

ORDINANCE NO. 20171207-082

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5100 EAST 51st STREET IN THE PECAN SPRINGS-SPRINGDALE NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-3-CO-NP) COMBINING DISTRICT, COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT, TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT, AND GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO PUBLIC-NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence medium density-conditional overlay-neighborhood plan (MF-3-CO-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to public-neighborhood plan (P-NP) combining district on the property described in Zoning Case No. C14-2017-0088, on file at the Planning and Zoning Department, as follows:

Being 197.59 acres of land out of the Jesse C. Tannehill League Survey Abstract No. 22 in Travis County, Texas, and being comprised of a portion of that certain (146.494 acre) tract of land as conveyed to Solo Star Realty, Inc. by Special Warranty Deed recorded in Volume 12142, Page 1216, of the Real Property Records of Travis County, Texas, together with all of Lots 1-6, Block A Oriens Park Section Seven, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86, Pages 192B-192D, of the Plat Records of Travis County, Texas, and together with all of Lots 1-3, Block A, Oriens Park Section Ten, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 87, Pages 31A-31C, of the Plat Records of Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and;

Being 7.994 acres of land, being a portion of Lot 2, Little Walnut Multi-Family, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 92, Pages 115-116, of the Plat Records of Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance (cumulatively referred to as the "Property"),

locally known as 5100 East 51st Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

PART 2. The Property is subject to Ordinance No. 021107-Z-12a that established zoning for the Pecan Springs-Springdale Neighborhood Plan.

PART 3. This ordinance takes effect on December 18, 2017.

PASSED AND APPROVED

December 7, 2017

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§
§

Steve Adler
Mayor

APPROVED:

Anne L. Morgan
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

JULY 19, 2002

FIELD NOTE DESCRIPTION OF 197.59 ACRES OF LAND OUT OF THE JESSE C. TANNEHILL LEAGUE SURVEY ABSTRACT No. 22 IN TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF A PORTION OF THAT CERTAIN (146.494 ACRE) TRACT OF LAND AS CONVEYED TO SOLO STAR REALTY, INC. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12142 PAGE 1216 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL OF LOTS 1-6, BLOCK A, ORIENS PARK SECTION SEVEN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86 PAGES 192B-192D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND TOGETHER WITH ALL OF LOTS 1-3, BLOCK A, ORIENS PARK SECTION TEN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 87 PAGES 31A-31C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the North right-of-way line of East 51st Street at the point of intersection with the East right-of-way line of Norwood Hill Road (a currently undeveloped roadway) for a Southwesterly corner of Lot 1, Block A, Oriens Park Section Seven, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Pages 192B-192D of the Plat Records of Travis County, Texas, and being a Southwesterly corner and **PLACE OF BEGINNING** of the herein described tract, and from which a ½" iron rod set in the curbed median of East 51st Street (for reference) bears N 80 deg. 58' 06" E 162.07 ft., and also from which a brass cap in concrete found for City of Austin EUD Monument No. 263 bears S 27 deg. 02' 18" W 8363.23 ft., and also from which a brass cap in concrete found for City of Austin EUD Monument No. 409 bears S 00 deg. 06' 46" E 7750.88 ft.;

THENCE with the Easterly right-of-way line of Norwood Hill Road, the following seven (7) courses;

- 1) along a curve to the right with a radius of 25.00 ft. for an arc length of 21.95 ft. and which chord bears N 69 deg. 32' 53" W 21.25 ft. to a ½" iron rod found for a point of tangency;
- 2) N 25 deg. 05' 29" W 85.12 ft. to a ½" iron rod found for a point of curvature;
- 3) along a curve to the right with a radius of 528.63 ft. for an arc length of 221.77 ft. and which chord bears N 13 deg. 06' 22" W 220.15 ft. to a ½" iron rod found for a point of tangency;
- 4) N 01 deg. 07' 07" W 259.70 ft. to a ½" iron rod found for a point of curvature in the West line of Lot 2, Block A, Oriens Park Section Ten, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 87 Pages 31A-31C of the Plat Records of Travis County, Texas;
- 5) along a curve to the left with a radius of 672.72 ft. for an arc length of 693.99 ft. and which chord bears N 30 deg. 38' 57" W 663.62 ft. to a ½" iron rod found for a point of tangency;
- 6) N 60 deg. 12' 01" W 293.93 ft. to a ½" iron rod found for a point of curvature;
- 7) along a curve to the right with a radius of 20.00 ft. for an arc length of 31.46 ft. and which chord bears N 14 deg. 45' 07" W 28.31 ft. to a ½" iron rod found a point of tangency at the point of intersection with the Easterly right-of-way line of Springdale Road for a Southwesterly corner of Lot 3, Block A, of said Oriens Park Section Ten and being an angle corner of this tract, and from which a brass cap in concrete found for City of Austin EUD Monument No. 246 bears N 73 deg. 43' 09" W 3568.13 ft.

