ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8104 AND 8200 SOUTH CONGRESS AVENUE FROM DEVELOPMENT RESERVE (DR) DISTRICT, RURAL RESIDENCE-CONDITIONAL OVERLAY (RR-CO) COMBINING DISTRICT, AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING 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 development reserve (DR) district, rural residence-conditional overlay (RR-CO) combining district, and single family residence standard lot (SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-2008-0050, on file at the Neighborhood Planning and Zoning Department, as follows:

A 11.921 acre tract of land and a 1.183 acre tract of land, more or less, out of the William Cannon League Survey No. 19, Abstract No. 6, in Travis County, the tracts of land being more particularly described by metes and bounds in Exhibits "A" and "B" respectively, and incorporated into this ordinance (the "Property").

locally known as 8104 and 8200 South Congress Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

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

A. A 50-foot wide vegetative buffer shall be provided and maintained along the northwest and southwest property lines. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

B. A 100-foot wide building setback shall be established along the northwest and southwest property lines.
C. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

D. The following uses are prohibited uses of the Property:

- Adult-oriented businesses
- Automotive rentals
- Automotive washing (of any type)
- Pawn shop services
- Automotive repair services
- Automotive sales
- Commercial blood plasma center

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on ____________________________, 2008.

PASSED AND APPROVED

§
§
§
__________________________, 2008

Will Wynn
Mayor

APPROVED: _______________________ ATTEST: _______________________

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk
Tract "A"
William Cannon League Survey No. 19, Abstract No. 6
City of Austin, Travis County, Texas

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A SURVEY OF 11.921 ACRES OF LAND, A PORTION OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 11.921 ACRES OF LAND BEING A PORTION OF THE FOLLOWING TRACTS: A PORTION OF THAT 7.528 ACRE TRACT, A PORTION OF THE SAID WILLIAM CANNON LEAGUE SURVEY NO. 19, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM MARIE ORMAND, ET AL TO SOUTHSIDE STORAGE, INC. IN DOCUMENT NO. 2006066202, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF THAT 4.00 ACRE TRACT, A PORTION OF THE SAID WILLIAM CANNON LEAGUE SURVEY NO. 19, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, DESCRIBED AS 5.00 ACRES, SAVE AND EXCEPT 1.00 ACRE, IN A WARRANTY DEED WITH VENDOR'S LIEN FROM HOME-TECH INDUSTRIES, INC. TO CHRIS CLARK IN DOCUMENT NO. 1999065455, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF THAT 1.00 ACRE TRACT, MORE OR LESS, A PORTION OF THE SAID WILLIAM CANNON LEAGUE SURVEY NO. 19, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM HOME-TECH INDUSTRIES, INC. TO CHRIS CLARK IN DOCUMENT NO. 1999028621, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PORTION OF THAT 7.495 ACRE TRACT, A PORTION OF THE SAID WILLIAM CANNON LEAGUE SURVEY NO. 19, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED FROM WILLIAM B. HUBACH TO SOUTHSIDE STORAGE, INC. IN DOCUMENT NO. 2007178969, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF THAT 1.667
ACRE TRACT, A PORTION OF THE SAID WILLIAM CANNON LEAGUE SURVEY NO. 19, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A GENERAL WARRANTY DEED FROM SOUTHSIDE STORAGE, INC. TO CHRIS CLARK AND RONI CLARK IN DOCUMENT NO. 2007180704, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 11.921 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2" steel pin found in concrete near corner of fence in the west line of that 2.891 acre tract, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, designated as Tract 1 and described in a General Warranty Deed from Asset Reverse Exchange, Inc. to The Mark S. Yandow and Sandra L. Yandow Revocable Trust and Paul F. Oliverio and Catherine A. Oliverio in Document No. 2007155766, Official Public Records of Travis County, Texas, and at the northeast corner of that 7.495 acre tract, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, as described in a Warranty Deed from William B. Hubach to Southside Storage, Inc. in Document No. 2007178969, Official Public Records of Travis County, Texas, said 1/2" steel pin found in concrete near corner of fence being also the northeast corner of that 1.667 acre tract, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, as described in a General Warranty Deed from Southside Storage, Inc. to Chris Clark and Roni Clark in Document No. 2007180704, Official Public Records of Travis County, Texas, and the southeast corner of that 7.51 acre tract, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, as described in a Warranty Deed from William B. Hubach to Henry A. Hubach in Volume 6605, Page 2194, Deed Records of Travis County, Texas;

