

Mr. Kazi, Chair and Planning Commission Members.

My name is John Joseph, I am an attorney representing KB Home Lone Star, the owner and developer of the Simon-Caskey Property which is before you tonight, having been thoroughly reviewed by Development Review Staff and recommended to you meeting all applicable zoning, development codes and regulations for preliminary plan approval.

I begin with a bit of history.

On January 28, 1988 in File C14-85-288.23 by Ordinance No. 88-0128-C the City Council of the City of Austin changed the zoning map of the City with respect to two parcels of property one from Interim RR Rural Residential to "LO" Limited Office on a 13.46 acre tract and to "SF-6" Townhome and Condominium Residence on a 10.16 acre tract. A copy of this ordinance is attached as Exhibit "A".

On December 15, 1988 in by Ordinance No. 881215-L the City Council of the City of Austin changed the zoning map of the City with respect to 4 parcels of property totaling 14.14 acres, as follows;

Tract 1 from Interim "RR" Rural Residential District to "SF-1" Single Family Residential (Large Lot)

Tract 2 from Interim "RR" Rural Residential District to "SF-2" Single Family Residential (Standard Lot)

Tract 3 from Interim "RR" Rural Residential District to "SF-6" Townhouse and Condominium Residence District, and

Tract 4 from Interim "RR" Rural Residential District to "CS" Commercial Services District. Tract 4 is not a part of this preliminary plan.

A copy of this ordinance is attached as Exhibit "B".

I have overlaid these zoning changes over the recommended preliminary plan, attached as Exhibit "C". Tracts 1, 2 and 3 of Ordinance No. 881215-L are colored yellow on Exhibit "C". The property covered by Ordinance No. 88-0128-C is colored blue on Exhibit "C".

There is no complaint as to any aspect of the preliminary plan other than the connection of the existing Little Deer Crossing to the existing neighborhood street at Oak Forest Lane. Considering the challenges with COVID 19, our client has not been able to meet face to face, but has in fact corresponded with the neighborhood, through Mr. Danny Anderson, during the postponement. During this time the only objection presented was that the preliminary plan connects to the existing Little Deer Crossing and that those that live in the immediate area may experience additional traffic.

These zoning tracts, and the tracts described in the applicable restrictive covenants, created at the time of and incident to the zoning approvals, demonstrate the extension of Little Deer Crossing through the adjacent property, on a curved arc, to meet the existing street at Oak Forest Lane. If

the extension of Little Deer Crossing was not then intended, the shape of the blue portion of the preliminary would not have been shaped as it was.

In addition 13-3-81 of the Austin City Code, applicable to this development by virtue of the restrictive covenant mentioned referenced above, provides “Streets of new subdivisions shall be in line with existing streets in adjoining property except where, in the opinion of the Planning Commission, the master plan, topography, requirements of traffic circulation or other considerations make it desirable to depart from such alignment.”

The residential development is the same or of less density as the adjacent subdivision which Little Deer Crossing serves.

The neighborhood opposition has presented no evidence that demonstrates . . .

1. The preliminary plan is in conflict with the master plan.
2. That existing topography makes it desirable for Little Deer Crossing not to be extended.
3. That the requirements of traffic circulation make it desirable for Little Deer Crossing to not be extended.
4. Other considerations make it desirable to depart from the preliminary plan alignment, or
5. The preliminary plan, before you, fails to meet applicable ordinance requirements.

The extension of Little Deer Crossing is consistent with the current express intent of the City of Austin to foster pedestrian and automobile connectivity between and among communities. Pedestrian and automobile connectivity is in fact fostered and not discouraged by the offered preliminary plan.

The residential loop street is being built to current City of Austin standards.

Lastly, the applicant has cleared satisfactorily all City of Austin staff comments, is requesting no variances or waivers and the application meets all applicable code requirements and must be approved.

ORDINANCE NO. 88 0128-C

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

- TRACT 1. 13.46 ACRES OF LAND OUT OF THE A.J. BOND SURVEY #91, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "LO" LIMITED OFFICE; AND,
- TRACT 2. 10.16 ACRES OF LAND OUT OF THE A.J. BOND SURVEY #91, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "SF-6" TOWNHOUSE AND CONDOMINIUM RESIDENCE,

LOCALLY KNOWN AS 1413 HIGHWAY 71 WEST, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. Chapter 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district from Interim on the property described in File C14-85-288.23, as follows:

- TRACT 1. From Interim "RR" Rural Residence District to "LO" Limited Office.