EXHIBIT A

THENCE with the Easterly right-of-way line of Springdale Road and the Westerly line of said Lot 3, Block A, Oriens Park Section Ten, the following two (2) courses;

- 1) N 29 deg. 44' 40" E 174.20 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" ;
- 2) N 39 deg. 54' 55" E 99.61 ft. to a ½" iron rod found for the Northwest corner of said Lot 3, Block A, Oriens Park Section Ten, and for the Southwest corner of that certain (6.00 acre) tract of land as conveyed to Benny Howard by deed recorded in Document No. 2000067186 of the Official Public Records of Travis County, Texas, and being an angle corner of this tract;

THENCE leaving the Easterly right-of-way line of Springdale Road with the common lines of said Block A, Oriens Park Section Ten and said Howard (6.00 acre) tract, the following two (2) courses;

- 1) S 61 deg. 09' 34" E 774.79 ft. to a ½" iron rod found;
- 2) N 28 deg. 24' 46" E 399.92 ft. to a ½" iron rod found for the northerly Northwest corner of Lot 1, Block A, Oriens Park Section Ten, and being an angle corner of this tract;

THENCE with the most Northerly line of said Lot 1, Block A, Oriens Park Section Ten, the following two (2) courses;

- 1) S 61 deg. 36' 02" E 708.55 ft. to a ½" iron rod found;
- 2) S 61 deg. 16' 19" E 225.63 ft. to a ½" iron rod found for the northerly Northeast corner of said Lot 1, Block A, Oriens Park Section Ten and for the northerly Northwest corner of Lot 3, Block A, of said Oriens Park Section Seven, and being an angle corner of this tract, and from which a ½" iron rod found for a common angle corner of said Lot 1, Block A, Oriens Park Section Ten, and said Lot 3, Block A, Oriens Park Section Seven, bears S 28 deg. 13' 33" W 50.39 ft.;

THENCE with the most Northerly line of said Lot 3, Block A, Oriens Park Section Seven, S 61 deg. 43' 33" E 84.72 ft. to a ½" iron rod found for the Southeast corner of that certain (21.12 acre) tract of land designated as "Lot 1" in a deed to Carrie Seiders Smith as recorded in Volume 545 Page 263 of the Deed Records of Travis County, Texas, and being an angle corner of that certain (146.494 acre) tract of land as conveyed to Solo Star Realty, Inc. by Special Warranty Deed recorded in Volume 12142 Page 1216 of the Real Property Records of Travis County, Texas, same being an angle corner of this tract;

THENCE with the common lines of said Smith (21.12 acre) tract and said Solo Star Realty (146.494 acre) tract, the following two (2) courses;

- 1) N 29 deg. 44' 06" E 513.72 ft. to a ½" iron rod found;
- 2) N 61 deg. 23' 15" W 772.38 ft. to a ½" iron rod found in concrete for an angle corner of said Solo Star Realty (146.494 acre) tract and for the Southeast corner of Lot 1, Texas Educational Service Center Region XIII, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 79 Page 344 of the Plat Records of Travis County, Texas, and being an angle corner of this tract;

THENCE with the common lines of said Solo Star Realty (146.494 acre) tract and said Lot 1, Texas Educational Service Center Region XIII, the following two (2) courses;

- 1) N 29 deg. 10' 46" E 600.53 ft. to a ½" iron rod found;
- 2) N 61 deg. 25' 30" W 977.37 ft. to a ½" iron rod found in concrete in the Easterly right-of-way line of Springdale Road for the Northwest corner of said Lot 1, Texas Educational Service Center Region XIII, and for the most northerly Southwest corner of said Solo Star Realty (146.494 acre) tract, and being a Westerly angle corner of this tract;

THENCE with the Easterly right-of-way line of Springdale Road, the following six (6) courses;

