

AE REPORT



August 29, 2019

Ben Robinson
4700 N Capital of Texas Hwy SB
Austin TX, 78746

Property Description: LOT 1 BLK A NALLE WOODS SUBD

Re: C16-2019-0002

Dear Ben,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the Land Development Code:

- a) Section 25-10-124 (Scenic Roadway Sign District) (B) (1) to increase the maximum sign area on a lot from 64 square feet (required) to 165.88 square feet (requested)
- b) Section 25-10-125 (B) (2) from 12 feet to 17 feet on the right side due to extreme slope of terrain in order to erect a freestanding internally illuminated (individual letters only) located at this site in a "MF-1-CO", Multi-Family - Combined Overlay zoning district; Scenic Sign District.

Austin Energy does not oppose the variances requested, which is shown on the attached stamped sketch, provided all proposed and existing improvements follow AE clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0_CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

BOA REVIEW COVERSHEET**CASE:** C16-2019-0002**BOA DATE:** Sept. 9, 2019**ADDRESS:** 4700 N Capital of Texas HWY SB**COUNCIL DISTRICT:** 10**OWNER:** Morningside Des Plaines LLC**AGENT:** Ben Robinson, Robinson Creative Inc.**ZONING:** MF-1-CO**LEGAL DESCRIPTION:** LOT 1 BLK A NALLE WOODS SUBD**VARIANCE REQUEST:** Sign size allowance**SUMMARY:** erect an individually lit channel letters sign**ISSUES:** extreme slope w/narrow entrance, foliage, dynamic terrain

	ZONING	LAND USES
<i>Site</i>	MF-1-CO	Multi-Family
<i>North</i>	PUD	Planned Unit Development
<i>South</i>	CS-1; SF-6	Commercial Liquor Sales; Single-Family
<i>East</i>	PUD	Planned Unit Development
<i>West</i>	LA	Lake Austin

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets

BRNA ASSOCIATION INC.

