

ORDINANCE NO. 20190523-049

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9500 NORTH LAKE CREEK PARKWAY AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) DISTRICT ON TRACT 1 AND GENERAL COMMERCIAL SERVICES-MIXED USE (CS-MU) COMBINING DISTRICT ON TRACT 2.

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 multifamily residence moderate-high density (MF-4) district on Tract 1 and general commercial services-mixed use (CS-MU) combining district on Tract 2 on the property described in Zoning Case No. C14-2019-0035, on file at the Planning and Zoning Department, as follows:

Tract 1:

Being 58.49 acres of land, surveyed by Landesign Services, Inc., situated in the Samuel Damon League, Abstract No. 170 and in the Rachael Saul League, Abstract No. 551, both in Williamson County Texas, said 58.49 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

Being 38.74 acres of land, surveyed by Landesign Services, Inc., situated in the Samuel Damon League, Abstract No. 170 and in the Rachael Saul League, Abstract No. 551, both in Williamson County Texas, said 38.74 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance (cumulatively referred to as the "Property"),

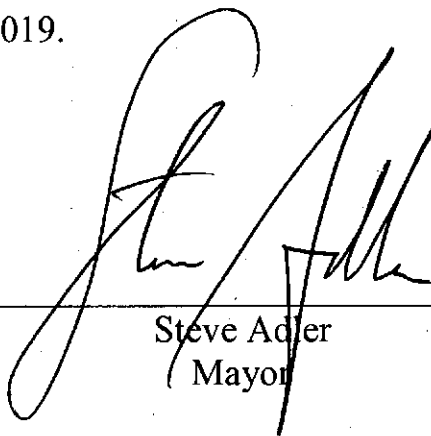
locally known as 9500 North Lake Creek Parkway in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit "C"**.

PART 2. This ordinance takes effect on June 3, 2019.

PASSED AND APPROVED

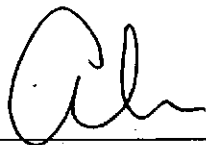
_____, May 23, 2019

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§



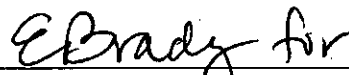
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



**LANDESIGN
SERVICES, INC.**

1220 McNeil Road, Suite 200
Round Rock, Texas 78681
TBPLS Firm No. 10001800
512-238-7901 office

TRACT
MF-4

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION

BEING 58.49 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE SAMUEL DAMON LEAGUE, ABSTRACT NO. 170 AND IN THE RACHAEL SAUL LEAGUE, ABSTRACT NO. 551, BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 789.508 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION, RECORDED IN VOLUME 1723, PAGE 855 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.) AND BEING A PROTION OF A CALLED 97.24 ACRE TRACT OF LAND DESCRIBED AS TRACT 01, AS SHOWN IN A SURVEY BY VICKREY & ASSOCIATES, INC. DATED FEBRUARY 17, 2018, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING an Aluminum cap stamped "TEXAS DEPT OF TRAN" found in the north line of a called 4.2692 acre tract of land described in deed to David Alexander Hartman and Claudette Lucille Hartman, Trustees of the Hartman Family Revocable Trust, recorded in Document No. 2013015092 of the O.P.R.W.C.T., from which a 1/2-inch rebar found for the Northeast corner of said 4.2692 acre tract and the Northwest corner of Lot 1B, RESUBDIVISION OF LOT 1, PARKLINE SECTION 1, a subdivision recorded in Document No. 2008061675 of the O.P.R.W.C.T., bears North 88°16'23" East a distance of 38.44 feet;

THENCE South 88°16'23" West with said North line of the 4.2692 acre tract, a distance of 14.32 feet to a 1/2-inch rebar with cap stamped "LANDESIGN" set;

THENCE South 88°53'52" West continuing with said North line of the 4.2692 acre tract and the North line of a called 6.00 acre tract of land described in deed to David Alexander Hartman and Claudette Lucille Hartman, Trustees of the Hartman Family Revocable Trust, recorded in Document No. 2013015091 of the O.P.R.W.C.T., a distance of 471.95 feet to a Calculated Point, from which a 1/2-inch rebar found for the Northwest corner of said 6.00 acre tract and the Northeast corner of a called 1.308 acre tract of land described in deed to Walter R. Hopkins and Mary E. Hopkins, recorded in Document No. 2006014551 of the O.P.R.W.C.T., bears South 88°53'52" West a distance of 498.14 feet;



THENCE over and across said 789.508 acre tract, the following eleven (11) courses and distances:

1. Along a curve to the **Left** having a radius of 532.04 feet, an arc length of 164.76 feet, a delta angle of **17°44'35"**, and a chord which bears **North 09°57'57" West** a distance of 164.10 feet to a Calculated Point;
2. **North 46°57'19" East** a distance of 356.81 feet to a Calculated Point;
3. **North 43°02'41" West** a distance of 575.04 feet to a Calculated Point;
4. **South 46°57'19" West** a distance of 349.94 feet to a Calculated Point;
5. Along a curve to the **Right** having a radius of 468.04 feet, an arc length of 87.26 feet, a delta angle of **10°40'54"**, and a chord which bears **North 34°45'00" West** a distance of 87.13 feet to a Calculated Point;
6. **North 29°24'33" West** a distance of 293.28 feet to a Calculated Point;
7. Along a curve to the **Right** having a radius of 25.00 feet, an arc length of 37.92 feet, a delta angle of **86°54'32"**, and a chord which bears **North 14°02'43" East** a distance of 34.39 feet to a Calculated Point;
8. Along a curve to the **Left** having a radius of 1032.08 feet, an arc length of 250.43 feet, a delta angle of **13°54'09"**, and a chord which bears **North 50°32'54" East** a distance of 249.81 feet to a Calculated Point;
9. **North 43°35'50" East** a distance of 454.04 feet to a Calculated Point;
10. Along a curve to the **Right** having a radius of 968.08 feet, an arc length of 257.22 feet, a delta angle of **15°13'26"**, and a chord which bears **North 40°41'07" West** a distance of 256.47 feet to a Calculated Point; and
11. **North 33°04'24" West** a distance of 578.38 feet to a Calculated Point in the South right-of-way line of Avery Ranch Boulevard (150' R.O.W.), from which an Aluminum cap stamped "TEXAS DEPT OF TRAN" found in said South right-of-way line of Avery Ranch Boulevard, bears along a curve to the **Right** having a radius of 1075.01 feet, an arc length of 235.76 feet, a delta angle of **12°33'57"**, and a chord which bears **South 61°29'57" West** a distance of 235.29 feet

THENCE with said South right-of-way line of Avery Ranch Boulevard, the following two (2) courses and distances:

1. Along a curve to the **Left** having a radius of 1075.01 feet, an arc length of 528.14 feet, a delta angle of **28°08'55"**, and a chord which bears **North 41°08'31" East** a distance of 522.84 feet a 1/2-inch rebar with an illegible cap found; and



2. **North 27°04'03" East** at a distance of 161.04 feet passing the West line of Lot 1, Block A, AVERY RANCH WATER RESERVOIR SUBDIVISION, recorded in Document No. 2008019232 of the O.P.R.W.C.T., and continuing for a total distance of 165.58 feet to 1/2-inch rebar with cap stamped "LANDESIGN" set;

THENCE **South 21°30'43" East** over and across said Lot 1, a distance of 308.38 feet to an Aluminum cap stamped "TEXAS DEPT OF TRAN" found in the South line of said Lot 1, from which a 1/2-inch rebar with cap stamped "LCRA" found for the Southwest corner of said Lot 1, bears **South 69°15'20" West** a distance of 3.41 feet;

THENCE **North 69°15'20" East** with the South line of said Lot 1 and the South line of Block G, AVERY RANCH FAR WEST, PHASE THREE, SECTION THREE, a subdivision recorded in Document No. 2012008956 of the O.P.R.W.C.T., a distance of 635.67 feet to an Aluminum cap stamped "TEXAS DEPT OF TRAN" found in the South line of Lot 14, said Block G and also being the Northwest corner of a called 6.177 acre tract of land described in deed to Texas Parks and Wildlife Department, recorded in Document No. 2012082085 of the O.P.R.W.C.T., from which a 1/2-inch rebar found for the Southeast corner of Lot 13, said Block G and the Southwest corner of Lot 1A, Block G, AVERY STATION FAR WEST TURKEY HOLLOW TRAIL ADDITION, a subdivision recorded in Document No. 2012020290 of the O.P.R.W.C.T., bears **North 69°15'20" East** a distance of 68.09 feet;

THENCE **South 20°45'02" East** with the West line of said 6.177 acre tract, a distance of 906.56 feet to a Aluminum cap stamped "TEXAS DEPT OF TRAN" found for the Southwest corner of said 6.177 acre tract;

THENCE with the South line of said 6.177 acre tract, the following two (2) courses and distances:

1. **North 68°35'04" East** a distance of 111.36 feet to an Aluminum cap stamped "TEXAS DEPT OF TRAN" found; and
2. Along a curve to the **Left** having a radius of 542.96 feet, an arc length of 193.18 feet, a delta angle of **20°23'06"**, and a chord which bears **North 58°25'22" East** a distance of 192.16 feet to a Aluminum cap stamped "TEXAS DEPT OF TRAN" found for the Southeast corner of said 6.177 acre tract and also being in the West line of Lot 25, Block 1, AVERY STATION SECTION 1A, PHASE 2, a subdivision recorded in Document No. 2013064824 of the O.P.R.W.C.T.;

THENCE **South 20°45'43" East** with said West line of said Lot 25, Block 1 and the West line of Lot 16, Block 1, AVERY STATION SECTION 1A, PHASE 1, a subdivision recorded in Document No. 2011052951 of the O.P.R.W.C.T., a distance of 815.05 feet to a 1/2-inch rebar with cap stamped "LANDESIGN" set;

THENCE over and across said 789.508 acre tract, the following four (4) courses and distances:

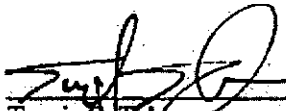
1. **South 88°04'17" West** a distance of 534.02 feet to a 1/2-inch rebar with cap stamped "LANDESIGN" set;



2. South 75°02'19" West a distance of 12.54 feet to a 1/2-inch rebar found;
3. South 87°38'10" West a distance of 435.52 feet to a 1/2-inch rebar with cap stamped "LANDESIGN" set; and
4. South 02°10'24" East a distance of 1076.68 feet to the **POINT OF BEGINNING** and containing 58.49 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000077918.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in January 2019.


Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428

02/01/2019



Job Number: 19-002

Attachments: CAD Drawing: L:\19002 - 97 ac Avery Ranch\CAD\DWGs\97 AR Bndy.dwg

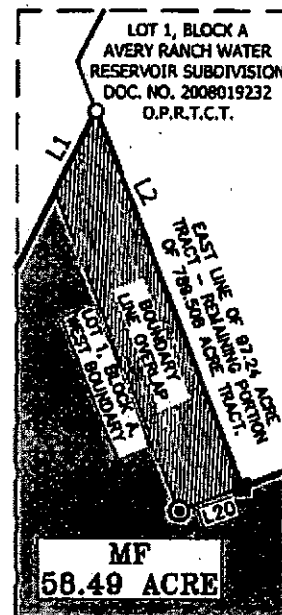


Line Table		
Line #	Direction	Length
L1	N27° 04' 03"E	185.58'
L2	S21° 30' 43"E	308.38'
L3	N69° 15' 20"E	635.67'
L4	S20° 45' 02"E	908.58'
L5	N68° 35' 04"E	111.36'
L6	S20° 45' 43"E	815.05'
L7	S88° 04' 17"W	534.02'
L8	S75° 02' 19"W	12.54'
L9	S87° 38' 10"W	435.52'
L10	S02° 10' 24"E	1076.68'
L11	S88° 18' 23"W	14.32'
L12	S88° 53' 52"W	334.23'
L13	S88° 53' 52"W	137.72'
L14	N46° 57' 18"E	358.81'
L15	N43° 02' 41"W	575.04'
L16	S46° 57' 19"W	349.94'
L17	N29° 24' 33"W	293.28'
L18	N43° 35' 50"E	454.04'
L19	N33° 04' 24"W	578.38'
L20	N69° 15' 20"E	3.41'
L21	N69° 15' 20"E	68.09'
L22	N88° 14' 37"E	38.44'
L23	S88° 53' 52"W	498.14'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	1075.01'	528.14'	28°08'55"	N41° 08' 31"E	522.84'
C2	542.96'	193.18'	20°23'06"	N58° 25' 22"E	192.18'
C3	532.04'	184.76'	17°44'35"	N09° 57' 57"W	184.10'
C4	468.04'	87.26'	10°40'54"	N34° 45' 00"W	87.13'
C5	25.00'	37.92'	88°54'32"	N14° 02' 43"E	34.39'
C6	1032.08'	250.43'	13°54'09"	N50° 32' 54"E	248.81'
C7	968.08'	257.22'	15°13'28"	N40° 41' 07"W	256.47'
C8	1075.01'	235.76'	12°33'57"	N81° 29' 57"E	235.29'

LEGEND

- TX.D.O.T. TYPE I MONUMENT FOUND
- TX.D.O.T. TYPE II MONUMENT FOUND
- IRON REBAR FOUND (1/2", OR AS NOTED)
- IRON REBAR WITH CAP FOUND (1/2", OR AS NOTED)
- IRON REBAR WITH CAP SET (1/2" STAMPED "LANDESIGN")
- △ CALCULATED POINT NOT SET
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY



DETAIL
N.T.S.

