

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

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**  
2 **PROPERTY LOCATED AT 8219 BURLESON ROAD AND CHANGING THE**  
3 **ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO**  
4 **LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO)**  
5 **COMBINING DISTRICT FOR TRACT ONE AND GENERAL COMMERCIAL**  
6 **SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING**  
7 **DISTRICT FOR TRACT TWO.**

8  
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district on the property described in Zoning Case No. C14-2008-0020, on  
13 file at the Neighborhood Planning and Zoning Department, as follows:

14  
15 Tract One: From interim rural residence (I-RR) district to limited industrial  
16 services-conditional overlay (LI-CO) combining district.

17  
18 A 72.470 acre tract of land, more or less, out of the Santiago del Valle Grant in  
19 Travis County, the tract of land being more particularly described by metes and  
20 bounds in Exhibit "A" incorporated into this ordinance, and;

21  
22 Tract Two: From interim rural residence (I-RR) district to general commercial  
23 services-mixed use-conditional overlay (CS-MU-CO) combining district.

24  
25 A 46.205 acre tract of land, more or less, out of the Santiago del Valle Grant in  
26 Travis County, the tract of land being more particularly described by metes and  
27 bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

28  
29 locally known as 8219 Burleson Road, in the City of Austin, Travis County, Texas, and  
30 generally identified in the map attached as Exhibit "C".

31  
32 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
33 established by this ordinance is subject to the following conditions:

34  
35 A. The following uses are prohibited uses of Tract One:

36 Basic industry

Resource extraction

37 Scrap and salvage

Vehicle storage

1  
2 B. A vehicle storage use is a prohibited use of Tract Two.  
3

4 C. A 200-foot wide buffer zone shall be established and maintained between  
5 property developed with a multifamily residential use and the following uses:  
6

7 Light manufacturing

General warehousing & distribution

8  
9 The 200-foot buffer zone shall be measured from a building developed with a  
10 multifamily residential use to a building with a commercial, industrial, or civic  
11 use.  
12

13 Improvements permitted within the buffer zone are limited to drainage,  
14 underground utility improvements or those improvements that may be  
15 otherwise required by the City of Austin or specifically authorized in this  
16 ordinance.  
17

18 D. A 100-foot wide buffer zone shall be established and maintained between  
19 property developed with a multifamily residential use and the following uses:  
20

21 Agricultural sales and services

Custom manufacturing

22 Construction sales and services

Equipment repair services

23 Equipment sales

Limited warehousing & distribution

24 Maintenance service facilities

Postal facilities (exceeding 10,000 sq. ft.)

25 Research services

Research assembly services

26 Research testing services

Research warehousing services  
27

28 The 100-foot buffer zone shall be measured from a building developed with a  
29 multifamily residential use to a building with a commercial, industrial, or civic  
30 use.  
31

32 Improvements permitted within the buffer zone are limited to drainage,  
33 underground utility improvements or those improvements that may be  
34 otherwise required by the City of Austin or specifically authorized in this  
35 ordinance.  
36

37 Except as specifically restricted under this ordinance, the Property may be developed and  
38 used in accordance with the regulations established for the respective base districts, the  
39 mixed use (MU) combining district, and other applicable requirements of the City Code.  
40

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  
15 City Attorney

Shirley A. Gentry  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

C14-2008-0020  
TRACT 1  
Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

Exhibit "A"

Thomas and Dorothy Crews Partners, Ltd. to  
City of Austin  
(Airport Overlay parcel)

**72.470 ACRE SITE  
SANTIAGO DEL VALLE GRANT**

A DESCRIPTION OF 72.470 ACRES (APPROXIMATELY 3,156,811 S.F.) IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, SUNDBERG ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200400334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THOMAS AND DOROTHY CREWS PARTNERS, LTD. IN A WARRANTY DEED DATED AUGUST 23, 1995, OF RECORD IN VOLUME 12510, PAGE 1305 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 72.470 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with plastic "Bury & Partners" cap found at the northeast corner of said Lot 1, same being in the west right-of-way line of U.S. Highway 183 (right-of-way width varies), also being an angle point in the south right-of-way line of Burleson Road (90' right-of-way width);

**THENCE** South 12°23'10" West, with the west right-of-way line of U.S. Highway 183, same being the east line of Lot 1, at a distance of 1735.65 passing a 1/2" rebar with plastic "Bury & Partners" cap found, and continuing for a total distance of 1744.79 feet to a calculated point for the north edge of the stream bed of Onion Creek, same being the southeast corner of Lot 1, from which a concrete highway monument found bears South 12°23'10" West, a distance of 524.34 feet;

**THENCE** with the meanders of the north edge of the stream bed of Onion Creek, same being the south line of Lot 1, approximately along the following seven (7) courses and distances:

1. North 58°07'36" West, a distance of 80.42 feet to a calculated point;
2. North 21°16'26" West, a distance of 104.46 feet to a calculated point;
3. North 49°10'52" West, a distance of 126.86 feet to a calculated point;

4. North 66°53'51" West, a distance of 512.48 feet to a calculated point;
5. North 75°32'55" West, a distance of 160.21 feet to a calculated point;
6. North 83°46'13" West, a distance of 227.53 feet to a calculated point;
7. North 76°17'41" West, a distance of 190.45 feet to a calculated point;

**THENCE** crossing Lot 1, the following twenty-eight (28) courses and distances:

1. North 00°53'04" East, a distance of 90.17 feet to a calculated point;
2. North 00°05'41" East, a distance of 141.11 feet to a calculated point;
3. North 11°15'05" East, a distance of 89.66 feet to a calculated point;
4. North 09°17'13" West, a distance of 75.16 feet to a calculated point;
5. North 03°36'47" East, a distance of 159.15 feet to a calculated point;
6. North 13°06'33" East, a distance of 17.48 feet to a calculated point;
7. North 02°48'17" East, a distance of 81.03 feet to a calculated point;
8. North 05°43'48" East, a distance of 137.84 feet to a calculated point;
9. North 04°43'41" East, a distance of 93.38 feet to a calculated point;
10. North 03°02'04" East, a distance of 96.93 feet to a calculated point;
11. North 02°03'10" East, a distance of 130.23 feet to a calculated point;
12. North 01°31'26" East, a distance of 149.09 feet to a calculated point;
13. North 01°30'51" East, a distance of 158.89 feet to a calculated point;
14. North 02°39'47" East, a distance of 10.04 feet to a calculated point;
15. North 01°47'56" East, a distance of 141.18 feet to a calculated point;
16. North 00°55'57" East, a distance of 129.00 feet to a calculated point;
17. North 00°27'51" East, a distance of 143.92 feet to a calculated point;
18. North 00°15'31" East, a distance of 155.11 feet to a calculated point;

19. North  $11^{\circ}12'38''$  East, a distance of 26.39 feet to a calculated point;
20. North  $09^{\circ}58'40''$  West, a distance of 25.58 feet to a calculated point;
21. North  $01^{\circ}20'10''$  East, a distance of 160.05 feet to a calculated point;
22. North  $11^{\circ}32'05''$  East, a distance of 23.33 feet to a calculated point;
23. North  $09^{\circ}53'38''$  West, a distance of 20.36 feet to a calculated point;
24. North  $02^{\circ}21'58''$  East, a distance of 112.99 feet to a calculated point;
25. North  $00^{\circ}21'05''$  East, a distance of 114.06 feet to a calculated point;
26. North  $11^{\circ}18'36''$  East, a distance of 7.14 feet to a calculated point;
27. North  $09^{\circ}43'39''$  West, a distance of 8.28 feet to a calculated point;
28. North  $00^{\circ}35'20''$  East, a distance of 145.09 feet to a calculated point in the north line of Lot 1, same being the south right-of-way line of Burleson Road, from which a  $1/2''$  rebar with aluminum cap found at the northwest corner of Lot 1 bears North  $48^{\circ}06'45''$  West, a distance of 180.02 feet;

