

ORDINANCE NO. 20151217-085

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE NORTHWEST QUADRANT OF ROSS ROAD AND PEARCE LANE FROM SINGLE-FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT TO MOBILE HOME RESIDENCE-CONDITIONAL OVERLAY (MH-CO) DISTRICT FOR TRACT 1 AND FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) TO MOBILE HOME RESIDENCE-CONDITIONAL OVERLAY (MH-CO) DISTRICT FOR TRACT 2.

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 single-family residence small lot (SF-4A) district to mobile home residence-conditional overlay (MH-CO) district for Tract 1 and from multifamily residence medium density (MF-3) to mobile home residence-conditional overlay (MH-CO) district for Tract 2 on the property described in Zoning Case No. C14-2015-0127, on file at the Planning and Zoning Department, as follows:

Tract 1:

Being all that property described on Exhibit "A" attached hereto SAVE and EXCEPT the 14.305 acre parcel on Exhibit "B" attached hereto,

Tract 2:

Being all that property described on Exhibit B attached hereto (cumulatively referred to as the "Property"),

locally known as the northwest quadrant of Ross Road and Pearce Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "D".

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 northeastern property line, as shown in Exhibit "C".
- B. A minimum number of 2 parking spaces are required for each mobile home residence space.

- C. The minimum lot size for each mobile home residence space is 3,600 square feet.
- D. The maximum block length is 660 feet.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the mobile home residence (MH) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 28, 2015.

PASSED AND APPROVED

December 17, 2015 §
§
§
Steve Adler
Mayor

APPROVED: Anne L. Morgan
City Attorney

ATTEST: Jannette S. Goodall
City Clerk

DESCRIPTION OF A 130.42 ACRE TRACT, PREPARED BY DELTA SURVEY GROUP, INC. IN DECEMBER 2015, LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, IN TRAVIS COUNTY, TEXAS, SAID 130.42 ACRE TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 218.753 ACRE TRACT CONVEYED TO LEXINGTON 281, L.P., IN DOCUMENT NUMBER 2007024509, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 130.42 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic "KC ENG." cap found in the west Right-of-Way (ROW) line of Ross Road, as described in Volume 13230 Page 88, Real property Records, Travis County, Texas, (based on a 100' ROW), same being the northeast corner of that 23.730 acre tract described in a deed to Del Valle Independent School District (DVISD) and recorded in Document Number 2001062687, Official Public Records, Travis County, Texas, also being an east corner of the said 218.753 acre (Remainder) tract, for an east corner of this tract and the **POINT OF BEGINNING;**

THENCE leaving said Ross Road ROW, and with the north line of the said DVISD tract, same being a south line of the said 218.753 acre (Remainder) tract, the following six (6) courses and distances:

1. N60°04'14"W, a distance of 832.33 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found,
2. S30°04'16"W, a distance of 238.74 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found,
3. N60°00'54"W, a distance of 208.79 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found,
4. S63°25'15"W, a distance of 315.52 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found,
5. N60°02'09"W, a distance of 585.25 feet to a 1/2 inch iron rod with plastic "KC ENG." cap found, and
6. S30°02'26"W, a distance of 298.27 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the most west corner of the said DVISD tract, same being the northwest corner of a 32.154 acre tract described in a deed to DVISD and recorded in Volume 9117, Page 846, Real Property Records, Travis County, Texas, also being the northeast corner of Deerwood Subdivision, a subdivision of record in Volume 100, Page 120, Plat Records, Travis County, Texas, also being an ell corner of the said 218.753 acre (Remainder) tract, and a south corner of the tract described herein;

THENCE with the north line of the said Deerwood Subdivision, same being the south lines of the said 218.753 acre (Remainder) tract, the following three (3) courses and distances:

1. N59°52'33"W, a distance of 1159.28 feet to a 1/2 inch iron rod with plastic "CHAPARRAL" cap found,
2. S30°05'35"W, a distance of 998.20 feet to a 1/2 inch iron rod with plastic "CHAPARRAL" cap found, and
3. N60°01'49"W, a distance of 609.98 feet to a 1 inch iron pipe found;