Thence with the east line of the said Southside Storage, Inc. 7.495 acre tract and the west line of the said Yandow Revocable Trust, et al Tract 1 of 2.891 acres, and being also with the east line of the said Clark 1.667 acre tract, S 16°07'15" E 56.91 feet to a calculated point for the POINT OF BEGINNING and most northerly northeast corner of the herein described tract;

(1) THENENCE with the east line of the said Southside Storage, Inc. 7.495 acre tract and the west line of the said Yandow Revocable Trust, et al Tract 1 of 2.891 acres, and being also with the east line of the said Clark 1.667 acre tract, S 16°07'15" E 15.87 feet to a 1/2" steel pin found near corner of fence at the southwest corner of the said Yandow Revocable Trust, et al Tract 1 of 2.891 acres and the northwest corner of that 4.00 acre tract, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, described as 5.00 acres, save and except 1.00 acre, in a Warranty Deed With Vendor's Lien from Home-Tech Industries, Inc. to Chris Clark in Document No. 1999065455, Official Public Records of Travis County, Texas, for an interior corner of the herein described tract;

(2) THENENCE along or near the south line of the said Yandow Revocable Trust, et al Tract 1 of 2.891 acres, and with the most westerly north line of the said Clark 5.00 acres, save
and except 1.00 acre, and being also with the north line of that 1.00 acre tract, more or less, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, as described in a Warranty Deed With Vendor’s Lien from Home-Tech Industries, Inc. to Chris Clark in Document No. 1999028621, Official Public Records of Travis County, Texas, S 73°35’15” E at 334.94 feet passing a 1/2” steel pin with plastic cap found (RDS 4094) at the most westerly northeast corner of the said Clark 5.00 acres, save and except 1.00 acre, and the northwest corner of the said Clark 1.00 acre tract, more or less, at 851.97 feet passing a 1/2” steel pin with plastic cap found (RDS 4094), in all 852.40 feet to a calculated point in the west line of South Congress Avenue (US Highway No. 81) for the northeast corner of the said Clark 1.00 acre tract, more or less, and at or near the southeast corner of the said Yandow Revocable Trust, et al Tract 1 of 2.891 acres, for the most easterly northeast corner of the herein described tract;

(3)  THENCE with the west line of South Congress Avenue (US Highway No. 81) and the east line of the said Clark 1.00 acre tract, more or less, and the most easterly east line of the said Clark 5.00 acres, save and except 1.00 acre, S 16°15’40” W 285.99 feet to a calculated point for the southeast corner of the said Clark 5.00 acres, save and except 1.00 acre, and being at or near the northeast corner of that 7.528 acre tract, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, as described in a Warranty Deed With Vendor’s Lien from Marie Ormand, et al to Southside Storage, Inc. in Document No. 2006066202, Official Public Records of Travis County, Texas, for the most easterly southeast corner of the herein described tract;

(4)  THENCE with the south line of the said Clark 5.00 acres, save and except 1.00 acre and along or near the north line of the said Southside Storage, Inc. 7.528 acre tract, N 73°41’40” W at 0.54 of one foot passing a 3/4” iron pipe found, in all 408.38 feet to a calculated point for an interior corner of the herein described tract, and from which calculated point a 3/4” iron pipe found in the east line of the said Southside Storage, Inc. 7.495 acre tract and at the southeast corner of the said Clark 1.667 acre tract, said 3/4” iron pipe found being also the northwest corner of the said Southside Storage, Inc. 7.528 acre tract and the southwest corner of the said Clark 5.00 acres, save and except 1.00 acre, bears N 73°41’40” W 260.16 feet;

