

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 12400 PEARCE LANE AND CHANGING THE
3 ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO
4 MOBILE HOME RESIDENCE-CONDITIONAL OVERLAY (MH-CO)
5 COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim rural residence (I-RR) district to mobile home
11 residence-conditional overlay (MH-CO) combining district on the property described in
12 Zoning Case No. C14-2007-0271, on file at the Neighborhood Planning and Zoning
13 Department, as follows:
14

15 A 68.87 acre tract of land, more or less, out of the Jose Antonio Navarro Grant,
16 Travis County, the tract of land being more particularly described by metes and
17 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
18

19 locally known as 12400 Pearce Lane, in the City of Austin, Travis County, Texas, and
20 generally identified in the map attached as Exhibit "B".
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

25 A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered cumulatively
27 with all existing or previously authorized development and uses, generate traffic that
28 exceeds 2,000 trips per day.
29

30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the mobile home residence (MH)
32 base district, and other applicable requirements of the City Code.
33
34
35
36
37

1 **PART 3.** This ordinance takes effect on _____, 2008.

2
3
4 **PASSED AND APPROVED**

5
6 §
7 §
8 _____, 2008 § _____

9 Will Wynn
10 Mayor

11
12
13 **APPROVED:** _____ **ATTEST:** _____
14 David Allan Smith Shirley A. Gentry
15 City Attorney City Clerk

EXHIBIT "A"

Paseo Capital Advisors
(Annexation)
(12400 Pearce Lane)

FIELD NOTES

FIELD NOTES FOR 68.897 ACRES OF LAND OUT OF THE JOSE ANTONIO NAVARRO GRANT, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, BLOCK A, DEERWOOD, A SUBDIVISION AS RECORDED IN BOOK 100, PAGES 120-123 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 68.897-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set with cap stamped TERRA FIRMA at the intersection of north right-of-way line of Pearce Lane and the west right-of-way line of Ross Road, said iron rod set also being the southeast corner of the above described Lot 1, for the POINT OF BEGINNING of the herein described tract;

THENCE, with the north right-of-way line of Pearce Lane, N62°44'49"W a distance of 1703.99 feet to a point on the existing City Limits Line of The City of Austin for an outside corner of this tract;

THENCE, with an east and north lines of the existing Austin City Limits, the following two (2) courses:

- 1) N27°40'48"E a distance of 486.41 feet to a point for an inside corner of this tract;
and
- 2) N62°48'40"W a distance of 1876.51 feet to a point on the west line of said Lot 1 for the most westerly southwest corner of this tract;

THENCE, with the west, north and east lines of said Lot 1, the following six (6) courses:

- 1) N27°40'18"E a distance of 127.51 feet to a ½" iron pipe found a point at an outside corner of this tract;
- 2) S62°51'18"E a distance of 609.85 feet to a ½" iron rod found a point for an inside corner of this tract;

3) N27°15'15"E a distance of 998.08 feet to a ½" iron rod found for the most northerly northwest corner of this tract;

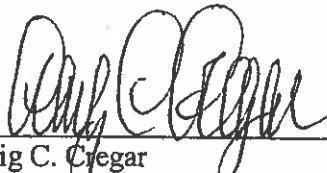
4) S62°41'22"E a distance of 1160.00 feet to a ½" iron rod set with cap stamped TERRA FIRMA for an outside corner of this tract;

5) S27°15'15"W a distance of 686.86 feet to a ½" iron rod set with cap stamped TERRA FIRMA for an inside corner of this tract; and

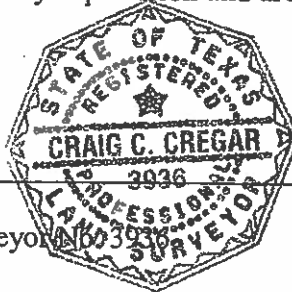
6) S62°51'23"E a distance of 1803.30 feet to a ½" iron rod set with cap stamped TERRA FIRMA on the west right-of-way line of Ross Road for the most easterly northeast corner of this tract;

THENCE, with the west right-of-way line of Ross Road, S27°04'34"W a distance of 926.54 feet to the POINT OF BEGINNING, and containing 68.897 acres of land, more or less.