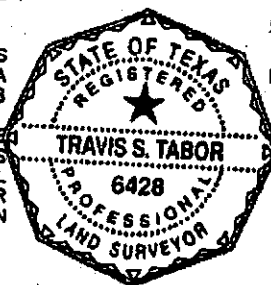
GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.000077918

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLED COMMITMENT OR POLICY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, CHANGES IN LOT LINES, OR ENCUMBRANCES WHICH MAY AFFECT THE PROPERTY SHOWN HEREON.

I, TRAVIS S. TABOR, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B CONDITION II LAND SURVEY. THE FIELD WORK WAS COMPLETED ON 01/30/2019



02/01/2019 *[Signature]*
TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6428

JOB NUMBER: 19-002	DATE: 02/01/2019
PROJECT NAME: 97 AC AVERY RANCH	
DRAWING NAME: MF AVERY RANCH BNDY.DWG	
DRAWING FILE PATH: L:\19002 - 97 ac Avery Ranch\CAD\DWGs\	
METES AND BOUNDS FILE PATH: L:\19002 - 97 ac Avery Ranch\Descriptions\MF Avery Bndy	
RPLS: TST TECH: HAS PARTY CHIEF: AO	CHK BY: TST
SHEET 06 of 06	FIELDBOOKS N/A SCALE: 1" = 400'



**LANDESIGN
SERVICES, INC.**

1220 MCNEIL ROAD, SUITE 200
ROUND ROCK, TX 78681
TBPLS FIRM NO. 10001800
512-238-7901



GRAPHIC SCALE

SAMUEL DAMON SURVEY
ABSTRACT NO. 170

SEE DETAIL
PAGE 6

(150' R.O.W.)

AVERY RANCH BLVD.

APPROXIMATE
SURVEY LINE

RACHAEL SAUL SURVEY
ABSTRACT NO. 551

U.S. HIGHWAY 183A
(R.O.W. VARIES)

STATE OF TEXAS
(REMAINDER 789.508 ACRES)
VOL. 1723, PAGE 855
D.R.W.C.T.

WALTER R. HOPKINS &
MARY E. HOPKINS
(1.308 ACRES)
DOC. NO. 2006014551
O.P.R.W.C.T.

STATE OF TEXAS
(REMAINDER 789.508 ACRES)
VOL. 1723, PAGE 855
D.R.W.C.T.

DAVID ALEXANDER HARTMAN AND
CLAUDETTE LUCILLE HARTMAN,
TRUSTEES OF THE HARTMAN FAMILY
REVOCABLE TRUST.
(5.00 ACRE TRACT SAVE AND EXCEPT
0.053 ACRE)
DOC. NO. 2013015091, O.P.R.W.C.T.

AVERY RANCH FAR WEST PHASE
THREE SECTION THREE
DOC. NO. 2012008956
O.P.R.W.C.T.

AVERY RANCH WATER
RESERVOIR SUBDIVISION
DOC. NO. 200801923
O.P.R.W.C.T.

AVERY STATION FAR
WEST TURKEY HOLLOW
TRAIL ADDITION
DOC. NO. 2012020290
O.P.R.W.C.T.

AVERY STATION SECTION
1A, PHASE 2
DOC. NO. 2013064824
O.P.R.W.C.T.

TEXAS PARKS AND WILDLIFE DEPT.
(6.17 ACRES)
DOC. NO. 1010100085
O.P.R.W.C.T.

AVERY STATION
SECTION 1A, PHASE 1
DOC. NO. 2011052951
O.P.R.W.C.T.

STATE OF TEXAS
(REMAINDER 789.508 ACRES)
VOL. 1723, PAGE 855
D.R.W.C.T.

DAVID ALEXANDER HARTMAN AND
CLAUDETTE LUCILLE HARTMAN, TRUSTEES
THE HARTMAN FAMILY REVOCABLE TRUST.
(4.2692 ACRES)
DOC. NO. 2013015092
O.P.R.W.C.T.

1B
RESUBDIVISION OF LOT 1,
PARKLINE SECTION 1
DOC. NO. 2008061675
O.P.R.W.C.T.