**THENCE** with the south right-of-way line of Burleson Road, same being the north line of Lot 1, the following four (4) courses and distances:

1. South  $48^{\circ}06'45''$  East, a distance of 818.21 feet to an "X" scribed in concrete found;
2. South  $47^{\circ}32'03''$  East, a distance of 1115.01 feet to a  $1/2''$  rebar with aluminum cap found;
3. With a curve to the left, having radius of 371.38 feet, a delta angle of  $11^{\circ}11'06''$ , an arc length of 72.50 feet, and a chord which bears South  $52^{\circ}57'32''$  East, a distance of 72.38 feet to a calculated point;

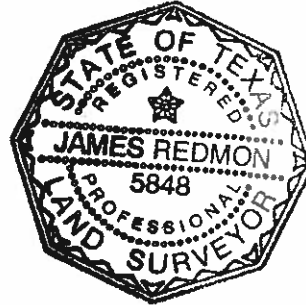
4. South  $17^{\circ}43'29''$  East, a distance of 128.36 feet to the **POINT OF BEGINNING**, containing 72.470 acres of land, more or less.

Surveyed on the ground December 18, 2007. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 229-014-AO1.



James Redmon  
Registered Professional Land Surveyor  
State of Texas No. 5848

1-21-08



#### REFERENCES

TCAD Parcel #03-3121-0101  
Austin Grid map L-14, L-15

SKETCH TO ACCOMPANY A DESCRIPTION OF 72.470 ACRES (APPROXIMATELY 3,156,811 S.F.) IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, SUNDBERG ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200400334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THOMAS AND DOROTHY CREWS PARTNERS, LTD. IN A WARRANTY DEED DATED AUGUST 23, 1995, OF RECORD IN VOLUME 12510, PAGE 1305 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
No.	BEARING	LENGTH
L1	S12°23'10"W	1744.79'
L2	N58°07'36"W	80.42'
L3	N21°16'26"W	104.46'
L4	N49°10'52"W	126.86'
L5	N66°53'51"W	512.48'
L6	N75°32'55"W	160.21'
L7	N83°46'13"W	227.53'
L8	N76°17'41"W	190.45'
L9	N00°53'04"E	90.17'
L10	N00°05'41"E	141.11'
L11	N11°15'05"E	89.66'
L12	N09°17'13"W	75.16'
L13	N03°36'47"E	159.15'
L14	N13°06'33"E	17.48'
L15	N02°48'17"E	81.03'
L16	N05°43'48"E	137.84'
L17	N04°43'41"E	93.38'
L18	N03°02'04"E	96.93'
L19	N02°03'10"E	130.23'
L20	N01°31'26"E	149.09'

LINE TABLE		
No.	BEARING	LENGTH
L21	N01°30'51"E	158.89'
L22	N02°39'47"E	10.04'
L23	N01°47'56"E	141.18'
L24	N00°55'57"E	129.00'
L25	N00°27'51"E	143.92'
L26	N00°15'31"E	155.11'
L27	N11°12'38"E	26.39'
L28	N09°58'40"W	25.58'
L29	N01°20'10"E	160.05'
L30	N11°32'05"E	23.33'
L31	N09°53'38"W	20.36'
L32	N02°21'58"E	112.99'
L33	N00°21'05"E	114.06'
L34	N11°18'36"E	7.14'
L35	N09°43'39"W	8.28'
L36	N00°35'20"E	145.09'
L37	S48°06'45"E	818.21'
L38	S47°32'03"E	1115.01'
L39	S17°43'29"E	128.36'

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	11°11'06"	371.38'	36.36'	72.50'	72.38'	S52°57'32"E	(S53°07'37"E 72.12')

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93  
HARN VALUES FROM LCRA CONTROL NETWORK.

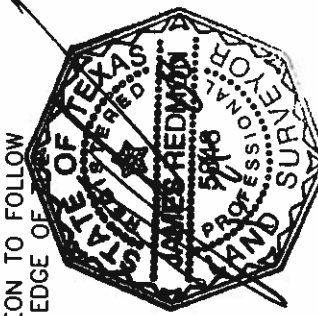
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 229-014-A01

Chaparral

LEGEND

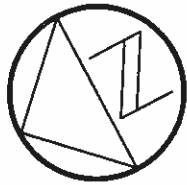
- 1/2" REBAR FOUND
- BURY● 1/2" REBAR WITH PLASTIC "BURY & PARTNERS" CAP FOUND
- ALUM● 1/2" REBAR WITH ALUMINUM CAP FOUND
- CONC. HIGHWAY MON. FOUND
- ⊗ "X" SCRIBED IN CONCRETE FOUND
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING

BOUNDARY NOTE: THE PLAT OF SUNDBERG ESTATES SHOWS THE SOUTH BOUNDARY LINE OF LOT 1, SUNDBERG ESTATES, RUNNING WITH THE MEANDERS OF THE CENTERLINE OF UNION CREEK, HOWEVER, BY TEXAS STATUTE, PERENNIAL STREAM BEDS WITHIN SPANISH LAND GRANTS REMAIN WITH THE SOVEREIGN. IN ACCORDANCE WITH TEXAS STATUTE, THE SOUTH LINE OF THE SUBJECT TRACT IS SHOWN HEREON TO FOLLOW THE MEANDERS OF THE NORTH EDGE OF THE STREAM BED OF UNION CREEK.



DATE OF SURVEY: 12/18/2007  
PLOT DATE: 1/18/2008  
DRAWING NO.: 229-014-A01  
PROJECT NO.: 229-014  
SHEET 1 OF 4





1"=200'

NORWOOD LANE  
(50' R.O.W. WIDTH)

BURLESON ROAD  
(90' R.O.W. WIDTH)

L38  
(S47°31'27"E 1115.24')

L37  
(S48°06'44"E 998.20')

N48°06'45"W  
180.02'

ALUM

L36

L35

L34

L33

L32

L31

L30

L29

L28

L27

L26

L25

L24

L23

L22

L21

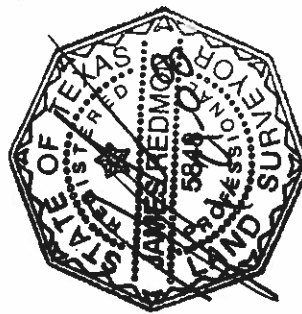
72.470 ACRES

(APPROX. 3,156,811 S.F.)

