

ORDINANCE NO. 041216-Z-10

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13600-14224 DESSAU ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO VARIOUS ZONING DISTRICTS FOR SEVEN TRACTS OF LAND.

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 145.53 acres of land described as in Zoning Case No. C14-04-0056, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract 1 Block A, Tract 1 Block B, Tract 2 Block B: From interim rural residence (I-RR) district to community commercial-mixed use (GR-MU) combining district.

A 38.453 acre tract of land, more or less, out of the Alexander Walters Survey No. 67, and the Samuel Cushing Survey No. 70, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract 2 Block A, Tract 3 Block A, Tract 4, Block A, Tract 5 Block A: From interim rural residence (I-RR) district to community commercial (GR) district.

A 10.258 acre tract of land, more or less, out of the Alexander Walters Survey No. 67, and the Samuel Cushing Survey No. 70, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance; and

Tract 6 Block A: From interim rural residence (I-RR) district to single family residence standard lot-conditional overlay (SF-2-CO) combining district.

A 59.380 acre tract of land, more or less, out of the Alexander Walters Survey No. 67, and the Samuel Cushing Survey No. 70, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance; and

Tract 7 Block A: From interim rural residence (I-RR) district to neighborhood commercial-mixed use (LR-MU) combining district.

A 4.839 acre tract of land, more or less, out of the Alexander Walters Survey No. 67, and the Samuel Cushing Survey No. 70, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "D" incorporated into this ordinance; and

Tract 8 Block A: From interim rural residence (I-RR) district to multifamily residence medium density (MF-3) district.

A 19.556 acre tract of land, more or less, out of the Alexander Walters Survey No. 67, and the Samuel Cushing Survey No. 70, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "E" incorporated into this ordinance; and

Tract 9 Block A: From interim rural residence (I-RR) district to townhouse and condominium residence (SF-6) district.

A 9.363 acre tract of land, more or less, out of the Alexander Walters Survey No. 67, and the Samuel Cushing Survey No. 70, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "F" incorporated into this ordinance; and

Tract 10 Block A: From interim rural residence (I-RR) district to neighborhood commercial (LR) district.

A 3.683 acre tract of land, more or less, out of the Alexander Walters Survey No. 67, and the Samuel Cushing Survey No. 70, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "G" incorporated into this ordinance, (the "Property")

locally known as 13600-14224 Dessau Road, in the City of Austin, Travis County, Texas, and as shown on the tract map attached as Exhibit "H", and generally identified in the zoning map attached as Exhibit "I".

PART 2. The Property identified as Tract 6 Block A within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A 200-foot wide vegetative buffer shall be provided and maintained along the west property line of Tract 6 Block A. A solid fence shall be constructed along the portion of the west property line of Tract 6 Block A that abuts the tract identified as Tract 1 Block A.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 27, 2004.

PASSED AND APPROVED

December 16, 2004 §
§
§

Will Wynn
Mayor

APPROVED: _____ ATTEST: _____
David Allan Smith Shirley A. Brown
City Attorney City Clerk

METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-5363

TR 1 BLK A
TR 1 BLK B
TR 2 BLK B

SURVEYS & RECORDS SINCE 1904

GR-MU ZONING - 38.453 ACRES

METES AND BOUNDS DESCRIPTION OF 38.453 ACRES OF LAND, A PORTION OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791 AND A PORTION OF THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164, IN TRAVIS COUNTY, TEXAS, SAID 38.453 ACRES OF LAND BEING COMPOSED OF THE FOLLOWING TRACTS: A PORTION OF THAT 15.000 ACRE TRACT, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN WARRANTY DEEDS FROM JANET LONG FISH TO JOHN COLBERT FISH AND HIS WIFE, DANA H. FISH CONVEYING UNDIVIDED ONE-THIRD INTERESTS IN VOLUME 11591, PAGE 128; VOLUME 11608, PAGE 565; AND VOLUME 11855, PAGE 92, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF THAT 122.63 ACRE TRACT, MORE OR LESS, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67 AND A PORTION OF THE SAID SAMUEL CUSHING SURVEY NO. 70, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED FROM JANET LONG FISH TO JOHN COLBERT FISH AND HIS WIFE, DANA H. FISH IN VOLUME 11903, PAGE 280, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS PREPARED FOR JOHN COLBERT FISH BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS, SAID 38.453 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a Texas Department of Transportation brass disk found in concrete (Type II monument) at the intersection of the curving west line of Dessau Road and the north line of Fish Lane, said brass disk found in concrete being also the most northerly southwest corner of that 3.783 acre tract, a portion of the Alexander Walters Survey No. 67, Abstract No. 791 and a portion of the Samuel Cushing Survey No. 70, Abstract No. 164, in Travis County, Texas, designated as Parcel 14, Part II, and described in Cause No. 2217, Proceedings in Eminent Domain in the Probate Court No. One of Travis County, Texas, styled Travis County, Texas v. John C. Fish and Dana H. Fish, of record in Volume 13327, Page 522, Real Property Records of Travis County, Texas and in a south line of that 122.63 acre tract, more or less, a portion of the said Alexander Walters Survey No. 67 and a portion of the said Samuel Cushing Survey No. 70, in Travis County, Texas, as described in a Warranty Deed from Janet Long Fish to John Colbert Fish and wife, Dana H. Fish in Volume 11903, Page 280, Real Property Records of Travis County, Texas, for the POINT OF BEGINNING and southeast corner of the herein described tract;

THENCE with the north line of Fish Lane and a south line of the said Fish 122.63 acre tract, more or less, courses numbered 1 through 2 inclusive as follows:

- (1) N 62°07'10" W 243.59 feet to a 1/2" iron pipe found;
- (2) N 62°15'35" W 1731.91 feet to a 1/2" steel pin found at the southwest corner of the said Fish 122.63 acre tract, more or less, and the southeast corner of that 67.93 acre tract, a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, as described in an

EXHIBIT A

Executor's Deed from Ruth May Mulenex, Independent Executrix of the Estate of Etta B. Smith, deceased to Ruth May Mulenex, Carolyn Barron, James Barron Mulenex and Edward Joe Mulenex in Volume 13082, Page 108, Real Property Records of Travis County, Texas, for the southwest corner of the herein described tract;

(3) THENCE with the west line of the said Fish 122.63 acre tract, more or less, and the east line of the said Mulenex 67.93 acre tract, N 27°36'40" E 1062.11 feet to a calculated point for the north or northwest corner of the herein described tract, and from which calculated point, a 1/2" steel pin with plastic cap previously set in the south line of that 62.690 acre tract (remainder), a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, as described in a Special Warranty Deed from Walter Wendlandt and William D. Gaston to Continental Homes of Texas, L.P. in Document Number 1999014086, Official Public Records of Travis County, Texas, for the northwest corner of the said Fish 122.63 acre tract, more or less, bears N 27°36'40" E 2345.34 feet

