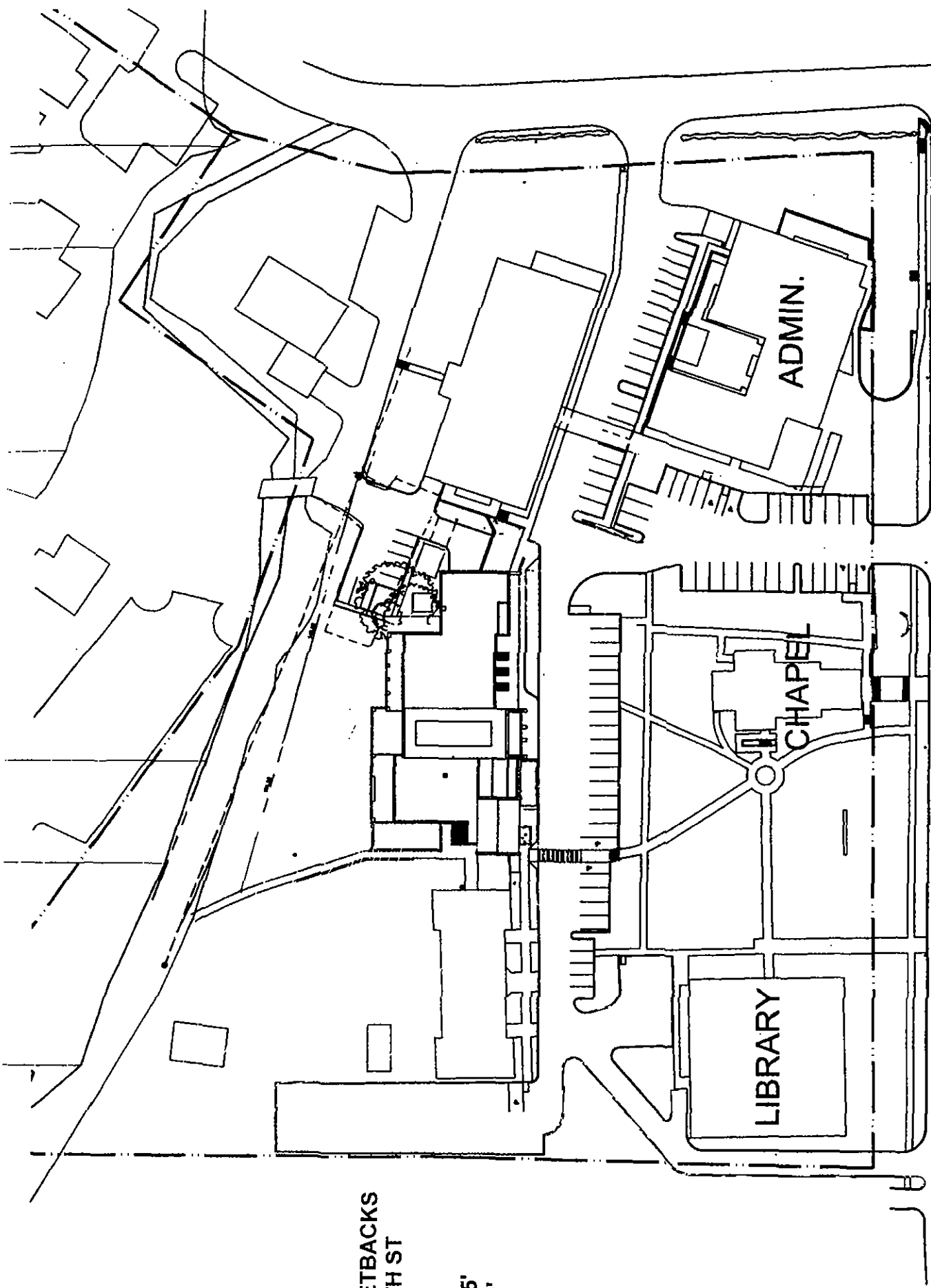


Agenda Item #58

**North University NCCD
Exhibits F-H**

C14-04-0022



FRONT SETBACKS
FROM 27TH ST

LIBRARY 5'
CHAPEL 0'
ADMIN. 0'