13.46 acres of land out of the A.J. Bond Survey No. 91 in Travis County, Texas, a part of the M.H. Kretzschmar 9.25 acres and 10 acres, as recorded in Volume 908, Page 212 and Volume 1965, Page 501, of the Deed Records of Travis County, Texas, and a part of that certain 18.4 acre tract conveyed to Bertha Kretzschmar by Deed recorded in Volume 820, Page 575 of the Deed Records of Travis County, Texas being more particularly described by metes and bounds in "Exhibit A," attached to this ordinance and incorporated by reference for all purposes; and

- TRACT 2. From Interim "RR" Rural Residence District to "SF-6" Townhouse and Condominium Residence.

10.16 acres of land out of the A.J. Bond Survey No. 91 in Travis County, Texas, a part of the M.H. Kretzschmar 9.25 acres and

10 acres, as recorded in Volume 908, Page 212 and Volume 1965, Page 501, of the Deed Records of Travis County, Texas, and a part of that certain 18.4 acre tract conveyed to Bertha Kretzschmar by Deed recorded in Volume 820, Page 575 of the Deed Records of Travis County, Texas being more particularly described by metes and bounds in "Exhibit B," attached to this ordinance and incorporated by reference for all purposes,

locally known as 1413 Highway 71 West, in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three (3) separate days shall be waived by the affirmative vote of five (5) members of the City Council to pass this ordinance through more than one reading on a single vote.

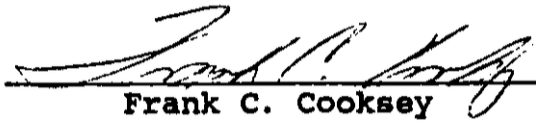
PART 4. This ordinance shall be effective ten (10) days following the date of its final passage.

PASSED AND APPROVED

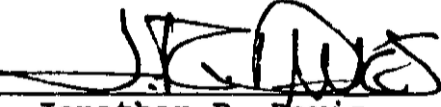
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, 1988

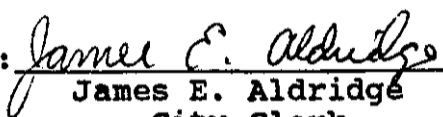
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Frank C. Cooksey
Mayor

APPROVED:


Jonathan R. Davis
Acting City Attorney

ATTEST:


James E. Aldridge
City Clerk

28JAN88
(D-1-e.2)
SJH:la
Exhibits
085-288.23

FIELD NOTES DESCRIBING A 13.46 ACRES TRACT of land out of the A.J. Bond Survey #91 in Travis County, Texas, a part of the M.H. Kretzschmar 9.25 acres and 10 acres, as recorded in Volume 908, Page 212 and Volume 1965, Page 501, respectively, of the Deed Records of Travis County, Texas, and a part of that certain 18.4 acre tract conveyed to Bertha Kretzschmar by Deed recorded in Volume 820, Page 575 of the Deed Records of Travis County, Texas.

BEGINNING at an iron stake set for the Northwest corner of a 0.25 acre cemetery tract for a corner of this tract;

THENCE with the North line of the said cemetery, N 60 deg. 05' W. 170.0 ft. to an iron stake set for the Northwest corner of the said cemetery, for a corner of the tract;

THENCE with West line of the said cemetery, S 29 deg. 55' W. 49.06 ft. to an iron stake set for the Southwest corner of the said cemetery, for a corner of this tract;

THENCE S 60 deg. 05' E. 277 ft to a point that is an beginning of a curve with radius of 230 ft. and an included angle of 72 deg. 30 minutes;

THENCE along the curve thru an arc length of 292 ft. for a corner of this tract.

THENCE S 60 deg. 43' E. 87 ft. to a fence along the East line of the said McKee tract;

THENCE with a fence along the East line of the said McKee tract, N 29 deg. 56' E. 683.16 ft. to an iron stake set for the most westerly Northwest corner of this tract;

THENCE S 28 deg. 56' E. 380.49 ft. to an iron stake set for a corner of this tract;

THENCE S 77 deg. 20' E. 267.1 ft. to an iron stake set for an "L" corner of this tract;

THENCE N 29 deg. 55' E 584.90 ft. to an iron stake set in the Southwest R.O.W. line of State Highway #71, for the most northerly Northwest corner of this tract;

THENCE with the Southwest R.O.W. line of the said highway, S 41 deg. 30' E. 180.0 ft. to an iron stake found at fence corner in the East line of the said Bertha Kretzschmar 18.4 acres, S 29 deg. 55' W. 1193.19 ft. to an iron stake set for the Northeast corner of a 0.25 acre cemetery tract, to the place of beginning, containing 13.46 acres of land.