I HEREBY CERTIFY that these notes were made by Terra Firma from a survey made on the ground on July 10, 2007 under my supervision and are true and correct to the best of my knowledge.



Craig C. Cregar
Registered Professional Land Surveyor



11/12/07
Date

Client: Paseo Capital Advisors
Date: November 5, 2007
WO No.: 0A466-001-00/004
F.B.: 585
File: J:\PROJECTS\0A466\001\A466-001.CRD
Austin Grid: P-14 & Q-14
TCAD No.: 3-3141-04-07

LEGEND

- 1/2" IRON ROD SET W/ CAP STAMPED "TERRA FIRMA"
- 1/2" IRON ROD FOUND
- ⊙ 1 1/4" IRON PIPE FOUND
- () RECORD INFORMATION
- ▲ CALCULATION POINT

FILE BEBODOL KELUS BEBODOL SHELLEY MARE BEBODOL
AND DAN BEBODOL
(21.834 AC)
VOL. 11638 PG. 121

IVY BEBODOL FAMILY FARMS, INC.
(172.135 AC)
VOL. 10946 PG. 237

Annex September 8, 2003
AUSTIN CITY LIMITS
TRANS COUNTY

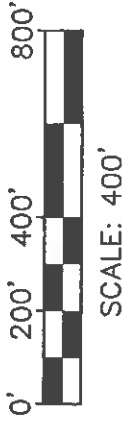
Annex September 8, 2003
AUSTIN CITY LIMITS
TRANS COUNTY

DEL VALLE L.S.D.
(23.730 AC)
DOC. NO. 2001062887

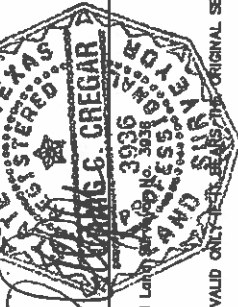
DEL VALLE L.S.D.
(28.425 AC)
VOL. 8117 PG. 846

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SKETCH TO
ACCOMPANY
FIELD NOTES

