED
- △ CALCULATED POINT  
NOT SET ON GROUND
- ( ) RECORD INFORMATION

L10

1" DIAMETER  
ROUND HEADED BOLT

MATCHLINE PAGE 12

SANTIAGO DEL VALLE  
TO LEAGUE GRANT  
ABSTRACT 24

CITY OF AUSTIN, TEXAS  
VOLUME 7644, PAGE 652  
DEED RECORDS,  
TRAVIS COUNTY, TEXAS  
1981

(109.2 ACRES)

349.455 ACRE TRACT

LOT 8

COACHMAN LANE

CITY OF AUSTIN, TEXAS  
SEE PAGE 17 OF 17  
FOR CONVEYING  
DOCUMENTS

LOT 3

LOT 2

BLOCK C

LOT 9

WILLIAM D. McMORRIS, JR.  
DOC. NO. 2013001732  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS  
2012

(158.799 ACRES)



**Landmark**  
SURVEYING, LP

Texas Firm Registration No. 100727-00  
2205 East 5th STREET  
AUSTIN, TEXAS 78702  
PH: (512)328-7411 FAX: (512)328-7413

PAGE 13 OF 17

1/2" IRON ROD  
FOUND W/CAP  
"SAM INC."

L12

CREEK BANK CALLS  
VOLUME 6425, PAGE 748  
DEED RECORDS  
TRAVIS COUNTY, TEXAS  
1878

L13

1" SQUARE  
HEADED BOLT

ONION CREEK

L14

L15

L16

MATCHLINE PAGE 14



- IRON ROD FOUND  
DIAMETER NOTED
- △ CALCULATED POINT  
NOT SET ON GROUND
- ( ) RECORD INFORMATION

1" = 300'