I CERTIFY that the above description was compiled from Travis County Deed Records for the purpose of describing a portion of the 23.56 Acre Tract for zoning purposes and that it complies with accepted accuracy standards.

Hermann Vigil
Hermann Vigil, P.E.

Dec 15 87

Date



EXHIBIT "A"

FIELD NOTES DESCRIBING A 10.16 ACRES TRACT of land out of the A.J. Bond Survey #91 in Travis County, Texas, a part of the M.H. Kretzschmar 9.25 acres and 10 acres, as recorded in Volume 908, Page 212 and Volume 1965, Page 501, respectively, of the Deed Records of Travis County, Texas, and a part of that certain 18.4 acre tract conveyed to Bertha Kretzschmar by deed recorded in Volume 820, Page 575 of the Deed Records of Travis County, Texas.

BEGINNING at an iron stake at the Southeast corner of that certain 18.4 acre tract conveyed to Bertha Kretzschmar by deed recorded in Volume 820, Page 575 of the Deed Records of Travis County, Texas, being also the Northeast corner of Lot 36 and the Northwest corner of Lot 35, Block F, Scenic Brook West, Section Two, Phase One, according to the map or plat of said subdivision recorded in Book 54, Page 68 of the Plat Records of Travis County, Texas, for the Southeast corner of the tract herein described;

THENCE with the North line of Block F and the North line of Block E of the said Scenic Brook West, Section Two, Phase One and the South line of the Bertha Kretzschmar and M.H. Kretzschmar land, N 60 deg. 07' W. 751.96 ft. to an iron stake found at the Southeast corner of the C.F. McKee tract, for the Southwest corner of this tract;

THENCE with a fence along the East line of the said McKee tract, N 29 deg. 56' E. 693.6 ft. to an iron stake set for the most westerly Northwest corner of the tract;

THENCE S 60 deg. 43' E. 87 ft. to a point that is an beginning of a curve to the right with radius of 230 ft. and an included angle of 72 deg. 30 minutes;

THENCE along the curve thru an arc length of 292 feet for a corner of this tract.

THENCE S 60 deg. 05' E. 277 ft. to a line on the Southeast boundary of a 0.25 Acre cemetery tract for a corner of this tract.

THENCE with West line of the said cemetery, S 29 deg. 55' W 15 ft. to an iron stake set for the Southwest corner of the said cemetery, for a corner of this tract;

THENCE with the South line of the said cemetery, S 60 deg. 05' E. 170.00 ft. to an iron stake set at the Southeast corner of the said cemetery in the East line of the said Bertha Kretzschmar 18.4 tract, for a corner of this tract.

THENCE with the East line of the said Bertha Kretzschmar 18.4 acres, S 29 deg. 55' W. 529.0 ft. to the place of beginning, containing 10.16 acres of land.

I CERTIFY that the above description was compiled from Travis County Deed Records for the purpose of describing a portion of the 23.56 acre tract for zoning purposes and that it complies with accepted accuracy standards.

Hermann Vigil
Hermann Vigil, P.E.

Dec. 15 87

Date



Hwy 71

LD
TR 1

T

SF-6
TR 2



SCALE: 1"=200'

P.O.F. BS.

P.O.F. BS.

85-288.23

ORDINANCE NO. 881215-L

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1. 2.01 ACRES OF LAND OUT OF THE A.J. BOND SURVEY NO. 91, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "SF-1" SINGLE-FAMILY RESIDENCE (LARGE LOT) DISTRICT; AND,

TRACT 2. 2.54 ACRES OF LAND OUT OF THE A.J. BOND SURVEY NO. 91, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT; AND,

TRACT 3. 1.94 ACRES OF LAND OUT OF THE A.J. BOND SURVEY NO. 91, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "SF-6" TOWNHOUSE AND CONDOMINIUM RESIDENCE DISTRICT; AND,

TRACT 4. 7.65 ACRES OF LAND OUT OF THE A.J. BOND SURVEY NO. 91, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "CS" GENERAL COMMERCIAL SERVICES DISTRICT;

LOCALLY KNOWN AS 7919 STATE HIGHWAY 71, WEST, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to change the base zoning district on the property described in File C14-85-288.22, as follows:

TRACT 1. From Interim "RR" Rural Residence district to "SF-1" Single-Family Residence (Large Lot) district.

