

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-12
AGENDA DATE: Thu 06/23/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0038 - Gables at 5th - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1601-1611 West 5th St. (Town Lake Watershed) from limited industrial-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning to limited industrial-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Planning Commission Recommendation: To grant limited industrial-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. Applicant: J17 Fortune, L.P. (Margaret L. Mueller). Agent: Drenner Stuart Wolff Metcalfe von Kreisler (Michele Allen). City Staff: Thomas Bolt, 974-2755.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Alice Glasco

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0038

P.C. DATE: June 14, 2005

ADDRESS: 1601 – 1611 West 5th Street

OWNER/APPLICANT: J17 Fortune, L.P.
(Margaret Mueller)

AGENT: Drenner Stuart Wolfe
Metcalf von Kreisler
(Michele Allen)

ZONING FROM: LI-CO-NP

TO: LI-PDA-NP

AREA: 3.116 Acres

SUMMARY STAFF RECOMMENDATION:

To approve the zoning change from limited industrial – conditional overlay – neighborhood plan combining area district (LI-CO-NP) district zoning to limited industrial – planned development area – neighborhood plan combining district (LI-PDA-NP) zoning district, subject to the conditions of the Traffic Impact Analysis dated June 8 2005.

PLANNING COMMISSION RECOMMENDATION:

Motion to approve staff recommendation to rezone from LI-CO-NP to LI-PDA-NP with the conditions of Traffic Impact Analysis dated June 8, 2005. Vote 6-0. Motion to approve – Commissioner Sullivan and 2nd By Commissioner Cortez. Commissioners Medlin and Galindo absent.

Commissioner Sullivan also asked as part of the recommendation for approval that Council advise staff to seek ways to improve pedestrian and traffic mobility in this area. Find ways to make this area more pedestrian friendly. The area defined as W. 5th St., W. 6th St., and Mopac.

Commissioner Riley recommended that the developer work towards burying utilities with this project and encouraged doing so with other developments as they are considered.

ISSUES:

The agent has been working with neighborhood representatives over the last few months to gain support for the zoning change and project. Included in the back up materials is a letter from the Chairperson of the Old West Austin Neighborhood Association indicating no objection to the proposed zoning. Many other topics have been discussed. Some action items identified in the plan for this area in addition to issues raised by the neighborhood fall outside the parameters of zoning. These items may be addressed through a private restrictive covenant.

DEPARTMENT COMMENTS:

The Old West Austin Neighborhood Plan and Land Use Map suggest that the areas south of W. 6th St. allow for Mixed Use Development. The plan indicates that Mixed Use buildings in this area provide for both the demand for commercial services and allow for residential development. The LI-PDA-NP is being sought to modify some base district requirements so that buildings may be located closer to the front property line. The Planned Development Area includes prohibition of uses and conditional use permits for certain occupancies which reflects the Neighborhood Plan. The MF-6 zoning district classification recommended for this area in the Neighborhood Plan does not have a dwelling unit cap. The proposed PDA includes a dwelling unit cap of 250.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-CO-NP	Restaurant, retail & storage
<i>North</i>	CS-MU-CO-NP	Restaurant, retail, bank-office
<i>South</i>	LI-NP	Rail line and undeveloped
<i>East</i>	GR-MU-CO-NP	Auto sales
<i>West</i>	PUD-NP	Hartland Bank PUD accessory parking area

PLANNING AREA : Old West Austin Neighborhood Plan **TIA:** Yes

WATERSHED: Town Lake

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: Yes

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

#018 Old West Austin Neighborhood Assn.

#511 Austin Neighborhoods Council

#742 Austin Independent School District

#998 West End Alliance

SCHOOLS:

