

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7715 ½ AND 7817 WEST STATE HIGHWAY 71 IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM RURAL RESIDENCE-NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT ON TRACT 1 AND LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT ON TRACT 2 TO GENERAL OFFICE-MIXED USE-NEIGHBORHOOD PLAN (GO-MU-NP) 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 rural residence-neighborhood plan (RR-NP) combining district on Tract 1 and limited office-neighborhood plan (LO-NP) combining district on Tract 2 to general office-mixed use-neighborhood plan (GO-MU-NP) combining district on the property described in Zoning Case No. C14-2021-0130, on file at the Housing and Planning Department, as follows:

Tract 1:

Being 8.803 acres (383,446 square feet) tract of land, called Tract 1, situated in the A.J. Bond Survey, Abstract 91, in Travis County, Texas; being a portion of the remainder of a called 18.40 acre tract of land as shown in document recorded in Volume 908, Page 212 of Deed Records of Travis County, Texas, and being a portion of the remainder of a called 5.00 acre tract of land as shown in document recorded in Volume 2057, Page 429 of Deed Records of Travis County, Texas; and being a portion of the remainder of a called 8.77 acre tract of land as shown in document recorded in Volume 2209, Page 141 of Deed Records of Travis County, Texas said 8.803 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

Tract 2:

Being 13.367 acres (582,251 square feet) tract of land, called Tract 2, situated in the A.J. Bond Survey, Abstract 91, in Travis County, Texas; being a portion of a 23.56 acre tract of land as shown in document recorded in Volume 5677, Page 2275, of Deed Records of Travis County, Texas, said 13.367 acres of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance (Tract 1 and Tract 2, collectively referred to as the “Property”),

locally known as 7715 ½ and 7817 West State Highway 71 in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20081211-097 that established zoning for the West Oak Hill Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022 §
 §
 §
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

METES & BOUNDS DESCRIPTION OF:

TRACT 1 - 8.803 ACRES

BEING A 8.803 ACRES (383,446 SQUARE FEET) TRACT OF LAND, CALLED TRACT 1, SITUATED IN THE A. J. BOND SURVEY, ABSTRACT 91, IN TRAVIS COUNTY, TEXAS; BEING COMPRISED OF A PORTION OF THE REMAINDER OF A CALLED 18.40 ACRE TRACT OF LAND AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 820, PAGE 575 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; A PORTION OF THE REMAINDER OF A CALLED 9.25 ACRE TRACT OF LAND AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 908, PAGE 212 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS; A PORTION OF THE REMAINDER OF A CALLED 5.00 ACRE TRACT OF LAND AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 2057, PAGE 429 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF THE REMAINDER OF A CALLED 8.77 ACRE TRACT OF LAND AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 2209, PAGE 141 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE TXDOT MONUMENT WITH ALUMINUM DISC FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 71 (VARIABLE RIGHT-OF-WAY WIDTH), FOR THE NORTH CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 71 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 45°35'45" EAST, A DISTANCE OF 153.69 FEET, TO A BRASS DISC TXDOT MONUMENT FOUND FOR AN ANGLE CORNER OF THIS TRACT;
2. SOUTH 47°22'30" EAST, A DISTANCE OF 355.35 FEET, TO A BRASS DISC TXDOT MONUMENT FOUND FOR AN ANGLE CORNER OF THIS TRACT;
3. SOUTH 44°45'10" EAST, A DISTANCE OF 91.47 FEET TO A BRASS DISC TXDOT MONUMENT FOUND IN THE EASTERLY NORTHWEST LINE OF A 13.46 ACRE TRACT OF LAND, CALLED TRACT 2, JUST SURVEYED; FOR THE EAST CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID TRACT 1 & TRACT 2, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 28°12'21" WEST, A DISTANCE OF 575.73 FEET TO A 1/2 INCH IRON ROD FOUND AT AN INTERIOR CORNER OF SAID TRACT 2, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. NORTH 78°59'52" WEST, A DISTANCE OF 267.06 FEET TO A 1/2 INCH IRON ROD FOUND AT AN INTERIOR CORNER OF SAID TRACT 2, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. NORTH 30°34'50" WEST, A DISTANCE OF 380.17 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHEAST BOUNDARY LINE OF LOT 1, BLOCK A OF THE OAK HILL STORAGE SUBDIVISION AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201800105 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AT THE WESTERLY NORTH CORNER OF SAID TRACT 2, FOR THE WEST CORNER OF THIS TRACT;