27TH STREET

TRACT 7A WALLER CREEK/SEMINARY DISTRICT

EXHIBIT F

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

TRACT ONE

APRIL 16, 2001

FIELD NOTE DESCRIPTION FOR ZONING CHANGE APPLICATION OF 1.070 ACRES OF LAND, BEING A PORTION OF LOTS 16-19, BLOCK 1, FRUTH ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT A, HEMPHILL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 73 PAGE 33 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID 1.070 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning for reference at a ½ inch iron rod found in the west right-of-way line of Hemphill Park at the Northeast corner of Lot 16, Block 1, Fruth Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2 Page 157 of the Plat Records of Travis County, Texas;

Thence with the north line of said Lot 16, N 83 deg. 05' 45" W 10.19 ft. to a point at the Northeast corner and PLACE OF BEGINNING of the herein described tract;

THENCE crossing the interior of Lots 16-19, Block 1 of said Fruth Addition and of Lot A, Hemphill Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 73 Page 33 of the Plat Records of Travis County, Texas, respectively, S 06 deg. 49' 23" W 322.31 ft. to a point in the south line of said Lot A at the Southeast corner of this tract, and from which a PK Nail found at the Southeast corner of said Lot A bears S 83 deg. 02' 23" E 10.00 ft.;

THENCE with the south line of said Lot A, N 83 deg. 02' 23" W 144.50 ft. to a point at the Southwest corner of this tract, and from which a 60 D nail found at the Southwest corner of said Lot A bears N 83 deg. 02' 23" W 5.00 ft.;

THENCE crossing the interior of said Lot A and Lots 19-16 respectively, N 06 deg. 46' 56" E 322.17 ft. to a point at the Northwest corner of this tract, and from which a ½ inch iron pipe found at the Northwest corner of said Lot 16 bears N 83 deg. 05' 45" W 5.00 ft.;

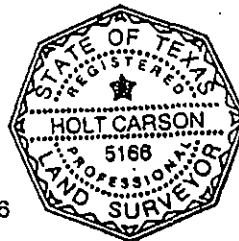
THENCE with the north line of said Lot 16, S 83 deg. 05' 45" E 144.73 ft. to the Place of Beginning, containing 1.070 Acres of land.

PREPARED: April 16, 2001
SURVEYED: December 18, 2000 and March 29, 2001

BY:



Holt Carson
Registered Professional Land Surveyor No. 5166



see sketch 638078a

EXHIBIT G

NOTES FOR ZONING CHANGE
APPLICATION FOR 1070 ACRES OF
LAND BEING A PORTION OF LOTS 16-19,
BLOCK 1, FRUTH ADDITION, A
SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN
VOLUME 2 PAGE 157 OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS, AND
BEING A PORTION OF LOT A, HEMPHILL
PARK, A SUBDIVISION IN TRAVIS
COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 73 PAGE 33
OF THE PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.

- LEGEND**
- ⊙ 1/2" Iron Rod Found
 - IPF ⊙ 1/2" Iron Pipe Found
 - ◄ 60 D Nail Found
 - △ PK Nail Found
 - Calculated Point
- (Record Bearing and/or Distance)