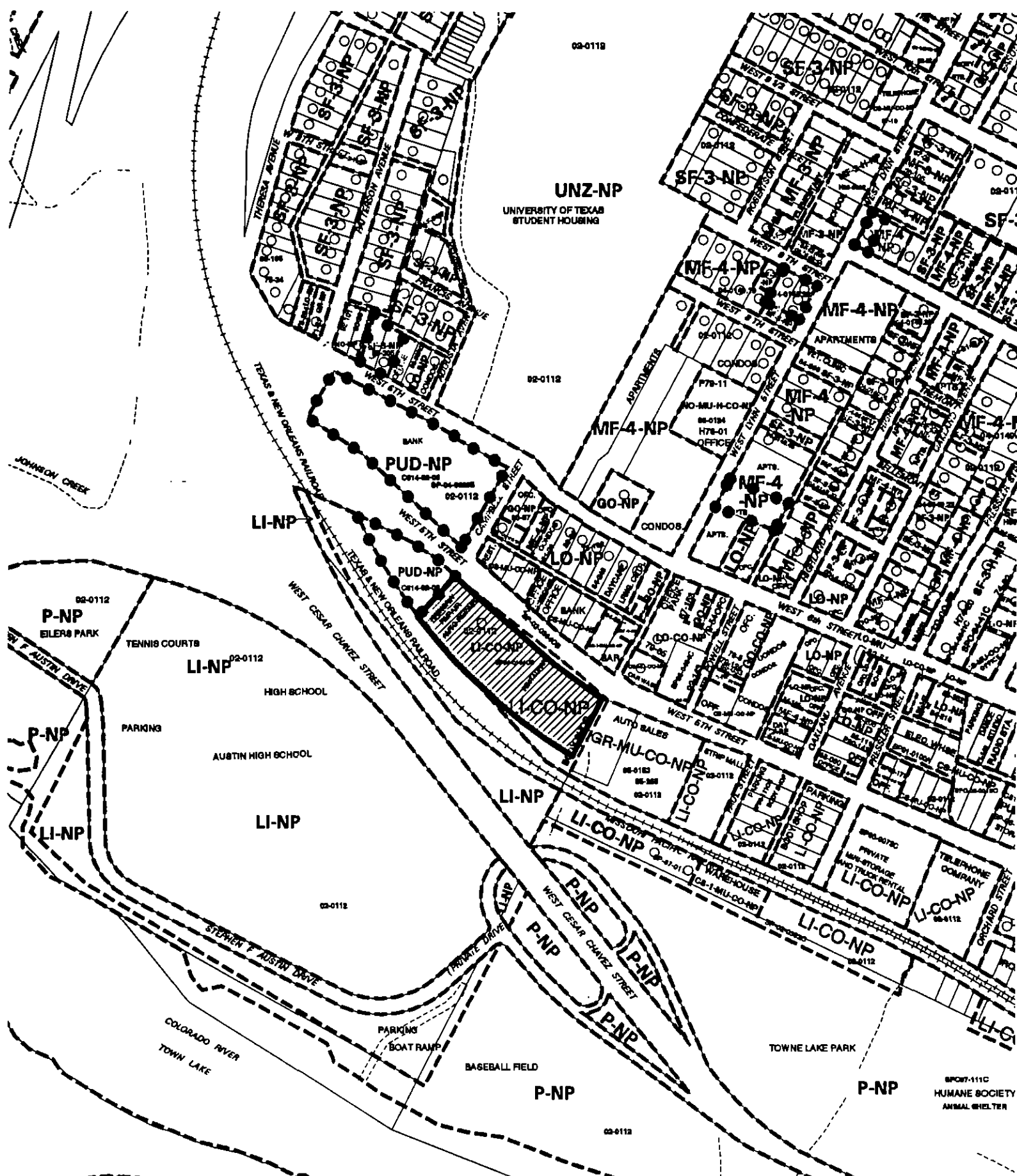
Mathews Elementary School


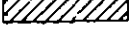


O. Henry Middle School

Austin High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
Ord. # 000269-105	Zonings	Approved staff	Approved Staff



 1" = 400'	SUBJECT TRACT 	ZONING CASE #: C14-05-0038 ADDRESS: 1601-1611 BLK W 5TH ST SUBJECT AREA (acres): 3.116		DATE: 05-06 INTLS: SM	CITY GRID REFERENCE NUMBER H23
	PENDING CASE 				
	ZONING BOUNDARY 				
	CASE MGR: T. BOLT				



City of Austin

C14-05-0038

1601 - 1611 W, 5TH ST.

