

Subject Property



Base Map

Elevation Contour Lines - 2012

TOPOGRAPHY MAP - EXHIBIT C

ZONING CASE: C14-2015-0160

ZONING CHANGE: GO-CO TO GO-MU

LOCATION: 6409 Park Rd., 5909, 6103, 6425 FM 2222

SUBJECT AREA: 45.35 acres

CASE MANAGER: Victoria Haase



1' = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

C14-2015-0160 - EXHIBIT D

ORDINANCE NO. 000309-78

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

A 45.208 ACRE TRACT OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 6011-6411 CITY PARK ROAD AND 5801-6507 F.M. 2222 ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

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 Standard Lot (SF-2) district to General Office-Conditional Overlay (GO-CO) combining district on the property described in File C14-98-0162, as follows:

A 45.208 acre tract of land out of the James Jett Survey No. 1, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

commonly known as Tract 3, locally known as 6011-6411 City Park Road and 5801-6507 F.M. 2222 Road, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

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

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 and the property described in Exhibits C, D, E, F, and G, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 6,500 adjusted trips per day.
2. Office development may not exceed 30,000 square feet of gross floor area.
3. A building or structure may not be constructed or maintained within 100 feet of the southern property line.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the General Office (GO) base district and other applicable requirements.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on March 20, 2000.

PASSED AND APPROVED

March 9, 2000

§
§
§
Kirk Watson

Kirk Watson
Mayor

APPROVED: Andrew Martin ATTEST: Shirley A. Brown
Andrew Martin Shirley A. Brown
City Attorney City Clerk

FIELD NOTES
FOR
JOSIE CHAMPION

C14-98-0162

45.208 ACRE TRACT

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE JAMES JETT SURVEY NO. 1, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 254 ACRE TRACT OF LAND AS CONVEYED TO MRS. ALMA CHAMPION, MARY CHAMPION, NOW KNOWN AS MARY M. ROBERSON, ALMA J. CHAMPION, NOW KNOWN AS JUANITA MEIER, AND JOSIE E. CHAMPION BY INSTRUMENT OR RECORD IN CAUSE NUMBER 11062 OF THE PROBATE MINUTES OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point at the intersection of the South line of the said 254 acre tract, being in the East r.o.w. line of City Park Road, for the Southwest corner hereof;

THENCE with the East and Southeast r.o.w. line of City Park Road, the following courses:

N 39°47'59"E for a distance of 18.25 feet to an angle point;

N 38°31'29"E for a distance of 292.05 feet to a point of curve;

Along a curve to the right, whose radius is 1,225.75 feet, and whose chord bears N 44°56'36"E for a distance of 274.28 feet to a point of compound curve:

Along a curve to the right, whose radius is 1,544.11 feet, and whose chord bears N 55°57'43"E for a distance of 247.67 feet to a point of compound curve;

Along a curve to the right, whose radius is 522.77 feet, and whose chord bears N 63°29'14"E for a distance of 53.69 feet to a point of compound curve;

Along a curve to the right, whose radius is 381.97 feet, and whose chord bears N 76°01'34"E for a distance of 122.32 feet to a point of tangency;

N 85°14'24"E for a distance of 166.43 feet to a point of curve;

Along a curve to the left, whose radius is 381.97 feet, and whose chord bears N 72°19'21"E for a distance of 170.78 feet to a point of tangency;

N 59°24'17"E for a distance of 46.43 feet to a point of curve;

Along a curve to the right, whose radius is 472.18 feet, and whose chord bears N 73°22'55"E for a distance of 107.16 feet to a point at the intersection of the Southeast r.o.w. line of City Park Road with the new Southwest r.o.w. line of RM 2222, for the most Northerly corner hereof;

THENCE with the new Southwest r.o.w. line of RM 2222, the following courses;

Along a curve to the right, whose radius is 1,407.89 feet, and whose chord bears S 32°16'16"E for a distance of 283.26 feet to a point of tangency;

S 26°29'51"E for a distance of 508.04 feet to a point of curve;

Along a curve to the left, whose radius is 2,984.79 feet, and whose chord bears S 32°21'08"E for a distance of 608.93 feet to a point of tangency;

S 38°12'25"E for a distance of 420.57 feet to a point in the Northwest line of that certain 0.956 acre tract of land conveyed to Jones-Reynolds Joint Venture by deed recorded in Volume 7764, Page 826, Deed Records, Travis County, Texas, for a corner hereof;

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EXHIBIT A

FIELD NOTES
FOR
JOSIE CHAMPION

45.208 ACRE TRACT

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THENCE S 55°13'16"W for a distance of 49.61 feet to the Northwest corner of the said Jones-Reynolds tract, for an inside corner hereof;

THENCE S 34°46'44"E for a distance of 208.78 feet to a point, for the most Southerly corner of the said Jones-Reynolds tract, for an inside corner hereof;

THENCE N 55°13'16"E for a distance of 61.92 feet to a point in the new Southwest r.o.w. line of RM 2222, for a corner hereof;

THENCE with the new Southwest r.o.w. line of RM 2222, S 37°20'42"E for a distance of 249.36 feet to a point in the West r.o.w. line Loop 360, for a corner hereof;

THENCE with the West r.o.w. line of Loop 360, S 06°01'49"E for a distance of 245.20 feet to a point in the Southwest line of the said 254 acre tract, being the Northeast corner of Lot 2, Sheppard Mountain Phase One, as recorded in Plat Book 83, Pages 200A-200B, Plat Records, Travis County, Texas, for the most Southerly corner hereof;

THENCE with Southwest line of the said 254 acre tract, N 60°48'45"W at a distance of 1,755.00 feet pass, the Northwest corner of the said Lot 2, Shepherd Mountain Phase One, being the Northeast corner of Lot B, Shepherd Mountain Phase Two, as recorded in Plat Book 86, Pages 155D-156C, Plat Records, Travis County, Texas, and continue on for a total distance of 2,858.70 feet to an angle point, and N 60°45'08"W for a distance of 5.61 feet to the PLACE OF BEGINNING, and containing 45.208 acres of land, more or less.