THENCE crossing a portion of the said Fish 122.63 acre tract, more or less, and a portion of that 15.000 acre tract, a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, as described in warranty deeds from Janet Long Fish to John Colbert Fish and wife, Dana H. Fish conveying undivided one-third interests in Volume 11591, Page 128; Volume 11608, Page 565; and Volume 11855, Page 92, Real Property Records of Travis County, Texas, courses numbered 4 through 8 inclusive as follows:

(4) S 33°12'36" E 1119.35 feet to a calculated point at a non-tangent beginning of curve for an interior corner of the herein described tract;

(5) with a curve to the right an arc distance of 516.02 feet, said curve having a radius of 1000.00 feet, a central angle of 29°33'56" and a chord of which bears N 75°35'30" E 510.31 feet to a calculated point at point of tangency;

(6) S 89°37'32" E 200.07 feet to a calculated point at point of curve;

(7) with a curve to the right an arc distance of 284.34 feet, said curve having a radius of 500.00 feet, a central angle of 32°34'57" and a chord of which bears S 73°20'04" E 280.52 feet to a calculated point at point of tangency;

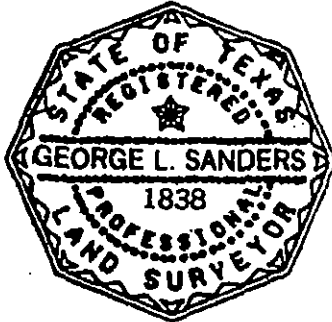
(8) S 57°02'35" E 237.99 feet to a calculated point in the west line of Dessau Road and in the west line of the said Travis County, Texas Parcel 14, Part II of 3.783 acres, for the northeast corner of the herein described tract;

THENCE with the west line of Dessau Road and the most northerly west line of the said Travis County, Texas Parcel 14, Part II of 3.783 acres, courses numbered 9 through 10 inclusive as follows:

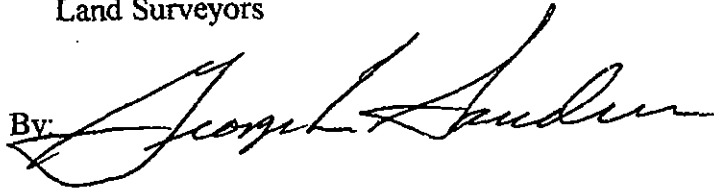
(9) S 32°57'25" W 399.12 feet to a 1/2" steel pin with plastic cap previously set at beginning of curve;

(10) with a curve to the left an arc distance of 589.38 feet, said curve having a radius of 8272.08 feet, a central angle of 4°04'56" and a chord of which bears S 30°54'55" W 589.26 feet to the POINT OF BEGINNING of the herein described tract, containing 38.453 acres of land.

Metes and Bounds Description
Prepared November 15, 2004, From
A Survey Completed January 14, 2004



METCALFE & SANDERS, INC.
Land Surveyors

By: 

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

Note: The plastic caps on the steel pins previously set are inscribed with "M & S 1838".

FB 892, P 1-16 & DC

Ref: Plan 7789C
Plan 7789B
Plan 7789A
Plan 7789

Job No. 04315.00

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METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

TR 2 BLK A
TR 3 BLK A
TR 4 BLK A
TR 5 BLK A
GR ZONING - 10.258 ACRES

METES AND BOUNDS DESCRIPTION OF 10.258 ACRES OF LAND, A PORTION OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791 AND A PORTION OF THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164, IN TRAVIS COUNTY, TEXAS, SAID 10.258 ACRES OF LAND BEING COMPOSED OF THE FOLLOWING TRACTS: A PORTION OF THAT 16.000 ACRE TRACT, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN WARRANTY DEEDS FROM JANET LONG FISH TO JOHN COLBERT FISH CONVEYING UNDIVIDED ONE-HALF INTERESTS IN VOLUME 10842, PAGE 401; AND VOLUME 10904, PAGE 181, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; A PORTION OF THAT 15.000 ACRE TRACT, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN WARRANTY DEEDS FROM JANET LONG FISH TO JOHN COLBERT FISH AND HIS WIFE, DANA H. FISH CONVEYING UNDIVIDED ONE-THIRD INTERESTS IN VOLUME 11591, PAGE 128; VOLUME 11608, PAGE 565; AND VOLUME 11855, PAGE 92, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF THAT 122.63 ACRE TRACT, MORE OR LESS, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67 AND A PORTION OF THE SAID SAMUEL CUSHING SURVEY NO. 70, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED FROM JANET LONG FISH TO JOHN COLBERT FISH AND HIS WIFE, DANA H. FISH IN VOLUME 11903, PAGE 280, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS PREPARED FOR JOHN COLBERT FISH BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS, SAID 10.258 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a Texas Department of Transportation brass disk found in concrete (Type II monument) at the intersection of the curving west line of Dessau Road and the north line of Fish Lane, said brass disk found in concrete being also the most northerly southwest corner of that 3.783 acre tract, a portion of the Alexander Walters Survey No. 67, Abstract No. 791 and a portion of the Samuel Cushing Survey No. 70, Abstract No. 164, in Travis County, Texas, designated as Parcel 14, Part II, and described in Cause No. 2217, Proceedings in Eminent Domain in the Probate Court No. One of Travis County, Texas, styled Travis County, Texas v. John C. Fish and Dana H. Fish, of record in Volume 13327, Page 522, Real Property Records of Travis County, Texas and in a south line of that 122.63 acre tract, more or less, a portion of the said Alexander Walters Survey No. 67 and a portion of the said Samuel Cushing Survey No. 70, in Travis County, Texas, as described in a Warranty Deed from Janet Long Fish to John Colbert Fish and wife, Dana H. Fish in Volume 11903, Page 280, Real Property Records of Travis County, Texas;

Thence with the west line of Dessau Road and the most northerly west line of the said Travis County, Texas Parcel 14, Part II of 3.783 acres, with a curve to the right an arc distance of

EXHIBIT B

589.38 feet, said curve having a radius of 8272.08 feet, a central angle of $4^{\circ}04'56''$ and a chord of which bears $N 30^{\circ}54'55'' E$ 589.26 feet to a $1/2''$ steel pin with plastic cap previously set and $N 32^{\circ}57'25'' E$ 399.12 feet to a calculated point for the POINT OF BEGINNING and southeast corner of the herein described tract;

