

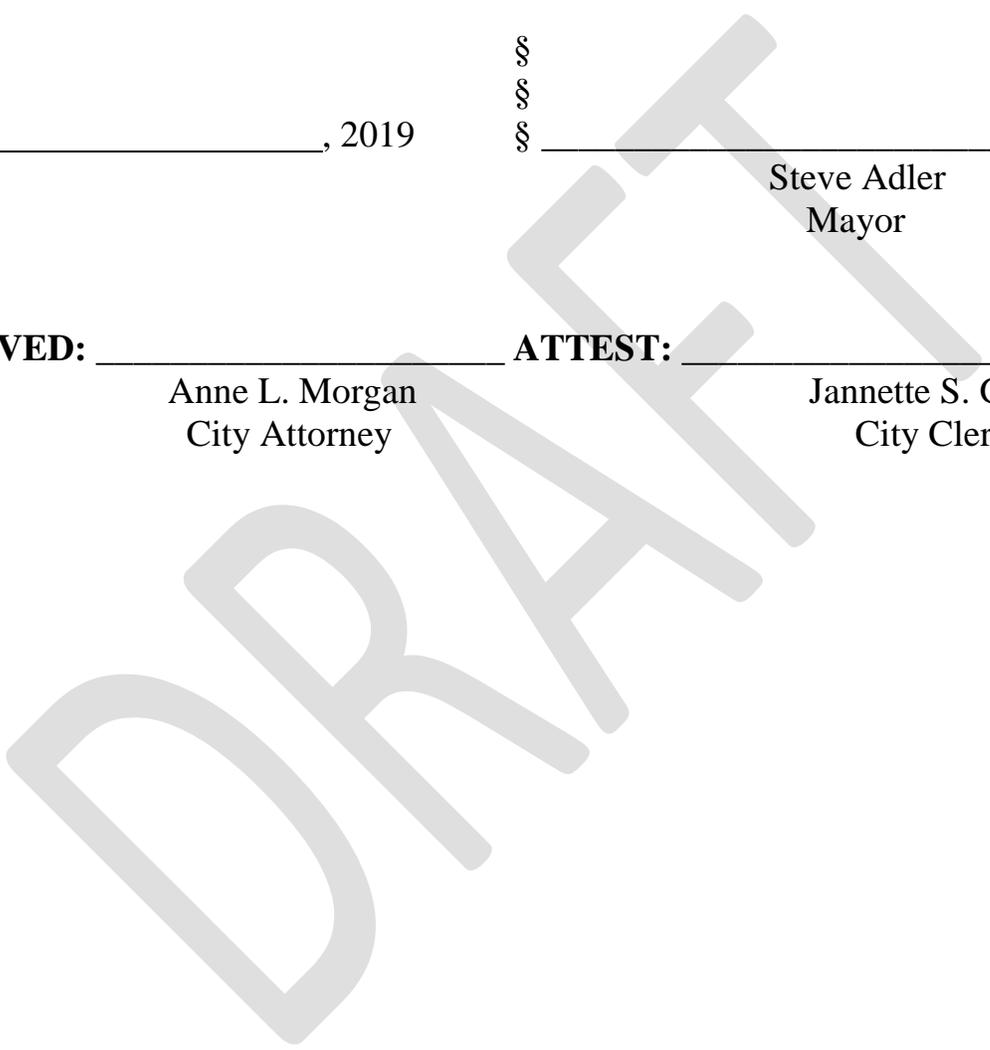
1 residence moderate-high density (MF-4) district and other applicable requirements of the
2 City Code.

3
4 **PART 4.** This ordinance takes effect on _____, 2019.

5
6 **PASSED AND APPROVED**

7
8 §
9 §
10 _____, 2019 § _____
11 Steve Adler
12 Mayor

13
14
15 **APPROVED:** _____ **ATTEST:** _____
16 Anne L. Morgan Jannette S. Goodall
17 City Attorney City Clerk
18



29.33 acres

THAT PART OF THE JAMES O. RICE SURVEY No. 31 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT DESCRIBED AS 160.0 ACRES IN A DEED TO FRED C. MORSE, OF RECORD IN VOLUME 765, PAGE 685, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO A PART OF THAT CERTAIN TRACT DESCRIBED AS 252.33 ACRES IN A DEED TO TEXAS COMMERCE BANK-AUSTIN, INDEPENDENT EXECUTOR OF THE ESTATE OF ESTELLE MORSE RECORDED IN VOLUME 11105, PAGE 743 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAVE AND EXCEPT A TRACT OF 61,546 SQUARE FEET DESCRIBED IN A DEED TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 10978, PAGE 776 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN at a 1/2" iron rod found in the South Line of said 160.0 Acre Tract, same also being the Northwest Corner of a tract of land described as 3.203 acres in a deed to Robert Rose, of record in Volume 11583, Page 700, of the Real Property Records of Travis County, Texas, same being in the East Right-of-way Line of Dessau Road and being the most southerly corner of the said 61,546 square foot tract of land conveyed to Travis County;

