

1 **PART 2.** This ordinance takes effect on _____, 2021.

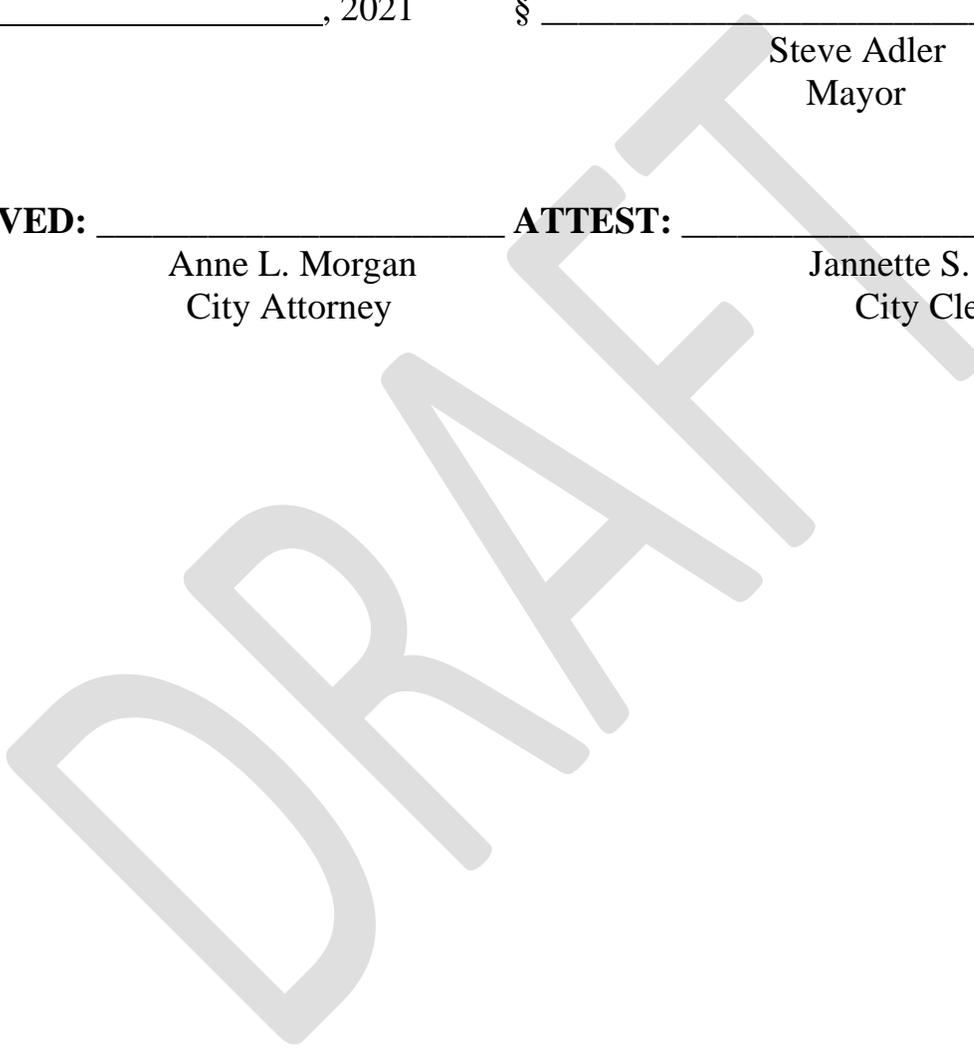
2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2021 § _____

8 Steve Adler
9 Mayor

10
11
12 **APPROVED:** _____
13 Anne L. Morgan
14 City Attorney

12 **ATTEST:** _____
13 Jannette S. Goodall
14 City Clerk





Professional Land Surveying, Inc.
Surveying and Mapping

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

3500 McCall Lane
Austin, Texas 78744

**5.185 ACRES
F.M. HODGES SURVEY NO. 22
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF A 5.185 ACRE TRACT IN THE F.M. HODGES SURVEY NO. 22, ABSTRACT NO. 377 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 5.184 ACRE TRACT CONVEYED TO CHRIS EDWARD CLEARMAN BY AFFIDAVIT OF HEIRSHIP DATED OCTOBER 31, 2017, AS RECORDED IN DOCUMENT NO. 2017179148 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FURTHERMORE BEING ALL OF THAT CERTAIN CALLED 5.3 ACRE TRACT CONVEYED TO JOE T. FERRELL, JR. & WIFE, NELDA FERRELL BY DEED DATED SEPTEMBER 23, 1965, AS RECORDED IN VOLUME 3016, PAGE 1553 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 5.185 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar found in the southwesterly right-of-way line of Ralph Ablanado Road (a variable width, dedicated public right-of-way) for the easterly corner of said called 5.184 acre tract and hereof;

