

**ORDINANCE NO. 20141211-146**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 6308 SPICEWOOD SPRINGS ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT.**

**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 district from interim-rural residence (I-RR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property (the "Property") described in Zoning Case No. C14-2014-0027, on file at the Planning and Development Review Department, as follows:

**Tract 1:**

2.5189 acre tract of land, more or less, out of the Joseph Scott Survey No. 27, Abstract No. 722 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

**Tract 2:**

2.5574 acre tract of land, more or less, out of the Joseph Scott Survey No. 27, Abstract No. 722 the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 6308 Spicewood Springs Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following condition:

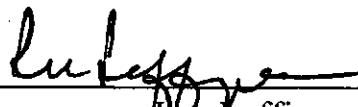
A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

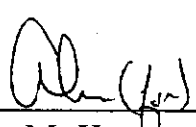
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium (SF-6) base district and other applicable requirements of the City Code.

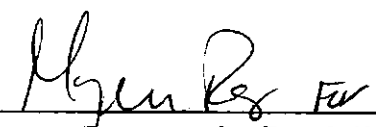
**PART 3.** This ordinance takes effect on December 22, 2014.

**PASSED AND APPROVED**

December 11, 2014

§  
§  
§   
Dee Leffingwell  
Mayor

**APPROVED:**   
Karen M. Kenhard  
City Attorney

**ATTEST:**   
Jannette S. Goodall  
City Clerk

Tract 1

EXHIBIT "\_\_\_\_\_"

(Zoning Tract)  
A portion of 5.92 Acres, Joseph Scott Survey

**Legal Description**

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.5189 ACRES (109,724 SQUARE FEET) OUT OF THE JOSEPH SCOTT SURVEY NO. 27, ABSTRACT NO. 722, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.92 ACRE TRACT CONVEYED TO ROY CAVANAUGH IN DOCUMENT NUMBER 2003094484 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID TRACT HAVING BEEN PREVIOUSLY DESCRIBED BY METES AND BOUNDS IN VOLUME 1640, PAGE 20 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 2.5189 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000093324710, AS SURVEYED ON THE GROUND BY 4WARD LAND SURVEYING IN APRIL OF 2012):



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING** at a 1/2-inch iron rod found at a corner in the north right-of-way line of Spicewood Springs Road (right-of-way varies), and being at the southeast corner of said Cavanaugh tract, for the southeast corner and **POINT OF BEGINNING** hereof;

**THENCE**, with the north right-of-way line of said Spicewood Springs Road and the south line of said Cavanaugh tract, the following two (2) courses and distances:

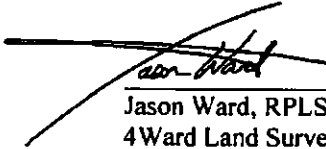
- 1) **N86°34'22"W**, a distance of **68.39** feet to a 1/2-inch iron pipe found for an angle point hereof, and
- 2) **N81°13'24"W**, a distance of **12.35** feet to a calculated point for the southwest corner hereof, from which a 60D nail found at an angle point in the north right-of-way line of said Spicewood Springs Road and the south line of said Cavanaugh tract bears, **N81°13'24"W**, a distance of **73.10** feet;

**THENCE**, leaving the north right-of-way line of said Spicewood Springs Road and the south line of said Cavanaugh tract, over and across said Cavanaugh tract, the following fifteen (15) courses:

- 1) **N30°02'32"E**, a distance of **46.09** feet to a calculated point for an interior ell-corner hereof,
- 2) **N62°15'50"W**, a distance of **130.18** feet to a calculated point for an exterior ell-corner hereof,
- 3) **N27°35'01"E**, a distance of **220.69** feet to a calculated point for an exterior ell-corner hereof,
- 4) **S62°24'59"E**, a distance of **118.26** feet to a calculated point for an interior ell-corner hereof,
- 5) **N31°12'08"E**, a distance of **60.90** feet to a calculated point for an angle point hereof,
- 6) **N36°53'34"E**, a distance of **50.00** feet to a calculated point for an exterior ell-corner hereof,