Bike Austin

City of Rollingwood

Friends of Austin Neighborhoods

Glenlake Neighborhood Association

Neighborhood Empowerment Foundation

SEL Texas

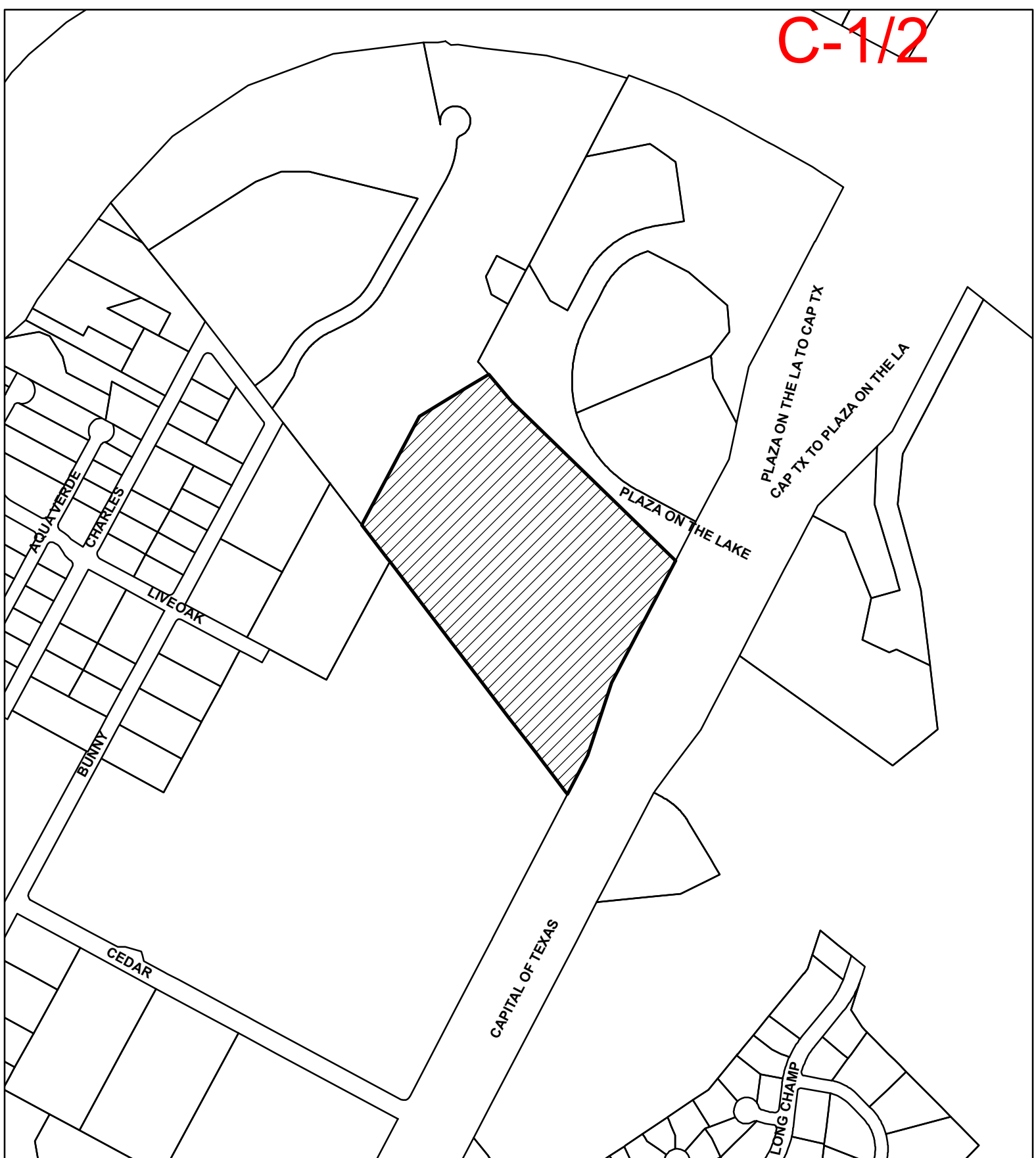
Save Our Springs Alliance




Sierra Club, Austin Regional Group

TNR BCP – Travis County Natural Resources

The Creek at Riverbend Neighborhood Association

C-1/2



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C16-2019-0002

LOCATION: 4700 N CAPITAL OF TEXAS HWY SB

1" = 500'

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.



Board of Adjustment Sign Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: _____

Sign District: _____

I/We _____ on behalf of myself/ourselves as

authorized agent for _____ affirm that on

Month _____, Day _____, Year _____, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Sign: _____

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of the site such as dimensions, landscaping, or topography, because:

—OR—

- ~~2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:~~

—OR—

- ~~3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:~~

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: _____

Owner Name (typed or printed): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____



**Morningside Des Plaines, LLC and
Morningside 770, LLC as tenants in common
223 West Erie Street, 3rd Floor
Chicago, Illinois 60654
O| 312.280.7770 x113**

July 10, 2019

City of Austin
Development Services Department
One Texas Center
505 Barton Springs Road,
Austin, Texas 78704

Re: Authorization of Acting Agency for Robinson Creative, Inc.
Nalle Woods apartments, 4700 N. Capital of Texas Hwy.

To whom it may concern:

This letter is intended to communicate that Robinson Creative, Inc. is hereby authorized to act as agent on the behalf of Morningside Des Plaines, LLC and Morningside 770, LLC as tenants in common ("Morningside") doing business as Nalle Woods apartments, with regard to matters concerning approvals for the installation of identification signage at the entrance of the property.

Robinson Creative, Inc. will be authorized to act as agent for Morningside until a final approval determination has made.

Should you have any questions, please feel free to contact me at 312.280.7770 extension 113.

Respectfully submitted,
MORNINGSIDE DES PLAINES, LLC and
MORNINGSIDE 770, LLC as tenants in common

Eric Slavik
Authorized Representative

Notarization Attached

State of Illinois
County of Cook

This instrument was acknowledged before me on July 10, 2019 by Eric Slavik as Authorized Representative of Morningside Des Plaines LLC and Morningside 770 LLC, Tenants in Common.



(Signature of Notary Public)





**ROBINSON
C R E A T I V E**

817.748.5057
817.488.1818 (fax)
930 S. Kimball Ave, Suite 120
Southlake, TX 76092

RobinsonCreativeInc.com

August 23, 2019

Board of Adjustments Commissioners
City of Austin
505 Barton Springs Road
Austin, Texas 78704

Re: BOA Request for Sign Variance for 4700 N Capital of Texas Hwy Austin, Texas 78746
(the "Property")

Dear Members of the Board of Adjustments:

The undersigned firm represents the owner of Nalle Woods of Westlake in seeking a variance from the City of Austin sign ordinance, Section 25-10-124(1)(B), to increase the total square footage allowed and increase height due to topography of the Property and its expansive setback from the right of way.

As shown in the materials provided, the Property line is located 141' from the pavement of Loop 360. Texas Department of Transportation (TxDOT) owns the land between the Property and the right of way. The location of the current sign has been leased from the TxDOT for the past 14 years due to the setback and limited visibility of the community from Loop 360. As of August, the property lease with TxDOT was terminated and the existing signage must be removed so that TxDOT may begin a two-year road expansion project.

The variance is necessary because strict enforcement of the requirements prevents any reasonable opportunity to provide adequate signs on the Property, considering the unique features of the Property including its dimensions, landscaping, and topography. As noted above, the Property is located 141' from the pavement of Loop 360. There are various topographical issues, including a 40' vertical rock outcrop on either side of the existing driveway and extreme slope, which prevent a Code compliant sign from being visible from the road. Additionally, there are trees and other vegetation that block the view.

The variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated since this Property has unique topography and has a substantial setback from the pavement that is greater than the setbacks for surrounding properties. The elevation above the right of way is unique to this Property, and the road expansion project, which includes among other things an access lane to Loop 360, is directly in front of this Property.

Furthermore, the proposed sign is not inconsistent with the size of the signs on neighboring property owners, such as Riverbend Church and Remembrance Gardens.

We greatly appreciate your consideration of this matter on the grounds detailed above.

Sincerely,

A handwritten signature in black ink, appearing to be 'BR' with a long, sweeping horizontal line extending to the right.

Ben Robinson
President



SPROUSE SHRADER SMITH PLLC
ATTORNEYS AT LAW

Courtney Mogonye-McWhorter, Attorney

Direct (512) 615-6652

August 21, 2019

Neighbors of Nalle Woods Apartment

Re: Sign Variance Request for Nalle Woods Apartments – 4700 N Capital of Texas Hwy

Dear Neighbor,

The undersigned firm represents the owner of Nalle Woods Apartments in seeking a variance from the City of Austin sign ordinance, and we would appreciate your support in this matter.

