

11/30/04

Item #45

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT NORTH F.M. 620 ROAD AND RIDGELINE  
3 BOULEVARD FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO)  
4 COMBINING DISTRICT, COMMUNITY COMMERCIAL-CONDITIONAL  
5 OVERLAY (GR-CO) COMBINING DISTRICT, GENERAL COMMERCIAL  
6 SERVICES (CS) DISTRICT, AND COMMERCIAL HIGHWAY (CH) DISTRICT  
7 TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY  
8 (GR-MU-CO) COMBINING DISTRICT FOR TRACT ONE AND LIMITED  
9 OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT FOR  
10 TRACT TWO.

11  
12 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN

13  
14 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
15 change the base district on the property (the "Property") described in Zoning Case No  
16 C14-06-0134, on file at the Neighborhood Planning and Zoning Department, as follows

17  
18 Tract One From limited office-conditional overlay (LO-CO) combining district,  
19 community commercial-conditional overlay (GR-CO) combining district, general  
20 commercial services (CS) district, and commercial highway (CH) district to  
21 community commercial-mixed use-conditional overlay (GR-MU-CO) combining  
22 district.

23  
24 A 56 04 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract  
25 No 551, Williamson County, the tract of land being more particularly described by  
26 metes and bounds in Exhibit "A" incorporated into this ordinance, Save and Except  
27 a 2 579 acre tract described in Tract Two in this ordinance, and

28  
29 Tract Two From limited office-conditional overlay (LO-CO) combining district,  
30 community commercial conditional overlay (GR-CO) combining district, general  
31 commercial services (CS) district, and commercial highway (CH) district to limited  
32 office-conditional overlay (LO-CO) combining district

33  
34 A 2 579 acre tract of land, more or less, being a part of a 56 04 acre tract out of the  
35 Rachel Saul Survey, Abstract No 551, Williamson County, the tract of land being  
36 more particularly described by metes and bounds in Exhibit "B" incorporated into  
37 this ordinance,

1  
2 locally known as the property located at North F M 620 Road and Ridgeline Boulevard, in  
3 the City of Austin, Williamson County, Texas, and generally identified in the map attached  
4 as Exhibit "C"

5  
6 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
7 established by this ordinance is subject to the following conditions  
8

9 1 Tract Two shall be preserved as a buffer between development on Tract One and the  
10 adjoining residential properties to the west of the tract identified as Shenandoah  
11 Section 5 Subdivision ("Shenandoah") A 50-foot wide vegetative buffer shall be  
12 provided and maintained in a natural state for its entire length Improvements  
13 permitted within the buffer zone are limited to a fence, drainage, underground utility  
14 improvements or those improvements that may be otherwise required by the City of  
15 Austin or specifically authorized in this ordinance  
16

17 2 An eight foot high fence shall be provided and maintained along the west property line  
18 of Tract Two  
19

20 3 Outdoor sports and recreation use and outdoor entertainment use are prohibited uses  
21 of the Property  
22

23 4 Vehicular access from the Property to Jackson Drive is prohibited All vehicular  
24 access to the Property shall be from other adjacent public streets or through other  
25 adjacent property.  
26

27 5 Exterior lighting must be hooded or shielded so that the light source is not directly  
28 visible from adjacent properties  
29

30 6 Within an area 300 feet from the eastern property line of Shenandoah, the following  
31 uses are prohibited uses of Tract One  
32

33 Automotive repair services

Automotive washing (of any type)

34 Restaurant (general)

Restaurant (limited)

35 Theater

Indoor entertainment

36 Club or lodge  
37

38 7 A building setback line shall be established on Tract One 100 feet from the eastern  
39 property line of Shenandoah to run in a north-south direction only the length of  
40 Shenandoah

1  
2 8 The height of a building or structure on Tract One shall be

- 3  
4 a) 30 feet above ground level within the area beginning at the 100-foot setback  
5 line established in Subpart 7 and continuing westward a distance of 100 feet,  
6 and  
7  
8 b) 45 feet above ground level for the remaining property within the area  
9 beginning at 200 feet from Shenandoah

10  
11 Except as specifically restricted under this ordinance, the Property may be developed and  
12 used in accordance with the regulations established for the respective base districts and  
13 other applicable requirements of the City Code

14  
15 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006

16  
17  
18 **PASSED AND APPROVED**

19  
20 \_\_\_\_\_ §  
21 \_\_\_\_\_ §  
22 \_\_\_\_\_, 2006 § \_\_\_\_\_  
23 Will Wynn  
24 Mayor