REQUEST: FROM LI-NP TO LI-PDA-N

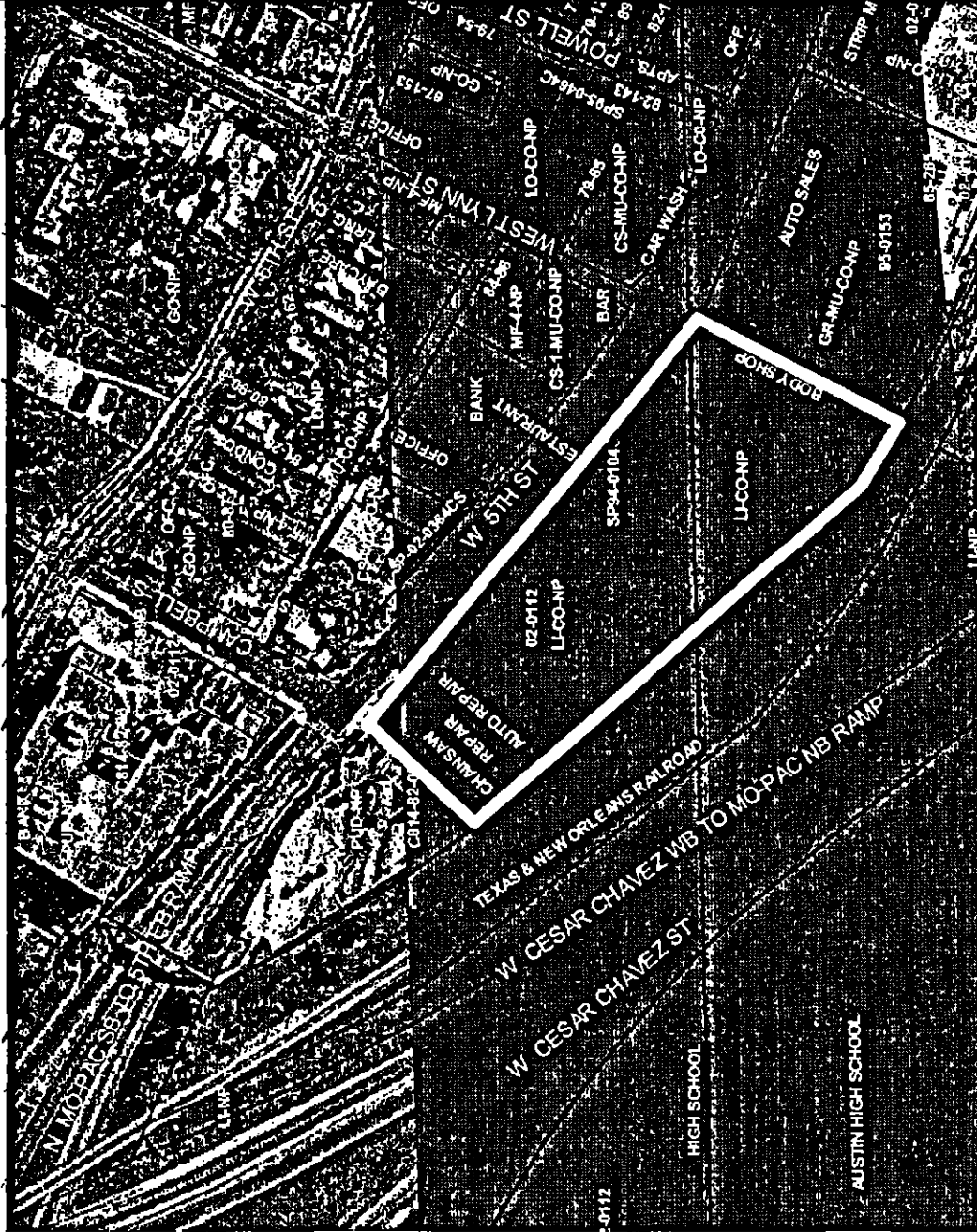
OWNER: J 17 FORTUNE, LP

AGENT: DRENNER STUART WOLFE
METCALFE VON KREISLER

- Zoning
- Subdivision
- Base
- Center Line
- Capitol View Corridors



This map has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness. Reproduction is not permitted without prior written permission from Watershed Protection & Development Review, City of Austin.



Capitol View Corridor

	associated with the Neighborhood Plan	recommendations	recommendations 6/29/00 3 readings.
--	--	-----------------	--

RELATED CASES: N/A

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
West 5 th Street	90'	45'	Arterial

CITY COUNCIL DATE: June 23, 2005

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Thomas Bolt
e-mail address: Thomas.bolt@ci.austin.tx.us

PHONE: 974-2755

STAFF RECOMMENDATION

To approve the zoning change from limited industrial – conditional overlay – neighborhood plan combining area district (LI-CO-NP) district zoning to limited industrial – planned development area – neighborhood plan combining district (LI-PDA-NP) zoning district, subject to the conditions of the Traffic Impact Analysis dated June 8 2005.