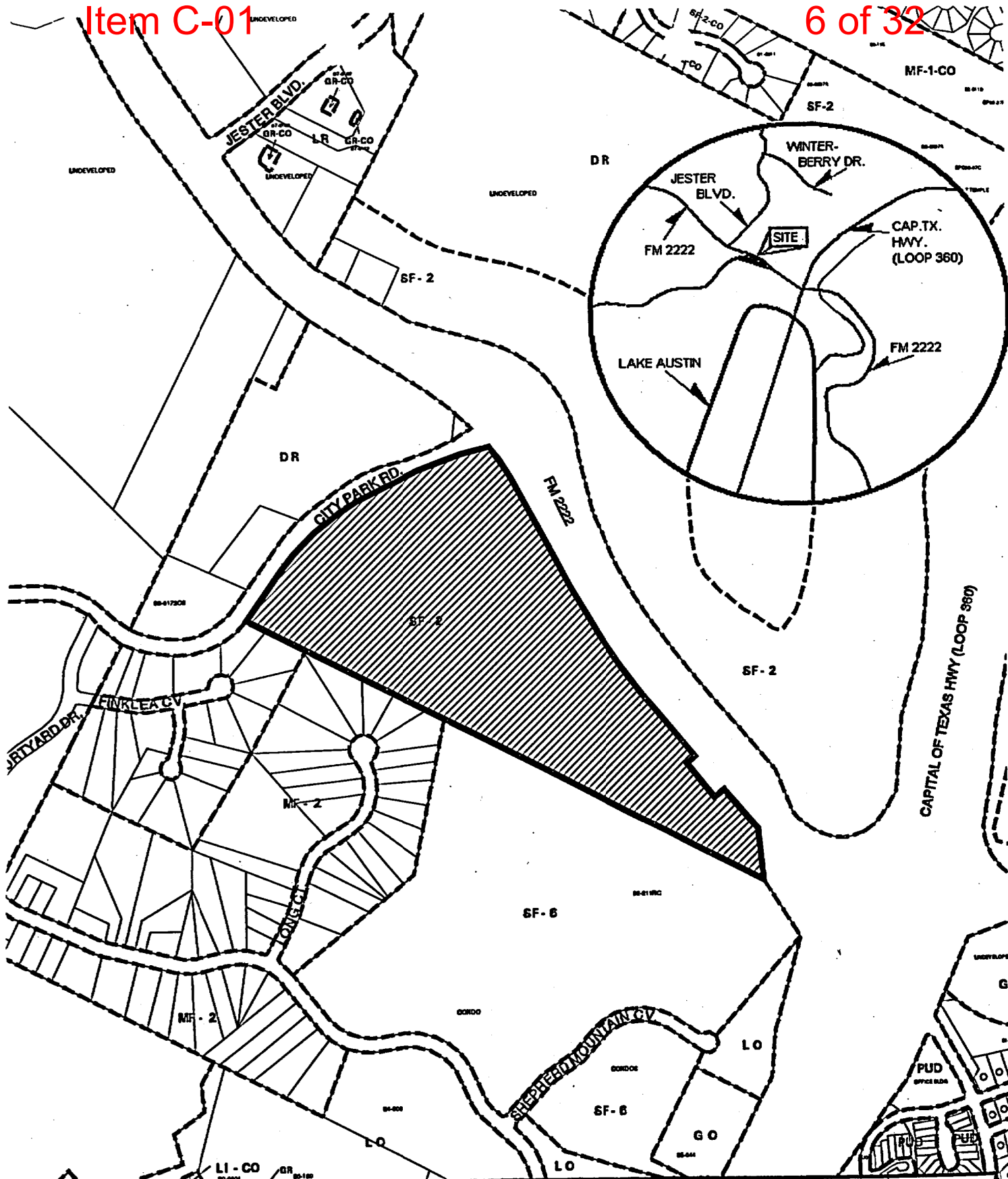
This description was prepared from deed records only, and does not represent an on the ground survey.

AS PREPARED BY
DOUG SEELIG LAND SURVEYORS P.C.

DOUGLAS A. SEELIG
Registered Professional Land Surveyor No. 1908
3802 Manchaca Road
Austin, Texas 78704
October 22, 1998

Work Order No. 15646

000309-78



 1" = 600'	SUBJECT TRACT	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER F30
	PENDING CASE			
	ZONING BOUNDARY	CASE #: C14-98-0162 ADDRESS: CITY PARK RD. & FM 2222 SUBJECT AREA (acres): 44.900	DATE: 98-10 INTLS: TRC	
	CASE MGR: D. PERRYMAN 000309-78			

98.467 ACRES - 1B
ZONING TRACT II-REVISED
CHAMPION FAMILY TRACT

C14-99-0076
FN. NO. 99-345(MJJ)
NOVEMBER 30, 1999
BPI JOB NO. 395-02.98

DESCRIPTION

OF A 98.467 ACRE TRACT OR PARCEL OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 260 ACRE TRACT OF LAND CONVEYED TO C.C. CHAMPION ET. AL. BY PARTITION DEED OF RECORD IN VOLUME 482, PAGE 627 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 98.467 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the westerly line of Capital of Texas Highway North (Lopp 360 - R.O.W. varies), same being the northerly line of said 260 acres and the southeasterly corner of The Overlook at Jester Section Two, a subdivision of record in Book 90, Pages 124-125 of the Plat Records of Travis County, Texas;

THENCE, along the westerly line of Capital of Texas Highway North, being the easterly line hereof, the following four (4) courses and distances:

- 1) S37°07'34"W, a distance of 303.59 feet to an angle point;
- 2) S16°02'28"W, a distance of 441.39 feet to an angle point;
- 3) S05°06'38"W, a distance of 314.45 feet to an angle point;
- 4) S01°06'51"E, a distance of 286.11 feet to the southeasterly corner hereof;

THENCE, leaving the westerly line of Capital of Texas Highway North, over and across said 260 acres, the following twenty-six (26) courses and distances:

- 1) S61°22'42"W, a distance of 25.89 feet to an angle point;
- 2) S66°56'23"W, a distance of 20.20 feet to an angle point;
- 3) S57°01'15"W, a distance of 29.21 feet to an angle point;
- 4) S49°42'09"W, a distance of 35.48 feet to an angle point;
- 5) S41°39'01"W, a distance of 29.00 feet to an angle point;
- 6) S29°23'47"W, a distance of 22.18 feet to an angle point;
- 7) S28°02'01"W, a distance of 51.77 feet to an angle point;
- 8) S14°20'27"W, a distance of 33.18 feet to an angle point;