25  
26  
27 **APPROVED:** \_\_\_\_\_ **ATTEST.** \_\_\_\_\_  
28 David Allan Smith Shirley A Gentry  
29 City Attorney City Clerk

Tract 1

**FIELD NOTE DESCRIPTION**

56.04 ACRES OF LAND SITUATED IN THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 IN WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINDER OF THE TRACT DESCRIBED IN DOCUMENT NO. 2000008709 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TxDOT CONCRETE MONUMENT FOUND ON THE WEST RIGHT-OF-WAY OF RIDGELINE BLVD. AND THE NORTH FUTURE RIGHT-OF-WAY OF RM 620, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SAID FM 620 ROW THE FOLLOWING 2 COURSES AND DISTANCES:

1. S 26°23'02" W 119.28 FEET TO A TxDOT MONUMENT FOUND.
2. S 71°17'25" W 758.22 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 18°11'54" W 118.64 FEET TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A 12.4738 ACRE TRACT RECORDED IN DOC NO 9533689 OPRWC;

THENCE WITH THE EAST LINE OF THE SAID 12.4739 ACRE TRACT THE FOLLOWING 3 COURSES AND DISTANCES:

1. N 18°09'28" W 152.59 FEET TO AN IRON ROD FOUND
2. N 18°06'32" W 281.30 FEET TO AN IRON ROD FOUND.
3. N 17°59'38" W 99.26 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF A 7.05 ACRE TRACT RECORDED IN VOLUME 888, PAGE 796 OPRWC;

THENCE N 18°16'54" W 524.79 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SHENANDOAH SUBDIVISION, SECTION 4,

THENCE N 18°07'58" W 1710.62 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF A 10.45 ACRE TRACT RECORDED IN VOLUME 1624, PAGE 217 OPRWC;

THENCE WITH THE SOUTH LINE OF THE SAID 10.45 ACRE TRACT THE FOLLOWING 3 COURSES AND DISTANCES:

1. N 03°50'20" E 344.76 FEET TO AN IRON ROD FOUND
2. N 35°21'03" E 179.23 FEET TO AN IRON ROD FOUND
3. N 65°51'24" E 469.80 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF A 1.115 ACRE TRACT RECORDED IN DOC NO 9807932 OPRWC,

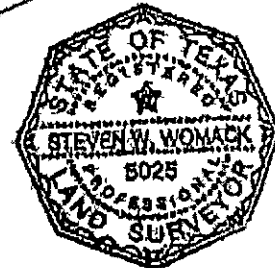
THENCE S 78°07'45" E 524.00 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF A 3.04 ACRE TRACT RECORDED IN VOLUME 2717, PAGE 262 OPRWC, AND BEING ALSO ON THE WEST SAID RIGHT-OF-WAY OF RIDGELINE BLD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

EXHIBIT "A"

THENCE WITH THE SAID ROW THE FOLLOWING 14 COURSES AND DISTANCES:

1. S  $04^{\circ}41'03''$  E 27.58 FEET TO AN IRON ROD FOUND.
2. WITH A CURVE TO THE RIGHT WHOSE RADIUS=604.15 FEET, TANGENTS=193.78 FEET, ARC=375.04 FEET AND WHOSE CHORD BEARS S  $07^{\circ}10'47''$  W 369.05 FEET TO AN IRON ROD FOUND.
3. S  $24^{\circ}12'56''$  W 306.62 FEET TO AN IRON ROD FOUND.
4. WITH A CURVE TO THE LEFT WHOSE RADIUS=1015.66 FEET, TANGENTS=384.76 FEET, ARC=735.59 FEET AND WHOSE CHORD BEARS S  $04^{\circ}09'06''$  W 719.62 FEET TO AN IRON ROD FOUND.
5. S  $16^{\circ}35'19''$  E 500.51 FEET TO AN IRON ROD FOUND.
6. WITH A CURVE TO THE LEFT WHOSE RADIUS=1111.80 FEET, TANGENTS=236.29 FEET, ARC=465.64 FEET AND WHOSE CHORD BEARS S  $28^{\circ}33'31''$  E 462.25 FEET TO AN IRON ROD FOUND.
7. S  $40^{\circ}45'12''$  E 14.12 FEET TO AN IRON ROD FOUND.
8. WITH A CURVE TO THE LEFT WHOSE RADIUS=301.50 FEET, TANGENTS=22.14 FEET, ARC=44.19 FEET AND WHOSE CHORD BEARS S  $36^{\circ}02'34''$  E 44.15 FEET TO AN IRON ROD FOUND.
9. S  $38^{\circ}51'43''$  E 95.59 FEET TO AN IRON ROD FOUND
10. WITH A CURVE TO THE LEFT WHOSE RADIUS=959.83 FEET, TANGENTS=2.14 FEET, ARC=4.27 FEET AND WHOSE CHORD BEARS S  $38^{\circ}14'49''$  E 4.27 FEET TO A PK NAIL FOUND.
11. S  $43^{\circ}11'38''$  E 144.40 FEET TO AN IRON ROD FOUND
12. S  $40^{\circ}31'46''$  E 159.12 FEET TO AN IRON ROD FOUND.
13. WITH A CURVE TO THE RIGHT WHOSE RADIUS=600.00 FEET, TANGENTS=117.39 FEET, ARC=231.86 FEET AND WHOSE CHORD BEARS S  $29^{\circ}31'30''$  E 230.42 FEET TO AN IRON ROD FOUND
14. S  $18^{\circ}27'24''$  E 147.93 FEET TO THE POINT OF BEGINNING, CONTAINING 56.04 ACRES OF LAND, MORE OR LESS