Nalle Woods Apartments sits back from Capital of Texas Highway/Loop 360 approximately 150'. Texas Department of Transportation owns, as right of way, that portion of property between the current edge of the pavement and the Nalle Woods property. The entrance to Nalle Woods Apartments is hidden by large rock cliffs and wooded areas, and the community has difficulty in identifying itself. The location of the current sign is being leased from the TXDOT due to the limited visibility of the community from Loop 360. As of August, the property lease with TXDOT has been terminated and the existing signage must be removed so that TXDOT may begin a two-year road expansion project.

With the termination of the TXDOT lease, the apartment community must relocate the monument sign onto its property. Given the distance from the right of way, the topography, and the construction that will begin shortly, the existing sign will not be visible from Loop 360 once it is permanently placed on the apartment community's property. This not only creates financial hardships to the community, it also raises safety concerns when emergency responders or guests cannot properly locate the entrance to the community.

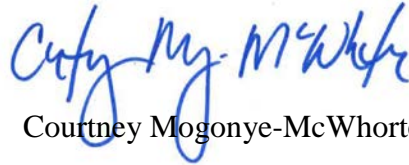
As such, we are seeking a variance from the sign ordinance to allow for a sign with 36" letters to be placed on the community's property 153' back from Loop 360. This results in an increase to the overall allowed square footage by approximately 100 square feet. Additionally, the sign will be slightly taller than 12' above grade on one side to account for the severe slope. An image of the proposed sign is enclosed herein. The 36" letter height is based on a standard visibility chart calculation when traveling at approximately 60 mph on Loop 360 at more than a 500' distance from both sides of traffic. The community also intends to enhance the new sign area with native landscape and foliage so that it blends with its natural surroundings.

August 21, 2019

Page 2 of 2

If you have no objection to the variance described above, please consider signing the form enclosed herein and send your response back to the undersigned's office with the self-addressed envelope as soon as possible. If you would prefer to send your response directly to the Board of Adjustments, the contact person is Diana Ramirez, diana.ramirez@austintexas.gov. Lastly, if you have any questions or objections, please do not hesitate to contact me at [REDACTED] or 512-615-6652.

Sincerely,



Courtney Mogonye-McWhorter

Enclosures as stated.

cc: Mr. Terry Irion



**Morningside Des Plaines, LLC and
Morningside 770, LLC as tenants in common
223 West Erie Street, 3rd Floor
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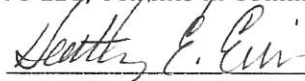
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MORNINGSIDE DES PLAINES, LLC and
MORNINGSIDE 770, LLC as tenants in common

Eric Slavik
Authorized Representative

Notarization Attached

State of Illinois
County of Cook

This instrument was acknowledged before me on July 10, 2019 by Eric Slavik as Authorized Representative of Morningside Des Plaines LLC and Morningside 770 LLC, Tenants in Common.



(Signature of Notary Public)