THENCE crossing a portion of the said Fish 122.63 acre tract, more or less, and a portion of that 16.000 acre tract, a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, as described in Warranty Deeds from Janet Long Fish to John Colbert Fish conveying undivided one-half interests in Volume 10842, Page 401 and Volume 10904, Page 181, Real Property Records of Travis County, Texas, and also crossing a portion of that 15.000 acre tract, a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, as described in Warranty Deeds from Janet Long Fish to John Colbert Fish and wife, Dana H. Fish conveying undivided one-third interests in Volume 11591, Page 128, Volume 11608, Page 565, and Volume 11855, Page 92, Real Property Records of Travis County, Texas, courses numbered 1 through 11 inclusive as follows:

- (1) $N 57^{\circ}02'35'' W$ 237.99 feet to a calculated point at point of curve;
- (2) with a curve to the left an arc distance of 284.34 feet, said curve having a radius of 500.00 feet, a central angle of $32^{\circ}34'57''$ and a chord of which bears $N 73^{\circ}20'04'' W$ 280.52 feet to a calculated point at point of tangency;
- (3) $N 89^{\circ}37'32'' W$ 200.07 feet to a calculated point at point of curve;
- (4) with a curve to the left an arc distance of 516.02 feet, said curve having a radius of 1000.00 feet, a central angle of $29^{\circ}33'56''$ and a chord of which bears $S 75^{\circ}35'30'' W$ 510.31 feet to a calculated point for the southwest corner of the herein described tract;
- (5) $N 33^{\circ}12'36'' W$ 340.62 feet to a calculated point for the northwest corner of the herein described tract;
- (6) $N 67^{\circ}37'25'' E$ 365.37 feet to a calculated point;
- (7) $N 83^{\circ}16'36'' E$ 365.38 feet to a calculated point;
- (8) $S 89^{\circ}37'32'' E$ 274.88 feet to a calculated point;
- (9) $S 44^{\circ}01'06'' E$ 117.77 feet to a calculated point;
- (10) $S 69^{\circ}22'48'' E$ 371.95 feet to a calculated point;
- (11) $S 62^{\circ}54'44'' E$ 71.26 feet to a calculated point in the west line of Dessau Road and in the west line of that 32.666 acre tract, a portion of the said Alexander Walters Survey No. 67, and others, in Travis County, Texas, designated as Parcel No. 2, Part Three and described in a Special Warranty Deed from the Missouri Pacific Railroad Company to the State of Texas in Volume 11339, Page 2005, Real Property Records of Travis County, Texas, for the northeast corner of the herein described tract;

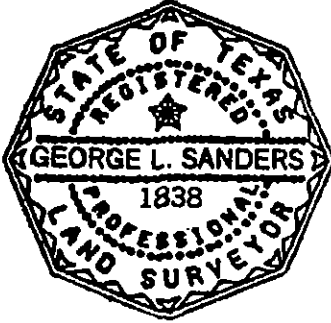
(12) THENCE with the west line of Dessau Road and the west line of the said State of Texas Parcel No. 2, Part Three of 32.666 acres, $S 8^{\circ}47'40'' W$ 99.23 feet to a Texas Department of Transportation brass disk found in concrete (Type II monument) at a southwest corner of the said State of Texas Parcel No. 2, Part Three of 32.666 acres and the northwest corner of said Travis County, Texas Parcel 14, Part II of 3.783 acres;

THENCE with the west line of Dessau Road and the most northerly west line of the said Travis County, Texas Parcel 14, Part II of 3.783 acres, courses numbered 13 through 14, inclusive as follows:

- (13) S 27°03'15" W 221.72 feet to a 1/2" steel pin with plastic cap previously set;
(14) S 32°57'25" W 6.74 feet to the POINT OF BEGINNING of the herein described tract, containing 10.258 acres of land.

Metes and Bounds Description
Prepared November 15, 2004 From
A Survey Completed January 14, 2004

METCALFE & SANDERS, INC.
Land Surveyors



By:

A handwritten signature in black ink, appearing to read "George L. Sanders", written over a horizontal line.

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

Note: The plastic caps on the steel pins previously set are inscribed with "M & S 1838".

FB 892, P 1-16 & DC

Ref: Plan 7789C
Plan 7789B
Plan 7789A
Plan 7789

Job No. 04315.00

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METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

TR 6 BLK A SF-2-CO ZONING - 59.380 ACRES

METES AND BOUNDS DESCRIPTION OF 59.380 ACRES OF LAND, A PORTION OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, SAID 59.380 ACRES OF LAND BEING COMPOSED OF THE FOLLOWING TRACTS: A PORTION OF THAT 16.000 ACRE TRACT, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN WARRANTY DEEDS FROM JANET LONG FISH TO JOHN COLBERT FISH CONVEYING UNDIVIDED ONE-HALF INTERESTS IN VOLUME 10842, PAGE 401; AND VOLUME 10904, PAGE 181, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; A PORTION OF THAT 15.000 ACRE TRACT, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN WARRANTY DEEDS FROM JANET LONG FISH TO JOHN COLBERT FISH AND HIS WIFE, DANA H. FISH CONVEYING UNDIVIDED ONE-THIRD INTERESTS IN VOLUME 11591, PAGE 128; VOLUME 11608, PAGE 565; AND VOLUME 11855, PAGE 92, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF THAT 122.63 ACRE TRACT, MORE OR LESS, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67 AND A PORTION OF THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED FROM JANET LONG FISH TO JOHN COLBERT FISH AND HIS WIFE, DANA H. FISH IN VOLUME 11903, PAGE 280, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS PREPARED FOR JOHN COLBERT FISH BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS, SAID 59.380 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a Texas Department of Transportation brass disk found in concrete (Type II monument) at the intersection of the curving west line of Dessau Road and the north line of Fish Lane, said brass disk found in concrete being also the most northerly southwest corner of that 3.783 acre tract, a portion of the Alexander Walters Survey No. 67, Abstract No. 791 and a portion of the Samuel Cushing Survey No. 70, Abstract No. 164, in Travis County, Texas, designated as Parcel 14, Part II, and described in Cause No. 2217, Proceedings in Eminent Domain in the Probate Court No. One of Travis County, Texas, styled Travis County, Texas v. John C. Fish and Dana H. Fish, of record in Volume 13327, Page 522, Real Property Records of Travis County, Texas and in a south line of that 122.63 acre tract, more or less, a portion of the said Alexander Walters Survey No. 67 and a portion of the said Samuel Cushing Survey No. 70, in Travis County, Texas, as described in a Warranty Deed from Janet Long Fish to John Colbert Fish and wife, Dana H. Fish in Volume 11903, Page 280, Real Property Records of Travis County, Texas;

Thence with the west line of Dessau Road and the most northerly west line of the said Travis County, Texas Parcel 14, Part II of 3.783 acres, with a curve to the right an arc distance of 589.38 feet, said curve having a radius of 8272.08 feet, a central angle of 4°04'56" and a chord of which bears N 30°54'55" E 589.26 feet to a 1/2" steel pin with plastic cap previously set;