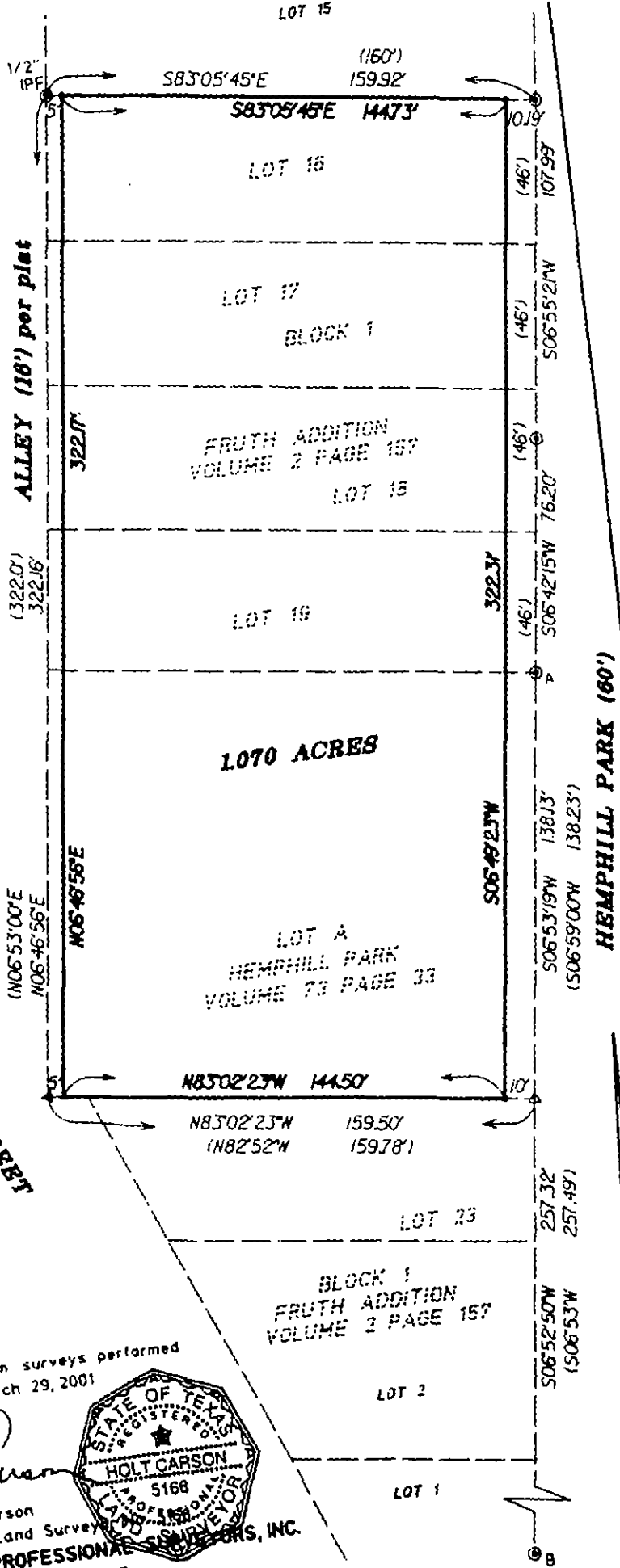
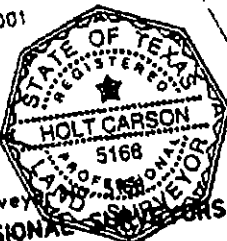
Orientation for this survey is based
on a bearing of S06°53'W between
points A and B labeled hereon

GUADALUPE STREET
(ROW VARIES)

SCALE: 1"=40'

PREPARED: April 16, 2001 from surveys performed
December 18, 2000 and March 29, 2001

Holt Carson
Holt Carson
Registered Professional Land Surveyor
CARSON AND BUSH PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990



C638078a

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

TRACT TWO

FEBRUARY 19, 2002

FIELD NOTE DESCRIPTION FOR ZONING CHANGE APPLICATION OF 0.794 ACRES OF LAND, BEING PORTIONS OF LOTS 2, 23 AND 12-19, BLOCK 1, FRUTH ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT A, HEMPHILL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 73 PAGE 33 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID 0.794 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60 D nail found in the east line of a 16 ft. wide alley at the Southwest corner of Lot A, Hemphill Park, a subdivision in Travis County, Texas; according to the map or plat thereof recorded in Volume 73 Page 33 of the Plat Records of Travis County, Texas, and being the most westerly corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE with the east line of said alley, the following four courses:

- 1) N 06 deg. 46' 56" E 322.16 ft. to a ½ inch iron pipe found at the westerly common corner of Lots 16 and 15, Block 1, Fruth Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2 Page 157 of the Plat Records of Travis County, Texas;
- 2) N 06 deg. 49' 44" E 137.86 ft. to a ½ inch iron rod found at the westerly common corner of Lots 13 and 12, Block 1 of said Fruth Addition;
- 3) N 06 deg. 48' 22" E 29.98 ft. to a 5/8" iron rod found at an angle point in the west line of said Lot 12;
- 4) N 29 deg. 32' 40" E 25.03 to a calculated point at the Northwest corner of this tract, and from which a point in the southwesterly right-of-way line of West 29th Street at the record location of the Northwest corner of said Lot 2 bears N 29 deg. 32' 40" E 10.00 ft.;

THENCE crossing the interior of said Lot 12 on a course 10 ft. from and parallel to the southwesterly right-of-way line of West 29th Street, S 60 deg. 14' 19" E 152.08 ft. to a point at the Northeast corner of this tract, and from which a ¾ inch iron pipe found at the intersection of the southwesterly right-of-way line of West 29th Street and the west right-of-way line of Hemphill Park bears N 64 deg. 16' 45" E 12.14 ft.

EXHIBIT H

THENCE on a course 10 ft. from and parallel to the west right-of-way line of Hemphill Park, the following two courses:

- 1) crossing the interior of said Lot 12 and of Lots 13, 14, 15, 16, 17, 18, and 19 of said Block 1, Fruth Addition, and said Lot A, respectively, **S 06 deg. 49' 23" W 454.20 ft.** to a point in the south line of said Lot A, and from which a PK nail found at the Southeast corner of said Lot A bears S 83 deg. 02' 23" E 10.00 ft.,
- 2) crossing the interior of Lot 23, Block 1, Fruth Addition, **S 06 deg. 53' 19" W 28.90 ft.** to a point at the Southeast corner of this tract;

THENCE crossing the interior of said Lot 23 and of Lot 2, Block 1, Fruth Addition, respectively, **S 48 deg. 24' 49" W 110.21 ft.** to a point in the northeasterly right-of-way line of Guadalupe Street at the most southerly corner of this tract, and from which a ½ inch iron rod at the intersection of the northeasterly right-of-way line of Guadalupe Street and the west right-of-way line of Hemphill Park bears S 22 deg. 46' 19" E 167.92 ft.;

THENCE continuing across the interior of said Lots 2 and 23, respectively, with the northeasterly right-of-way line of Guadalupe Street, **N 22 deg. 46' 19" W 128.41 ft.** to a 60 D nail found in the south line of said Lot A, and being angle point of this tract;

THENCE with the south line of said Lot A, **N 83 deg. 01' 21" W 12.90 ft.** to the Place of Beginning, containing 1.864 Acres of land, **SAVE AND EXCEPT** the following 1.070 Acre tract located within the bounds of the above:

Beginning for reference at said 60 D nail found in the east line of the alley at the Southwest corner of Lot A, being the Place of Beginning of the above described 1.864 Acre tract,

Thence S 83 deg. 01' 21" E 5.00 ft. to a point at the Southwest corner and Place of Beginning of the herein described excepted tract;

THENCE crossing the interior of said Lot A and said Lots 19-16, respectively, on a course 5 ft. from and parallel to the alley, **N 06 deg. 46' 56" E 322.17 ft.** to a point at the Northwest corner of this excepted tract, and from which a ½ inch iron pipe found at the west common corner of said Lots 16 and 15 bears N 83 deg. 05' 45" W 5.00 ft.;

THENCE with the north line of said Lot 16, **S 83 deg. 05' 45" E 144.73 ft.** to a point at the Northeast corner of this excepted tract, and from which a ½ inch iron rod found at the easterly common corner of said Lots 15 and 16 bears S 83 deg. 05' 44" E 10.19 ft. ;

THENCE crossing the interior of said Lots 16-19, and Lot a, respectively, on a course 10 ft. from and parallel to the west right-of way of Hemphill Park, **S 06 deg. 49' 23" W 322.31 ft.** to a point in the south line of said Lot A at the Southeast corner of this excepted tract, and from which a PK Nail found at the Southeast corner of said Lot A bears S 83 deg. 02' 23" E 10.00 ft.;

