

ORDINANCE NO. 040108-Z-4

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED SOUTHEAST OF THAXTON ROAD AT SALT SPRINGS DRIVE AND CHANGING THE ZONING MAP ON SEVEN TRACTS OF LAND IN TRAVIS COUNTY.

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 districts on the property described in Zoning Case No.C14-03-0090SH, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From interim single family residence standard lot (I-SF-2) district to single family residence standard lot (SF-2) district.

A 54.56 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract Two: From interim single family residence standard lot (I-SF-2) district to rural residence (RR) district.

A 12.33 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, and

Tract Three: From family residence (SF-3) district to rural residence (RR) district.

A 0.378 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance, and

Tract Four: From interim single family residence standard lot (I-SF-2) district and family residence (SF-3) district to single family residence small lot (SF-4A) district.

A 5.495 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "D" incorporated into this ordinance, and

Tract Five: From interim single family residence standard lot (I-SF-2) district to single family residence small lot (SF-4A) district.

A 0.394 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "E" incorporated into this ordinance, and

Tract Six: From interim single family residence small lot (I-SF-4A) district to single family residence small lot (SF-4A) district.

A 103.30 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "F" incorporated into this ordinance, and

Tract Seven: From interim single family residence standard lot (I-SF-2) district and interim single family residence small lot (I-SF-4A) district to single family residence standard lot (SF-2) district.

A 6.393 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "G" incorporated into this ordinance,

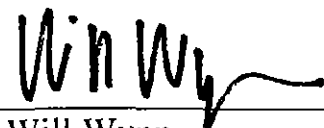
locally known as the property southeast of Thaxton Road at Salt Springs Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "H".

PART 2. This ordinance takes effect on January 19, 2004.

PASSED AND APPROVED


_____, January 8, 2004

§
§
§




Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

54.56 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-2

FN 2973(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20
Tract #1
1-SF-2 to SF-2

DESCRIPTION OF 54.56 ACRE TRACT OF LAND BEING SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT, A CALLED 0.20 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO ERNEST A. DITTMAR AND WIFE, MADIE BREED DITTMAR AS RECORDED IN VOLUME 7884, PAGE 896 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, A CALLED .826 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED TO ERNEST A. DITTMAR AS RECORDED IN VOLUME 4496, PAGE 1433 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 54.56 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found for the southeast corner of a called 1.851 acre tract of land (Tract Two) as described in the deed to David L. Mellenbruch and wife, Katherine A. Mellenbruch, as recorded in Document No. 2002000762 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron pipe found bears S 61° 06' 55" E, a distance of 347.73 feet;

THENCE leaving the south line of said called 1.851 acre tract, and crossing through the interior of said called 275.015 acre remainder tract, S 28° 52' 21" W, a distance of 256.34 feet to a calculated point for the **POINT OF BEGINNING** of the tract described herein;

THENCE continuing to cross, said called 275.015 acre remainder tract, the following seven (7) courses and distances:

1. S 28° 52' 21" W, a distance of 13.29 feet to a calculated point,
2. S 61° 05' 00" E, a distance of 757.99 feet to a calculated point, from which a 1/2-inch iron pipe found on the west line of a called 95.753 acre tract of land as described in the deed to Thaxton, Ltd., as recorded in Document No. 2002062361 of the Official Public Records of Travis County, Texas bears S 61° 05' 00" E, a distance of 410.14 feet,
3. S 29° 56' 00" W, a distance of 142.00 feet to a calculated point,
4. S 60° 09' 21" E, a distance of 120.30 feet to a calculated point,
5. S 29° 50' 39" W, a distance of 1717.26 feet to a calculated point,
6. N 61° 04' 45" W, a distance of 152.02 feet to a calculated point, and
7. S 29° 50' 39" W, a distance of 180.02 feet to a calculated point on the north line of a called 22.80 acre tract of land as described in the deed to the Veterans Land Board (Frank J. Dannelley), as recorded in Volume 3859, Page 2044 of the Deed Records of Travis County, Texas;

THENCE with said north line, and crossing through the interior of said called 275.015 acre remainder tract, N 61° 04' 45" W, passing at a distance of 691.78 feet a 3/4-inch iron pipe found for the northwest corner of said called 22.80 acre tract, continuing for a total distance of 1066.93 feet to a calculated point on the east line of a called 679.66 acre tract of land (Tract II) as described in the deed to M.V.E. Venture as recorded in Volume 11841, Page 1943 of the Real Property Records of Travis County, Texas, from which a 1/2-inch iron pipe found bears S 28° 53' 16" W, a distance of 1265.31 feet;

EXHIBIT A

54.56 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-2

FN 2973(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

THENCE with said east line, same being the west line of said called 275.015 acre remainder tract, N 28° 53' 16" E, a distance of 1621.55 feet to a calculated point, from which a 1/2-inch iron rod found bears N 28° 53' 16" E, a distance of 468.81 feet;

THENCE leaving said common line, and crossing through the interior of said called 275.015 acre remainder tract the following six (6) courses and distances:

1. S 86° 33' 02" E, a distance of 105.08 feet to a calculated point,
2. S 76° 15' 01" E, a distance of 93.78 feet to a calculated point,
3. N 86° 02' 15" E, a distance of 65.58 feet to a calculated point,
4. N 38° 49' 53" E, a distance of 78.60 feet to a calculated point,
5. N 28° 27' 03" E, a distance of 73.24 feet to a calculated point, and
6. N 63° 24' 01" E, a distance of 214.28 feet to the **POINT OF BEGINNING** and containing 54.56 acres of land more or less, save and except, a called 0.20 acre tract of land as described in the deed to Ernest A. Dittmar and wife, Madie Breed Dittmar as recorded in Volume 7884, Page 896 of the Deed Records of Travis County, Texas, a called .826 acre tract of land as described in the deed to Ernest A. Dittmar as recorded in Volume 4496, Page 1433 of the Deed Records of Travis County, Texas.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

THE STATE OF TEXAS

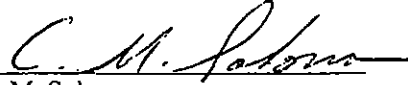
KNOW ALL MEN BY THESE PRESENTS:

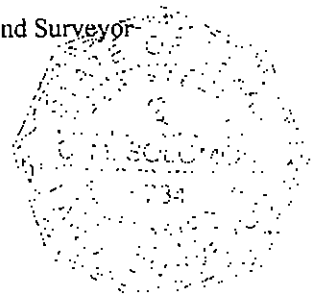
COUNTY OF TRAVIS

That I, C. M. Solomon, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June 2003 A.D.

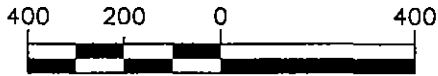
SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735


C. M. Solomon
Registered Professional Land Surveyor
No. 5734 - State of Texas



LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD WITH "SAM,INC" PLASTIC CAP FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT-OF-BEGINNING
- () RECORD INFORMATION



GRAPHIC SCALE

SCALE: 1" = 400 FEET

MAY 2003

SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

CALLLED 679.66 ACRES
TRACT II
M.V.E. VENTURE
VOL. 11841, PG. 1943
R.P.R.T.C.TX.