- 1) N 28 deg. 37' 52" E 841.39 ft. to a ½" iron rod found;
- 2) N 17 deg. 34' 34" E 102.00 ft. to a ½" iron rod found;
- 3) N 28 deg. 47' 17" E 300.01 ft. to a ½" iron rod found;
- 4) N 38 deg. 49' 56" E 103.26 ft. to a ½" iron rod found;
- 5) N 30 deg. 32' 26" E 106.72 ft. to a ½" iron rod found;
- 6) N 19 deg. 34' 46" E 51.22 ft. to a ½" iron rod found for the Southwesterly corner of Lot 2, Little Walnut Multi-Family, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 92 Page 115 of the Plat Records of Travis County, Texas, and for the Northwest corner of said Solo Star Realty (146.494 acre) tract, same being the most Northerly or Northwest corner of this tract, and from which a chiseled "X" found in concrete for an angle corner in the West line of said Lot 2, Little Walnut Multi-Family bears N 10 deg. 37' 25" E 260.48 ft. (direct tie);

THENCE leaving the Easterly right-of-way line of Springdale Road with a Northeasterly line of said Solo Star Realty (146.494 acre) tract and with that certain line as established by Boundary Line Agreement recorded in Volume 4932 Page 2232 of the Deed Records of Travis County, Texas, S 60 deg. 47' 50" E 1227.04 ft. to a currently inundated point in the West line of Lot 50, Block A, The Bluffs of University Hills Sec. 3, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 54 Page 63 of the Plat Records of Travis County, Texas, and being an angle corner of said Solo Star Realty (146.494 acre) tract, same being an angle corner of this tract;

THENCE with the common line of said Solo Star Realty (146.494 acre) tract and said Block A, The Bluffs of University Hills Sec. 3, the following two (2) courses;

- 1) S 20 deg. 43' 47" E 3.81 ft. to an inundated point;
- 2) S 19 deg. 57' 52" E 626.69 ft. to an inundated point in the center of Little Walnut Creek for an angle corner of said Solo Star Realty (146.494 acre) tract and for a Westerly angle corner of that certain (31.357 acre) tract of land as conveyed to the Board of Trustees of the Austin Independent School District by deed recorded in Volume 4343 Page 1233 of the Deed Records of Travis County, Texas, and being an angle corner of this tract;

THENCE with the center of Little Walnut Creek (currently inundated) for the common line of said Solo Star Realty (146.494 acre) tract and said Board of Trustees of the Austin Independent School District (31.357 acre) tract, the following three (3) courses;

- 1) S 42 deg. 52' 00" E 123.53 ft.;
- 2) S 24 deg. 00' 00" E 130.00 ft.;
- 3) S 14 deg. 58' 00" E 100.00 ft.;

THENCE continuing with the inundated center of Little Walnut Creek, S 08 deg. 15' 00" E 160.00 ft. to a point in the interior of said Solo Star Realty (146.494 acre) tract;

THENCE crossing the interior of said Solo Star Realty (146.494 acre) tract with the center of Little Walnut Creek (currently inundated), the following ten (10) courses;

- 1) S 23 deg. 40' 00" E 82.00 ft.;
- 2) S 50 deg. 30' 00" E 61.00 ft.;
- 3) S 41 deg. 48' 00" E 96.00 ft.;
- 4) S 19 deg. 45' 00" E 191.00 ft.;
- 5) S 24 deg. 08' 00" E 332.00 ft.;
- 6) S 22 deg. 15' 00" E 320.00 ft.;
- 7) S 09 deg. 37' 00" E 109.00 ft.;
- 8) S 38 deg. 22' 00" E 86.00 ft.;
- 9) S 57 deg. 36' 00" E 135.84 ft.;
- 10) S 75 deg. 00' 00" E 150.71 ft. to a point of intersection with the West line of U.S. Highway No. 183 (Ed Bluestein Boulevard) and in the East line of said Solo Star Realty (146.494 acre) tract, and being the easterly Northeast corner of this tract, and from which a spindle set near the North end of a concrete headwall of a bridge (for reference) bears S 67 deg. 58' 37" E 112.49 ft.;

THENCE with the West right-of-way line of U.S. Highway No. 183, the following two (2) courses;

- 1) S 12 deg. 55' 34" W 504.27 ft. to a broken concrete monument found;
- 2) S 03 deg. 26' 14" W 244.49 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for an angle corner of said Solo Star Realty (146.494 acre) tract, and for the Northeast corner of Oriens Park Section Eight, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86 Page 193A of the Plat Records of Travis County, Texas, and being the easterly Southeast corner of this tract;