(5)  THENCE crossing the said Southside Storage, Inc. 7.528 acre tract, S 49°13’00” W 240.81 feet to a calculated point in the west line of the said Southside Storage, Inc. 7.528 acre tract and the east line of the said Southside Storage, Inc. 7.495 acre tract, for an interior corner of the herein described tract, and from which calculated point a 3/4” iron pipe found at an angle point in the west line of the said Southside Storage, Inc. 7.528 acre tract and the east line of the said Southside Storage, Inc. 7.495 acre tract, bears N 16°19’00” W 93.23 feet;

(6)  THENCE with the west line of the said Southside Storage, Inc. 7.528 acre tract and the east line of the said Southside Storage, Inc. 7.495 acre tract, S 16°19’00” E 427.39 feet to a calculated point for the southeast corner of the said Southside Storage, Inc. 7.495 acre tract, for the most southerly southeast corner of the herein described tract, and from which calculated point, a 1/2” steel pin with plastic cap found (Arpenteurs RPLS 4772) at the southwest corner of the said Southside Storage, Inc. 7.528 acre tract, bears S 16°19’00” E 291.23 feet;
THENCE along the most southerly south line of the said Southside Storage, Inc. 7.495 acre tract and the north line of that 7.7256 acre tract, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, as described in a Warranty Deed With Vendor’s Lien from Lendell Builder, Inc. to Mickey Rich Plumbing and Heating, Inc. in Volume 8855, Page 975, Real Property Records of Travis County, Texas, courses numbered 7 through 8 inclusive as follows:

(7)  N 60°26'05" W at 2.00 feet passing a 1/2" steel pin with plastic cap previously set as a reference point for the southeast corner of the said Southside Storage, Inc. 7.495 acre tract and the southeast corner of the herein described tract, at 27.36 feet passing a 1/2" steel pin found at the northeast corner of the said Mickey Rich Plumbing and Heating, Inc. 7.7256 acre tract, in all 271.80 feet to a 5/8" steel pin found;

(8)  N 60°48'00" W 294.37 feet to a calculated point for the most southerly southwest corner of the herein described tract, and from which calculated point a 1/2" steel pin found near corner of fence at the most southerly southwest corner of the said Southside Storage, Inc. 7.495 acre tract and the northwest corner of the said Mickey Rich Plumbing and Heating, Inc. 7.7256 acre tract, said 1/2" steel pin found being also in the east line of Lot 36, Block “A” (drainage and public utility easement), Parkridge Gardens, a subdivision of a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, of record in Document No. 200600394, Official Public (Plat) Records of Travis County, Texas, bears N 60°48’00” W 53.51 feet;

(9)  THENCE with a line fifty (50) feet east of and parallel with the west line of the said Southside Storage, Inc. 7.495 acre tract and the east line of said Lot 36, Block “A”, Parkridge Gardens, N 8°19’55” E 214.53 feet to a calculated point for an interior corner of the herein described tract;

(10) THENCE with a line fifty (50) feet north of and parallel with the most northerly south line of the said Southside Storage, Inc. 7.495 acre tract and a north line of said Lot 36, Block “A”, Parkridge Gardens, N 61°36’20” W 238.78 feet to a calculated point for the most westerly southwest corner of the herein described tract;

(11) THENCE with a line fifty (50) feet southeast of and parallel with the northwest line of the said Southside Storage, Inc. 7.495 acre tract and the northwest line of the said Clark 1.667 acre tract and being also fifty (50) feet southeast of and parallel with the southeast line of the said Henry A. Hubach 7.51 acre tract, N 45°20’55” E 540.59 feet to the POINT OF BEGINNING of the herein described tract, containing 11.921 acres of land.