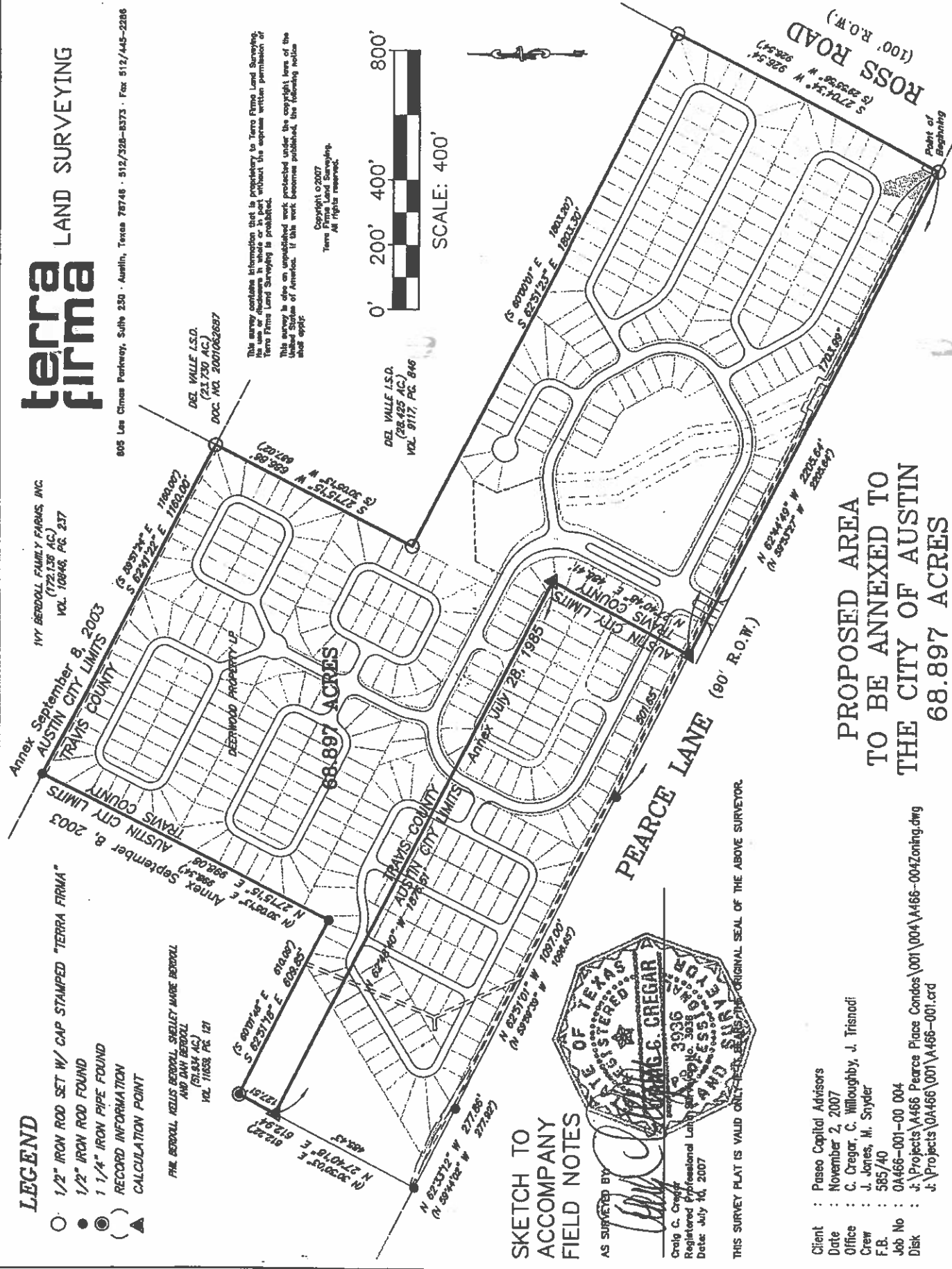


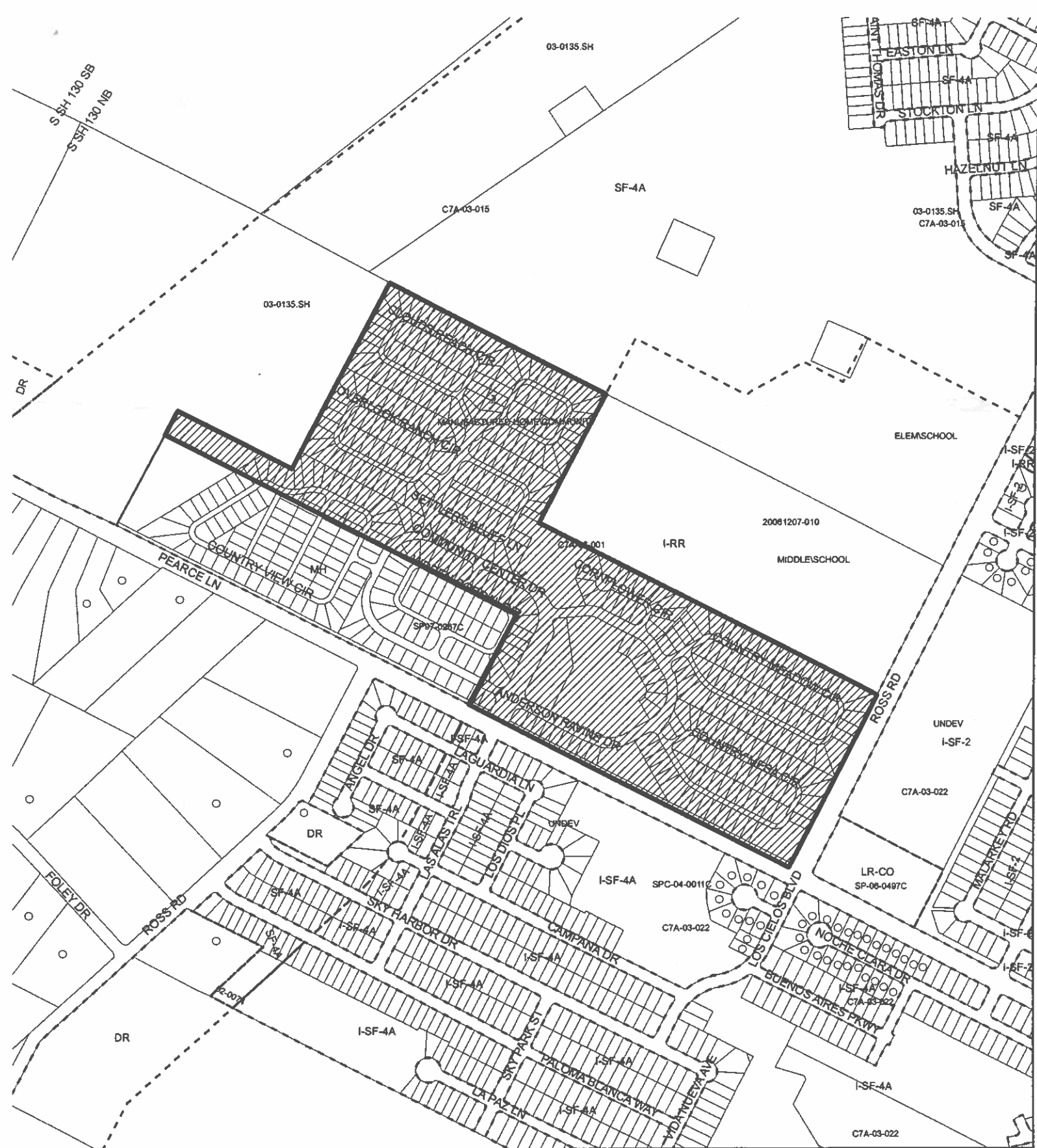
AS SURVEYED BY
Craig C. Cregar
Registered Professional Land Surveyor, No. 3936
Date: July 10, 2007