BACKGROUND N/A

BASIS FOR RECOMMENDATION

The Neighborhood Plan supports densities equal to MF- 6 in addition to most CS uses with conditions. From the Neighborhood Plan:

Goal 1- Encourage Mixed Uses

Action Item 1

Apply the Neighborhood Plan Combining District special use category “Neighborhood Mixed Use Building” and the Mixed Use Combining District to all properties between the Union Pacific Railroad and the center line of 5th St., to encourage the conversion of this land to a mix of residential and other uses. The neighborhood will encourage developers to include residences of an appropriate size for families with children. Mixed-use development would be permitted but not required.

Land Use Policies

In the area south of 6th Street (all lots south of the center line of 6th Street):

The neighborhood plan supports property owners’ requests to rezone LI properties to W/LO, MF-1 Through MF-6 and CS-CO with the Neighborhood Plan Combining District special use category “Neighborhood Mixed Use Building” (for the CO, see list of uses identified as restricted in this plan under item #5).

No rezoning to a commercial category more permissive than CS-CO (as specified under item #5 should permitted except as noted about for LI properties.

Goal 8 – Aesthetics – Create attractive, pedestrian friendly public spaces in the neighborhood

Action Item 55

Participate in and support the efforts of the West End Alliance and the West Lynn merchants to improve commercial corridors. In particular, support the

goals of the West End Austin Alliance master planning effort for these corridors: creating a pedestrian friendly, mixed-use environment

EXISTING CONDITIONS

Hill Country Roadway N/A

Impervious Cover

The site is located over the North Edwards Aquifer Recharge Zone. The site is located in the Town Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Impervious cover is not limited in this watershed class. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

Environmental

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water Quality Control Requirements

At this time, no information has been provided as to whether this property has any pre-existing approvals, which would preempt current water quality or Code requirements.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.

There are sidewalks along the south side of West 5th Street.

Capital Metro service is available along West 5th Street.

West 5th Street is classified as a Priority 2 in the Bicycle Plan.

Water and Wastewater

The site is served with City water and wastewater utilities. If water or wastewater utility improvements, or system upgrades, or utility adjustment, or utility relocation are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Compatibility Standards N/A

June 14, 2005

Dear Chair Riley and Members of the Planning Commission,

As Chair of OWANA, I speak for our membership when I say that we appreciate the ongoing discussions we have had with Gables Residential regarding the development of the Mueller Tract on West 5th Street. It seems clear that they are interested in working with our neighborhood organization to ensure that a significant tract of land is developed in a way that not only conforms to the Neighborhood Plan but responds to more particular needs neighbors have expressed.

On June 7, 2005, in a meeting of the General Membership, the following motion passed unanimously.

"OWANA does not oppose the proposed zoning on West 5th Street (Mueller Tract), but we note that the following issues should be addressed in this development: creating family_oriented amenities; including family_sized apartments; attracting locally owned businesses in the retail space; affordable housing; and creating a public area around the large oak tree to serve as a neighborhood destination. We also encourage continued discussion with our organization about pedestrian and vehicular traffic concerns and request that OWANA representatives be included in the site plan review."

We appreciate the productive discussions that we had with Gables representatives, their soliciting our input, and their attentiveness to concerns and ideas expressed by our members.

We look forward to continued discussions with the Gables representatives as the project evolves, in particular with respect to elements of the project that our General Membership is encouraging as stated in its motion.