Note: The plastic caps on the steel pins set are inscribed with “M & S 1838”.
Mettes and Bounds Description Prepared January 10, 2008
From A Survey Completed January 7, 2008

METCALFE & SANDERS, INC.
Land Surveyors

By:

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

FB 915, P 24-28 & DC
FB 875, P 50-60 & DC
Plan 2445
Ref: Plan 7506

Job No. 07248.01

REFERENCES:
TCAD PLAT MAP # 4-2809
PROPERTY ID NUMBER’S
512909, 512918, 512920 & 512922
AUSTIN GRID G-14

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SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS
OF 11.921 ACRES AND 1.183 ACRES
A PORTION OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
MADE FOR
SOUTHSIDE STORAGE, INC.
AND
CHRISS CLARK

LEGEND

DEED/REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS

DOCUMENT NO. OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS

SCALE 1" = 250'

NOTE:
A LEGAL DESCRIPTION OF 11.921 ACRES OF LAND
DESIGNED AS TRACT "A" AND A LEGAL DESCRIPTION
OF 1.183 ACRES OF LAND DESIGNATED AS TRACT "B"
WERE PREPARED TO ACCOMPANY THIS SKETCH.

SKETCH PREPARED JANUARY 15, 2008
METCALFE AND SANDERS, INC.
4800 SOUTH CONGRESS AVENUE
AUSTIN, TEXAS 78745

File name: C:\PROJECT\07248\ACAD\07248.DWG

Plot date: 01/15/2008
Tract "B"

William Cannon League Survey No. 19, Abstract No. 6
City of Austin, Travis County, Texas

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A SURVEY OF 1.183 ACRES OF LAND, A PORTION OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 1.183 ACRES OF LAND BEING A PORTION OF THE FOLLOWING TRACTS: A PORTION OF THAT 7.495 ACRE TRACT, A PORTION OF THE SAID WILLIAM CANNON LEAGUE SURVEY NO. 19, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED FROM WILLIAM B. HUBACH TO SOUTHSIDE STORAGE, INC. IN DOCUMENT NO. 2007178969, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF THAT 1.667 ACRE TRACT, A PORTION OF THE SAID WILLIAM CANNON LEAGUE SURVEY NO. 19, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A GENERAL WARRANTY DEED FROM SOUTHSIDE STORAGE, INC. TO CHRIS CLARK AND RONI CLARK IN DOCUMENT NO. 2007180704, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.183 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” steel pin found in concrete near corner of fence in the west line of that 2.891 acre tract, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, designated as Tract 1 and described in a General Warranty Deed from Asset Reverse Exchange, Inc. to The Mark S. Yandow and Sandra L. Yandow Revocable Trust and Paul F. Oliverio and Catherine A. Oliverio in Document No. 2007155766, Official Public Records of Travis County, Texas, and at the northeast corner of that 7.495 acre tract, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, as described in a Warranty Deed from William B. Hubach to Southside Storage, Inc. in Document No. 2007178969, Official Public Records of Travis County, Texas, said 1/2” steel pin found in concrete near corner of fence being also the northeast corner of that 1.667 acre tract, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, as described in a General Warranty Deed from Southside Storage, Inc. to Chris Clark and Roni Clark in Document No. 2007180704, Official Public Records of Travis County, Texas, and
the southeast corner of that 7.51 acre tract, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, as described in a Warranty Deed from William B. Hubach to Henry A. Hubach in Volume 6605, Page 2194, Deed Records of Travis County, Texas, for the POINT OF BEGINNING and northeast corner of the herein described tract;

(1) THENCE with the east line of the said Southside Storage, Inc. 7.495 acre tract and the west line of the said Yandow Revocable Trust, et al Tract 1 of 2.891 acres, and being also with the east line of the said Clark 1.667 acre tract, S 16°07'15" E 56.91 feet to a calculated point for the most northerly Southeast corner of the herein described tract;

(2) THENCE with a line fifty (50) feet southeast of and parallel with the northwest line of the said Southside Storage, Inc. 7.495 acre tract and the northwest line of the said Clark 1.667 acre tract and being also fifty (50) feet southeast of and parallel with the southeast line of the said Henry A. Hubach 7.51 acre tract, S 45°20'55" W 540.59 feet to a calculated point for an interior corner of the herein described tract;

(3) THENCE with a line fifty (50) feet north of and parallel with the most northerly south line of the said Southside Storage, Inc. 7.495 acre tract and a north line of Lot 36, Block "A" (drainage and public utility easement), Parkridge Gardens, a subdivision of a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, of record in Document No. 200600394, Official Public (Plat) Records of Travis County, Texas, S 61°36'20" E 238.78 feet to a calculated point for the most southerly northeast corner of the herein described tract;