THENCE South 21°23'25" West, with the southeasterly line of said called 5.184 acre tract, passing at 10.34 feet a concrete monument found for the northerly corner of Lot 3, Kaleh Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, as recorded in Volume 48, Page 28 of the Plat Records of Travis County, Texas, and continuing with the dividing line of said called 5.184 acre tract and said Lot 3 a distance of 358.11 feet, for a total distance of **368.45 feet** to a 1/2-inch rebar found for the common southerly corner of said called 5.184 acre tract and said Lot 3, and the southeasterly corner hereof, same being a point in the northerly line of that certain called 2.053 acre tract conveyed to Perfector Javier Salazar, as recorded in Document No. 2001215957 of the Official Public Records of Travis County, Texas, from which a 1-inch rebar found for the southerly corner of Lot 1, said Kaleh Subdivision, bears South 76°00'04" East a distance of 563.26 feet;

THENCE North 75°59'18" West, with the dividing line of said called 5.184 acre tract and said called 2.053 acre tract, a distance of **462.05 feet** to a 1/2-inch iron pipe found for the common westerly corner of said called 5.184 acre tract and said called 2.053 acre tract, and the southwesterly corner hereof, same being a point in the easterly line of Tract One, E.K. Stegall Subdivision, a subdivision in Travis County, Texas, according to the map or

plat thereof, as recorded in Volume 44, Page 42 of the Plat Records of Travis County, Texas, from which a 1/2-inch rebar with "All Points" cap found for the southeasterly corner of said Tract One, bears South 02°26'03 East a distance of 752.33 feet;

THENCE North 02°26'03" West, with the dividing line of said called 5.184 acre tract and said Tract One, a distance of **251.63 feet** to a 1/2-inch rebar found in concrete for the common easterly corner of said Tract One and that certain called 1.2336 acre tract conveyed to Hazy Hills Warehouse 1, LLC, as recorded in Document No. 2014137061 of the Official Public Records of Travis County, Texas, and being an angle point in the westerly line hereof, from which a 1/2-inch rebar found for the original northwesterly corner of said Tract One and the southwestly corner of said called 1.2336 acre tract, bears North 87°21'45" East a distance of 256.98 feet;

THENCE North 02°38'47" West, a distance of **216.40 feet** to a 1/2-inch rebar found in the right-of-way line of said Ralph Ablanado Road for the common northerly corner of said 5.184 acre tract and said 1.2336 acre tract, and being the northwesterly corner hereof, from which a 1/2-inch rebar found for a point of tangency in the northerly line of said 1.2336 acre tract, bears with a curve to the left, having a radius of 533.69 feet, an arc length of 125.86 feet and a chord, which bears North 85°46'00" West a distance of 125.57 feet;

THENCE with a curve to the right, having a radius of 533.69 feet, an arc length of 105.12 feet and a chord, which bears **South 73°12'51" East**, a distance of **104.95 feet** to a 1/2-inch rebar found for a point of tangency in the northeasterly line hereof;

THENCE South 67°43'06" East, a distance of **543.46 feet** to the **POINT OF BEGINNING**, containing **5.185 acres** of land, more or less.

Surveyed on the ground October 27, 2020. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 1358-004-TI2.dwg

11-05-2020

Paul J. Flugel, RPLS
Registered Professional Land Surveyor
State of Texas No. 5096
TBPLS Firm No. 10124500



REFERENCES
TCAD ID NO. 513042
MAPSCO GRID MG14

AN ALTA/NSPS LAND TITLE SURVEY OF 5.185 ACRES OUT OF THE F.M. HODGES SURVEY NO. 22, IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 5.184 ACRE TRACT CONVEYED TO CHRIS EDWARD CLEARMAN IN AN AFFIDAVIT OF HEIRSHIP DATED OCTOBER 31, 2017 AND RECORDED IN DOCUMENT NO. 2017179148 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SCALE: 1" = 30'
GRAPHIC SCALE

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "R635".
1/2" IRON ROD WITH "RANDOM" CAP
SURFACE COORDINATES:
N 10037309.03
E 3100554.09
TEXAS STATE PLANE COORDINATES:
N 10036301.40
E 3100244.07
ELEVATION = 682.72'
VERTICAL DATUM: NAVD 88 (GEOID 18)
COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.0001000
(FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0,0