EXHIBIT C

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- 9) S22°46'11"W, a distance of 53.35 feet to an angle point;
- 10) S19°42'58"W, a distance of 51.25 feet to an angle point;
- 11) S24°25'52"W, a distance of 56.90 feet to an angle point;
- 12) S29°23'47"W, a distance of 88.73 feet to an angle point;
- 13) S30°31'07"W, a distance of 62.86 feet to an angle point;
- 14) S44°03'36"W, a distance of 53.50 feet to an angle point;
- 15) S61°22'42"W, a distance of 46.49 feet to an angle point;
- 16) S71°00'14"W, a distance of 44.50 feet to an angle point;
- 17) S80°42'40"W, a distance of 39.43 feet to an angle point;
- 18) N72°12'22"W, a distance of 49.02 feet to an angle point;
- 19) N63°38'32"W, a distance of 33.28 feet to an angle point;
- 20) N36°53'45"W, a distance of 877.18 feet to an angle point;
- 21) S24°25'59"W, a distance of 355.69 feet to an angle point;
- 22) N09°29'34"W, a distance of 595.42 feet to an angle point;
- 23) N39°39'22"W, a distance of 781.86 feet to an angle point;
- 24) N83°15'32"W, a distance of 178.04 feet to an angle point;
- 25) S65°36'11"W, a distance of 208.75 feet to an angle point;
- 26) S29°43'04"W, a distance of 180.07 feet to a point in the northerly line of R.M. 2222 (R.O.W. varies), for an angle point hereof;

THENCE, along the northerly line of R.M. 2222, the following three (3) courses and distances:

- 1) N73°25'00"W, a distance of 217.09 feet to the point of curvature of a non-tangent curve to the right;
- 2) Along said non-tangent curve to the right having a radius of 665.04 feet, a central angle of 02°45'13", an arc length of 31.96 feet and a chord which bears N72°02'23"W, a distance of 31.96 feet to the end of said curve;
- 3) N56°35'35"W, a distance of 106.50 feet to the southeasterly corner of the remainder of 1 acre of land conveyed to Mrs. D. W. Williams by deed of record in Volume 2507, Page 17 of said Real Property Records;

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NOVEMBER 30, 1999
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THENCE, leaving the northerly line of R.M. 2222, along the easterly, northerly and westerly lines of said Williams tract, the following three (3) courses and distances:

- 1) N29°48'54"E, a distance of 177.10 feet to the northeasterly corner of said Williams tract;
- 2) N58°11'06"W, a distance of 208.70 feet to the northwesterly corner of said Williams tract;
- 3) S29°48'54"W, a distance of 171.29 feet to a point in the curving northerly line of said R.M. 2222, being the southwesterly corner of said Williams tract;

THENCE, along a non-tangent curve to the right having a radius of 1517.02 feet, a central angle of 00°22'42", an arc length of 10.02 feet and a chord which bears N56°22'01"W, a distance of 10.02 feet to the southeasterly corner of the remainder of 1 acre of land conveyed to L.W. Taylor et. ux. by deed of record in Volume 1946, Page 255 of said Real Property Records;

THENCE, leaving the northerly line of R.M. 2222, along the easterly and northerly lines of said Taylor tract, the following two (2) courses and distances:

- 1) N29°48'54"E, a distance of 170.97 feet to the northeasterly corner of said Taylor Tract;
- 2) N58°11'06"W, a distance of 208.70 feet to a point in the easterly line of Jester Village, a subdivision of record in Book 89, Page 305 of said Plat Records, same being the westerly line of said 260 acres, the northwesterly corner of said Taylor tract and the southwesterly corner hereof;

THENCE, along the westerly line of said 260 acres, being the easterly line of said Jester Village and the easterly line of a 3.81 acre tract of land conveyed to Beard Family Partnership by deed of record in Volume 12618, Page 566 of said Real Property Records, the following two (2) courses and distances:

- 1) N29°48'54"E, a distance of 918.44 feet to the common easterly corner of said Jester Village and said 3.81 acres;
- 2) N29°47'28"E, a distance of 403.84 feet to the northwesterly corner hereof;

THENCE, leaving the easterly line of said 3.81 acres, over and across said 260 acres, along the northerly line hereof, the following nine (9) courses and distances:

- 1) S59°48'01"E, a distance of 650.85 feet to an angle point;
- 2) S59°51'19"E, a distance of 100.31 feet to an angle point;

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- 3) S59°58'51"E, a distance of 267.64 feet to an angle point;
- 4) S00°56'48"E, a distance of 238.12 feet to an angle point;
- 5) S60°08'07"E, a distance of 229.80 feet to an angle point;
- 6) N31°38'56"E, a distance of 203.64 feet to an angle point;
- 7) S59°58'51"E, a distance of 103.85 feet to an angle point;
- 8) S60°13'14"E, a distance of 348.56 feet to an angle point;
- 9) N29°46'46"E, a distance of 200.00 feet to a point in the southerly line of said The Overlook at Jester Section Two, being the northerly line of said 260 acres;

THENCE, S60°13'14"E, along the southerly line of said The Overlook at Jester Section Two, being the northerly line of said 260 acres, a distance of 973.72 feet to the POINT OF BEGINNING, containing an area of 98.467 acres of land, more or less, within these metes and bounds.

THE ABOVE DESCRIPTION IS BASED ON RECORD INFORMATION. IT DOES NOT REFLECT THE RESULTS OF AN ON-THE-GROUND SURVEY.

000309-78

13.930 ACRES - 1C
ZONING TRACT IV
CHAMPION FAMILY TRACT

C14-99-0076 (GR-MU)
FN. NO. 99-129(MJJ)
MAY 3, 1999
BPI JCB NO. 395-02.98

DESCRIPTION

OF A 13.930 ACRE TRACT OR PARCEL OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 260 ACRE TRACT OF LAND CONVEYED TO C.C. CHAMPION ET. AL. BY PARTITION DEED OF RECORD IN VOLUME 482, PAGE 627 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 13.930 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a point in the westerly line of Capital of Texas Highway North (Loop 360 - R.O.W. varies), same being the northerly line of said 260 acres and the southeasterly corner of The Overlook at Jester Section Two, a subdivision of record in Book 90, Pages 124-125 of the Plat Records of Travis County, Texas;

THENCE, along the westerly line of Capital of Texas Highway North, the following twelve (12) courses and distances:

- 1) S37°07'34"W, a distance of 303.59 feet to a point;
- 2) S16°02'28"W, a distance of 441.39 feet to a point;
- 3) S05°06'38"W, a distance of 314.45 feet to a point;
- 4) S01°06'51"E, a distance of 603.26 feet to a point;
- 5) S05°05'53"W, a distance of 406.78 feet to a point;
- 6) S17°38'07"W, a distance of 370.27 feet to a point;
- 7) S31°58'24"W, a distance of 200.55 feet to a point;
- 8) S17°43'46"W, a distance of 282.13 feet to a point;
- 9) S55°14'05"W, a distance of 136.29 feet to a point;
- 10) N47°01'53"W, a distance of 164.83 feet to a point;
- 11) N26°59'56"W, a distance of 232.25 feet to a point;
- 12) S63°13'18"W, a distance of 125.29 feet to a point in the northerly line of R.M. 2222 (R.O.W. varies);