NORTH LAKE
CREEK PARKWAY

MF
58.49 ACRE

POINT OF
BEGINNING

JOB NUMBER: 19-002

DATE: 02/01/2019

PROJECT NAME: 97 AC AVERY RANCH

DRAWING NAME: MF AVERY RANCH BNDY.DWG

DRAWING FILE PATH:

L:\19002 - 97 ac Avery Ranch\CAD\DWGs\

METES AND BOUNDS FILE PATH:

L:\19002 - 97 ac Avery Ranch\Descriptions\MF Avery Bndy

RPLS: TST TECH: HAS PARTY CHIEF: AO CHK BY: TST

SHEET 05 of 06 FIELDBOOKS N/A SCALE: 1" = 400'



LANDESIGN
SERVICES, INC.

1220 MCNEIL ROAD, SUITE 200
ROUND ROCK, TX 78681
TDLPS FIRM NO. 10001800
512-238-7901



**LANDESIGN
SERVICES, INC.**

1220 McNeil Road, Suite 200
Round Rock, Texas 78681
TBPLS Firm No. 10001800
512-238-7901 office

TRACT 2
CS-MU

EXHIBIT " B "

METES AND BOUNDS DESCRIPTION

BEING 38.74 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE SAMUEL DAMON LEAGUE, ABSTRACT NO. 170 AND IN THE RACHAEL SAUL LEAGUE, ABSTRACT NO. 551, BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 789.508 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION, RECORDED IN VOLUME 1723, PAGE 855 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.) AND BEING A PORTION OF A CALLED 97.24 ACRE TRACT OF LAND DESCRIBED AS TRACT 01, AS SHOWN IN A SURVEY BY VICKREY & ASSOCIATES, INC. DATED FEBRUARY 17, 2018, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation (TxDOT) Type II concrete monument found in the North line of a called 1.308 acre tract of land described in deed to Walter R. Hopkins and Mary E. Hopkins, recorded in Document No. 2006014551 of the O.P.R.W.C.T., from which a 1/2-inch rebar found for the Northwest corner of said 1.308 acre tract and also being in the East right-of-way line of U.S. Highway 183A (R.O.W Varies), bears South 88°53'13" West a distance of 22.41 feet;

THENCE over and across said 789.508 acre tract, parallel to and 20 feet East of said East right-of-way line of U.S. Highway 183A, the following four (4) courses and distances:

1. North 27°55'57" West a distance of 403.82 feet to a TxDOT Type II concrete monument found;
2. Along a curve to the Right having a radius of 2765.50 feet, an arc length of 1149.73 feet, a delta angle of 23°49'12", and a chord which bears North 15°18'18" West a distance of 1141.46 feet to a TxDOT Type II concrete monument found;
3. North 02°01'42" East a distance of 301.59 feet to a TxDOT Type II concrete monument found; and



4. **North 33°47'46" East** a distance of **155.14** feet to a TxDOT Type II concrete monument found in the South right-of-way line of Avery Ranch Boulevard (150' R.O.W.), from which a TxDOT Type II concrete monument found in said East right-of-way line of U.S. Highway 183A, bears South 67°47'02" West a distance of 35.78 feet;

THENCE with said South right-of-way line of Avery Ranch Boulevard, the following two (2) courses and distances:

1. **North 67°47'02" East** a distance of **335.64** feet to an Aluminum cap stamped "TEXAS DEPT OF TRAN" found; and
2. Along a curve to the **Left** having a radius of **1075.01** feet, an arc length of **235.76** feet, a delta angle of **12°33'57"**, and a chord which bears **North 61°29'57" East** a distance of **235.29** feet a Calculated Point;

THENCE over and across said 789.508 acre tract, the following eleven (11) courses and distances:

1. **South 33°04'24" East** a distance of **578.38** feet to a Calculated Point;
2. Along a curve to the **Left** having a radius of **968.08** feet, an arc length of **257.22** feet, a delta angle of **15°13'26"**, and a chord which bears **South 40°41'07" East** a distance of **256.47** feet to a Calculated Point;
3. **South 43°35'50" West** a distance of **454.04** feet to a Calculated Point;
4. Along a curve to the **Right** having a radius of **1032.08** feet, an arc length of **250.43** feet, a delta angle of **13°54'09"**, and a chord which bears **South 50°32'54" West** a distance of **249.81** feet to Calculated Point;
5. Along a curve to the **Left** having a radius of **25.00** feet, an arc length of **37.92** feet, a delta angle of **86°54'32"**, and a chord which bears **South 14°02'43" West** a distance of **34.39** feet to a Calculated Point;
6. **South 29°24'33" East** a distance of **293.28** feet to a Calculated Point;
7. Along a curve to the **Left** having a radius of **468.04** feet, an arc length of **87.26** feet, a delta angle of **10°40'54"**, and a chord which bears **South 34°45'00" East** a distance of **87.13** feet to a Calculated Point;
8. **North 46°57'19" East** a distance of **349.94** feet to a Calculated Point;
9. **South 43°02'41" East** a distance of **575.04** feet to a Calculated Point;
10. **South 46°57'19" West** a distance of **356.81** feet to a Calculated Point; and