- 7) S53°06'26"E, a distance of 100.00 feet to a calculated point for an interior ell-corner hereof,
- 8) N36°53'34"E, a distance of 49.39 feet to a calculated point for an interior ell-corner hereof,
- 9) N53°06'26"W, a distance of 55.58 feet to a calculated point for a point of curvature hereof,
- 10) 24.05 feet along the arc of a curve to the left, having a radius of 24.50 feet, and whose chord bears N81°13'58"W, a distance of 23.10 feet to a calculated point for a point of reverse curvature hereof,
- 11) 52.33 feet along the arc of a curve to the right, having a radius of 20.50 feet, and whose chord bears N36°13'57"W, a distance of 39.23 feet to a calculated point for a point of tangency hereof,
- 12) N36°53'34"E, a distance of 305.00 feet to a calculated point for an exterior ell-corner hereof,
- 13) S53°06'26"E, a distance of 82.58 feet to a calculated point for a point of curvature hereof,
- 14) 24.05 feet along the arc of a curve to the left, having a radius of 24.50 feet, and whose chord bears S81°13'58"E, a distance of 23.10 feet to a calculated point for a point of reverse curvature hereof, and
- 15) 52.33 feet along the arc of a curve to the right, having a radius of 20.50 feet, and whose chord bears S36°13'58"E, a distance of 39.23 feet to a calculated point for the northeast corner hereof, said point being in the west line of Lot 6, Block "C" of the Arbor at Great Hills, a subdivision of record in Volume 96, Pages 326-327 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being in the east line of said Cavanaugh tract, from which a 1/2-inch iron rod with "G&R" cap found in the west right-of-way line of Yaupon Drive (70' right-of-way), and being at the north corner of Lot 6, Block "C" of said Arbor at Great Hills, and being at the southeast corner of Lot 7, Block "C" of Great Hills XXV, a subdivision of record in Volume 86, Pages 110D-112A (P.R.T.C.T.), and being the northeast corner of said Cavanaugh tract bears, N36°53'34"E, a distance of 55.93 feet;

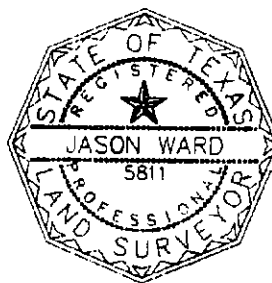
**THENCE**, with the east line of said Cavanaugh tract, in part with the west line of Lot 6, Block "C" of said Arbor at Great Hills, in part with the west right-of-way line of Sesquicentennial Boulevard (90' right-of-way), in part with the west line of Lots 1-5, Block "A" of said Arbor at Great Hills, and in part with the north right-of-way line of said Spicewood Springs Road, S36°53'34"W, passing at a distance of 662.20 feet, a 1/2-inch iron rod found at the southwest corner of Lot 1, Block "A" of said Arbor at Great Hills, and being a corner in the north right-of-way line of Spicewood Springs Road, and continuing for a total distance of 683.41 feet to the **POINT OF BEGINNING** and containing 2.5189 Acres (109,724 Square Feet) of land, more or less.

  
 Jason Ward, RPLS #5811  
 4Ward Land Surveying, LLC

1/13/2014

**References:**

TCAD #s 0152090201-204  
 COA Grid #G-33



SCANNED



GRAPHIC SCALE: 1" = 100'

SEE PAGE 2 FOR  
ADDITIONAL INFO

**[E] ROY CAVANAUGH  
CALLED 5.92 ACRES  
DOC. # 2003094484  
DESCRIBED BY METES  
AND BOUNDS IN  
VOL. 1640, PG. 20  
O.P.R.T.C.T.**

**CITY OF AUSTIN  
CALLED 2.99 ACRE  
VOL. 10224, PG. 836  
R.P.R.T.C.T.**

RECORD LINE  
OF CALLED 5.92  
ACRE TRACT

**BULL CREEK**

**JOSEPH SCOTT  
SURVEY NO. 27,222  
ABSTRACT NO. 722**

**ZONING TRACT  
2.5189 ACRES  
109,724 SQUARE FEET**

N57°29'43"W 62.70'  
(N58°22'00"W 62.50')

N81°13'24"W 85.45'  
(N82°30'00"W 85.85')

S62°24'59"E 118.26'