THIS SURVEY PLAT IS VALID ONLY WHEN USED WITH THE ORIGINAL SEAL OF THE ABOVE SURVEYOR.

Client : Paseo Capital Advisors
Date : November 2, 2007
Office : C. Cregar, C. Willoughby, J. Trisnodi
Crew : J. Jones, M. Snyder
F.B. : 585/40
Job No : 0A466-001-00 004
Disk : J:\Projects\A466 Pearce Place Condos\001\004\A466-004Zoning.dwg
J:\Projects\A466\001\A466-001.crd

PROPOSED AREA
TO BE ANNEXED TO
THE CITY OF AUSTIN
68.897 ACRES





ZONING EXHIBIT B

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

ZONING CASE#: **C14-2007-0271**
 ADDRESS: **12400 PEARCE LANE**
 SUBJECT AREA: **68.897 ACRES**
 GRID: **P14 Q14**
 MANAGER: **W. RHOADES**

OPERATOR: S. MECKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 600'

STREET DEED

STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

§

That LB Deerwood Property LP, a Texas limited partnership, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-1088, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

A 1.194 acre tract of land, more or less, being out of the Jose Antonio Navarro Grant in Travis County, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the _____ day of _____, 2008.

GRANTOR:

LB Deerwood Property LP,
a Texas limited partnership,

By: LB Manager 12400 Pearce Lane LLC,
a Delaware limited liability company,
General Partner

By: PAMI LLC,
a Delaware limited liability company,
its Sole Member

By: _____
Marguerite M. Brogan,
Authorized Signatory,

THE STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2008, by Marguerite M. Brogan, Authorized Signatory, for PAMI LLC, a Delaware limited liability company, Sole Member of LB Manager 12400 Pearce Lane LLC, a Delaware limited liability company, General Partner, of LB Deerwood Property LP, a Texas limited partnership, on behalf of the companies and the partnership.