L1
S86°33'02"E
105.08'
L2
S76°15'01"E
93.78'
L3
N86°02'15"E
65.58'

54.56 ACRES

CALLLED 95.753 ACRES
PORTION OF 130.14 ACRES
THAXTON, LTD.
DOC. NO. 2002062361
O.P.R.T.C.TX.

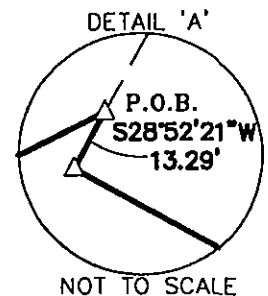
REMAINING 275.015 ACRES OF A
CALLLED 290.903 ACRES
FC PROPERTIES ONE, LTD.
VOL. 13147, PG. 1555
R.P.R.T.C.TX.

CALLLED 22.80 ACRES
FRANK J. DANNELEY, VLB
VOL. 3859, PG. 2044
D.R.T.C.TX.

NOTE:

THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS
NOT INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A
SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS. CALLLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD
CALLLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL
DISTANCE TO BE 2172.33 FEET.



NOT TO SCALE

PROJECT:	KB ZONING
JOB NUMBER:	23142-20
DATE:	MAY 29, 2003
SURVEYOR:	CMS
PARTY CHIEF:	NA
FIELDBOOK:	NA
FIELDNOTE:	FN2970
TECHNICIAN:	ALO
DRAWING:	FN2970.DWG
SCALE:	1" = 100'



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78755
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2973
PAGE 3 OF 3

12.33 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: RR

FN 2972(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

Tract #2
1-SF-2 to RR

DESCRIPTION OF A 12.33 ACRE TRACT OF LAND BEING SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 12.33 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with "SAM, Inc." plastic cap found on the south right-of-way (ROW) line of Thaxton Road as dedicated in, A Final Plat of Thaxton Road Street Dedication, a plat recorded in Volume 87, Page 24D of the Plat Records of Travis County, Texas, same being a north line of said called 275.015 acre remainder tract;

THENCE with said common line, N 64° 29' 26" W, a distance of 42.59 feet to a calculated point for the **POINT OF BEGINNING** of the tract described herein:

THENCE leaving said common line, and crossing through the interior of said called 275.015 acre remainder tract, the following two (2) courses and distances:

1. S 08° 59' 06" E, a distance of 213.80 feet to a calculated point, and
2. S 04° 14' 29" E, a distance of 135.18 feet to a 1/2-inch iron rod found for the northwest corner of a called 2.085 acre tract of land (Tract One) as described in the deed to David L. Mellenbruch and wife, Katherine A. Mellenbruch as recorded in Document No. 2002000762 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron pipe found bears S 61° 05' 47" E, a distance of 347.02 feet;

THENCE with said west line, and the west line of a called 1.549 acre tract of land as described in the deed to H. Gaynor Hanson and wife, Lynda M. Hanson, as recorded in Volume 8300, Page 760 of the Deed Records of Travis County, Texas, and also being the west line of a called 1.851 acre tract of land (Tract Two) as described in the deed to David L. Mellenbruch and wife, Katherine A. Mellenbruch as recorded in Document No. 2002000762 of the Official Public Records of Travis County, Texas, the following two (2) courses and distances:

1. S 29° 02' 49" W, a distance of 261.79 feet to a 1/2-inch iron rod found for the southwest corner of said called 2.085 acre tract, same being the northwest corner of said called 1.549 acre tract, from which a 1/2-inch iron pipe found bears S 60° 55' 44" E, a distance of 347.78 feet, and
2. S 28° 52' 21" W, passing at a distance of 425.83 feet a 1/2-inch iron pipe found for the southwest corner of said called 1.851 acre tract, from which a 1/2-inch iron pipe found bears S 61° 06' 55" E, a distance of 347.73 feet, continuing for a total distance of 682.18 feet to a calculated point;

THENCE continuing to cross, said called 275.015 acre remainder tract, the following six (6) courses and distances:

1. S 63° 24' 01" W, a distance of 214.28 feet to a calculated point,
2. S 28° 27' 03" W, a distance of 73.24 feet to a calculated point,
3. S 38° 49' 53" W, a distance of 78.60 feet to a calculated point,
4. S 86° 02' 15" W, a distance of 65.58 feet to a calculated point,

EXHIBIT B

12.33 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: RR

FN 2972(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

5. N 76° 15' 01" W, a distance of 93.78 feet to a calculated point, and
6. N 86° 33' 02" W, a distance of 105.08 feet to a calculated point on the east line of a called 679.66 acre tract of land (Tract II) as described in the deed to M.V.E. Venture, as recorded in Volume 11841, Page 1943 of the Real Property Records of Travis County, Texas;

THENCE with said east line, N 28° 53' 16" E, a distance of 468.81 feet to a 1/2-inch iron rod found for the northeast corner of said called 679.66 acre tract, same being the southeast corner and the east line of a called 14.760 acre tract of land (Tract Two) as described in the deed to W.T. Bradshaw, Jr., Trustee, as recorded in Volume 8412, Page 663 of the Deed Records of Travis County, Texas;

THENCE with the east line of said called 14.760 acre tract, same being the west line of said called 275.015 acre remainder tract, N 28° 57' 16" E, a distance of 1182.66 feet to a 1/2-inch iron rod with "SAM, Inc." plastic cap found on the south ROW line of said Thaxton Road, same being the common corner of said called 14.760 acre tract and said called 275.015 acre remainder tract;

THENCE leaving said east line, and with said south ROW line, the following two (2) courses and distances:

1. S 62° 54' 49" E, a distance of 111.60 feet to a 1/2-inch iron rod with "SAM, Inc." plastic cap found for an angle point, and
2. S 64° 29' 26" E, a distance of 57.52 feet to the **POINT OF BEGINNING** and containing 12.33 acres of land more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, C. M. Solomon, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June 2003 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735

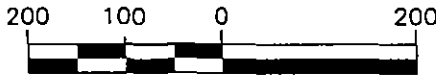

C. M. Solomon
Registered Professional Land Surveyor
No. 5734 - State of Texas



LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD WITH "SAM, INC" PLASTIC CAP FOUND (UNLESS NOTED)
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)

R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
 O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 P.R.T.C.Tx. PLAT RECORDS TRAVIS COUNTY, TEXAS
 D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
 P.O.B. POINT-OF-BEGINNING



GRAPHIC SCALE
 SCALE: 1" = 200 FEET

MAY 2003

SANTIAGO DEL VALLE GRANT,
 ABSTRACT NO. 24
 TRAVIS COUNTY, TEXAS

CALLLED 679.66 ACRES
 TRACT II
 M.V.E. VENTURE
 VOL. 11841, PG. 1943
 R.P.R.T.C.Tx.
 N28°53'16"E 468.81'

CALLLED 14.760 ACRES
 TRACT TWO
 W.T. BRADSHAW, JR., TRUSTEE
 VOL. 8412, PG. 663
 D.R.T.C.Tx.