THENCE, NORTH 28°18'15" EAST, ALONG THE SOUTHEAST BOUNDARY LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 615.87 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 8.803 ACRES OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES IN AUSTIN, TEXAS.;

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A BOUNDARY EXHIBIT AND A LINE WERE CREATED IN CONJUNCTION WITH THIS METES & BOUNDS DESCRIPTION.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THE FOREGOING DESCRIPTION ACCURATELY SETS OUT THE METES AND BOUNDS OF THIS TRACT.



ZACHARY KEITH PETRUS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



EXHIBIT "A"
BOUNDARY EXHIBIT OF:
TRACT 1 - 8.803 ACRE TRACT
BEING OUT OF THE
A. J. BOND SURVEY, ABSTRACT 91
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

Kimley»Horn

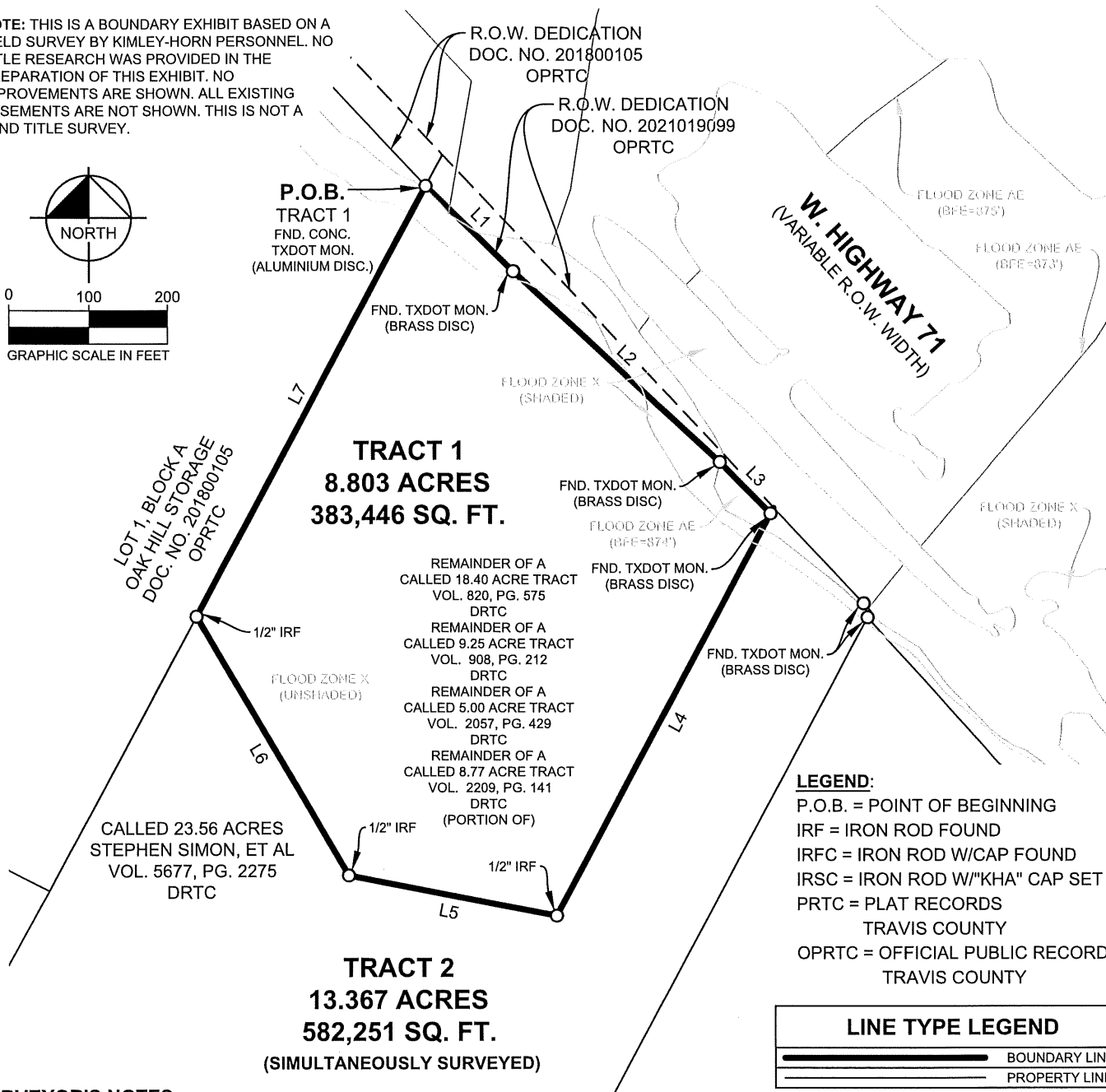
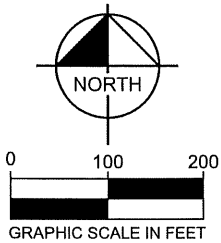
10814 Jollyville Road, Campus IV,
Suite 200, Austin, Texas 78759