*Steve Womack*  
5/31/05



Tract 2: 2.57 acres  
out of 56.04 acres  
described as Tract 1

FIELD NOTES FOR ZONING

RACHEL SAUL SURVEY

2.579 ACRES, 50' STRIP OUT OF TRACT 26

PAGE 1 OF 1

EXHIBIT B  
DESCRIPTION

DESCRIPTION OF 2.579 ACRES OF LAND LOCATED IN  
THE RACHEL SAUL SURVEY, ABSTRACT NO 551,  
WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION  
OF A CERTAIN TRACT OF LAND DESCRIBED IN A DEED  
TO B&W VACKAR PARTNERSHIP AS TRACTS "B" and  
"C", IN VOLUME 1164, PAGE 919, SAID 2 579  
ACRES OF LAND BEING MORE PARTICULARLY  
DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a concrete monument found in the west line of said B&W Vackar Partnership tract from which monument an iron rod found at the southwest corner of tract "D" described in said B&W Vackar Partnership deed bears S20°34'55"E, 1,003.25 feet;

THENCE, along said west line N20°34'55"W, passing an iron rod found (0 18' right of said bearing) at 1,147 86 feet for a total distance of 2,185 05 feet to an iron rod set,

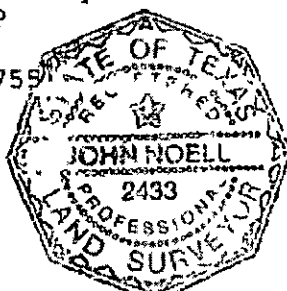
THENCE, N1°23'17"E, 133 65 feet with the south line of a tract of land described in a deed to the City of Austin as recorded in Volume 1624, Page 217 of the Deed Records of Williamson County, Texas, and through the interior of said B&W Vackar Partnership tract "B" to a point,

THENCE, through the interior of said B&W Vackar Partnership, tracts "B" and "C", S20°34'55"E, 2,308.97 feet to a point on the southern line of Tract 26,

THENCE, continuing through the interior of said B&W Vackar Partnership, tract "C", S69°23'58"W, 50 00 feet to THE POINT OF BEGINNING and containing 2.579 acres of land

The bearing basis for this survey is the east line of Lot 4, Lakeline, Section One, a subdivision of record in Cabinet "H", Slides 173-175, Plat Records of Williamson County, Texas

Field Notes Prepared by  
URBAN DESIGN GROUP  
P O Box 26912  
Austin, Texas 78759  
(512) 346-2353



John Noell, R P L S. #2433

Date

8-26-96

LAKELINE/RACHEL SAUL



Item #45

Zoning Case No. C14-06-0134

**RESTRICTIVE COVENANT**

OWNER Lakeline Austin Development, Ltd , a Texas limited partnership

ADDRESS 1508 South Lamar Boulevard, Austin, Texas 78704

CONSIDERATION Ten and No/100 Dollars (\$10 00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged

PROPERTY A 56 04 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract No 551, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" attached and incorporated into this covenant, Save and Except a 2 579 acre tract described in Tract Two in this covenant, and

A 2 579 acre tract of land, more or less, being a part of a 56.04 acre tract out of the Rachel Saul Survey, Abstract No 551, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "B" attached and incorporated into this covenant

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions,

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns

- 1 Owner shall provide and maintain an eight-foot high stone or masonry fence along the west property line adjacent to Shenandoah Section 5 Subdivision
- 2 If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions
- 3 If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect
- 4 If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it