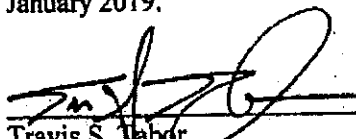
11. Along a curve to the Right having a radius of 532.04 feet, an arc length of 164.76 feet, a delta angle of $17^{\circ}44'35''$, and a chord which bears South $09^{\circ}57'57''$ East a distance of 164.10 feet to a Calculated Point in the North line of a called 6.00 acre tract of land described in deed to David Alexander Hartman and Claudette Lucille Hartman, Trustees of the Hartman Family Revocable Trust, recorded in Document No. 2013015091 of the O.P.R.W.C.T., from which a 1/2-inch rebar found for the Northeast corner of said 6.00 acre tract and the Northwest corner of a called 4.2692 acre tract of land described in deed to David Alexander Hartman and Claudette Lucille Hartman, Trustees of the Hartman Family Revocable Trust, recorded in Document No. 2013015092 of the O.P.R.W.C.T., bears North $88^{\circ}53'52''$ East a distance of 137.72 feet;

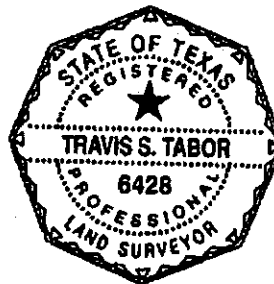
THENCE South $88^{\circ}53'52''$ West with the North line of said 6.00 acre tract, a distance of 498.14 feet to a 1/2-inch rebar found for the Northwest corner of said 6.00 acre tract and the Northeast corner of said 1.308 acre tract;

THENCE South $88^{\circ}53'13''$ West with said North line of 1.308 acre tract, a distance of 204.04 feet to the POINT OF BEGINNING and containing 38.74 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000077918.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in January 2019.


Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428



Job Number: 19-002
Attachments: CAD Drawing: L:\19002 - 97 ac Avery Ranch\Descriptions\CS-MU Avery Bndy.dwg



Line Table		
Line #	Direction	Length
L1	S88° 53' 13"W	204.04'
L2	N27° 55' 57"W	403.82'
L4	N02° 01' 42"E	301.59'
L5	N33° 47' 46"E	155.14'
L8	N67° 47' 02"E	335.64'
L8	S33° 04' 24"E	578.38'
L10	S43° 35' 50"W	454.04'
L13	S28° 24' 33"E	293.28'
L15	N48° 57' 18"E	349.94'
L16	S43° 02' 41"E	575.04'
L17	S48° 57' 19"W	358.81'
L19	S88° 53' 52"W	498.14'
L20	S88° 53' 13"W	22.41'
L21	S67° 47' 02"W	35.78'
L22	N88° 53' 52"E	137.72'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	2785.50'	1149.73'	23°49'12"	N15° 18' 18"W	1141.48'
C2	1075.01'	235.76'	12°33'57"	N61° 29' 57"E	235.29'
C3	868.08'	257.22'	15°13'28"	S40° 41' 07"E	256.47'
C4	1032.08'	250.43'	13°54'09"	S50° 32' 54"W	249.81'
C5	25.00'	37.92'	86°54'32"	S14° 02' 43"W	34.39'
C6	488.04'	87.28'	10°40'54"	S34° 45' 00"E	87.13'
C7	532.04'	184.76'	17°44'35"	S09° 57' 57"E	184.10'

LEGEND

- TX.D.O.T. TYPE I MONUMENT FOUND
- TX.D.O.T. TYPE II MONUMENT FOUND
- IRON REBAR FOUND (1/2", OR AS NOTED)
- ⊙ IRON REBAR WITH CAP FOUND (1/2", OR AS NOTED)
- IRON REBAR WITH CAP SET (1/2" STAMPED "LANDESIGN")
- △ CALCULATED POINT NOT SET
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY

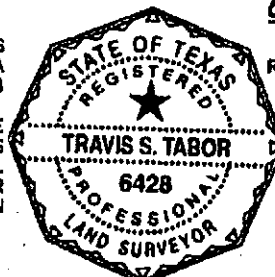
GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.000077918

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR POLICY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, CHANGES IN LOT LINES, OR ENCUMBRANCES WHICH MAY AFFECT THE PROPERTY SHOWN HEREON.

