

ORDINANCE NO. 20050623-130

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5029 SOUTHWEST PARKWAY FROM DEVELOPMENT RESERVE (DR) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT FOR TRACT ONE, LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT FOR TRACT TWO, AND RURAL RESIDENCE (RR) DISTRICT FOR TRACT THREE.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-05-0023, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From development reserve (DR) district to general office-conditional overlay (GO-CO) combining district.

A 1.403 acre tract of land, more or less, out of the Thomas Anderson Survey No. 17, Abstract No. 2, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

Tract Two: From development reserve (DR) district to limited office-conditional overlay (LO-CO) combining district.

A 40.450 acre tract of land, more or less, out of the Thomas Anderson Survey No. 17, Abstract No. 2, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance; and,

Tract Three: From development reserve (DR) district to rural residence (RR) district.

A 6.264 acre tract of land, more or less, out of the Thomas Anderson Survey No. 17, Abstract No. 2, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance (the "Property"),

locally known as 5029 Southwest Parkway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "D".

PART 2. The Property identified as Tracts One and Two, within the boundaries of the conditional overlay combining district established by this ordinance, is subject to the following conditions:

1. The maximum height of a building or structure on Tract One is 60 feet from ground level.
2. The maximum height of a building or structure on Tract One is four stories.
3. A vegetative buffer shall be provided and maintained within a radius of 750 feet beginning at the southwest corner of the property. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
4. Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property.
5. The following uses are prohibited uses of Tracts One and Two:

Communication service facilities
Community recreation (private)
Congregate living
Food preparation
Group home, Class II (limited)
Hospital services (general)
Local utility services
Personal services
Restaurant (limited)
Telecommunication tower

Community events
Community recreation (public)
Family home
Group home, Class I (general)
Group home, Class II
Hospital services (limited)
Off-site accessory parking
Printing and publishing
Safety services

6. The following uses are conditional uses of Tracts One and Two:

Public secondary educational facilities
College and university facilities

Private secondary educational facilities

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 July 4, 2005.


PASSED AND APPROVED

June 23, 2005

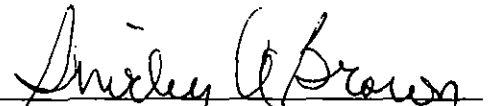
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Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Brown
City Clerk

1.403 ACRES
PORTION OF MURPHEY TRACT
TRANSWESTERN PROPERTY CO.

EXHIBIT A

FN. NO. 05-230 (MJJ)
APRIL 29, 2005
BPI JOB NO. 258-38.08

~~TRACT ONE~~
DESCRIPTION

OF A 1.403 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, ABSTRACT NO. 2, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BUAAS AND GAGE SUBDIVISION OF RECORD IN VOLUME 9, PAGE 96 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.024 ACRES ALSO BEING A PORTION OF THAT CERATIN 48.86 ACRE TRACT OF LAND CONVEYED TO THOMAS ORAN MURPHEY, JR. BY DEED OF RECORD IN VOLUME 13224, PAGE 869 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.403 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod found in the southerly right-of-way line of Southwest Parkway (120' R.O.W.), being the northwesterly corner of said 48.86 acre tract and the northeasterly corner of that certain 5.0 acre tract of land conveyed to Elizabeth Dee Reynolds by deed of record in Document No. 2000091061 of the Official Public Records of Travis County, Texas;

THENCE, S30°09'25"W, leaving the southerly right-of-way line of Southwest Parkway, along a portion of the easterly line of said 5.0 acre tract, being a portion of the westerly line of said 48.86 acre tract, a distance of 620.18 feet to a point, from which a 1/2 inch iron rod found at the southeasterly corner of said 5.0 acre tract bears S30°09'25"W, a distance of 423.12 feet;

THENCE, S59°50'35"E, leaving the easterly line of said 5.0 acre tract, over and across said 48.86 acre tract, a distance of 55.53 feet to the POINT OF BEGINNING and northwesterly corner hereof;

THENCE, continuing over and across said 48.86 acre tract, for the northerly, easterly, southerly and westerly lines hereof, the following twelve (12) courses and distances:

- 1) S60°06'26"E, a distance of 205.00 feet to an angle point;
- 2) S29°53'34"W, a distance of 5.00 feet to an angle point;
- 3) S60°06'26"E, a distance of 30.00 feet to an angle point;
- 4) S29°53'34"W, a distance of 5.00 feet to an angle point;
- 5) S60°06'26"E, a distance of 185.00 feet to the northeasterly corner hereof, from which a 1/2 inch iron rod found in the southerly right-of-way line of Southwest Parkway, being the northwesterly corner of that certain 9.989 acre tract of land conveyed to Travis Office I, L.P. by deed of record in Document No. 2001043547 of said Official Public Records bears, N50°43'34"E, a distance of 657.32 feet;

- 6) S29°53'34"W, a distance of 145.00 feet to the southeasterly corner hereof, from which a 1/2 inch iron rod found at the southwesterly corner of said 9.989 acre tract bears, S46°31'06"E, a distance of 239.32 feet;
- 7) N60°06'26"W, a distance of 205.00 feet to an angle point;
- 8) N29°53'34"E, a distance of 5.00 feet to an angle point;
- 9) N60°06'26"W, a distance of 30.00 feet to an angle point;
- 10) N29°53'34"E, a distance of 5.00 feet to an angle point;
- 11) N60°06'26"W, a distance of 185.00 feet to the southwesterly corner hereof;
- 12) N29°53'34"E, a distance of 145.00 feet to the POINT OF BEGINNING, containing an area of 1.403 acres (61,100 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY+PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