Sincerely,

Richard McCown
OWANA Chair

**WEST END
AUSTIN
ALLIANCE**

Board Members:

President

Perry Lorenz

Vice President

Melissa Gonzales

Morning Star

Trading Company

Secretary

David Rockwood

GSD&M

Treasurer

Whit Hanks

Whit Hanks Properties

Kent Collins

Post Properties

Patricia Dauer-Slate

Sweetish Hill Bakery

Mark Stine

Old West Austin

Neighborhood Association

John T. Kunz

Waterloo Records

and Video

Michelle McDonald

Jones, Lang, LaSalle

Ted Sitt

Old Austin

Neighborhood Association

David Vitunza

Austin MarketPlace

Evan Williams

Joseph & Williams

Earl Swisher -

Lawrence Group Architects

Abe Zimmerman

DockPeople



June 14, 2005

**Re: Proposed Gables Mixed-Use Project on West 5th Street
Case #: C14-05-0038**

Dear Chairman and Members of the Austin Planning Commission:

This letter is written on behalf of The West End Austin Alliance ("WEAA"), a unique coalition of property owners, business owners and neighborhood interests on the west end of Austin's Central Business District. At our June Board Meeting the Board reviewed the proposed mixed-use Gables project and voted to support it. This kind of project goes a long way toward creating the mixed-use environment that the WEAA encourages. Thanks and call with any questions or comments, 478-8774.

Sincerely,

A handwritten signature in black ink, appearing to read "Perry Lorenz".

**Perry Lorenz
President**

P.O. BOX
684928
AUSTIN
TEXAS
78768-4928
512-478-8774

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1601-1611 WEST 5TH STREET IN THE OLD WEST
3 AUSTIN NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL
4 SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LI-CO-NP)
5 COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED
6 DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING
7 DISTRICT.
8

9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from limited industrial services-conditional overlay-neighborhood
13 plan (LI-CO-NP) combining district to limited industrial services-planned development
14 area-neighborhood plan (LI-PDA-NP) combining district on the property described in
15 Zoning Case No. C14-05-0038, on file at the Neighborhood Planning and Zoning
16 Department, as follows:
17

18 A 3.116 acre tract of land, more or less, out of the George W. Spear League, Travis
19 County, the tract of land being more particularly described by metes and bounds in
20 Exhibit "A" incorporated into this ordinance, (the "Property")
21

22 locally known as 1601-1611 West 5th Street, in the Old West Austin neighborhood plan
23 area, in the City of Austin, Travis County, Texas, and generally identified in the map
24 attached as Exhibit "B".
25

26 **PART 2.** Development of the Property shall comply with Section 25-2-648 (*Planned*
27 *Development Area Performance Standards*) of the City Code.
28

29 **PART 3.** Development of the Property shall comply with the following use regulations:
30

- 31 1. Except as provided in Sections 3 and 4, all permitted and conditional limited industrial
32 (LI) uses are permitted and conditional uses of the Property.
33
34 2. The following are additional permitted uses of the Property:
35

36 Townhouse residential
37 Multifamily residential

Condominium residential

1
2 3. The following uses are prohibited uses of the Property:

3
4 Basic industry
5 Exterminating services
6 Kennels
7 Resource extraction
8 Vehicle storage
9

Drop-off recycling collection facilities
General warehousing and distribution
Recycling center
Scrap and salvage

10 4. The following uses are conditional uses of the Property:

11
12 Automotive rentals
13 Automotive washing (of any type)
14 Equipment repair services
15 Maintenance and service facilities
16

Automotive sales
Convenience storage
Limited warehousing and distribution
Service station

17 5. A construction sales and service use that exceeds a site area of 10,000 square feet is a
18 conditional use. A laundry services use that exceeds a site area of 6,000 square feet is a
19 conditional use.
20

21 **PART 4.** Except as provided in this Part, development of the Property shall comply with
22 the general commercial services (CS) site development regulations.
23

- 24 1. The minimum front yard setback along West 5th Street is 0 feet.
25
26 2. The number of dwelling units of the following uses may not exceed a cumulative total
27 of 250 units:
28

29 Multifamily residential
30 Townhouse residential
31

Condominium residential

32 **PART 5.** Except as otherwise provided in this ordinance, the Property is subject to
33 Ordinance No. 020926-26 that established the Old West Austin neighborhood plan
34 combining district.
35
36
37
38
39
40

1 **PART 6.** This ordinance takes effect on _____, 2005.