CITY OF AUSTIN, TEXAS  
VOLUME 7644, PAGE 652  
DEED RECORDS,  
TRAVIS COUNTY, TEXAS

SUBDIVISION LINE  
(109.2 ACRES)  
**349.455 ACRE TRACT**

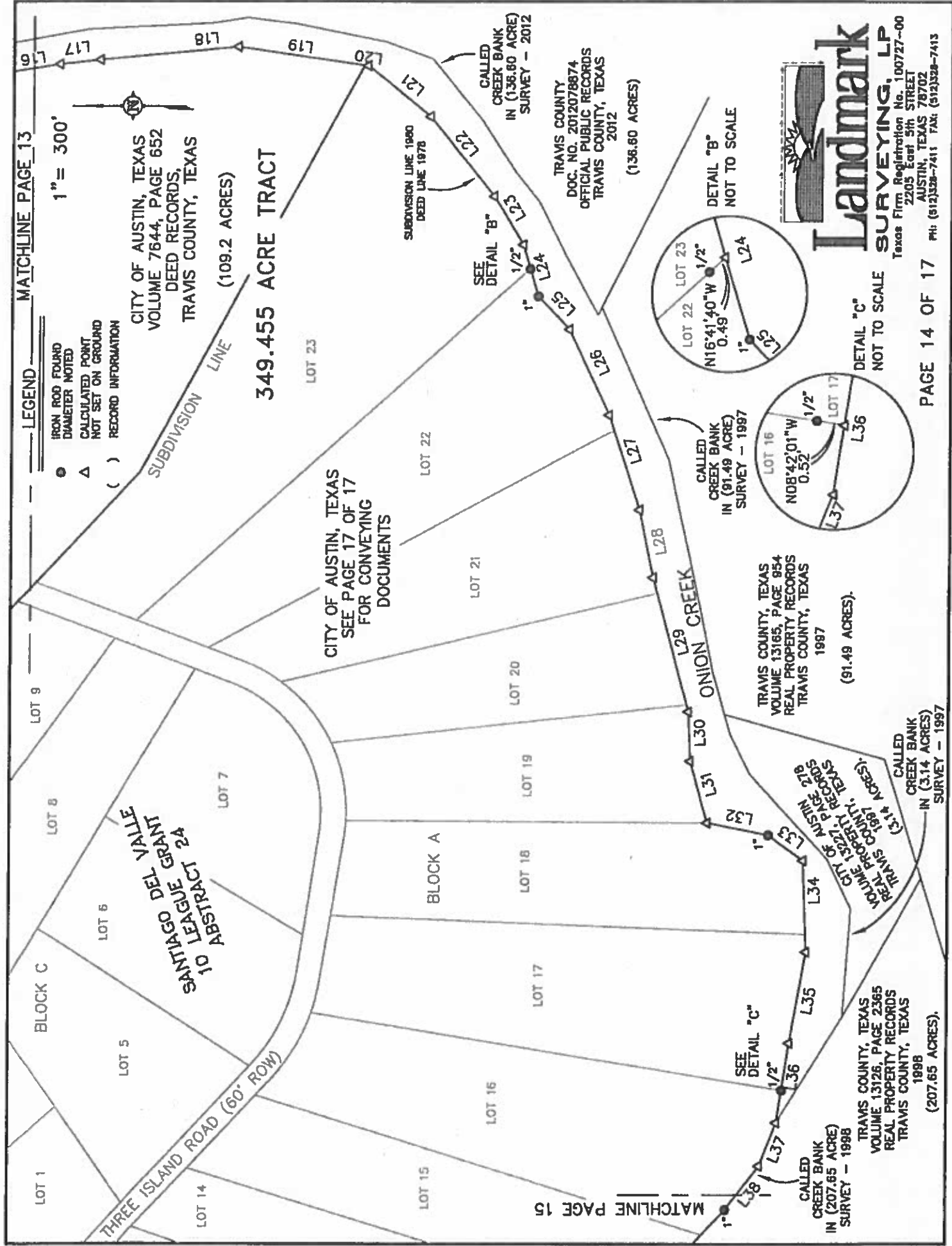
CITY OF AUSTIN, TEXAS  
SEE PAGE 17 OF 17  
FOR CONVEYING  
DOCUMENTS

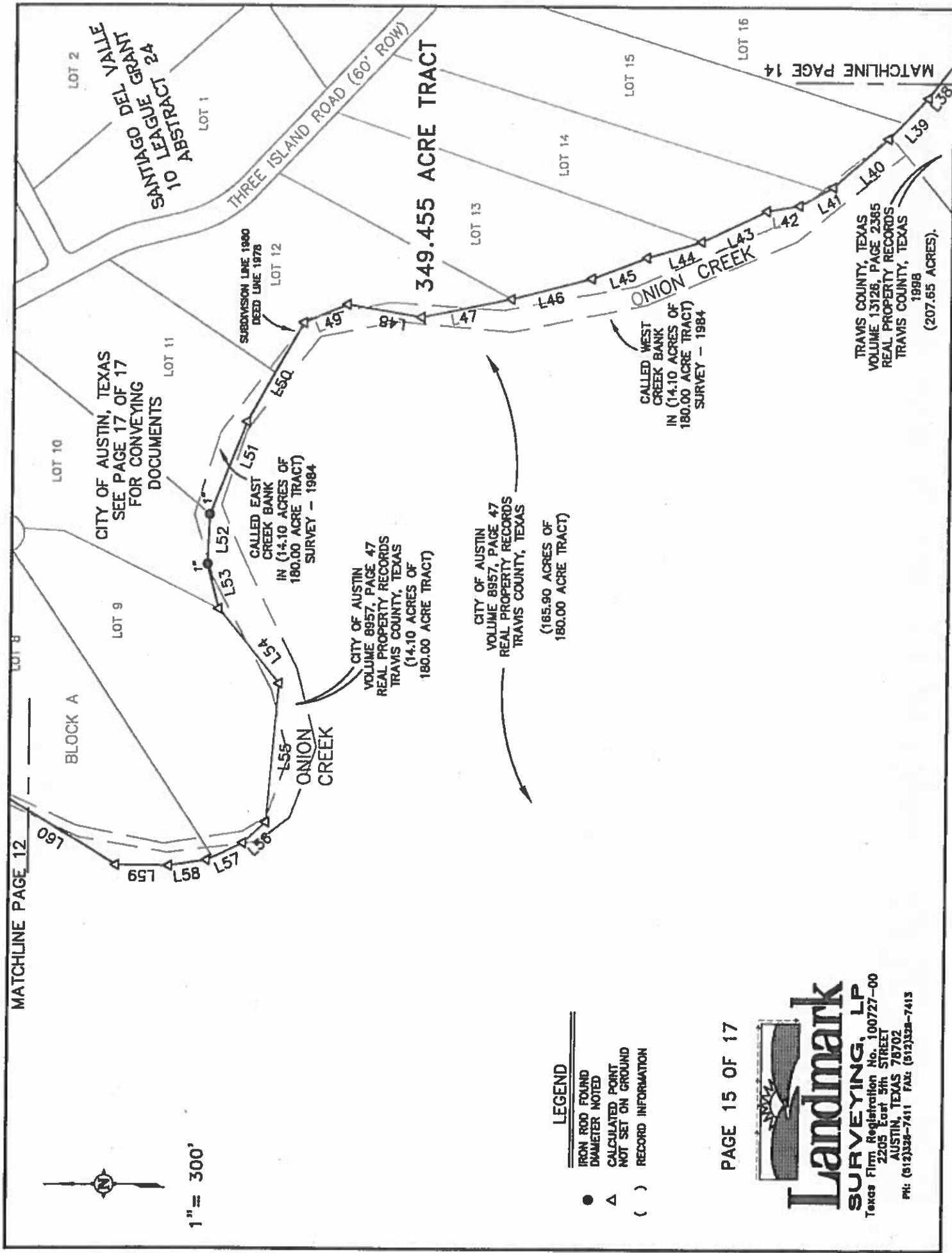
CALLLED  
CREEK BANK  
IN (138.80 ACRE)  
SURVEY - 2012

TRAVIS COUNTY  
DOC. NO. 2012078874  
OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS  
2012

(138.80 ACRES)

**Landmark**  
SURVEYING, LP  
Texas Firm Registration No. 100727-00  
2205 East 5th STREET  
AUSTIN, TEXAS 78702  
PH: (512)328-7411 FAX: (512)328-7413





**Landmark**  
**SURVEYING, LP**  
 Texas Firm Registration No. 100727-00  
 2205 East 5th Street  
 AUSTIN, TEXAS 78702  
 PH: (512)338-7411 FAX: (512)338-7413