THENCE leaving the West right-of-way line of U.S. Highway No. 183 with the common line of said Solo Star Realty (146.494 acre) tract and said Oriens Park Section Eight, the following two (2) courses;

- 1) N 61 deg. 23' 38" W 111.46 ft. to a ½" iron rod found;
- 2) N 61 deg. 42' 00" W 164.85 ft. to a ½" iron rod found at the point of termination of the East right-of-way line of Rangoon Road for the Northwest corner of Lot 1, of said Oriens Park Section Eight;

THENCE, N 61 deg. 35' 24" W 95.63 ft. to a ½" iron rod found in concrete for the point of termination of the West right-of-way line of Rangoon Road for an angle corner of said Solo Star Realty (146.494 acre) tract, and being an angle corner of this tract;

THENCE with the West right-of-way line of Rangoon Road, the following six (6) courses;

- 1) S 28 deg. 19' 14" W 247.65 ft. to a ½" iron rod found for a point of curvature;
- 2) along a curve to the left with a radius of 562.24 ft. for an arc length of 348.93 ft. and which chord bears S 10 deg. 41' 34" W 343.36 ft.;
- 3) S 06 deg. 58' 22" E 50.17 ft. to a ½" iron rod found for a point of curvature;
- 4) along a curve to the right with a radius of 345.25 ft. for an arc length of 217.58 ft. and which chord bears S 10 deg. 54' 43" W 214.00 ft. to a ½" iron rod found for a point of tangency;
- 5) S 28 deg. 58' 00" W 138.61 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature;
- 6) along a curve to the right with a radius of 15.00 ft. for an arc length of 21.70 ft. and which chord bears S 70 deg. 24' 53" W 19.86 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency at the point of intersection with the North right-of-way line of East 51st Street for a Southeasterly angle corner of Lot 6, Block A, of said Oriens Park Section Seven, and being the southerly Southeast corner of this tract;

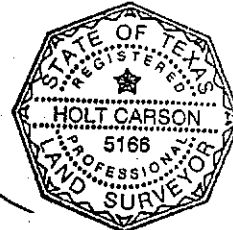
THENCE with the North right-of-way line of East 51st Street, the following seven (7) courses;

- 1) N 68 deg. 08' 14" W 117.91 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature and from which a ½" iron rod set in the curbed median of East 51st Street (for reference) bears S 82 deg. 25' 23" W 101.11 ft.;
- 2) along a curve to the left with a radius of 545.00 ft. for an arc length of 456.41 ft. and which chord bears S 87 deg. 56' 14" W 443.19 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency;
- 3) S 63 deg. 51' 10" W 117.35 ft. to a ½" iron rod found for a point of curvature;
- 4) along a curve to the right with a radius of 574.75 ft. for an arc length of 554.19 ft. and which chord bears N 88 deg. 31' 06" W 532.97 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of tangency, and from which a ½" iron rod set in the curbed median of East 51st Street (for reference) bears S 59 deg. 42' 10"E 221.49 ft.;
- 5) N 60 deg. 54' 09" W 650.35 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a point of curvature;
- 6) along a curve to the left with a radius of 595.00 ft. for an arc length 563.28 ft. and which chord bears N 88 deg. 00' 27" W 542.48 ft. to a ½" iron rod found for a point of tangency;
- 7) S 64 deg. 45' 31" W 156.72 ft. to the **PLACE OF BEGINNING**, containing 197.59 Acres of land.

SURVEYED: July, 2002.