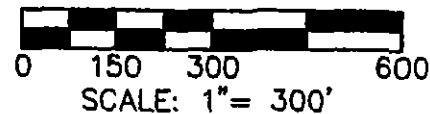
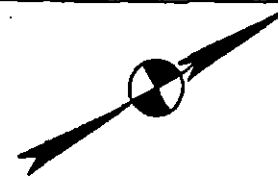

MARK J. JEZISEK, R.P.L.S.
NO. 5267
STATE OF TEXAS



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- ⊙ IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

50.04 ACRES
THE CARL & VERNE ROE
FAMILY TRUST
VOL. 13401, PG. 459

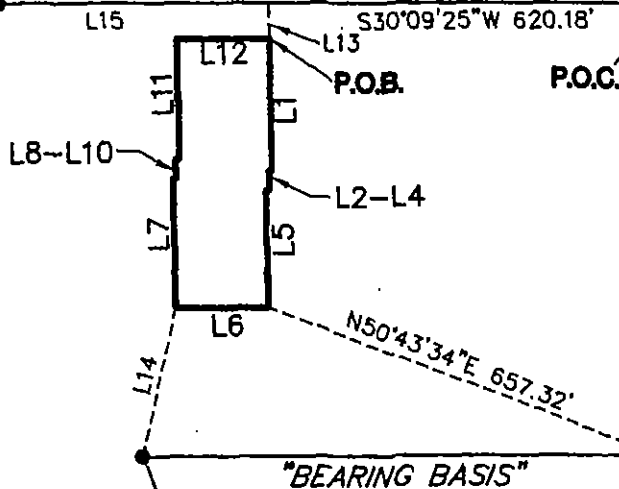


21.37 ACRES
RANDALL W. KRUMM
VOL. 11839, PG. 2742

14.441 ACRES
GENE D. GILLIAM III
DOC. NO. 2002091516

LOT 1, BLOCK "B"
OAK HILL INDUSTRIAL PARK
VOL. 75, PG. 227

5.0 ACRES
ELIZABETH DEE REYNOLDS
DOC. NO. 2000091061



9.989 ACRES
TRAVIS OFFICE I, L.P.
DOCUMENT NO. 2001043547

48.86 ACRES
THOMAS ORAN MURPHEY,
JR. VOL. 13224, PG. 869

0.588 ACRES
STATE OF TEXAS
VOL. 12123, PG. 846

LOT 2-A LOT 3-A
OAK HILL INDUSTRIAL
PARK SECTION TWO
VOL. 76, PG. 142

LOT 1, BLOCK "A",
OAK HILL TECHNOLOGY PARK
SUBDIVISION SECTION IV
DOC. NO. 200300035

RESUBDIVISION OF
LOT 1-A, BLOCK A
OAK HILL INDUSTRIAL
PARK SECTION 2
VOL. 77, PG. 11

SOUTHWEST PARKWAY (120' R.O.W.)

CITY OF AUSTIN
VOL. 5029, PG. 25

LOT 4, BLOCK T
AMENDED PLAT OF LOTS 4, 5, AND 6,
VILLAGE PARK 2 AT TRAVIS COUNTRY
VOL. 101, PG. 325

MISSION OAKS
BOULEVARD

SHEET 1 OF 2

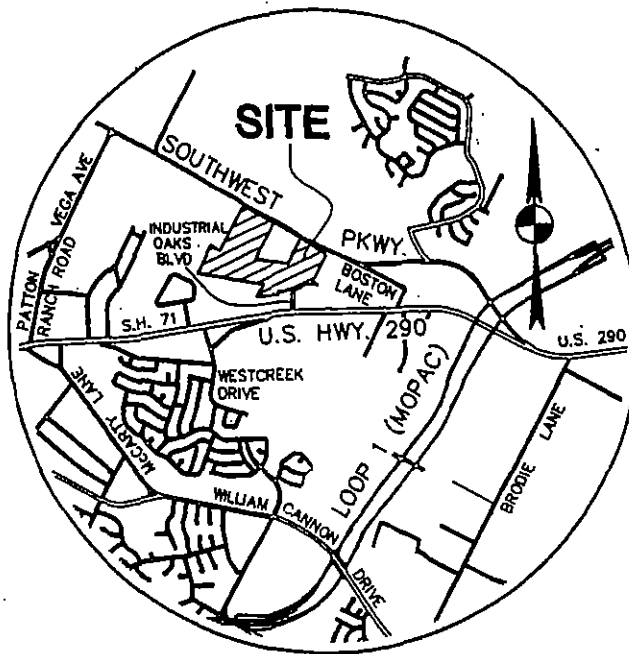
Bury+Partners

ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200
Austin, Texas 78748
Tel. (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY DESCRIPTION

OF 1.403 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 48.86 ACRE TRACT OF LAND CONVEYED TO THOMAS ORAN MURPHEY JR. BY DEED OF RECORD IN VOLUME 13224, PAGE 869 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**TRANSWESTERN
PROPERTY CO.**



VICINITY MAP
(N.T.S.)