NALLE WOODS

SITE PLAN OF PROPERTY AND IDENTITY LOCATION

4700 N Capital of Texas Hwy.
Austin, TX 78746

Property Site Plan



T.O.T.M. LTR.
DOCUMENT NO. 200300115
BLOCK 1A
LAKE SUE ADJUTON
41, 42, 43, 44, 45, 46, 50, 53
DOC. NO. 200300115

CITY LIMIT LINE
CITY OF AUSTIN
THANKS COUNTY

- GENERAL NOTES**
1. THE PROPERTY OF THE APPLICANT AND THE LOCATION OF THE SITE AS SHOWN ON THIS SITE PLAN IS BASED ON THE RECORDS OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
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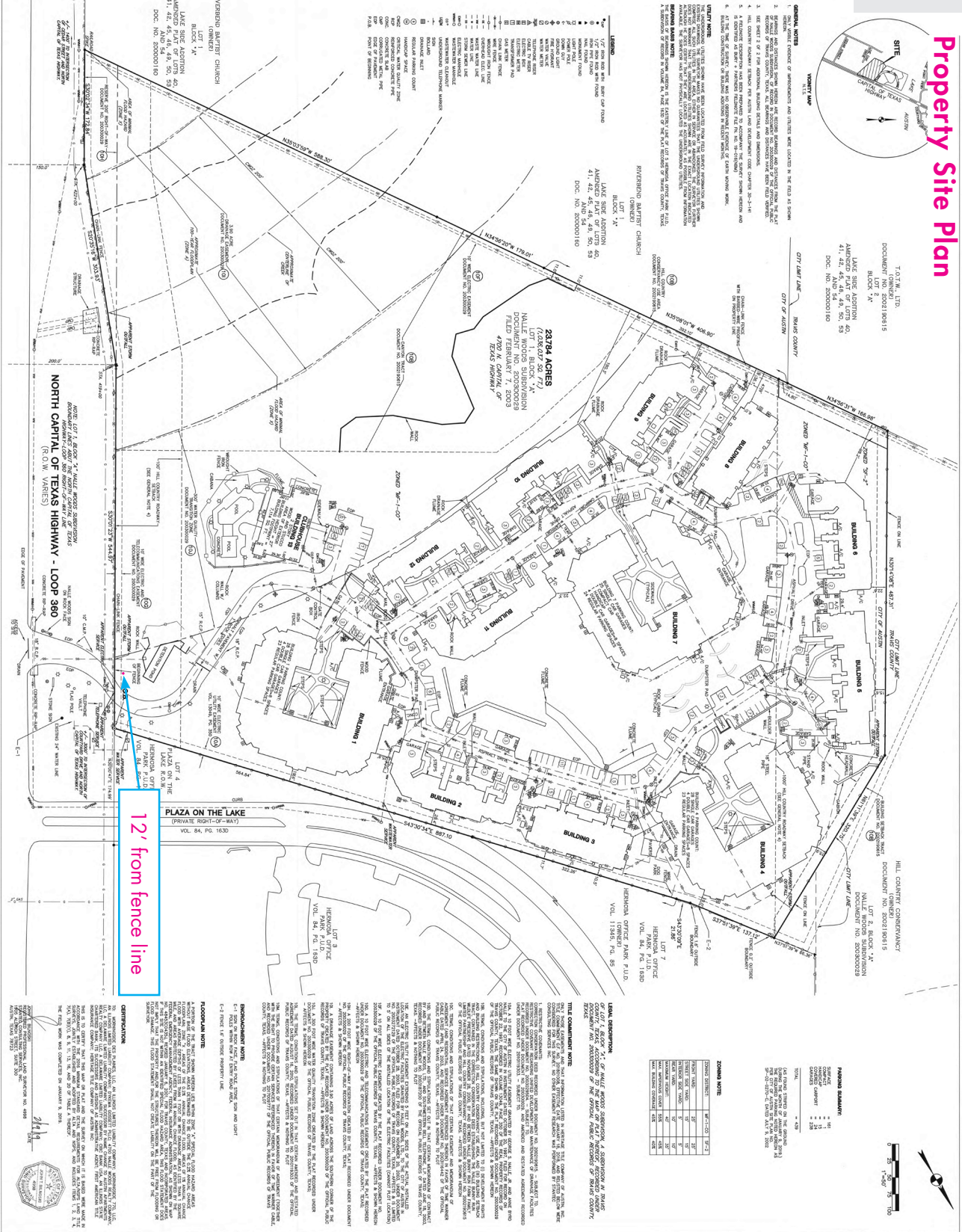
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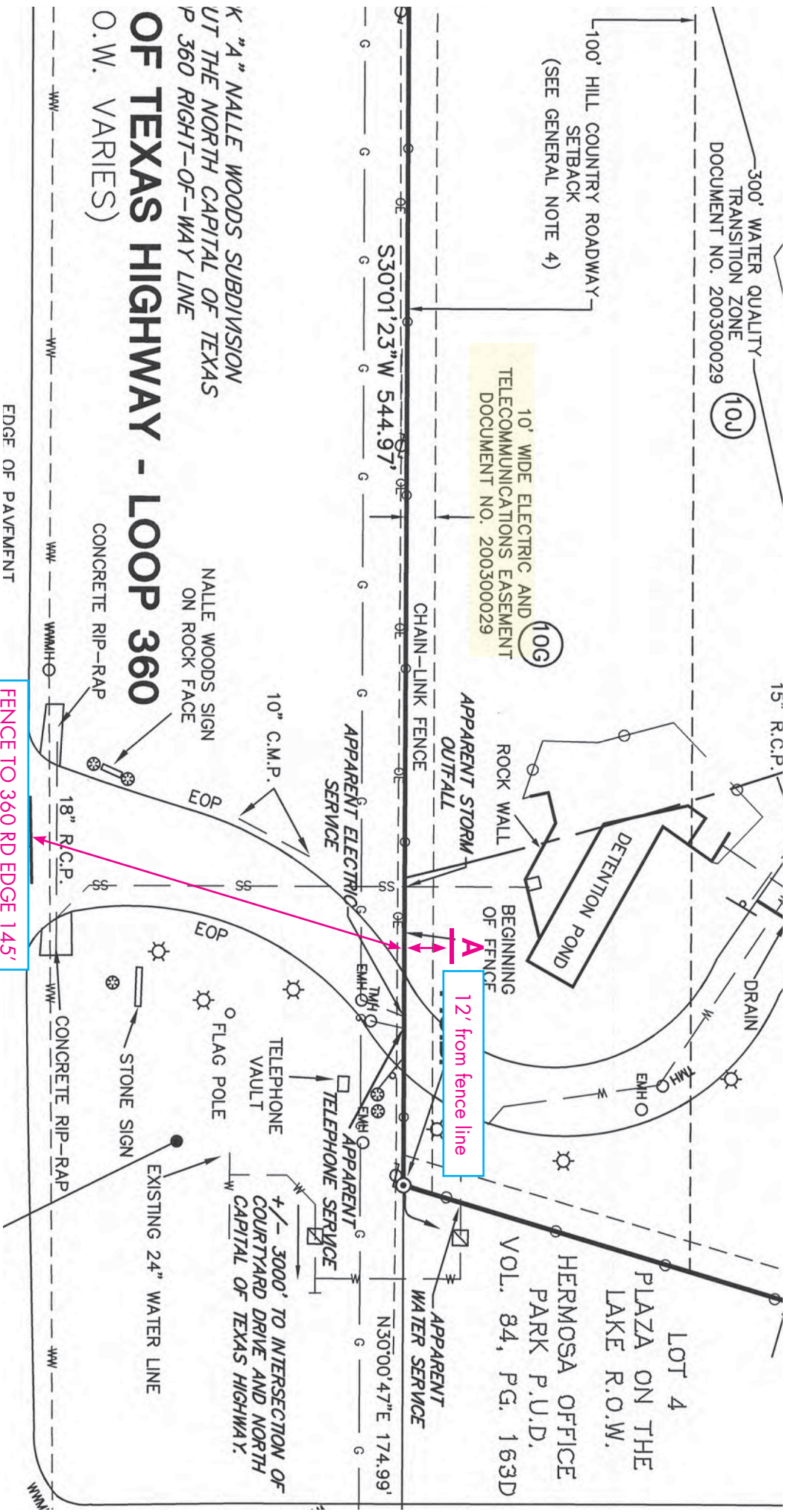