I, TRAVIS S. TABOR, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B CONDITION II LAND SURVEY. THE FIELD WORK WAS COMPLETED ON 01/30/2019.



02/01/2019 *[Signature]*
 TRAVIS S. TABOR
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6428

JOB NUMBER: 19-002 DATE: 02/01/2019
 PROJECT NAME: 97 AC AVERY RANCH
 DRAWING NAME: CS-MU AVERY RANCH BNDY.DWG
 DRAWING FILE PATH:
 L:\19002 - 97 ac Avery Ranch\CAD\DWGs\
 METES AND BOUNDS FILE PATH:
 L:\19002 - 97 ac Avery Ranch\Descriptions\CS-MU Avery Bndy
 RPLS: TST TECH: HAS PARTY CHIEF: AO CHK BY: TST
 SHEET 05 of 05 FIELDBOOKS N/A SCALE: 1" = 400'



**LANDESIGN
SERVICES, INC.**

1220 MCNEIL ROAD, SUITE 200
 ROUND ROCK, TX 78681
 TBPLS FIRM NO. 10001800
 512-238-7901



GRAPHIC SCALE

SAMUEL DAMON SURVEY
ABSTRACT NO. 170

AVERY RANCH FAR WEST PHASE
THREE SECTION THREE
DOC. NO. 2012008956
O.P.R.W.C.T.

AVERY RANCH WATER
RESERVOIR SUBDIVISION
DOC. NO. 2008019232
O.P.R.W.C.T.

LOT 1, BLOCK A

BLOCK G

APPROXIMATE SURVEY LINE

AVERY STATION SECTION
1A, PHASE 2
DOC. NO. 2013064824
O.P.R.W.C.T.

TEXAS PARKS AND
WILDLIFE
DEPARTMENT
(6.17 ACRES)
DOC. NO. 2012062885
O.P.R.W.C.T.

STATE OF TEXAS
(REMAINDER 789.508 ACRES)
VOL. 1723, PAGE 855
O.R.W.C.T.

RACHAEL SAUL SURVEY
ABSTRACT NO. 551

U.S. HIGHWAY 183A
(R.O.W. VARIES)

CS-MU
38.74 ACRE

STATE OF TEXAS
(REMAINDER 789.508 ACRES)
VOL. 1723, PAGE 855
O.R.W.C.T.

WALTER R. HOPKINS & MARY E. HOPKINS
(1.308 ACRES)
DOC. NO. 2006014551
O.P.R.W.C.T.

POINT OF
BEGINNING

DAVID ALEXANDER HARTMAN AND
CLAUDETTE LUCILLE HARTMAN,
TRUSTEES OF THE HARTMAN FAMILY
REVOCABLE TRUST.
(6.00 ACRE TRACT SAVE AND EXCEPT
0.053 ACRE)
DOC. NO. 2013015091, O.P.R.W.C.T.

STATE OF TEXAS
(REMAINDER 789.508 ACRES)
VOL. 1723, PAGE 855
O.R.W.C.T.

DAVID ALEXANDER HARTMAN AND
CLAUDETTE LUCILLE HARTMAN, TRUSTEES OF
THE HARTMAN FAMILY REVOCABLE TRUST.
(4.2692 ACRES)
DOC. NO. 2013015092
O.P.R.W.C.T.

18
RESUBDIVISION OF LOT 1,
PARKLINE SECTION 1
DOC. NO. 2008061675
O.P.R.W.C.T.

NORTH LAKE
CREEK PARKWAY

JOB NUMBER: 19-002

DATE: 02/01/2019

PROJECT NAME: 97 AC AVERY RANCH

DRAWING NAME: CS-MU AVERY RANCH BNDY.DWG

DRAWING FILE PATH:

L:\19002 - 97 ac Avery Ranch\CAD\DWGs\

METES AND BOUNDS FILE PATH:

L:\19002 - 97 ac Avery Ranch\Descriptions\CS-MU Avery Bndy

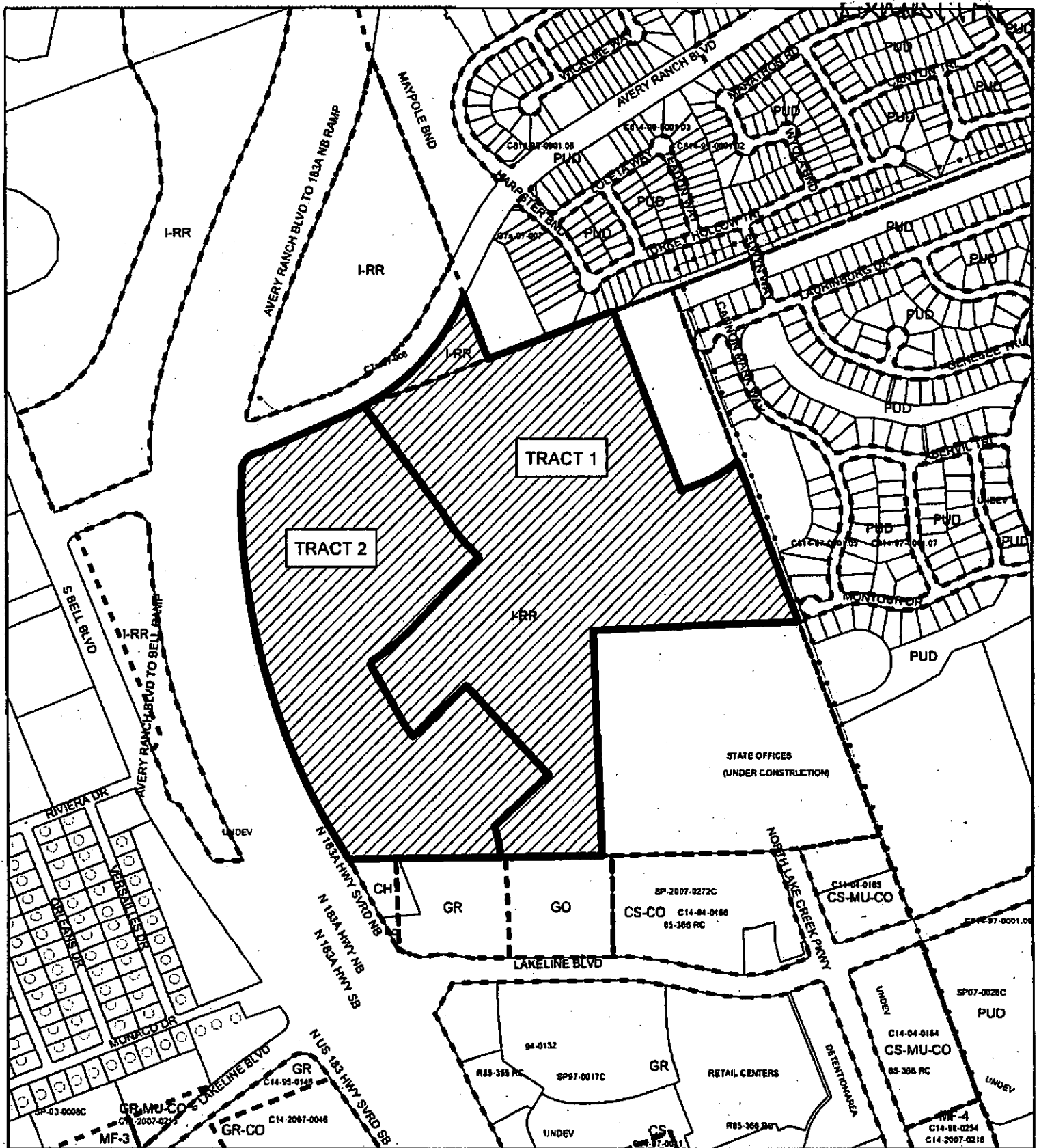
RPLS: TST TECH: HAS PARTY CHIEF: AO CHK BY: TST

SHEET 04 of 05 FIELDBOOKS N/A SCALE: 1" = 400'



LANDESIGN
SERVICES, INC.

1220 MCNEIL ROAD, SUITE 200
ROUND ROCK, TX 78681
TBPLS FIRM NO. 10001800
512-238-7901



ZONING

ZONING CASE#: C14-2019-0035

Exhibit C

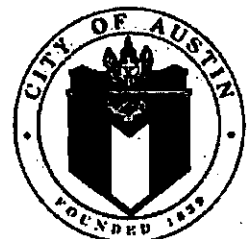
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY



1" = 600'

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.



Created: 2/7/2019