# LINE TABLE

LINE	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE
L1	N80°44'16"E	268.87'	(N83°16'E	268.86')
L2	S65°36'15"E	250.83'	(S62°59'E	250.74')
L3	N76°01'45"E	549.73'	(N78°40'E	550.71')
L4	S43°53'36"E	23.41'	(S41°18'E	23.09')
L5	N74°53'25"E	18.02'	(N77°22'24"E	17.95')
L6	N78°58'55"E	41.38'	(N81°27'54"E	41.21')
L7	S43°46'29"E	125.50'	(S41°17'30"E	124.98')
L8	N46°13'18"E	10.04'	(N48°42'17"E	10.00')
L9	S43°51'08"E	733.38'	(S41°17'03"E	733.32')
L10	N85°38'37"E	1,805.08'	(N88°12'42"E	1,804.93')
L11	S49°45'10"E	1,667.47'	(S47°10'14"E	1,667.45')
L12	S41°48'11"W	333.17'	(S44°26'26"W	332.87')
L13	S51°04'03"E	398.13'	(S48°34'24"E	398.13')
L14	S17°18'23"W	58.14'	(S19°48'02"W	58.14')
L15	S02°55'16"W	236.55'	(S05°24'55"W	236.55')
L16	S09°03'38"E	309.69'	(S06°33'59"E	309.69')
L17	S06°05'22"E	101.09'	(S03°35'43"E	101.09')
L18	S05°19'27"E	351.35'	(S02°49'48"E	351.35')
L19	S08°16'06"W	322.45'	(S41°21'W	322.01')
L20	S08°16'06"W	8.48'	(S41°21'W	8.55')
L21	S38°48'20"W	204.62'	(S41°21'W	204.52')
L22	S50°56'20"W	259.52'	(S53°29'W	259.50')
L23	S59°06'20"W	142.61'	(S61°39'W	142.60')
L24	S73°18'20"W	136.11'	(S75°51'W	136.10')
L25	S46°07'58"W	115.71'	(S48°39'W	115.77')
L26	S65°05'58"W	238.88'	(S67°37'W	239.00')
L27	S71°54'58"W	252.39'	(S74°26'W	252.52')
L28	S78°14'58"W	174.70'	(S80°46'W	174.79')
L29	S74°49'58"W	351.77'	(S77°21'W	351.95')
L30	S87°36'58"W	125.12'	(N89°52'W	125.18')
L31	S74°11'58"W	161.44'	(S76°43'W	161.52')
L32	S11°29'58"W	159.51'	(S14°01'W	159.59')
L33	S36°07'51"W	108.76'	(S38°43'W	108.67')
L34	S87°50'01"W	231.42'	(N89°35'W	231.23')
L35	N79°57'59"W	233.90'	(N77°23'W	233.70')
L36	N81°17'59"W	203.67'	(N78°43'W	203.50')
L37	N68°28'59"W	116.78'	(N65°54'W	116.68')
L38	N52°19'59"W	140.00'	(N49°45'W	139.88')
L39	N46°34'22"W	142.03'	(N44°02'W	142.10')
L40	N42°06'22"W	184.95'	(N39°34'W	185.05')
L41	N28°37'22"W	97.60'	(N26°05'W	97.65')
L42	N09°36'22"W	84.33'	(N07°04'W	84.37')
L43	N25°27'22"W	181.26'	(N22°55'W	181.35')
L44	N16°24'22"W	144.13'	(N13°52'W	144.21')
L45	N21°02'22"W	149.89'	(N18°30'W	149.97')
L46	N14°38'22"W	208.99'	(N12°06'W	209.10')
L47	N11°36'22"W	232.66'	(N09°04'W	232.78')
L48	N09°30'38"E	190.65'	(N12°03'E	190.75')
L49	N22°55'22"W	118.49'	(N20°23'W	118.55')
L50	N60°54'22"W	287.82'	(N58°22'W	287.97')
L51	N68°35'22"W	251.96'	(N66°03'W	252.09')
L52	N87°43'07"W	125.43'	(N85°31'W	125.79')
L53	S75°24'26"W	116.88'	(S77°57'W	116.85')
L54	S50°30'26"W	244.63'	(S53°03'W	244.58')
L55	N85°10'34"W	351.79'	(N82°38'W	351.71')
L56	N42°25'34"W	78.41'	(N39°53'W	78.39')
L57	N25°22'34"W	101.21'	(N22°50'W	101.19')
L58	N08°37'34"W	97.21'	(N06°05'W	97.19')
L59	N00°40'26"E	134.12'	(N03°13'E	134.09')
L60	N31°52'26"E	409.08'	(N03°13'E	408.99')
L61	N01°59'34"W	83.16'	(N00°33'E	83.14')
L62	N54°23'34"W	63.05'	(N51°51'W	63.04')
L63	N77°56'34"W	142.19'	(N75°24'W	142.16')
L64	N48°24'34"W	228.01'	(N45°52'W	227.96')
L65	N66°27'26"E	398.59'	(N69°00'E	398.50')
L66	N23°48'36"W	1,601.67'	(N21°15'W	1,601.78')