NALLE WOODS
IDENTITY LOCATION LEFT SIDE OF DRIVE
4700 N Capital of Texas Hwy.
Austin, TX 78746

Close-up Of Sign Location

ROBINSON CREATIVE INC.
960 S. Kimball Ave., Ste. 120
Foothlake, Texas 76092
P: 817.748.5057
F: 817.416.7833
RobinsonCreativeInc.com

C-115



NALLE WOODS

IDENTITY CONCEPT

4700 N Capital of Texas Hwy.
Austin, TX 78746



PROPOSED IDENTITY		
Quantity: 1 S/F	Aluminum Panel Sign: Single faced aluminum panel cobient; front face individual illuminated aluminum channel letters for NALLE WOODS and APARTMENTS; illuminated front face channel leaf with halo-iti and painted aluminum color applique panels	
	Scaffolding Structure: Steel square, treated and painted poles; post height varies because of land slope. Terrain around post to be natural landscaped with native plants.	
	Overall Size: 28' 6"w x 20"h	Colors & Finishes: Colors shown may not exactly match manufacturer's color chart swatch or actual sample.
	Sign: 28' 6"w x 5' 8"h x 8"d	
	Base: Post scaffolding	
		<div><div></div>Paint matched to Pantone 716 C</div> <div><div></div>White</div> <div><div></div>Point matched to Pantone 7463 C</div>

NALLE WOODS

PROPOSED IDENTITY LOCATION, LEFT SIDE OF DRIVE

4700 N Capital of Texas Hwy.
Austin, TX 78746



Proposed sign location




Close-up looking up the drive



Looking up from driveway entrance. Proposed location is 145 feet from entrance of drive



HWY 360 (Pink Line) Identity A. (Yellow Line) Powerline above, 6' high fence

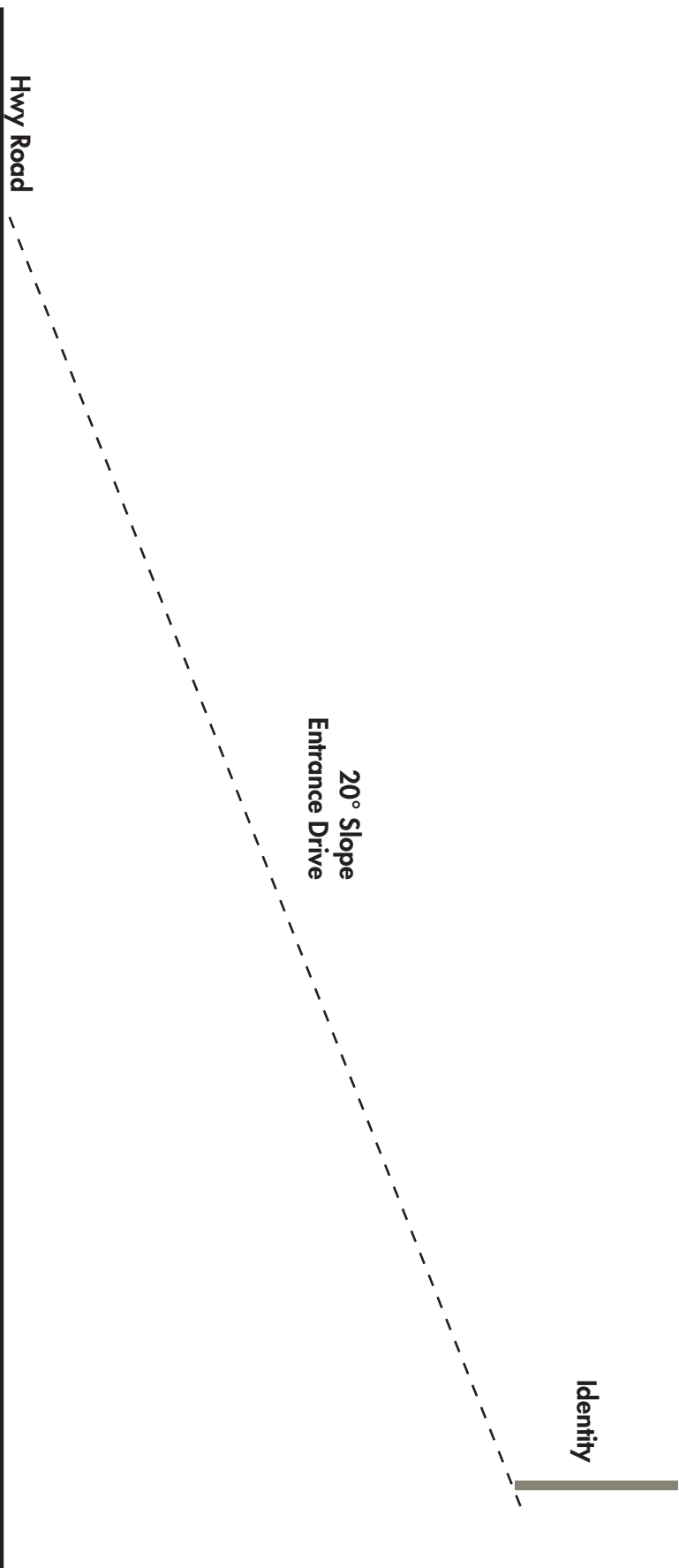


**ROBINSON
CREATIVE**

ROBINSON CREATIVE INC.
1200 S. Kimball Ave., Ste. 120
Foothlake, Texas 76092
P: 817.748.5057
F: 817.416.7833
RobinsonCreativeInc.com