THENCE leaving the north line of said Deerwood Subdivision and crossing said 218.753 acre (Remainder) tract, the following eight (8) courses and distances:

1. N59°30'04"W, a distance of 211.90 feet to a calculated point,
2. N63°32'47"E, a distance of 332.03 feet to a calculated point,
3. with a curve to the left a distance of 211.80 feet, through a central angle of 22°40'57", having a radius of 535.00 feet, and whose chord bears N52°12'18"E, a distance of 210.42 feet to a calculated point,
4. N40°51'49"E, a distance of 360.93 feet to a calculated point,
5. with a curve to the right a distance of 109.46 feet, through a central angle of 11°06'02", having a radius of 565.00 feet, and whose chord bears N46°24'51"E, a distance of 109.29 feet to a calculated point,
6. N51°57'52"E, a distance of 261.31 feet to a calculated point,
7. N34°19'49"W, a distance of 70.15 feet to a calculated point, and
8. N38°02'08"W, a distance of 152.46 feet to a calculated point in the west line of said 218.753 acre (Remainder) tract, same being the east line of a called 82.560 acre tract described in Document Number 2009076434, Official Public Records, Travis County, Texas;

THENCE with the east line of said 82.560 acre tract, same being the west line of said 218.753 acre (Remainder) tract, N55°35'02"E, a distance of 3554.27 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found in the south line of that 106.190 acre tract described in a deed to Carolyn Barkley and Janet Barkley-Booher and recorded in Document Number 2000063776, Official Public Records, Travis County, Texas, same being the north line of the said 218.753 acre (Remainder) tract, for the northernmost corner of the tract described herein;

THENCE with the south line of said 106.190 acre tract, same being the north line of said 218.753 acre (Remainder) tract, S60°28'08"E, a distance of 222.26 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for a northeast corner of said 218.753 acre (Remainder) tract, same being the northeast corner of Lot 143, Block G, Lexington Parke Section One, a subdivision of record in Document Number 200400121, Official Public Records, Travis County, Texas, also being the northwest corner of Lot 144, Block G, of said Lexington Parke Section One subdivision;

THENCE leaving the south line of said 106.190 acre tract, with the west line of said Lexington Parke Section One subdivision, the following fifteen (15) courses and distances:

1. N81°06'20"W, a distance of 172.39 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of Lot 142, Block G, of said Lexington Parke Section One subdivision, same being the northeast corner of Lot 141, Block G, of said Lexington Parke Section One subdivision,
2. S74°48'44"W, a distance of 80.44 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of said Lot 141, Block G, same being the northeast corner of Lot 140, Block G, of said Lexington Parke Section One subdivision,
3. S52°37'16"W, a distance of 129.25 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of Lot 139, Block G, of said Lexington Parke Section One subdivision, same being the northeast corner of Lot 138, Block G, of