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

75.81 ACRES  
DEAN WORD COMPANY  
11955/696



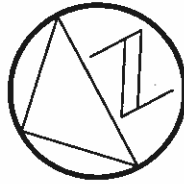
DATE OF SURVEY: 12/18/2007  
PLOT DATE: 1/18/2008  
DRAWING NO.: 229-014-A01  
PROJECT NO.: 229-014  
SHEET 2 OF 4

Chaparral

U.S. HIGHWAY 183  
(R.O.W. WIDTH VARIES)

L1  
1735.65'  
(S12°23'04"W 1735.63')

DATE OF SURVEY: 12/18/2007  
PLOT DATE: 1/18/2008  
DRAWING NO.: 229-014-A01  
PROJECT NO.: 229-014  
SHEET 3 OF 4



1"=200'

BURLESON ROAD  
L38 (90' R.O.W. WIDTH)  
(S47°31'27"E 1115.24')

L39  
(S17°43'08"E 128.40')

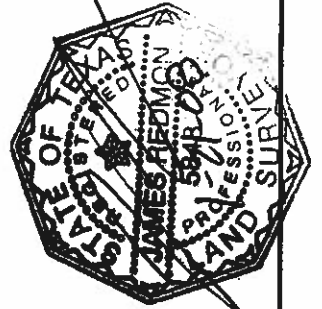
P.O.B.

BURY

ALUM C1

72.470 ACRES  
(APPROX. 3,156,811 S.F.)

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334



LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

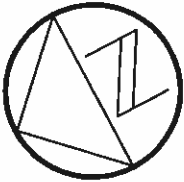
L24 L23 L22 L21 L20 L19 L18 L17 L16

Chaparral

OLD COLTON-  
CREEDMORE ROAD  
(R.O.W. WIDTH VARIES)

U.S. HIGHWAY 183  
(R.O.W. WIDTH VARIES)

L1  
1735.65'  
(S12°23'04"W 1735.63')



1"=200'

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

72.470 ACRES  
(APPROX. 3,156,811 S.F.)

MEANDERS OF  
NORTH EDGE OF  
STREAM BED

L2  
9.14'

S12°23'10"W  
524.34'

L3

L4

L5

L6

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

DATE OF SURVEY: 12/18/2007  
PLOT DATE: 1/18/2008  
DRAWING NO.: 229-014-A01  
PROJECT NO.: 229-014  
SHEET 4 OF 4

Chaparral



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

C14-2008-0020  
TRACT 2

Exhibit "8"

Thomas and Dorothy Crews Partners, Ltd. to  
City of Austin  
(non Airport Overlay parcel)

**46.205 ACRE SITE  
SANTIAGO DEL VALLE GRANT**

A DESCRIPTION OF 46.205 ACRES (APPROXIMATELY 2,012,707 S.F.) IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, SUNDBERG ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200400334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THOMAS AND DOROTHY CREWS PARTNERS, LTD. IN A WARRANTY DEED DATED AUGUST 23, 1995, OF RECORD IN VOLUME 12510, PAGE 1305 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 46.205 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with aluminum cap found at the northwest corner of said Lot 1, same being the northeast corner of a 75.81 acre tract described in a deed of record in Volume 11955, Page 696 of the Real Property Records of Travis County, Texas, also being in the south right-of-way line of Burleson Road (90' right-of-way width);

**THENCE** South 48°06'45" East, with the north line of Lot 1, same being the south right-of-way line of Burleson Road, a distance of 180.02 feet to a calculated point, from which an "X scribed in concrete found at an angle point in the aforementioned line bears South 48°06'45" East, a distance of 818.21 feet;

**THENCE** crossing Lot 1, the following twenty-eight (28) courses and distances:

1. South 00°35'20" West, a distance of 145.09 feet to a calculated point;
2. South 09°43'39" East, a distance of 8.28 feet to a calculated point;
3. South 11°18'36" West, a distance of 7.14 feet to a calculated point;
4. South 00°21'05" West, a distance of 114.06 feet to a calculated point;
5. South 02°21'58" West, a distance of 112.99 feet to a calculated point;

6. South 09°53'38" East, a distance of 20.36 feet to a calculated point;
7. South 11°32'05" West, a distance of 23.33 feet to a calculated point;
8. South 01°20'10" West, a distance of 160.05 feet to a calculated point;
9. South 09°58'40" East, a distance of 25.58 feet to a calculated point;
10. South 11°12'38" West, a distance of 26.39 feet to a calculated point;
11. South 00°15'31" West, a distance of 155.11 feet to a calculated point;
12. South 00°27'51" West, a distance of 143.92 feet to a calculated point;
13. South 00°55'57" West, a distance of 129.00 feet to a calculated point;
14. South 01°47'56" West, a distance of 141.18 feet to a calculated point;
15. South 02°39'47" West, a distance of 10.04 feet to a calculated point;
16. South 01°30'51" West, a distance of 158.89 feet to a calculated point;
17. South 01°31'26" West, a distance of 149.09 feet to a calculated point;
18. South 02°03'10" West, a distance of 130.23 feet to a calculated point;
19. South 03°02'04" West, a distance of 96.93 feet to a calculated point;
20. South 04°43'41" West, a distance of 93.38 feet to a calculated point;
21. South 05°43'48" West, a distance of 137.84 feet to a calculated point;
22. South 02°48'17" West, a distance of 81.03 feet to a calculated point;
23. South 13°06'33" West, a distance of 17.48 feet to a calculated point;
24. South 03°36'47" West, a distance of 159.15 feet to a calculated point;
25. South 09°17'13" East, a distance of 75.16 feet to a calculated point;
26. South 11°15'05" West, a distance of 89.66 feet to a calculated point;
27. South 00°05'41" West, a distance of 141.11 feet to a calculated point;

28. South  $00^{\circ}53'04''$  West, a distance of 90.17 feet to a calculated point for the north edge of the stream bed of Onion Creek;

**THENCE** with the meanders of the north edge of the stream bed of Onion Creek, same being the south line of Lot 1, approximately along the following five (5) courses and distances:

1. North  $76^{\circ}17'41''$  West, a distance of 231.32 feet to a calculated point;
2. South  $75^{\circ}54'06''$  West, a distance of 84.76 feet to a calculated point;
3. North  $74^{\circ}20'24''$  West, a distance of 415.91 feet to a calculated point;
4. North  $25^{\circ}50'55''$  West, a distance of 135.04 feet to a calculated point;
5. North  $83^{\circ}01'37''$  West, a distance of 551.60 feet to a calculated point for the southwest corner of Lot 1, same being the southeast corner of the said 75.81 acre tract;

**THENCE** with the west line of Lot 1, same being the east line of the 75.81 acre tract, the following three (3) courses and distances:

1. North  $27^{\circ}34'13''$  East, a distance of 1013.44 feet to a 1/2" rebar found;
2. North  $27^{\circ}03'13''$  East, a distance of 798.80 feet to a 1/2" rebar with plastic "Bury & Partners" cap found;
3. North  $28^{\circ}06'09''$  East, a distance of 919.45 feet to the **POINT OF BEGINNING**, containing 46.205 acres of land, more or less.

Surveyed on the ground December 18, 2007. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 229-014-AO2.