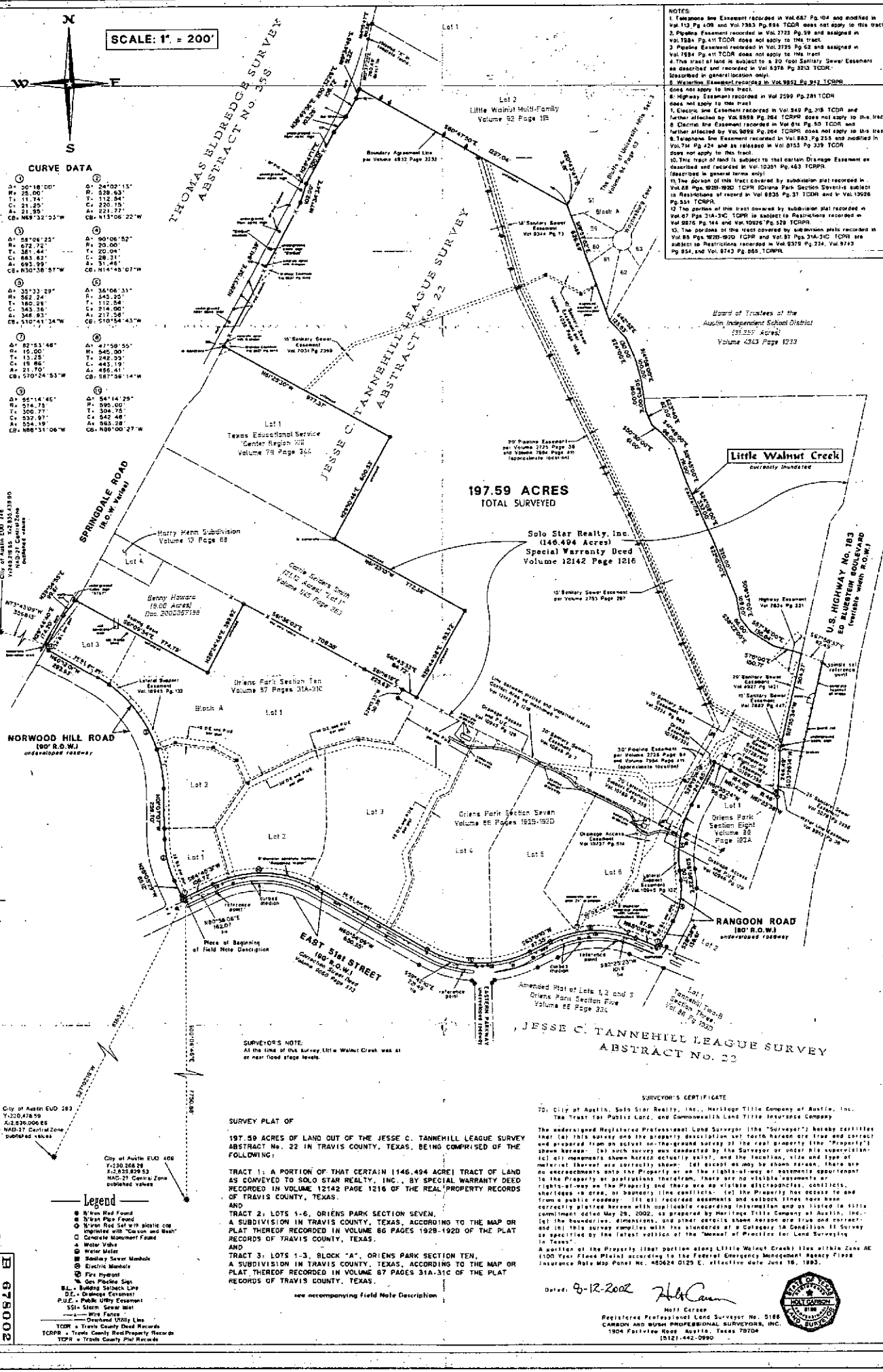
Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166



see accompanying map: B 678002

FIELD NOTES REVIEWED
By *John Moore* Date *1-24-2002*
Engineer, Survey Section
Department of Public Works
and Transportation



SCALE: 1" = 200'

CURVE DATA

1. A= 30°18'00" R= 25.00' T= 11.74' C= 21.25' A= 21.35' CB= N85°32'03"W	2. A= 34°02'15" R= 329.63' T= 112.54' C= 220.15' A= 221.17' CB= N15°06'22"W	3. A= 58°08'25" R= 672.72' T= 381.44' C= 683.63' A= 693.99' CB= N30°38'57"W	4. A= 90°08'52" R= 70.00' T= 20.00' C= 28.31' A= 31.48' CB= N14°45'07"W	5. A= 35°33'29" R= 582.24' T= 180.28' C= 343.38' A= 346.83' CB= S10°41'34"W	6. A= 36°08'31" R= 542.95' T= 112.54' C= 214.00' A= 217.52' CB= S10°54'43"W	7. A= 82°53'46" R= 15.00' T= 13.25' C= 15.86' A= 21.70' CB= S70°24'53"W	8. A= 47°58'55" R= 542.00' T= 242.03' C= 443.19' A= 445.41' CB= S87°24'14"W	9. A= 55°14'46" R= 514.74' T= 300.77' C= 532.97' A= 534.19' CB= N88°13'06"W	10. A= 54°14'29" R= 542.00' T= 304.75' C= 542.48' A= 545.18' CB= N88°00'27"W
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SURVEYOR'S NOTE
At the time of this survey Little Walnut Creek was at or near flood stage levels.