Notary Public, State of _____

Address of Grantors:

c/o Lehman Brothers Holdings, Inc.
399 Park Avenue, New York, NY 10022

AFTER RECORDING RETURN TO:

City of Austin
Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: Diana Minter, Paralegal

C14-2007-0271

EXHIBIT "A"

LB Deerwood Property LP
To
The City of Austin
(R.O.W. Granting)
(12400 Pearce Lane)

FIELD NOTES

FIELD NOTES FOR 1.194 ACRES OF LAND OUT OF THE JOSE ANTONIO NAVARRO GRANT, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, BLOCK A, DEERWOOD, A SUBDIVISION AS RECORDED IN BOOK 100, PAGES 120-123 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1 BEING CONVEYED TO LB DEERWOOD PROPERTY LP, AS DESCRIBED IN SUBSTITUTE TRUSTEES' DEED RECORDED IN DOCUMENT NO. 2006040725 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.194-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the existing north right-of-way line of Pearce Lane at the southwest corner of the above described Lot 1, for the POINT OF BEGINNING of the herein described tract;

THENCE, with the west line of said Lot 1, N27°40'18"E a distance of 12.76 feet to a point for the most westerly northwest corner of this tract;

THENCE, with the proposed north right-of-way line of Pearce Lane, the following three (3) courses:

- 1) S62°33'12"E a distance of 277.77 feet to a point at an angle point;
- 2) S62°51'01"E a distance of 1,096.98 feet to a point at an angle point; and
- 3) S62°44'49"E a distance of 2,198.81 feet to a point for an inside corner of this tract;

THENCE, with the proposed west right-of-way line of Ross Road, N27°03'38"E a distance of 913.77 feet to a point on a north line of said Lot 1 for the most northerly northwest corner of this tract;

THENCE, with said north line of said Lot 1, S62°51'23"E a distance of 7.05 feet to a ½" iron rod set with cap stamped TERRA FIRMA at the most easterly northeast corner of said Lot 1;

THENCE, with the existing west right-of-way line of Ross Road, S27°04'34"W a distance of 926.54 feet to a ½" iron rod set with cap stamped TERRA FIRMA at the intersection with the existing north right-of-way line of Pearce Lane;

THENCE, with the existing north right-of-way line of Pearce Lane, the following three (3) courses:

1) N62°44'49"W a distance of 2,205.64 feet to a ½" iron rod found at an angle point;

2) N62°51'01"W a distance of 1,097.00 feet to a ½" iron rod found at an angle point; and

3) N62°33'12"W a distance of 277.86 feet to the POINT OF BEGINNING, and containing 1.194 acres of land, more or less.

I HEREBY CERTIFY that these notes were made by Terra Firma Land Surveying from a survey made on the ground on July 10, 2007 under my supervision and are true and correct to the best of my knowledge.



Craig C. Cregar
Registered Professional Land Surveyor No. 3936

2/28/08
Date

Client: Paseo Capital Advisors
Date: February 28, 2008
WO No.: 0A466-001-00/005
F.B.: 585
File: J:\PROJECTS\0A466\001\A466-001.CRD
Austin Grid: P-14 & Q-14
TCAD No.: 3-3141-04-07

SKETCH TO ACCOMPANY FIELD NOTES

SHEET 1 OF 6

LOT 1
BLOCK A
DEERWOOD
BK. 100, PGS. 120-123

LB Deerwood
Property LP
Doc. No. 2006040725

PROPOSED R.O.W.
DEDICATION
1.194 ACRES

S 62°33'12" E 277.77'

N 62°33'12" W 277.86'
(N 59°44'02" W 277.92')

Point of
Beginning

Client : Paseo Capital Advisors
Date : February 28, 2008
Office : C. Gregor, C. Wiloughby
Crew : J. Jones, M. Snyder
F.B. : 595/40, 595/24
Job No : 04468-001-00 005
Disk : J:\Projects\A468\001\005\A468-001-00-005.dwg
A468-001.ord

PHIL BERDOLL, KELIS BERDOLL, SHELLEY
MARIE BERDOLL AND DAN BERDOLL
(51.934 AC.)
VOL. 11659, PG. 121

(N 30°30'03" E 612.22')
(N 27°40'18" E 612.94')

12.76'

PEARCE LANE (90' R.O.W.)