12.33 ACRES

REMAINING 275.015 ACRES
 OF A CALLED 290.903 ACRES
 FC PROPERTIES ONE, LTD.
 VOL. 13147, PG. 1555
 R.P.R.T.C.Tx.

CALLLED 2.085 ACRES
 TRACT ONE
 DAVID L. MELLEBRUCH AND WIFE,
 KATHERINE A. MELLEBRUCH
 DOC. NO. 2002000762
 O.P.R.T.C.Tx.

CALLLED 1.851 ACRES
 TRACT TWO
 DAVID L. MELLEBRUCH AND
 WIFE, KATHERINE A.
 MELLEBRUCH
 DOC. NO. 2002000762
 O.P.R.T.C.Tx.

CALLLED 1.549 ACRES
 H. GAYNOR HANSON AND WIFE,
 LYNDA M. HANSON
 VOL. 8300, PG. 760
 D.R.T.C.Tx.

NOTE:

THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS
 NOT INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C"
 A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
 COUNTY, TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32
 FEET. HELD CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.Tx.
 AND FOUND ACTUAL DISTANCE TO BE 2172.33 FEET.

PROJECT: KR ZONING
 JOB NUMBER: 23142-20
 DATE: MAY 30, 2003
 SURVEYOR: CMS
 PARTY CHIEF: NA
 FIELDBOOK: NA
 FIELDNOTE: FN2972
 TECHNICIAN: ALG
 DRAWING: FM2971.DWG
 SCALE: 1" = 200'



5508 WEST HIGHWAY 290
 BUILDING B
 AUSTIN TEXAS, 78735
 (512) 447-0575
 FAX: (512) 326-3029
 EMAIL: SAM@SAMINCAUS.COM

SKETCH
 TO
 ACCOMPANY FIELD
 NOTE No. 2972
 PAGE 3 OF 3

0.378 Acre (16482 sq. ft.)
Santiago Del Valle A-24
Travis County, Texas
Zoning: RR

FN 2971(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

Tract #3
SF3 to RR

DESCRIPTION OF A 0.378 ACRE (16482 sq. ft.) TRACT OF LAND BEING SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.378 ACRE (16482 sq. ft.) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found for the southeast corner of a called 1.851 acre tract of land (Tract Two) as described in the deed to David L. Mellenbruch and wife, Katherine A. Mellenbruch as recorded in Document No. 2002000762 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron pipe found bears N 28° 48' 10" E, a distance of 230.92 feet;

THENCE with the south line of said called 1.851 acre tract, N 61° 06' 55" W, a distance of 245.89 feet to a calculated point, same being the northeast corner and the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving said south line, and crossing through the interior of said called 275.015 acre remainder tract, the following five (5) courses and distances:

1. S 49° 27' 39" W, a distance of 48.20 feet to a calculated point,
2. S 20° 47' 16" W, a distance of 34.87 feet to a calculated point,
3. S 48° 04' 57" W, a distance of 99.04 feet to a calculated point,
4. S 63° 24' 01" W, a distance of 100.93 feet to a calculated point, and
5. N 28° 52' 21" E, a distance of 256.34 feet to a 1/2-inch iron pipe found for the southwest corner of said called 1.851 acre tract;

EXHIBIT C

0.378 Acre (16482 sq. ft.)
Santiago Del Valle A-24
Travis County, Texas
Zoning: RR

FN 2971(ALG)
May 30, 2003
SAM, Inc. Job No. 23142-20

THENCE with the south line of said called 1.851 acre tract, S 61° 06' 55" E, a distance of 101.84 feet to the **POINT OF BEGINNING** and containing 0.378 acre (16482 sq. ft.) of land more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

THE STATE OF TEXAS

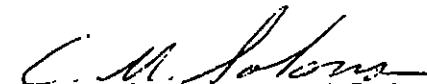
KNOW ALL MEN BY THESE PRESENTS:

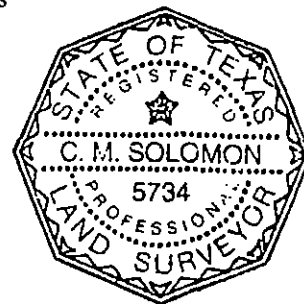
COUNTY OF TRAVIS

That I, C. M. Solomon, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June 2003 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735


C. M. Solomon
Registered Professional Land Surveyor
No. 5734 - State of Texas



LEGEND

- △ CALCULATED POINT
- 1/2" IRON ROD WITH "SAM,INC"
PLASTIC CAP FOUND (UNLESS NOTED)
- 1/2" IRON PIPE FOUND
(UNLESS NOTED)
- 1/2" IRON ROD FOUND
(UNLESS NOTED)

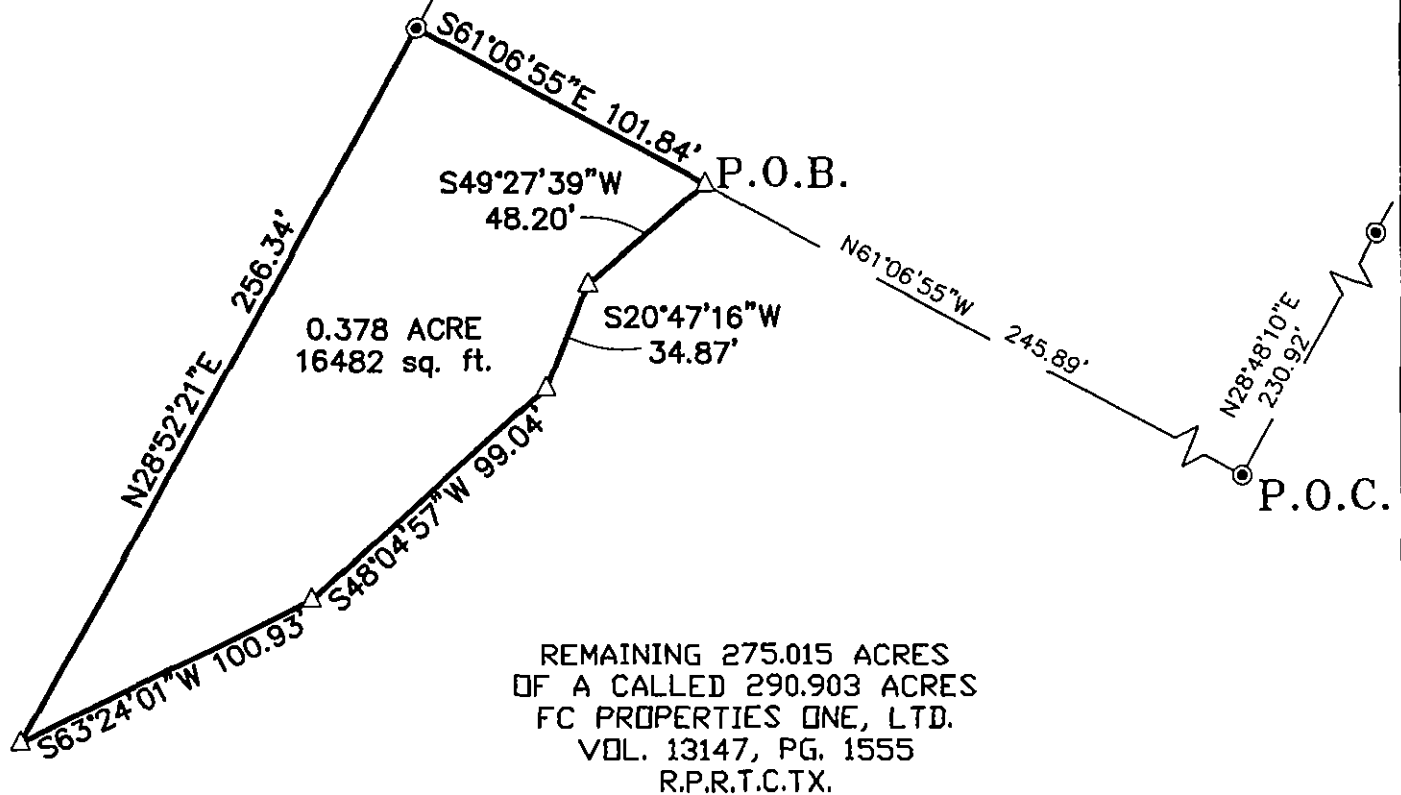
R.P.R.T.C.Tx. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
P.R.T.C.Tx. PLAT RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
P.O.B. POINT-OF-BEGINNING