(4) THENCE with a line fifty (50) feet east of and parallel with the west line of the said Southside Storage, Inc. 7.495 acre tract and the east line of said Lot 36, Block "A", Parkridge Gardens, S 8°19'55" W 214.53 feet to a calculated point in the most southerly south line of the said Southside Storage, Inc. 7.495 acre tract and in the north line of that 7.7256 acre tract, a portion of the said William Cannon League Survey No. 19, in the City of Austin, Travis County, Texas, as described in a Warranty Deed With Vendor's Lien from Lendell Builder, Inc. to Mickey Rich Plumbing and Heating, Inc. in Volume 8855, Page 975, Real Property Records of Travis County, Texas, for the southeast corner of the herein described tract;

(5) THENCE with the most southerly south line of the said Southside Storage, Inc. 7.495 acre tract and being also with the north line of the said Mickey Rich Plumbing and Heating, Inc. 7.7256 acre tract, N 60°48'00" W 53.51 feet to a 1/2" steel pin found near corner of fence at the most southerly southwest corner of the said Southside Storage, Inc. 7.495 acre tract and the northwest corner of the said Mickey Rich Plumbing and Heating, Inc. 7.7256 acre tract, said 1/2" steel pin found being also in the east line of said Lot 36, Block "A", Parkridge Gardens, for the most southerly southwest corner of the herein described tract;

(6) THENCE with the most southerly west line of the said Southside Storage, Inc. 7.495 acre tract and along the east line of said Lot 36, Block "A", Parkridge Gardens,
Tract "B"-1.183 Ac., Pg. 3

N 8°19'55" E 160.49 feet to a 1/2" steel pin found near corner of fence at an interior corner of the said Southside Storage, Inc. 7.495 acre tract and the northeast corner of said Lot 36, Block "A", Parkridge Gardens, for an interior corner of the herein described tract;

(7)  THENCE with the most northerly south line of the said Southside Storage, Inc. 7.495 acre tract and the north line of said Lot 36, Block "A", Parkridge Gardens, N 61°36'20" W 271.33 feet to a 1/2" steel pin found in concrete at corner of fence at the most northerly southwest corner of the said Southside Storage, Inc. 7.495 acre tract and the southeast corner of the said Henry A. Hubach 7.51 acre tract, for the most northerly southwest corner of the herein described tract;

(8)  THENCE with the northwest line of the said Southside Storage, Inc. 7.495 acre tract and the northwest line of the said Clark 1.667 acre tract and being also with the southeast line of the said Henry A. Hubach 7.51 acre tract, N 45°20'55" E 635.29 feet to the POINT OF BEGINNING of the herein described tract, containing 1.183 acres of land.

Metes and Bounds Description Prepared January 10, 2008
From A Survey Completed January 7, 2008

METCALFE & SANDERS, INC.
Land Surveyors

By: George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

REFERENCES:
TCAD PLAT MAP # 4-2809
PROPERTY ID NUMBER 512909
AUSTIN GRID G-14

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SKETCH TO ACCOMPANY LEGAL DESCRIPTIONS
OF 11.921 ACRES AND 1.183 ACRES
A PORTION OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
MADE FOR
SOUTHSIDE STORAGE, INC.
AND
CHRIS CLARK

LEGEND

DEED/REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS

DOCUMENT NO. OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS

SCALE 1" = 250'

NOTE:
A LEGAL DESCRIPTION OF 11.921 ACRES OF LAND
DESIGNATED AS TRACT "A" AND A LEGAL DESCRIPTION
OF 1.183 ACRES OF LAND DESIGNATED AS TRACT "B"
WERE PREPARED TO ACCOMPANY THIS SKETCH.

SKETCH PREPARED JANUARY 15, 2008
METCALFE AND SANDERS, INC.
4800 SOUTH CONGRESS AVENUE
AUSTIN, TEXAS 78745