N62°15'50"W 130.18'

21.21'

N86°34'22"W 68.39'  
(N88°26'00"W 68.38')

P.O.B.  
GRID N: 10,115,227.32  
GRID E: 3,102,306.56

TCAD #s  
0152090201-204  
CITY GRID #G-33

APPROXIMATE  
CENTERLINE OF  
BULL CREEK

[E]

[C]

**[C]  
SPICEWOOD  
SPRINGS ROAD  
(R.O.W. VARIES)**

**[D]  
SESQUICENTENNIAL  
BOULEVARD  
(90' R.O.W.)**

**[B]  
BLOCK "C"  
ARBOR AT  
GREAT HILLS  
VOL. 96, PGS. 326-327  
P.R.T.C.T.**

**BLOCK "A"  
ARBOR AT  
GREAT HILLS  
VOL. 96, PGS. 326-327  
P.R.T.C.T.**

[D]

**YALPON DRIVE  
(70' R.O.W.)**

**[A]  
BLOCK "C"  
GREAT HILLS XXV  
VOL. 86, PGS. 110D,  
111A-111D, 112A  
P.R.T.C.T.**

LOT 9 [N62°13'37"W 307.16']  
[N62°10'00"W 307.30']  
LOT 8 [N60°41'53"W 307.20']

N60°44'53"W 103.46'  
[S62°13'52"E 103.83']  
(S62°10'00"E 90.10')

55.93'

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

| CURVE TABLE |        |        |            |             |          |
|-------------|--------|--------|------------|-------------|----------|
| CURVE #     | LENGTH | RADIUS | DELTA      | BEARING     | DISTANCE |
| C1          | 24.05' | 24.50' | 56°15'05"  | N81°13'58"W | 23.10'   |
| C2          | 52.33' | 20.50' | 146°15'07" | N36°13'57"W | 39.23'   |
| C3          | 24.05' | 24.50' | 56°15'04"  | S81°13'58"E | 23.10'   |
| C4          | 52.33' | 20.50' | 146°15'04" | S36°13'58"E | 39.23'   |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | N81°13'24"W | 12.35'  |
| L2         | N30°02'32"E | 46.08'  |
| L3         | N31°12'08"E | 60.90'  |
| L4         | N36°53'34"E | 50.00'  |
| L5         | S53°06'26"E | 100.00' |
| L6         | N36°53'34"E | 49.39'  |
| L7         | N53°06'26"W | 55.58'  |
| L8         | S53°06'26"E | 82.58'  |

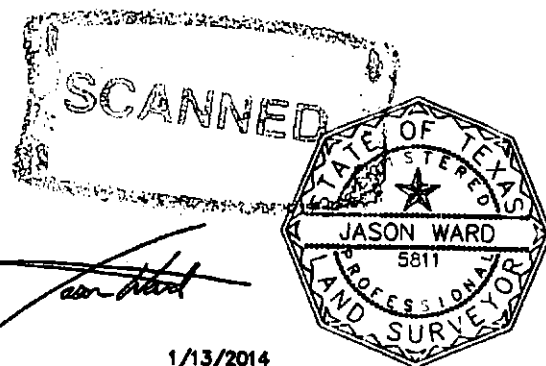
| LEGEND       |   |
|--------------|---|
| —            | EASEMENT LINE                                 |
| —            | EXISTING PROPERTY LINES                       |
| ●            | 1/2" IRON ROD FOUND (UNLESS NOTED)            |
| ⊙            | 1/2" IRON PIPE FOUND (UNLESS NOTED)           |
| ■            | IRON ROD WITH "G&R" CAP FOUND (UNLESS NOTED)  |
| △            | CALCULATED POINT                              |
| ▲            | 60D NAIL FOUND                                |
| DOC. #       | DOCUMENT NUMBER                               |
| VOL. PG.     | VOLUME, PAGE                                  |
| R.O.W.       | RIGHT-OF-WAY                                  |
| P.R.T.C.T.   | PLAT RECORDS, TRAVIS COUNTY, TEXAS            |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS   |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS |
| D.R.T.C.T.   | DEED RECORDS, TRAVIS COUNTY, TEXAS            |
| (.....)      | RECORD INFORMATION PER VOL. 1640 PG. 20       |
| [.....]      | RECORD INFORMATION PER PLAT VOL. 86 PG. 110D  |

