



1 **PART 3.** Except as specifically restricted under this ordinance, the Property may be  
2 developed and used in accordance with the regulations established for the general office  
3 (GO) district and other applicable requirements of the City Code.  
4

5 **PART 4.** The Property is subject to Ordinance No. 20040826-57 that established zoning  
6 for the West University Neighborhood Plan.  
7

8 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2017.  
9

10 **PASSED AND APPROVED**

11  
12 §  
13 §  
14 \_\_\_\_\_, 2017 § \_\_\_\_\_  
15 Steve Adler  
16 Mayor  
17

18  
19 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
20 Anne L. Morgan Jannette S. Goodall  
21 City Attorney City Clerk  
22

# EXHIBIT A

## HOLT CARSON, INC.

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
www.hciaustin.com

**FIELD NOTE DESCRIPTION OF 0.989 ACRE OF LAND, BEING PORTIONS OF LOTS 1, 2, 3, 4, AND 5, BLOCK 4, ROBARD'S SUBDIVISION OF OUTLOTS 43, 44, 45, 54 AND 55, DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 12 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO LITTLEFIELD CORPORATION BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2001106999 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a capped iron rod found (marked "D. Seelig") at the point of intersection of the North right-of-way line of West 25<sup>th</sup> Street and the West right-of-way line of Longview Street for the Southeast corner of Lot 1, Block 4, Robard's Subdivision of Outlots 43, 44, 45, 54 and 55, Division D, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1 Page 12 of the Plat Records of Travis County, Texas, and being the Southeast corner of that certain tract of land as conveyed to Littlefield Corporation by Special Warranty Deed recorded in Document No. 2001106999 of the Official Public Records of Travis County, Texas, and being the Southeast corner and **PLACE OF BEGINNING** of the herein described tract of land;

**THENCE** with the North right-of-way line of West 25<sup>th</sup> Street and with the South line of said Lot 1, N 83 deg. 58' 13" W 196.50 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Southwest corner of said Littlefield Corporation tract and for the Southeast corner of that certain tract of land as conveyed to the City of Austin by deed recorded in Volume 448 Page 86 of the Deed Records of Travis County, Texas, same being the Southwest corner of this tract;

**THENCE** leaving the North right-of-way line of West 25<sup>th</sup> Street and crossing the interiors of Lots 1, 2, 3, 4 and 5 in said Block 4 of Robard's Subdivision, and with the common line of said Littlefield Corporation tract and said City of Austin tract, the following two courses:

- 1) N 16 deg. 29' 23" E 220.19 ft. to a capped iron rod found (marked "D.Seelig");
- 2) N 29 deg. 56' 14" E 36.09 ft. to a round head bolt found in the common line of Lot and Lot 6 in said Block 4 of Robard's Subdivision, for the Northwest corner of said Littlefield Corporation tract and for the Southwest corner of that certain (0.6662 acre) tract of land as conveyed to Baustin Nob Hill, Ltd. by Warranty Deed recorded in Volume 13117 Page 1962 of the Real Property Records of Travis County, Texas, and being the Northwest corner of this tract;

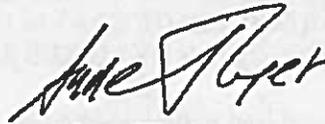
**EXHIBIT A**

page 2 of 2  
0.989 Acre tract

THENCE with the common line of said Lot 5 and Lot 6 and with the common line of said Littlefield Corporation tract and said Baustin Nob Hill (0.6662 acre) tract, S 84 deg. 10' 28" E 141.04 ft. to a 1/2" iron rod found in the West right-of-way line of Longview Street for the Northeast corner of said Lot 5 and the Southeast corner of said Lot 6 and for the Northeast corner of said Littlefield Corporation tract and for the Southeast corner of said Baustin Nob Hill (0.6662 acre) tract, same being the Northeast corner of this tract;

THENCE with the West right-of-way line of Longview Street and with the East line of said Littlefield Corporation tract, S 05 deg. 50' 00" W 250.03 ft. to the PLACE OF BEGINNING, containing 0.989 acre of land.

SURVEYED: January 4, 2016



Anne Thayer  
Registered Professional Land Surveyor No. 5850

see accompanying map: B 972020



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



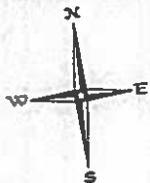
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