EXHIBIT C

Thence with the west line of Dessau Road and the most northerly west line of the said Travis County, Texas Parcel 14, Part II of 3.783 acres, N 32°57'25" E 405.86 feet to a 1/2" steel pin previously set;

Thence with the west line of Dessau Road and the most northerly west line of the said Travis County, Texas Parcel 14, Part II of 3.783 acres, N 27°03'15" E 221.72 feet to a Texas Department of Transportation brass disk found in concrete (Type II monument) at the northwest corner of the said Travis County, Texas Parcel 14, Part II of 3.783 acres and the southwest corner of that 32.666 acre tract, a portion of the said Alexander Walters Survey No. 67, and others, in Travis County, Texas, designated as Parcel No. 2, Part Three and described in a Special Warranty Deed from the Missouri Pacific Railroad Company to the State of Texas in Volume 11339, Page 2005, Real Property Records of Travis County, Texas;

Thence with the west line of Dessau Road and the west line of the said State of Texas Parcel No. 2, Part Three of 32.666 acres, N 8°47'40" E 99.23 feet to a calculated point for the POINT OF BEGINNING and most southerly southeast corner of the herein described tract;

THENCE crossing a portion of the said Fish 122.63 acre tract, more or less, and crossing a portion of that 16.000 acre tract, a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, as described in Warranty Deeds from Janet Long Fish to John Colbert Fish conveying undivided one-half interests in Volume 10842, Page 401 and Volume 10904, Page 181, Real Property Records of Travis County, Texas, and also crossing a portion of that 15.000 acre tract, a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, as described in Warranty Deeds from Janet Long Fish to John Colbert Fish and wife, Dana H. Fish conveying undivided one-third interests in Volume 11591, Page 128, Volume 11608, Page 565, and Volume 11855, Page 92, Real Property Records of Travis County, Texas, courses numbered 1 through 7 inclusive as follows:

- (1) N 62°54'44" W 71.26 feet to a calculated point;
- (2) N 69°22'48" W 371.95 feet to a calculated point;
- (3) N 44°01'06" W 117.77 feet to a calculated point;
- (4) N 89°37'32" W 274.88 feet to a calculated point;
- (5) S 83°16'36" W 365.38 feet to a calculated point;
- (6) S 67°37'25" W 365.37 feet to a calculated point, for the southwest corner of the herein described tract;

- (7) N 33°12'36" W 778.73 feet to a calculated point in the west line of the said Fish 122.63 acre tract, more or less, and in the east line of that 67.93 acre tract, a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, as described in an Executor's Deed from Ruth May Mullenex, Independent Executrix of the Estate of Etta B. Smith, deceased to Ruth May Mullenex, Carolyn Barron, James Barron Mullenex and Edward Joe Mullenex in Volume 13082, Page 108, Real Property Records of Travis County, Texas, for an angle point in the west line and west corner of the herein described tract;

- (8) THENCE with the west line of the said Fish 122.63 acre tract, more or less, and the east line of the said Mullenex 67.93 acre tract, N 27°36'40" E 2009.35 feet to a calculated point for the north corner of the herein described tract, and from which calculated point, a 1/2" steel pin with plastic cap previously set for the northwest corner of the said Fish 122.63 acre tract, bears N 27°36'40" E 335.99 feet;

THENCE crossing the said Fish 122.63 acre tract, more or less, courses numbered 9 through 11 inclusive as follows:

- (9) S 0°25'14" W 267.19 feet to a calculated point;
- (10) S 31°43'16" E 1440.87 feet to a calculated point;
- (11) S 73°59'42" E 401.26 feet to a calculated point in the curving west line of Dessau Road and in the curving west line of that 32.666 acre tract, a portion of the said Alexander Walters Survey No. 67, and others, in Travis County, Texas, designated as Parcel No. 2, Part Three and described in a Special Warranty Deed from the Missouri Pacific Railroad Company to the State of Texas in Volume 11339, Page 2005, Real Property Records of Travis County, Texas, for the northeast corner of the herein described tract;

THENCE with the west line of Dessau Road and the west, north and west line of the said State of Texas Parcel No. 2, Part Three of 32.666 acres, courses numbered 12 through 15 inclusive as follows:

- (12) with a curve to the left an arc distance of 367.92 feet, said curve having a radius of 2940.00 feet, a central angle of 7°10'12" and a chord of which bears S 12°21'46" W 367.68 feet to a 1/2" steel pin with aluminum cap found, aluminum cap inscribed "SDHPT" at end of curve;
- (13) S 8°47'55" W 245.39 feet to a calculated point at an angle point in the west line of Dessau Road and an interior corner of the said State of Texas Parcel No. 2, Part Three of 32.666 acres, for the most northerly southeast corner of the herein described tract;
- (14) N 81°11'25" W 15.00 feet to a Texas Department of Transportation brass disk found in concrete (Type II monument) at an angle point in the west line of Dessau Road at a northwest corner of the said State of Texas Parcel No. 2, Part Three of 32.666 acres, for an interior corner of the herein described tract;
- (15) S 8°47'40" W 300.84 feet to the POINT OF BEGINNING of the herein described tract, containing 59.380 acres of land.

Metes and Bounds Description
Prepared November 15, 2004 From
A Survey Completed January 14, 2004

METCALFE & SANDERS, INC.
Land Surveyors



By:

A handwritten signature in black ink, appearing to read "George L. Sanders".

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

Note: The plastic caps on the steel pins previously set are inscribed with "M & S 1838".

FB 892, P 1-16 & DC

Ref: Plan 7789C

Plan 7789B

Plan 7789A

Plan 7789

Job No. 04315.00

c:\project\04315\doc\znsf2co.doc

METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

TR 7 BLK A
LR-MU ZONING - 4.839 ACRES

METES AND BOUNDS DESCRIPTION OF 4.839 ACRES OF LAND, A PORTION OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, SAID 4.839 ACRES OF LAND BEING A PORTION OF THAT 122.63 ACRE TRACT, MORE OR LESS, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67 AND A PORTION OF THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED FROM JANET LONG FISH TO JOHN COLBERT FISH AND HIS WIFE, DANA H. FISH IN VOLUME 11903, PAGE 280, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS PREPARED FOR JOHN COLBERT FISH BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS, SAID 4.839 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2" steel pin found at the intersection of the north line of that 122.63 acre tract, more or less, a portion of the said Alexander Walters Survey No. 67, Abstract No. 791, and a portion of the said Samuel Cushing Survey No. 70, Abstract No. 164, in Travis County, Texas, as described in a Warranty Deed from Janet Long Fish to John Colbert Fish and wife, Dana H. Fish in Volume 11903, Page 280, Real Property Records of Travis County, Texas, with the west line of Dessau Road, said 1/2" steel pin found being the southeast corner of Lot 1, Block G, Gaston-Shelton Subdivision Section One, a subdivision of a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, of record in Document Number 200100233, Official Public (Plat) Records of Travis County, Texas, and the northwest corner of that 1.201 acre tract, a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, designated as Parcel 14, Part I, and described in said Cause No. 2217, Proceedings in Eminent Domain in the Probate Court No. One of Travis County, Texas, styled Travis County, Texas v. John C. Fish and Dana H. Fish, of record in Volume 13327, Page 522, Real Property Records of Travis County, Texas;