#### BEARING BASIS:


ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000093324710

#### BOUNDARY NOTE:

THE METES AND BOUNDS FOR THE SUBJECT TRACT DEED RECORDED IN VOLUME 1640, PAGE 20 (D.R.T.C.T.), DOES NOT FORM A MATHEMATICAL CLOSURE, ERROR IN CLOSURE = +/-30'. IN ADDITION, SAID DEED (1640/20) IS NOT VERY LEGIBLE. BOTH THE SUBJECT TRACT DEED AND THE ADJOINING CITY OF AUSTIN 2.99 ACRE TRACT DEED CALL FOR THE CENTERLINE OF BULL CREEK TO BE THE PROPERTY LINE. USING A LINE ESTABLISHED ALONG THE APPROXIMATE CENTERLINE OF BULL CREEK CREATES AN OVERALL AREA OF THE SUBJECT TRACT TO BE APPROXIMATELY 6.00 ACRES. DASHED LINE SHOWN REPRESENTS THE APPROXIMATE LOCATION OF SUBJECT TRACT DEED.



**2.5189 ACRE  
ZONING TRACT  
City of Austin,  
Travis County, Texas**

|   |              |            |
|---|--------------|------------|
| <br>A Limited Liability Company<br>PO Box 90876, Austin Texas 78709<br>WWW.4WARDLS.COM (512) 637-2384<br>TBPLS FIRM #10174300 | Date:        | 1/13/2014  |
|   | Project:     | 00147      |
|   | Scale:       | 1" = 100'  |
|   | Reviewer:    | JSW        |
|   | Tech:        | JL         |
|   | Field Crew:  | JCR/KDL    |
|   | Survey Date: | APRIL 2012 |
|   | Sheet:       | 2 OF 2     |

Tract 2

EXHIBIT " \_\_\_\_\_ "

(Zoning Tract)  
A portion of 5.92 Acres, Joseph Scott Survey

**Legal Description**

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.5574 ACRES (111,402 SQUARE FEET) OUT OF THE JOSEPH SCOTT SURVEY NO. 27, ABSTRACT NO. 722, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.92 ACRE TRACT CONVEYED TO ROY CAVANAUGH IN DOCUMENT NUMBER 2003094484 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID TRACT HAVING BEEN PREVIOUSLY DESCRIBED BY METES AND BOUNDS IN VOLUME 1640, PAGE 20 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 2.5574 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000093324710, AS SURVEYED ON THE GROUND BY 4WARD LAND SURVEYING IN APRIL OF 2012):



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

COMMENCING at a 1/2-inch iron rod found at a corner in the north right-of-way line of Spicewood Springs Road (right-of-way varies), and being at the southeast corner of said Cavanaugh tract, from which a 1/2-inch iron rod found at the southeast corner of Lot 1 Block "A" of the Arbor at Great Hills, a subdivision of record in Volume 96, Pages 326-327 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being a corner in the north right-of-way line of said Spicewood Springs Road bears, N36°53'34"E, a distance of 21.21 feet

THENCE, with the north right-of-way line of said Spicewood Springs Road and the south line of said Cavanaugh tract, the following two (2) courses and distances:

- 1) N86°34'22"W, a distance of 68.39 feet to a 1/2-inch iron pipe found, and
- 2) N81°13'24"W, a distance of 12.35 feet to a calculated point for the southeast corner and  
**POINT OF BEGINNING** hereof;

THENCE, continuing with the north right-of-way line of said Spicewood Springs Road and the south line of said Cavanaugh tract, the following two (2) courses and distances:

- 1) N81°13'24"W, a distance of 73.10 feet to a 60D nail found for an angle point hereof, and
- 2) N57°29'43"W, a distance of 32.08 feet to a calculated point for an angle point hereof, said point being the southeast corner of a Floodwater Drainage Easement, recorded in Document #2013100365 (O.P.R.T.C.T.), from which a 60D nail found for at an angle point in the north right-of-way line of said Spicewood Springs Road and being in the south line of said Cavanaugh tract bears, N57°29'43"W, a distance of 30.62 feet;