- 5 This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination


EXECUTED this the 27<sup>th</sup> day of November, 2006

OWNER·

**Lakeline Austin Development, Ltd.,  
a Texas limited partnership**

By GP Lakeline Austin Development, Inc.,  
a Texas corporation,  
its sole general partner

By

  
Ralph Reed,  
Vice President

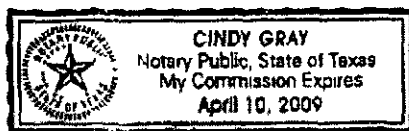
APPROVED AS TO FORM

\_\_\_\_\_  
Assistant City Attorney  
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 27<sup>th</sup> day of November, 2006, by Ralph Reed, Vice President of GP Lakeline Austin Development, Inc., a Texas corporation, general partner of Lakeline Austin Development, Ltd., a Texas limited partnership, on behalf of the corporation and the partnership



  
\_\_\_\_\_  
Notary Public, State of Texas

Restrictive covenant-Lakeline Austin Development Ltd

(Tract 1)

**FIELD NOTE DESCRIPTION**

56.04 ACRES OF LAND SITUATED IN THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 IN WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINDER OF THE TRACT DESCRIBED IN DOCUMENT NO. 2000068709 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TxDOT CONCRETE MONUMENT FOUND ON THE WEST RIGHT-OF-WAY OF RIDGELINE BLVD. AND THE NORTH FUTURE RIGHT-OF-WAY OF RM 620, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SAID FM 620 ROW THE FOLLOWING 2 COURSES AND DISTANCES:

1. S 26°23'02" W 119.28 FEET TO A TxDOT MONUMENT FOUND.
2. S 71°17'25" W 758.22 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 18°11'54" W 118.64 FEET TO AN IRON PIPE FOUND AT THE SOUTHEAST CORNER OF A 12.4738 ACRE TRACT RECORDED IN DOC NO 9533689 OPRWC;

THENCE WITH THE EAST LINE OF THE SAID 12.4739 ACRE TRACT THE FOLLOWING 3 COURSES AND DISTANCES:

1. N 18°09'28" W 152.59 FEET TO AN IRON ROD FOUND.
2. N 18°06'32" W 281.30 FEET TO AN IRON ROD FOUND
3. N 17°59'38" W 99.26 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF A 7.05 ACRE TRACT RECORDED IN VOLUME 888, PAGE 796 OPRWC;

THENCE N 18°16'54" W 524.79 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SHENANDOAH SUBDIVISION, SECTION 4;

THENCE N 18°07'58" W 1710.62 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF A 10.45 ACRE TRACT RECORDED IN VOLUME 1624, PAGE 217 OPRWC;

THENCE WITH THE SOUTH LINE OF THE SAID 10.45 ACRE TRACT THE FOLLOWING 3 COURSES AND DISTANCES:

1. N 03°50'20" E 344.76 FEET TO AN IRON ROD FOUND.
2. N 35°21'03" E 179.23 FEET TO AN IRON ROD FOUND.
3. N 65°51'24" E 469.80 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF A 1.115 ACRE TRACT RECORDED IN DOC NO 9807932 OPRWC;

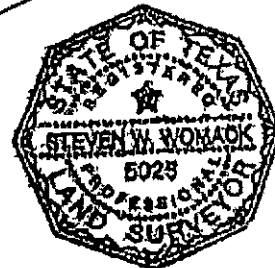
THENCE S 78°07'45" E 524.00 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF A 3.04 ACRE TRACT RECORDED IN VOLUME 2717, PAGE 262 OPRWC, AND BEING ALSO ON THE WEST SAID RIGHT-OF-WAY OF RIDGELINE BLD., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**EXHIBIT "A"**

THENCE WITH THE SAID ROW THE FOLLOWING 14 COURSES AND DISTANCES:

1. S 04°41'03" E 27.58 FEET TO AN IRON ROD FOUND.
2. WITH A CURVE TO THE RIGHT WHOSE RADIUS=604.15 FEET, TANGENTS=193.78 FEET, ARC=375.04 FEET AND WHOSE CHORD BEARS S 07°10'47" W 369.05 FEET TO AN IRON ROD FOUND.
3. S 24°12'56" W 306.62 FEET TO AN IRON ROD FOUND.
4. WITH A CURVE TO THE LEFT WHOSE RADIUS=1015.66 FEET, TANGENTS=384.76 FEET, ARC=735.59 FEET AND WHOSE CHORD BEARS S 04°09'06" W 719.62 FEET TO AN IRON ROD FOUND.
5. S 16°35'19" E 500.51 FEET TO AN IRON ROD FOUND.
6. WITH A CURVE TO THE LEFT WHOSE RADIUS=1111.80 FEET, TANGENTS=236.29 FEET, ARC=465.64 FEET AND WHOSE CHORD BEARS S 28°33'31" E 462.25 FEET TO AN IRON ROD FOUND.
7. S 40°45'12" E 14.12 FEET TO AN IRON ROD FOUND.
8. WITH A CURVE TO THE LEFT WHOSE RADIUS=301.50 FEET, TANGENTS=22.14 FEET, ARC=44.19 FEET AND WHOSE CHORD BEARS S 36°02'34" E 44.15 FEET TO AN IRON ROD FOUND.
9. S 38°51'43" E 95.59 FEET TO AN IRON ROD FOUND.
10. WITH A CURVE TO THE LEFT WHOSE RADIUS=959.83 FEET, TANGENTS=2.14 FEET, ARC=4.27 FEET AND WHOSE CHORD BEARS S 38°14'49" E 4.27 FEET TO A PK NAIL FOUND.
11. S 43°11'38" E 144.40 FEET TO AN IRON ROD FOUND
12. S 40°31'46" E 159.12 FEET TO AN IRON ROD FOUND.
13. WITH A CURVE TO THE RIGHT WHOSE RADIUS=600.00 FEET, TANGENTS=117.39 FEET, ARC=231.86 FEET AND WHOSE CHORD BEARS S 29°31'30" E 230.42 FEET TO AN IRON ROD FOUND
14. S 18°27'24" E 147.93 FEET TO THE POINT OF BEGINNING, CONTAINING 56.04 ACRES OF LAND, MORE OR LESS

*Steven W. Womack*  
5/31/05



(Tract 2: 2.579  
acres out of  
56.04 acres descri  
as Tract 1)

EXHIBIT B

FIELD NOTES FOR ZONING

RACHEL SAUL SURVEY

2.579 ACRES, 50' STRIP OUT OF TRACT 26

PAGE 1 OF 1

DESCRIPTION

DESCRIPTION OF 2.579 ACRES OF LAND LOCATED IN  
THE RACHEL SAUL SURVEY, ABSTRACT NO 551,  
WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION  
OF A CERTAIN TRACT OF LAND DESCRIBED IN A DEED  
TO B&W VACKAR PARTNERSHIP AS TRACTS "B" and  
"C", IN VOLUME 1164, PAGE 919, SAID 2 579  
ACRES OF LAND BEING MORE PARTICULARLY  
DESCRIBED BY METES AND BOUNDS AS FOLLOWS-

BEGINNING at a concrete monument found in the west line of said B&W Vackar Partnership tract from which monument an iron rod found at the southwest corner of tract "D" described in said B&W Vackar Partnership deed bears S20°34'55"E, 1,003 25 feet,

THENCE, along said west line N20°34'55"W, passing an iron rod found (0 18' right of said bearing) at 1,147.86 feet for a total distance of 2,185 05 feet to an iron rod set,

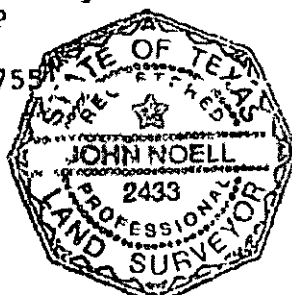
THENCE, N1°23'17"E, 133 65 feet with the south line of a tract of land described in a deed to the City of Austin as recorded in Volume 1624, Page 217 of the Deed Records of Williamson County, Texas, and through the interior of said B&W Vackar Partnership tract "B" to a point;

THENCE, through the interior of said B&W Vackar Partnership, tracts "B" and "C", S20°34'55"E, 2,308 97 feet to a point on the southern line of Tract 26,

THENCE, continuing through the interior of said B&W Vackar Partnership, tract "C", S69°23'58"W, 50 00 feet to THE POINT OF BEGINNING and containing 2.579 acres of land.

The bearing basis for this survey is the east line of Lot 4, Lakeline, Section One, a subdivision of record in Cabinet "H", Slides 173-175, Plat Records of Williamson County, Texas

Field Notes Prepared by  
URBAN DESIGN GROUP  
P O. Box 26912  
Austin, Texas 78755  
(512) 346-2353



LAKELINE\ RACHELSA PN

John Noell, R.P.L.S. #2433

Date

8-26-96

After Recording, Please Return to  
City of Austin  
Department of Law  
P O Box 1088  
Austin, Texas 78767  
Attention: Diana Minter, Paralegal