  
James Redmon  
Registered Professional Land Surveyor  
State of Texas No. 5848

1-21-08



REFERENCES  
TCAD Parcel #03-3121-0101  
Austin Grid map L-14, L-15

SKETCH TO ACCOMPANY A DESCRIPTION OF 46.205 ACRES (APPROXIMATELY 2,012.707 S.F.) IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, SUNDBERG ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200400334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THOMAS AND DOROTHY CREWS PARTNERS, LTD. IN A WARRANTY DEED DATED AUGUST 23, 1995, OF RECORD IN VOLUME 12510, PAGE 1305 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

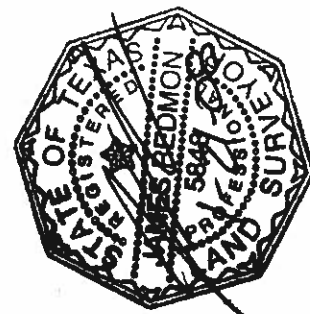
LINE TABLE		
No.	BEARING	LENGTH
L1	S48°06'45"E	180.02'
L2	S00°35'20"W	145.09'
L3	S09°43'39"E	8.28'
L4	S11°18'36"W	7.14'
L5	S00°21'05"W	114.06'
L6	S02°21'58"W	112.99'
L7	S09°53'38"E	20.36'
L8	S11°32'05"W	23.33'
L9	S01°20'10"W	160.05'
L10	S09°58'40"E	25.58'
L11	S11°12'38"W	26.39'
L12	S00°15'31"W	155.11'
L13	S00°27'51"W	143.92'
L14	S00°55'57"W	129.00'
L15	S01°47'56"W	141.18'
L16	S02°39'47"W	10.04'
L17	S01°30'51"W	158.89'
L18	S01°31'26"W	149.09'
L19	S02°03'10"W	130.23'
L20	S03°02'04"W	96.93'

LINE TABLE		
No.	BEARING	LENGTH
L21	S04°43'41"W	93.38'
L22	S05°43'48"W	137.84'
L23	S02°48'17"W	81.03'
L24	S13°06'33"W	17.48'
L25	S03°36'47"W	159.15'
L26	S09°17'13"E	75.16'
L27	S11°15'05"W	89.66'
L28	S00°05'41"W	141.11'
L29	S00°53'04"W	90.17'
L30	N76°17'41"W	231.32'
L31	S75°54'06"W	84.76'
L32	N74°20'24"W	415.91'
L33	N25°50'55"W	135.04'
L34	N83°01'37"W	551.60'
L35	N27°34'13"E	1013.44'
L36	N27°03'13"E	798.80'
L37	N28°06'09"E	919.45'

# LEGEND

- 1/2" REBAR FOUND
- BURY● 1/2" REBAR WITH PLASTIC "BURY & PARTNERS" CAP FOUND
- ALUM● 1/2" REBAR WITH ALUMINUM CAP FOUND
- ☒ "X" SCRIBED IN CONCRETE FOUND
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING

BOUNDARY NOTE: THE PLAT OF SUNDBERG ESTATES SHOWS THE SOUTH BOUNDARY LINE OF LOT 1, SUNDBERG ESTATES, RUNNING WITH THE MEANDERS OF THE CENTERLINE OF UNION CREEK, HOWEVER, BY TEXAS STATUTE, PERENNIAL STREAM BEDS WITHIN SPANISH LAND GRANTS REMAIN WITH THE SOVEREIGN. IN ACCORDANCE WITH TEXAS STATUTE, THE SOUTH LINE OF THE SUBJECT TRACT IS SHOWN HEREON TO FOLLOW THE MEANDERS OF THE NORTH EDGE OF THE STREAM BED OF UNION CREEK.



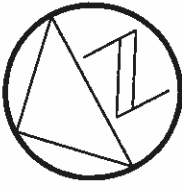
BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93  
HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 229-014-AO2

DATE OF SURVEY: 12/18/2007  
PLOT DATE: 1/21/2008  
DRAWING NO.: 229-014-AO2  
PROJECT NO.: 229-014  
SHEET 1 OF 3

Chaparral

NORWOOD LANE  
(50' R.O.W. WIDTH)



1"=200'

BURLESON ROAD  
(90' R.O.W. WIDTH)

(S48°06'44"E 998.20')  
S48°06'45"E  
818.21'

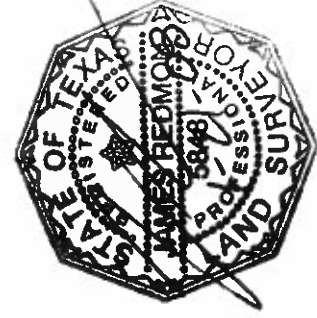
L1  
P.O.B.  
ALUM

(N28°06'04"E 919.53')  
L37

75.81 ACRES  
DEAN WORD COMPANY  
11955/696

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334



46.205 ACRES  
(APPROX. 2,012,707 S.F.)

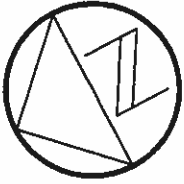
(N27°01'22"E 798.41')  
L36

BURY

DATE OF SURVEY: 12/18/2007  
PLOT DATE: 1/21/2008  
DRAWING NO.: 229-014-A02  
PROJECT NO.: 229-014  
SHEET 2 OF 3

Chaparral





1"=200'

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

DATE OF SURVEY: 12/18/2007  
PLOT DATE: 1/21/2008  
DRAWING NO.: 229-014-A02  
PROJECT NO.: 229-014  
SHEET 3 OF 3

L18

L19

L20

L21

L22

L23

L24

L25

L26

L27

L28

L29

L30

ONION CREEK

L32

L33

L34

MEANDERS OF  
NORTH EDGE OF  
STREAM BED

46.205 ACRES  
(APPROX. 2,012,707 S.F.)

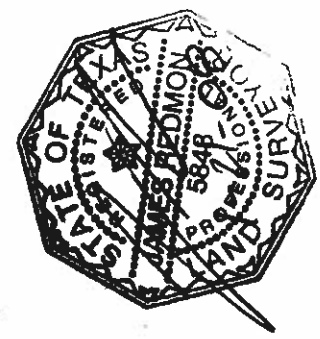
(N27°0

L36

(N27°32'22"E 1066.54')

L35

75.81 ACRES  
DEAN WORD COMPANY  
11955/696



Chaparral

UNDEV  
LI-CO-NP

UNDEV

86-89 OFFICE  
UNDEV 95-6  
OFC-WHSE

LI-CO-NP  
OFFICE-WAREHOUSE

SP94-88C

03-0039

86-141

86-141

OFFICE

WLO-NP

CS-MU-CO-NP

03-0013

MH

MH

MH

MH

CS-MU-CO-NP

CS-NP

03-0013

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TRACT 2

TRACT 1

214-03-016  
KRR

214-03-016

UNDEV

UNDEV

UNDEV

UNDEV

UNDEV

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UNDEV

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UNDEV




UNDEV

UNDEV

UNDEV

ZONING EXHIBIT C

ZONING CASE#: C14-2008-0020  
ADDRESS: 8219 BURLESON RD  
SUBJECT AREA: 118.676 ACRES  
GRID: L14-15  
MANAGER: W. RHOADES

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

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'

**RESTRICTIVE COVENANT**

**OWNERS:** Sundberg Farm Limited Partnership, a Texas limited partnership  
Sundberg C&C Partners, Ltd., a Texas limited partnership  
Ralph and Olga Schneider Family Partnership, a Texas general partnership  
Joan Elaine Frensley Smith, an individual  
Robert Carl Wolter, an individual

**ADDRESS:** See Below

**CONSIDERATION:** Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

**PROPERTY:** A 72.470 acre tract of land, more or less, and a 46.205 acre tract of land, more or less, out of the Santiago Del Valle Grant, Travis County, the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this covenant.

WHEREAS, the Owners of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owners of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owners of the Property, its successors and assigns.