Jose Antonio Navarro Grant

Lexington Parke

- said Lexington Parke Section One subdivision,
4. S45°45'19"W, a distance of 138.44 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the northwest corner of Lot 136, Block G, of said Lexington Parke Section One subdivision, same being the northeast corner of Lot 135, Block G, of said Lexington Parke Section One subdivision,
 5. S44°43'50"W, a distance of 67.37 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the west corner of said Lot 135, Block G, same being the north corner of Lot 134, Block G, of said Lexington Parke Section One subdivision,
 6. S34°10'59"W, a distance of 60.42 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the west corner of said Lot 134, Block G, same being the north corner of Lot 133, Block G, of said Lexington Parke Section One subdivision,
 7. S26°16'34"W, a distance of 79.47 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the west corner of said Lot 133, Block G, same being the north corner of Lot 132, Block G, of said Lexington Parke Section One subdivision,
 8. S18°35'36"W, a distance of 44.47 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for an angle point in the west line of said Lot 132, Block G,
 9. S11°27'52"W, a distance of 65.04 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the southwest corner of said Lot 132, Block G, same being the northwest corner of Lot 131, Block G, of said Lexington Parke Section One subdivision,
 10. S04°38'01"W, a distance of 53.98 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the southwest corner of said Lot 131, Block G, of said Lexington Parke Section One subdivision,
 11. S01°27'26"E, a distance of 1297.03 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the southwest corner of Lot 103, Block G, same being the north corner of Lot 133, Block G, of said Lexington Parke Section One subdivision,
 12. N88°32'34"E, a distance of 170.00 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found in the east ROW line of Saint Thomas Drive, a 50 foot ROW dedicated to the public in said Lexington Parke Section One subdivision, for an angle point in the west line of Lot 9, Block K, of said Lexington Parke Section One subdivision,
 13. S01°27'26"E, a distance of 42.32 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for an angle point in the west line of said Lot 9, Block K,
 14. with a curve to the left a distance of 51.05 feet, through a central angle of 10°38'14", having a radius of 275.00 feet, and whose chord bears S06°46'33"E, a distance of 50.98 feet to a 1/2 inch iron rod with plastic "DELTA SURVEY" cap found for the southwest corner of said Lot 9, Block K, and
 15. N88°32'34"E, a distance of 250.61 feet to a calculated point in the south line of Lot 14, Block K, of said Lexington Parke Section One subdivision,

THENCE leaving the west line of said Lexington Parke Section One subdivision, and crossing said 218.753 acre (Remainder) tract, the following four (4) courses and distances:

1. S41°34'24"W, a distance of 66.43 feet to a calculated point,
2. S01°26'51"E, a distance of 351.59 feet to a calculated point,
3. S26°58'51"E, a distance of 72.42 feet to a calculated point, and
4. N63°01'09"E, a distance of 121.36 feet to a calculated point, in the curving west ROW

line of Fort Lexington Drive, a 64 foot ROW dedicated to the public in said Lexington Parke Section One subdivision;

THENCE with the west ROW line of said Fort Lexington Drive, with a curve to the left a distance of 60.08 feet, through a central angle of $10^{\circ}22'08''$, having a radius of 332.00 feet, and whose chord bears $S26^{\circ}58'51''E$, a distance of 60.00 feet to a calculated point;

THENCE leaving the west ROW line of said Fort Lexington Drive, and crossing said 218.753 acre (Remainder) tract, the following four (4) courses and distances:

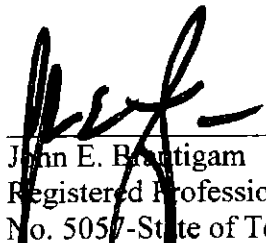
1. $S63^{\circ}01'09''W$, a distance of 121.36 feet to a calculated point,
2. $S26^{\circ}58'51''E$, a distance of 101.50 feet to a calculated point,
3. $S59^{\circ}25'22''E$, a distance of 379.01 feet to a calculated point, and
4. $S40^{\circ}14'01''E$, a distance of 236.92 feet to a calculated point in the curving west ROW line of said Ross Road;

THENCE with the west ROW line of the said Ross Road, same being the east line of said 198.92 acre (Remainder) tract the following two (2) courses and distances;

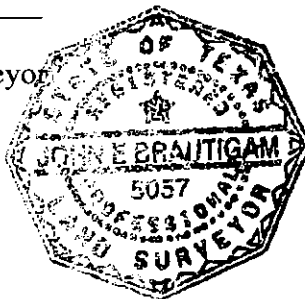
1. with a curve to the left a distance of 189.67 feet, through a central angle of $10^{\circ}21'00''$, having a radius of 1050.00 feet, and whose chord bears $S35^{\circ}07'00''W$, a distance of 189.42 feet to a 1/2 inch iron rod found, and
2. $S29^{\circ}54'39''W$ a distance of 212.89 feet to the **POINT OF BEGINNING** and containing 130.42 acres of land, more or less.

BEARING BASIS: Found 2 1/2 inch iron rod with plastic "KC ENG." Caps in the west ROW line of Ross Road as dedicated in Volume 13230 Page 88, Real Property Records, Travis County, Texas, held called bearing of $N30^{\circ}39'48''E$ and found distance of 1084.73 feet.