THENCE crossing the said 160.0 Acre Tract and along the East Right of way Line of Dessau Road as described in the said Deed recorded in Volume 10978, Page 776, the following two courses:

1. 425.54 feet along the arc of a curve to the left, said curve having a radius of 7699.43 feet, a central angle of $3^{\circ}10'00''$, and a chord bearing $N.30^{\circ}46'39''E.$, 425.48 feet to an iron rod set;
2. $N.29^{\circ}11'39''E.$ a distance of 45.36 feet to a 1/2" iron rod set at the Southwest Corner of that 3.15 Acre Tract of land conveyed to Continental Homes of Texas by deed recorded in Document No. 2006037363 of the Official Public Records of Travis County, Texas;

THENCE departing the said East Line of Dessau Road, across the said 160.0 Acre Tract and along the South Line of the said 3.15 Acre Tract the following two courses:

1. $S.60^{\circ}02'04''E.$ a distance of 460.53 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
2. Easterly, along the arc of said curve to the left a distance of 72.39 feet, (said curve having a radius of 94.13 feet, a central angle of $44^{\circ}03'37''$, and a chord bearing $S.82^{\circ}03'53''E.$, 70.62 feet) to a 1/2" iron rod set at the Southeast Corner of the 3.15 Acre Tract and the Northerly Southwest Corner of that 11.11 Acre Tract of land conveyed to Continental Homes of Texas by deed recorded in Document No. 2007176864 of the Official Public Records of Travis County, Texas;

THENCE along the Southerly Line of the said 11.11 Acre Tract the following 12 courses:

1. $N.81^{\circ}04'10''E.$ a distance of 303.94 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
2. Northeasterly, along the arc of said curve to the left a distance of 39.40 feet, (said curve having a radius of 25.00 feet, a central angle of $90^{\circ}17'24''$, and a chord bearing $N.35^{\circ}55'28''E.$, 35.44 feet);
3. $N.09^{\circ}13'14''W.$ a distance of 12.91 feet;
4. $N.80^{\circ}46'46''E.$, at a distance of 48.00 feet pass a 1/2" iron rod set, in all a total distance of 347.59 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;

EXHIBIT "A"

29.33 acres

5. Easterly, along the arc of said curve to the right a distance of 33.94 feet, (said curve having a radius of 142.00 feet, a central angle of $13^{\circ}41'34''$, and a chord bearing $N.87^{\circ}37'33''E.$, 33.86 feet) to a 1/2" iron rod set;
6. $S.85^{\circ}31'40''E.$ a distance of 341.27 feet to a 1/2" iron rod set;
7. $S.09^{\circ}12'52''E.$ a distance of 705.21 feet to a 1/2" iron rod set;
8. $S.80^{\circ}47'08''W.$ a distance of 293.08 feet to a 1/2" iron rod set;
9. $S.09^{\circ}12'52''E.$ a distance of 229.17 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
10. Southwesterly, along the arc of said curve to the right a distance of 88.84 feet, (said curve having a radius of 60.00 feet, a central angle of $84^{\circ}50'02''$, and a chord bearing $S.33^{\circ}12'08''W.$, 80.94 feet) to a 1/2" iron rod set at a point of reverse curvature of a curve to the left ;
11. Southwesterly, along the arc of said curve a distance of 19.68 feet, (said curve having a radius of 25.00 feet, a central angle of $45^{\circ}05'57''$, and a chord bearing $S.53^{\circ}04'11''W.$, 19.17 feet) to a 1/2" iron rod set;
12. $S.30^{\circ}31'12''W.$ a distance of 115.54 feet to a 1/2" iron rod set in the South Line of the said 160.0 Acre Tract and the North Line of the plat of Bobby R. Wagner Addition, according to the plat thereof recorded in Plat Book 84, Page 3D, of the Plat Records of Travis County, Texas;

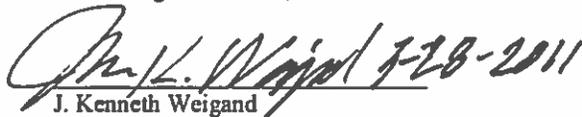
THENCE $N.60^{\circ}17'51''W.$, along the South Line of the 160.0 Acre Tract and the North Line of said Bobby R. Wagner Addition, a distance of 9.75 feet to a 1/2" iron rod found at the Northwest Corner of the said Bobby R. Wagner Addition and the Northeast Corner and end of Brown Lane, a right of way 50 feet wide;

THENCE $N.59^{\circ}59'23''W.$, along the North Line of the end of Brown Lane, a distance of 50.51 feet to a 1/4" iron rod found at the Northwest Corner of the end of Brown Lane and the Northeast Corner of Lot 1, Jackson-Davis Addition, according to the plat thereof recorded in Plat Book 50, Page 58 of the Plat Records of Travis County, Texas;