THENCE, leaving the north right-of-way line of said Spicewood Springs Road and the south line of said Cavanaugh tract, over and across said Cavanaugh tract, with the east line of said Floodwater Drainage Easement, the following ten (10) courses and distances:

- 1) N16°48'12"W, a distance of 73.34 feet to a calculated point for an angle point hereof,
- 2) N20°21'52"E, a distance of 163.20 feet to a calculated point for an angle point hereof,
- 3) N38°57'18"E, a distance of 58.37 feet to a calculated point for an angle point hereof,
- 4) N34°20'32"E, a distance of 65.72 feet to a calculated point for an angle point hereof,
- 5) N12°21'22"E, a distance of 27.55 feet to a calculated point for an angle point hereof,
- 6) N34°46'25"E, a distance of 59.93 feet to a calculated point for an angle point hereof,
- 7) N26°55'44"E, a distance of 78.40 feet to a calculated point for an angle point hereof,
- 8) N31°55'50"E, a distance of 147.58 feet to a calculated point for an angle point hereof,
- 9) N21°17'02"E, a distance of 64.39 feet to a calculated point for an angle point hereof, and
- 10) N13°54'16"E, a distance of 83.19 feet to a calculated point for the northwest corner hereof, said point being in the south line of Lot 10, Block "C" of Great Hills XXV, a subdivision of record in Volume 86, Pages 110D-112A (P.R.T.C.T.), also being in the north line of said Cavanaugh tract;

**THENCE**, with the south lines of Lots 7-10, Block "C" of said Great Hills XXV, and the north line of said Cavanaugh tract, the following two (2) courses and distances:

- 1) S60°44'53"E, a distance of 56.56 feet to a calculated point for an angle point hereof, and
- 2) S60°41'53"E, a distance of 307.20 feet to a 1/2-inch iron rod with "G&R" cap found for the northeast corner hereof, said point being in the west right-of-way line of Yaupon Drive (70' right-of-way), and being at the north corner of Lot 6, Block "C" of said Arbor at Great Hills, and being at the southeast corner of Lot 7, Block "C" of said Great Hills XXV, and being the northeast corner of said Cavanaugh tract;

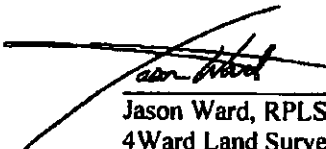
**THENCE**, with the west line of Lot 6, Block "C" of said Arbor at Great Hills, and the east line of said Cavanaugh tract, S36°53'34"W, a distance of 55.93 feet to a calculated point for a non-tangent point of curvature hereof;

**THENCE**, leaving the west line of Lot 6, Block "C" of said Arbor at Great Hills, and the east line of said Cavanaugh tract, over and across said Cavanaugh tract, the following fifteen (15) courses and distances:

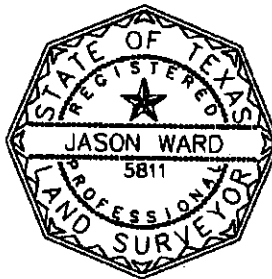
- 1) 52.33 feet along the arc of a curve to the left, having a radius of 20.50 feet, and whose chord bears N36°13'58"W, a distance of 39.23 feet to a calculated point for a point of reverse curvature hereof,
- 2) 24.05 feet along the arc of a curve to the right, having a radius of 24.50 feet, and whose chord bears N81°13'58"W, a distance of 23.10 feet to a calculated point for a point of tangency hereof,
- 3) N53°06'26"W, a distance of 82.58 feet to a calculated point for an interior ell-corner hereof,
- 4) S36°53'34"W, a distance of 305.00 feet to a calculated point for a point of curvature hereof,
- 5) 52.33 feet along the arc of a curve to the left, having a radius of 20.50 feet, and whose chord bears S36°13'57"E, a distance of 39.23 feet to a calculated point for a point of reverse curvature hereof,
- 6) 24.05 feet along the arc of a curve to the right, having a radius of 24.50 feet, and whose chord bears S81°13'58"E, a distance of 23.10 feet to a calculated point for a point of tangency hereof,