LINE TABLE

No.	Bearing	Distance
L1	S60°06'26"E	205.00'
L2	S29°53'34"W	5.00'
L3	S60°06'26"E	30.00'
L4	S29°53'34"W	5.00'
L5	S60°06'26"E	185.00'
L6	S29°53'34"W	145.00'
L7	N60°06'26"W	205.00'
L8	N29°53'34"E	5.00'
L9	N60°06'26"W	30.00'
L10	N29°53'34"E	5.00'
L11	N60°06'26"W	185.00'
L12	N29°53'34"E	145.00'
L13	S59°50'35"E	55.53'
L14	S46°31'06"E	239.32'
L15	S30°09'25"W	423.12'

SHEET 2 OF 2

b Bury+Partners
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**TRANSWESTERN
PROPERTY CO.**

40.450 ACRES
PORTION OF MURPHEY TRACT
TRANSWESTERN PROPERTY CO.

EXHIBIT B

TRACT TWO
DESCRIPTION

FN. NO. 05-229(MJJ)
APRIL 29, 2005
BPI JOB NO. 258-38.08

OF A 40.450 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, ABSTRACT NO. 2, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BUAAS AND GAGE SUBDIVISION OF RECORD IN VOLUME 9, PAGE 96 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 40.829 ACRES ALSO BEING A PORTION OF THAT CERATIN 48.86 ACRE TRACT OF LAND CONVEYED TO THOMAS ORAN MURPHEY, JR. BY DEED OF RECORD IN VOLUME 13224, PAGE 869 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 40.450 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in the southerly right-of-way line of Southwest Parkway (120' R.O.W.), being the northwesterly corner of said 48.86 acre tract, same being the northeasterly corner of that certain 5.0 acre tract of land conveyed to Elizabeth Dee Reynolds by deed of record in Document No. 2000091061 of the Official Public Records of Travis County, Texas for the northwesterly corner hereof;

THENCE, along the southerly line of Southwest Parkway, being the irregular northerly line of said 48.86 acre tract, same being the irregular northerly line hereof, the following two (2) courses and distances:

- 1) S56°19'29"E, a distance of 167.97 feet to a 60d nail found for an angle point;
- 2) S59°34'33"E, a distance of 538.86 feet to a 1/2 inch iron rod found at the northwesterly corner of that certain 9.989 acre tract of land conveyed to Travis Office I, L.P. by deed of record in Document No. 2001043547 of said Official Public Records for an angle point in the northerly line hereof;

THENCE, leaving the southerly line of Southwest Parkway, along the irregular northerly line of said 48.86 acre tract, being the irregular northerly line hereof, same being the westerly, southerly and easterly lines of said 9.989 acre tract, the following three (3) courses and distances:

- 1) S29°58'26"W, a distance of 815.58 to a 1/2 inch iron rod found at the southwesterly corner of said 9.989 acre tract for an angle point hereof;
- 2) S80°05'39"E, a distance of 661.85 feet to a 1/2 inch iron rod found at the southeasterly corner of said 9.989 acre tract for an angle point hereof;
- 3) N29°59'19"E, a distance of 584.84 feet to a 1/2 inch iron rod with cap set in the southerly line of Southwest Parkway, for an angle point hereof, being the northeasterly corner of said 9.989 acre tract;

THENCE, along the southerly line of Southwest Parkway, being the irregular northerly line of said 48.86 acre tract, same being the irregular northerly line hereof, the following three (3) courses and distances:

- 1) S59°41'29"E, a distance of 49.96 feet to a 1/2 inch iron rod found for an angle point;
- 2) S55°19'00"E, a distance of 331.88 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S59°47'03"E, a distance of 208.53 feet to a 1/2 inch iron rod with cap set for the northeasterly corner hereof, being the northeasterly corner of said 48.86 acre tract, same being the northwesterly corner of Lot 1, Block "A", Oak Hill Technology Park Subdivision Section IV, a subdivision of record in Document No. 200300035 of said Official Public Records;

THENCE, S29°28'01"W, leaving the southerly line of Southwest Parkway, along a portion of the westerly line of said Lot 1, being a portion of the easterly line of said 48.86 acre tract, for the easterly line hereof, a distance of 396.57 feet to the southeasterly corner hereof;

THENCE, leaving the westerly line of said Lot 1, over and across said 48.86 acre tract, for a portion of the southerly line hereof, the following eight (8) courses and distances:

- 1) S65°14'58"W, a distance of 88.16 feet to an angle point;
- 2) S86°35'23"W, a distance of 95.24 feet to an angle point;
- 3) S72°10'47"W, a distance of 240.51 feet to an angle point;
- 4) S77°52'00"W, a distance of 166.74 feet to an angle point;
- 5) S82°15'59"W, a distance of 156.78 feet to an angle point;
- 6) S88°20'43"W, a distance of 293.25 feet to an angle point;
- 7) N81°20'07"W, a distance of 337.30 feet to an angle point;
- 8) N89°07'44"W, a distance of 322.67 feet to a point in the northerly line of that certain 14.441 acre tract of land conveyed to Gene D. Gilliam III by deed of record in Document No. 2002091616 of said Official Public Records, being the southerly line of said 48.86 acre tract, for an angle point hereof;