THENCE $N.60^{\circ}03'48''W.$, along the North Line of Lot 1 and Lot 2 of said Jackson-Davis Addition, a distance of 515.03 feet to a 1/2" iron rod found at the Northwest Corner of said Jackson-Davis Addition and the Northeast Corner of that 13.644 Acre Tract conveyed to John D. Byram by deed recorded in Volume 10772, Page 1898 of the Real Property Records of Travis County, Texas;

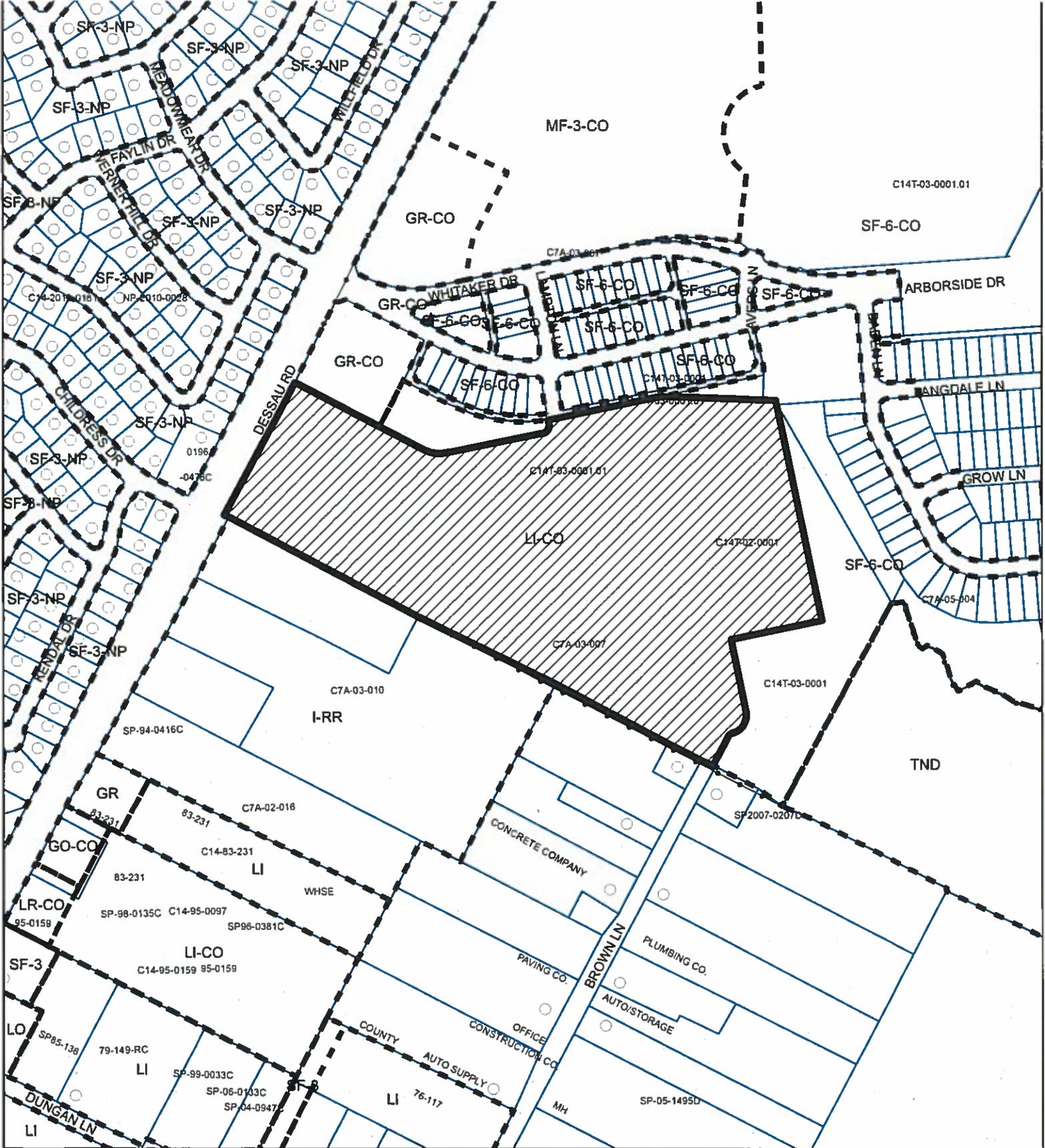
THENCE $N.59^{\circ}44'57''W.$, along the North Line of the said 13.644 Acre Tract and continuing along the North Line of the said Robert Rose 3.203 Acre Tract, a distance of 1144.17 feet to the said Point of Beginning.

Containing 29.33 acres, more or less.

 J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas



RJ Surveying, Inc.
1212 East Braker Lane
Austin, Texas 78753



ZONING

ZONING CASE#: C14-2018-0126

EXHIBIT "B"

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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.

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Created: 10/15/2018