C-118

NALLE WOODS
HWY TO IDENTITY SLOPE - 145' DISTANCE
4700 N Capital of Texas Hwy.
Austin, TX 78746

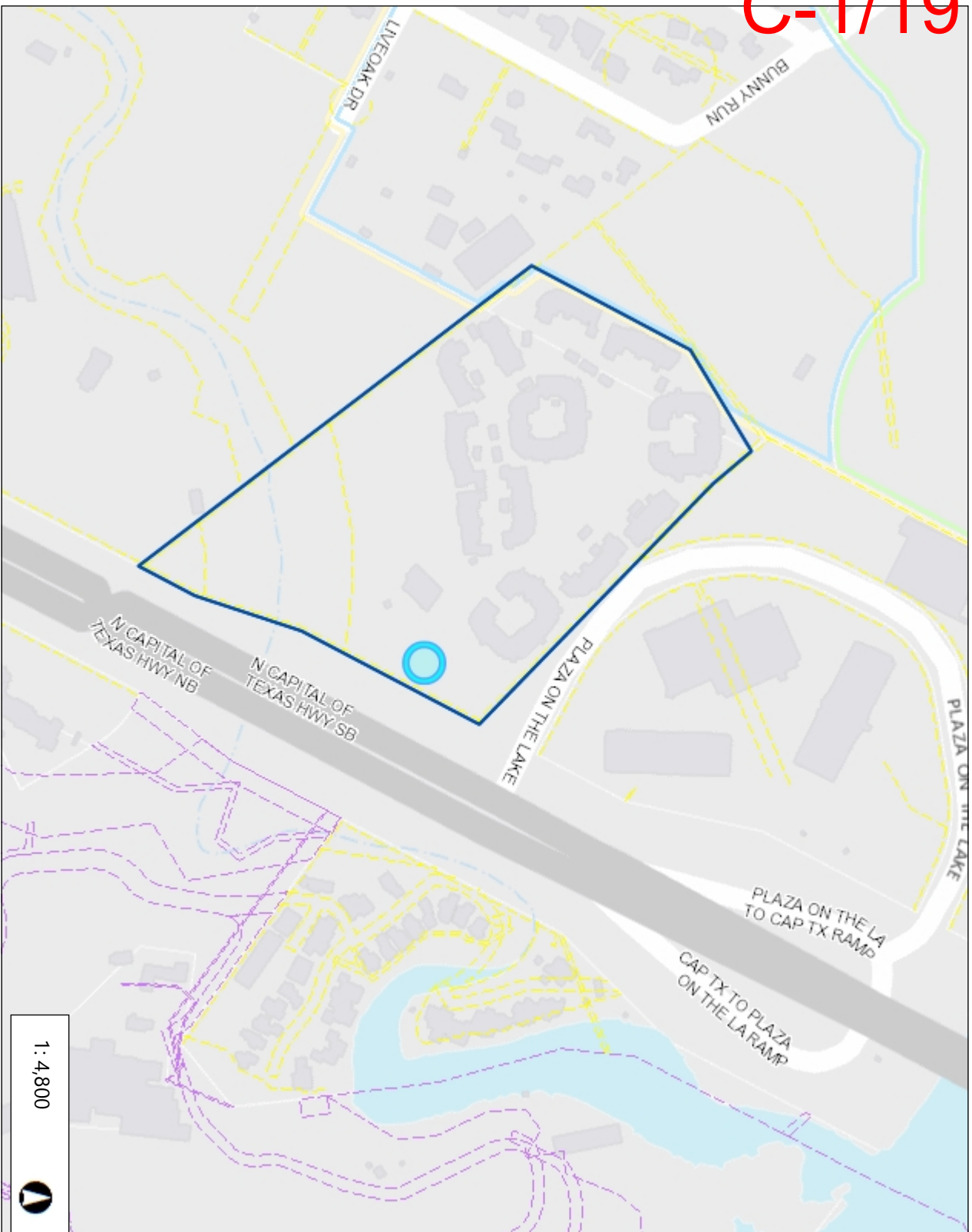




Property Profile

STRUCTURES ONLY

C-1/19



1:4,800



Legend

- Street Labels
- Easement Lines
- UNKNOWN
- DEDICATED
- PROPOSED
- RELEASED
- Jurisdiction
- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Notes