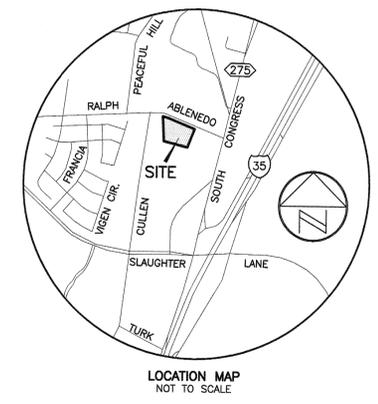
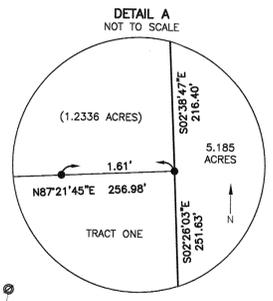
- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - A 1/2" REBAR FOUND WITH "ALL POINTS" CAP
 - 1/2" IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ UTILITY POLE
 - ⊕ METAL ELECTRIC TRANSMISSION LINE POLE
 - GUY WIRE
 - OVERHEAD UTILITIES
 - UNDERGROUND FIBER OPTIC MARKER
 - WASTEWATER MANHOLE
 - CLEANOUT
 - SIGN
 - MAILBOX
 - EDGE OF ASPHALT PAVEMENT
 - CHAIN LINK FENCE
 - SHEET METAL FENCE
 - WOOD FENCE
 - () RECORD INFORMATION
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING

TRACT ONE
E.K. STEGALL SUBDIVISION
(44/42)
SAVE & EXCEPT 0.2298 ACRE
(10872/221)
RHODES #4 LLC
(2017108220)

(1.2336 ACRES)
LOT 1
TOM F. DUNNAHOV
SUBDIVISION
(883/1)
HAZY HILLS
WAREHOUSE 1, LLC
(2014137061)

5.185 ACRES
(5.184 ACRES)
CHRIS EDWARD CLEARMAN
(2017179148)
ESTATE OF JOE T. FERRELL, JR. & NELDA FERRELL
(3016/1553)

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	(RECORD CHORD)
C1	533.69'	11°17'07"	105.12'	S73°12'51"E	104.95'	(S70°41'14"E 105.11')
C2	533.69'	13°30'45"	125.86'	N85°46'00"W	125.57'	(S85°42'12"E 125.53')