GRAPHIC SCALE
SCALE: 1" = 60 FEET

MAY 2003
SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

CALLED 1.851 ACRES
TRACT TWO
DAVID L. MELLEBRUCH AND WIFE,
KATHERINE A. MELLEBRUCH
DOC. NO. 2002000762
D.P.R.T.C.TX.



NOTE:
THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS
NOT INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A
SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD
CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL
DISTANCE TO BE 2172.33 FEET.

PROJECT: KB ZONING
JOB NUMBER: 23142-20
DATE: MAY 30, 2003
SURVEYOR: CMS
PARTY CHIEF: NA
FIELDBOOK: NA
FIELDNOTE: FN2971
TECHNICIAN: ALG
DRAWING: FN2971.DWG
SCALE: 1" = 60'



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2971
PAGE 3 OF 3

5.495 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2969(ALG)
May 29, 2003
SAM, Inc. Job No. 23142-20

Tract # 4

1-SF-2; SF-3 to SF-4A

DESCRIPTION OF A 5.495 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.495 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod found for the southeast corner of a called 6.397 acre tract of land as described in the deed to the City of Austin as recorded in Volume 10780, Page 904 of the Real Property Records of Travis County, Texas, same being the southwest corner of Lot 23 of Springfield Phase "C" a subdivision recorded in Document No. 200000045 of the Official Public Records of Travis County, Texas, and same being a northeast corner of said called 275.015 acre remainder tract, from which a 1/2-inch iron rod with a "SAM, INC." plastic cap found bears N 59° 51' 19" W, a distance of 220.76 feet;

THENCE with an east line of said called 275.015 acre remainder tract, same being the west line of said Springfield Phase "C", S 29° 13' 02" W, a distance of 64.01 feet to the **POINT OF BEGINNING**, of the tract described herein;

THENCE continuing with an east line of said called 275.015 acre remainder tract, and the west line of said Springfield Phase "C", S 29° 13' 02" W, a distance of 394.34 feet to a 1/2-inch iron rod found for the southwest corner of said Springfield Phase "C", same being the northwest corner of a called 95.753 acre tract as described in the deed to Thaxton, Ltd., as recorded in Document No. 2002062361 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron rod found bears S 60° 04' 00" E, a distance of 2172.33 feet;

THENCE continuing with an east line of said called 275.015 acre remainder tract, same being the west line of said called 95.753 acre tract, S 30° 25' 24" W, a distance of 404.24 feet to a 1/2-inch iron pipe found for the southeast corner of the tract described herein, from which a 1/2-inch iron pipe found bears S 29° 50' 39" W, a distance of 509.99 feet;

THENCE leaving said east line, and crossing through the interior of said called 275.015 acre remainder tract, the following eight (8) courses and distances:

1. N 61° 05' 00" W, a distance of 410.14 feet to a calculated point,
2. N 29° 56' 00" E, a distance of 53.50 feet to a calculated point,
3. S 60° 04' 00" E, a distance of 120.25 feet to a calculated point,
4. N 30° 07' 18" E, a distance of 450.41 feet to a calculated point,
5. N 30° 03' 41" E, a distance of 41.83 feet to a calculated point,
6. N 28° 35' 11" E, a distance of 250.14 feet to a calculated point of curvature,
7. with said arc of a curve to the right a distance of 102.00 feet, through a central angle of 12° 29' 14", having a radius of 468.00 feet, and whose chord bears S 66° 05' 56" E, a distance of 101.80 feet to a calculated point, and

EXHIBIT D

5.495 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2969(ALG)
May 29, 2003
SAM, Inc. Job No. 23142-20

8. S 59° 51' 19" E, a distance of 191.43 feet to the **POINT OF BEGINNING** and containing 5.495 acres of land, more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records of Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, C. M. Solomon, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June, 2003 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735


C. M. Solomon
Registered Professional Land Surveyor
No. 5734 - State of Texas



200 100 0 200 400

GRAPHIC SCALE
SCALE: 1" = 200 FEET

MAY 2003

SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

CA D 6.397 ACRES
CITY OF AUSTIN
VOL. 10780, PG. 904
R.P.R.T.C.TX.

C1
Δ=12°29'14"
R=468.00'
L=102.00'
T=51.20'
CB=S66°05'56"E
C=101.80'

5.495 ACRES

SPRINGFIELD
PHASE "C"
DOC. NO. 200000045
P.R.T.C.TX.

REMAINING 275.015 ACRES
OF A CALLED 290.903 ACRES
FC PROPERTIES ONE, LTD.
VOL. 13147, PG. 1555
R.P.R.T.C.TX.

CALLED 95.753 ACRES
PORTION OF 130.14 ACRES
THAXTON, LTD.
DOC. NO. 2002062361
O.P.R.T.C.TX.

LEGEND

- △ CALCULATED POINT
- ⊕ 1/2" IRON ROD WITH "SAM, INC" PLASTIC CAP FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.Tx. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT-OF-BEGINNING RECORD INFORMATION

NOTE:
THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS
NOT INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL DISTANCE TO BE 2172.33 FEET.