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2005

§
§
§

9 **Will Wynn**
10 **Mayor**

11
12
13 **APPROVED:** _____

14 **David Allan Smith**
15 **City Attorney**

ATTEST: _____

Shirley A. Brown
City Clerk

3.116 ACRES
GABLES REALTY L.P.

FN NO. 04-486 (CAG)
NOVEMBER 23, 2004
BPI JOB NO. 659-24.92

EXHIBIT A
DESCRIPTION

OF 3.116 ACRES OF LAND OUT OF THE GEORGE W. SPEAR LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 4.5 ACRE TRACT OF LAND CONVEYED TO J17 FORTUNE, L.P. A LIMITED PARTNERSHIP BY DEED OF RECORD IN VOLUME 12653, PAGE 45 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, **SAVE AND EXCEPT** THAT CERTAIN 0.79 ACRE TRACT OF LAND CONVEYED TO J.R. BLACKMORE BY WARRANTY DEED OF RECORD IN VOLUME 556, PAGE 510, AND THAT CERTAIN 0.53 ACRE TRACT OF LAND CONVEYED TO J.R. BLACKMORE BY WARRANTY DEED OF RECORD IN VOLUME 556, PAGE 512, BOTH OF SAID DEED RECORDS AND BOTH BEING DESCRIBED IN VOLUME 12653, PAGE 45 OF SAID REAL PROPERTY RECORDS; SAID 3.116 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the southwesterly intersection of West 5th Street (R.O.W varies) and West Lynn Street (Unimproved R.O.W.), being the northeasterly corner of said 4.5 acre tract of land and hereof;

THENCE, S29°15'00"W, leaving the southerly right-of-way line of West 5th Street, along the westerly right-of-way line of West Lynn Street, being the easterly line of said 4.5 acre tract and hereof, a distance of 209.84 feet to a 1/2 inch iron rod found in the northerly line of that certain 0.485 acre tract of land conveyed to Lake Austin Commons, Ltd. by deed of record in Document No. 2000031178 of the Official Public Records of Travis County, Texas, being the southeasterly corner of said 4.5 acre tract and hereof;

THENCE, along a portion of the northerly line of said 0.485 acre tract and a portion of the northerly line of that certain 0.696 acre tract of land conveyed to Lake Austin Commons by deed of record in Volume 12455, Page 867 of said Real Property Records, being a portion of the southerly line of said 4.5 acre tract and the southerly line hereof, the following seven (7) courses and distances:

- 1) N55°23'21"W, a distance of 100.06 feet to an iron pipe found for an angle point;
- 2) N51°43'22"W, a distance of 99.94 feet to a 1/2 inch iron rod with cap set for an angle point, from which a 1/2 inch iron rod found for reference bears S74°45'55"W, a distance of 1.15 feet;
- 3) N48°59'02"W, a distance of 100.15 feet to an iron pipe found for an angle point;
- 4) N45°11'31"W, a distance of 99.88 feet to a 1/2 inch iron rod found for an angle point hereof, being the common northerly corner of said 0.696 acre tract and said 0.485 acre tract;

- 5) N43°58'36"W, a distance of 100.05 feet to an iron pipe found for an angle point;
- 6) N38°42'13"W, a distance of 99.97 feet to a 1/2 inch iron rod found for an angle point;
- 7) N37°16'06"W, a distance of 86.05 feet to a 1/2 inch iron rod found, being the southwesterly corner hereof being the southeasterly corner of Lot 2, Lake Austin Commons, a subdivision of record in Volume 83, Page 58C of the Plat Records of Travis County, Texas, from which a 1/2 inch iron rod found for reference in the northerly line of said 0.696 acre tract bears N36°16'39"W, a distance of 13.60 feet;

THENCE, N44°59'01"E, along the easterly line of said Lot 2, being the westerly line hereof, over and across said 4.5 acre tract, a distance of 180.90 feet to an "X" cut found in the southerly right-of-way line of West 5th Street, being the northwesterly corner hereof being in the northerly line of said 4.5 acre tract;


THENCE, along the southerly right-of-way line of West 5th Street, being a portion of the northerly line of said 4.5 acre tract and the northerly line hereof, the following three (3) courses and distances:

- 1) S45°07'13"E, a distance of 81.27 feet to a 1/2 inch iron rod found for an angle point;
- 2) S46°51'37"E, a distance of 356.44 feet to a 1/2 inch iron rod found for an angle point;
- 3) S51°41'32"E, a distance of 188.99 feet to the **POINT OF BEGINNING**, containing an area of 3.116 acres (135,718 sq. ft.) of land, more or less, within these metes and bounds.