2.01 acres of land out of the A.J. Bond Survey No. 91, said 2.01 acre tract being more particularly described by metes and bounds in Exhibit "A," attached and incorporated herein for all purposes; and,

TRACT 2. From Interim "RR" Rural Residence district to "SF-2" Single-Family Residence (Standard Lot) district.

2.54 acres of land out of the A.J. Bond Survey No. 91, said 2.54 acre tract being more particularly described by metes and bounds in Exhibit "B," attached and incorporated herein for all purposes; and,

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LAND DEV. SERV.

TRACT 3. From Interim "RR" Rural Residence district to "SF-6" Townhouse and Condominium Residence district.

1.94 acres of land out of the A.J. Bond Survey No. 91, said 1.94 acre tract being more particularly described by metes and bounds in Exhibit "C," attached and incorporated herein for all purposes; and,

TRACT 4. From Interim "RR" Rural Residence district to "CS" General Commercial Services district.

7.65 acres of land out of the A.J. Bond Survey No. 91, said 7.65 acre tract being more particularly described by metes and bounds in Exhibit "D," attached and incorporated herein for all purposes;

locally known as 7919 State Highway 71, West, in the City of Austin, Travis County, Texas.

PART 2. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.


PART 3. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 4. This ordinance shall be effective ten days after the date of its final passage.

PASSED AND APPROVED

December 15, 1988

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Lee Cooke
Mayor

APPROVED: 
Iris J. Jones
Acting City Attorney

ATTEST: 
James E. Aldridge
City Clerk

AFM/bjl
Exhibits

ORDINANCE NO. 881215-L

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1. 2.01 ACRES OF LAND OUT OF THE A.J. BOND SURVEY NO. 91, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "SF-1" SINGLE-FAMILY RESIDENCE (LARGE LOT) DISTRICT; AND,

TRACT 2. 2.54 ACRES OF LAND OUT OF THE A.J. BOND SURVEY NO. 91, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "SF-2" SINGLE-FAMILY RESIDENCE (STANDARD LOT) DISTRICT; AND,

TRACT 3. 1.94 ACRES OF LAND OUT OF THE A.J. BOND SURVEY NO. 91, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "SF-6" TOWNHOUSE AND CONDOMINIUM RESIDENCE DISTRICT; AND,

TRACT 4. 7.65 ACRES OF LAND OUT OF THE A.J. BOND SURVEY NO. 91, FROM INTERIM "RR" RURAL RESIDENCE DISTRICT TO "CS" GENERAL COMMERCIAL SERVICES DISTRICT;

LOCALLY KNOWN AS 7919 STATE HIGHWAY 71, WEST, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to change the base zoning district on the property described in File C14-85-288.22, as follows:

TRACT 1. From Interim "RR" Rural Residence district to "SF-1" Single-Family Residence (Large Lot) district.

2.01 acres of land out of the A.J. Bond Survey No. 91, said 2.01 acre tract being more particularly described by metes and bounds in Exhibit "A," attached and incorporated herein for all purposes; and,

TRACT 2. From Interim "RR" Rural Residence district to "SF-2" Single-Family Residence (Standard Lot) district.

2.54 acres of land out of the A.J. Bond Survey No. 91, said 2.54 acre tract being more particularly described by metes and bounds in Exhibit "B," attached and incorporated herein for all purposes; and,

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LAND DEV. SERV.

TRACT 3. From Interim "RR" Rural Residence district to "SF-6" Townhouse and Condominium Residence district.

1.94 acres of land out of the A.J. Bond Survey No. 91, said 1.94 acre tract being more particularly described by metes and bounds in Exhibit "C," attached and incorporated herein for all purposes; and,

TRACT 4. From Interim "RR" Rural Residence district to "CS" General Commercial Services district.

7.65 acres of land out of the A.J. Bond Survey No. 91, said 7.65 acre tract being more particularly described by metes and bounds in Exhibit "D," attached and incorporated herein for all purposes;

locally known as 7919 State Highway 71, West, in the City of Austin, Travis County, Texas.

PART 2. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.


PART 3. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 4. This ordinance shall be effective ten days after the date of its final passage.