N 62°51'01" W 1097.00'
(N 59°59'39" W 1096.65')

S 62°51'01" E 1096.98'

MATCH LINE SHEET 2

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1 1/4" IRON PIPE FOUND
- 1/2" IRON ROD SET W/ CAP
- △ STAMPED "TERRA FIRMA"
- △ CALCULATION POINT
- () RECORD INFORMATION (BK. 100, PGS. 120-123)
- { } RECORD INFORMATION (DOC. NO. 2005225713)
- [] RECORD INFORMATION (DOC. NO. 200600243)
- < > RECORD INFORMATION (DOC. NO. 2003000301)



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firma** LAND SURVEYING

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SKETCH TO ACCOMPANY FIELD NOTES

LOT 1
BLOCK A
DEERWOOD
BK. 100, PGS. 120-123

SHEET 2 OF 6



LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1 1/4" IRON PIPE FOUND
- 1/2" IRON ROD SET W/ CAP STAMPED "TERRA FIRMA"
- △ CALCULATION POINT
- () RECORD INFORMATION (BK. 100, PGS. 120-123)
- { } RECORD INFORMATION (DOC. NO. 2005225713)
- [] RECORD INFORMATION (DOC. NO. 200600243)
- < > RECORD INFORMATION (DOC. NO. 200300301)



MATCH LINE SHEET 1

PROPOSED R.O.W.
DEDICATION
1.194 ACRES

LB Deerwood
Property LP
Doc. No. 2006040725

MATCH LINE SHEET 3

1096.98'

PEARCE LANE (R.O.W. VARIES)

☉ OF R.O.W.
(Per Doc. No.
200300301)

ROSS
ROAD

N 62°44'25" W 579.06'
↖ N 62°44'20" W ↗

Δ 72°35'56"
C LEN = 19.00'
L = 21.15'
R = 15.00'
Δ 23°40'7"
Δ 72°35'56"
Δ 72°35'56"
Δ 72°35'56"

Client : Passco Capital Advisors
Date : February 28, 2008
Office : C. Cregar, C. Willoughby
Crew : J. Jones, M. Snyder
F.B. : 585/40, 595/54
Job No : 04466-001-00 005
Disk : J:\Projects\A466\001\005\A466-001-00-005.dwg
A466-001.crd

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LAND SURVEYING

800 Lee Chinese Parkway, Suite 210 • Austin, Texas 78748 • 817/338-4373 • Fax 817/462-2286

SKETCH TO ACCOMPANY FIELD NOTES

SHEET 3 OF 6



LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1 1/4" IRON PIPE FOUND
- 1/2" IRON ROD SET w/ CAP
- STAMPED "TERRA FIRMA"
- △ CALCULATION POINT
- () RECORD INFORMATION (BK. 100, PGS. 120-123)
- { } RECORD INFORMATION (DOC. NO. 2005225713)
- [] RECORD INFORMATION (DOC. NO. 200600243)
- < > RECORD INFORMATION (DOC. NO. 200300301)



LOT 1
BLOCK A
DEERWOOD
BK. 100, PGS. 120-123

PROPOSED R.O.W.
DEDICATION
1.194 ACRES

MATCH LINE SHEET 2

MATCH LINE SHEET 4

S 62°44'49" E 2198.81'

N 62°44'49" W 2205.64'
(N 59°53'27" W 2205.64')

W. VARIES)

LOS CIELOS, SECTION ONE
DOC. NO. 200300301

Client : Paseo Capital Advisors
Date : February 28, 2008
Office : C. Greger, C. Willoughby
Crew : J. Jones, M. Snyder
F.B. : 505/40, 595/54
Job No : 04468-001-00 005
Disk : J:\Projects\A468\001\005\A468-001-00-005.dwg
A468-001.crd

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SKETCH TO ACCOMPANY FIELD NOTES

LB Deerwood
Property LP

Doc. No. 2006040725

SHEET 4 OF 6

0' 100' 200' 300'



LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1 1/4" IRON PIPE FOUND
- 1/2" IRON ROD SET w/ CAP
- STAMPED "TERRA FIRMA"
- △ CALCULATION POINT
- () RECORD INFORMATION (BK. 100, PGS. 120-123)
- { } RECORD INFORMATION (DOC. NO. 2005225713)
- [] RECORD INFORMATION (DOC. NO. 200600243)
- < > RECORD INFORMATION (DOC. NO. 200300301)



LOT 1
BLOCK A
DEERWOOD
BK. 100, PGS. 120-123

PROPOSED R.O.W.
DEDICATION
1.194 ACRES

MATCH LINE SHEET 3

MATCH LINE SHEET 5

PEARCE LANE (90' R.O.W.)