LEGAL DESCRIPTION:
A DESCRIPTION OF A 5.185 ACRE TRACT IN THE F.M. HODGES SURVEY NO. 22, ABSTRACT NO. 377 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 5.184 ACRE TRACT CONVEYED TO CHRIS EDWARD CLEARMAN BY AFFIDAVIT OF HEIRSHIP DATED OCTOBER 31, 2017, AS RECORDED IN DOCUMENT NO. 2017179148 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FURTHERMORE BEING ALL OF THAT CERTAIN CALLED 5.3 ACRE TRACT CONVEYED TO JOE T. FERRELL, JR. & WIFE, NELDA FERRELL BY DEED DATED SEPTEMBER 23, 1965, AS RECORDED IN VOLUME 3016, PAGE 1553 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 5.185 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING at a 1/2-inch rebar found in the westerly right-of-way line of Ralph Ablanedo Road (a variable width, dedicated public right-of-way) for the easterly corner of said called 5.184 acre tract and hereof;
THENCE South 21°23'25" West, with the southeasterly line of said called 5.184 acre tract, passing at 10.34 feet a concrete monument found for the northerly corner of Lot 3, Kaleb Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, as recorded in Volume 48, Page 28 of the Plat Records of Travis County, Texas, and continuing with the dividing line of said called 5.184 acre tract and said Lot 3 a distance of 358.11 feet, for a total distance of 368.45 feet to a 1/2-inch rebar found for the common southerly corner of said called 5.184 acre tract and said Lot 3, and the southeasterly corner hereof, same being a point in the northerly line of that certain called 2.053 acre tract conveyed to Perfecto Javier Salazar, as recorded in Document No. 2001215957 of the Official Public Records of Travis County, Texas, from which a 1-inch rebar found for the southerly corner of Lot 1, said Kaleb Subdivision, bears South 76°00'04" East a distance of 563.26 feet;
THENCE North 75°59'18" West, with the dividing line of said called 5.184 acre tract and said called 2.053 acre tract, a distance of 462.05 feet to a 1/2-inch iron pipe found for the common easterly corner of said called 5.184 acre tract and said called 2.053 acre tract, and the southeasterly corner of said Tract One, E.K. Stegall Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, as recorded in Volume 44, Page 42 of the Plat Records of Travis County, Texas, from which a 1/2-inch rebar with "All Points" cap found for the southeasterly corner of said Tract One, bears South 02°26'03" East a distance of 752.33 feet;
THENCE North 02°26'03" West, with the dividing line of said called 5.184 acre tract and said Tract One, a distance of 251.63 feet to a 1/2-inch rebar found in concrete for the common easterly corner of said Tract One and that certain called 1.2336 acre tract conveyed to Hazy Hills Warehouse 1, LLC, as recorded in Document No. 2014137061 of the Official Public Records of Travis County, Texas, and being an angle point in the westerly line hereof, from which a 1/2-inch rebar found for the original northwesterly corner of said Tract One and the southeasterly corner of said called 1.2336 acre tract, bears North 87°21'45" East a distance of 256.98 feet;
THENCE North 02°38'47" West, a distance of 216.40 feet to a 1/2-inch rebar found in the right-of-way line of said Ralph Ablanedo Road for the common northerly corner of said 5.184 acre tract and said 1.2336 acre tract, and being the northwesterly corner hereof, from which a 1/2-inch rebar found for a point of tangency in the northerly line of said 1.2336 acre tract, bears with a 1/2-inch curve to the left, having a radius of 533.69 feet, an arc length of 125.86 feet and a chord, which bears North 85°46'00" West a distance of 125.57 feet;
THENCE with a curve to the right, having a radius of 533.69 feet, an arc length of 105.12 feet and a chord, which bears South 73°12'51" East, a distance of 104.95 feet to a 1/2-inch rebar found for a point of tangency in the northeasterly line hereof;
THENCE South 67°43'06" East, a distance of 543.46 feet to the POINT OF BEGINNING, containing 5.185 acres of land, more or less.

TITLE COMMITMENT NOTE:
COMMITMENT FOR TITLE INSURANCE PREPARED BY:
First American Title Insurance Company
G.F. No.: 2302251T Effective Date: 09/17/20 Issued: 09/29/20
The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.
Schedule "B" items contained therein and re-listed below were considered:
1) Restrictive Covenants: INTENTIONALLY DELETED
10e) Terms, conditions and stipulations contained in Memorandum of Agreement, executed by and between Chris Edward Clearman, and FRH Realty LLC, a Delaware limited liability company, dated September 21, 2020, filed September 22, 2020, recorded in Under Clerk's File No. 2020174818 of the Real Property Records of Travis County, Texas. — Subject to.

FLOOD-PLAIN NOTE:
The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 484530059K, dated January 1, 2020, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

ALTA/NSPS SURVEY NOTES:
(Table A, Item 7b1)
Square footage of buildings, if shown, is based on the outside, ground floor footprint. Unless noted otherwise, the surveyor has not accessed the inside of the building for measurement purposes.

GENERAL SURVEY NOTES:
PROPERTY ADDRESS: 203 Ralph Ablanedo Road, Austin, Texas 78748
ATTACHMENTS: 1358-004-5.185 AC

SURVEYOR'S CERTIFICATE:
CERTIFIED TO: The heirs and devisees for the Estate of Joe T. Ferrell, Jr. and wife Nelda Ferrell
FRH Realty LLC, a Delaware limited liability company
First American Title Insurance Company
Title Partners

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7a, 7b1, 8, 13 & 14 of Table A thereof.
The field work was completed on October 27, 2020.
Paul J. Flugel Date 11-05-2020
Registered Professional Land Surveyor
State of Texas No. 5096

	<p>Chaparral Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500</p>	PROJECT NO.:	1358-004
		DRAWING NO.:	1358-004-T12
		PLOT DATE:	11/05/20
		PLOT SCALE:	1"=30'
		DRAWN BY:	PAJ
		SHEET	01 OF 01

S.F. SLAUGHTER LEAGUE

F.M. HODGES SURVEY NO. 22
ABSTRACT NO. 377

(2.053 ACRES)
PERFECTO JAVIER SALAZAR
(2001215957)

(S73°27'E 563.11')
(S76°00'04"E 563.26')

(S01°17'N 1003.96')
(S02°26'03"E 1003.96')