THENCE, along the northerly line of R.M. 2222, being the southerly line hereof, the following two (2) courses and distances:

- 1) N37°56'07"W, a distance of 711.23 feet to the point of curvature of a curve to the right;

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FN 99-129(MJJ)

MAY 3, 1999

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- 2) Along said curve to the right having a radius of 2734.79 feet, a central angle of $07^{\circ}29'06''$, an arc length of 357.27 feet and a chord which bears $N34^{\circ}27'57''W$, a distance of 357.01 feet to the POINT OF BEGINNING, and southeasterly corner hereof;

THENCE, continuing along the northerly line of R.M. 2222, being the southerly line hereof, the following five (5) courses and distances:

- 1) Continuing along said curve to the right having a radius of 2734.79 feet, a central angle of $04^{\circ}13'28''$, an arc length of 201.64 feet and a chord which bears $N28^{\circ}36'40''W$, a distance of 201.59 feet to the end of said curve;
- 2) $N22^{\circ}38'53''W$, a distance of 261.62 feet to a point;
- 3) $N12^{\circ}27'08''W$, a distance of 305.76 feet to the point of curvature of a non-tangent curve to the left;
- 4) Along said non-tangent curve to the left having a radius of 622.93 feet, a central angle of $69^{\circ}27'45''$, an arc length of 755.21 feet and a chord which bears $N38^{\circ}41'08''W$, a distance of 709.80 feet to the end of said curve;
- 5) $N73^{\circ}25'00''W$, a distance of 130.28 feet to the southwesterly corner hereof;

THENCE, leaving the northerly line of R.M. 2222, over and across said 260 acres, the following seven (7) courses and distances:

- 1) $N29^{\circ}43'04''E$, a distance of 180.07 feet to a point;
- 2) $N65^{\circ}36'11''E$, a distance of 208.75 feet to a point;
- 3) $S83^{\circ}15'32''E$, a distance of 178.04 feet to a point;
- 4) $S39^{\circ}39'22''E$, a distance of 781.86 feet to a point;
- 5) $S09^{\circ}29'34''E$, a distance of 595.42 feet to a point;
- 6) $S06^{\circ}54'40''W$, a distance of 196.19 feet to a point;
- 7) $S53^{\circ}36'16''W$, a distance of 246.01 feet to the POINT OF BEGINNING, containing an area of 13.930 acres of land, more or less, within these metes and bounds.

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28.794 ACRES - 1D
ZONING TRACT III
CHAMPION FAMILY TRACT

C14-99-0076 (GO-MU)
FN. NO. 99-128 (MJJ)
MAY 3, 1999
BPI JOB NO. 395-02.98

DESCRIPTION

OF A 28.794 ACRE TRACT OR PARCEL OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 260 ACRE TRACT OF LAND CONVEYED TO C.C. CHAMPION ET. AL. BY PARTITION DEED OF RECORD IN VOLUME 482, PAGE 627 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 28.794 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a point in the westerly line of Capital of Texas Highway North (Loop 360 - R.O.W. varies), same being the northerly line of said 260 acres and the southeasterly corner of The Overlook at Jester Section Two, a subdivision of record in Book 90, Pages 124-125 of the Plat Records of Travis County, Texas;

THENCE, along the westerly line of Capital of Texas Highway North, the following four (4) courses and distances:

- 1) S37°07'34"W, a distance of 303.59 feet to a point;
- 2) S16°02'28"W, a distance of 441.39 feet to a point;
- 3) S05°06'38"W, a distance of 314.45 feet to a point;
- 4) S01°06'51"E, a distance of 286.11 to the POINT OF BEGINNING and northeasterly corner hereof;

THENCE, along the westerly line of Capital of Texas Highway North, being the easterly line hereof, the following nine (9) courses and distances:

- 1) S01°06'51"E, a distance of 317.15 feet to a point;
- 2) S05°05'53"W, a distance of 406.78 feet to a point;
- 3) S17°38'07"W, a distance of 370.27 feet to a point;
- 4) S31°58'24"W, a distance of 200.55 feet to a point;
- 5) S17°43'46"W, a distance of 282.13 feet to a point;
- 6) S55°14'05"W, a distance of 136.29 feet to a point;
- 7) N47°01'53"W, a distance of 164.83 feet to a point;
- 8) N26°59'56"W, a distance of 232.25 feet to a point;
- 9) S63°13'18"W, a distance of 125.29 feet to a point in the northerly line of R.M. 2222 (R.O.W. varies);

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EXHIBIT E

FN 99-128 (MJJ)
MAY 3, 1999
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THENCE, along the northerly line of R.M. 2222, being the southerly line hereof, the following two (2) courses and distances:

- 1) N37°56'07"W, a distance of 711.23 feet to the point of curvature of a curve to the right;
- 2) Along said curve to the right having a radius of 2734.79 feet, a central angle of 07°29'06", an arc length of 357.27 feet and a chord which bears N34°27'57"W, a distance of 357.01 feet to the end of said curve and the southwesterly corner hereof;

THENCE, leaving the northerly line of R.M. 2222, over and across said 260 acres, the following twenty-three (23) courses and distances:

- 1) N53°36'16"E, a distance of 246.01 feet to a point;
- 2) N06°54'40"E, a distance of 196.19 feet to a point;
- 3) N24°25'59"E, a distance of 355.69 feet to a point;
- 4) S36°53'45"E, a distance of 877.18 feet to a point;
- 5) S63°38'32"E, a distance of 33.28 feet to a point;
- 6) S72°12'22"E, a distance of 49.02 feet to a point;
- 7) N80°42'40"E, a distance of 39.43 feet to a point;
- 8) N71°00'14"E, a distance of 44.50 feet to a point;
- 9) N61°22'42"E, a distance of 46.49 feet to a point;
- 10) N44°03'36"E, a distance of 53.50 feet to a point;
- 11) N30°31'07"E, a distance of 62.86 feet to a point;
- 12) N29°23'47"E, a distance of 88.73 feet to a point;
- 13) N24°25'52"E, a distance of 56.90 feet to a point;
- 14) N19°42'58"E, a distance of 51.25 feet to a point;
- 15) N22°46'11"E, a distance of 53.35 feet to a point;
- 16) N14°20'27"E, a distance of 33.18 feet to a point;
- 17) N28°02'01"E, a distance of 51.77 feet to a point;
- 18) N29°23'47"E, a distance of 22.18 feet to a point;
- 19) N41°39'01"E, a distance of 29.00 feet to a point;

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MAY 3, 1999

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- 20) N49°42'09"E, a distance of 35.48 feet to a point;
- 21) N57°01'13"E, a distance of 29.21 feet to a point;
- 22) N66°56'23"E, a distance of 20.20 feet to a point;
- 23) N61°22'42"E, a distance of 25.89 feet to the POINT OF BEGINNING, containing an area of 28.794 acres of land, more or less, within these metes and bounds.

