

1 **PART 3.** This ordinance takes effect on _____, 2021.

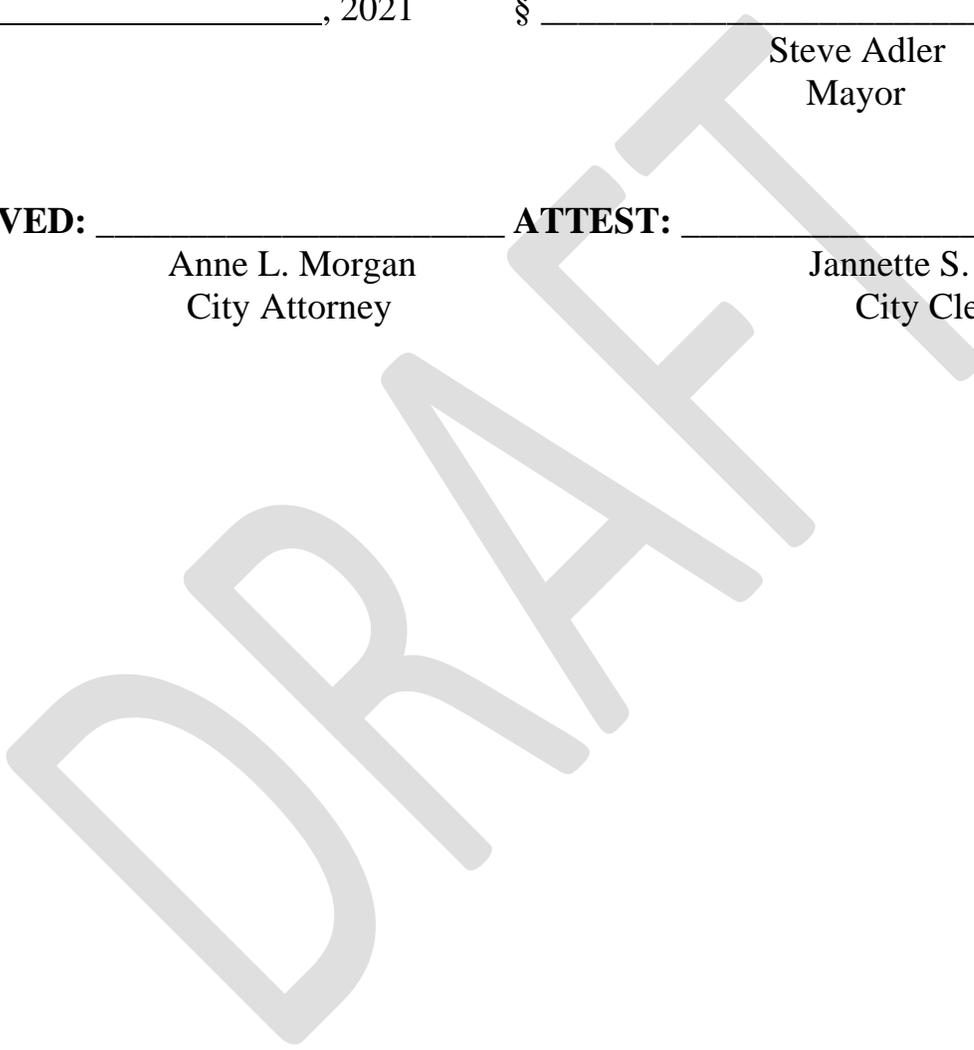
2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2021 § _____

8 Steve Adler
9 Mayor

10
11
12 **APPROVED:** _____
13 Anne L. Morgan
14 City Attorney

12 **ATTEST:** _____
13 Jannette S. Goodall
14 City Clerk



FIELD NOTES

A DESCRIPTION OF 2.793 ACRES (121,668 SQUARE FEET) OF LAND SITUATED IN THE WILLIS AVERY SURVEY NO. 81, ABSTRACT 39 IN TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 1, WALNUT CREEK CENTER, RECORDED IN VOLUME 86, PAGE 37B OF THE PLAT RECORDS OF SAID COUNTY AND ALSO BEING OUT OF THAT CERTAIN TRACT, CONVEYED TO 183 APARTMENT SITE, LTD., RECORDED IN VOLUME 12713, PAGE 988 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 2.793 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found on the southerly right-of-way (R.O.W) line of U.S. Highway 183 (East Anderson Lane) R.O.W varies, for the northwest corner of Salter Addition, recorded in Volume 84, Page 107A, of the said Plat Records, same being the northeast corner of said Lot 1, Walnut Creek Center, from which, a 1/2 inch iron rod found on the said southerly R.O.W line of U.S. Highway 183 (East Anderson Lane) for the northeast corner of said Salter Addition, bears, S62°30'35"E, 292.81 feet;

THENCE, departing the said southerly R.O.W line of U.S. Highway 183 (East Anderson Lane), along the west line of said Salter Addition, same being the east line of said Lot 1, Walnut Creek Center, S27°27'33"W, 284.12 feet to a calculated point, from which, a 1/2 inch iron rod found for reference, bears, S27°27'33"W, 66.69 feet and a calculated point on the northerly line of Coronado Hills Section Three, recorded in Volume 48, Page 60 of the said Plat Records, for the southwest corner of said Salter Addition, same being the southeast corner of said Lot 1, Walnut Creek Center, bears, S27°27'33"W, a total distance of 150.12 feet;