PROJECT: KB ZONING 230
JOB NUMBER: 23142-20
DATE: MAY 28, 2003
SURVEYOR: CWS
PARTY CHIEF: NA
FIELDBOOK: NA
FIELDNOTE: FM2969
TECHNICIAN: ALG
DRAWING: FM2969.DWG
SCALE: 1" = 200'



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2969
PAGE 3 OF 3

0.394 Acre 17184 sq. ft.
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2968(ALG)
May 29, 2003
SAM, Inc. Job No. 23142-20

Tract # 5
1-SF-2 to SF-4A

DESCRIPTION OF A 0.394 ACRE (17184 sq. ft.) TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.394 ACRE (17184 sq. ft.) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found in the west line of a called 95.753 acre tract of land being a portion of a 130.14 acre tract of land as described in the deed to Thaxton, Ltd., as recorded in Document No. 2002062361 of the Official Public Records of Travis County, Texas, from which a 1/2-inch iron rod found for the northwest corner of said called 95.753 acre tract, same being on a south line of Springfield, Phase "C" as recorded in Document No. 200000045 of the Plat Records of Travis County, Texas, bears N 30° 25' 24" E, a distance of 404.24 feet, also from which a 1/2-inch iron pipe found for the southwest corner of said called 95.753 acre tract bears S 29° 50' 39" W, a distance of 509.99 feet;

THENCE leaving said common line, and crossing through the interior of said called 275.015 acre remainder tract, N 61° 05' 00" W, a distance of 290.04 feet to a calculated point, for the **POINT OF BEGINNING** of the tract described herein;

THENCE continuing to cross said called 275.015 acre remainder tract, the following four (4) courses and distances:

1. S 29° 50' 39" W, a distance of 143.94 feet to a calculated point,
2. N 60° 09' 21" W, a distance of 120.30 feet to a calculated point,
3. N 29° 56' 00" E, a distance of 142.00 feet to a calculated point, and

EXHIBIT E

0.394 Acre 17184 sq. ft.
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2968(ALG)
May 29, 2003
SAM, Inc. Job No. 23142-20

4. S 61° 05' 00" E, a distance of 120.10 feet to the **POINT OF BEGINNING** and containing 0.394 acre (17184 sq. ft.) of land, more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records of Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

THE STATE OF TEXAS

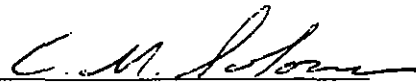
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, C. M. Solomon, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June, 2003 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735


C. M. Solomon
Registered Professional Land Surveyor
No. 5734 - State of Texas

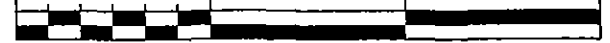


LEGEND

- △ CALCULATED POINT
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)

R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
 O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 P.R.T.C.Tx. PLAT RECORDS TRAVIS COUNTY, TEXAS
 P.O.C. POINT-OF-COMMENCING
 P.O.B. POINT-OF-BEGINNING
 () RECORD INFORMATION

60 40 20 60 120



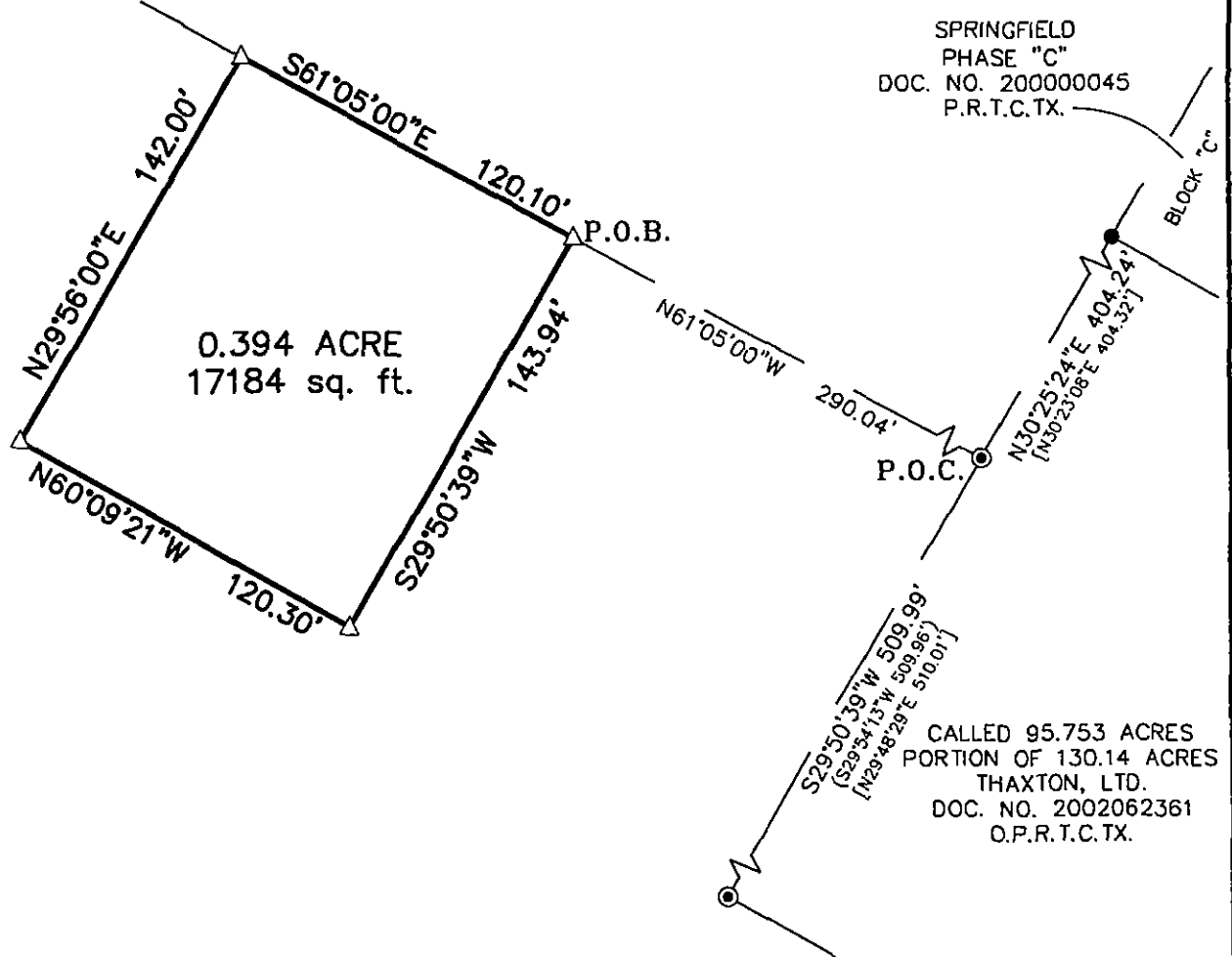
GRAPHIC SCALE

SCALE: 1" = 60 FEET

MAY 2003

SANTIAGO DEL VALLE GRANT,
 ABSTRACT NO. 24
 TRAVIS COUNTY, TEXAS

REMAINING 275.015 ACRES
 OF A CALLED 290.903 ACRES
 FC PROPERTIES ONE, LTD.
 VOL. 13147, PG. 1555
 R.P.R.T.C.TX.



NOTE:
 THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS NOT
 INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS:

1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL DISTANCE TO BE 2172.33 FEET.