FIRM # 10194624

Tel. No. (512) 418-1771
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	RPP	ZKP	3/10/2021	067786605	1 OF 3

NOTE: THIS IS A BOUNDARY EXHIBIT BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO TITLE RESEARCH WAS PROVIDED IN THE PREPARATION OF THIS EXHIBIT. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS ARE NOT SHOWN. THIS IS NOT A LAND TITLE SURVEY.



LEGEND:
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IRFC = IRON ROD W/CAP FOUND
IRSC = IRON ROD W/"KHA" CAP SET
PRTC = PLAT RECORDS
TRAVIS COUNTY
OPRTC = OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

LINE TYPE LEGEND	
	BOUNDARY LINE
	PROPERTY LINE

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A METES & BOUNDS DESCRIPTION AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS BOUNDARY EXHIBIT.
(SEE FLOOD ZONE STATEMENT AND GENERAL NOTES ON SHEET 3)

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS BOUNDARY EXHIBIT OF SURVEY ACCURATELY REFLECTS THE METES AND BOUNDS OF THESE TRACTS.

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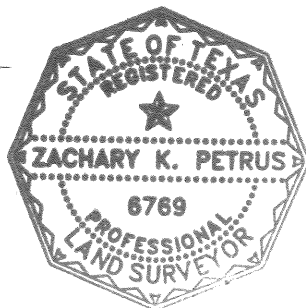


EXHIBIT "A"
BOUNDARY EXHIBIT OF:
TRACT 1 - 8.803 ACRE TRACT
BEING OUT OF THE
A. J. BOND SURVEY, ABSTRACT 91
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

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1" = 200'	RPP	ZKP	3/10/2021	067786605	2 OF 3

FEMA FLOOD STATEMENT:

ACCORDING TO COMMUNITY PANEL NO. 4806240560, MAP NO. 48453C0560J, EFFECTIVE DATE: JANUARY 22, 2020 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "1% ANNUAL FLOOD CHANCE AREA WITH BASE FLOOD ELEVATIONS DETERMINED". THE REMAINDER OF THE PROPERTY IS WITHIN ZONE "X" (UN-SHADED) DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES. THIS FLOOD STATEMENT SHALL CREATE NO LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S45°35'45"E	153.69'
L2	S47°22'30"E	355.35'
L3	S44°45'10"E	91.47'
L4	N28°12'21"E	575.73'
L5	S78°59'52"E	267.06'
L6	S30°34'50"E	380.17'
L7	N28°18'15"E	615.87'