000309-78

13.499 ACRES
ZONING TRACT V-REVISED
CHAMPION FAMILY TRACT

214-99-0077
FN. NO. 99-346(MJJ)
NOVEMBER 30, 1999
BPI JOB NO. 395-02.98

DESCRIPTION

OF A 13.499 ACRE TRACT OR PARCEL OF LAND OUT OF THE JAMES JETT SURVEY NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 260 ACRE TRACT OF LAND CONVEYED TO C.C. CHAMPION ET. AL. BY PARTITION DEED OF RECORD IN VOLUME 482, PAGE 627 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 13.499 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a point in the westerly line of said 260 acres, being a point in the easterly line of that certain remainder of 12.51 acre tract of land conveyed to Henry R. Scholtz, et. ux. by deed of record in Volume 2681, Page 136 of said Deed Records, same being the northwesterly corner of that certain 1.906 acre tract of land conveyed to Frank and Kathey Gillispie by quit-claim deed of record in Volume 12524, Page 380 of the Real Property Records of Travis County, Texas;

THENCE, S61°10'58"E, leaving the westerly line of said 260 acres, along the northerly line of said 1.906 acres, a distance of 200.01 feet to the POINT OF BEGINNING and southwesterly corner hereof;

THENCE, leaving the northerly line of said 1.906 acres, over and across said 260 acres, along a portion of the westerly line hereof, the following two (2) courses and distances:

- 1) N29°24'45"E, a distance of 844.36 feet to an angle point;
- 2) N58°34'40"W, a distance of 94.59 feet to a point in the easterly line of said remainder of 12.51 acres, being an angle point hereof;

THENCE, N30°25'20"E, along the easterly line of said remainder of 12.51 acre tract, being a portion of the westerly line of said 260 acres and the westernmost line hereof, a distance of 349.46 feet to a point in the southerly right-of-way line of R.M. 2222 (R.O.W. varies), being the most northeasterly corner of said remainder of 12.51 acre tract for the northwesterly corner hereof;

THENCE, leaving the easterly line of said remainder of 12.51 acres, along the southerly line of R.M. 2222, being the northerly line hereof, the following three (3) courses and distances:

- 1) Along a curve to the left having a radius of 1757.02 feet, a central angle of 02°56'53", an arc distance of 90.41 feet and a chord which bears S55°07'08"E, a distance of 90.40 feet to the end of said curve;

EXHIBIT F

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PAGE 2 OF 3

- 2) S56°35'35"E, a distance of 518.83 feet to the point of curvature of a curve to the right;
- 3) Along said curve to the right having a radius of 1407.89 feet, a central angle of 10°40'27", an arc distance of 262.29 feet and a chord which bears S51°15'21"E, a distance of 261.91 feet to the most northwesterly corner of that certain remainder of 0.27 acres of land conveyed to George Randall Baird by deed of record in Volume 5959, Page 1987 of said Deed Records, being the northernmost northeasterly corner hereof;

THENCE, leaving the southerly line of R.M. 2222, along the westerly and southerly lines of said remainder of 0.27 acre tract, being the irregular easterly line hereof, the following two (2) courses and distances:

- 1) S35°09'03"W, a distance of 52.60 feet to the southwesterly corner of said remainder of 0.27 acre tract for an angle point;
- 2) S33°31'40"E, a distance of 85.48 feet to a point in the southerly line of said remainder of 0.27 acre tract for an angle point hereof;

THENCE, leaving the southerly line of said remainder of 0.27 acres and continuing along the irregular easterly line hereof, the following seven (7) courses and distances:

- 1) S73°57'57"W, a distance of 151.64 feet to the point of curvature of a curve to the right;
- 2) Along said curve to the right having a radius of 950.00 feet, a central angle of 07°19'47", an arc distance of 121.53 feet and a chord which bears S77°37'51"W, a distance of 121.45 feet to the point of tangency of said curve;
- 3) S81°17'44"W, a distance of 93.74 feet to the point of curvature of a curve to the left;
- 4) Along said curve to the left having a radius of 582.77 feet, a central angle of 20°44'02", an arc distance of 210.89 feet and a chord which bears S70°55'43"W, a distance of 209.74 feet to the point of compound curvature;
- 5) Along said compound curve having a radius of 1604.11 feet, a central angle of 09°11'59", an arc distance of 257.57 feet and a chord which bears S55°57'43"W, a distance of 257.29 feet to the point of compound curvature;
- 6) Along said compound curve having a radius of 1286.75 feet, a central angle of 12°50'13", an arc distance of 288.29 feet and a chord which bears S44°56'36"W, a distance of 287.69 feet to the point of tangency of said compound curve;

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- 7) S38°31'29"W, a distance of 106.35 feet to a point in the northerly line of said 1.906 acres, being the southeasterly corner hereof;

THENCE, N61°10'58"W, along the northerly line of said 1.906 acres, being the southerly line hereof, a distance of 229.90 feet to the POINT OF BEGINNING, containing an area of 13.499 acres of land, more or less, within these metes and bounds.

THE ABOVE DESCRIPTION IS BASED ON RECORD INFORMATION. IT DOES NOT REFLECT THE RESULTS OF AN ON-THE-GROUND SURVEY.