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

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

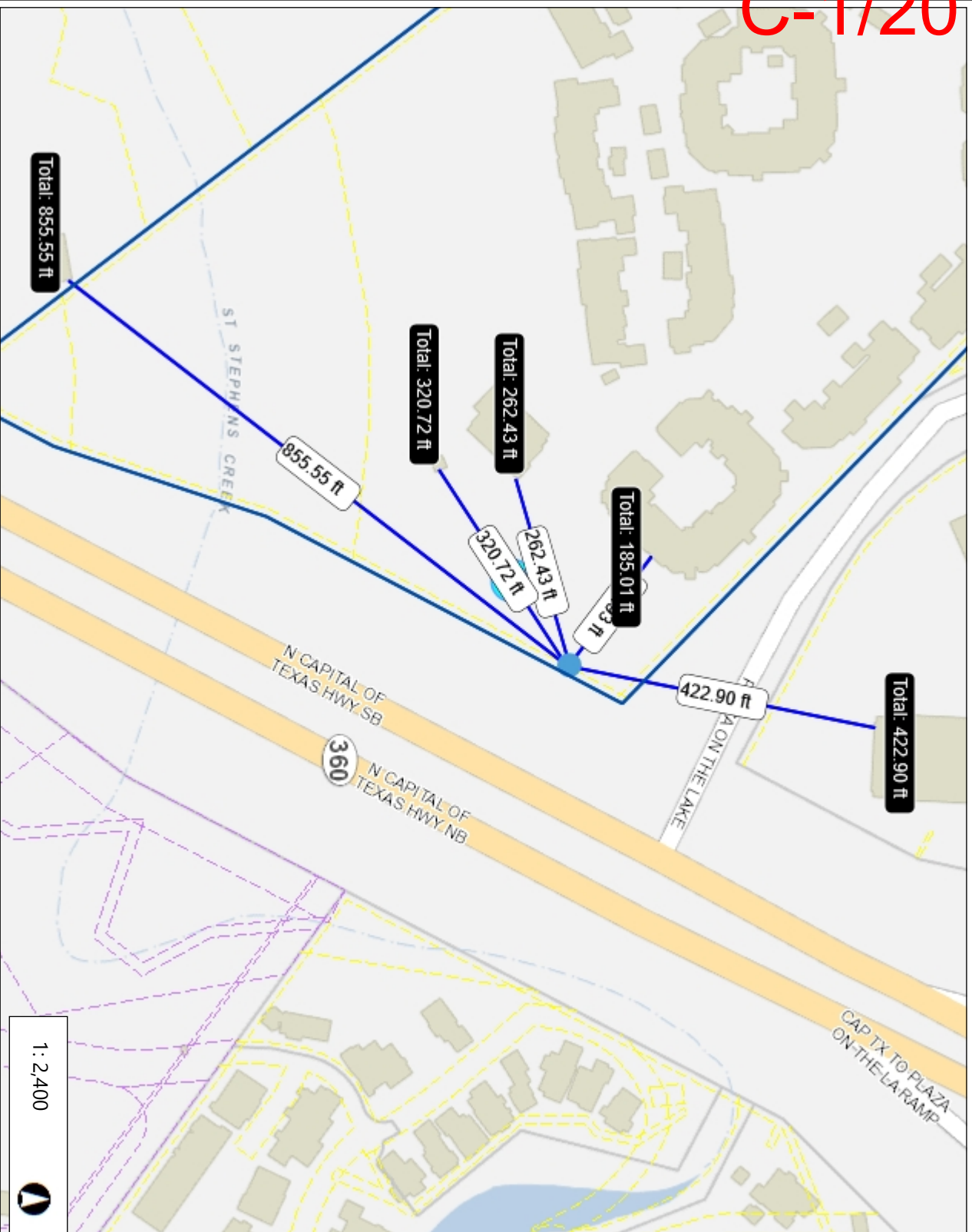
Date Printed:



Property Profile

ADJACENT PROPERTIES & STRUCTURES

C-1/20



1: 2,400



0.1
0
0.04
0.1 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:

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Legend

- Street Labels
- Easement Lines
- UNKNOWN
- DEDICATED
- PROPOSED
- RELEASED
- Jurisdiction
- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Notes

ELECTRONICALLY RECORDED

2019024155

TRV

9

PGS

Special Warranty Deed

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF NEW YORK §
 §
 COUNTY OF NEW YORK §

4700 NALLE WOODS REALTY COMPANY LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration to it in hand paid by the Grantees referenced below, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY (i) an undivided twenty-one and 8,499/10,000ths percent (21.8499%) interest to MORNINGSIDE DES PLAINES, LLC, an Illinois limited liability company, and (ii) an undivided seventy-eight and 1,501/10,000ths percent (78.1501%) interest to MORNINGSIDE 770, LLC, an Illinois limited liability company (collectively, "Grantees"), in and to the land described in Exhibits A-1 and A-2 attached hereto and made a part hereof for all purposes, together with all of Grantor's right, title, and interest in and to adjacent streets, alleys, rights-of-way, and any adjacent strips and gores of real estate (collectively, the "Land"); all improvements located on the Land (the "Improvements"); and all rights, titles, and interests appurtenant to the Land and the Improvements (collectively, the "Property"), subject only to the matters described in Exhibit B attached hereto and made a part hereof for all purposes ("Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantees, their respective successors and assigns forever, subject only to the Permitted Encumbrances; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject only to the Permitted Encumbrances, unto said Grantees, their respective successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

[Remainder of Page Intentionally Left Blank]

EXECUTED to be effective the 21 day of February, 2019.

GRANTOR:

4700 NALLE WOODS REALTY COMPANY LLC

By: Commingled Pension Trust Fund (Strategic Property) of JPMorgan Chase Bank, N.A.