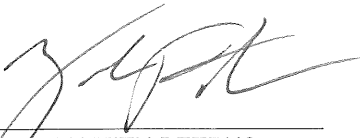
GENERAL NOTES:

1. THIS PROPERTY IS CURRENTLY UN-PLATTED AND IS SUBJECT TO THE TEXAS LOCAL GOVERNMENT CODE, TITLE 7, SUBTITLE A, CHAPTER 212 - MUNICIPAL REGULATION OF SUBDIVISIONS, SUBCHAPTER A - REGULATION OF SUBDIVISIONS. A SUBDIVISION PLAT WILL BE REQUIRED FOR SITE DEVELOPMENT.
2. KIMLEY-HORN HAS MADE NO ATTEMPT TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR UNDERGROUND FACILITY. FOR INFORMATION REGARDING SAID UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES. NO TEXAS 811 MARKINGS SHOWING THE LOCATION OF BURIED UTILITIES WERE OBSERVED AND LOCATED BY SURVEY CREWS WHILE PERFORMING THE FIELD SURVEY. KIMLEY-HORN CANNOT GUARANTEE THE ACCURACY AND THOROUGHNESS OF UTILITY COMPANY REPRESENTATIVES MARKING EFFORT. KIMLEY-HORN ASSUMES NO LIABILITY FOR POORLY OR IMPROPERLY MARKED UTILITY LOCATIONS. NO PRIVATE INTERIOR SERVICE LINES WERE MARKED AND NOT ARE SHOWN.
3. KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING SURVEY.
4. THIS SURVEY DOES NOT SHOW EXISTING TREES OR LANDSCAPING.

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A METES & BOUNDS DESCRIPTION AND BOUNDARY EXHIBIT WERE CREATED IN CONJUNCTION WITH THIS LINE & CURVE TABLE.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS LINE TABLE OF SURVEY ACCURATELY REFLECTS THE METES AND BOUNDS OF THIS TRACT.


 ZACHARY KEITH PETRUS
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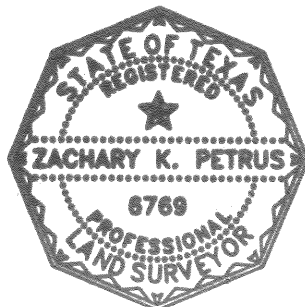


EXHIBIT "A"
BOUNDARY EXHIBIT OF:
 TRACT 1 - 8.803 ACRE TRACT
 BEING OUT OF THE
 A. J. BOND SURVEY, ABSTRACT 91
 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

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N/A	RPP	ZKP	3/10/2021	067786605	3 OF 3

METES & BOUNDS DESCRIPTION OF:
TRACT 2 - 13.367 ACRES

BEING A 13.367 ACRES (582,251 SQUARE FEET) TRACT OF LAND, CALLED TRACT 2, SITUATED IN THE A. J. BOND SURVEY, ABSTRACT 91, IN TRAVIS COUNTY, TEXAS; BEING A PORTION OF A 23.56 ACRE TRACT OF LAND DESCRIBED TO STEPHEN SIMON, ET AL, AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 5677, PAGE 2275, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHEAST BOUNDARY LINE OF LOT 1, BLOCK A OF THE OAK HILL SUBDIVISION, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201800105 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AT THE WEST CORNER OF AN 8.803 ACRE TRACT OF LAND, CALLED TRACT 1, JUST SURVEYED, FOR THE WESTERLY NORTH CORNER OF THIS TRACT; WHENCE A CONCRETE TXDOT MONUMENT WITH AN ALUMINUM DISC FOUND FOR REFERENCE AT THE NORTH CORNER OF SAID TRACT 1 BEARS NORTH 28°18'15" EAST, A DISTANCE OF 615.87 FEET;