I, John Brautigam, hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during December 2015, and is true and correct to the best of my knowledge and belief.


John E. Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700



Delta Survey Group Inc.

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TBPLS FIRM NO. 10004700

QUAD MONTOPOLIS

PROJECT BERDOLL TRACT

DWG. 130.42ACZONING

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NOTE: ALL CORNERS ARE CALCULATED POINTS UNLESS OTHERWISE NOTED.
SEE PAGE 6 OF 6 FOR LINE AND CURVE DATA

- LEGEND**
- IRON PIPE FOUND
 - 1/2" IRON ROD W/ PLASTIC CAP FOUND
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD W/ PLASTIC "DELTA SURVEY" CAP FOUND
 - R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS
 - P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
 - R.O.W. RIGHT OF WAY
 - () RECORD INFORMATION

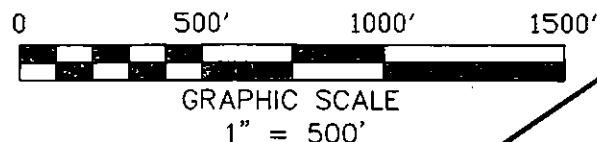
REMAINDER OF 78.813 ACRE TRACT
PHIL BERDOLL, ET AL
VOLUME 11659 PAGE 121
R.P.R.T.C.TX.

REMAINDER OF 218.753 ACRE TRACT
LEXINGTON 281, L.P.
DOC. NO. 2007024509
O.P.R.T.C.TX.

DEERWOOD SUBDIVISION
VOLUME 100 PAGE 120
P.R.T.C.TX.

BEARING BASIS: FOUND TWO 1/2 INCH IRON RODS WITH PLASTIC "KC ENG." CAPS IN THE WEST ROW LINE OF ROSS ROAD AS DEDICATED IN VOLUME 13230 PAGE 88, R.P.R.T.C.TX. HELD CALLED BEARING OF N30°39'48"E AND FOUND DISTANCE OF 1084.73 FEET.