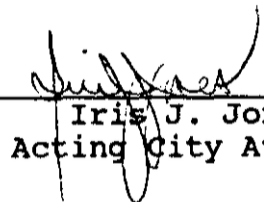
PASSED AND APPROVED

December 15, 1988

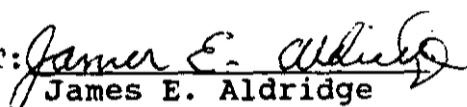
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Lee Cooke
Mayor

APPROVED:


Iris J. Jones
Acting City Attorney

ATTEST:


James E. Aldridge
City Clerk

AFM/bjl
Exhibits

VIGIL & ASSOCIATES
CIVIL ENGINEERING CONSULTING SERVICES

TRACT 1

NOTES DESCRIBING A 2.01 ACRE TRACT OF LAND OUT OF THE A.J. BOND SURVEY NO. 91 IN TRAVIS COUNTY, TEXAS, SAID 2.01 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOSEPH R. WESTMORELAND AND WIFE, JOYCE LEE WESTMORELAND BY DEED RECORDED IN VOLUME 6028, PAGES 2009 THROUGH 2012 OF THE TRAVIS COUNTY DEED RECORDS, SAID 2.01 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Southeast corner of the Augustine Bowles Survey No. 98, same being the Northeast corner of the Hugh Kelly Survey No. 525, and being also the Southeast corner of the Lot 13 of Block "G" of Valley View Acres. Revised, a subdivision of record in Book 59, Page 35 of the Travis County Plat Records.

THENCE with the East boundary of said subdivision N29°16'07"E for 282.68 feet to a point located on the East boundary of that certain Valley View Acres Subdivision.

THENCE through the interior of said Westmoreland Tract the following three (3) courses:

1. S60°43'E for 144.93' to a point on that certain Westmoreland Tract.
2. N29°16'50"E for 47.68' to a point on that certain Westmoreland Tract.
3. S60°43'E for 141.45' to a point on the West boundary of that certain 23.56 acre tract of land conveyed to Stephen M. Simon et.al. by deed recorded in Volume 4498, Page 464 of the Travis County Deed Records.

THENCE with the West boundary of said 23.56 acre tract of land S29°54'05"W for 334.60 feet to a point representing the Southeast corner of the herein described tract.

THENCE with the South boundary of said A.J. Bond Survey N59°52'W for 282.63 feet to the POINT OF BEGINNING of the herein described tract of land containing 2.01 acres of land more or less.

I HEREBY CERTIFY that these notes were prepared from the survey field notes of Jimmy F. Johnson and from the Vigil & Associates' preliminary subdivision design according to the law and are true and correct to the best of my knowledge.



Hermann Vigil, P.E.
P.E. Certificate No. 50259
July 28, 1988

EXHIBIT "A"



NOTES DESCRIBING A 2.54 ACRE TRACT OF LAND OUT OF THE A.J. BOND SURVEY NO. 91 IN TRAVIS COUNTY, TEXAS, SAID 2.54 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOSEPH R. WESTMORELAND AND WIFE, JOYCE LEE WESTMORELAND BY DEED RECORDED IN VOLUME 6028, PAGES 2009 THROUGH 2012 OF THE TRAVIS COUNTY DEED RECORDS, SAID 2.54 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Southwest corner of said tract, same being the Northwest corner of a 2.01 acre tract of land of that certain Westmoreland Tract, with same point being situated on the East boundary of Valley View Acres Revised, as subdivision of record in Book 39, Page 35 of the Travis County Plat Records.

THENCE with the East boundary of said subdivision the following two (2) courses:

1. N29°16'07"E for 267.60' to a point on that certain Westmoreland Tract.
2. N29°17'E for 139.06' to a point at the center at the R.O.W. at Little Deer Crossing.

THENCE through the interior of said Westmoreland Tract, same being the center line of the R.O.W. of Little Deer Crossing, S60°43'E for 290.40 feet to a point set on the West boundary of that certain 23.56 acre tract of land conveyed to Stephen M. Simon et.al. by deed recorded in Volume 449B, Page 464 of the Travis County Deed Records.

THENCE with the West boundary of said 23.56 acre tract of land the following two (2) courses:

1. S30°01'15"W for 30.00' to a point on that certain Westmoreland Tract.
2. S29°54'05"W for 329.00' to a point representing the Southeast corner of the herein described tract.

THENCE through the interior of said Westmoreland tract of land the following three (3) courses:

1. N60°43'W for 141.45' to a point on that certain Westmoreland Tract.
2. S29°16'50"W for 47.68' to a point on that certain Westmoreland Tract.
3. N60°43'W for 144.93' to the POINT OF BEGINNING of the herein described tract containing 2.54 acres of land more or less.

EXHIBIT "B"

I HEREBY CERTIFY that these notes were prepared from the survey field notes of Jimmy F. Johnson and from the Vigil & Associates' preliminary subdivision design according to the law and are true and correct to the best of my knowledge.