- 7) **S53°06'26"E**, a distance of **55.58** feet to a calculated point for an exterior ell-corner hereof,
- 8) **S36°53'34"W**, a distance of **49.39** feet to a calculated point for an exterior ell-corner hereof,
- 9) **N53°06'26"W**, a distance of **100.00** feet to a calculated point for an interior ell-corner hereof,
- 10) **S36°53'34"W**, a distance of **50.00** feet to a calculated point for an angle point hereof,
- 11) **S31°12'08"W**, a distance of **60.90** feet to a calculated point for an exterior ell-corner hereof,
- 12) **N62°24'59"W**, a distance of **118.26** feet to a calculated point for an interior ell-corner hereof,
- 13) **S27°35'01"W**, a distance of **220.69** feet to a calculated point for an interior ell-corner hereof,
- 14) **S62°15'50"E**, a distance of **130.18** feet to a calculated point for an exterior ell-corner hereof, and
- 15) **S30°02'32"W**, a distance of **46.09** feet to the **POINT OF BEGINNING** and containing **2.5574 Acres (111,402 Square Feet)** of land, more or less.

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

1/14/2014



**References:**

TCAD #s 0152090201-204  
COA Grid #G-33

3/2/2014

S60°44'53"E 103.46'  
(S62°10'00"E 90.10')  
[S62°13'52"E 103.83']

N13°54'16"E 83.19'  
N21°17'02"E 64.39'

[E]  
**ROY CAVANAUGH  
CALLED 5.92 ACRES  
DOC. # 2003094484  
DESCRIBED BY METES  
AND BOUNDS IN  
VOL. 1640, PG. 20  
O.P.R.T.C.T.**

FLOODWATER DRAINAGE  
EASEMENT  
DOC. # 2013100365  
O.P.R.T.C.T.

APPROXIMATE  
CENTERLINE OF  
BULL CREEK

N26°55'44"E 78.40'

N34°46'25"E 59.93'

CITY OF AUSTIN  
CALLED 2.99 ACRE  
VOL. 10224, PG. 836  
R.P.R.T.C.T.

N34°20'32"E 65.72'

N38°57'18"E 58.37'

SEE PAGE 2 FOR  
ADDITIONAL INFO

RECORD LINE  
OF CALLED 5.92  
ACRE TRACT

N16°48'12"W 73.34'

N57°29'43"W 62.69'  
(N58°22'00"W 62.50')

N81°13'24"W 73.10'

N81°13'24"W 85.45'  
(N82°30'00"W 85.85')

**2.5574 ACRE  
ZONING TRACT  
City of Austin,  
Travis County, Texas**

LOT 10

LOT 9

LOT 8

LOT 7

[S62°13'37"E 307.16']  
[S62°10'00"E 307.30']  
S60°41'53"E 307.20'

[A] BLOCK "C"  
GREAT HILLS XXV  
VOL. 86, PGS. 110D,  
111A-111D, 112A  
P.R.T.C.T.

YALPON DRIVE  
(70' R.O.W.)

LOT 6  
BLOCK "C"  
ARBOR AT  
GREAT HILLS  
VOL. 96, PGS. 326-327  
P.R.T.C.T.

BLOCK "A"  
ARBOR AT  
GREAT HILLS  
VOL. 96, PGS. 326-327  
P.R.T.C.T.

[D] SESQUICENTENNIAL  
BOULEVARD  
(90' R.O.W.)

[C] SPICEWOOD  
SPRINGS ROAD  
(R.O.W. VARIES)

P.O.C.  
GRID N: 10,115,227.32  
GRID E: 3,102,306.56

TCAD #s  
0152090201-204  
CITY GRID #C-33

**ZONING TRACT  
2.5574 ACRES  
111,402 SQUARE FEET**

P.O.B.  
GRID N: 10,115,233.43  
GRID E: 3,102,225.92

SCANNED

**4WARD**  
Land Surveying  
A Limited Liability Company

PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 637-2384  
TBPLS FIRM #10174300