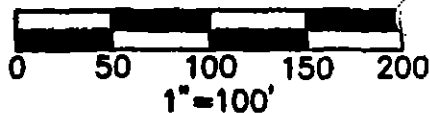
BEARING BASIS: THE BASIS OF BEARING OF THE SURVEY DESCRIPTION HEREIN IS THE EASTERLY LINE OF SAID 4.5 ACRE TRACT ACCORDING TO VOLUME 12653, PAGE 45 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746


JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS



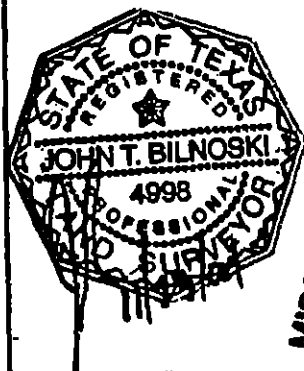


LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- ⊙ IRON PIPE FOUND
- ⊗ CUT "X" FOUND
- P.O.B. POINT OF BEGINNING

0.696 ACRES
LAKE AUSTIN
COMMONS, LTD.
VOL. 12455, PG. 867

0.385 ACRES
SAGE-FIFTH STREET, LTD
DOC. NO. 2000198730



1/2" IRON ROD
FOUND BEARS
S74°45'55"W 1.15'

0.485 ACRES
LAKE AUSTIN
COMMONS, LTD.
DOC. NO. 200003178

N36°16'39"W
13.60'

LOT 2
LAKE AUSTIN
COMMONS
VOL. 83, PG. 58C

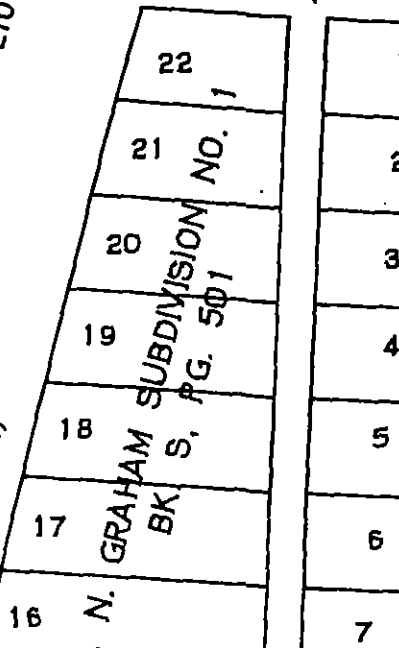
MISSOURI PACIFIC RAILROAD
(200' R.O.W.)

3.116 ACRES
(135,718 SQ. FT.)

S P E A R

WEST 5th STREET
(R.O.W. VARIES)

CAMPBELL
STREET
(60' R.O.W.)



LINE TABLE

No.	Bearing	Distance
L1	S29°15'00"W	209.84'
L2	N55°23'21"W	100.06'
L3	N51°43'22"W	99.94'
L4	N48°59'02"W	100.15'
L5	N45°11'31"W	99.88'
L6	N43°58'36"W	100.05'
L7	N38°42'13"W	99.97'
L8	N37°16'06"W	86.05'
L9	N44°59'01"E	180.90'
L10	S45°07'13"E	81.27'
L11	S51°41'32"E	188.99'

P.O.B. WEST LYNN
(R.O.W. VARIES)

ROYATEX SUBDIVISION
VOL. 91, PG. 9

GABLES REALTY LP.

Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Cave Road, Suite 300
Austin, Texas 78746
Tel. (512)328-9011 Fax (512)328-9325
Bury+Partners, Inc. ©Copyright 2006

SKETCH TO ACCOMPANY DESCRIPTION

OF 3.116 ACRES OF LAND OUT OF THE GEORGE W. SPEAR LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 4.5 ACRE TRACT OF LAND CONVEYED TO J17 FORTUNE, L.P. A LIMITED PARTNERSHIP BY DEED OF RECORD IN VOLUME 12653, PAGE 45 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.79 ACRE TRACT OF LAND CONVEYED TO J.R. BLACKMORE BY WARRANTY DEED OF RECORD IN VOLUME 556, PAGE 510, AND THAT CERTAIN 0.53 ACRE TRACT OF LAND CONVEYED TO J.R. BLACKMORE BY WARRANTY DEED OF RECORD IN VOLUME 556, PAGE 512, BOTH OF SAID DEED RECORDS AND BOTH BEING DESCRIBED IN VOLUME 12653, PAGE 45 OF SAID REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