Hermann Vigil, P.E.
P.E. Certificate No. 50259

July 28, 1988



EXHIBIT "B"

W VIGIL & ASSOCIATES
CIVIL ENGINEERING CONSULTING SERVICES

TRACT 3

NOTES DESCRIBING A 1.94 ACRE TRACT OF LAND OUT OF THE A.J. BOND SURVEY NO. 91 IN TRAVIS COUNTY, TEXAS, SAID 1.94 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOSEPH R. WESTMORELAND AND WIFE, JOYCE LEE WESTMORELAND BY DEED RECORDED IN VOLUME 6028, PAGES 2009 THROUGH 2012 OF THE TRAVIS COUNTY DEED RECORDS, SAID 1.94 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point situated on the East boundary of Valley View Acres Revised, a subdivision of record in Book 59, Page 35 of the Travis County Plat Records, same being situated at the center of the R.O.W. of Little Deer Crossing.


THENCE with the East boundary of said subdivision N29°17'E for 289.00 feet.

THENCE through the interior of said Westmoreland Tract for S60°43'E for 294.12 feet to a point set on the fenced West boundary of that certain 23.56 acre tract of land conveyed to Stephen M. Simon et.al. by deed recorded in Volume 4498. Page 464 of the Travis County Deed Records.

THENCE with the West boundary of said 23.56 acre tract of land S30°01'15"W for 289.02 feet to a point situated at the center of the R.O.W. of Little Deer Crossing.

THENCE with the center line of R.O.W. of Little Deer Crossing N60°43'W for 290.40 feet to the POINT OF BEGINNING of the herein described tract containing 1.94 acres of land more or less.

I HEREBY CERTIFY that these notes were prepared from the survey field notes of Jimmy F. Johnson and from the Vigil & Associates' preliminary subdivision design according to the law and are true and correct to the best of my knowledge.


Hermann Vigil, P.E.
P.E. Certificate No. 50259

July 28, 1988

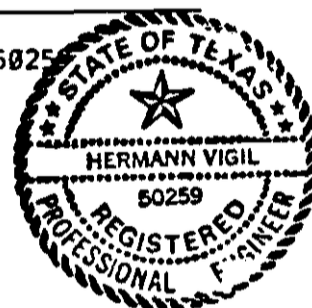


EXHIBIT "C"

TRACT 4

NOTES DESCRIBING A 7.65 ACRE TRACT OF LAND OUT OF THE A.J. BOND SURVEY NO. 91 IN TRAVIS COUNTY, TEXAS, SAID 7.65 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOSEPH R. WESTMORELAND AND WIFE, JOYCE LEE WESTMORELAND BY DEED RECORDED IN VOLUME 6028, PAGES 2009 THROUGH 2012 OF THE TRAVIS COUNTY DEED RECORDS, SAID 7.65 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a pipe found on the Southwest R.O.W. line of State Highway No. 71 at the Northwest corner of said tract of land conveyed to Joseph R. Westmoreland and Joyce Lee Westmoreland, said pipe being situated at the Northeast corner of Lot 19 of Block "K" of Valley View Acres Revised, a subdivision of record in Book 59, Page 35 of the Plat and Records of Travis County, Texas.

THENCE with said Southwest R.O.W. line of State Highway 71, S41°39'12"E for 324.59 feet to an iron pin found in the Northwest corner of said Westmoreland Tract, same being the Northwest corner of that certain tract of land conveyed to M.H. Kretzschmar by deed recorded in Volume 820, Page 375 of the Travis County Deed Records.

THENCE through the fenced West boundary of said Kretzsthmar Tract the following three (3) courses:

1. S29°59'W for 661.11' to a point on the West boundary of said Kretzschmar Tract.
2. S30°01'48"W for 80.95' to a point on the West boundary of said Kretzschmar Tract.
3. S30°01'15"W for 311.64' to a point set for the Southeast corner of the herein described tract.

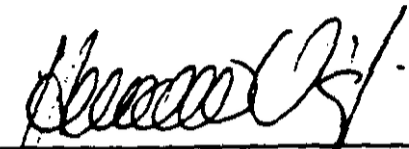
THENCE through the interior of said Westmoreland Tract N60°43'W for 294.12' to a point on the East boundary of Valley View Acres Revised, a subdivision of record in Book 59, Page 35 of the Travis County Plat Records.

THENCE through the East boundary of said Valley View Acres revised the following five (5) courses:

1. N29°17'E for 343.70' to a point on said East boundary.
2. N29°13'46"E for 73.03' to a point on said East boundary.
3. N29°35'E for 30.75' to a point on said East boundary.
4. N29°14'E for 120.21' to a point on said East boundary.
5. N29°19'43"E for 591.94' to a POINT OF BEGINNING of the herein described tract containing 7.65 acres of land more or less.