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID TRACT 1 AND TRACT 2, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 30°34'50" EAST, A DISTANCE OF 380.17 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1, FOR AN INTERIOR CORNER OF THIS TRACT;
2. SOUTH 78°59'52" EAST, A DISTANCE OF 267.06 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT 1, FOR AN INTERIOR CORNER OF THIS TRACT;
3. NORTH 28°12'21" EAST, AT 575.73 FEET PASSING A BRASS DISC TXDOT MONUMENT FOUND FOR REFERENCE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 71 (VARIABLE RIGHT-OF-WAY WIDTH), AT THE EAST CORNER OF SAID TRACT 1, IN ALL A DISTANCE OF 583.62 FEET TO A POINT FOR THE EASTERLY NORTH CORNER OF THIS TRACT;

THENCE, SOUTH 43°31'04" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 71, AT 166.64 FEET PASSING A BRASS DISC TXDOT MONUMENT FOUND FOR REFERENCE, IN ALL A DISTANCE OF 180.15 FEET TO A POINT FOR THE EAST CORNER OF THIS TRACT;

THENCE, SOUTH 28°15'19" WEST, AT 8.86 FEET PASSING A BRASS DISC TXDOT MONUMENT FOUND FOR REFERENCE AT THE OSTENSIBLE NORTH CORNER OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED TO ERIC YERKOVICH AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2002137702 AND FURTHER DESCRIBED IN VOLUME 12560, PAGE 2053 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THEN CONTINUING ALONG THE NORTHWEST BOUNDARY LINE OF SAID 5.00 ACRE TRACT, IN ALL A DISTANCE OF 1192.26 FEET TO A PK NAIL FOUND IN THE NORTHWEST BOUNDARY LINE OF LOT 1 OF THE ROCKING "Y" SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 91, PAGE 266 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AT THE EAST CORNER OF A CALLED 0.25 ACRE CEMETERY TRACT OF LAND AS REFERENCED ON THE SIMON-CASKEY SUBDIVISION, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 202000222 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE EASTERLY SOUTH CORNER OF THIS TRACT;

THENCE, NORTH 61°43'25" WEST, ALONG THE NORTHEAST BOUNDARY LINE OF SAID 0.25 ACRE CEMETERY TRACT, A DISTANCE OF 170.19 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID 0.25 ACRE CEMETERY TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 28°16'35" WEST, ALONG THE NORTHWEST BOUNDARY LINE OF SAID 0.25 ACRE CEMETERY TRACT, A DISTANCE OF 49.06 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT AN EXTERIOR CORNER OF THE SIMON-CASKEY SUBDIVISION, FOR THE WESTERLY SOUTH CORNER OF THIS TRACT; WHENCE A 1/2 INCH IRON ROD FOUND FOR REFERENCE AT THE WEST CORNER OF SAID 0.25 ACRE CEMETERY TRACT BEARS SOUTH 28°16'25" WEST, A DISTANCE OF 15.00 FEET;

THENCE, ALONG A NORTHEAST BOUNDARY LINE OF SAID SIMON-CASKEY SUBDIVISION, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 61°43'25" WEST, A DISTANCE OF 277.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF LITTLE DEER CROSSING (CALLED 60' RIGHT-OF-WAY WIDTH) AS SHOWN ON AND DEDICATED BY SAID SIMON-CASKEY SUBDIVISION, AT A POINT OF CURVATURE, FOR AN EXTERIOR CORNER OF THIS TRACT;
2. IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LITTLE DEER CROSSING AND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 70°06'27" A RADIUS OF 230.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 27°05'46" WEST, 264.20 FEET, AND A TOTAL ARC LENGTH OF 281.43 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
3. NORTH 62°21'25" WEST, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LITTLE DEER CROSSING, A DISTANCE OF 87.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT THE SOUTH CORNER OF LOT 6, BLOCK A OF SAID SIMON-CASKEY SUBDIVISION, FOR THE WEST CORNER OF THIS TRACT; WHENCE A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF SAID SIMON-CASKEY SUBDIVISION BEARS SOUTH 28°18'15" WEST, A DISTANCE OF 693.60 FEET;