# CURVE TABLE

CURVE#	RADIUS	ARC DIST.	DELTA	CHRD. BEARING	CHRD. DIST.
C1	227.23'	134.38'	33°53'06"	S82°10'17"E	132.43'
	(227.23')	(133.85')	(33°45')	(S79°51'E)	(131.92')
C2	307.55'	205.94'	38°21'59"	S84°47'15"E	202.12'
	(307.55')	(205.58')	(38°21')	(S82°10'E)	(202.03')
C3	1,183.89'	58.27'	02°49'12"	N77°34'54"E	58.26'
	(1,183.89')	(58.03')	(02°48'30")	(N80°03'53"E)	(58.02')

PAGE 16 OF 17

BLOCK A

LOT 1, BLK A CONVEYED IN VOLUME 13304, PAGE 630 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.)  
LOT 2, BLK A, VOLUME 13202, PAGE 1890 (R.P.R.T.C.T.)  
LOT 3, BLK A CONVEYED IN DOCUMENT NO. 1999021171 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.)  
LOT 4, BLK A CONVEYED IN VOLUME 13304, PAGE 630 (R.P.R.T.C.T.)  
LOT 5, BLK A CONVEYED IN VOLUME 13304, PAGE 630 (R.P.R.T.C.T.)  
LOT 6, BLK A CONVEYED IN VOLUME 13304, PAGE 630 (R.P.R.T.C.T.)  
LOT 7, BLK A CONVEYED IN VOLUME 13290, PAGE 931 (R.P.R.T.C.T.)  
LOT 8, BLK A CONVEYED IN VOLUME 13304, PAGE 630 (R.P.R.T.C.T.)  
LOT 9, BLK A CONVEYED IN VOLUME 13364, PAGE 2113 (R.P.R.T.C.T.)  
LOT 10, BLK A CONVEYED IN VOLUME 13218, PAGE 1845 (R.P.R.T.C.T.)  
LOT 11, BLK A CONVEYED IN DOCUMENT NO. 1999087725 (O.P.R.T.C.T.)  
LOT 12, BLK A CONVEYED IN VOLUME 13235, PAGE 1909 (R.P.R.T.C.T.)  
LOT 13 BLK A CONVEYED IN VOLUME 13227, PAGE 271 (R.P.R.T.C.T.)  
LOT 14 BLK A CONVEYED IN VOLUME 13242, PAGE 2354 (R.P.R.T.C.T.)  
LOT 15, BLK A CONVEYED IN VOLUME 13242, PAGE 2354 (R.P.R.T.C.T.)  
LOT 16, BLK A CONVEYED IN VOLUME 13366, PAGE 1182 (R.P.R.T.C.T.)  
LOT 17, BLK A CONVEYED IN VOLUME 13303, PAGE 3264 (R.P.R.T.C.T.)  
LOT 18, BLK A CONVEYED IN VOLUME 13227, PAGE 278 (R.P.R.T.C.T.)  
LOT 19, BLK A CONVEYED IN VOLUME 13242, PAGE 2354 (R.P.R.T.C.T.)  
LOT 20, BLK A CONVEYED IN VOLUME 13195, PAGE 1601 (R.P.R.T.C.T.)  
LOT 21, BLK A CONVEYED IN VOLUME 13235, PAGE 1903 (R.P.R.T.C.T.)  
LOT 22, BLK A CONVEYED IN VOLUME 13216, PAGE 755 (R.P.R.T.C.T.)  
1.0 ACRE OF LOT 23, BLK A CONVEYED IN VOLUME 13220, PAGE 641 (R.P.R.T.C.T.)  
13.061 ACRES LOT 23, BLK A CONVEYED IN VOLUME 13216, PAGE 741 (R.P.R.T.C.T.)