THENCE, N80°04'59"W, along the northerly lines of said 14.441 acre tract and that certain 21.37 acre tract of land conveyed to Randall W. Krumm by deed of record in Volume 11839, Page 2742 of said Real Property Records, being a portion of the southerly line of said 48.86 acre tract, for the southerly line hereof, a distance of 797.98 feet to an iron pipe found in the easterly line of that certain 50.04 acre tract of land conveyed to The Carl and Verne Roe Family Trust by deed of record in Volume 13401, Page 459 of said Real Property Records, being the northwesterly corner of said 21.37 acre tract, same being the southwest corner of said 48.86 acre tract, for the southwest corner hereof;

THENCE, N30°11'42"E, along the easterly line of said 50.04 acre tract, being the westerly line of said 48.86 acre tract, same being the westerly line hereof, a distance of 620.03 feet to an iron pipe found at the southwest corner of said 5.0 acre tract for an angle point hereof;

THENCE, leaving the easterly line of said 50.04 acre tract, along the westerly line of said 48.86 acre tract, being the southerly and easterly lines of said 5.0 acre tract, same being the westerly line hereof, the following two (2) courses and distances:

- 1) S59°21'20"E, a distance of 208.45 feet to a 1/2 inch iron rod found at the southeasterly corner of said 5.0 acre tract for an angle point;
- 2) N30°09'25"E, a distance of 1043.30 feet to the **POINT OF BEGINNING**, containing an area of 41.853 acres (1,823,134 sq. ft.) of land, more or less, within these metes and bounds. **SAVE AND EXCEPT**, therefrom from the following 1.403 acre tract of land described by metes and bounds as follows:

COMMENCING, at a 1/2 inch iron rod found in the southerly right-of-way line of Southwest Parkway, being the northwesterly corner of said 48.86 acre tract and the northeasterly corner of said 5.0 acre tract;

THENCE, S30°09'25"W, leaving the southerly right-of-way line of Southwest Parkway, along a portion of the easterly line of said 5.0 acre tract, being a portion of the westerly line of said 48.86 acre tract, a distance of 620.18 feet to a point, from which a 1/2 inch iron rod found at the southeasterly corner of said 5.0 acre tract bears S30°09'25"W, a distance of 423.12 feet;

THENCE, S59°50'35"E, leaving the easterly line of said 5.0 acre tract, over and across said 48.86 acre tract, a distance of 55.53 feet to the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, continuing over and across said 48.86 acre tract, for the northerly, easterly, southerly and westerly lines hereof, the following twelve (12) courses and distances:

- 1) S60°06'26"E, a distance of 205.00 feet to an angle point;
- 2) S29°53'34"W, a distance of 5.00 feet to an angle point;
- 3) S60°06'26"E, a distance of 30.00 feet to an angle point;
- 4) S29°53'34"W, a distance of 5.00 feet to an angle point;
- 5) S60°06'26"E, a distance of 185.00 feet to the northeasterly corner hereof, from which a 1/2 inch iron rod found in the southerly right-of-way line of Southwest Parkway, being the northwesterly corner of said 9.989 acre tract bears, N50°43'34"E, a distance of 657.32 feet;
- 6) S29°53'34"W, a distance of 145.00 feet to the southeasterly corner hereof, from which a 1/2 inch iron rod found at the southwesterly corner of said 9.989 acre tract bears, S46°31'06"E, a distance of 239.32 feet;
- 7) N60°06'26"W, a distance of 205.00 feet to an angle point;
- 8) N29°53'34"E, a distance of 5.00 feet to an angle point;
- 9) N60°06'26"W, a distance of 30.00 feet to an angle point;
- 10) N29°53'34"E, a distance of 5.00 feet to an angle point;
- 11) N60°06'26"W, a distance of 185.00 feet to the southwesterly corner hereof;
- 12) N29°53'34"E, a distance of 145.00 feet to the **POINT OF BEGINNING**, containing an area of 1.403 acres (61,100 sq. ft.) of land, more or less, **LEAVING A TOTAL NET AREA** of 40.450 acres (1,762,034 sq. ft.) of land, more or less, within these metes and bounds for the tract herein described.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY+PARTNERS, INC.
ENGINEERS-SURVEYORS
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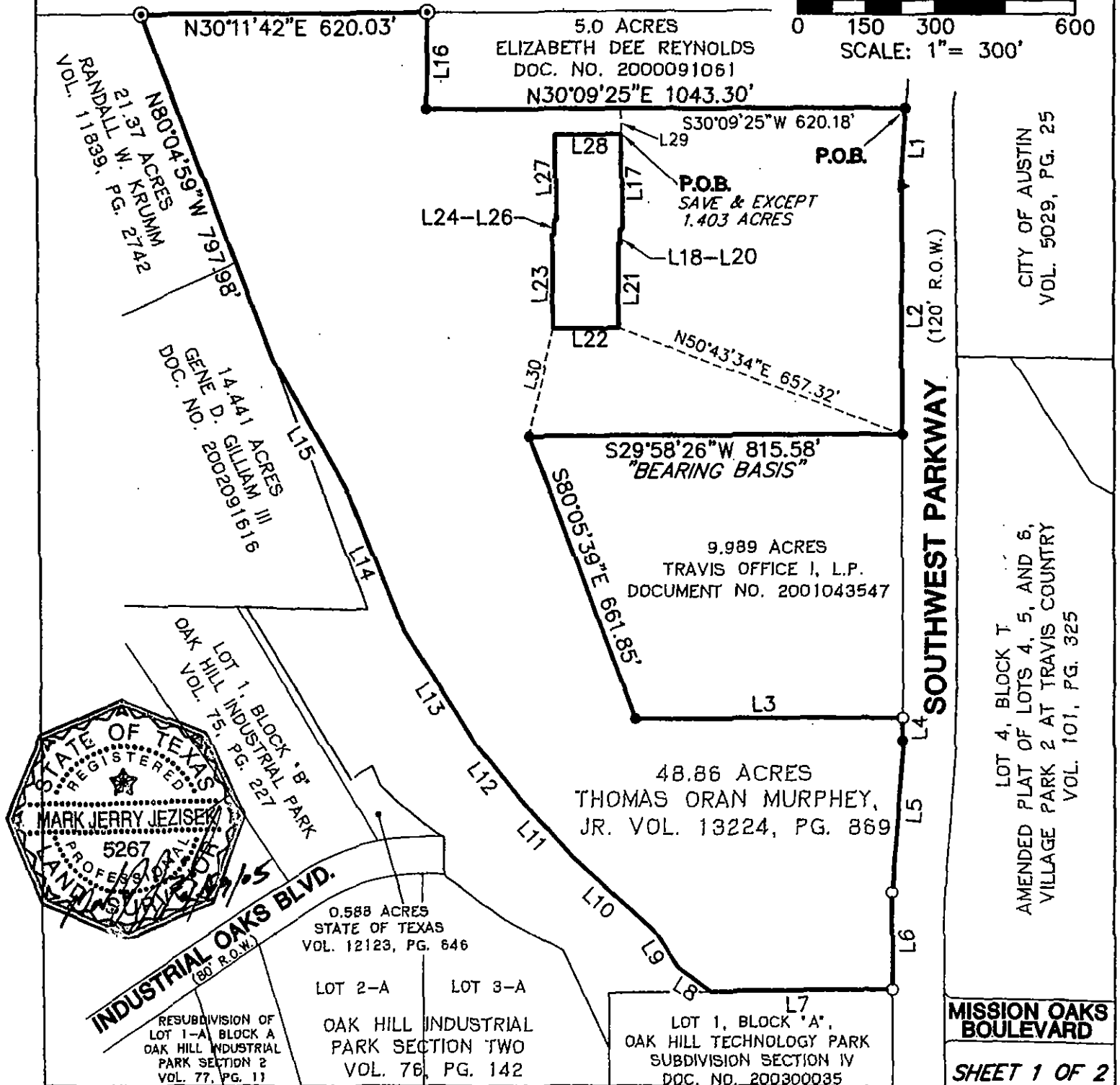
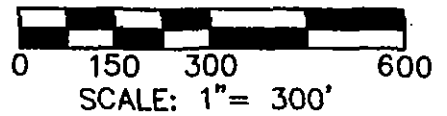
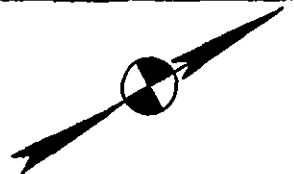
Mark J. Jezisek
MARK J. JEZISEK, R.P.L.S.
NO. 5267
STATE OF TEXAS



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- ⊙ IRON PIPE FOUND
- ▲ NAIL FOUND
- P.O.B. POINT OF BEGINNING

50.04 ACRES
THE CARL & VERNE ROE
FAMILY TRUST
VOL. 13401, PG. 459

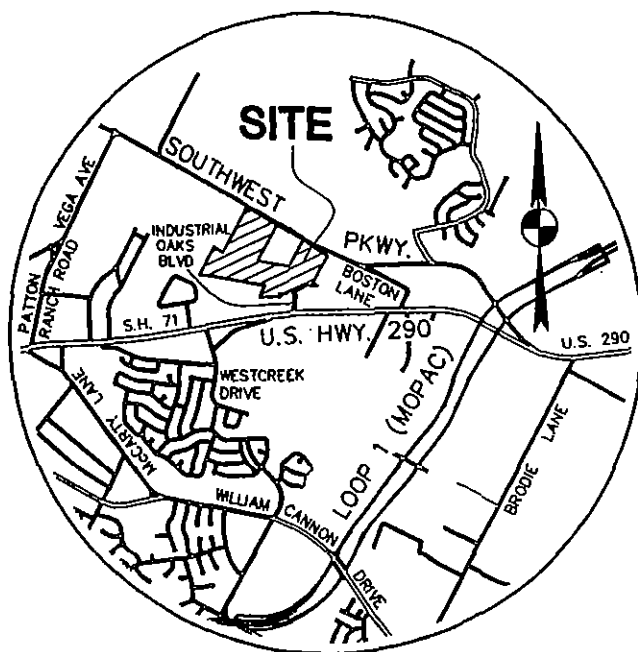


MISSION OAKS
BOULEVARD
SHEET 1 OF 2

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SKETCH TO ACCOMPANY DESCRIPTION
OF 40.450 ACRES OF LAND SITUATED IN TRAVIS
COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN
48.86 ACRE TRACT OF LAND CONVEYED TO THOMAS
ORAN MURPHEY JR. BY DEED OF RECORD IN VOLUME
13224, PAGE 869 OF THE REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS.

**TRANSWESTERN
PROPERTY CO.**



VICINITY MAP
(N.T.S.)