130.42 ACRES
SKETCH TO ACCOMPANY FIELD NOTES



82.560 ACRES
TRAVIS COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF TEXAS
DOC. NO. 2009078434
O.P.R.T.C.TX.

JOSE ANTONIO NAVARRO GRANT
TRAVIS COUNTY, TEXAS
DECEMBER 2015

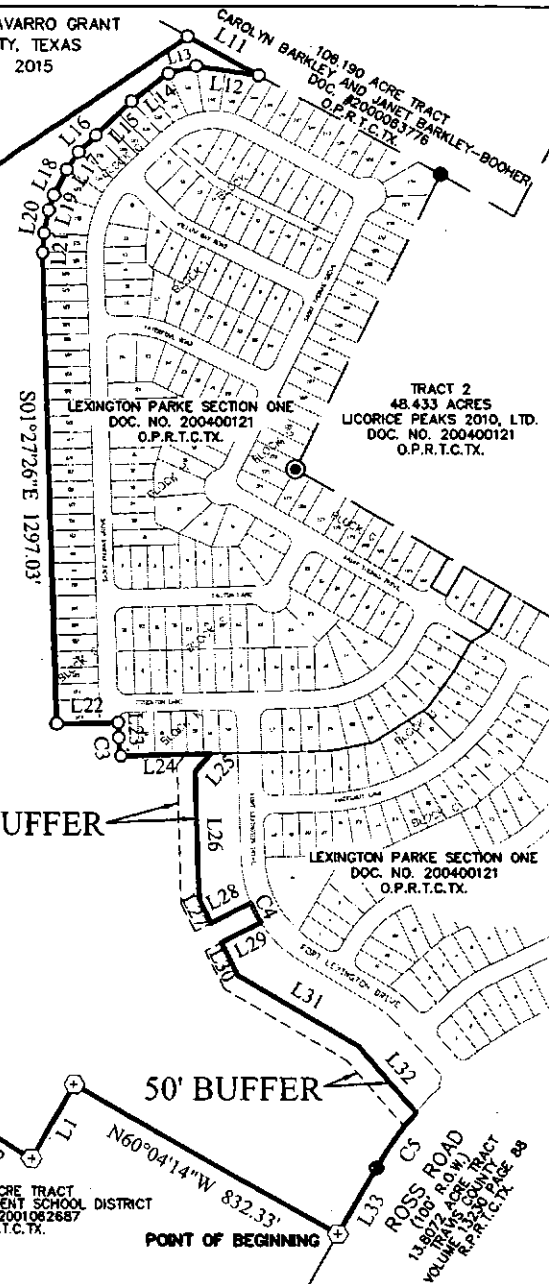
130.42 ACRES

REMAINDER OF 218.753 ACRE TRACT
LEXINGTON 281, L.P.
DOC. NO. 2007024509
O.P.R.T.C.TX.

50' BUFFER

50' BUFFER

POINT OF BEGINNING





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QUAD MONTOPOLIS

PROJECT BERDOLLTRACT

DWG. 130.42ACZONING

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130.42 ACRES LINE AND CURVE DATA

JOSE ANTONIO NAVARRO GRANT
 TRAVIS COUNTY, TEXAS
 DECEMBER 2015

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C1	535.00'	211.80'	210.42'	N52°12'18"E	22°40'57"
C2	565.00'	109.46'	109.29'	N46°24'51"E	11°06'02"
C3	275.00'	51.05'	50.98'	S06°46'33"E	10°38'14"
C4	332.00'	60.08'	60.00'	S26°58'51"E	10°22'08"
C5	1050.00'	189.67'	189.42'	S35°07'00"W	10°21'00"

LINE	BEARING	DISTANCE
L1	S30°04'16"W	238.74'
L2	N60°00'54"W	208.79'
L3	S63°25'15"W	315.52'
L4	S30°02'26"W	298.27'
L5	N59°30'04"W	211.90'
L6	N63°32'47"E	332.03'
L7	N40°51'49"E	360.93'
L8	N51°57'52"E	261.31'
L9	N34°19'49"W	70.15'
L10	N38°02'08"W	152.46'
L11	S60°28'08"E	222.26'
L12	N81°06'20"W	172.39'
L13	S74°48'44"W	80.44'
L14	S52°37'16"W	129.25'
L15	S45°45'19"W	138.44'
L16	S44°43'50"W	67.37'
L17	S34°10'59"W	60.42'
L18	S26°16'34"W	79.47'
L19	S18°35'36"W	44.47'
L20	S11°27'52"W	65.04'
L21	S04°38'01"W	53.98'
L22	N88°32'34"E	170.00'
L23	S01°27'26"E	42.32'
L24	N88°32'34"E	250.61'
L25	S41°34'24"W	66.43'
L26	S01°26'51"E	351.59'
L27	S26°58'51"E	72.42'
L28	N63°01'09"E	121.36'
L29	S63°01'09"W	121.36'
L30	S26°58'51"E	101.50'
L31	S59°25'22"E	379.01'
L32	S40°14'01"E	236.92'
L33	S29°54'39"W	212.89'

BEARING BASIS: FOUND TWO 1/2 INCH IRON RODS WITH PLASTIC "KC ENG." CAPS IN THE WEST ROW LINE OF ROSS ROAD AS DEDICATED IN VOLUME 13230 PAGE 88, R.P.R.T.C.TX, HELD CALLED BEARING OF N30°39'48"E AND FOUND DISTANCE OF 1084.73 FEET.