EXHIBIT H

THENCE with the south line of said Lot A, N 83 deg. 02' 23" W 144.50 ft. to the Place of Beginning of the excepted tract, for a balance of 0.794 Acre of land proposed for this zoning change application,

OF WHICH 5410 SQ. FT. OF SAID 0.794 ACRE IS SUBJECT TO A 40 FT. BUILDING HEIGHT LIMITATION. SAID RESTRICTED 5410 SQ. FT. TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the east line of said 16 ft. wide alley at the Northwest corner of said 0.794 Acre tract described above, and being S 29 deg. 32' 40" W 10.00 ft. from the intersection of said alley and the southwest right-of-way line of West 29th Street for the most northerly corner and **Place of Beginning** of the herein described tract subject to building height limitation;

THENCE on a course 10 ft. from and parallel to the southwest right-of-way line of West 29th Street, S 60 deg. 14' 19" E 152.08 ft. to a point, being the Northeast corner of said 0.794 Acre tract, and being the Northeast corner of this tract;;

THENCE on a course 10 ft. from and parallel to the west right-of-way line of Hemphill Park, S 06 deg. 49' 22" W 131.87 ft. to a point in the south line of said Lot 15 at the Southeast corner of this tract;

THENCE with the south line of said Lot 15, N 83 deg. 05' 45" W 20.00 ft. to a point at the Southwest corner of this tract;

THENCE crossing the interior of said Lots 15, 14, 13, and 12, respectively, the following two courses:

1) on a course 30 ft. from and parallel to the west right-of-way line of Hemphill Park, N 06 deg. 49' 22" E 118.59 ft. to a point;

2) on a course 30 ft. from and parallel to the southwest right-of-way line of West 29th Street, N 60 deg. 14' 19" W 138.76 ft. to a point in the east line of said 16 ft. wide alley at the most westerly corner of this tract, and from which a 5/8 inch iron rod found at the southwest corner of said Lot 12 bears S 29 deg. 32' 40" W 5.03 ft.;

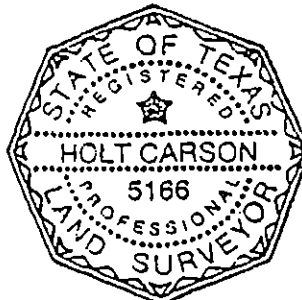
THENCE with the east line of said alley, N 29 deg. 32' 40" E 20.00 ft. to the Place of Beginning, containing 5,410 square feet of land.

PREPARED: February 19, 2002.

BY:






Holt Carson
Registered Professional Land Surveyor No. 5166

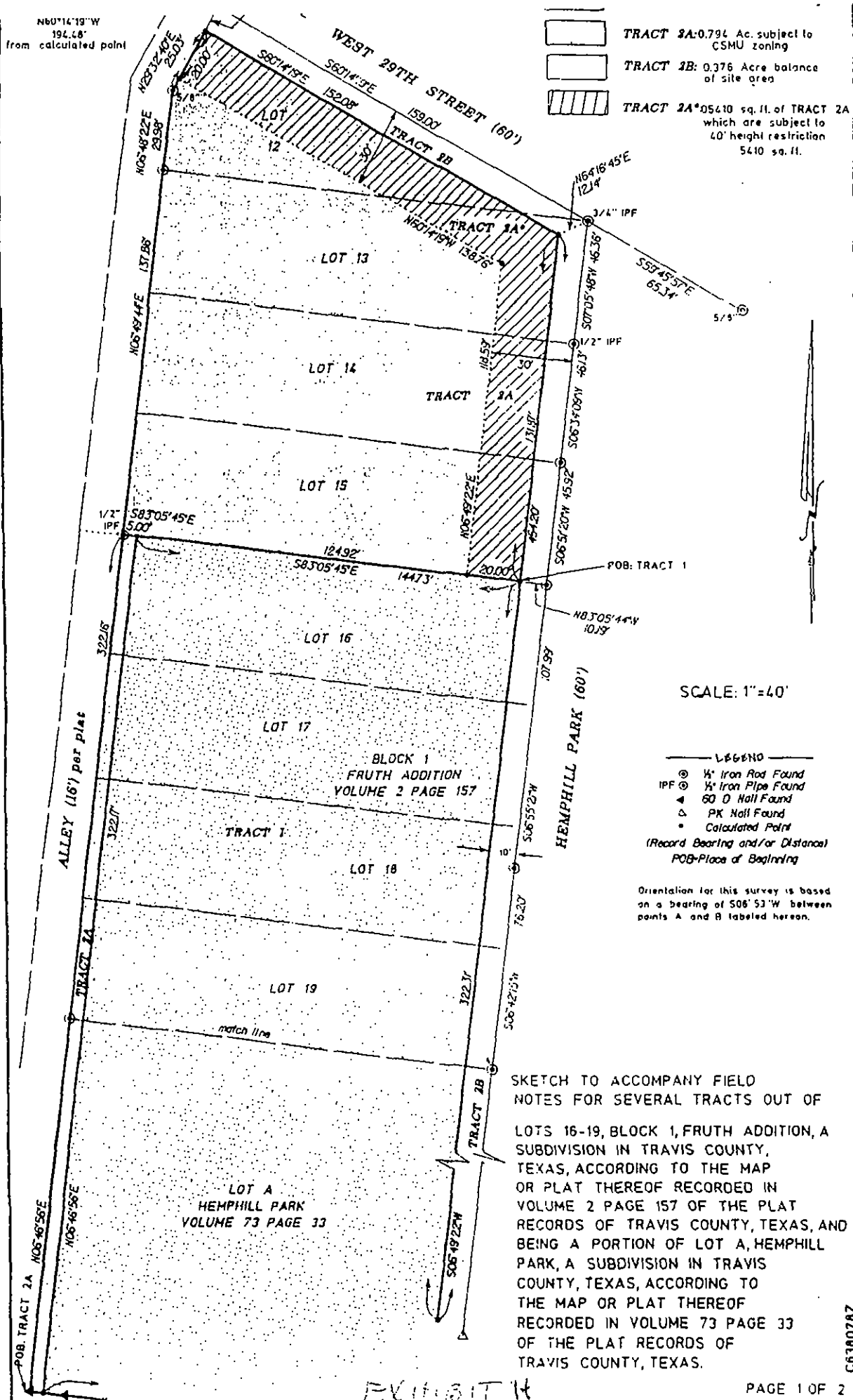


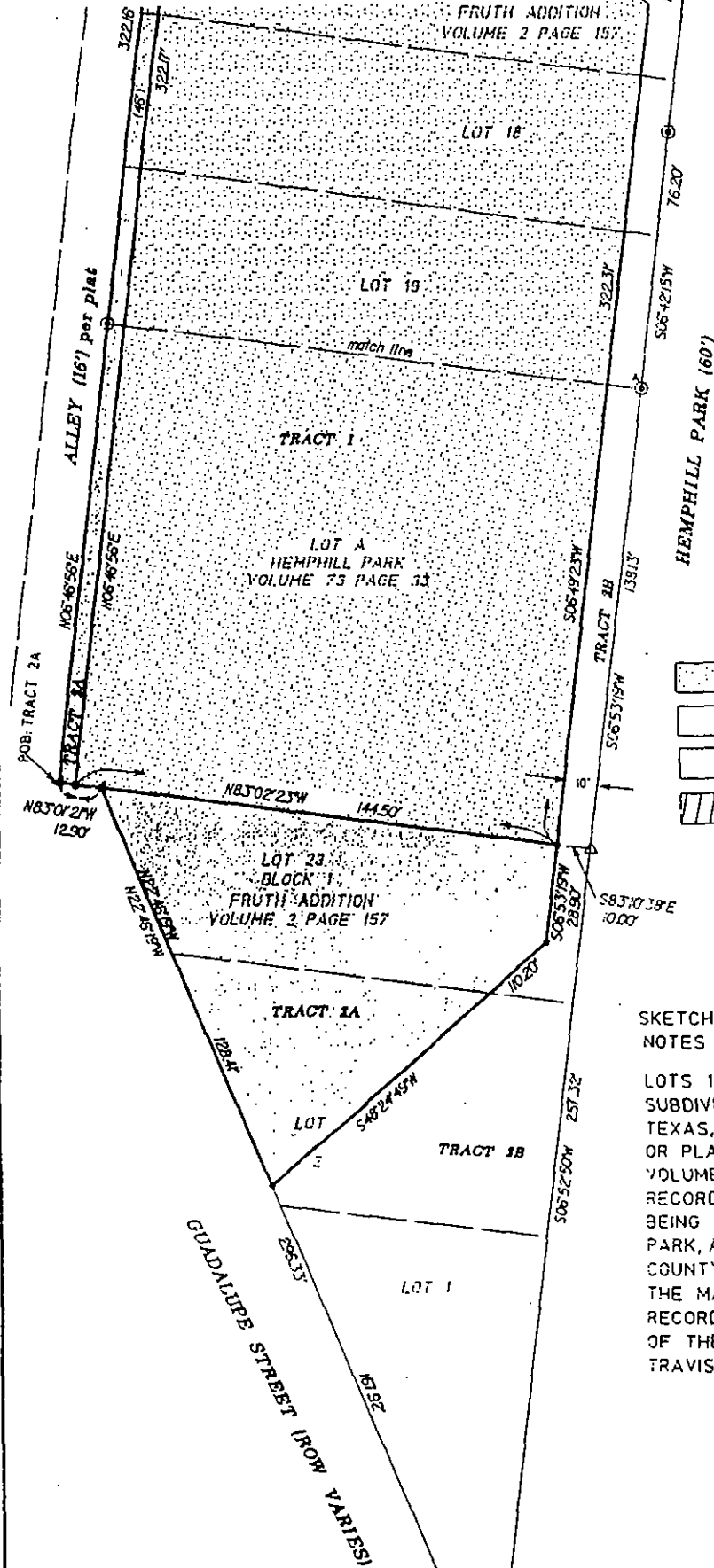
638078C

EXHIBIT H

N60°14'19"W
194.48'
from calculated point

-  TRACT 2A-0.794 Ac. subject to CSMU zoning
-  TRACT 2B: 0.376 Acre balance of site area
-  TRACT 2A*0.5410 sq. ft. of TRACT 2A which are subject to 40' height restriction 5410 sq. ft.





LEGEND

- ⊙ 1/4" Iron Rod Found
- IPF ⊙ 1/4" Iron Pipe Found
- △ 60 D Nail Found
- △ PK Nail Found
- Calculated Point

(Record Bearing and/or Distance)

POB=Place of Beginning

SCALE: 1"=40'

Orientation for this survey is based on a bearing of S06°53'W between points A and B labeled hereon.

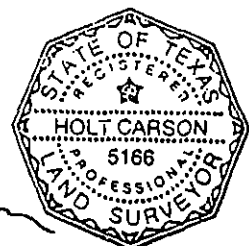
- TRACT 1: 1.070 Ac. MF6 zoning
- TRACT 1A: 0.794 Ac. subject to CSM zoning
- TRACT 1B: 0.376 Acre balance of site area
- TRACT 1A*: 0.5410 sq. ft. of TRACT 2A which are subject to 40' height restriction

SKETCH TO ACCOMPANY FIELD NOTES FOR SEVERAL TRACTS OUT OF LOTS 16-19, BLOCK 1, FRUTH ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT A, HEMPHILL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 73 PAGE 33 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