|              |            |
|--------------|------------|
| Date:        | 1/14/2014  |
| Project:     | 00147      |
| Scale:       | 1" = 100'  |
| Reviewer:    | JSW        |
| Tech:        | EAN        |
| Field Crew:  | JCR/KDL    |
| Survey Date: | APRIL 2012 |
| Sheet:       | 1 OF 2     |

| CURVE TABLE |        |        |            |             |          |
|-------------|--------|--------|------------|-------------|----------|
| CURVE #     | LENGTH | RADIUS | DELTA      | BEARING     | DISTANCE |
| C1          | 52.33' | 20.50' | 146°15'04" | N36°13'58"W | 39.23'   |
| C2          | 24.05' | 24.50' | 56°15'04"  | N81°13'58"W | 23.10'   |
| C3          | 52.33' | 20.50' | 146°15'07" | S36°13'57"E | 39.23'   |
| C4          | 24.05' | 24.50' | 56°15'05"  | S81°13'58"E | 23.10'   |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | N57°29'43"W | 32.08'  |
| L2         | N12°21'22"E | 27.55'  |
| L3         | S80°44'53"E | 56.56'  |
| L4         | S36°53'34"W | 55.93'  |
| L5         | N53°06'26"W | 82.58'  |
| L6         | S53°06'26"E | 55.58'  |
| L7         | S36°53'34"W | 49.39'  |
| L8         | N53°06'26"W | 100.00' |
| L9         | S36°53'34"W | 50.00'  |
| L10        | S31°12'08"W | 60.90'  |
| L11        | S30°02'32"W | 48.09'  |

| LEGEND       |   |
|--------------|---|
| —            | EASEMENT LINE                                 |
| —            | EXISTING PROPERTY LINES                       |
| ●            | 1/2" IRON ROD FOUND (UNLESS NOTED)            |
| ⊙            | 1/2" IRON PIPE FOUND (UNLESS NOTED)           |
| ⊗            | IRON ROD WITH "G&R" CAP FOUND (UNLESS NOTED)  |
| △            | CALCULATED POINT                              |
| ▲            | 60D NAIL FOUND                                |
| DOC. #       | DOCUMENT NUMBER                               |
| VOL. PG.     | VOLUME, PAGE                                  |
| R.O.W.       | RIGHT-OF-WAY                                  |
| P.R.T.C.T.   | PLAT RECORDS, TRAVIS COUNTY, TEXAS            |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS   |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS |
| D.R.T.C.T.   | DEED RECORDS, TRAVIS COUNTY, TEXAS            |
| (.....)      | RECORD INFORMATION PER VOL. 1640 PG. 20       |
| [.....]      | RECORD INFORMATION PER PLAT VOL. 86 PG. 1100  |