SURVEY PLAT OF
197.59 ACRES OF LAND OUT OF THE JESSE C. TANNEHILL LEAGUE SURVEY ABSTRACT NO. 22 IN TRAVIS COUNTY, TEXAS, BEING COMPRISED OF THE FOLLOWING:

TRACT 1: A PORTION OF THAT CERTAIN 1146.494 ACRE TRACT OF LAND AS CONVEYED TO SOLO STAR REALTY, INC., BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12142 PAGE 1216 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
AND
TRACT 2: LOTS 1-6, ORIENS PARK SECTION SEVEN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86 PAGES 1928-1929 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
AND
TRACT 3: LOTS 1-3, BLOCK "A", ORIENS PARK SECTION TEN, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 87 PAGES 31A-31C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

see accompanying field note description

SURVEYOR'S CERTIFICATE
To: City of Austin, Solo Star Realty, Inc., Heritage Title Company of Austin, Inc., The Trust for Public Land, and Commonwealth Land Title Insurance Company
The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies that (a) this survey and the property description set forth herein are true and correct and prepared from an actual on-the-ground survey of the real property line; (b) the Surveyor is duly licensed and qualified to perform the survey; (c) all monuments shown hereon actually exist; and the location, size and type of material thereon are correctly shown; (d) except as may be shown herein, there are no encroachments onto the Property or any part thereof; (e) the Surveyor has access to and from a public roadway; (f) all recorded assessments and ad valorem taxes have been correctly placed hereon with applicable recording information and as listed in this commitment dated May 28, 2002, as prepared by Heritage Title Company of Austin, Inc.; (g) the boundaries, dimensions, and other details shown hereon are true and correct; and (h) this survey complies with the standards of a Category 1a Condition 1a Survey as specified by the latest edition of the "Manual of Practice for Land Surveying in Texas".
A portion of the Property (that portion along Little Walnut Creek) lies within Zone AE (100 Year Flood Plain) according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 480624 0125 E, effective date June 18, 1993.

Dated: 8-12-2002
Holt Carr
Registered Professional Land Surveyor No. 5188
CARR and BURNETT PROFESSIONAL SURVEYORS, INC.
1904 Fallview Road Austin, Texas 78704
(512) 442-0990



- Legend
- 8" Iron Rod Found
 - Street Pipe Found
 - Iron Rod Set with plastic cap
 - Concrete Monument Found
 - Water Valve
 - Water Meter
 - Sewer Manhole
 - Electric Manhole
 - Fire Hydrant
 - Gas Pipeline Cap
 - Building Setback Line
 - E.L. - Easement Line
 - P.U.E. - Public Utility Easement
 - S.S. - Storm Sewer Man
 - Wire Fence
 - Overhead Utility Line
 - T.C.R. - Travis County Deed Records
 - T.C.P.R. - Travis County Plat Records
 - T.C.P.R. - Travis County Plat Records

678002

**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

OCTOBER 8, 2003

FIELD NOTE DESCRIPTION OF 7.994 ACRES OF LAND, BEING A PORTION OF LOT 2, LITTLE WALNUT MULTI-FAMILY, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 92 PAGES 115-116 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the East right-of-way line of Springdale Road for the Southwest corner of Lot 2, Little Walnut Multi-Family, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 92 Pages 115-116 of the Plat Records of Travis County, Texas, and for the Northwest corner of that certain (146.494 acre) tract of land as conveyed to Solo Star Realty, Inc. by Special Warranty Deed recorded in Volume 12142 Page 1216 of the Real Property Records of Travis County, Texas, and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract, and from which a ½" iron rod found in the East right-of-way line of Springdale Road and in the West line of said Solo Star Realty (146.494 acre) tract bears S 19 deg. 34' 46" W 51.22 ft.;

THENCE with the East right-of-way line of Springdale Road and with the West line of said Lot 2, the following two (2) courses;