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Prepared: February 19, 2002

Holt Carson

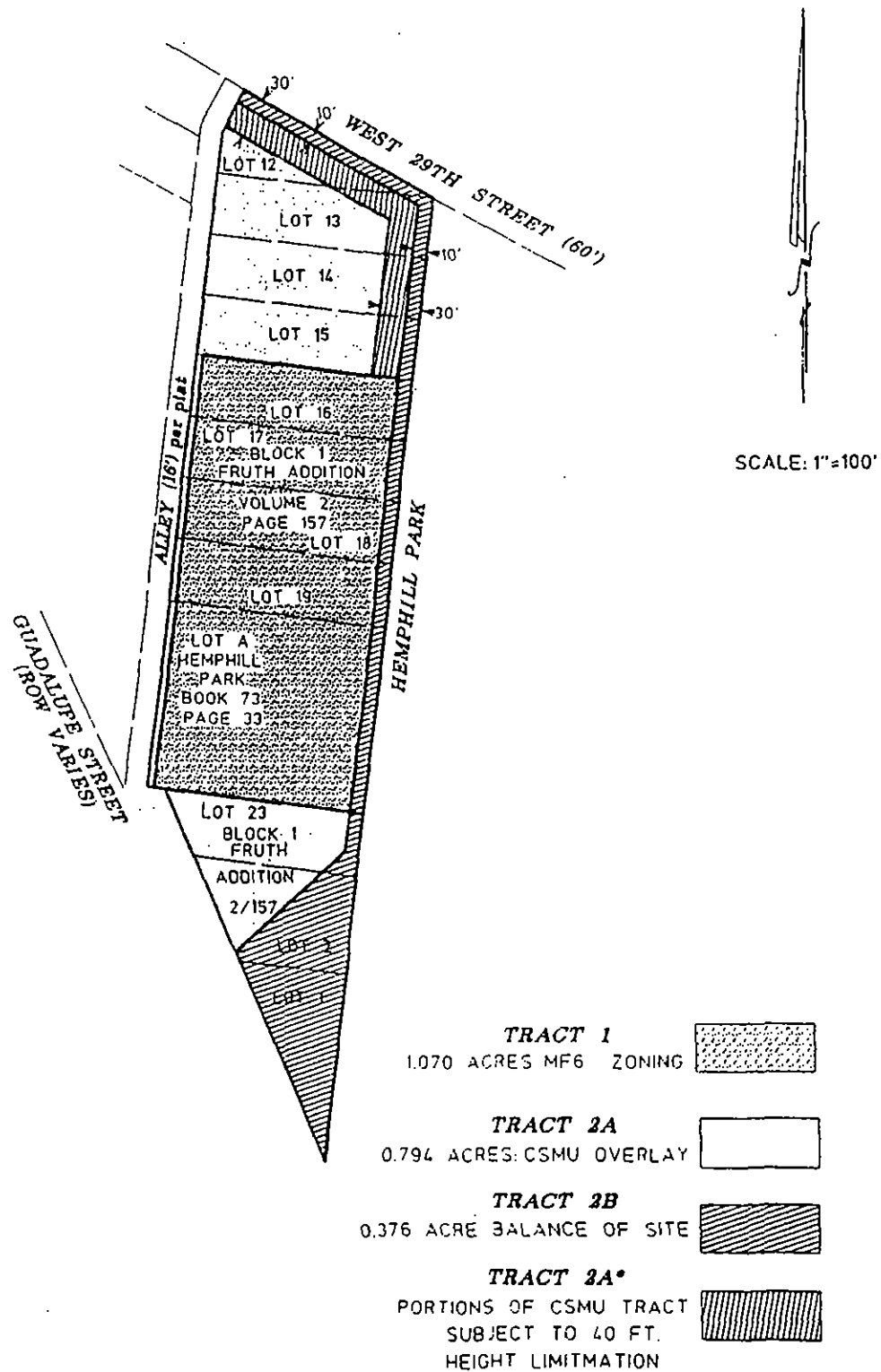


Holt Carson
Registered Professional Land Surveyor No. 5166

C6380782

KEY MAP TO ACCOMPANY FIELD NOTES TO SEVERAL TRACTS OF LAND
OUT OF THE EAST PORTION OF BLOCK 1, FRUTH ADDITION, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 2 PAGE 157 OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.

accompanies sketch C638078z



CARSON AND BUSH
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EXHIBITS G+H