PROJECT: KB ZONING 230
 JOB NUMBER: 23142-20
 DATE: MAY 29, 2003
 SURVEYOR: CMS
 PARTY CHIEF: NA
 FIELDBOOK: NA
 FIELDNOTE: FN2968
 TECHNICIAN: ALG
 DRAWING: FN2968
 SCALE: 1" = 60'



5508 WEST HIGHWAY 290
 BUILDING B
 AUSTIN TEXAS, 78735
 (512) 447-0575
 FAX: (512) 326-3029
 EMAIL: SAM@SAMINCAUS.COM

SKETCH
 TO
 ACCOMPANY FIELD
 NOTE No. 2968
 PAGE 3 OF 3

103.30 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2967(ALG)
May 28, 2003
SAM, Inc. Job No. 23142-20

Tract #6
1. SF-4A to SF-4A

DESCRIPTION OF A 103.30 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 103.30 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found in the west line of a called 95.753 acre tract of land being a portion of a 130.14 acre tract of land and described in the deed to Thaxton, Ltd., as recorded in Document No. 2002062361 of the Official Public Records of Travis County, Texas, same being on a south line of Springfield, Phase "C" as recorded in Document No. 200000045 of the Plat Records of Travis County, Texas, from which a 1/2-inch iron rod found bears S 60° 04' 00" E, a distance of 2172.33 feet;

THENCE with said common line, S 30° 25' 24" W, a distance of 404.24 feet to a 1/2-inch iron pipe found for an angle point in said common line and the **POINT OF BEGINNING** of the tract described herein;

THENCE continuing with said common line, S 29° 50' 39" W, a distance of 509.99 feet to a 1/2-inch iron pipe found for a north line of said called 275.015 acre remainder tract, same being the south line of said called 95.753 acre tract;

THENCE leaving said common line, with the south line of said called 95.753 acre tract, the following three (3) courses and distances;

1. S 60° 02' 46" E, a distance of 2086.82 feet to a 1/2-inch iron rod found for an angle point,
2. S 59° 55' 59" E, a distance of 663.83 feet to a 1/2-inch iron rod with a "SAM, INC." plastic cap found for an angle point, and
3. S 60° 07' 17" E, a distance of 432.69 feet to a 1/2-inch iron rod found for the southeast corner of said called 275.015 acre remainder tract, same being the northwest corner of a called 123.2 acre tract of land described in the deed to Edward J. Gillen as recorded in Volume 1608, Page 101 of the Deed Records of Travis County, Texas;

THENCE leaving said common line with the west line of said called 123.2 acre tract, same being the east line of said called 275.015 acre remainder tract, S 29° 57' 48" W, a distance of 719.36 feet to a calculated point, from which a 1-inch iron pipe found for a southeast corner of said called 275.015 acre remainder tract, same being the northwest corner of a called 103.82 acre tract of land as described in the deed to Coyote Creek Ranch, Ltd., as recorded in Volume 12236, Page 1192 of the Real Property Records of Travis County, Texas, bears S 29° 57' 48" W, a distance of 842.76 feet;

THENCE leaving said common line and crossing through the interior of said called 275.015 acre remainder tract, the following three (3) courses and distances:

1. N 87° 36' 29" W, a distance of 796.35 feet to a calculated point for a point of curvature
2. with the arc of said curve to the right a distances of 242.47 feet, through a central angle of 07° 11' 54", having a radius of 1930.00 feet and whose chord bears N 84° 00' 32" W, a distance of 242.31 feet to a calculated point, and
3. N 80° 24' 36" W, a distance of 947.55 feet to a calculated point in a south line of said called 275.015 acre remainder tract, same being the north line of said 103.82 acre tract;

EXHIBIT F

103.30 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-4A

FN 2967(ALG)
May 28, 2003
SAM, Inc. Job No. 23142-20

THENCE with said common line, N 58° 35' 25" W, a distance of 563.50 feet to a 1/2-inch iron pipe found for the north common corner of said 103.82 acre tract and Lot 1, Dittmar-Hanson Subdivision, as recorded in Volume 72, Page 36 of the Plat Records of Travis County, Texas, same being the south line of the tract described herein;

THENCE with said common line, N 62° 05' 14" W, a distance of 704.81 feet to a calculated point, from which a 3/8-inch iron rod found bears N 62° 05' 14" W, a distance of 113.51 feet;

THENCE leaving said common line and crossing through the interior of said called 275.015 acre remainder tract the following six (6) courses and distances;

1. N 27° 54' 46" E, a distance of 108.33 feet to a calculated point,
2. N 15° 11' 53" E, a distance of 341.10 feet to a calculated point,
3. N 29° 50' 39" E, a distance of 323.37 feet to a calculated point,
4. N 61° 04' 45" W, a distance of 297.04 feet to a calculated point,
5. N 29° 50' 39" E, a distance of 1276.13 feet to a calculated point, and
6. S 61° 05' 00" E, a distance of 290.04 feet to the **POINT OF BEGINNING** and containing 103.30 acres of land, more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records of Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

THE STATE OF TEXAS

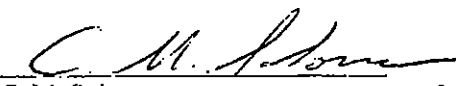
KNOW ALL MEN BY THESE PRESENTS:

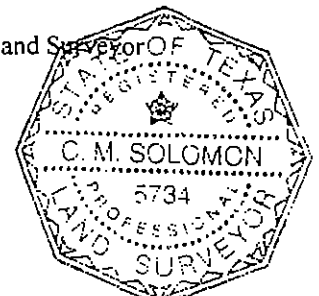
COUNTY OF TRAVIS

That I, C. M. Solomon, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June, 2003 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735


C. M. Solomon
Registered Professional Land Surveyor OF TEXAS
No. 5734 - State of Texas



LEGEND

- △ CALCULATED POINT
- ④ 1/2" IRON ROD WITH "SAM,INC" CAP
PLASTIC CAP FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND
(UNLESS NOTED)
- 1/2" IRON ROD FOUND
(UNLESS NOTED)
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. () POINT-OF-BEGINNING
RECORD INFORMATION