LINE TABLE

No.	Bearing	Distance
L1	S56°19'29"E	167.97'
L2	S59°34'33"E	538.86'
L3	N29°59'19"E	584.84'
L4	S59°41'29"E	49.96'
L5	S55°19'00"E	331.88'
L6	S59°47'03"E	208.53'
L7	S29°28'01"W	396.57'
L8	S65°14'58"W	88.16'
L9	S86°35'23"W	95.24'
L10	S72°10'47"W	240.51'
L11	S77°52'00"W	166.74'
L12	S82°15'59"W	156.78'
L13	S88°20'43"W	293.25'
L14	N81°20'07"W	337.30'
L15	N89°07'44"W	322.67'

No.	Bearing	Distance
L16	S59°21'20"E	208.45'
L17	S60°06'26"E	205.00'
L18	S29°53'34"W	5.00'
L19	S60°06'26"E	30.00'
L20	S29°53'34"W	5.00'
L21	S60°06'26"E	185.00'
L22	S29°53'34"W	145.00'
L23	N60°06'26"W	205.00'
L24	N29°53'34"E	5.00'
L25	N60°06'26"W	30.00'
L26	N29°53'34"E	5.00'
L27	N60°06'26"W	185.00'
L28	N29°53'34"E	145.00'
L29	S59°50'35"E	55.53'
L30	S46°31'06"E	239.32'

SHEET 2 OF 2

b Bury+Partners

ENGINEERING SOLUTIONS

3346 Bee Caves Road, Suite 200

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SKETCH TO ACCOMPANY DESCRIPTION

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**TRANSWESTERN
PROPERTY CO.**

DATE: 02/08/05 FILE: H:\258\38\25838EX4.dwg

FN No.: 05-229(MJJ) DRAWN BY: M.J.J.

PROJ. No: 258-38.08

6.264 ACRES
PORTION OF MURPHEY TRACT
TRANSWESTERN PROPERTY CO.

EXHIBIT C
TRACT THREE

FN. NO. 05-091(MJJ)
FEBRUARY 8, 2005
BPI JOB NO. 258-38.08

DESCRIPTION

OF A 6.264 ACRE TRACT OF LAND OUT OF THE THOMAS ANDERSON SURVEY NO. 17, ABSTRACT NO. 2, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, BUAAAS AND GAGE SUBDIVISION OF RECORD IN VOLUME 9, PAGE 96 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.264 ACRES ALSO BEING A PORTION OF THAT CERATAIN 48.86 ACRE TRACT OF LAND CONVEYED TO THOMAS ORAN MURPHEY, JR. BY DEED OF RECORD IN VOLUME 13224, PAGE 869 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.264 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with cap set in the southerly right-of-way line of Southwest Parkway (120' R.O.W.), being the northeasterly corner of said 48.86 acre tract and the northwesterly corner of Lot 1, Block "A", Oak Hill Technology Park Subdivision Section IV, a subdivision of record in Document No. 200300035 of the Official Public Records of Travis County, Texas;

THENCE, S29°28'01"W, leaving the southerly line of Southwest Parkway, along a portion of the westerly line of said Lot 1, being a portion of the easterly line of said 48.86 acre tract, a distance of 396.57 feet to the **POINT OF BEGINNING** and northeasterly corner hereof;

THENCE, continuing along a portion of the westerly and southerly lines of said Lot 1, being a portion of the easterly line of said 48.86 acre tract, for a portion of the easterly line hereof, the following two (2) courses and distances:

- 1) S29°28'01"W, a distance of 225.65 feet to an iron pipe found for an angle point;
- 2) S59°54'31"E, a distance of 116.96 feet to a 5/8 inch iron rod found at an angle point in the northerly line of Lot 3-A, Oak Hill Industrial Park Section Two, a subdivision of record in Volume 76, Page 142 of said Plat Records for the southeasterly corner of said 48.86 acre tract, for the southeasterly corner hereof;

THENCE, leaving the westerly line of said Lot 1, along the northerly line of said Lot 3-A, being the southerly line of said 48.86 acre tract, same being a portion of the southerly line hereof, the following four (4) courses and distances:

- 1) N85°55'34"W, a distance of 231.33 feet to a 5/8 inch iron rod found for an angle point;
- 2) S58°39'37"W, a distance of 141.01 feet to a 1/2 inch iron rod with cap set for an angle point;

- 3) S65°58'37"W, a distance of 159.96 feet to a 1/2 inch iron rod with cap set for an angle point;
- 4) N89°48'22"W, a distance of 7.52 feet to a 1/2 inch iron rod with cap set for the northeasterly corner of the northerly terminus of Industrial Oaks Boulevard (80' R.O.W.), being the northwesterly corner of said Lot 3-A for an angle point hereof;

THENCE, N59°43'23"W, leaving said northwesterly corner, along the northerly terminus of Industrial Oaks Boulevard, being a portion of the southerly line of said 48.86 acre tract, for a portion of the southerly line hereof, a distance of 79.88 feet to a 5/8 inch iron rod found at the northwesterly corner of said northerly terminus, being the northeasterly corner of that certain 0.588 acre tract of land conveyed to the State of Texas by deed of record in Volume 12123, Page 646 of said Real Property Records, for an angle point hereof;