1. 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 the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by Alliance Transportation Group, Inc., dated February 27, 2008, or as amended and approved by the Director of the Watershed Protection and Development Review Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated August 7, 2008. The TIA shall be kept on file at the Watershed Protection and Development Review Department.
2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.

4. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.
6. This agreement may be executed in any number of counterparts, each of which is deemed to be an original, and all of which are identical.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

**OWNERS:**

**Sundberg Farm Limited Partnership  
a Texas limited partnership**

**Sundberg C&C Partners, Ltd.,  
a Texas limited partnership**

**Ralph and Olga Schneider Family Partnership,  
a Texas general partnership**

**Joan Elaine Frensley Smith**

**Robert Carl Wolter**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Assistant City Attorney  
City of Austin

(SIGNATURE AND ACKNOWLEDGEMENT PAGES TO FOLLOW)

SIGNATURE PAGE FOR  
SUNDBERG FARM LIMITED PARTNERSHIP

**Sundberg Farm Limited Partnership,  
a Texas limited partnership**

By: \_\_\_\_\_  
Marvin E. Chernosky,  
General Partner

By: \_\_\_\_\_  
Jean Hancock Chernosky,  
General Partner

Date: \_\_\_\_\_

Address: 101 Westcott, Suite 702,  
Houston, Texas 77007

THE STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2008, by Marvin E. Chernosky, general partner, on behalf of Sundberg Farm Limited Partnership, a Texas limited partnership.

\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2008, by Jean Hancock Chernosky, general partner, on behalf of Sundberg Farm Limited Partnership, a Texas limited partnership.

\_\_\_\_\_  
Notary Public, State of Texas

SIGNATURE PAGE FOR  
SUNDBERG C&C PARTNERS

**Sundberg C&C Partners, Ltd.,  
a Texas limited partnership**

By: Travis CMK Corporation,  
its sole general partner

By: \_\_\_\_\_  
Camille C. Mealy,  
President

Date: \_\_\_\_\_

Address: 3733 Plumb,  
Houston, Texas 77005

**THE STATE OF TEXAS           §**

**COUNTY OF \_\_\_\_\_ §**

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2008, by Camille C. Mealy, President of Travis CMK corporation, a Texas corporation, general partner of Sundberg C&C Partners, Ltd., a Texas limited partnership, on behalf of the corporation and the partnership.

\_\_\_\_\_  
Notary Public, State of Texas

SIGNATURE PAGE FOR  
RALPH AND OLGA SCHNEIDER FAMILY PARTNERSHIP

**Ralph and Olga Schneider Family Partnership,  
a Texas general partnership**

By: \_\_\_\_\_  
Eleanor L. Schneider,  
Managing Partner

Date: \_\_\_\_\_

Address: 5 Green Lanes,  
Austin, Texas 78703

**THE STATE OF TEXAS           §**

**COUNTY OF TRAVIS           §**

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2008, by Eleanor L. Schneider, Managing Partner, on behalf of the Ralph and Olga Schneider Family Partnership, a Texas general partnership.

\_\_\_\_\_  
Notary Public, State of Texas

SIGNATURE PAGE FOR  
JOAN ELAINE FRENSLEY SMITH

\_\_\_\_\_  
Joan Elaine Frensley Smith

Date: \_\_\_\_\_

Address: 4033 Grassmere,  
Dallas, Texas 75205

THE STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_,  
2008, by Joan Elaine Frensley Smith.

\_\_\_\_\_  
Notary Public, State of Texas



SIGNATURE PAGE FOR  
ROBERT CARL WOLTER

\_\_\_\_\_  
Robert Carl Wolter

Date: \_\_\_\_\_

Address: 615 Upper North Broadway  
Wells Fargo Tower, Suite 1100  
Corpus Christi, Texas 78477

**THE STATE OF TEXAS** §

**COUNTY OF** \_\_\_\_\_ §

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_,  
2008, by Robert Carl Wolter.

\_\_\_\_\_  
Notary Public, State of Texas

**After Recording, Please Return to:**  
**City of Austin**  
**Department of Law**  
**P. O. Box 1088**  
**Austin, Texas 78767**  
**Attention: Diana Minter, Paralegal**



**Professional Land Surveying, Inc.  
Surveying and Mapping**

**TRACT I**  
Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

Exhibit "A"

Thomas and Dorothy Crews Partners, Ltd. to  
City of Austin  
(Airport Overlay parcel)

**72.470 ACRE SITE  
SANTIAGO DEL VALLE GRANT**

A DESCRIPTION OF 72.470 ACRES (APPROXIMATELY 3,156,811 S.F.) IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, SUNDBERG ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200400334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THOMAS AND DOROTHY CREWS PARTNERS, LTD. IN A WARRANTY DEED DATED AUGUST 23, 1995, OF RECORD IN VOLUME 12510, PAGE 1305 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 72.470 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with plastic "Bury & Partners" cap found at the northeast corner of said Lot 1, same being in the west right-of-way line of U.S. Highway 183 (right-of-way width varies), also being an angle point in the south right-of-way line of Burleson Road (90' right-of-way width);

**THENCE** South 12°23'10" West, with the west right-of-way line of U.S. Highway 183, same being the east line of Lot 1, at a distance of 1735.65 passing a 1/2" rebar with plastic "Bury & Partners" cap found, and continuing for a total distance of 1744.79 feet to a calculated point for the north edge of the stream bed of Onion Creek, same being the southeast corner of Lot 1, from which a concrete highway monument found bears South 12°23'10" West, a distance of 524.34 feet;

**THENCE** with the meanders of the north edge of the stream bed of Onion Creek, same being the south line of Lot 1, approximately along the following seven (7) courses and distances:

1. North 58°07'36" West, a distance of 80.42 feet to a calculated point;
2. North 21°16'26" West, a distance of 104.46 feet to a calculated point;
3. North 49°10'52" West, a distance of 126.86 feet to a calculated point;

4. North  $66^{\circ}53'51''$  West, a distance of 512.48 feet to a calculated point;
5. North  $75^{\circ}32'55''$  West, a distance of 160.21 feet to a calculated point;
6. North  $83^{\circ}46'13''$  West, a distance of 227.53 feet to a calculated point;
7. North  $76^{\circ}17'41''$  West, a distance of 190.45 feet to a calculated point;

**THENCE** crossing Lot 1, the following twenty-eight (28) courses and distances:

1. North  $00^{\circ}53'04''$  East, a distance of 90.17 feet to a calculated point;
2. North  $00^{\circ}05'41''$  East, a distance of 141.11 feet to a calculated point;
3. North  $11^{\circ}15'05''$  East, a distance of 89.66 feet to a calculated point;
4. North  $09^{\circ}17'13''$  West, a distance of 75.16 feet to a calculated point;
5. North  $03^{\circ}36'47''$  East, a distance of 159.15 feet to a calculated point;
6. North  $13^{\circ}06'33''$  East, a distance of 17.48 feet to a calculated point;
7. North  $02^{\circ}48'17''$  East, a distance of 81.03 feet to a calculated point;
8. North  $05^{\circ}43'48''$  East, a distance of 137.84 feet to a calculated point;
9. North  $04^{\circ}43'41''$  East, a distance of 93.38 feet to a calculated point;
10. North  $03^{\circ}02'04''$  East, a distance of 96.93 feet to a calculated point;
11. North  $02^{\circ}03'10''$  East, a distance of 130.23 feet to a calculated point;
12. North  $01^{\circ}31'26''$  East, a distance of 149.09 feet to a calculated point;
13. North  $01^{\circ}30'51''$  East, a distance of 158.89 feet to a calculated point;
14. North  $02^{\circ}39'47''$  East, a distance of 10.04 feet to a calculated point;
15. North  $01^{\circ}47'56''$  East, a distance of 141.18 feet to a calculated point;
16. North  $00^{\circ}55'57''$  East, a distance of 129.00 feet to a calculated point;
17. North  $00^{\circ}27'51''$  East, a distance of 143.92 feet to a calculated point;
18. North  $00^{\circ}15'31''$  East, a distance of 155.11 feet to a calculated point;