000309-78

3.157 ACRES
ZONING TRACT I
CHAMPION FAMILY TRACT

C14-98-0161 (SF-2)
FN. NO. 99-126(MJJ)
MAY 3, 1999
BPI JOB NO. 395-02.98

DESCRIPTION

OF A 3.157 ACRE TRACT OR PARCEL OF LAND OUT OF THE JAMES' JETT SURVEY NO. 1, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 260 ACRE TRACT OF LAND CONVEYED TO C.C. CHAMPION ET. AL. BY PARTITION DEED OF RECORD IN VOLUME 482, PAGE 627 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.157 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a point in the westerly line of Capital of Texas Highway North (Loop 360 - R.O.W. varies), same being the northerly line of said 260 acres and the southeasterly corner of The Overlook at Jester Section Two, a subdivision of record in Book 90, Pages 124-125 of the Plat Records of Travis County, Texas;

THENCE, along the northerly line of said 260 acres, being the southerly line of said The Overlook at Jester Section Two and in part along the southerly line of The Replat of the Overlook at Jester Section One, a subdivision of record in Book 90, Pages 336-338 of said Plat Records, the following two (2) courses and distances:

- 1) N60°13'14"W, a distance of 1321.87 feet;
- 2) N59°58'51"W, a distance of 101.86 feet to the POINT OF BEGINNING and northeasterly corner hereof;

THENCE, leaving the southerly line of said The Replat of the Overlook at Jester Section One, over and across said 260 acres the following five (5) courses and distances:

- 1) S30°01'09"W, a distance of 144.49 feet to an angle point;
- 2) S31°38'56"W, a distance of 259.18 feet to the southeasterly corner hereof;
- 3) N60°08'07"W, a distance of 229.80 feet to the southwesterly corner hereof;
- 4) N00°56'48"W, a distance of 302.08 feet to an angle point;
- 5) N30°01'09"E, a distance of 145.15 feet to a point in the northerly line of said 260 acres, being the southerly line of said The Replat of the Overlook at Jester Section One and the northwesterly corner hereof;

EXHIBIT G

000309-78

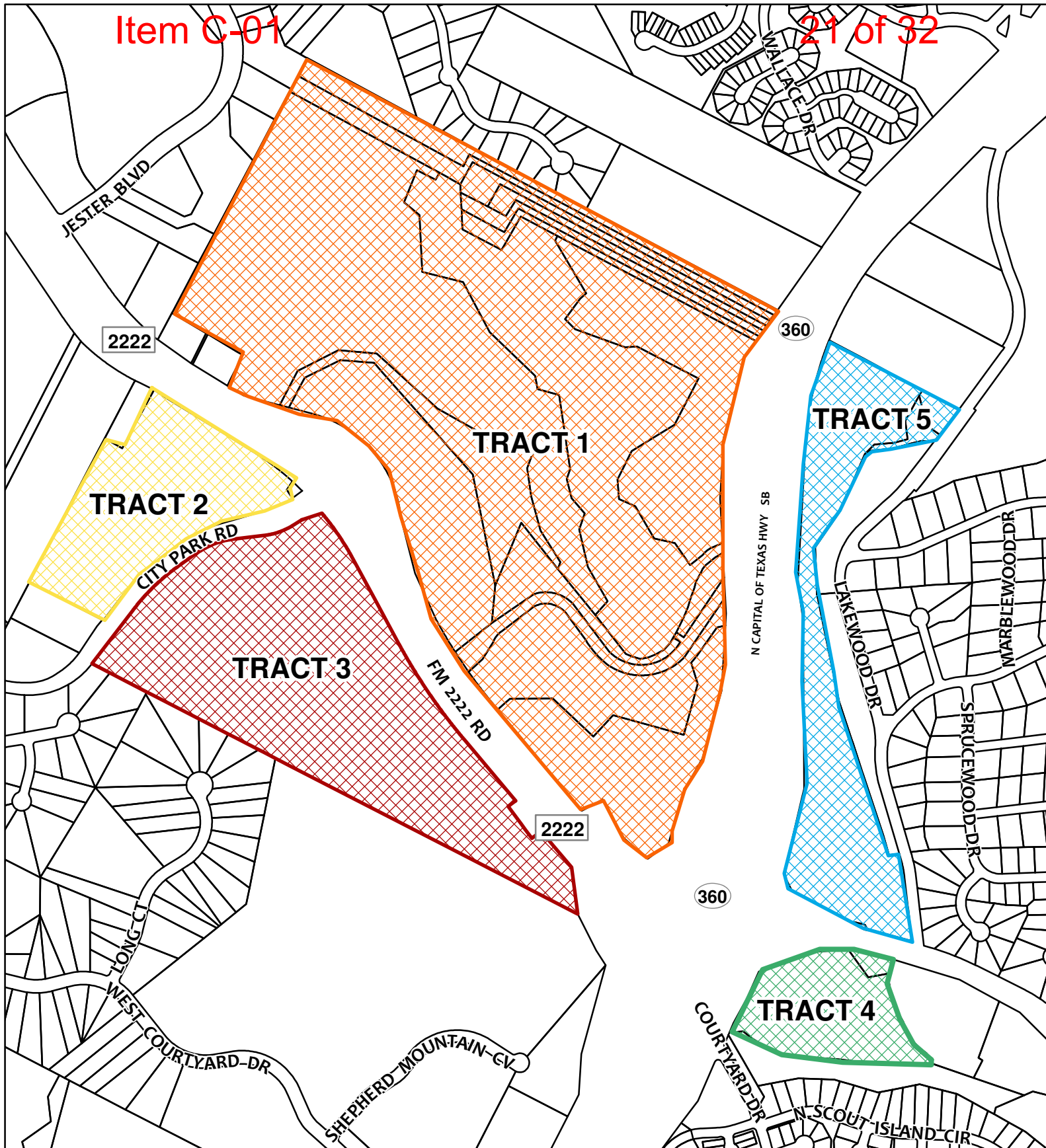
FN 99-126(MJJ).

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PAGE 2 OF 2

THENCE, S59°58'51"E, along the northerly line of said 260 acres, being the southerly line of said The Replat of the Overlook at Jester Section One and the northerly line hereof, a distance of 392.60 feet to the POINT OF BEGINNING, containing an area of 3.157 acres of land, more or less, within these metes and bounds.

000309-78



CHAMPIONS TRACT MAP - EXHIBIT E

ZONING CASE: C14-2015-0160
ZONING CHANGE: GO-CO TO GO-MU
LOCATION: 6409 Park Rd., 5909, 6103, 6425 FM 2222
SUBJECT AREA: 45.35 acres
CASE MANAGER: Victoria Haase



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Base Map



1' = 400'

C14-2015-0160 - EXHIBIT F

NO. 94-07160

**JOSIE ELLEN CHAMPION,
JUANITA CHAMPION MEIER,
AND MARY MARGARET CHAMPION
ROBERSON,**

PLAINTIFFS

VS.

CITY OF AUSTIN,

DEFENDANT

IN THE DISTRICT COURT

OF TRAVIS COUNTY, TEXAS

353RD JUDICIAL DISTRICT

COMPROMISE SETTLEMENT AGREEMENT

This Compromise Settlement Agreement (Agreement) is made effective on the 13th day of June, 1996, by and between Josie Ellen Champion, Juanita Champion Meier and, Mary Margaret Champion Roberson (the Champions) and the City of Austin (the City).