(N00°02'01"W 467.93')

(N02°26'03"W 251.63')

(S02°14'13"E 216.40')

(S02°38'47"E 216.40')

(S02°14'13"E 216.40')

(N87°21'45"E 256.98')

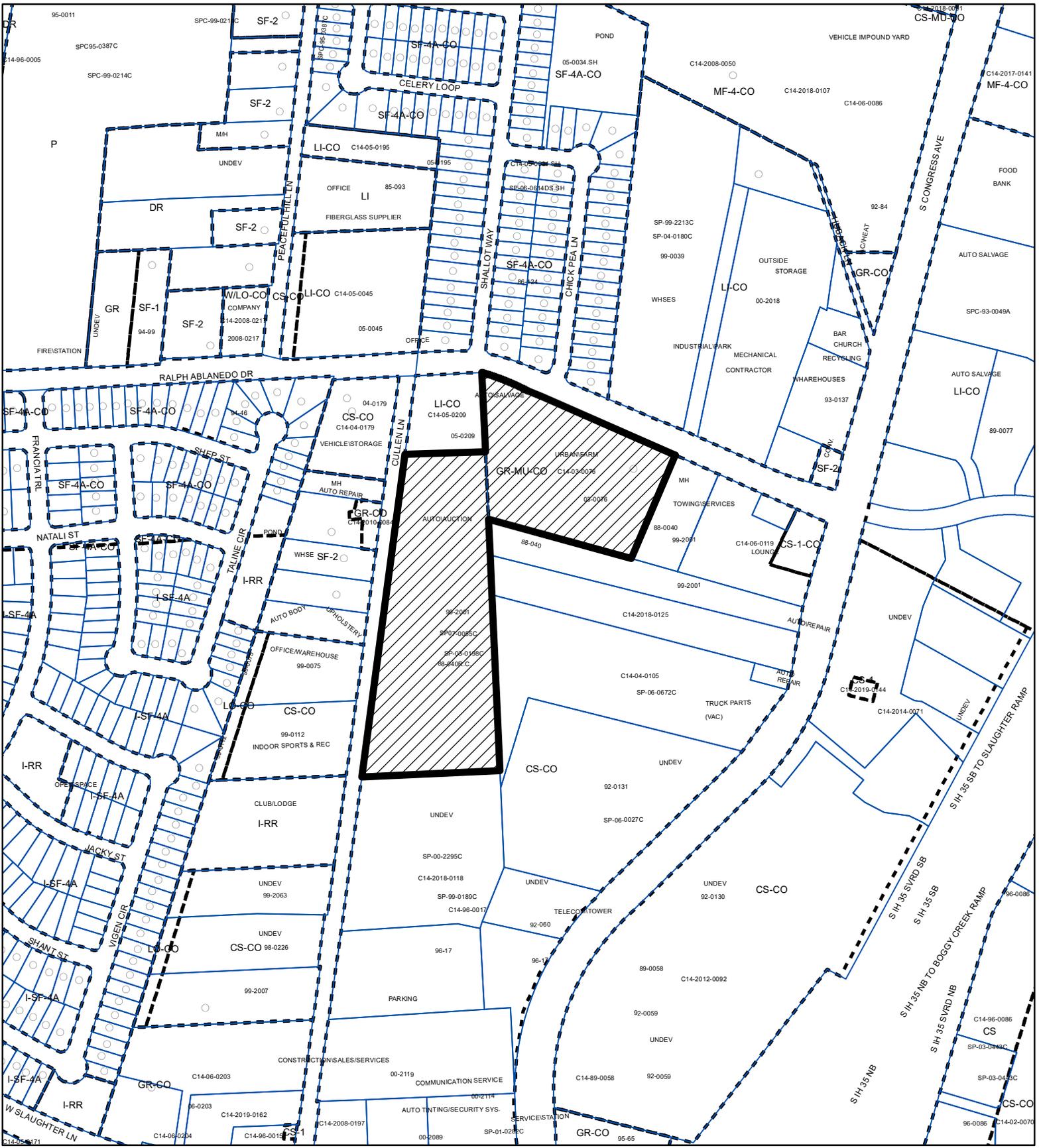
(N87°21'45"E 256.98')

(N87°21'45"E 256.98')

(N87°21'45"E 256.98')

(N87°21'45"E 256.98')

(N87°21'45"E 256.98')



ZONING

ZONING CASE#: C14-2020-0139

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.

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.



Created: 12/7/2020