Thence with the west line of Dessau Road and the west line of the said Travis County, Texas Parcel 14, Part I of 1.201 acres, S 26°20'50" W 633.98 feet to a calculated point for the POINT OF BEGINNING and most northerly northeast corner of the herein described tract;

THENCE with the west line of Dessau Road and the west and south line of the said Travis County, Texas Parcel 14, Part I of 1.201 acres, courses numbered 1 through 3 inclusive as follows:

- (1) S 26°20'50" W 72.38 feet to a Texas Department of Transportation brass disk found in concrete (Type II monument) at beginning of curve;
- (2) with a curve to the left an arc distance of 335.83 feet, said curve having a radius of 2963.37 feet, a central angle of 6°29'35" and a chord of which bears S 23°06'05" W 335.65 feet to a 1/2" steel pin with plastic cap previously set at a non-tangent end of curve for an angle point in the west line of Dessau Road and for the southwest corner of the said Travis County, Texas Parcel 14, Part I of 1.201 acres, for an interior corner of the herein described tract, and from

EXHIBIT D

which 1/2" steel pin with plastic cap previously set a Texas Department of Transportation brass disk found in concrete (Type II monument) bears S 82°50' W 0.62 of one foot;

(3) S 70°08'00" E 25.30 feet to a 1/2" steel pin with plastic cap previously set at a non-tangent beginning of curve for an angle point in the west line of Dessau Road and a northwest corner of that 32.666 acre tract, a portion of the said Alexander Walters Survey No. 67, and others, in Travis County, Texas, designated as Parcel No. 2, Part Three and described in a Special Warranty Deed from the Missouri Pacific Railroad Company to the State of Texas in Volume 11339, Page 2005, Real Property Records of Travis County, Texas, for the most southerly northeast corner of the herein described tract;

(4) THENCE with the curving west line of Dessau Road and a curving west line of the said State of Texas Parcel No. 2, Part Three of 32.666 acres, with a curve to the left an arc distance of 201.09 feet, said curve having a radius of 2940.00 feet, a central angle of 3°55'08" and a chord of which bears S 17°54'26" W 201.05 feet to a calculated point for the southeast corner of the herein described tract;

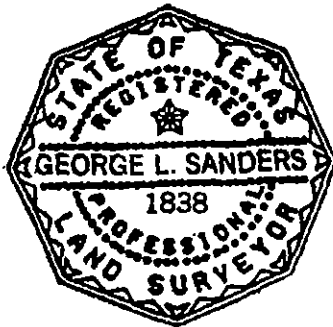
THENCE crossing a portion of the said Fish 122.63 acre tract, more or less, courses numbered 5 through 8 inclusive as follows:

(5) N 73°59'42" W 346.91 feet to a calculated point at a non-tangent beginning of curve, for the southwest corner of the herein described tract;

(6) with a curve to the right an arc distance of 592.79 feet, said curve having a radius of 3285.23 feet, a central angle of 10°20'19", and a chord of which bears N 21°09'40" E 591.99 feet to a calculated point at point of tangency;

(7) N 26°19'50" E 76.22 feet to a calculated point, for the northwest corner of the herein described tract;

(8) S 63°39'10" E 321.15 feet to the POINT OF BEGINNING of the herein described tract, containing 4.839 acres of land.



Metes and Bounds Description
Prepared November 15, 2004 From
A Survey Completed January 14, 2004

METCALFE & SANDERS, INC.
Land Surveyors

By:

A handwritten signature in black ink, appearing to read "George L. Sanders". The signature is fluid and cursive, written over a horizontal line.

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

Note: The plastic caps on the steel pins previously set are inscribed with "M & S 1838".

FB 892, P 1-16 & DC

Ref: Plan 7789C

Plan 7789B

Plan 7789A

Plan 7789

Job No. 04315.00

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METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

TR 8 BLK A
MF-3 ZONING - 19.556 ACRES

METES AND BOUNDS DESCRIPTION OF 19.556 ACRES OF LAND, A PORTION OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, SAID 19.556 ACRES OF LAND BEING A PORTION OF THAT 122.63 ACRE TRACT, MORE OR LESS, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67 AND A PORTION OF THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED FROM JANET LONG FISH TO JOHN COLBERT FISH AND HIS WIFE, DANA H. FISH IN VOLUME 11903, PAGE 280, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS PREPARED FOR JOHN COLBERT FISH BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS, SAID 19.556 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2" steel pin found at the intersection of the north line of that 122.63 acre tract, more or less, a portion of the said Alexander Walters Survey No. 67, Abstract No. 791, and a portion of the said Samuel Cushing Survey No. 70, Abstract No. 164, in Travis County, Texas, as described in a Warranty Deed from Janet Long Fish to John Colbert Fish and wife, Dana H. Fish in Volume 11903, Page 280, Real Property Records of Travis County, Texas, with the west line of Dessau Road, said 1/2" steel pin found being the southeast corner of Lot 1, Block G, Gaston-Shelton Subdivision Section One, a subdivision of a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, of record in Document Number 200100233, Official Public (Plat) Records of Travis County, Texas, and the northwest corner of that 1.201 acre tract, a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, designated as Parcel 14, Part I, and described in said Cause No. 2217, Proceedings in Eminent Domain in the Probate Court No. One of Travis County, Texas, styled Travis County, Texas v. John C. Fish and Dana H. Fish, of record in Volume 13327, Page 522, Real Property Records of Travis County, Texas;

Thence with the west line of Dessau Road and the west line of the said Travis County, Texas Parcel 14, Part I of 1.201 acres, S 26°20'50" W 583.98 feet to a calculated point for the POINT OF BEGINNING and most easterly northeast corner of the herein described tract;

(1) THENCE with the west line of Dessau Road and the west line of the said Travis County, Texas Parcel 14, Part I of 1.201 acres, S 26°20'50" W 50.00 feet to a calculated point for the most easterly southeast corner of the herein described tract;

THENCE crossing a portion of the said Fish 122.63 acre tract, more or less, courses numbered 2 through 7 inclusive as follows:

(2) N 63°39'10" W 321.15 feet to a calculated point for an interior corner of the herein described tract;

(3) S 26°19'50" W 76.22 feet to a calculated point at point of curve;