In consideration of the mutual promises and obligations set forth herein and for other good and valuable consideration, the sufficiency of which is acknowledged by the Champions and the City, the parties agree as follows:

1. For purposes of this Agreement, "the Subject Property" will be the real estate contained in Tracts 1, 2, 3, 4 and 5, such tracts being the following:

Tract 1: 153.75 acres, more or less, out of the James Jett Survey No. 1, Travis County, Texas, Travis County Plat No. 1 4218 08 18, referred to in the Application for Land Status Determination bearing City of Austin filing No. C81-87-020, the legal description of such tract contained in such application being adopted herein as if fully restated.

 n/v

OPW
Tract 2: 20.59 acres, more or less, out of the James Jett Survey No. 1, Travis County, Texas, Travis County Tax Plat No. 1 4218 08 18, referred to in Application for Land Status Determination No. C81-87-021, the legal description of such tract contained in such application being adopted herein as if fully restated.

CPE
Tract 3: 49.70 acres, more or less, out of the James Jett Survey No. 1, Travis County, Texas, Travis County Tax Plat No. 1 4218 08 18, referred to in Application for Land Status Determination bearing City of Austin filing No. C81-87-022, the legal description of such tract contained in such application being adopted herein as if fully restated.

S/E
Tract 4: 9 acres, more or less, out of the T. J. Chambers Survey, Travis County, Travis County Tax Plat No. 1 3912 06 01, referred to in Application for Land Status Determination bearing City of Austin filing No. C81-87-023, the legal description of such tract contained in such application being adopted herein as if fully restated.

N/E
Tract 5: 26 acres, more or less, out of the James Jett Survey No. 1 and the Thomas Jefferson Chambers Grant, Travis County, Texas, Travis County Tax Plat No. 1 4211 04 08 (pieces being located on 13418, 14218, 14312) referred to in Application for Land Status Determination bearing City of Austin filing No. C81-87-024, the legal description of such tract contained in such application being adopted herein as if fully restated.

2. Future development of the Subject Property, insofar as such development is within the regulatory and permitting authority of the City, will be governed by the following:

a. Unless otherwise specifically provided in this Agreement, during the term of this agreement all applications relating to development of the Subject Property will be governed solely by the applicable ordinances, rules or other regulations in effect for the subject property on December 8, 1993 immediately prior to the enactment of City of Austin Ordinance No. 931209-H, (the "Bull Creek Ordinance") , including the Lake Austin Watershed Ordinances by virtue of the fact that the tracts were "legal tracts." Such development applications shall include, but not be limited to, all applications for subdivision preliminary plans and final plats, resubdivision or replats, site plans, site development permits, zoning and rezoning (only to the extent that zoning and rezoning ordinances affect lot size, lot dimensions, lot coverage or building size), and all other permits and approvals required for the development of the Subject Property, and all revisions and amendments thereto (other than applications for building or construction permits for structures intended for human occupancy or habitation, which applications will be governed by the laws, ordinances, rules or regulations adopting solely the provisions of uniform building, fire, plumbing or mechanical codes promulgated by a nationally recognized code organization or local amendments to such codes enacted solely to address imminent threats of destruction of property or injury to persons in effect as of the date of the application for the applicable building or construction permit).

b. During the term of this Agreement, it is expressly agreed that the Subject Property may be subdivided and resubdivided so that each Tract may be comprised of one or more separate tracts or lots, under the requirements of the Lake Austin Watershed Ordinance without compliance with any ordinance, rule, regulation or other permitting or approval

requirement adopted after December 8, 1993, including specifically, but without limitation, the Comprehensive Watersheds Ordinance (Ordinance No. 860508-V) as the same has been codified and amended, which ordinance was not applicable by exemption to the Subject Property on December 8, 1993, and that further resubdivisions or replatting of the Subject Property will not trigger the necessity of compliance with the Comprehensive Watersheds Ordinance or any other ordinance, regulation or rule not in effect on December 8, 1993, (except with respect to all applications for building or construction permits for structures intended for human occupancy or habitation, which applications will be governed by the laws, ordinances, rules or regulations adopting solely the provisions of uniform building, fire, plumbing or mechanical codes promulgated by a nationally recognized code organization or local amendments to such codes enacted solely to address imminent threats of destruction of property or injury to persons in effect as of the date of the application for the applicable building or construction permit).

c. During the term of this Agreement, the total amount of impervious cover that may be constructed within Tracts 1, 2 and 3, and that portion of Tract 5 not made subject to Ordinance No. 930513-R will be the maximum impervious cover permitted by the Lake Austin Watershed Ordinance and other ordinances governing such tracts prior to the enactment of the Bull Creek Ordinance, and the amount of impervious cover will not be restricted to an amount less than that permitted by those ordinances.

d. The City will not require a new boundary survey as a condition for rezoning of Tracts 1, 2 and 3.

e. During the term of this Agreement, Tracts 4 and 5 will be permitted to be developed to the maximum extent of impervious cover and building square footage permitted by the Lake Austin Watershed Ordinance and other ordinances in effect on December 8, 1993, and by zoning ordinance No. 920507-B relating to such Tract 4 and zoning ordinance No. 930513-R relating to Tract 5. The restrictive covenant entered into in connection with the enactment of Ordinance 920507-B will be and is hereby amended to delete the following provisions thereof:

"12. Owners shall construct and maintain a detention pond with a minimum volume of two acre feet on the Property. The detention pond will be lined with grasses such (as) Switchgrass and Bushy Bluestem and other appropriate native vegetation for the purpose of reducing the rate of stormwater discharge to the rate of discharge without improvements constructed on the Property"; and

"5. Disturbance of the native vegetation on hillrock and rock outcropping in and along the southern portion of the Property shall be prohibited."

The Champions or their successors in interest shall be permitted to grade the said "hill rock and rock outcropping" to the surrounding natural level.

The aforementioned restrictive covenants will be removed in exchange for the following Agreements as set forth in the Special Exceptions Ordinance, to-wit:

A. For any development on the Property, applicant shall construct property engineered water-quality controls; including at minimum, water quality filtration ponds with full sedimentation chambers as described in the City of Austin Environmental Criteria Manual. The ponds shall be sized to capture the first one-half (.50) inch of stormwater plus one-tenth (.10) of an inch for each additional 10% of impervious cover above 20% from the contributing drainage areas of the project which include impervious

96-06135

cover. In the event that any cut and fill variances necessary for the construction of these ponds are not granted, the Applicant shall not be required to comply with this subparagraph 2. e. A. Detention of the 2-year storm will not be required.