SKETCH TO ACCOMPANY FIELD NOTES

BEING A 14.305 ACRE TRACT, DESCRIBED BY DELTA SURVEY GROUP, INC., IN JULY 2008, LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 30.030 ACRE TRACT CONVEYED TO LEXINGTON PARKE PARTNERS, LTD., BY DEED OF RECORD IN DOCUMENT NUMBER 2005231574 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 36.749 ACRE TRACT CONVEYED TO LEXINGTON PARKE PARTNERS, LTD., BY DEED OF RECORD IN DOCUMENT NUMBER 2005231573 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 14.305 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic "Chaparral" cap found in a south line of said 36.749 acre tract, same being an east corner of said 30.030 acre tract, also being a north corner of Deerwood Subdivision a subdivision of record in Volume 100, Page 120 of the Plat Records, Travis County, Texas, for the **POINT OF BEGINNING**;

THENCE leaving the south line of said 36.749 acre tract and with a south line of said 30.030 acre tract, same being a north line of said Deerwood Subdivision, S30°05'35"W a distance of 998.20 feet to a 1/2 inch iron rod with plastic "Chaparral" cap found for a north corner of said Deerwood Subdivision, same being a south corner of said 30.030 acre tract;

THENCE continuing with said common line, N60°01'49"W a distance of 609.98 feet; N59°30'04"W a distance of 211.90 feet to a 3/4 inch iron pipe found for a north corner of said Deerwood Subdivision, same being a south corner of said 30.030 acre tract;

THENCE leaving said common line and crossing said 30.030 acre and said 36.749 acre tract the following six (6) courses and distances:

1. N63°32'47"E a distance of 332.03 feet to a calculated point,
2. with the arc of a curve to the left a distance of 211.80 feet, through a central angle of 22°40'57", with a radius of 535.00 feet, and whose chord bears N52°12'18"E, a distance of 210.42 feet to a calculated point,
3. N40°51'49"E a distance of 360.93 feet to a calculated point,
4. With the arc of a curve to the right a distance of 109.46 feet, through a central angle of 11°06'02", with a radius of 565.00 feet, and whose chord bears N46°24'51"E, a distance of 109.29 feet to a calculated point,
5. N51°57'52"E a distance of 261.31 feet to a calculated point, and

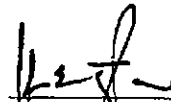
Lexington Parke
14.305 Acre

Page 2 of 3

6. S34°07'18"E a distance of 404.39 feet to the **POINT OF BEGINNING** and containing 14.305 acres of land, more or less.

BEARING BASIS: Lexington Parke Section One, Document Number 200400121, Official Public Records, Travis County, Texas

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during July 2008, and is true and correct to the best of my knowledge and belief.



John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas

07-25-08
Date

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745

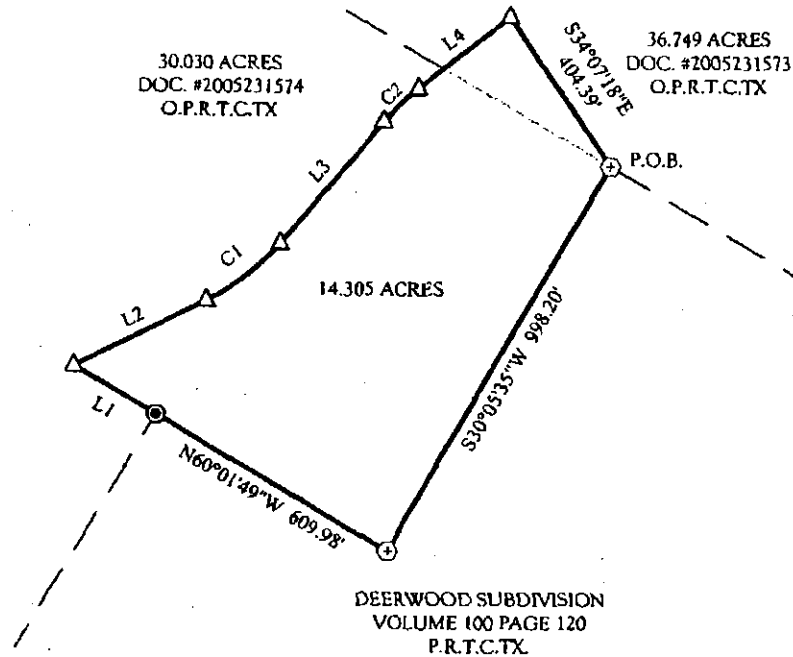


JOSE ANTONIO NAVARRO GRANT
TRAVIS COUNTY, TEXAS
JULY 2008



GRAPHIC SCALE

1" = 400'