BLOCK B

LOT 1, BLK CONVEYED IN VOLUME 13304, PAGE 630 (R.P.R.T.C.T.)  
LOT 2, BLK B CONVEYED IN VOLUME 13321, PAGE 1752 (R.P.R.T.C.T.)  
LOT 3, BLK B CONVEYED IN VOLUME 13312, PAGE 2200 (R.P.R.T.C.T.)  
LOT 4, BLK B CONVEYED IN DOCUMENT NO. 1999087723 (O.P.R.T.C.T.)  
LOT 5 AND 0.377 ACRE OF LOT 6, BLK B CONVEYED IN VOLUME 13312, PAGE 2196 (R.P.R.T.C.T.)  
LOT 6, BLK B LESS 0.377 ACRE CONVEYED IN VOLUME 13237, PAGE 3954 (R.P.R.T.C.T.)  
LOT 7, BLK B CONVEYED IN DOCUMENT NO. 1999087724 (O.P.R.T.C.T.)  
LOT 8, BLK B CONVEYED IN VOLUME 13321, PAGE 1749 (R.P.R.T.C.T.)

BLOCK C

LOT 1, BLK C CONVEYED IN VOLUME 13242, PAGE 2354 (R.P.R.T.C.T.)  
LOT 2, BLK C CONVEYED IN VOLUME 13304, PAGE 635 (R.P.R.T.C.T.)  
LOT 3, BLK C CONVEYED IN VOLUME 13230, PAGE 1398 (R.P.R.T.C.T.)  
LOT 4, BLK C CONVEYED IN VOLUME 13304, PAGE 625 (R.P.R.T.C.T.)  
LOT 5, BLK C CONVEYED IN VOLUME 13226, PAGE 2985 (R.P.R.T.C.T.)  
LOT 6, BLK C CONVEYED IN VOLUME 13216, PAGE 1676 (R.P.R.T.C.T.)  
LOT 7, BLK C CONVEYED IN VOLUME 13344, PAGE 2290 (R.P.R.T.C.T.)  
LOT 8, BLK C CONVEYED IN VOLUME 13304, PAGE 630 (R.P.R.T.C.T.)  
LOT 9, BLK C CONVEYED IN VOLUME 13235, PAGE 1864 (R.P.R.T.C.T.);

AS SURVEYED BY:  
LANDMARK SURVEYING, LP  
TEXAS FIRM REGISTRATION  
100727-00

  
Jackie Lee Crow  
Registered Professional Land Surveyor No. 5209  
State of Texas  
Surveyed: April 10, 2018