19. North  $11^{\circ}12'38''$  East, a distance of 26.39 feet to a calculated point;
20. North  $09^{\circ}58'40''$  West, a distance of 25.58 feet to a calculated point;
21. North  $01^{\circ}20'10''$  East, a distance of 160.05 feet to a calculated point;
22. North  $11^{\circ}32'05''$  East, a distance of 23.33 feet to a calculated point;
23. North  $09^{\circ}53'38''$  West, a distance of 20.36 feet to a calculated point;
24. North  $02^{\circ}21'58''$  East, a distance of 112.99 feet to a calculated point;
25. North  $00^{\circ}21'05''$  East, a distance of 114.06 feet to a calculated point;
26. North  $11^{\circ}18'36''$  East, a distance of 7.14 feet to a calculated point;
27. North  $09^{\circ}43'39''$  West, a distance of 8.28 feet to a calculated point;
28. North  $00^{\circ}35'20''$  East, a distance of 145.09 feet to a calculated point in the north line of Lot 1, same being the south right-of-way line of Burleson Road, from which a  $1/2''$  rebar with aluminum cap found at the northwest corner of Lot 1 bears North  $48^{\circ}06'45''$  West, a distance of 180.02 feet;

**THENCE** with the south right-of-way line of Burleson Road, same being the north line of Lot 1, the following four (4) courses and distances:

1. South  $48^{\circ}06'45''$  East, a distance of 818.21 feet to an "X" scribed in concrete found;
2. South  $47^{\circ}32'03''$  East, a distance of 1115.01 feet to a  $1/2''$  rebar with aluminum cap found;
3. With a curve to the left, having radius of 371.38 feet, a delta angle of  $11^{\circ}11'06''$ , an arc length of 72.50 feet, and a chord which bears South  $52^{\circ}57'32''$  East, a distance of 72.38 feet to a calculated point;

4. South  $17^{\circ}43'29''$  East, a distance of 128.36 feet to the **POINT OF BEGINNING**, containing 72.470 acres of land, more or less.

Surveyed on the ground December 18, 2007. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 229-014-AO1.



James Redmon  
Registered Professional Land Surveyor  
State of Texas No. 5848

1-21-08



#### REFERENCES

TCAD Parcel #03-3121-0101  
Austin Grid map L-14, L-15

SKETCH TO ACCOMPANY A DESCRIPTION OF 72.470 ACRES (APPROXIMATELY 3,156,811 S.F.) IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, SUNDBERG ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200400334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THOMAS AND DOROTHY CREWS PARTNERS, LTD. IN A WARRANTY DEED DATED AUGUST 23, 1995, OF RECORD IN VOLUME 12510, PAGE 1305 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE		
No.	BEARING	LENGTH
L1	S12°23'10"W	1744.79'
L2	N58°07'36"W	80.42'
L3	N21°16'26"W	104.46'
L4	N49°10'52"W	126.86'
L5	N66°53'51"W	512.48'
L6	N75°32'55"W	160.21'
L7	N83°46'13"W	227.53'
L8	N76°17'41"W	190.45'
L9	N00°53'04"E	90.17'
L10	N00°05'41"E	141.11'
L11	N11°15'05"E	89.66'
L12	N09°17'13"W	75.16'
L13	N03°36'47"E	159.15'
L14	N13°06'33"E	17.48'
L15	N02°48'17"E	81.03'
L16	N05°43'48"E	137.84'
L17	N04°43'41"E	93.38'
L18	N03°02'04"E	96.93'
L19	N02°03'10"E	130.23'
L20	N01°31'26"E	149.09'

LINE TABLE		
No.	BEARING	LENGTH
L21	N01°30'51"E	158.89'
L22	N02°39'47"E	10.04'
L23	N01°47'56"E	141.18'
L24	N00°55'57"E	129.00'
L25	N00°27'51"E	143.92'
L26	N00°15'31"E	155.11'
L27	N11°12'38"E	26.39'
L28	N09°58'40"W	25.58'
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L33	N00°21'05"E	114.06'
L34	N11°18'36"E	7.14'
L35	N09°43'39"W	8.28'
L36	N00°35'20"E	145.09'
L37	S48°06'45"E	818.21'
L38	S47°32'03"E	1115.01'
L39	S17°43'29"E	128.36'

CURVE TABLE				
NO.	DELTA	RADIUS	TAN	ARC
C1	11°11'06"	371.38'	36.36'	72.50'
				72.38'
				S52°57'32"E
				(S53°07'37"E 72.12')

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93  
HARN VALUES FROM LCRA CONTROL NETWORK.

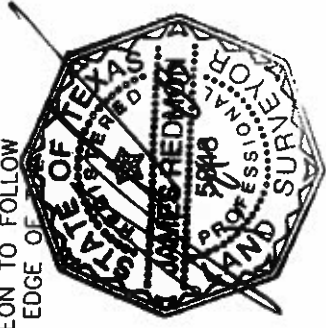
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 229-014-A01



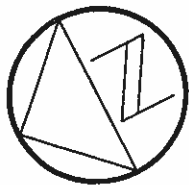
LEGEND

- 1/2" REBAR FOUND
- BURY 1/2" REBAR WITH PLASTIC "BURY & PARTNERS" CAP FOUND
- ALUM 1/2" REBAR WITH ALUMINUM CAP FOUND
- CONC. HIGHWAY MON. FOUND
- ⊗ "X" SCRIBED IN CONCRETE FOUND
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING

BOUNDARY NOTE: THE PLAT OF SUNDBERG ESTATES SHOWS THE SOUTH BOUNDARY LINE OF LOT 1, SUNDBERG ESTATES, RUNNING WITH THE MEANDERS OF THE CENTERLINE OF UNION CREEK, HOWEVER, BY TEXAS STATUTE, PERENNIAL STREAM BEDS WITHIN SPANISH LAND GRANTS REMAIN WITH THE SOVEREIGN. IN ACCORDANCE WITH TEXAS STATUTE, THE SOUTH LINE OF THE SUBJECT TRACT IS SHOWN HEREON TO FOLLOW THE MEANDERS OF THE NORTH EDGE OF STREAM BED OF UNION CREEK.