EXHIBIT E

(4) with a curve to the left an arc distance of 592.79 feet, said curve having a radius of 3285.23 feet, a central angle of $10^{\circ}20'19''$, and a chord of which bears $S\ 21^{\circ}09'40''\ W\ 591.99$ feet to a calculated point for the most southerly southeast corner of the herein described tract;

(5) $N\ 73^{\circ}59'42''\ W\ 54.35$ feet to a calculated point for the southwest corner of the herein described tract;

(6) $N\ 31^{\circ}43'16''\ W\ 1440.87$ feet to a calculated point for an angle point in the west line of the herein described tract;

(7) $N\ 0^{\circ}25'14''\ E\ 267.19$ feet to a calculated point in the west line of the said Fish 122.63 acre tract, more or less, and in the east line of that 67.93 acre tract, a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, as described in an Executor's Deed from Ruth May Mullenex, Independent Executrix of the Estate of Etta B. Smith, deceased to Ruth May Mullenex, Carolyn Barron, James Barron Mullenex and Edward Joe Mullenex in Volume 13082, Page 108, Real Property Records of Travis County, Texas, for an angle point in the west line of the herein described tract;

(8) THENCE with the west line of the said Fish 122.63 acre tract, more or less, and the east line of the said Mullenex 67.93 acre tract, $N\ 27^{\circ}36'40''\ E\ 335.99$ feet to a 1/2" steel pin with plastic cap previously set in the south line of that 62.690 acre tract (remainder), a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, as described in a Special Warranty Deed from Walter Wendlandt and William D. Gaston to Continental Homes of Texas, L.P. in Document Number 1999014086, Official Public Records of Travis County, Texas, for the northwest corner of the said Fish 122.63 acre tract, more or less, and for the northwest corner of the herein described tract,

(9) THENCE with a north line of the said Fish 122.63 acre tract, more or less, and the south line of the said Continental Homes of Texas, L.P. 62.690 acre tract (remainder) and the south line of Lots 29 and 28, Block G, of said Gaston-Shelton Subdivision Section One, $S\ 62^{\circ}19'50''\ E\ 174.20$ feet to a 1/2" steel pin found at an angle point in the south line of said Lot 28, Block G, Gaston-Shelton Subdivision Section One;

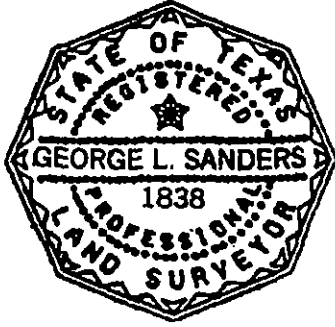
(10) THENCE with a north line of the said Fish 122.63 acre tract, more or less, and the south line of Lots 28, 27, 26 and 25, Block G of said Gaston-Shelton Subdivision Section One, $S\ 62^{\circ}30'35''\ E\ 250.24$ feet to a calculated point for the most northerly northeast corner of the herein described tract;

THENCE crossing a portion of the said Fish 122.63 acre tract, more or less, courses numbered 11 through 13 inclusive as follows:

(11) $S\ 27^{\circ}29'25''\ W\ 153.89$ feet to a calculated point;

(12) $S\ 31^{\circ}43'16''\ E\ 850.59$ feet to a calculated point;

(13) $S\ 63^{\circ}39'10''\ E\ 510.18$ feet to the POINT OF BEGINNING of the herein described tract, containing 19.556 acres of land.



Metes and Bounds Description
Prepared November 15, 2004 From
A Survey Completed January 14, 2004

METCALFE & SANDERS, INC.
Land Surveyors

By:

A handwritten signature in cursive script, appearing to read "George L. Sanders", written over a horizontal line.

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

Note: The plastic caps on the steel pins previously set are inscribed with "M & S 1838".

FB 892, P 1-16 & DC

Ref: Plan 7789C
Plan 7789B
Plan 7789A
Plan 7789

Job No. 04315.01

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METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

TR 9 BUC A
SF-6 ZONING - 9.363 ACRES

METES AND BOUNDS DESCRIPTION OF 9.363 ACRES OF LAND, A PORTION OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, SAID 9.363 ACRES OF LAND BEING A PORTION OF THAT 122.63 ACRE TRACT, MORE OR LESS, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67 AND A PORTION OF THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED FROM JANET LONG FISH TO JOHN COLBERT FISH AND HIS WIFE, DANA H. FISH IN VOLUME 11903, PAGE 280, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS PREPARED FOR JOHN COLBERT FISH BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS, SAID 9.363 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2" steel pin found at the intersection of the north line of that 122.63 acre tract, more or less, a portion of the said Alexander Walters Survey No. 67, Abstract No. 791, and a portion of the said Samuel Cushing Survey No. 70, Abstract No. 164, in Travis County, Texas, as described in a Warranty Deed from Janet Long Fish to John Colbert Fish and wife, Dana H. Fish in Volume 11903, Page 280, Real Property Records of Travis County, Texas, with the west line of Dessau Road, said 1/2" steel pin found being the southeast corner of Lot 1, Block G, Gaston-Shelton Subdivision Section One, a subdivision of a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, of record in Document Number 200100233, Official Public (Plat) Records of Travis County, Texas, and the northwest corner of that 1.201 acre tract, a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, designated as Parcel 14, Part I, and described in said Cause No. 2217, Proceedings in Eminent Domain in the Probate Court No. One of Travis County, Texas, styled Travis County, Texas v. John C. Fish and Dana H. Fish, of record in Volume 13327, Page 522, Real Property Records of Travis County, Texas;

Thence with the west line of Dessau Road and the west line of the said Travis County, Texas Parcel 14, Part I of 1.201 acres, S 26°20'50" W 533.98 feet to a calculated point for the POINT OF BEGINNING and most southerly northeast corner of the herein described tract;

(1) THENCE with the west line of Dessau Road and the west line of the said Travis County, Texas Parcel 14, Part I of 1.201 acres, S 26°20'50" W 50.00 feet to a calculated point for the southeast corner of the herein described tract;

THENCE crossing a portion of the said Fish 122.63 acre tract, more or less, courses numbered 2 through 4 inclusive as follows:

(2) N 63°39'10" W 510.18 feet to a calculated point for the southwest corner of the herein described tract;

(3) N 31°43'16" W 850.59 feet to a calculated point at an angle point in the west line of the herein described tract;

EXHIBIT F

(4) N 27°29'25" E 153.89 feet to a calculated point in the north line of the said Fish 122.63 acre tract, more or less, and in the south line of Lot 25, Block G, of said Gaston-Shelton Subdivision Section One, for the northwest corner of the herein described tract;

THENCE with a north line of the said Fish 122.63 acre tract, more or less, and the south line of Lots 25, 24, 16, 15, 14, 11, 10, 9, 8, 7, 6, 5 and 4, Block G of said Gaston-Shelton Subdivision Section One, courses numbered 5 through 7 inclusive as follows:

(5) S 62°30'35" E 423.93 feet to a 1/2" steel pin with plastic cap found, plastic cap inscribed "Austin Surveyors" at an angle point in the south line of said Lot 14, Block G, Gaston-Shelton Subdivision Section One;

(6) S 62°55'00" E 413.28 feet to a 1/2" steel pin with plastic cap found, plastic cap inscribed "Austin Surveyors" at an angle point in the south line of said Lot 5, Block G, Gaston-Shelton Subdivision Section One;

(7) S 62°46'35" E 92.67 feet to a calculated point for the most northerly northeast corner of the herein described tract;

THENCE crossing a portion of the said Fish 122.63 acre tract, more or less, courses numbered 8 through 9 inclusive as follows:

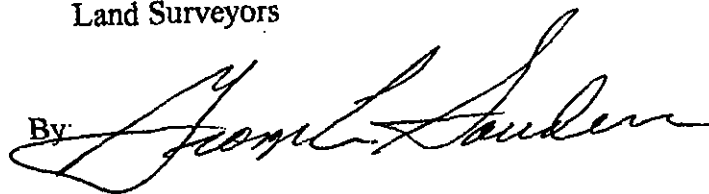
(8) S 26°19'50" W 538.56 feet to a calculated point for an interior corner of the herein described tract;

(9) S 63°39'10" E 299.08 feet to the POINT OF BEGINNING of the herein described tract, containing 9.363 acres of land.

Metes and Bounds Description
Prepared November 15, 2004 From
A Survey Completed January 14, 2004

METCALFE & SANDERS, INC.
Land Surveyors



By: 

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

FB 892, P 1-16 & DC
Ref: Plan 7789C
Plan 7789B
Plan 7789A
Plan 7789

Job No. 04315.00

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METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

TR 10 B1C A
LR ZONING - 3.683 ACRES

METES AND BOUNDS DESCRIPTION OF 3.683 ACRES OF LAND, A PORTION OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, SAID 3.683 ACRES OF LAND BEING A PORTION OF THAT 122.63 ACRE TRACT, MORE OR LESS, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67 AND A PORTION OF THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED FROM JANET LONG FISH TO JOHN COLBERT FISH AND HIS WIFE, DANA H. FISH IN VOLUME 11903, PAGE 280, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS PREPARED FOR JOHN COLBERT FISH BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS, SAID 3.683 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" steel pin found at the intersection of the north line of that 122.63 acre tract, more or less, a portion of the said Alexander Walters Survey No. 67, Abstract No. 791, and a portion of the said Samuel Cushing Survey No. 70, Abstract No. 164, in Travis County, Texas, as described in a Warranty Deed from Janet Long Fish to John Colbert Fish and wife, Dana H. Fish in Volume 11903, Page 280, Real Property Records of Travis County, Texas, with the west line of Dessau Road. said 1/2" steel pin found being the southeast corner of Lot 1, Block G, Gaston-Shelton Subdivision Section One, a subdivision of a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, of record in Document Number 200100233, Official Public (Plat) Records of Travis County, Texas, and the northwest corner of that 1.201 acre tract, a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, designated as Parcel 14, Part I, and described in said Cause No. 2217, Proceedings in Eminent Domain in the Probate Court No. One of Travis County, Texas, styled Travis County, Texas v. John C. Fish and Dana H. Fish, of record in Volume 13327, Page 522, Real Property Records of Travis County, Texas, for the POINT OF BEGINNING and northeast corner of the herein described tract;

(1) THENCE with the west line of Dessau Road and the west and south line of the said Travis County, Texas Parcel 14, Part I of 1.201 acres, S 26°20'50" W 533.98 feet to a calculated point for the southeast corner of the herein described tract;

THENCE crossing a portion of the said Fish 122.63 acre tract, more or less, courses numbered 2 through 3 inclusive as follows:

(2) N 63°39'10" W 299.08 feet to a calculated point for the southwest corner of the herein described tract;

(3) N 26°19'50" E 538.56 feet to a calculated point in the north line of the said Fish 122.63 acre tract, more or less, and in the south line of Lot 4, Block G of said Gaston-Shelton Subdivision Section One, for the northwest corner of the herein described tract;

EXHIBIT G

(4) THENCE with a north line of the said Fish 122.63 acre tract, more or less, and the south line of Lots 4, 3, 2 and 1, Block G of said Gaston-Shelton Subdivision Section One, S 62°46'35" E 299.27 feet to the POINT OF BEGINNING of the herein described tract, containing 3.683 acres of land.

Metes and Bounds Description
Prepared November 15, 2004 From
A Survey Completed January 14, 2004

METCALFE & SANDERS, INC.
Land Surveyors



By:

A handwritten signature in black ink, appearing to read "George L. Sanders". The signature is fluid and cursive, written over a horizontal line.