THENCE, NORTH 28°18'15" EAST, ALONG THE SOUTHEAST BOUNDARY LINE OF LOT 6 AND LOT 1 OF BLOCK A OF SAID SIMON-CASKEY SUBDIVISION, A DISTANCE OF 682.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.367 ACRES OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A BOUNDARY EXHIBIT AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS METES & BOUNDS DESCRIPTION.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THE FOREGOING DESCRIPTION ACCURATELY SETS OUT THE METES AND BOUNDS OF THIS TRACT.



ZACHARY KEITH PETRUS
REGISTERED PROFESSIONAL
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10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



EXHIBIT "B"
BOUNDARY EXHIBIT OF:
TRACT 2 - 13.367 ACRE TRACT
BEING OUT OF THE
A. J. BOND SURVEY, ABSTRACT 91
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

Kimley»Horn

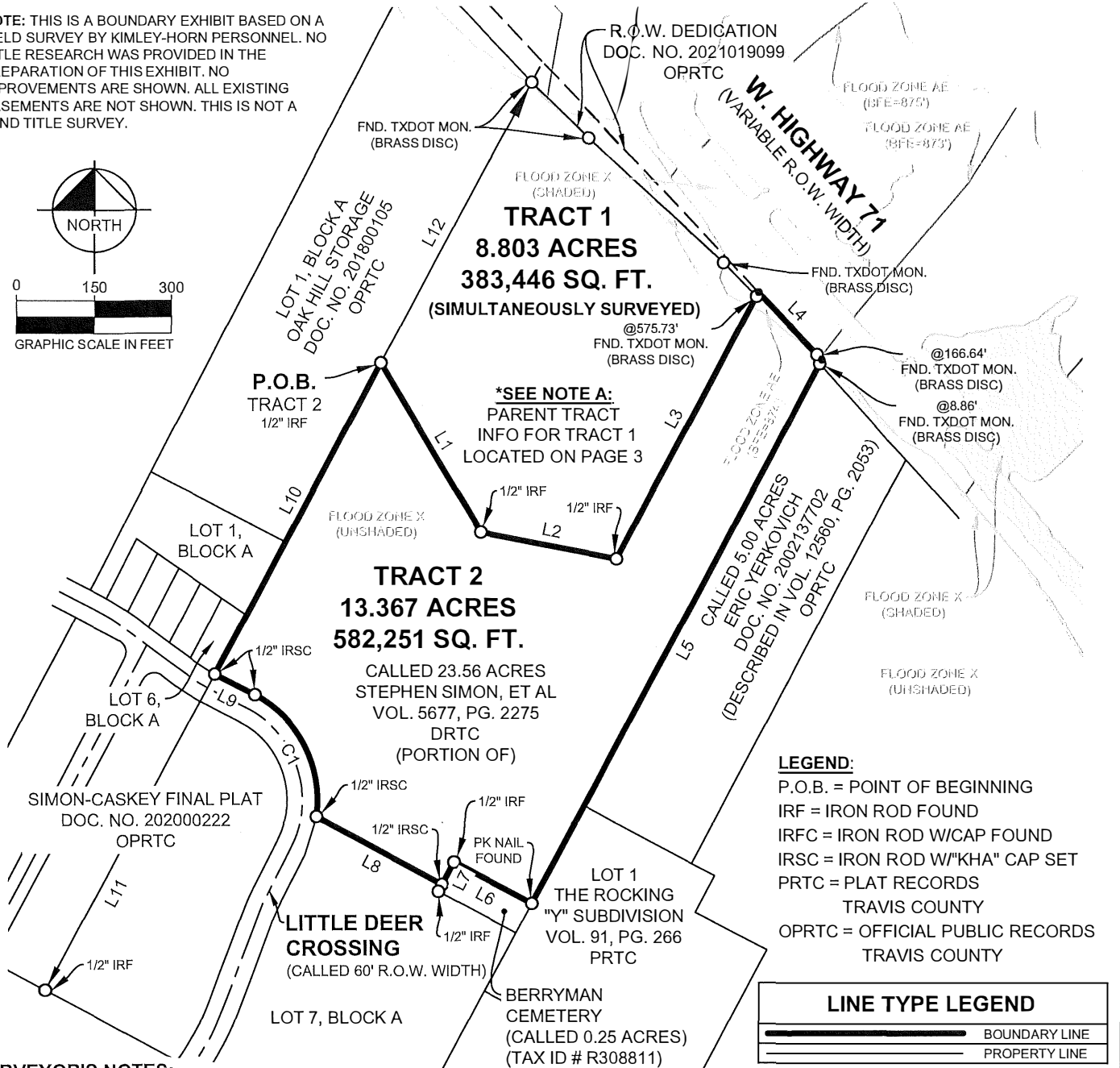
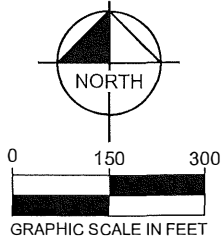
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	RPP	ZKP	3/10/2021	067786605	1 OF 3