THENCE, leaving the northwesterly corner of said northerly terminus, along the northerly line of said 0.588 acre tract, being a portion of the southerly line hereof, the following six (6) courses and distances:

- 1) S55°52'08"W, a distance of 18.51 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) S69°02'32"W, a distance of 109.22 feet to a 5/8 inch iron rod found for an angle point;
- 3) S74°43'59"W, a distance of 51.61 feet to a 5/8 inch iron rod found for an angle point;
- 4) N82°45'17"W, a distance of 46.05 feet to a 5/8 inch iron rod found for an angle point;
- 5) S00°31'05"E, a distance of 54.63 feet to a 1/2 inch iron rod with cap set for an angle point;
- 6) S89°37'10"W, a distance of 439.76 feet to a 5/8 inch iron rod found in the westerly line of said 48.86 acre tract, being the easterly line of that certain 14.441 acre tract of land conveyed to Gene D. Gilliam III by deed of record in Document No. 2002091616 of said Official Public Records, same being the northwesterly corner of said 0.588 acre tract, for the southernmost southwesterly corner hereof;

THENCE, along a portion of the southerly line of said 48.86 acre tract, being a portion of the easterly and northerly lines of said 14.441 acre tract, for a portion of the southerly line hereof, the following two (2) courses and distances:

- 1) N31°28'06"E, a distance of 265.10 feet to a 1/2 inch iron rod found at the northeasterly corner of said 14.441 acre tract for an angle point hereof;


- 2) N80°04'59"W, a distance of 583.13 feet to the northwesterly corner hereof, from which an iron pipe found in the easterly line of that certain 50.04 acre tract of land conveyed to The Carl and Verne Roe Family Trust by deed of record in Volume 13401, Page 459 of said Real Property Records, being the northwesterly corner of that certain 21.37 acre tract of land conveyed to Randall W. Krumm by deed of record in Volume 11839, Page 2742 of said Real Property Records and the southwesterly corner of said 48.86 acre tract bears N80°04'59"W, a distance of 797.98 feet;

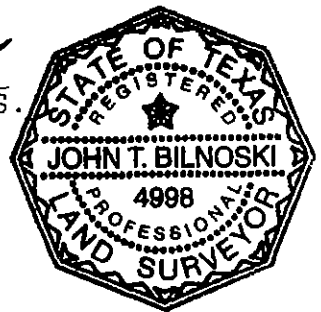
THENCE, leaving the northerly line of said 14.441 acre tract, over and across said 48.86 acre tract, for the northerly line hereof, the following eight (8) courses and distances:

- 1) S89°07'44"E, a distance of 322.67 feet to an angle point;
- 2) S81°20'07"E, a distance of 337.30 feet to an angle point;
- 3) N88°20'43"E, a distance of 293.25 feet to an angle point;
- 4) N82°15'59"E, a distance of 156.78 feet to an angle point;
- 5) N77°52'00"E, a distance of 166.74 feet to an angle point;
- 6) N72°10'47"E, a distance of 240.51 feet to an angle point;
- 7) N86°35'23"E, a distance of 95.24 feet to an angle point;
- 8) N65°14'58"E, a distance of 88.16 feet to the **POINT OF BEGINNING**, containing an area of 6.264 acres (272,851 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY+PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