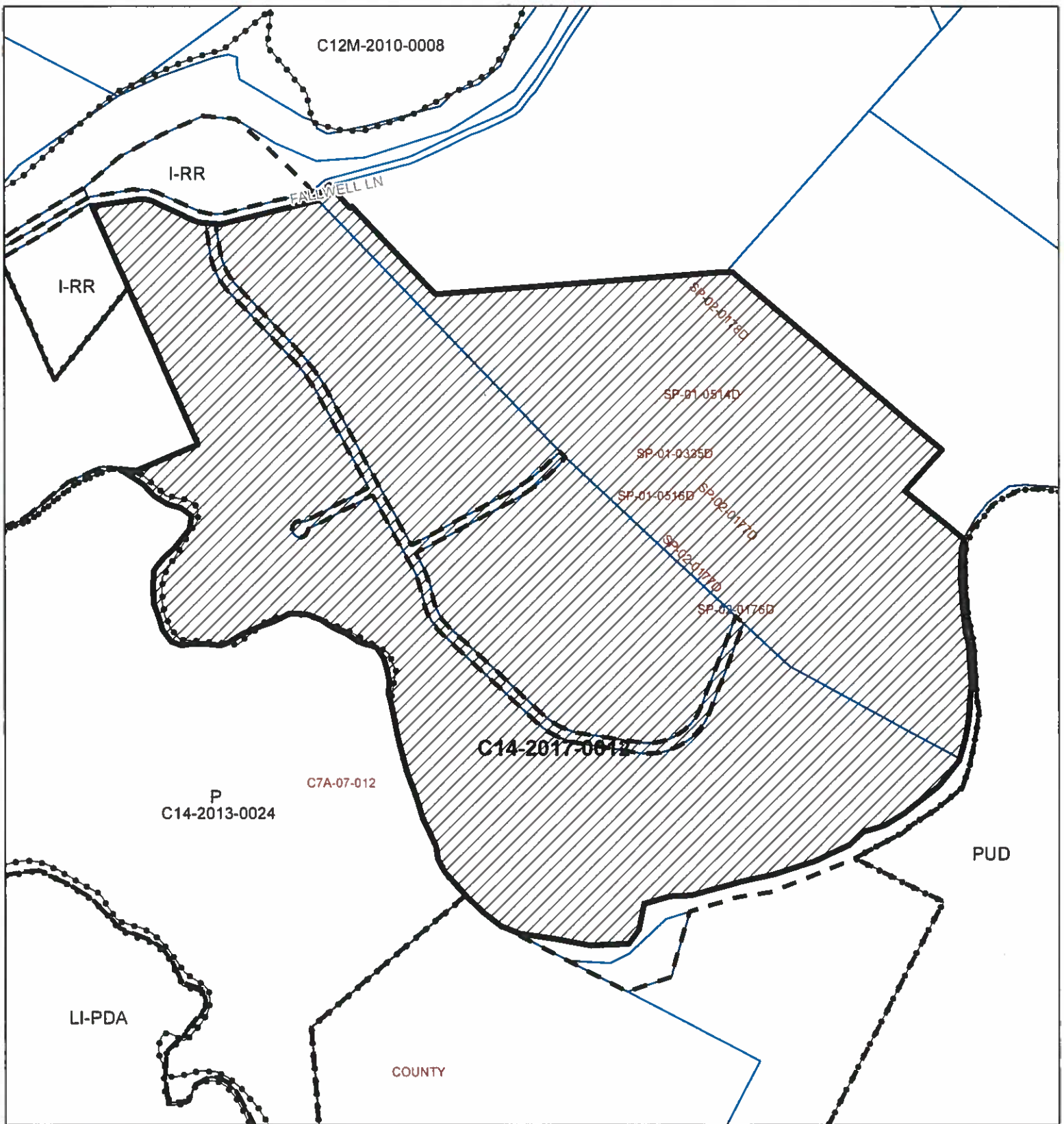
THIS SKETCH IS VALID ONLY IF IT BEARS THE ORIGINAL  
SIGNATURE OF THE ABOVE SURVEYOR.

CLIENT: CITY OF AUSTIN  
DATE: APRIL 26, 2018  
OFFICE: J. CROW  
CREW: S. DUNN, R. MARTINEZ  
F.B.: 1826/19  
JOB #: 97-131-85-01  
DISK: T:\CITY OF AUSTIN\2015 ROT. LIST\SAR ZONING\LANDMARK DRAWINGS\GRID STAFF\ BOUNDARY BASE DRAWING\BOUNDARY BASE DRAWING.dwg



PAGE 17 OF 17

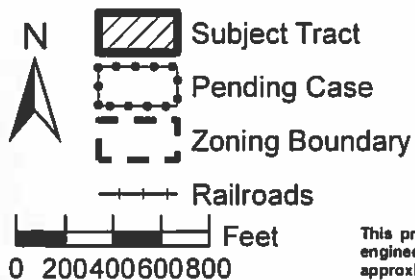
  
**Landmark**  
SURVEYING, LP  
Texas Firm Registration No. 100727-00  
2205 East 5th STREET  
AUSTIN, TEXAS 78702  
PH: (512)328-7411 FAX: (512)328-7413



## ZONING

Case#: C14-2017-0012

Exhibit B



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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017

1" = 800'