By: JPMorgan Chase Bank, N.A.,
not individually, but solely in its
capacity as trustee

By:

Name:

Title:

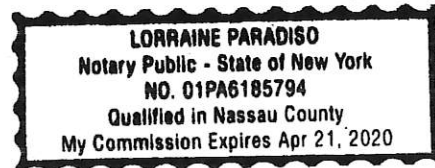
Andrew Ruffo
Vice President

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

On the 13th day of February in the year 2019 before me, the undersigned, personally appeared Andrew Ruffo, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature and Office of Individual
Taking the Acknowledgment

Lorraine Paradiso



Grantees' Mailing Address:

c/o Morningside Group, 223 West Erie St., Third Floor, Chicago, IL 60654

EXHIBIT A

Description of Land

Being all of that certain 23.784 acre tract of land, more or less, out of the Antonio Rodriguez Survey No. 4, Abstract 656, and the Burke Trammell Survey No. 3, situated in the City of Austin, Travis County, Texas, the same being all of Lot 1, Block "A", NALLE WOODS SUBDIVISION, a subdivision of record in Document No. 200300029 of the Official Public Records of Travis County, Texas; said 23.784 acres being more particularly described by metes and bounds shown on Exhibit "A-1" attached hereto and made a part hereof.

EXHIBIT A-1Description of Land (Cont'd)**DESCRIPTION OF 23.784 ACRES**

DESCRIPTION OF A 23.784 ACRE TRACT OF LAND OUT OF THE ANTONIO RODRIGUEZ SURVEY NO. 4, ABSTRACT 656, AND THE BURKE TRAMMELL SURVEY NO. 3, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK "A" NALLE WOODS SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200300029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 23.784 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a iron pipe found in the westerly right-of-way line of Capital of Texas Highway - Loop 360 (R.O.W. Varies), being the southeasterly corner of Lot 4, a private Right-of-Way dedicated as Plaza on the Lake, of record in Volume 84, Page 163D of the Plat Records of Travis County, Texas, same being the northeasterly corner of said Lot 1 and hereof;

THENCE, along the westerly right-of-way line of Capital of Texas Highway – Loop 360, for the easterly line of said Lot 1 and hereof, the following three (3) courses and distances:

- 1) S30°01'23"W, a distance of 544.97 feet to a concrete highway monument found at Highway Station 419+00, 200 feet right for an angle point;
- 2) S20°35'16"W, a distance of 303.93 feet to a concrete highway monument found at highway station 422+00, 150 feet right for an angle point;
- 3) S30°02'34"W, a distance of 172.84 feet to a railroad spike found at the northeasterly corner of Lot 1, Block "A" Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, a subdivision of record in Document No. 200000160 of said Official Public Records, being the southeasterly corner of said Lot 1, Block "A", Nalle Woods Subdivision and hereof;

THENCE, leaving the westerly right-of-way line of Capital of Texas Highway – Loop 360, along the northerly lines of said Lot 1, Block "A" and Lot 2, Block "A" of said Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, for the southerly line of said Lot 1, Block "A", Nalle Woods Subdivision and hereof, the following four (4) courses and distances:

- 1) N35°03'59"W, a distance of 588.30 feet to a 1/2 inch iron rod found for an angle point;
- 2) N34°56'20"W, a distance of 179.01 feet to a 1/2 inch iron rod found for an angle point;

- 3) N35°08'01"W, passing at a distance of 392.10 feet a 1/2 inch iron rod found, and continuing for a total distance of 406.90 feet to a 1/2 inch iron rod found at the common northerly corner of said Lot 1, Block "A" and Lot 2, Block "A", of said Lake Side Addition Amended;
- 4) N34°56'31"W, a distance of 166.98 feet to a 1/2 inch iron rod with cap set for the southwesterly corner of said Lot 1, Block "A", Nalle Woods Subdivision and hereof;

THENCE, leaving the northerly line of said Lot 2, Block "A", along the westerly line of said Lot 1, Block "A", Nalle Woods Subdivision for the westerly line hereof, the following two (2) courses and distances:

- 1) N30°14'08"E, a distance of 487.31 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N61°11'39"E, a distance of 320.75 feet to a 1/2 inch iron rod with cap set in the southerly line of Lot 7 Hermosa Office Park P.U.D., a subdivision of record in Volume 84, Page 163D of said Plat Records, for the northwesterly corner of said Lot 1, Block "A", Nalle Woods Subdivision and hereof, from which a PK Nail found at the southwesterly corner of said Lot 7 bears N37°51'39"W, a distance of 66.36 feet;

THENCE, along the southerly lines of said Lot 7 and said Plaza on the Lake Lot 4, being the northerly line of said Lot 1, Block "A", Nalle Woods Subdivision, for the northerly line hereof, the following three (3) courses and distances:

- 1) S37°51'39"E, a distance of 137.12 feet to a 1/2 inch iron rod found for an angle point;
- 2) S43°30'09"E, a distance of 21.86 feet to a 1/2 inch iron rod found for an angle point;
- 3) S43°30'34"E, passing at a distance of 322.26 feet a 1/2 inch iron rod found at the southeasterly corner of said Lot 7, and continuing for a total distance of 887.10 feet to the **POINT OF BEGINNING**, containing an area of 23.784 acres (1,036,037 sq. ft.) of land, more or less, within these metes and bounds.