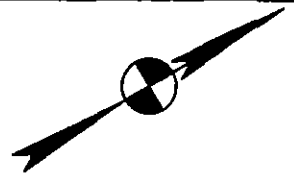

2/8/05
JOHN T. BILNOSKI, R.P.L.S.
NO. 4998
STATE OF TEXAS



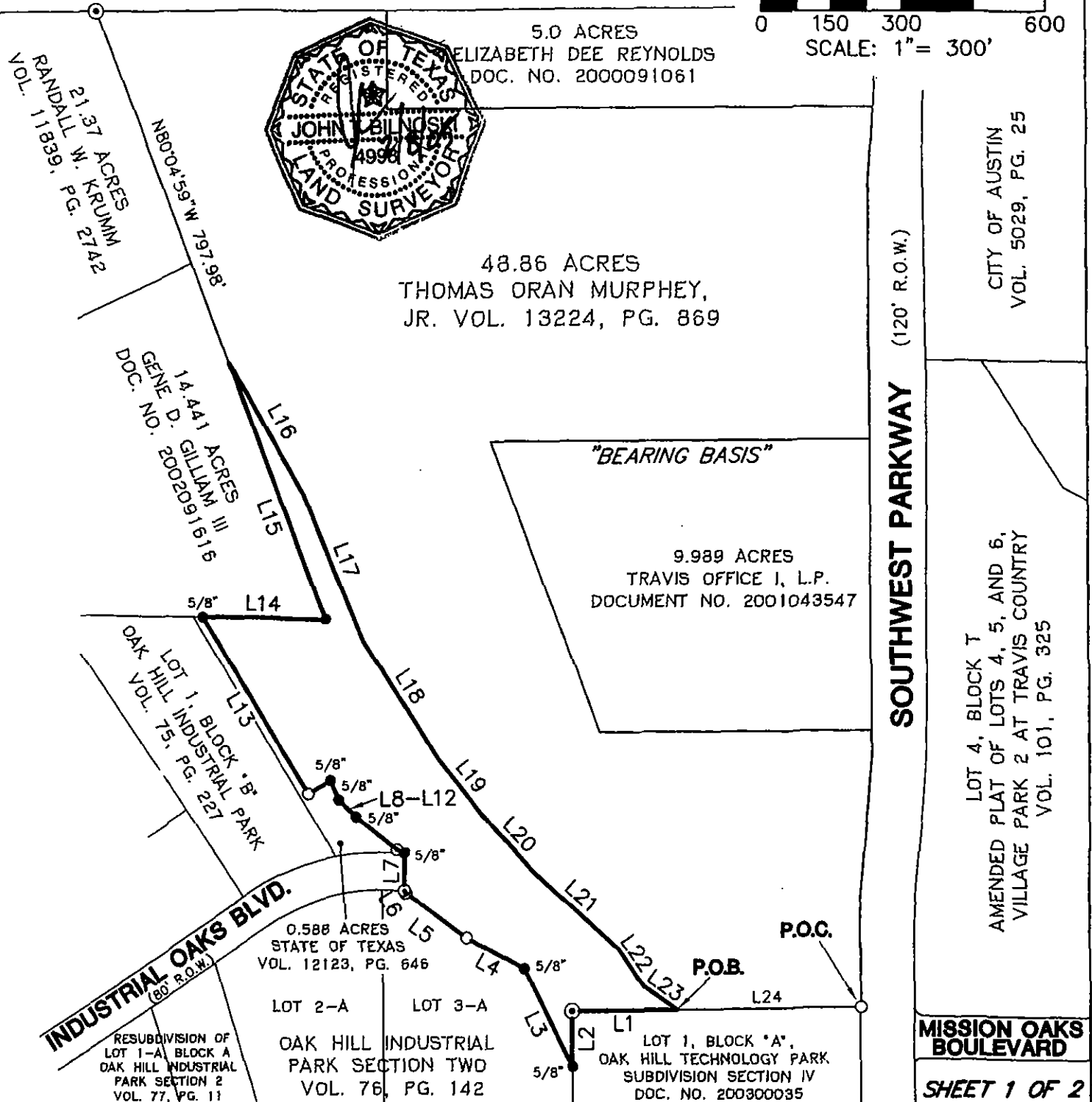
LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- ⊙ IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

50.04 ACRES
THE CARL & VERNE ROE
FAMILY TRUST
VOL. 13401, PG. 459



0 150 300 600
SCALE: 1"= 300'

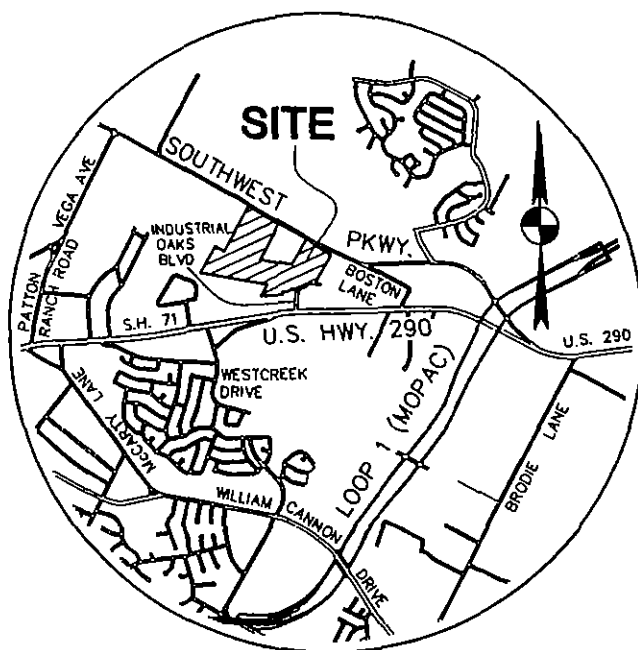


Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200
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SKETCH TO ACCOMPANY DESCRIPTION
OF 6.264 ACRES OF LAND SITUATED IN TRAVIS
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48.86 ACRE TRACT OF LAND CONVEYED TO THOMAS
ORAN MURPHEY JR. BY DEED OF RECORD IN VOLUME
13224, PAGE 869 OF THE REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS.

**TRANSWESTERN
PROPERTY CO.**

SHEET 1 OF 2



VICINITY MAP
(N.T.S.)

LINE TABLE

No.	Bearing	Distance
L1	S29°28'01"W	225.65'
L2	S59°54'31"E	116.96'
L3	N85°55'34"W	231.33'
L4	S58°39'37"W	141.01'
L5	S65°58'37"W	159.96'
L6	N89°48'22"W	7.52'
L7	N59°43'23"W	79.88'
L8	S55°52'08"W	18.51'
L9	S69°02'32"W	109.22'
L10	S74°43'59"W	51.61'
L11	N82°45'17"W	46.05'
L12	S00°31'05"E	54.63'

No.	Bearing	Distance
L13	S89°37'10"W	439.76'
L14	N31°28'06"E	265.10'
L15	N80°04'59"W	583.13'
L16	S89°07'44"E	322.67'
L17	S81°20'07"E	337.30'
L18	N88°20'43"E	293.25'
L19	N82°15'59"E	156.78'
L20	N77°52'00"E	166.74'
L21	N72°10'47"E	240.51'
L22	N86°35'23"E	95.24'
L23	N65°14'58"E	88.16'
L24	S29°28'01"W	396.57'

SHEET 2 OF 2

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