NOTE: THIS IS A BOUNDARY EXHIBIT BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO TITLE RESEARCH WAS PROVIDED IN THE PREPARATION OF THIS EXHIBIT. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS ARE NOT SHOWN. THIS IS NOT A LAND TITLE SURVEY.



SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A METES & BOUNDS DESCRIPTION AND A LINE & CURVE TABLE WERE CREATED IN CONJUNCTION WITH THIS BOUNDARY EXHIBIT.
(SEE FLOOD ZONE STATEMENT AND GENERAL NOTES ON SHEET 3)

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS BOUNDARY EXHIBIT OF SURVEY ACCURATELY REFLECTS THE METES AND BOUNDS OF THESE TRACTS.

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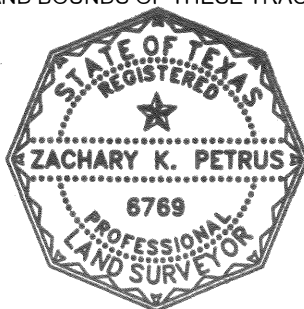


EXHIBIT "B"
BOUNDARY EXHIBIT OF:
TRACT 2 - 13.367 ACRE TRACT
BEING OUT OF THE
A. J. BOND SURVEY, ABSTRACT 91
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	RPP	ZKP	3/10/2021	067786605	2 OF 3

FEMA FLOOD STATEMENT:

ACCORDING TO COMMUNITY PANEL NO. 4806240560, MAP NO. 48453C0560J, EFFECTIVE DATE: JANUARY 22, 2020 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "1% ANNUAL FLOOD CHANCE AREA WITH BASE FLOOD ELEVATIONS DETERMINED". THE REMAINDER OF THE PROPERTY IS WITHIN ZONE "X" (UN-SHADED) DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES. THIS FLOOD STATEMENT SHALL CREATE NO LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

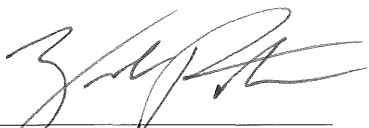
GENERAL NOTES:

1. THIS PROPERTY IS CURRENTLY UN-PLATTED AND IS SUBJECT TO THE TEXAS LOCAL GOVERNMENT CODE, TITLE 7, SUBTITLE A, CHAPTER 212 - MUNICIPAL REGULATION OF SUBDIVISIONS, SUBCHAPTER A - REGULATION OF SUBDIVISIONS. A SUBDIVISION PLAT WILL BE REQUIRED FOR SITE DEVELOPMENT.
2. KIMLEY-HORN HAS MADE NO ATTEMPT TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR UNDERGROUND FACILITY. FOR INFORMATION REGARDING SAID UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES. NO TEXAS 811 MARKINGS SHOWING THE LOCATION OF BURIED UTILITIES WERE OBSERVED AND LOCATED BY SURVEY CREWS WHILE PERFORMING THE FIELD SURVEY. KIMLEY-HORN CANNOT GUARANTEE THE ACCURACY AND THOROUGHNESS OF UTILITY COMPANY REPRESENTATIVES MARKING EFFORT. KIMLEY-HORN ASSUMES NO LIABILITY FOR POORLY OR IMPROPERLY MARKED UTILITY LOCATIONS. NO PRIVATE INTERIOR SERVICE LINES WERE MARKED AND NOT ARE SHOWN.
3. KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING SURVEY.
4. THIS SURVEY DOES NOT SHOW EXISTING TREES OR LANDSCAPING.

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A METES & BOUNDS DESCRIPTION AND BOUNDARY EXHIBIT WERE CREATED IN CONJUNCTION WITH THIS LINE & CURVE TABLE.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS LINE & CURVE TABLE OF SURVEY ACCURATELY REFLECTS THE METES AND BOUNDS OF THIS TRACT.


 ZACHARY KEITH PETRUS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6769
 10814 JOLLYVILLE ROAD
 CAMPUS IV, SUITE 200
 AUSTIN, TEXAS 78759
 PH. (512) 572-6674
 ZACH.PETRUS@KIMLEY-HORN.COM

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	70°06'27"	230.00'	281.43'	N27°05'46"W	264.20'

LINE TABLE

NO.	BEARING	LENGTH
L1	S30°34'50"E	380.17'
L2	S78°59'52"E	267.06'
L3	N28°12'21"E	575.73'
L4	S43°31'04"E	180.15'
L5	S28°15'19"W	1192.26'
L6	N61°43'25"W	170.19'
L7	S28°16'35"W	49.06'
L8	N61°43'25"W	277.00'
L9	N62°21'25"W	87.00'
L10	N28°18'15"E	682.13'
L11	S28°18'15"W	693.60'
L12	N28°18'13"E	615.87'

***NOTE A:**

PARENT TRACT INFORMATION FOR:
TRACT 1 - 8.803 ACRES

REMAINDER OF A
CALLED 18.40 ACRE TRACT
VOL. 820, PG. 575
DRTC

REMAINDER OF A
CALLED 9.25 ACRE TRACT
VOL. 908, PG. 212
DRTC

REMAINDER OF A
CALLED 5.00 ACRE TRACT
VOL. 2057, PG. 429
DRTC

REMAINDER OF A
CALLED 8.77 ACRE TRACT
VOL. 2209, PG. 141
DRTC
(PORTION OF)

PARENT TRACT INFORMATION FOR:
TRACT 1 - 13.367 ACRES

CALLLED 23.56 ACRES
STEPHEN SIMON, ET AL
VOL. 5677, PG. 2275
DRTC
(PORTION OF)

EXHIBIT "B"**BOUNDARY EXHIBIT OF:**

TRACT 2 - 13.367 ACRE TRACT

BEING OUT OF THE

A. J. BOND SURVEY, ABSTRACT 91
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

Kimley»Horn

10814 Jollyville Road, Campus IV
Suite 200, Austin, Texas 78759

FIRM # 10194624

Tel. No. (512) 418-1771
www.Kimley-Horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	RPP	ZKP	3/10/2021	067786605	3 OF 3