DATE OF SURVEY: 12/18/2007  
PLOT DATE: 1/18/2008  
DRAWING NO.: 229-014-A01  
PROJECT NO.: 229-014  
SHEET 1 OF 4



1"=200'

NORWOOD LANE  
(50' R.O.W. WIDTH)

BURLESON ROAD  
(90' R.O.W. WIDTH)  
L38  
(S47°31'27"E 1115.24')

L37  
(S48°06'44"E 998.20')

ALUM  
N48°06'45"W  
180.02'

L36  
L35  
L34

L33  
L32  
L31  
L30

L29  
L28  
L27

L26

L25

L24

L23

L22

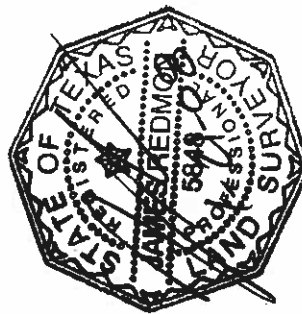
L21

72.470 ACRES  
(APPROX. 3,156,811 S.F.)

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

75.81 ACRES  
DEAN WORD COMPANY  
11955/696



DATE OF SURVEY: 12/18/2007  
PLOT DATE: 1/18/2008  
DRAWING NO.: 229-014-A01  
PROJECT NO.: 229-014  
SHEET 2 OF 4

Chaparral



U.S. HIGHWAY 183  
(R.O.W. WIDTH VARIES)

L1  
1735.65'  
(S12°23'04"W 1735.63')

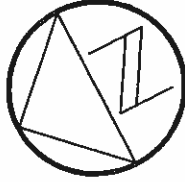
L39  
(S17°43'08"E 128.40')

P.O.B.

BURY

BURY

ALUM C1

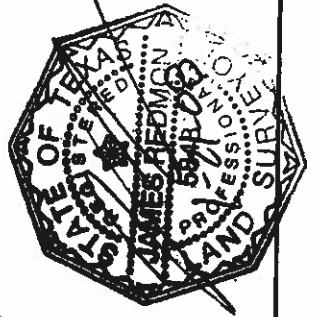


1"=200'

BURLESON ROAD  
(90' R.O.W. WIDTH)  
L38  
(S47°31'27"E 1115.24')

72.470 ACRES  
(APPROX. 3,156,811 S.F.)

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334



LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

L24 L23 L22 L21 L20 L19 L18 L17 L16

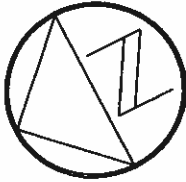
DATE OF SURVEY: 12/18/2007  
PLOT DATE: 1/18/2008  
DRAWING NO.: 229-014-A01  
PROJECT NO.: 229-014  
SHEET 3 OF 4

Chaparral

OLD COLTON-  
CREEDMORE ROAD  
(R.O.W. WIDTH VARIES)

U.S. HIGHWAY 183  
(R.O.W. WIDTH VARIES)

L1  
1735.65'  
(S12°23'04"W 1735.63')



1"=200'

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

72.470 ACRES  
(APPROX. 3,156,811 S.F.)

MEANDERS OF  
NORTH EDGE OF  
STREAM BED

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

BURY  
L2

9.14'

L3

L4

L5

L6

L7

L8

L9

L10

L11

L12

L13

L14

L15

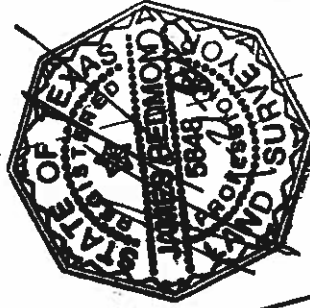
L16

L17

S12°23'10"W  
524.34'

DATE OF SURVEY: 12/18/2007  
PLOT DATE: 1/18/2008  
DRAWING NO.: 229-014-A01  
PROJECT NO.: 229-014  
SHEET 4 OF 4

Chaparral



ONION CREEK



**Professional Land Surveying, Inc.  
Surveying and Mapping**

CITY-2008-0020  
TRACT 2  
Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

Exhibit "A"

Thomas and Dorothy Crews Partners, Ltd. to  
City of Austin  
(non Airport Overlay parcel)

**46.205 ACRE SITE  
SANTIAGO DEL VALLE GRANT**

A DESCRIPTION OF 46.205 ACRES (APPROXIMATELY 2,012,707 S.F.) IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, SUNDBERG ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200400334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THOMAS AND DOROTHY CREWS PARTNERS, LTD. IN A WARRANTY DEED DATED AUGUST 23, 1995, OF RECORD IN VOLUME 12510, PAGE 1305 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 46.205 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with aluminum cap found at the northwest corner of said Lot 1, same being the northeast corner of a 75.81 acre tract described in a deed of record in Volume 11955, Page 696 of the Real Property Records of Travis County, Texas, also being in the south right-of-way line of Burleson Road (90' right-of-way width);

**THENCE** South 48°06'45" East, with the north line of Lot 1, same being the south right-of-way line of Burleson Road, a distance of 180.02 feet to a calculated point, from which an "X" scribed in concrete found at an angle point in the aforementioned line bears South 48°06'45" East, a distance of 818.21 feet;

**THENCE** crossing Lot 1, the following twenty-eight (28) courses and distances:

1. South 00°35'20" West, a distance of 145.09 feet to a calculated point;
2. South 09°43'39" East, a distance of 8.28 feet to a calculated point;
3. South 11°18'36" West, a distance of 7.14 feet to a calculated point;
4. South 00°21'05" West, a distance of 114.06 feet to a calculated point;
5. South 02°21'58" West, a distance of 112.99 feet to a calculated point;

6. South 09°53'38" East, a distance of 20.36 feet to a calculated point;
7. South 11°32'05" West, a distance of 23.33 feet to a calculated point;
8. South 01°20'10" West, a distance of 160.05 feet to a calculated point;
9. South 09°58'40" East, a distance of 25.58 feet to a calculated point;
10. South 11°12'38" West, a distance of 26.39 feet to a calculated point;
11. South 00°15'31" West, a distance of 155.11 feet to a calculated point;
12. South 00°27'51" West, a distance of 143.92 feet to a calculated point;
13. South 00°55'57" West, a distance of 129.00 feet to a calculated point;
14. South 01°47'56" West, a distance of 141.18 feet to a calculated point;
15. South 02°39'47" West, a distance of 10.04 feet to a calculated point;
16. South 01°30'51" West, a distance of 158.89 feet to a calculated point;
17. South 01°31'26" West, a distance of 149.09 feet to a calculated point;
18. South 02°03'10" West, a distance of 130.23 feet to a calculated point;
19. South 03°02'04" West, a distance of 96.93 feet to a calculated point;
20. South 04°43'41" West, a distance of 93.38 feet to a calculated point;
21. South 05°43'48" West, a distance of 137.84 feet to a calculated point;
22. South 02°48'17" West, a distance of 81.03 feet to a calculated point;
23. South 13°06'33" West, a distance of 17.48 feet to a calculated point;
24. South 03°36'47" West, a distance of 159.15 feet to a calculated point;
25. South 09°17'13" East, a distance of 75.16 feet to a calculated point;
26. South 11°15'05" West, a distance of 89.66 feet to a calculated point;
27. South 00°05'41" West, a distance of 141.11 feet to a calculated point;

28. South  $00^{\circ}53'04''$  West, a distance of 90.17 feet to a calculated point for the north edge of the stream bed of Onion Creek;

**THENCE** with the meanders of the north edge of the stream bed of Onion Creek, same being the south line of Lot 1, approximately along the following five (5) courses and distances:

1. North  $76^{\circ}17'41''$  West, a distance of 231.32 feet to a calculated point;
2. South  $75^{\circ}54'06''$  West, a distance of 84.76 feet to a calculated point;
3. North  $74^{\circ}20'24''$  West, a distance of 415.91 feet to a calculated point;
4. North  $25^{\circ}50'55''$  West, a distance of 135.04 feet to a calculated point;
5. North  $83^{\circ}01'37''$  West, a distance of 551.60 feet to a calculated point for the southwest corner of Lot 1, same being the southeast corner of the said 75.81 acre tract;

**THENCE** with the west line of Lot 1, same being the east line of the 75.81 acre tract, the following three (3) courses and distances:

1. North  $27^{\circ}34'13''$  East, a distance of 1013.44 feet to a 1/2" rebar found;
2. North  $27^{\circ}03'13''$  East, a distance of 798.80 feet to a 1/2" rebar with plastic "Bury & Partners" cap found;
3. North  $28^{\circ}06'09''$  East, a distance of 919.45 feet to the **POINT OF BEGINNING**, containing 46.205 acres of land, more or less.