B. Any agreements, restrictions, covenants, or other legal documentation necessary to construct and maintain the water quality controls required hereby shall be reviewed by the City Law Department prior to execution, and shall include a provision requiring written City approval prior to termination or assignment.

C. Prior to the issuance of a certificate of occupancy or return of fiscal security for development on all or part of the Property, construction of the water-quality controls required hereby shall be completed, as determined by City of Austin inspection, for the portion of the subject property for which a Certificate of Occupancy or return of fiscal is requested.

f. During the term of this Agreement approvals of site plans for the Subject Property will be approved with necessary variances or other provisions reducing the set backs from Loop 360 and RR 2222 required by the Hill Country Roadways Ordinance (No. 860116-J) to twenty-five feet.

3. The provisions of this Agreement will not be affected by any transfer or ownership of all or any part of the Subject Property. The rights and duties expressed herein will run with the land, and shall be binding upon, will be for the benefit of, will be assigned by, and will be enforceable by, the Champions and the subsequent owner(s) of the Subject Property, or any part thereof, and their respective successors and assigns.

4. In consideration for the dismissal of the claims in the lawsuit described below, during the term of this Agreement the City will not impose or require any filing, review, inspection, construction or notification fees with respect to any application for the processing or

approval of any subdivision preliminary plans and final plats, resubdivisions or replats, site plans or site development permits, zoning or rezoning for the development of the Subject Property, and all such fees are hereby expressly waived by the City.

5. During the term of this Agreement, the City will follow established regulations and procedures for any legislative actions (including, but not limited to, zoning or rezoning) related to the Subject Property to the extent that such regulations are not inconsistent with the Lake Austin Watershed Ordinance and this Agreement; provided, however, in the event any such legislative action results in requirements or conditions that are contrary to, in addition to, or in any manner inconsistent with, the provisions hereof, the owner(s) of the Subject Property, or any part thereof, may elect any one or more of the following with respect to any such ordinances, rules, regulations or other requirements sought to be imposed on the development or use of the Subject Property: (i) enforcement of any state law applicable to the development of the subject property, including without limitation, Sections 481.142, et seq., TEX. GOV'T CODE; (ii) assertion of all claims for attorneys' fees, court costs, temporary taking damages, permanent taking damages or other damages that were asserted or could have been asserted in the lawsuit described below and any such claims that may arise hereafter; and (iii) assertion of any other legal or equitable rights or claims that might exist with respect to the City's actions regarding the Subject Property.

6. Tracts 4 and 5 (excluding that portion of Tract 5 not made subject to zoning ordinance No. 930513-R). The exception granted herein shall apply to any "project" as that term is defined in Section 481.142, Texas Government Code, commenced on Tracts 4 and 5

~ June 2006

within ten years by the filing of an application for preliminary subdivision (if applicable) and by the filing and approval of a site plan. In the event that said subdivision and site plan approval are not obtained within the ten year period, all subsequent permits for a "project" shall be governed by the Austin City Code in effect at the time of the filing of the development application.

Tracts 1, 2 and 3 and the portion of Tract 5 not made subject to zoning ordinance No. 930513-R. The exceptions granted herein shall apply to any "project" as that term is defined in Section 481.142, Texas Government Code, commenced on Tracts 1, 2 3, or that portion of Tract 5 not made subject to zoning ordinance No. 930513-R, within six years by the filing of an application for preliminary subdivision plan or any other development permit. Provided, however, that any application filed within six years will be subject to expirations contained in the Austin City Code in effect as of December 8, 1993. In the event that said development permit is not filed within the six year period, all subsequent permits for a "project" shall be governed by the Austin City Code in effect at the time of the filing of the development application.

Notwithstanding the foregoing, should the owners elect, applications filed during the first six years from the effective date of this Ordinance may be governed by the provisions of state law and the Austin City Code in effect at the time of the filing of said applications.

7. Nothing in this Agreement will prevent the City and the owner(s) of the Subject Property, or any part thereof, from making agreements regarding the development or use of the Subject Property, or any part thereof owned by such party, in addition or contrary to the

provisions hereof by agreement; provided, any such agreement must be in writing and executed by the City and the owners of the portions of the Subject Property affected thereby, and further provided that any such agreement shall expressly reference this Agreement.

8. The Champions and the City agree to submit to the Court in Cause No. 94-07160, in the 353rd District Court of Travis County, Texas, a proposed Agreed Order in the form attached hereto as Exhibit A and to request the Court to enter the Agreed Order in accordance with the settlement set forth in this Agreement.

9. Notwithstanding anything herein to the contrary, in the event of any conflict between any provision of this Compromise Settlement Agreement and the Special Exceptions Ordinance, the parties hereto agree that the Special Exceptions Ordinance shall control.

10. The City and the Champions warrant that the parties executing this Agreement have the all requisite authority to bind the parties and are executing the Agreement within the scope of and in accordance with such authority.

11. Unless expressly stated otherwise in this Agreement, the provisions hereof are binding on all successors, agents, employees, representatives and assigns of the City and the Champions.

12. This Agreement is made in settlement of disputed claims and causes of action, and the provisions hereof are not to be construed as an admission of liability by any party, which liability is hereby denied; nor is this Agreement or any proceeding in the lawsuit between the parties to be considered as res judicata, collateral estoppel or binding in any manner on persons or entities not parties hereto or otherwise entitled to the benefits by the express provisions

hereof.

EXECUTED to be effective the 11th day of July, 1996.

Josie Ellen Champion
JOSIE ELLEN CHAMPION

Janita Champion Meier
JANITA CHAMPION MEIER

MARY MARGARET CHAMPION ROBERSON

CITY OF AUSTIN

By: Alice Glasco
Printed Name: ALICE GLASCO
Its: _____

STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, appeared JOSIE ELLEN CHAMPION, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on the 11th day of July, 1996, to certify which witness my hand and official seal.

Onetta Weedon
Notary Public, State of Texas
My Commission Expires: _____
Printed Name: _____

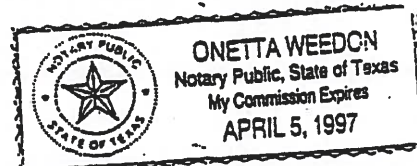


EXHIBIT "A"

To Ordinance No. _____

The Tracts made the subject of this ordinance are those tracts having the metes and bounds set forth in the attached survey notes, as follows:

TRACT 1: The property described in the attached as "PARCEL A"

TRACT 2: The property described in the attached as "PARCEL B"

TRACT 3: The property described in the attached as "PARCEL C"

TRACT 4: The property described in the attached as "PARCEL D"

TRACT 5: The property described in the attached as "PARCEL E"

960613-J