EXHIBIT "D"

I HEREBY CERTIFY that these notes were prepared from the survey field notes of Jimmy F. Johnson and from the Vigil & Associates' preliminary subdivision design according to the law and are true and correct to the best of my knowledge.


Hermann Vigil, P.E.
P.E. Certificate No. 50259

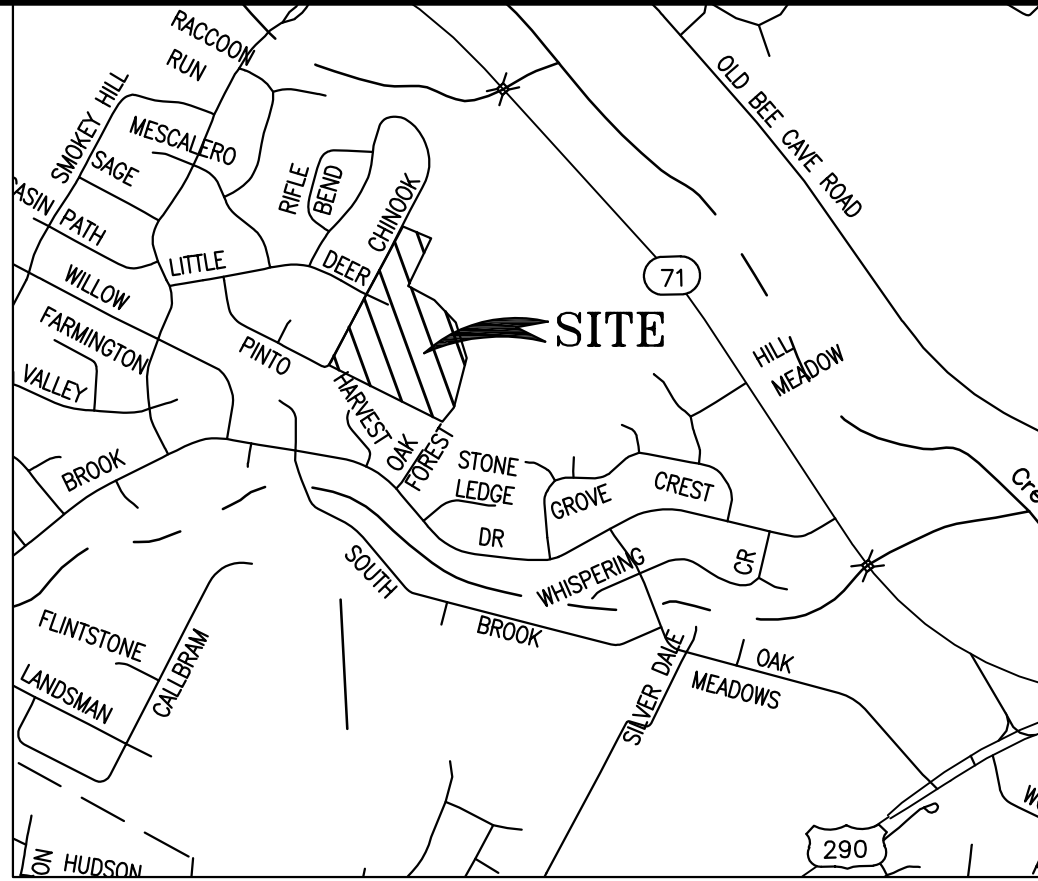
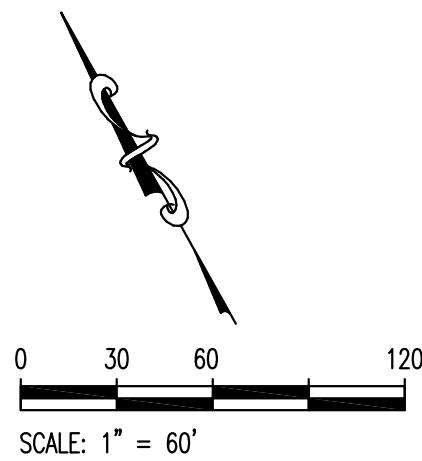
July 28, 1988



EXHIBIT "D"

SIMON-CASKEY TRACT

PRELIMINARY PLAN



LOCATION MAP
NOT TO SCALE

- NOTES:
1. THIS PROJECT IS LOCATED IN THE WILLIAMSON CREEK WATERSHED, WHICH IS CLASSIFIED AS BARTON SPRINGS ZONE.
 2. THIS PROJECT IS LOCATED OVER THE EDWARD'S AQUIFER CONTRIBUTING ZONE.