THENCE, departing the said west line of Salter Addition, same being the said east line of Lot 1, Walnut Creek Center, crossing said Lot 1, Walnut Creek Center, along a line 150 feet north of the south line of said Lot 1, Walnut Creek Center, N64°52'09"W, 415.90 feet to a calculated point on the east line of Lot 1, Creekwood, recorded in Volume 83, Page 187B, of the said Plat Records, same being the west line of said Lot 1, Walnut Creek Center, from which, a 1/2 inch iron found for reference on the said east line of Lot 1, Creekwood, same being the said west line of Lot 1, Walnut Creek Center, bears, S27°24'12"W, 94.03 feet, and a calculated point on the said northerly line of Coronado Hills Section Three, for the southeast corner of said Lot 1, Creekwood, same being the southwest corner of said Lot 1, Walnut Creek Center, bears, S27°24'12"W, a total distance of 150.12 feet;

THENCE, along the said east line of Lot 1, Creekwood, same being the said west line of Lot 1, Walnut Creek Center, N27°24'12"E, 301.24 feet to a 5/8 inch iron rod with cap marked "RL Surveying" found on the said southerly R.O.W line of U.S. Highway 183 (East Anderson Lane) for the northeast corner of said Lot 1, Creekwood, same being the northwest corner of said Lot 1, Walnut Creek Center;

THENCE, along the said southerly R.O.W line of U.S. Highway 183 (East Anderson Lane), same being the north line of said Lot 1, Walnut Creek Center, S62°30'35"E, 415.85 feet to the POINT OF BEGINNING and containing 2.793 acres (121,668 square feet) of land more or less.

Bearing Basis

Bearings are based on the Texas State Plane Coordinate System,
Central Zone 4203, NAD83

Reference

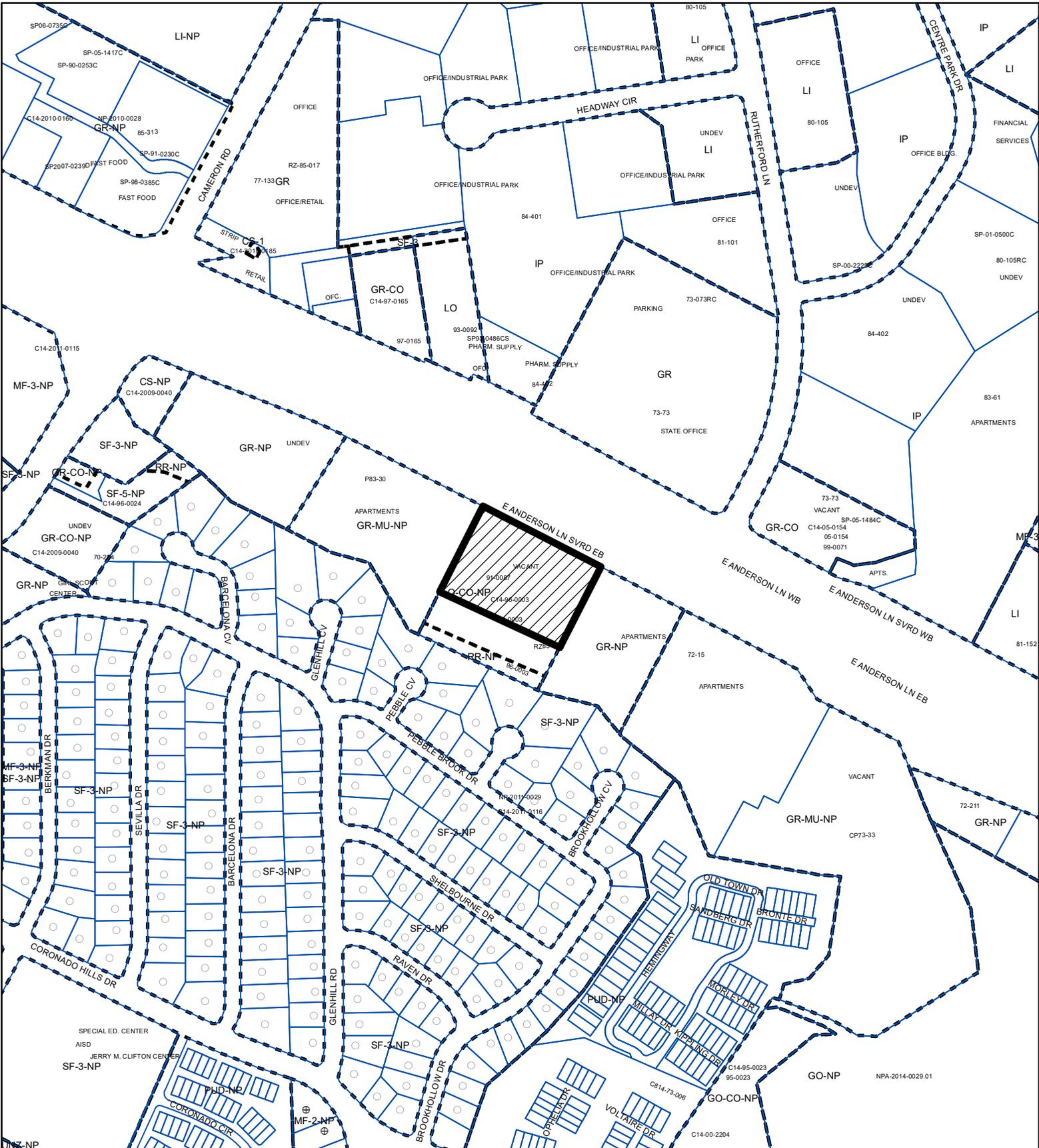
TCAD Geographic ID # 0229210232
City of Austin GRID: M27

I hereby certify that this metes and bounds description is based on an on the ground survey prepared by Ramsey Land Surveying.



Clifton Seward 07/26/2021

Clifton Seward RPLS No.4337
Ramsey Land Surveying
TBPELS Firm License No.10033200
6207 Bee Caves Road, Suite 160
Austin, Texas 78746
512.301.9398



ZONING

ZONING CASE#: C14-2021-0023.SH

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 7/27/2021