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

FB 892, P 1-16 & DC

Ref: Plan 7789C
Plan 7789B
Plan 7789A
Plan 7789

Job No. 04315.00

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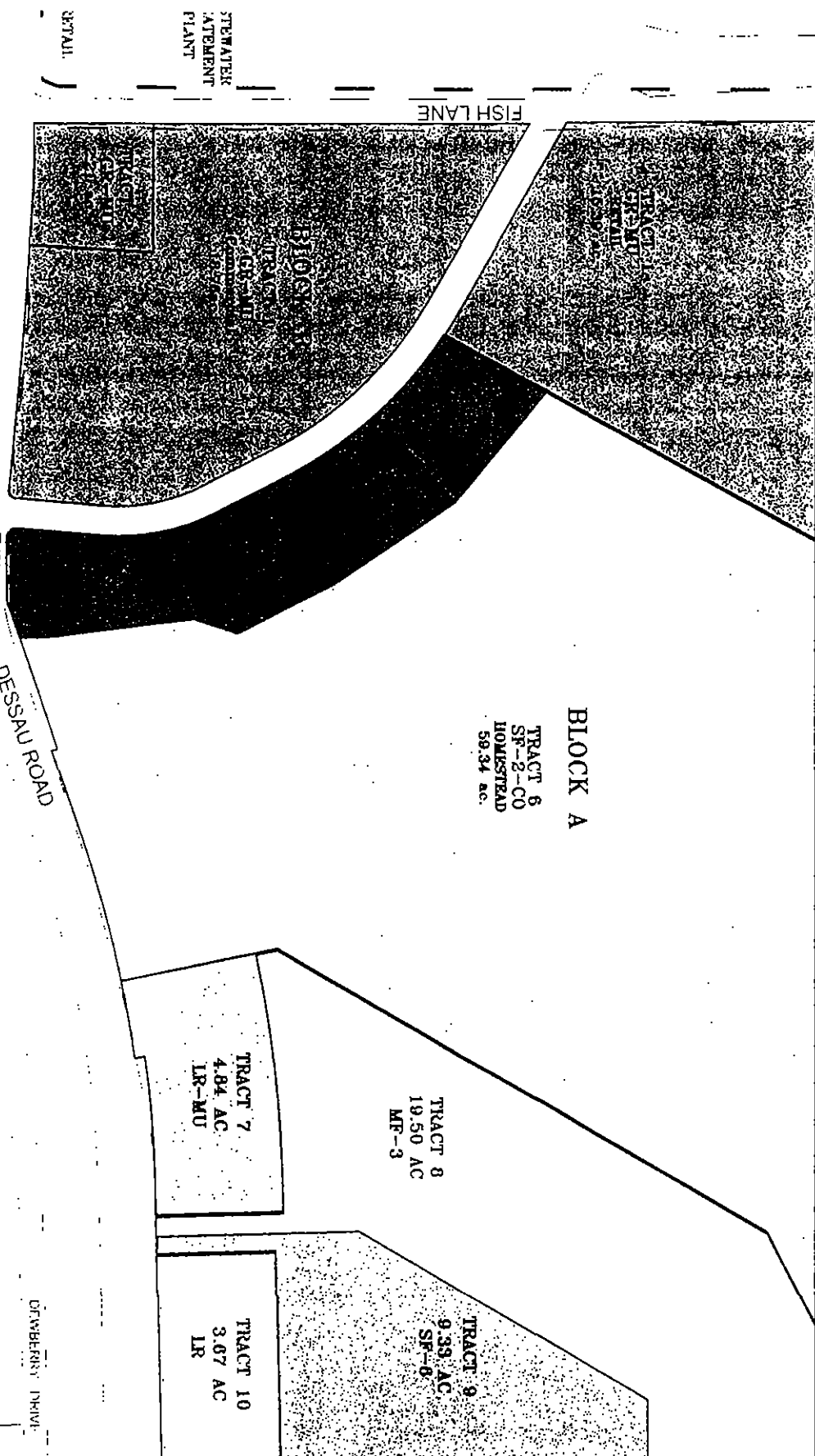


EXHIBIT H

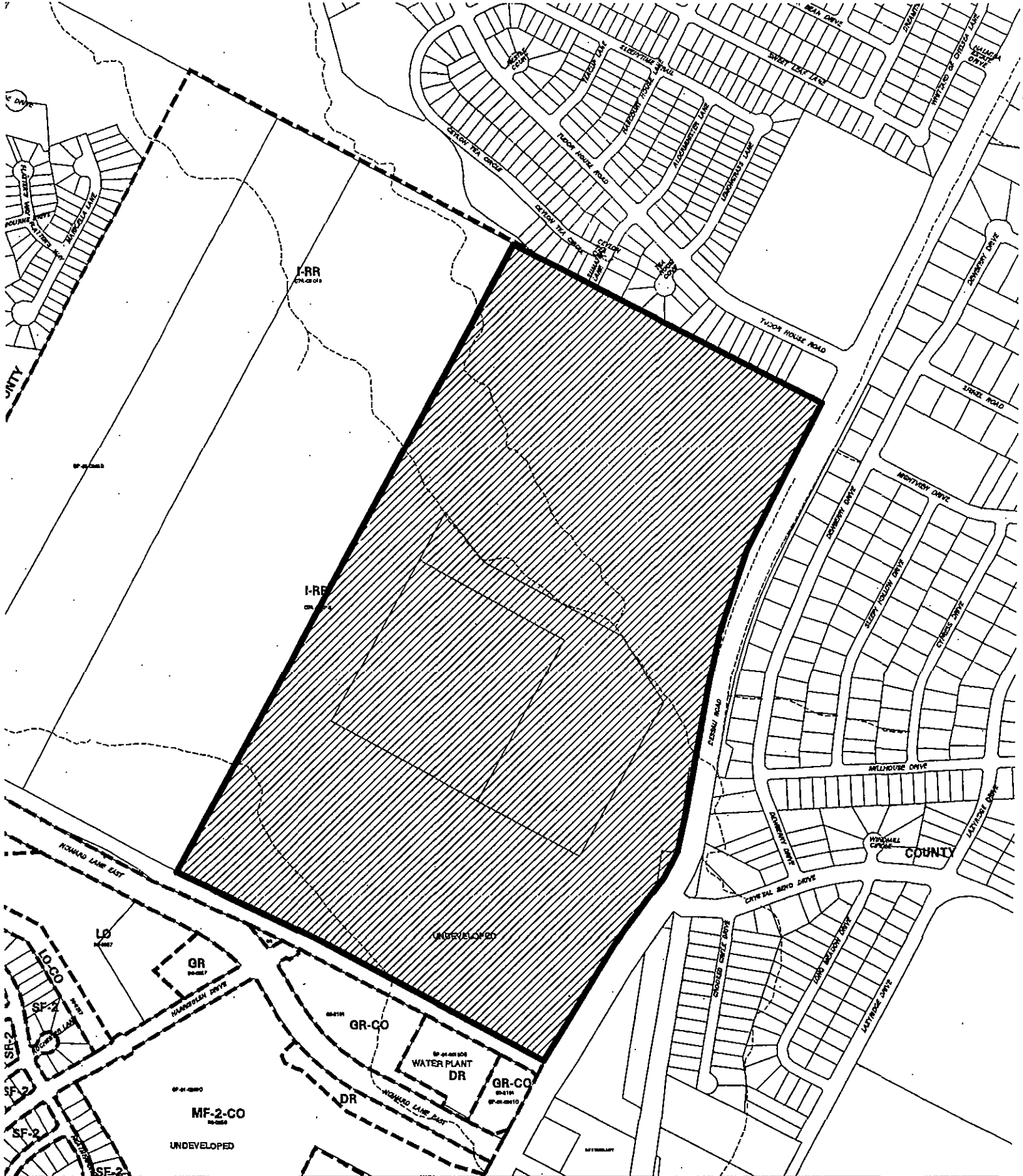
The Fish Tract
Dessau Rd. & Fish Ln.
ZONING MAP

LAND STRATEGIES, INC.
PAUL L. GARDNER & ASSOCIATES

SCALE: 1" = 400'



NO.	DATE	DESCRIPTION	BY	CHECKED	APPROVED
1	10/1/01	PREPARED	PLG		
2	10/1/01	REVIEWED	PLG		
3	10/1/01	APPROVED	PLG		
4	10/1/01	FINAL	PLG		



ZONING EXHIBIT I

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: S. GAGER

CASE #: C14-04-0056

ADDRESS: DESSAU RD & HOWARD LANE

SUBJECT AREA (acres): 145.530

DATE: 04-12

INTLS: SM

CITY GRID
REFERENCE
NUMBER

P34