SHEET INDEX

1. PRELIMINARY PLAN
2. GENERAL NOTES

OWNERS:

RIDGELEA PROPERTIES, INC.
1400 E. 5TH ST.
AUSTIN, TX 78702-3815

STEPHEN MARSHALL & JOHN SIMON
300 E. 32ND ST. UNIT A
AUSTIN, TX 78705-2406

ENGINEER AND SURVEYOR:

CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749 PHONE: (512) 280-5160 FAX: (512) 280-5165

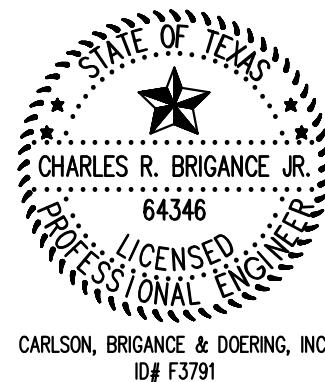
PREPARATION DATE: OCTOBER 1, 2019
ORIGINAL SUBMITTAL DATE: JULY 14, 2019
TOTAL ACREAGE: 16.671 ACRES
FEMA MAP NO: NUMBER 484530050H, DATED SEPTEMBER 26, 2008, THIS TRACT OF LAND IS LOCATED IN ZONE "X", WHICH IS DETERMINED TO BE OUTSIDE THE DESIGNATED 100-YEAR FLOODPLAIN. SURVEY: A.J. BOND SURVEY, ABSTRACT NO. 114

LEGAL DESCRIPTION:

BEING ALL OF THAT CERTAIN 10.175 ACRE TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE A.J. BOND SURVEY NUMBER 91, ABSTRACT NUMBER 114, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 23.56 ACRE TRACT OF LAND, CONVEYED TO STEPHEN SIMON, ET AL IN VOLUME 5677, PAGE 2275, AND DESCRIBED IN VOLUME 4498, PAGE 494, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

TOTAL NO. OF LOTS: 26
NO. OF BLOCKS: 3
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 21
NO. OF MULTI-FAMILY LOTS: 2
NO. OF PUBLIC PARK LOTS: 1
NO. OF DRAINAGE ESMT., WATER QUALITY ESMT. & GREENBELT LOTS: 2
TOTAL LINEAR FOOTAGE OF STREETS: 1,463 LF
(SEE SHEET NUMBER 2 FOR STREET LENGTHS)

ACREAGE
3,810 AC
7,748 AC
1,307 AC
1,538 AC
2,261 AC
16.664 TOTAL ACRES



ENGINEERS CERTIFICATION

I, CHARLES R. BRIGANCE JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

WITNESS MY HAND THIS _____ DAY OF _____, 2020

CHARLES R. BRIGANCE, JR. P.E. #64346

LEGEND

- 7 LOT NUMBER
- (A) BLOCK NUMBER
- PROPERTY LINE
- FEMA 100 YEAR FLOODPLAIN
- DEVELOPED 100 YEAR FLOODPLAIN
- CREEK CENTERLINE
- SIDEWALK LOCATION
- (1) ADJACENT PROPERTY OWNER INFORMATION (SEE LIST SHEET 2)
- CONCRETE MONUMENT SET
- IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- W.L.E. WATER LINE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- E.L.E. ELECTRIC EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- E.U.E. ELECTRIC UTILITY EASEMENT
- L.S.E. LANDSCAPE & SIGN EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- SW.E. SIDEWALK EASEMENT
- V.F.S. VEGETATIVE FILTER STRIP

PRELIMINARY SUBDIVISION APPROVAL

FILE NUMBER C8-2019-0114
APPLICATION DATE 8-12-2019
APPROVED BY (ZAP) (PC) ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER: _____

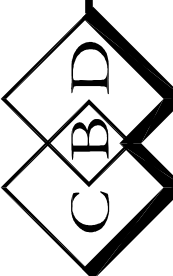
SHEET ____ OF ____

Joey de la Garza, for:
Denise Lucas, Acting Director, Development Services Department
Final plats must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C8-2019-0114

Carlson, Brigance & Doering, Inc.



PRELIMINARY PLAN

DRAFTED BY: CP

DESIGNED BY: CRB

SIMON-CASKEY TRACT

PRELIMINARY PLAN

SHEET 1 OF 2