#### BEARING BASIS:

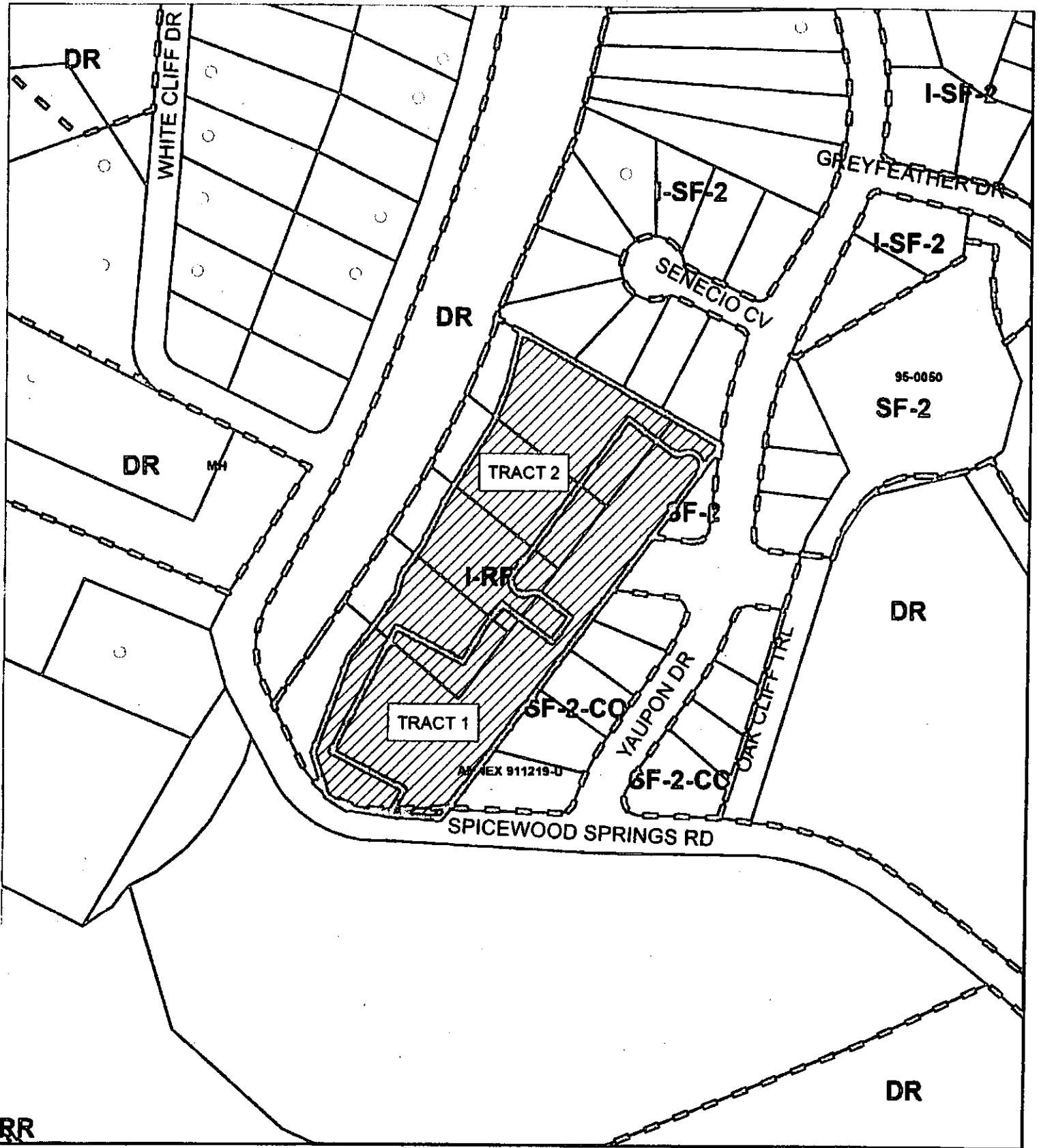
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000093324710

#### BOUNDARY NOTE:

THE METES AND BOUNDS FOR THE SUBJECT TRACT DEED RECORDED IN VOLUME 1640, PAGE 20 (D.R.T.C.T.), DOES NOT FORM A MATHEMATICAL CLOSURE, ERROR IN CLOSURE = +/-30'. IN ADDITION, SAID DEED (1640/20) IS NOT VERY LEGIBLE. BOTH THE SUBJECT TRACT DEED AND THE ADJOINING CITY OF AUSTIN 2.99 ACRE TRACT DEED CALL FOR THE CENTERLINE OF BULL CREEK TO BE THE PROPERTY LINE. USING A LINE ESTABLISHED ALONG THE APPROXIMATE CENTERLINE OF BULL CREEK CREATES AN OVERALL AREA OF THE SUBJECT TRACT TO BE APPROXIMATELY 6.00 ACRES. DASHED LINE SHOWN REPRESENTS THE APPROXIMATE LOCATION OF SUBJECT TRACT DEED.




**2.5574 ACRE  
ZONING TRACT  
City of Austin,  
Travis County, Texas**

|   |              |            |
|---|--------------|------------|
| <br>A Limited Liability Company<br>PO Box 90876, Austin Texas 78709<br>WWW.4WARDLS.COM (512) 637-2384<br>TBPLS FIRM #10174300 | Date:        | 1/14/2014  |
|   | Project:     | 00147      |
|   | Scale:       | 1" = 100'  |
|   | Reviewer:    | JSW        |
|   | Tech:        | EAN        |
|   | Field Crew:  | JCR/KDL    |
|   | Survey Date: | APRIL 2012 |
|   | Sheet:       | 2 OF 2     |



RR



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

# ZONING

CASE#: C14-2014-0027



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 200'

Exhibit C