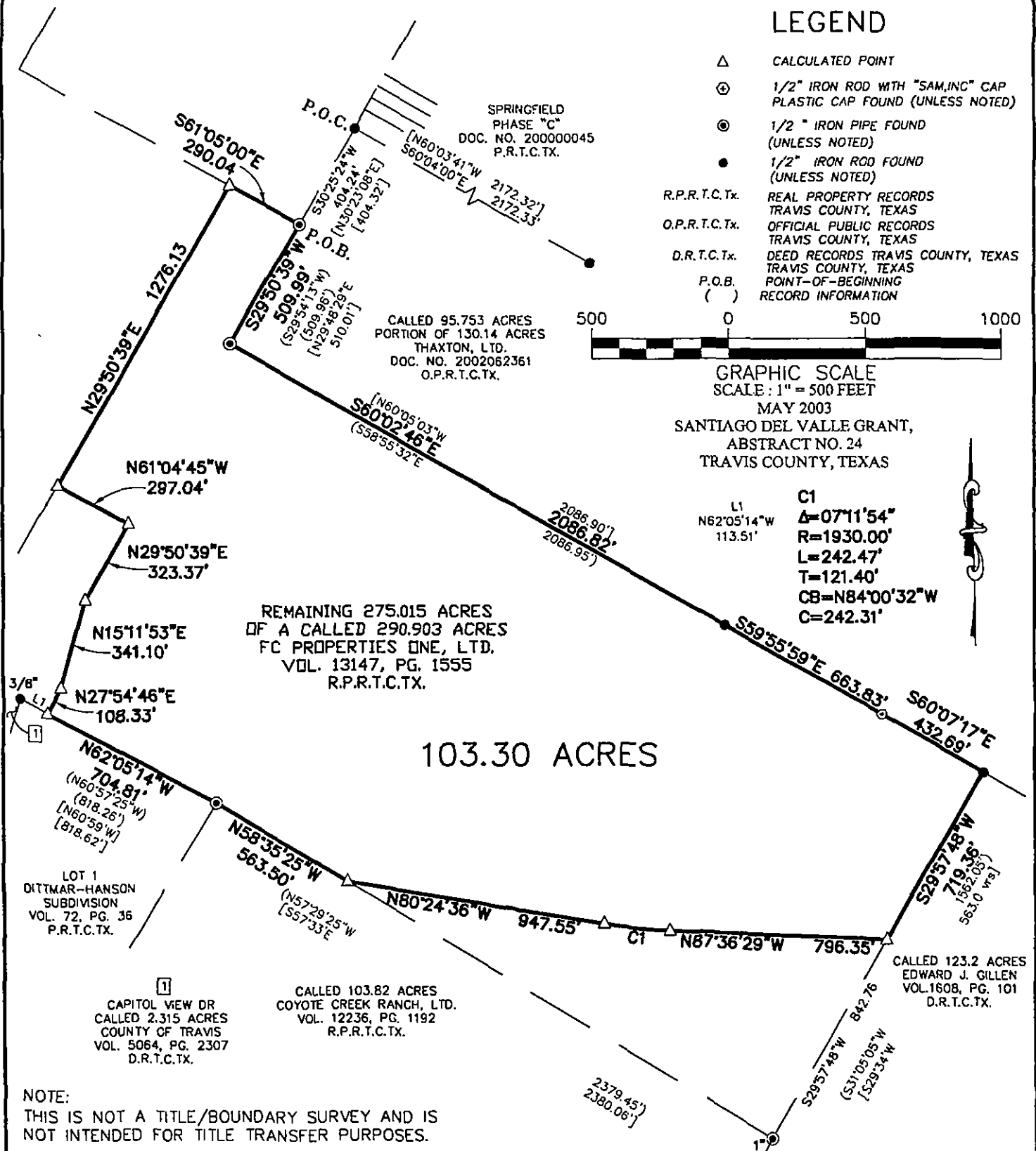
GRAPHIC SCALE
SCALE: 1" = 500 FEET

MAY 2003

SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24
TRAVIS COUNTY, TEXAS

L1
N62°05'14"W
113.51'

C1
Δ=07°11'54"
R=1930.00'
L=242.47'
T=121.40'
CB=N84°00'32"W
C=242.31'



NOTE:
THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS
NOT INTENDED FOR TITLE TRANSFER PURPOSES.

BEARING BASIS: 1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A
SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD
CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL
DISTANCE TO BE 2172.33 FEET.

PROJECT: KB ZONING 230
JOB NUMBER: 23142-20
DATE: MAY 28, 2003
SURVEYOR: CMS
PARTY CHIEF: RA
FIELDBOOK: NA
FIELDNOTE: FN2967
TECHNICIAN: ALG
DRAWING: FN2967.OWG
SCALE: 1"=300'



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 76735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2967
PAGE 3 OF 3

6.393 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-2

FN 2927(ALG)
May 8, 2003
SAM, Inc. Job No. 23142-20

Tract #7

1-SF-2; 1-SF-4A to SF-2

DESCRIPTION OF A 6.393 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 275.015 ACRE REMAINDER TRACT OF LAND CONVEYED IN THE DEED TO FC PROPERTIES ONE, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 13147, PAGE 1555 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.393 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron pipe found in the south line of said remainder tract, same being the northwest corner of a called 103.82 acre tract conveyed to Coyote Creek Ranch, Ltd., by deed recorded in Volume 12236, Page 1192 of the Real Property Records of Travis County, Texas and the northeast corner of Lot 1, Dittmar-Hanson Subdivision as recorded in Volume 72, Page 36 of the Plat Records of Travis County, Texas, from which a 1-inch iron pipe found on the west line of a called 123.2 acre tract of land conveyed to Edward J. Gillen by deed recorded in Volume 1608, Page 101 of the Deed Records of Travis County, Texas, for a southeast corner of said remainder tract, same being the northeast corner of said 103.82 acre tract;

THENCE with said common line, N 62° 05' 14" W, a distance of 704.81 feet to a calculated point for the **POINT OF BEGINNING** of the tract described herein,

THENCE continuing with said common line, N 62° 05' 14" W, a distance of 113.51 feet to a 3/8-inch iron rod found for the northwest corner of said Lot 1, same being the northeast corner of a called 2.315 acre tract known as Capitol View Drive conveyed to the County of Travis by deed recorded in Volume 5064, Page 2307 of the Deed Records of Travis County, Texas;

THENCE continuing with said south line, and the north line of said 2.315 acre tract, N 61° 04' 45" W, passing at a distance of 61.19 feet a 3/4-inch iron rod found 1.42 feet south of said line for the northwest corner of said 2.315 acre tract, same being the northeast corner and the north line of a called 22.80 acre tract described in the deed to the Veterans Land Board (Frank J. Dannelly) in Volume 3859, Page 2044 of the Deed Records of Travis County, Texas, continuing in all a total distance of 425.51 feet to a calculated point;

THENCE leaving said south line and over and across said remainder tract the following seven (7) courses and distances:

1. N 29° 50' 39" E, a distance of 180.02 feet to a calculated point,
2. S 61° 04' 45" E, a distance of 152.02 feet to a calculated point,
3. N 29° 50' 39" E, a distance of 585.03 feet to a calculated point,
4. S 61° 05' 14" E, a distance of 297.04 feet to a calculated point,
5. S 29° 50' 39" W, a distance of 323.37 feet to a calculated point,
6. S 15° 11' 53" W, a distance of 341.10 feet to a calculated point, and

EXHIBIT G

6.393 Acres
Santiago Del Valle A-24
Travis County, Texas
Zoning: SF-2

FN 2927(ALG)
May 8, 2003
SAM, Inc. Job No. 23142-20

7. S 27° 54' 46" W, a distance of a 108.33 feet to the **POINT OF BEGINNING** and containing 6.393 acres of land, more or less.

BEARING BASIS: 1/2-inch iron rods at the southwest and southeast corners of Springfield Phase "C", a subdivision of record in Document No. 200000045 of the Official Public Records of Travis County, Texas. Called bearing and distance between these iron rods is N 60° 03' 41" W a distance of 2172.32 feet. Held called bearing of N 60° 04' 00" W as shown in Volume 2312, Page 155 of the Deed Records of Travis County, Texas and found actual distance to be 2172.33 feet.