- 1) N 20 deg. 28' 24" E 54.88 ft. to a ½" iron rod found;
- 2) N 08 deg. 01' 10" E 181.29 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the Northwest corner of this tract, and from which a chiseled "X" mark found in concrete for an angle point in the West line of said Lot 2 bears N 08 deg. 01' 10" E 25.34 ft.;

THENCE leaving the East right-of-way line of Springdale Road and crossing the interior of said Lot 2, the following two (2) courses;

- 1) S 67 deg. 16' 22" E 367.12 ft. to a ½" iron rod found;
- 2) N 59 deg. 25' 58" E 194.22 ft. to a ½" iron rod found in the common line of Lot 1 and Lot 2, of said Little Walnut Multi-Family for an angle corner of this tract, and from which a PK nail found in asphalt for an angle corner in the common line of said Lot 1 and Lot 2 bears S 84 deg. 58' 17" W 69.00 ft.;

THENCE with the common line of said Lot 1 and Lot 2, N 84 deg. 58' 17" E 154.49 ft. to an inundated point in Little Walnut Creek for the Northeast corner of said Lot 2 and the Southeast corner of said Lot 1 and being the Northeast corner of this tract;

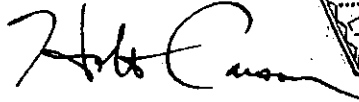
Page 2 of 2
7.994 ACRES

THENCE with the East line of said Lot 2 and along Little Walnut Creek, the following three (3) courses;

- 1) S 04 deg. 59' 28" W 185.66 ft. to an inundated point;
- 2) S 46 deg. 37' 20" E 320.42 ft. to an inundated point;
- 3) S 20 deg. 48' 21" E 422.62 ft. to an inundated point for the Southeast corner of said Lot 2 and for an angle corner of said Solo Star Realty (146.494 acre) tract, and being the Southeast corner of this tract;

THENCE with the South line of said Lot 2, N 60 deg. 47' 50" W 1227.04 ft. to the **PLACE OF BEGINNING**, containing 7.994 acres of land.

SURVEYED: October, 2003.



Holt Carson
Registered Professional Land Surveyor No. 5166

see accompanying map: B 678052

FIELD NOTES REVIEWED
By John Moore Date 10-16-2003
Engineering Support Section
Department of Public Works
and Transportation

NOTES:
 1. Reference is made to Volume 8724 Page 102 of the Public Land Survey of the State of Texas, which shows the location of the land herein described.
 2. The land is subject to the same conditions as the land in the same County, Texas, and is subject to the same conditions as the land in the same County, Texas.
 3. The land is subject to the same conditions as the land in the same County, Texas, and is subject to the same conditions as the land in the same County, Texas.
 4. The land is subject to the same conditions as the land in the same County, Texas, and is subject to the same conditions as the land in the same County, Texas.
 5. The land is subject to the same conditions as the land in the same County, Texas, and is subject to the same conditions as the land in the same County, Texas.

THOMAS ELDREDGE SURVEY ABSTRACT No. 258

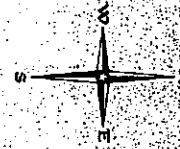
SPRINGDALE ROAD
 (R.O.W. varies)

LITTLE WALNUT CREEK
 VOLUME 87 PAGE 113

JESSE C. TANNEHILL LEAGUE SURVEY ABSTRACT No. 22

Edo Star Realty, Inc.
 15444A Acres
 Special Warranty Deed
 Volume 1212 Page 1766

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS
 I, the undersigned, being a duly qualified Surveyor in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original record of the same as the same appears in the Public Land Survey of the State of Texas, and that the same is subject to the same conditions as the land in the same County, Texas, and is subject to the same conditions as the land in the same County, Texas.



SURVEY PLAT OF
 0.803 ACRES OF LAND BEING A PORTION OF
 LOT TWO (21), LITTLE WALNUT CREEK, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF
 OF THE PLAT RECORDS OF TRAVIS COUNTY,
 TEXAS.

LEGEND
 1. The land is subject to the same conditions as the land in the same County, Texas, and is subject to the same conditions as the land in the same County, Texas.
 2. The land is subject to the same conditions as the land in the same County, Texas, and is subject to the same conditions as the land in the same County, Texas.
 3. The land is subject to the same conditions as the land in the same County, Texas, and is subject to the same conditions as the land in the same County, Texas.
 4. The land is subject to the same conditions as the land in the same County, Texas, and is subject to the same conditions as the land in the same County, Texas.
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