LEGEND

O.P.R.T.C.TX OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.R.T.C.TX PLAT RECORDS, TRAVIS COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
⊕ 1/2 INCH IRON ROD WITH "CHAPPARAL" CAP FOUND
⊙ 3/4 INCH IRON PIPE FOUND
Δ CALCULATED POINT

LINE	BEARING	DISTANCE
L1	N59°30'04"W	211.90'
L2	N63°32'47"E	332.03'
L3	N40°51'49"E	360.93'
L4	N51°57'52"E	261.31'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	535.00'	211.80'	210.42'	N52°12'18"E	22°40'57"
C2	565.00'	109.46'	109.29'	N46°24'51"E	11°06'02"

Delta Survey Group Inc.

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QUAD MONTOPOLIS

PROJECT LEXINGTON PARKE

DWG.

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Delta Survey Group Inc.

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TBPLS FIRM NO. 10004700

QUAD MONTOPOLIS
PROJECT BERDOLL TRACT
DWG. 130.42ACZONING

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SEE PAGE 7 OF 7 FOR LINE AND CURVE DATA

82,500 ACRES
TRAVIS COUNTY, A POLITICAL SUBDIVISION
OF THE STATE OF TEXAS
DOC. NO. 2009076434
O.P.R.T.C.TX.

LEGEND

- △ CALCULATED POINT
- IRON PIPE FOUND
- 1/2" IRON ROD W/ PLASTIC CAP FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ PLASTIC "DELTA SURVEY" CAP FOUND
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION

REMAINDER OF 78.813 ACRE TRACT
PHIL BERDOLL, ET AL.
VOLUME 11858 PAGE 121
R.P.R.T.C.TX.

REMAINDER OF 218.753 ACRE TRACT
LEXINGTON 281, L.P.
DOC. NO. 2007024509
O.P.R.T.C.TX.

DEERWOOD SUBDIVISION
VOLUME 100 PAGE 120
P.R.T.C.TX.

DEERWOOD SUBDIVISION
VOLUME 100 PAGE 120
P.R.T.C.TX.

BEARING BASIS: FOUND TWO 1/2 INCH IRON RODS WITH PLASTIC "KC END" CAPS IN THE
WEST ROW LINE OF ROSS ROAD AS DEDICATED IN VOLUME 13230 PAGE 88, R.P.R.T.C.TX.
FIELD CALLED BEARING OF N30°39'48"E AND FOUND DISTANCE OF 1084.73 FEET.

REMAINDER OF 32.134 ACRE TRACT
DEL VALLE INDEPENDENT SCHOOL DISTRICT
VOLUME 9117 PAGE 848
R.P.R.T.C.TX.

23.730 ACRE TRACT
DEL VALLE INDEPENDENT SCHOOL DISTRICT
DOC. NO. 2001022687
O.P.R.T.C.TX.

130.42 ACRES

130.42 ACRES

50' BUFFER

50' BUFFER

POINT OF BEGINNING

GRAPHIC SCALE
1" = 500'



CAROLYN BARNES
100.150 ACRE TRACT
DOC. NO. 2003031778
O.P.R.T.C.TX.

JOSE ANTONIO NAVARRO GRANT
TRAVIS COUNTY, TEXAS
DECEMBER 2015

TRACT 2
48.433 ACRES
LICORICE PEAKS 2010, LTD.
DOC. NO. 200400121
O.P.R.T.C.TX.