June 20 2016 12:18 PM

FEE: \$ 38.00 2016096361

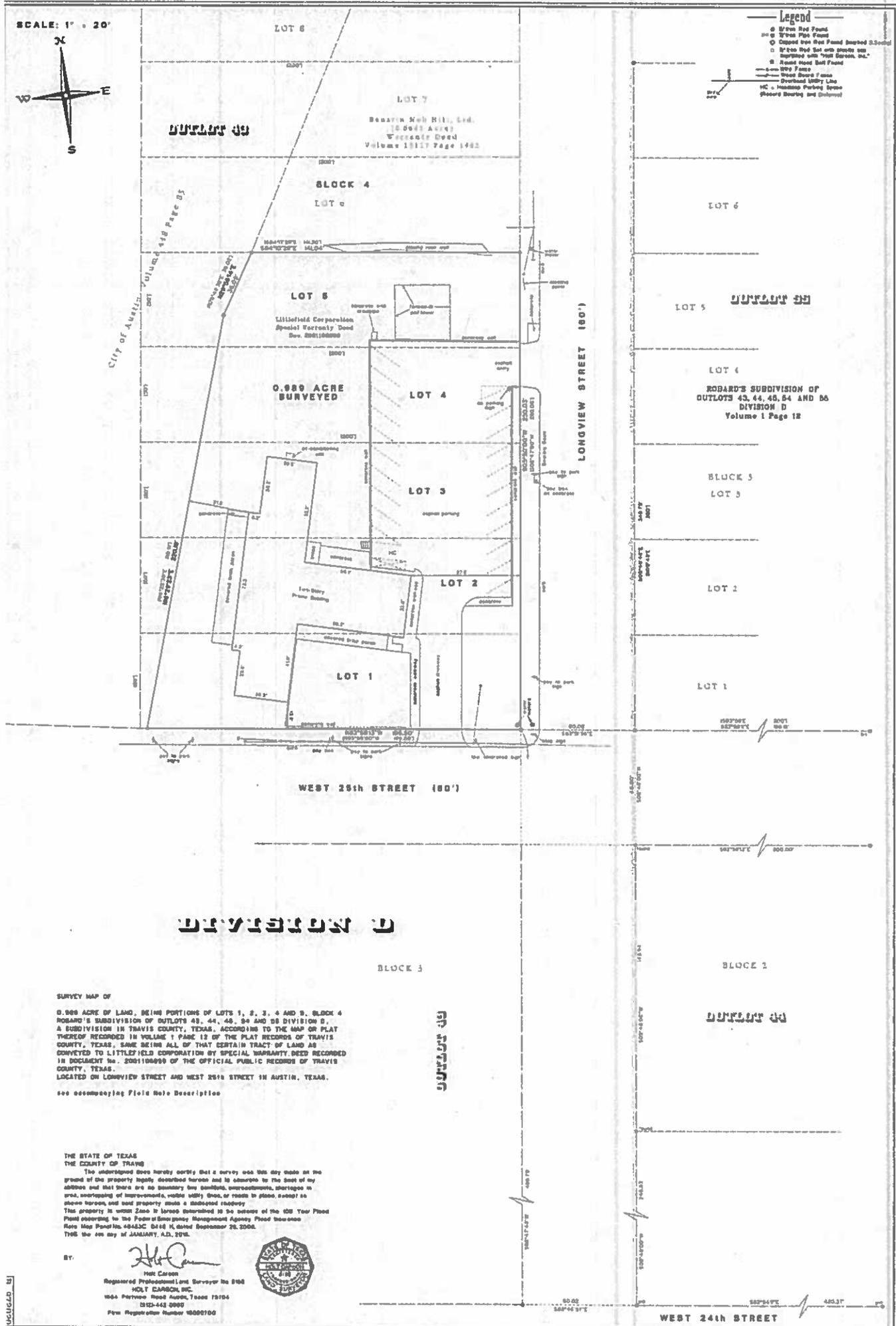


SCALE: 1" = 20'



**Legend**

- Iron Rod Found
- ⊙ Iron Pipe Found
- Copied Iron Rod Found (marked 0.3000)
- Iron Rod Set with marker and impressed with "Tom Green, S.L."
- ⊙ Road Found (Set Found)
- Low Way Fence
- Wood Board Fence
- Overhead Utility Line
- HC - Highway Parking Space (Shaded Bearing and Distance)



# DIVISION D

BLOCK 4

OUTLOT 33

**SURVEY MAP OF**

0.989 ACRE OF LAND, BEING PORTIONS OF LOTS 1, 2, 3, 4 AND 5, BLOCK 4 ROSSARD'S SUBDIVISION OF OUTLOTS 43, 44, 45, 54 AND 55 DIVISION D, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 12 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SOME BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO LITTLEFIELD CORPORATION BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2001106990 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOCATED ON LONGVIEW STREET AND WEST 26th STREET IN AUSTIN, TEXAS.

see accompanying Field Note Description

**THE STATE OF TEXAS  
THE COUNTY OF TRAVIS**

The undersigned does hereby certify that a survey and plat map made on the ground of the property herein described herein and is returned to the best of my abilities and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property is a subdivided roadway.

This property is under Zone B (except as otherwise indicated) in the 100 Year Flood Plain according to the Flood Management Agency Flood Insurance Rate Map Panel No. 48453C of 14 N. dated September 28, 2006.

THIS the 09th day of JANUARY, A.D. 2016.

BY:   
 Holt Carson  
 Registered Professional Land Surveyor No. 5108  
 HOLT CARSON, INC.  
 1504 Parkway Road Austin, Texas 78704  
 (512)-442-2990  
 PLS Registration Number 05080700



UNREGISTERED