NOTE: This Document does not reflect the results of a recent on the ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, C. M. Solomon, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during July and August 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 2nd day of June, 2003 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735


C. M. Solomon
Registered Professional Land Surveyor
No. 5734 - State of Texas



BEARING BASIS:

1/2" IRON RODS AT THE SOUTHWEST AND SOUTHEAST CORNERS OF SPRINGFIELD PHASE "C" A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. CALLED BEARING AND DISTANCE BETWEEN THESE IRON RODS IS N60°03'41"W - 2172.32 FEET. HELD CALLED BEARING OF N60°04'00"W AS SHOWN IN VOLUME 2312, PAGE 155 OF THE D.R.T.C.TX. AND FOUND ACTUAL DISTANCE TO BE 2172.33 FEET.



GRAPHIC SCALE

SCALE: 1" = 300 FEET

MAY 2003

SANTIAGO DEL VALLE GRANT,

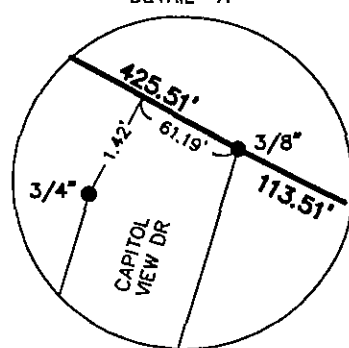
ABSTRACT NO. 24

TRAVIS COUNTY, TEXAS

REMAINING 275.015 ACRES
OF A CALLED 290.903 ACRES
FC PROPERTIES ONE, LTD.
VOL. 13147, PG. 1555
R.P.R.T.C.TX.

L1	L2
N62°05'14"W 113.51'	N29°50'39"E 180.02'
L3	L4
S61°04'45"E 152.02'	S27°54'46"W 108.33'

DETAIL "A"



NOT TO SCALE

CALLED 22.80 ACRES
FRANK J. DANIELLEY, VLB
VOL. 3859, PG. 2044
D.R.T.C.TX.

CALLED 2.315 ACRES
COUNTY OF TRAVIS
VOL. 5064, PG. 2307
D.R.T.C.TX.

LOT 1
DITTMAR-HANSON
SUBDIVISION
VOL. 72, PG. 36
P.R.T.C.TX.

LEGEND

- △ CALCULATED POINT
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)

R.P.R.T.C.Tx. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.Tx. DEED RECORDS TRAVIS COUNTY, TEXAS
P.O.C. POINT-OF-COMMENCING
P.O.B. POINT-OF-BEGINNING
() RECORD INFORMATION

NOTE:

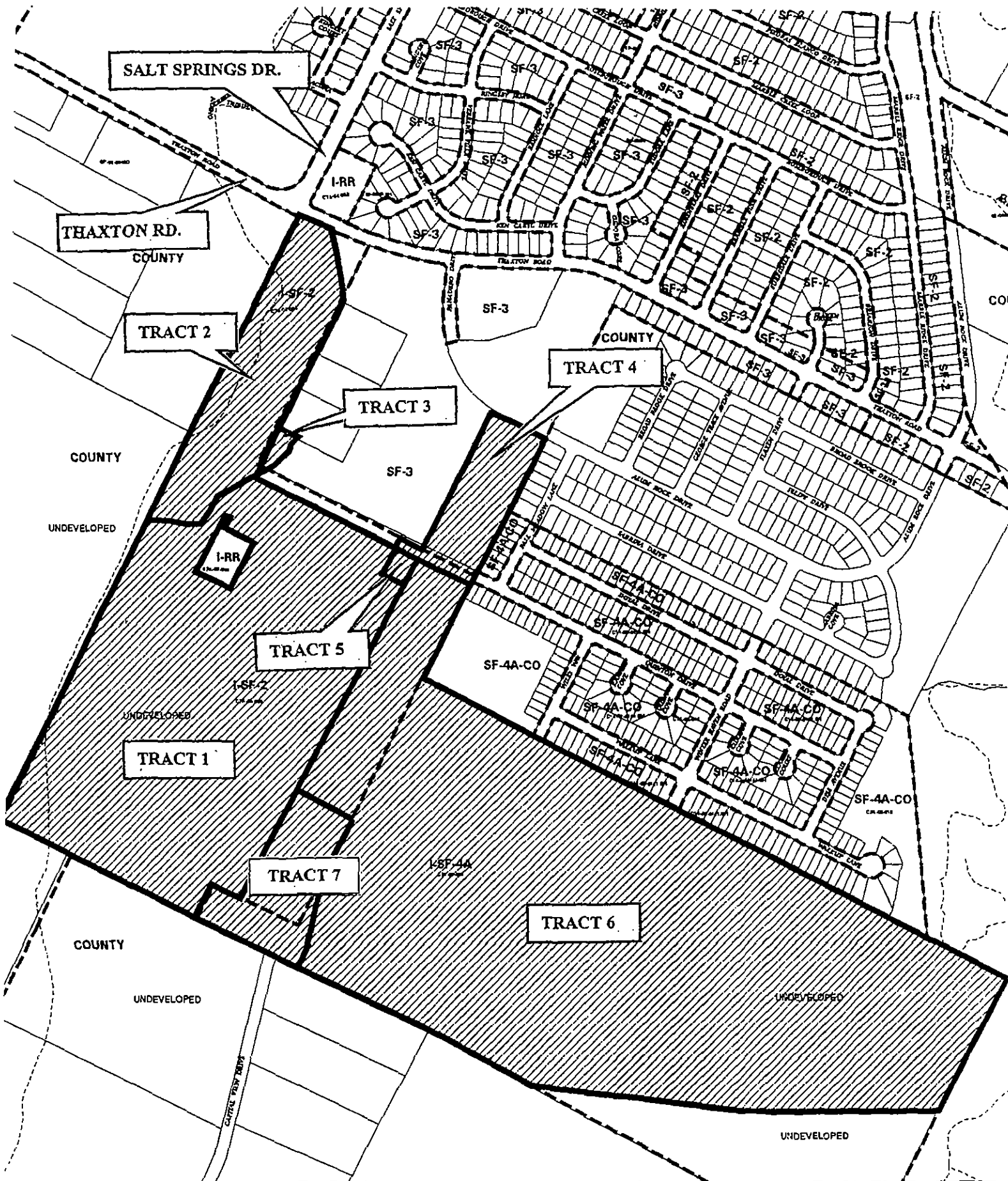
THIS IS NOT A TITLE/BOUNDARY SURVEY AND IS NOT INTENDED FOR TITLE TRANSFER PURPOSES.

PROJECT:	KB ZONING 230
JOB NUMBER:	23142-20
DATE:	MAY 08, 2003
SURVEYOR:	CWS
PARTY CHIEF:	NA
FIELDBOOK:	NA
FIELDNOTE:	FM2927
TECHNICIAN:	ALG
DRAWING:	FM2927.DWG
SCALE:	1" = 300'



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SKETCH
TO
ACCOMPANY FIELD
NOTE No. 2927
PAGE 3 OF 3



 1" = 600'	SUBJECT TRACT 	ZONING EXHIBIT #	CITY GRID REFERENCE NUMBER J12
	PENDING CASE 		
	ZONING BOUNDARY 		
	CASE MGR: W.WALSH		
CASE #: C14-03-0090.SH		DATE: 03-11	
ADDRESS: THAXTON RD.		INTLS: TRC	
SUBJECT AREA (acres): 182.850			