LOT 1
PEARCE GARDENS
DOC. NO. 20060024

LOS CIELOS, SECTION ONE
DOC. NO. 200300301

Client : Paseo Capital Advisors
Date : February 28, 2008
Office : C. Oregan, C. Willoughby
Crew : J. Jones, M. Snyder
F.B. : 585/40, 585/34
Job No : 04466-001-00 005
Disk : J:\Projects\A466\001\005\A466-001-00-005.dwg
A466-001.dwg

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terra firma
LAND SURVEYING

Surveyors & Engineers
Terra Firma Land Surveying, Inc.
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SKETCH TO ACCOMPANY FIELD NOTES

SHEET 5 OF 6



LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1 1/4" IRON PIPE FOUND
- 1/2" IRON ROD SET w/ CAP
STAMPED "TERRA FIRMA"
- △ CALCULATION POINT
- () RECORD INFORMATION (BK. 100, PGS. 120-123)
- { } RECORD INFORMATION (DOC. NO. 2005225713)
- [] RECORD INFORMATION (DOC. NO. 200600243)
- < > RECORD INFORMATION (DOC. NO. 200300301)



MATCH

LINE SHEET

6

℄ OF EXISTING R.O.W.
(Per Doc. No. 200300301)

ROSS ROAD (R.O.W. VARIES)

GAB PARTNERS, INC.
(REM. PORT. 20.94 AC.)
DOC. NO. 2005225713

N 27°03'38" E 913.77'

S 27°04'34" W 926.54'
(S 29°35'56" W 926.54')

[7.00']
[N 59°52'24" W]
N 61°48'17" W
7.01'

PROPOSED R.O.W.
DEDICATION
1.194 ACRES

114.12'

MATCH

LINE SHEET

4

LOT 1
BLOCK A
DEERWOOD

BK. 100, PGS. 120-123

LOT 1
PEARCE GARDENS
DOC. NO. 200600243

PEARCE LANE (90' R.O.W.)

LOS CIELOS, SECTION ONE
DOC. NO. 200300301

Client : Paseo Capital Advisors
Date : February 28, 2008
Office : C. Cregar, C. Willoughby
Crew : J. Jones, M. Snyder
F.B. : 585/40, 585/54
Job No : 0A486-001-00 005
Disk : J:\Projects\A486\001\005\A486-001-00-005.dwg
& A486-001.crd

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**terra
firma**

LAND SURVEYING

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808 Los Cielos Parkway, Suite 230 Austin, Texas 78746 812/338-8373 Fax 812/445-2288

SKETCH TO ACCOMPANY FIELD NOTES

SHEET 3 OF 5



LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1 1/4" IRON PIPE FOUND
- 1/2" IRON ROD SET w/ CAP
STAMPED "TERRA FIRMA"
- △ CALCULATION POINT
- () RECORD INFORMATION (BK. 100, PGS. 120-123)
- { } RECORD INFORMATION (DOC. NO. 2005225713)
- [] RECORD INFORMATION (DOC. NO. 200600243)
- < > RECORD INFORMATION (DOC. NO. 200300301)

DEL VALLE I.S.D.
(28.425 AC.)
VOL. 9117, PG. 846

ROSS ROAD (100' R.O.W.)

GAB PARTNERS, INC.
(REM. PORT. 20.94 AC.)
DOC. NO. 2005225713

PROPOSED R.O.W.
DEDICATION
1.194 ACRES

MATCH LINE SHEET 5

DEERWOOD
BK. 100, PGS. 120-123

LOT 1
BLOCK A

S 62°51'23" E
7.05'

57.00'

[N 29°55'56" E]

N 27°02'43" E 1292.48'
[N 29°53'06" E 1292.48']

50.00'

Client : Paseo Capital Advisors
Date : February 28, 2008
Office : C. Cregar, C. Willoughby
Crew : J. Jones, M. Snyder
F.B. : 585/40, 595/54
Job No : 0A466-001-00 005
Disk : J:\Projects\A466\001\005\A466-001-00-005.dwg
& A466-001.crd

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