Surveyed on the ground December 18, 2007. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 229-014-AO2.

  
James Redmon  
Registered Professional Land Surveyor  
State of Texas No. 5848

1-21-08



**REFERENCES**

TCAD Parcel #03-3121-0101  
Austin Grid map L-14, L-15

SKETCH TO ACCOMPANY A DESCRIPTION OF 46.205 ACRES (APPROXIMATELY 2,012,707 S.F.) IN THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, SUNDBERG ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200400334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THOMAS AND DOROTHY CREWS PARTNERS, LTD. IN A WARRANTY DEED DATED AUGUST 23, 1995, OF RECORD IN VOLUME 12510, PAGE 1305 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

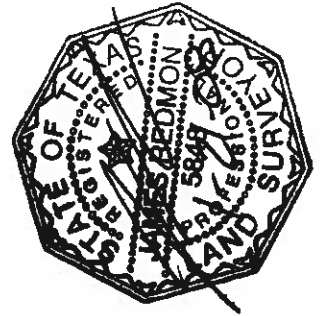
LINE TABLE		
No.	BEARING	LENGTH
L1	S48°06'45"E	180.02'
L2	S00°35'20"W	145.09'
L3	S09°43'39"E	8.28'
L4	S11°18'36"W	7.14'
L5	S00°21'05"W	114.06'
L6	S02°21'58"W	112.99'
L7	S09°53'38"E	20.36'
L8	S11°32'05"W	23.33'
L9	S01°20'10"W	160.05'
L10	S09°58'40"E	25.58'
L11	S11°12'38"W	26.39'
L12	S00°15'31"W	155.11'
L13	S00°27'51"W	143.92'
L14	S00°55'57"W	129.00'
L15	S01°47'56"W	141.18'
L16	S02°39'47"W	10.04'
L17	S01°30'51"W	158.89'
L18	S01°31'26"W	149.09'
L19	S02°03'10"W	130.23'
L20	S03°02'04"W	96.93'

LINE TABLE		
No.	BEARING	LENGTH
L21	S04°43'41"W	93.38'
L22	S05°43'48"W	137.84'
L23	S02°48'17"W	81.03'
L24	S13°06'33"W	17.48'
L25	S03°36'47"W	159.15'
L26	S09°17'13"E	75.16'
L27	S11°15'05"W	89.66'
L28	S00°05'41"W	141.11'
L29	S00°53'04"W	90.17'
L30	N76°17'41"W	231.32'
L31	S75°54'06"W	84.76'
L32	N74°20'24"W	415.91'
L33	N25°50'55"W	135.04'
L34	N83°01'37"W	551.60'
L35	N27°34'13"E	1013.44'
L36	N27°03'13"E	798.80'
L37	N28°06'09"E	919.45'

# LEGEND

- 1/2" REBAR FOUND
- BURY 1/2" REBAR WITH PLASTIC "BURY & PARTNERS" CAP FOUND
- ALUM 1/2" REBAR WITH ALUMINUM CAP FOUND
- ☒ "X" SCRIBED IN CONCRETE FOUND
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING

BOUNDARY NOTE: THE PLAT OF SUNDBERG ESTATES SHOWS THE SOUTH BOUNDARY LINE OF LOT 1, SUNDBERG ESTATES, RUNNING WITH THE MEANDERS OF THE CENTERLINE OF UNION CREEK, HOWEVER, BY TEXAS STATUTE, PERENNIAL STREAM BEDS WITHIN SPANISH LAND GRANTS REMAIN WITH THE SOVEREIGN. IN ACCORDANCE WITH TEXAS STATUTE, THE SOUTH LINE OF THE SUBJECT TRACT IS SHOWN HEREON TO FOLLOW THE MEANDERS OF THE NORTH EDGE OF THE STREAM BED OF UNION CREEK.

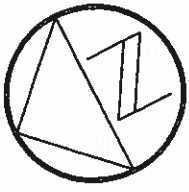


BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93  
HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 229-014-A02

Chaparral

DATE OF SURVEY: 12/18/2007  
PLOT DATE: 1/21/2008  
DRAWING NO.: 229-014-A02  
PROJECT NO.: 229-014  
SHEET 1 OF 3



1"=200'

NORWOOD LANE  
(50' R.O.W. WIDTH)

BURLESON ROAD  
(90' R.O.W. WIDTH)

(S48°06'44"E 998.20')  
S48°06'45"E  
818.21'

P.O.B.

ALUM

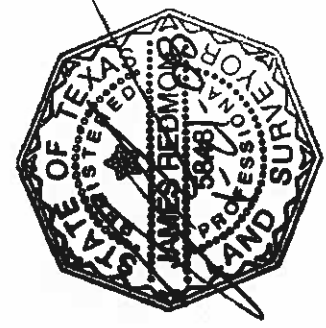
(N28°06'04"E 919.53')

L37

75.81 ACRES  
DEAN WORD COMPANY  
11955/696

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334



46.205 ACRES  
(APPROX. 2,012,707 S.F.)

(N27°01'22"E 798.41')

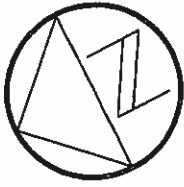
L36

BURY

L14 L13 L12 L11 L10 L9 L8 L7 L6 L5 L4 L3 L2 L1 L15 L16 L17 L18

DATE OF SURVEY: 12/18/2007  
PLOT DATE: 1/21/2008  
DRAWING NO.: 229-014-A02  
PROJECT NO.: 229-014  
SHEET 2 OF 3

Chaparral



1"=200'

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

75.81 ACRES  
DEAN WORD COMPANY  
11955/696

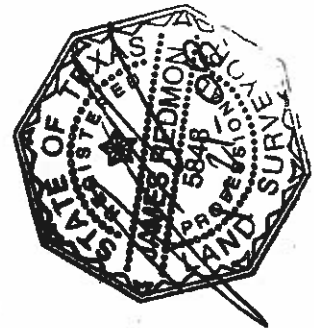
46.205 ACRES

(APPROX. 2,012,707 S.F.)

L36  
(N27°0

(N27°32'22"E 1066.54')

L35



MEANDERS OF  
NORTH EDGE OF  
STREAM BED

UNION CREEK

DATE OF SURVEY: 12/18/2007  
PLOT DATE: 1/21/2008  
DRAWING NO.: 229-014-A02  
PROJECT NO.: 229-014  
SHEET 3 OF 3

Chaparral



**After Recording, Please Return to:**  
**City of Austin**  
**Department of Law**  
**P. O. Box 1088**  
**Austin, Texas 78767**  
**Attention: Diana Minter, Paralegal**