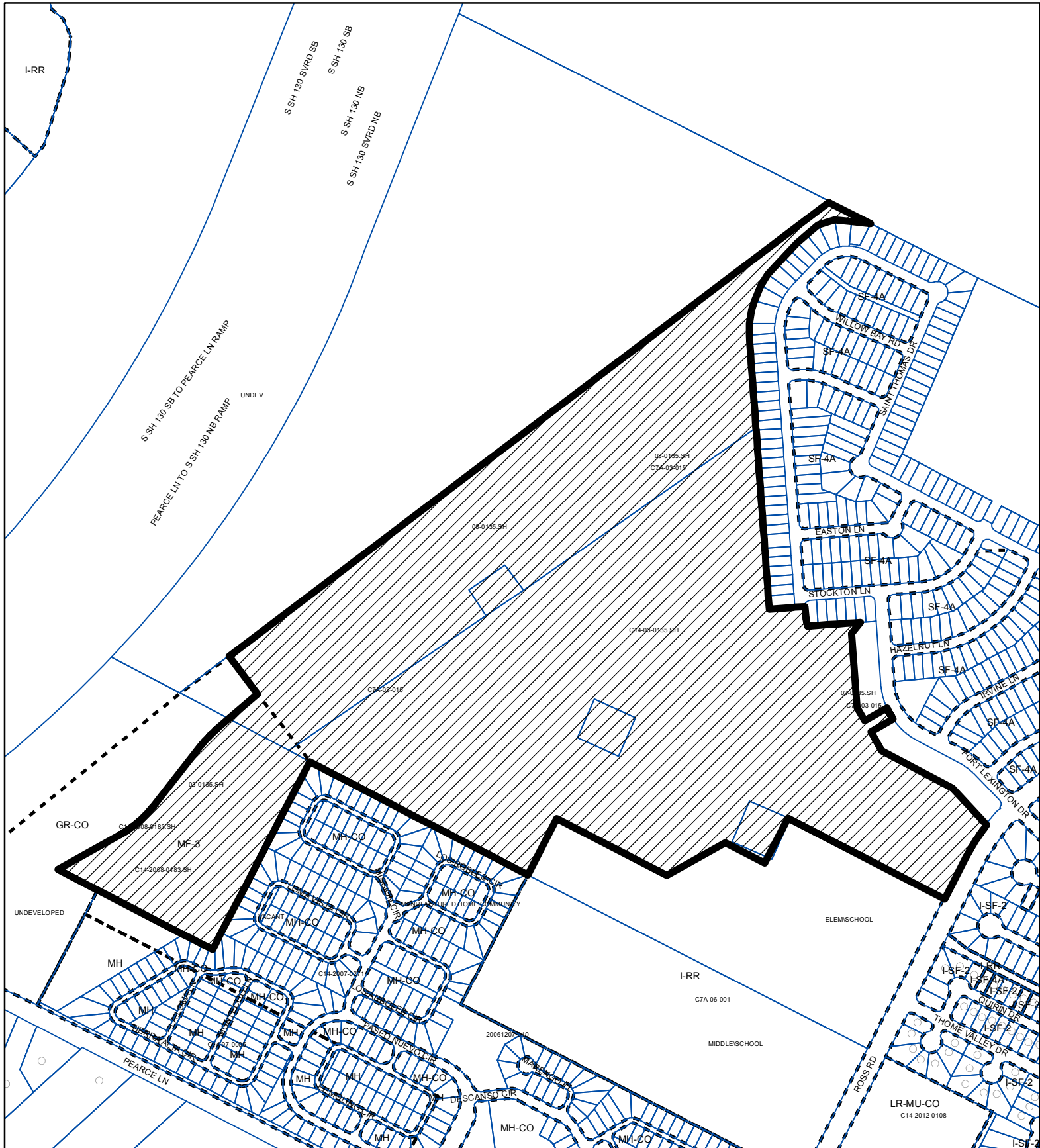
LEXINGTON PARKE SECTION ONE
DOC. NO. 200400121
O.P.R.T.C.TX.




REMAINDER OF 218.753 ACRE TRACT
LEXINGTON 281, L.P.
DOC. NO. 2007024509
O.P.R.T.C.TX.

LEXINGTON PARKE SECTION ONE
DOC. NO. 200400121
O.P.R.T.C.TX.

ROSS ROAD
(100' R.O.W.)
13.8072 ACRE TRACT
TRAVIS COUNTY
VOLUME 13230 PAGE 88
R.P.R.T.C.TX.

SKETCH TO ACCOMPANY FIELD NOTES



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2015-0127

1" = 600'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit D