

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7809 PEACEFUL HILL LANE, 7713 AND 7715 BYRDHILL LANE, AND 7604, 7900, AND 7900 1/2 SOUTH CONGRESS AVENUE, FROM NEIGHBORHOOD OFFICE-CONDITIONAL OVERLAY (NO-CO) COMBINING DISTRICT ON TRACT 1 AND DEVELOPMENT RESERVE (DR) ON TRACT 2 TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-MU-V-CO) COMBINING DISTRICT ON TRACT 1 AND GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (CS-MU-V-CO) 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 neighborhood office-conditional overlay (NO-CO) combining district on Tract 1 and development reserve (DR) on Tract 2 to community commercial-mixed use-vertical mixed use building-conditional overlay (GR-MU-V-CO) combining district on Tract 1 and to general commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO) combining district on Tract 2 on the property described in Zoning Case No. C14-2021-0123, on file at the Housing and Planning Department, as follows:

Tract 1:

An 11.844 acre tract of land in the William Cannon League Number 19, Abstract Number 6, Travis County, Texas, said 11.844 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance,

and

Tract 2:

A 31.189 acre tract of land out of the William Cannon League, Travis County, Texas being all of a 3.84 acre tract of land conveyed by General Warranty Deed, recorded in Document No. 2010057618, Official Public Records of Travis County, Texas, all of a 24.81 acre tract of land conveyed by General Warranty Deed, recorded in Document No. 2010057619, Official Public Records of Travis County, Texas, and all of a 2.546 acre tract of land conveyed by General Warranty Deed, recorded in Document No. 2010060938, Official Public Records of Travis County,

Texas, said 31.189 acres of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance,

(Tract 1 and Tract 2 collectively the “Property”),

locally known as 7809 Peaceful Hill Lane, 7713 and 7715 Byrdhill Lane, and 7604, 7900, and 7900 1/2 South Congress Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) The following uses are prohibited uses on Tract 1:

Alternative financial services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Business or trade school	Business support services
Drop-off recycling collection facility	Exterminating services
Food preparation	Funeral services
Hospital services (general)	Hotel-Motel
Indoor entertainment	Indoor sports and recreation
Outdoor entertainment	Outdoor sports and recreation
Pawn shop services	Research services
Service station	Theater

(B) The following uses are conditional uses on Tract 1:

Community recreation (private)	Community recreation (public)
Hospital services (limited)	Medical offices (exceeding 5,000 square feet of gross floor area)

(C) The following uses are prohibited uses on Tract 2:

Alternative financial services	Bail bond services
Pawn shop services	

(D) A 30-foot wide vegetative buffer shall be provided and maintained along the western property line of Tract 1 (Peaceful Hill Lane).

- 1
- 2 (E) Vehicular access from Tract 1 to Peaceful Hill Lane is prohibited, except for the
- 3 portion to be dedicated as public right-of-way for the extension of Foremost
- 4 Drive. All other vehicular access to the Property shall be from other adjacent
- 5 public streets or through other adjacent property.
- 6
- 7 (F) The maximum height of a building or structure on Tract 1 shall not exceed the
- 8 height limits as indicated in **Exhibit "D"** (*Tract 1 Height Limit Exhibit*).
- 9
- 10 (G) A maximum of 50 percent of all building facades shall be located between 30
- 11 feet and 75 feet from the western property line of Tract 1.
- 12
- 13 (H) A minimum of 20 percent of all building facades shall be located greater than
- 14 240 feet from the western property line of Tract 1.
- 15

16 **PART 3.** Except as specifically restricted under this ordinance, the Property may be

17 developed and used in accordance with the regulations established for the community

18 commercial (GR) base district, mixed use (MU) combining district on Tract 1 and general

19 commercial services (CS), mixed use (MU) combining district on Tract 2 and other

20 applicable requirements of the City Code.

21

22 **PART 4.** This ordinance takes effect on _____, 2023.

23

24 **PASSED AND APPROVED**

25

26 §

27 §

28 _____, 2023 § _____

29 Kirk Watson

30 Mayor

31

32

33 **APPROVED:** _____ **ATTEST:** _____

34 Anne L. Morgan Myrna Rios

35 City Attorney City Clerk

36

LEGAL DESCRIPTION

DESCRIPTION OF 11.844 ACRES OF LAND IN THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS; SAID 11.844 ACRES OF LAND BEING COMPRISED OF THE FOLLOWING THREE TRACTS OF LAND: 6.868 ACRES OF LAND IN THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 6.98 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY WITH VENDOR'S LIEN TO AGAPE CHRISTIAN MINISTRIES, INC. OF RECORD IN DOCUMENT NO. 2002132796, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN CALLED 4,889 SQUARE FEET OF LAND DESCRIBED IN THE STREET DEED TO THE CITY OF AUSTIN OF RECORD IN DOCUMENT NO. 2003131417, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. 1.309 ACRES OF LAND IN THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING ALL OF TRACT "A", BYRD SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN VOLUME 76, PAGE 162, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT "A", BYRD SUBDIVISION BEING THAT CERTAIN CALLED TRACT OF LAND DESIGNATED AS TRACT 1 AND CONVEYED IN THE GIFT DEED TO AGAPE CHRISTIAN MINISTRIES, INC. OF RECORD IN DOCUMENT NO. 2021068263, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. 3.667 ACRES OF LAND IN THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED TRACT 2 CONVEYED IN THE GIFT DEED TO AGAPE CHRISTIAN MINISTRIES, INC. OF RECORD IN DOCUMENT NO. 2021068263, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT 2, BEING ALL OF THAT CERTAIN CALLED 5.00 ACRE TRACT OF LAND, ORIGINALLY DESCRIBED IN A DEED TO OSCAR E. HERRON OF RECORD IN VOLUME 665, PG. 447, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND SUBSEQUENTLY DESCRIBED IN SAID DOCUMENT NO. 2021068263, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT TRACT "A", BYRD SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN VOLUME 76, PAGE 162, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING THE EASTERLY HALF OF THAT CERTAIN PORTION OF BYRDHILL LANE, A 20 FOOT WIDE RIGHT-OF-WAY, PERMANENTLY CLOSED BY THE CITY OF AUSTIN AND DESCRIBED BY ORDINANCE NO. 851205-V RECORDED IN VOLUME 10677, PAGE 217, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 6.868 ACRES, 1.309 ACRES AND 3.667 ACRES, TOTALING 11.844 ACRES OF LAND OUT OF THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4-inch iron pipe found at an angle point in the east right-of-way line of Byrdhill Lane, a 20 foot wide right-of-way, as shown on said Byrd Subdivision, in the east line of a 20 foot wide private lane, as described in said Volume 665, Page 447, Deed Records of Travis County, Texas and as shown on Survey Plan No. 6423 prepared on February 1938, and revised July 3, 1968 and August 6, 1975 by Metcalfe Engineering Company for R. M. Wright, said 3/4-inch iron pipe found at the southwest corner of the said 5.00 acre tract, at the southwest corner of a 20 foot by 60 foot tract dedicated for street purpose as shown on said Byrd Subdivision, same being the northwest corner of the said 6.98 acre tract, for a northwest corner and **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron found in the intersecting west right-of-way line of said Byrdhill Lane and the curving east right-of-way line of Peaceful Hill Lane, a variable width right-of-way, as shown on Amended Plat of Beaconridge II, a subdivision according to the plat or map of recorded in Volume 72, Page 23, Plat Records of Travis County, Texas, at the south corner of a tract of land dedicated for street purposes as shown on Beaconridge VI-A, a subdivision according to the plat or map of record in Volume 82, Page 144, Plat Records of Travis County, Texas bears the following two (2) courses and distances: N 57°17'29" W, 20.47 feet and S 34°14'42" W, 59.51 feet;

THENCE S 55°54'58" E, leaving the east line of said 20 foot wide private lane, with the east right-of-way of said Byrdhill Lane, with the south line of the said 5.00 acre tract, with the south line of the said 20 foot by 60 foot street dedication, Byrd Subdivision, with the north line of the said 6.98 acre tract, with a north line of the tract described herein, a distance of 20.14 feet to a 5/8-inch iron pipe found at an angle point in the east right-of-way line of said Byrdhill Road, same being the southeast corner of the said 20 foot by 60 foot street dedication, Byrd Subdivision, at the southwest corner of said Tract "A", Byrd Subdivision, for a re-entrant corner of the tract described herein;

THENCE N 33°56'05" E, leaving the north line of the said 6.98 acre tract, crossing the 5.00 acre tract, with the east right-of-way line of said Byrdhill Lane, with the east line of the said 20 foot by 60 foot street dedication, Byrd Subdivision, with the most westerly west line of said Tract "A", Byrd Subdivision, with a west line of the tract described herein, a distance of 59.97 feet to a 5/8-inch iron pipe found in the south line of said Tract 2, at an angle point in the east right-of-way line of said

Byrdhill Lane, same being the northeast corner of the said 20 foot by 60 foot street dedication, Byrd Subdivision, at the most westerly northwest corner of said Tract "A", Byrd Subdivision, for a re-entrant corner of the tract described herein;

THENCE N 55°50'59" W, continuing across the 5.00 acre tract, with the east right-of-way line of said Byrdhill Lane, with the north line of the said 20 foot by 60 foot street dedication, Byrd Subdivision, with the south line of said Tract 2, with a south line of the tract described herein, a distance of 19.98 feet to a 3/4-inch iron pipe found in the east line of the said 20 foot wide private lane and the west line of the said 5.00 acre tract, at an angle point in the east right-of-way line of said Byrd Street, at the northwest corner of the said 20 foot by 60 foot street dedication, Byrd Subdivision, at the southerly southwest corner of said Tract 2, for a southwest corner of the tract described herein, from which a 1/2-inch iron rod found in the west right-of-way line of said Byrdhill Lane, at the northeast corner of the said street dedication tract, Beaconridge VI-A, same being the southeast corner of Lot 2, said Beaconridge VI-A, bears N 00°18'39" W, a distance of 35.92 feet;

THENCE N 34°05'02" E, with the east right-of-way line of said Byrdhill Lane, with the east line of the said 20 foot wide private lane and the west line of the said 5.00 acre tract, with the west line of said Tract 2, with a west line of the tract described herein, a distance of 167.68 feet to 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set at the southeast corner of the said closed portion of Byrdhill Lane right-of-way, for a re-entrant corner of said Tract 2, for a re-entrant corner of the tract described herein;

THENCE N 55°54'58" W, leaving the west line of the said 5.00 acre tract, crossing said Byrdhill Lane, crossing the said 20 foot wide private lane, with a south line of the closed portion of Byrdhill Lane right-of-way, with a south line of said Tract 2, with a south line of the tract described herein, a distance of 9.60 feet to 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set in the center-line of said Byrdhill Lane, same being the center-line of the said 20 wide foot private lane, as found monumented by this survey, at the southwest corner of the said easterly half of the closed portion of Byrdhill Lane right-of-way, for a southwest corner of said Tract 2, for a southwest corner of the tract described herein;

THENCE N 34°14'20" E, with the center-line of the said closed portion of Byrdhill Lane, with the center-line of the said 20 foot wide private lane, with the west line of said Tract 2, with the west line of the tract described herein, at a distance of 100.00 feet pass a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-on-line reference, and continuing at a distance of 160.53 feet pass a calculated point in intersecting west line of said Tract 2 and the approximate south line of a Drainage and Public Utility Easement (P.U.E.) Lot as shown on Meadowcreek Sec. 2 Ph. 1, a subdivision according to the map or plat of record in Volume 71, Page 30, Plat Records of Travis County, Texas, same being the south line of a called 0.42 acre tract of land shown in the Quitclaim Deed to the City of Austin of record in Volume 9477, Page 494, Real Property Records of Travis County, Texas, said south line of the said 0.42 acre tract being in conflict with the north line of said Tract 2 and the north line of the said 5.00 acre tract, and continuing for a total distance of 175.83 feet to a calculated point near the approximate north bank of Boggy Creek, for the northwest corner of said Tract 2, for the northern terminus of the center-line of the said closed portion of Byrdhill Lane right-of-way and the said 20 foot wide private lane, for the northwest corner of the tract described herein, from which a calculated point for the northeast corner of Lot 1, said Beaconridge VI-A bears S 58°59'33" W, a distance of 21.92 feet;

THENCE S 76°21'48" E, over and across Boggy Creek, crossing the said Drainage and P.U.E. Lot, Meadowcreek Sec. 2 Ph. 1 and the said 0.42 acre tract, with the most northerly north line of said Tract 2, with the most northerly north line of the tract described herein, at a distance of 19.21 feet pass a calculated point for the northeast corner of the said 20 foot wide private lane, for the northeast corner of the said closed portion of Byrdhill Lane right-of-way, for the northwest corner of the said 5.00 acre tract, and continuing with the most northerly north line of said Tract 2, with a northerly north line of the said 5.00 acre tract, at a distance of 181.36 feet pass a calculated point in the intersecting northerly north line of said Tract 2, same being the northerly north line of the said 5.00 acre tract and the south line of the said Drainage and P.U.E. Lot, Meadowcreek Sec. 2 Ph. 1 and the said 0.42 acre tract, for the west corner of a certain called 519 square foot tract of land described in the Quitclaim Deed to the City of Austin of record in Volume 9452, Page 883, Real Property Records of Travis County, Texas, at a distance of 269.24 feet pass a calculated point in the intersecting northerly north line of said Tract 2, same being the northerly north line of the said 5.00 acre tract and the south line of the said Drainage and P.U.E. Lot, Meadowcreek Sec. 2 Ph. 1 and the said 0.42 acre tract, for the east corner of the said 519 square foot tract, and continuing a total distance of 414.95 feet to a calculated point near the approximate north bank of Boggy Creek, for the most northerly northeast corner of the said 5.00 acre tract and said Tract 2, for the most northerly northeast corner of the tract described herein, from which a 1/2-inch iron rod found in the north right-of-way line of Dittmar Road, a variable width right-of-way, at the southeast corner of Lot 15, Block "N", said Meadowcreek Sec. 2 Ph. 1, bears N 06°20'57" E, a distance of 78.86 feet, and also from said calculated point, a calculated point in the south right-of-way line of said Dittmar Road, for the northeast corner of the said Drainage and P.U.E. Lot, Meadowcreek Sec. 2 Ph. 1 and said 0.42 acre tract bears N 74°25'27" E, a distance of 8.61 feet;

THENCE S 35°26'20" W, crossing Boggy Creek, continuing across the said Drainage and P.U.E. Lot, Meadowcreek Sec. 2 Ph. 1 and the said 0.42 acre tract, with an east line of said Tract 2, with an east line of the said 5.00 acre tract, with an east line of the tract described herein, a distance of 55.60 feet to a calculated point near the approximate center-line of Boggy Creek, for a re-entrant corner of the said 5.00 acre tract and said Tract 2, for a re-entrant corner of the tract described herein;

THENCE S 64°06'40" E, continuing across the said Drainage and P.U.E. Lot, Meadowcreek Sec. 2 Ph. 1 and the said 0.42 acre tract, with the approximate center-line of Boggy Creek, with a north line of said Tract 2 and a north line of the said 5.00 acre tract, with a north line of the tract described herein, a distance of 76.00 feet to a calculated point for the northwest corner of a 10 foot wide private lane as described in said Volume 665, Page 447, Deed Records of Travis County, Texas and as shown on said Metcalfe Survey Plan No. 6423, for the easterly northeast corner of the said 5.00 acre tract and said Tract 2, for the easterly northeast corner of the tract described herein; (note: Travis Central Appraisal District indicates the said 10 foot private lane is Property ID 843498 and is currently owned by Delton Hubach and others, no current record vesting deed information found or listed);

THENCE S 34°55'20" W, leaving the approximate center-line of Boggy Creek, with the most easterly east line of said Tract 2 and of the said 5.00 acre tract, with the west line of the said 10 foot wide private lane, with the most easterly east line of the tract described herein, at a distance of 93.90 feet pass a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-on-line reference, and continuing for a total distance of 293.90 feet to a 3/4-inch iron pipe found at the most easterly southeast corner of said Tract 2, same being the northeast corner of said Tract "A", Byrd Subdivision, for a point in the east line of the tract described herein;

THENCE S 34°55'20" W, continuing with the most easterly east line of the said 5.00 acre tract, continuing with the west line of the said 10 foot wide private lane, with the east line of said Tract "A", Byrd Subdivision, continuing with the most easterly east line of the tract described herein, a distance of 209.86 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for the southeast corner of said Tract "A", Byrd Subdivision, for the southeast corner of the said 5.00 acre tract, for the northeast corner of the said 6.98 acre tract, for a point in the east line of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "TERRA FIRMA" found for reference, bears N 53°18'49" E, a distance of 0.54 feet;

THENCE, continuing with the west line of the said 10 foot wide private lane, with the east line of the said 6.98 tract, continuing with the east line of the tract described herein, the following three (3) courses and distances:

1. S 34°55'20" W, a distance of 652.80 feet to a 3/4-inch iron pipe found at the southwest corner of the said 10 foot wide private lane, at a southeast corner of the said 6.98 acre tract, for a southeast corner of the tract described herein, from which a 3/4-inch iron pipe found at the southeast corner of the said 10 foot wide private lane, same being an angle point in the west line of that certain called 3.84 acres described in the General Warranty Deed to RDO Properties, LLC, of record in Document No. 2010057618, Official Public Records of Travis County, Texas bears S 62°33'18" E, a distance of 10.15 feet,
2. N 62°33'18" W, at a distance of 2.16 feet pass the apparent west line of Unit 52, Varrado Condominiums, as shown on the Declaration of Condominium Regime for Verrado Condominiums of record in Document No. 2017062630, Official Public Records of Travis County, Texas, and continuing for a total distance of 3.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner of the said 6.98 acre tract, for a re-entrant corner of the tract described herein, and from which a 1/2-inch iron rod found for the apparent north corner of said Unit 52, Varrado Condominiums bears N 47°39'21" W, a distance of 10.40 feet, and
3. S 42°07'24" W, a distance of 42.18 feet to a 1/2-inch iron pipe found at the most southerly southeast corner of the said 6.98 acre tract, same being the northeast corner of Trt. 1, Hattie M. Marx Subd., a subdivision according to the plat or map of record in Volume 55, Page 324, Plat Records of Travis County, Texas, at an angle point in the west line of said Unit 52, Varrado Condominiums, for the most southerly southeast corner of the tract described herein;

THENCE N 54°30'13" W, leaving the west line of said Unit 52, Varrado Condominiums, with the most southerly south line of the said 6.98 acre tract, with the north line of said Trt. 1, Hattie M. Marx Subd., with the most southerly south line of the tract described herein, at a distance of 410.75 feet pass a 1/2-inch iron found at an angle point in the east right-of-way line of said Peaceful Hill Lane, at the northwest corner of said Trt. 1, Hattie M. Marx Subd., and continuing for a total distance of 419.75 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point in the east right-of-way line of said Peaceful Hill Road, for the southeast corner of the said 4,889 square foot City of Austin tract, for the southwest corner of the tract described herein, from which a calculated point in the east line of the said 20 foot wide private

lane, for the southwest corner of the said 6.98 acre tract, same being the southwest corner of the said 4,889 square foot City of Austin tract bears N 54°30'13" W, a distance of 9.06 feet;

THENCE, crossing the said 6.98 tract, with the east right-of-line of Peaceful Hill Lane, with the east line of the said 4,889 square foot City of Austin tract, with a west line of the tract described herein, the following four (4) courses and distances:

1. N 35°24'56" E, a distance of 22.83 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
2. with the arc of a curve to the left, having a radius of 1,347.70 feet, an arc distance of 25.48 feet, and a chord which bears N 34°57'59" E, a distance of 25.48 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency,
3. N 34°11'18" E, a distance of 415.43 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature, and
4. with the arc of a curve to the left, having a radius of 320.30 feet, an arc distance of 79.43 feet, and a chord which bears N 26°56'11" E, a distance of 79.23 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set in the intersecting curving east right-of-way line of said Peaceful Hill Lane and the east right-of-way line of said Byrdhill Lane, in the west line of the said 6.98 acre tract, for the north corner of the said 4,889 square foot City of Austin tract, in the east line of the said 20 foot wide private lane, for the end of a non-tangent curve in the east line of the tract described herein;

THENCE N 34°05'02" E, leaving the curving east right-of-way line of said Peaceful Hill Lane, with the east right-of-way line of said Byrdhill Lane, with the west line of the said 6.98 acre tract, with the east line of the said 20 foot wide private lane, continuing with a west line of the tract described herein, a distance of 142.15 feet to the **POINT OF BEGINNING** and containing 11.844 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

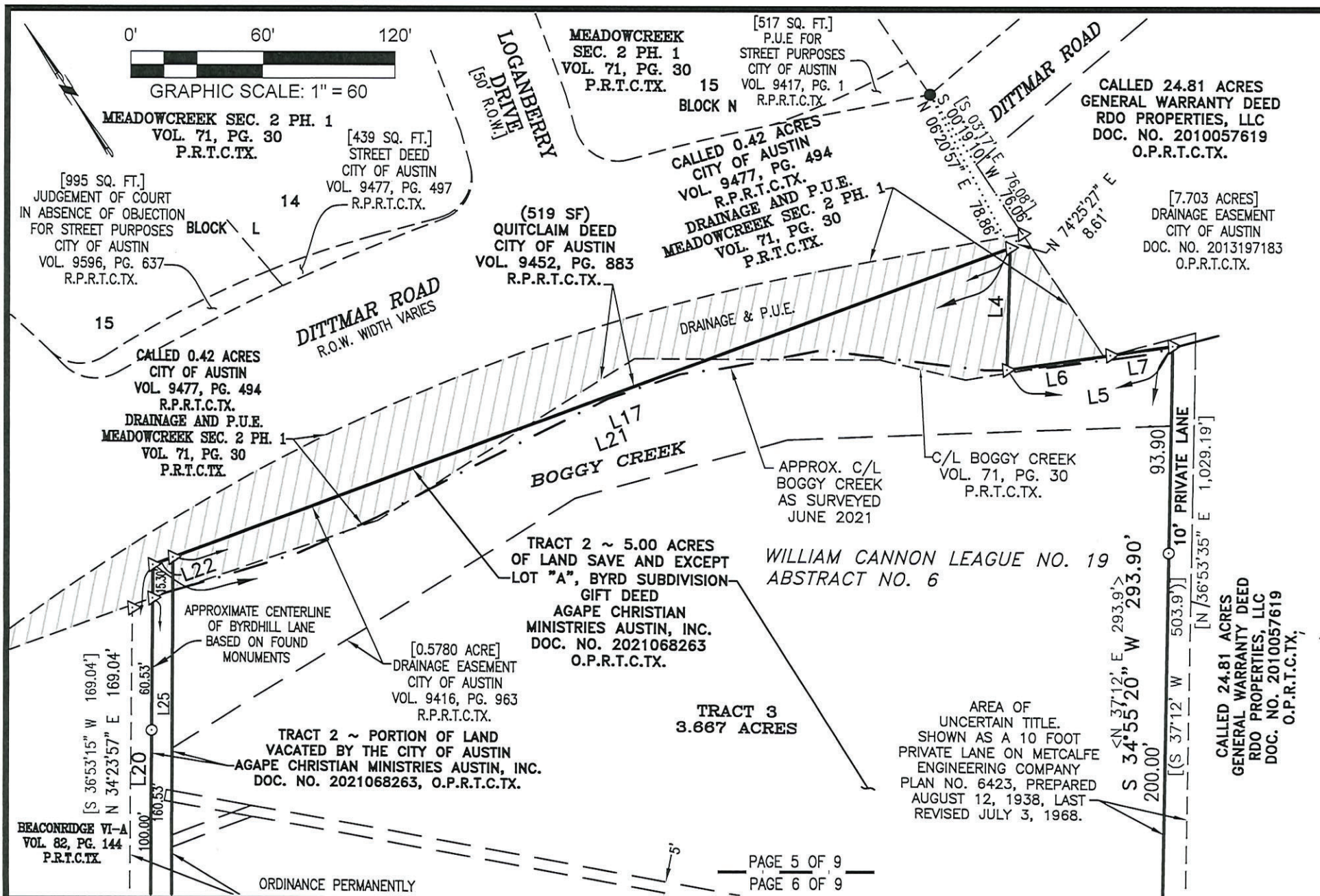
That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of May and June, 2021.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 12th day of July 2021 A.D.

LDC
5508 Highway 290 West, Suite 150
Austin, Texas 78735


Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas

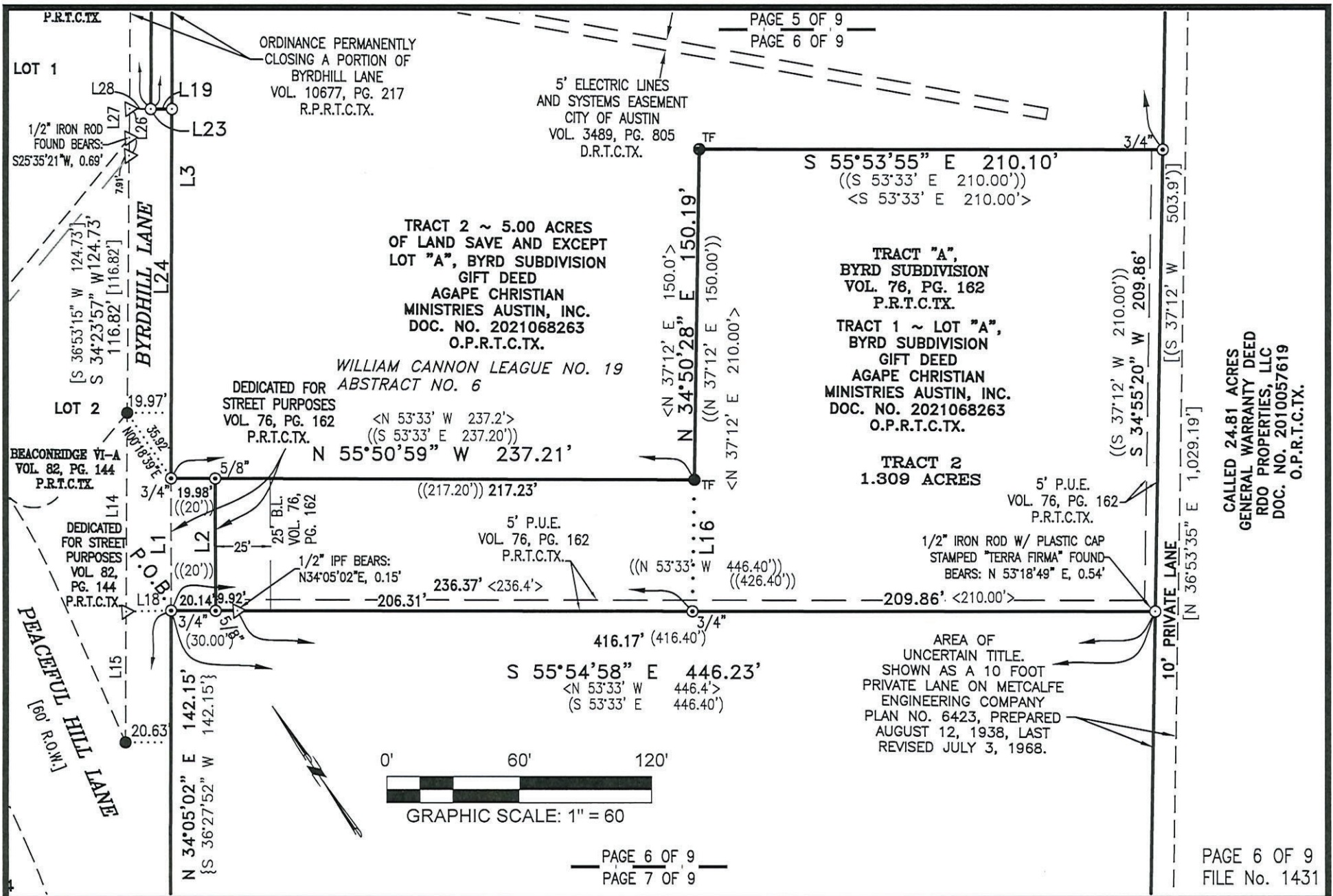




TBPE NO: 16384 • TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.6696
LDCTEAMS.COM



SURVEY SKETCH to Accompany Description:
BOUNDARY EXHIBIT
11.884 ACRES OUT OF
THE WILLIAM CANNON LEAGUE NO. 19, A-6,
TRAVIS COUNTY, TEXAS
FILE No. 1431
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TBPE NO: 16384 • TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.6696
LDCTEAMS.COM



SURVEY SKETCH to Accompany Description:
BOUNDARY EXHIBIT
11.884 ACRES OUT OF
THE WILLIAM CANNON LEAGUE NO. 19, A-6,
TRAVIS COUNTY, TEXAS

WILLIAM CANNON LEAGUE NO. 19
ABSTRACT NO. 6

{4,889 SQ. FT.}
STREET DEED
CITY OF AUSTIN
DOC. NO. 2003131417
O.P.R.T.C.TX.

OVERALL
TOTAL AREA
11.844 ACRES

TRACT 1
6.868 ACRES
(6.98 ACRES)
WARRANTY DEED W/ VENDOR'S LIEN
AGAPE CHRISTIAN MINISTRIES, INC.
DOC. NO. 2002132796
O.P.R.T.C.TX.

AREA OF
UNCERTAIN TITLE.
SHOWN AS A 10 FOOT
PRIVATE LANE ON METCALFE
ENGINEERING COMPANY
PLAN NO. 6423, PREPARED
AUGUST 12, 1938, LAST
REVISED JULY 3, 1968.

(S 37°15' W 652.84')
S 34°55'20" W 652.80'

CALLED 24.81 ACRES
GENERAL WARRANTY DEED
RDO PROPERTIES, LLC
DOC. NO. 2010057619
O.P.R.T.C.TX.

[N 36°53'35" E 1,029.19']

PAGE 7 OF 9
FILE No. 1431.

AMENDED PLAT OF
BEACONRIDGE II
VOL. 72, PG. 23
P.R.T.C.TX.

<N 36°27' E 649.2'>
(N 36°27' E 649.20')
N 34°05'02" E 649.20'

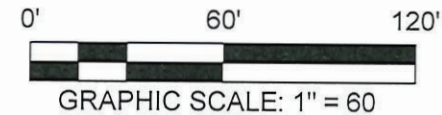
N 34°11'18" E 415.43'
{S 36°34'08" W 415.43'}



TBPE NO: 16384 • TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.6696
LDCTEAMS.COM



SURVEY SKETCH to Accompany Description:
BOUNDARY EXHIBIT
11.884 ACRES OUT OF
THE WILLIAM CANNON LEAGUE NO. 19, A-6,
TRAVIS COUNTY, TEXAS



OVERALL
TOTAL AREA
11.844 ACRES

TRACT 1
6.868 ACRES
(6.98 ACRES)

WARRANTY DEED W/ VENDOR'S LIEN
AGAPE CHRISTIAN MINISTRIES, INC.
DOC. NO. 2002132796
O.P.R.T.C.TX.

CALLED 3.84 ACRES
GENERAL WARRANTY DEED
RDO PROPERTIES, LLC
DOC. NO. 2010057618
O.P.R.T.C.TX.

AREA OF
UNCERTAIN TITLE.
SHOWN AS A 10 FOOT
PRIVATE LANE ON METCALFE
ENGINEERING COMPANY
PLAN NO. 6423, PREPARED
AUGUST 12, 1938, LAST
REVISED JULY 3, 1968.

PEACEFUL HILL LANE

R.O.W. WIDTH VARIES

{4,889 SQ. FT.}
STREET DEED
CITY OF AUSTIN
DOC. NO. 2003131417
O.P.R.T.C.TX.

WILLIAM CANNON LEAGUE NO. 19
ABSTRACT NO. 6

<S 52°07' E 430.64'>
(N 52°07' W 428.84')
N 54°30'13" W 428.80'

419.75'

[S 52°07' E 410.75'
{410.64'}]

5' ELECTRIC LINES AND
SYSTEMS EASEMENT
CITY OF AUSTIN
VOL. 3385, PG. 905
D.R.T.C.TX.

TRT. 1

HATTIE M. MARX SUBD.
VOL. 55, PG. 324
P.R.T.C.TX.

CURVE TABLE

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1,347.70' {1,347.70'}	25.48' {25.48'}	N 34°57'59" E {S 37°20'49" W}	25.48' {25.48'}
C2	320.30' {320.30'}	79.43' {79.43'}	N 26°56'11" E {S 29°19'01" W}	79.23' {79.23'}

AMENDED PLAT OF
BEACONBRIDGE II
VOL. 72, PG. 23
P.R.T.C.TX.

BLOCK "C"

[N 37°53' E 306.42']

10' PRIVATE LANE
[N 36°53'49" E 132.53']

L8 L9
L10 L13

1/2" IPF UNDER
WOOD PRIVACY
FENCE
UNIT 52

DECLARATION OF
CONDOMINIUM REGIME
FOR VERRADO CONDOMINIUMS
DOC. NO. 2017062630
O.P.R.T.C.TX.

UNIT 51

FILE No. 1441

PAGE 8 OF 9

TBPE NO: 16384 • TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.6696
LDCTEAMS.COM



SURVEY SKETCH to Accompany Description:
BOUNDARY EXHIBIT
11.884 ACRES OUT OF
THE WILLIAM CANNON LEAGUE NO. 19, A-6,
TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 34°05'02" E ((N 36°27' E)) <N 36°27' E>	59.99' ((60.00')) <60.0'>
L2	N 33°56'05" E ((N 36°27' E))	59.97' ((60.00'))
L3	N 34°05'02" E [(N 36°27' E)] <N 36°27' E>	346.90' [(346.90')] <346.90'>
L4	S 35°26'20" W [(S 37°43' W)] <N 37°43' E>	55.60' [(55.6')] <55.6'>
L5	S 64°06'40" E [(S 61°50' E)] <N 61°50' W>	76.00'
L6	S 64°06'40" E [(S 61°50' E)] <N 61°50' W>	47.50' [(47.5')] <47.5'>
L7	S 64°06'40" E [(S 61°50' E)] <N 61°50' W>	28.50' [(28.5')] <28.5'>
L8	N 62°33'18" W (N 60°38' W) <S 60°52' E>	3.00' (3.00') <3.0'>

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	N 62°33'18" W <S 60°52' E>	10.15' <10.1'>
L10	S 42°07'24" W (S 44°30' W) <N 46°02' E>	42.18' (42.20') <42.2'>
L11	N 35°24'56" E {S 37°47'46" W}	22.83' {22.73'}
L12	N 35°31'02" E {N 37°53'52" E}	35.08' {34.98'}
L13	S 62°33'18" E <S 60°52' E> [N 60°35'11" W]	13.15' <13.1'> [12.95']
L14	S 34°23'57" W [S 36°56'11" W]	90.34' [90.29']
L15	S 34°14'42" W [S 36°46' W]	59.51' [59.51']
L16	S 34°53'43" W <N 37°12' W>	59.73' <60.0'>
L17	S 76°21'48" E [(S 74°04' E)] <S 74°04' E>	405.22' [(404.8')] <404.8'>
L18	S 57°17'29" E [S 53°59' E]	20.47' [20.52']

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	N 55°54'58" W	9.60'
L20	N 34°14'30" E	175.83'
L21	S 76°21'48" E	414.95'
L22	S 76°21'48" E	9.73'
L23	N 55°54'58" W	19.21'
L24	N 34°05'02" E	167.68'
L25	N 34°05'02" E	179.22'
L26	S 34°23'57" W	21.00' [21.00']
L27	S 34°23'57" W	13.09'
L28	N 55°54'58" W	9.61'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ IRON PIPE FOUND, SIZE NOTED
- TF 1/2" IRON ROD W/ PLASTIC CAP STAMPED "TERRA FIRMA" FOUND
- ⊙ 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" SET
- △ CALCULATED POINT
- () RECORD INFORMATION PER DOC. NO. 2002132796, O.P.R.T.C.TX.
- [()] RECORD INFORMATION PER DOC. NO. 2021068263, O.P.R.T.C.TX.
- { } RECORD INFORMATION PER DOC. NO. 2003131417, O.P.R.T.C.TX.
- (()) RECORD INFORMATION PER VOL. 76, PG. 162, P.R.T.C.TX.
- < > RECORD INFORMATION PER METCALFE ENGINEERING COMPANY PLAN NO. 6423, PREPARED AUGUST 12, 1938, LAST REVISED JULY 3, 1968.
- [] OTHER RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- IPF IRON PIPE FOUND

NOTES:

- BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999956.

[[[]]] DRAINAGE & P.U.E. TRACT AS SHOWN ON VOL. 71, PG. 30, P.R.T.C.TX. AND A 0.42 ACRE TRACT AS CONVEYED IN VOL. 9477, PG. 494, D.R.T.C.TX.

FILE No. 1441

PAGE 9 OF 9

TBPE NO: 16384 • TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
512.872.6696
LDCTEAMS.COM



SURVEY SKETCH to Accompany Description:
BOUNDARY EXHIBIT
11.884 ACRES OUT OF
THE WILLIAM CANNON LEAGUE NO. 19, A-6,
TRAVIS COUNTY, TEXAS

EXHIBIT B

31.189 Acre Zoning Description
Graham Development
Job No. 9250-00

LEGAL DESCRIPTION

FIELD NOTES FOR 31.189 ACRES OF LAND OUT OF THE WILLIAM CANNON LEAGUE, TRAVIS COUNTY, TEXAS; BEING ALL OF THE CALLED 3.84 ACRE TRACT OF LAND AS CONVEYED TO RDO PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2010057618 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF THE CALLED 24.81 ACRE TRACT OF LAND AS CONVEYED TO RDO PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2010057619 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF THE CALLED 2.546 ACRE TRACT OF LAND AS CONVEYED TO RDO PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2010060938 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 31.189 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the west right-of-way line of Congress Avenue (a variable width public right-of-way) at the southeast corner of the above described 3.84 acre tract of land, for the most easterly southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the north line of a called 3.613 acre tract of land described as Tract 2 as conveyed to Devon/South Congress, LLC, a Delaware limited liability company, by General Warranty Deed recorded in Document Number 2017090198 of the Official Public Records of Travis County, Texas, and the south line of said 3.84 acre tract, N 75°26'01" W a distance of 548.41 feet to a calculated point at the northwest corner of said 3.613 acre tract, at the northeast corner of the above described 2.546 acre tract, for an interior corner of the herein described tract;

THENCE, with the west line of said 3.613 acre tract and the east line of said 2.546 acre tract, S 45°47'14" W a distance of 82.26 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, continuing with the west line of said 3.613 acre tract and the east line of said 2.546 acre tract, S 25°03'01" W a distance of 56.51 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, continuing with the west line of said 3.613 acre tract and the east line of said 2.546 acre tract, S 57°24'45" W a distance of 37.75 feet to a calculated point for an angle point of the herein described tract;

THENCE, continuing with the west line of said 3.613 acre tract and the east line of said 2.546 acre tract, S 12°34'19" W a distance of 106.70 feet to a metal fence post found on the north line of a called 2.891 acre tract of land described as Tract 1 as conveyed to Devon/South Congress, LLC, a Delaware limited liability company, by said General Warranty Deed recorded in Document Number 2017090198 of the Official Public Records of Travis County, Texas, at the southwest corner of said 3.613 acre tract and the southeast corner of said 2.546 acre tract, for the most southerly corner of the herein described tract;

THENCE, with the south line of said 2.546 acre tract and the north line of said 2.891 acre tract, N 75°45'00" W, a distance of 317.50 feet to a calculated point on the northeast line of a called 7.50 acre tract of land as conveyed to Peaceful Hill Partners, LLC, a Texas limited liability company, by General Warranty Deed recorded in Document Number 2014126556 of the Official Public Records of Travis County, Texas, at the southwest corner of said 2.546 acre tract, at the northwest corner of said 2.891 acre tract, for the southwest corner of the herein described tract;

THENCE, with the west line of said 2.546 acre tract and the northeast line of said 7.50 acre tract, N 18°27'19" W, passing a 60D nail found at a distance of 107.65 feet and continuing on for a total distance of 312.45 feet to a 1/2-inch iron rod found at the northwest corner of said 2.546 acre tract, at the southwest corner of said 3.84 acre tract, for an angle point of the herein described tract;

THENCE, with the northeast line of said 7.50 acre tract and the southwest line of said 3.84 acre tract, N 18°18'35" W a distance of 32.19 feet to a 1/2-inch iron pipe found at the southeast corner of a called 10 foot wide lane as described to A. Hubach and Edward Hubach in Volume 238, Page 323 of the Deed Records of Travis County, Texas, at the most westerly corner of said 3.84 acre tract, for an angle point of the herein described tract, from which a 1/2-inch iron rod found at an angle point of a called 6.98 acre tract of land as conveyed to Agape Christian Ministries, Inc. by Warranty Deed with Vendor's Lien recorded in Document Number 2002132796 of the Official Public Records of Travis County, Texas, at the southwest corner of said 10 foot wide lane bears N 16°35'11" W a distance of 13.71 feet;

THENCE, with the northwest line of said 3.84 acre tract and the southeast line of said 10 foot wide lane, N 34°57'00" E, passing at a distance of 132.46 feet a 1/2-inch iron rod found at the northwest corner of said 3.84 acre tract and the southwest corner of said 24.81 acre tract, and continuing on with the northwest line of said 24.81 acre tract and the southeast line of said 10 foot wide lane a total distance of 1,161.66 feet to a calculated point in the centerline of Boggy Creek at the northeast corner of said 10 foot wide lane, at an interior corner of said 24.81 acre tract, for an interior corner of the herein described tract;

THENCE, along the centerline of said Boggy Creek with the northeast line of said 10 foot wide lane and a southwest line of said 24.81 acre tract, N 70°57'40" W, passing at a distance of 11.59 feet the northwest corner of said 10 foot wide lane and the most easterly corner of the remainder of a called 5.00 acre tract of land described as Tract 2 as conveyed to Agape Christian Ministries Austin, Inc. by Gift Deed recorded in Document Number 2021068263 of the Official Public Records of Travis County, Texas, and continuing with the common southwest line of said 24.81 acre tract and the northeast line of said remainder of 5.00 acres tract for a total distance of 43.00 feet to a calculated point at the southeast corner of a drainage and public utility easement lot as designated by MEADOWCREEK SEC. 2 PH. 1, a subdivision as recorded in Volume 71, Page 30 of the Plat Records of Travis County, Texas, for an exterior corner of the herein described tract;

THENCE, departing the centerline of said Boggy Creek with the east line of said MEADOWCREEK SEC. 2 PH. 1 and a west line of said 24.81 acre tract, N 00°21'47" E a distance of 105.84 feet to a 1/2-inch iron rod found on the south right-of-way line of Dittmar Road (a variable width public right-of-way), at the northwest corner of said 24.81 acre tract, for the northwest corner of the herein described tract;

THENCE, with the north line of said 24.81 acre tract, N 83°33'06" E a distance of 165.55 feet to a 1/2-inch iron rod with a cap stamped "HOLT CARSON" found for an angle point of the herein described tract;

THENCE, continuing with the north line of said 24.81 acre tract, N 56°05'46" E a distance of 103.90 feet to a 1/2-inch iron rod with a cap stamped "HOLT CARSON" found for an angle point of the herein described tract;

THENCE, continuing with the north line of said 24.81 acre tract, N 66°06'22" E a distance of 86.56 feet to a calculated point for an angle point of the herein described tract;

THENCE, continuing with the north line of said 24.81 acre tract, N 76°47'34" E a distance of 83.82 feet to a calculated point for an angle point of the herein described tract;

THENCE, continuing with the north line of said 24.81 acre tract, S 86°48'26" E a distance of 90.89 feet to a calculated point for an angle point of the herein described tract;

THENCE, continuing with the north line of said 24.81 acre tract, S 80°25'26" E a distance of 74.11 feet to a calculated point for an angle point of the herein described tract;

THENCE, continuing with the north line of said 24.81 acre tract, N 76°10'34" E a distance of 74.87 feet to a calculated point for an angle point of the herein described tract;

THENCE, with the north line of said 24.81 acre tract, N 74°46'34" E a distance of 71.15 feet to a calculated point for an angle point of the herein described tract;

THENCE, with the north line of said 24.81 acre tract, N 79°23'34" E a distance of 133.97 feet to a calculated point at the intersection of the south right-of-way line of said Dittmar Road with the west right-of-way line of said Congress Avenue for the northeast corner of the herein described tract;

THENCE, with the west right-of-way line of said Congress Avenue, S 14°03'59" W a distance of 543.75 feet to a broken TxDOT Type I concrete monument found for an angle point of the herein described tract;

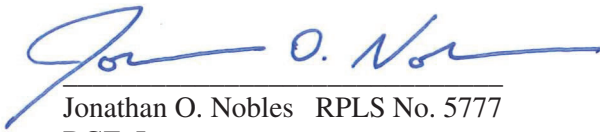
THENCE, continuing with the west right-of-way line of said Congress Avenue, S 35°48'56" W a distance of 107.70 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, continuing with the west right-of-way line of said Congress Avenue, S 14°00'39" W a distance of 497.73 feet to a 1/2-inch iron rod found for an angle point of the herein described tract;

THENCE, continuing with the west right-of-way line of said Congress Avenue, S 07°52'41" E a distance of 107.69 feet to a broken TxDOT Type I concrete monument found for an angle point of the herein described tract;

THENCE, continuing with the west right-of-way line of said Congress Avenue, S 13°56'33" W, passing a 1/2-inch iron rod found at the southeast corner of said 24.81 acre tract and the northeast corner of said 3.84 acre tract at a distance of 211.64 feet and continuing on for a total distance of 362.94 feet to the **POINT OF BEGINNING** and containing 31.189 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE, Inc. under my supervision on August 19, 2021 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, Central Zone, NAD 83. This document was prepared under 22 Texas Administrative Code § 138.95 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it is prepared. A sketch accompanies this description.


Jonathan O. Nobles RPLS No. 5777

BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Telephone: (512) 879-0400
TBPELS Licensed Surveying Firm No. 10106502

08/26/2021

Date



Client: Graham Development
Date: August 24, 2021
Job No.: 9250-00
TCAD No. 0426090205, 0426090206 & 0428090209
Austin Grid: G14 & G15

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



AGAPE CHRISTIAN MINISTRIES AUSTIN, INC.
REMAINDER OF A
CALLED 5.00 ACRES
DOC. NO. 2021068263 O.P.R.T.C.

TRACT "A"
BYRD SUBDIVISION
VOL. 76, PG. 162
P.R.T.C. 1,161.66'

AGAPE CHRISTIAN
MINISTRIES, INC.
CALLED 6.98 ACRES
DOC. NO. 2002132796
O.P.R.T.C.

A. HUBACH AND
EDWARD HUBACH
CALLED 10' WIDE LANE
VOL. 238, PG. 323
D.R.T.C.

MATCH LINE SHEET 6

MATCH LINE SHEET 5

31.189 ACRES

RDO PROPERTIES, LLC
CALLED 24.81 ACRES
DOC. NO. 2010057619 O.P.R.T.C.

RDO PROPERTIES, LLC
CALLED 3.84 ACRES
DOC. NO. 2010057618 O.P.R.T.C.

RDO PROPERTIES, LLC
CALLED 2.546 ACRES
DOC. NO. 2010060938 O.P.R.T.C.

DEVON/SOUTH CONGRESS, LLC
TRACT 2
CALLED 3.613 ACRES
DOC. NO. 2017090198 O.P.R.T.C.

DEVON/SOUTH CONGRESS, LLC
TRACT 1
CALLED 2.891 ACRES
DOC. NO. 2017090198 O.P.R.T.C.

PEACEFUL HILL PARTNERS, LLC
CALLED 7.50 ACRES
DOC. NO. 2014126559 O.P.R.T.C.

CONGRESS AVENUE
(R.O.W. WIDTH VARIES)

P.O.B.

SCALE: 1"=200'

SHEET 5

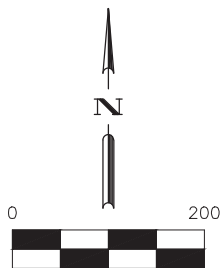
OF 7



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Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502

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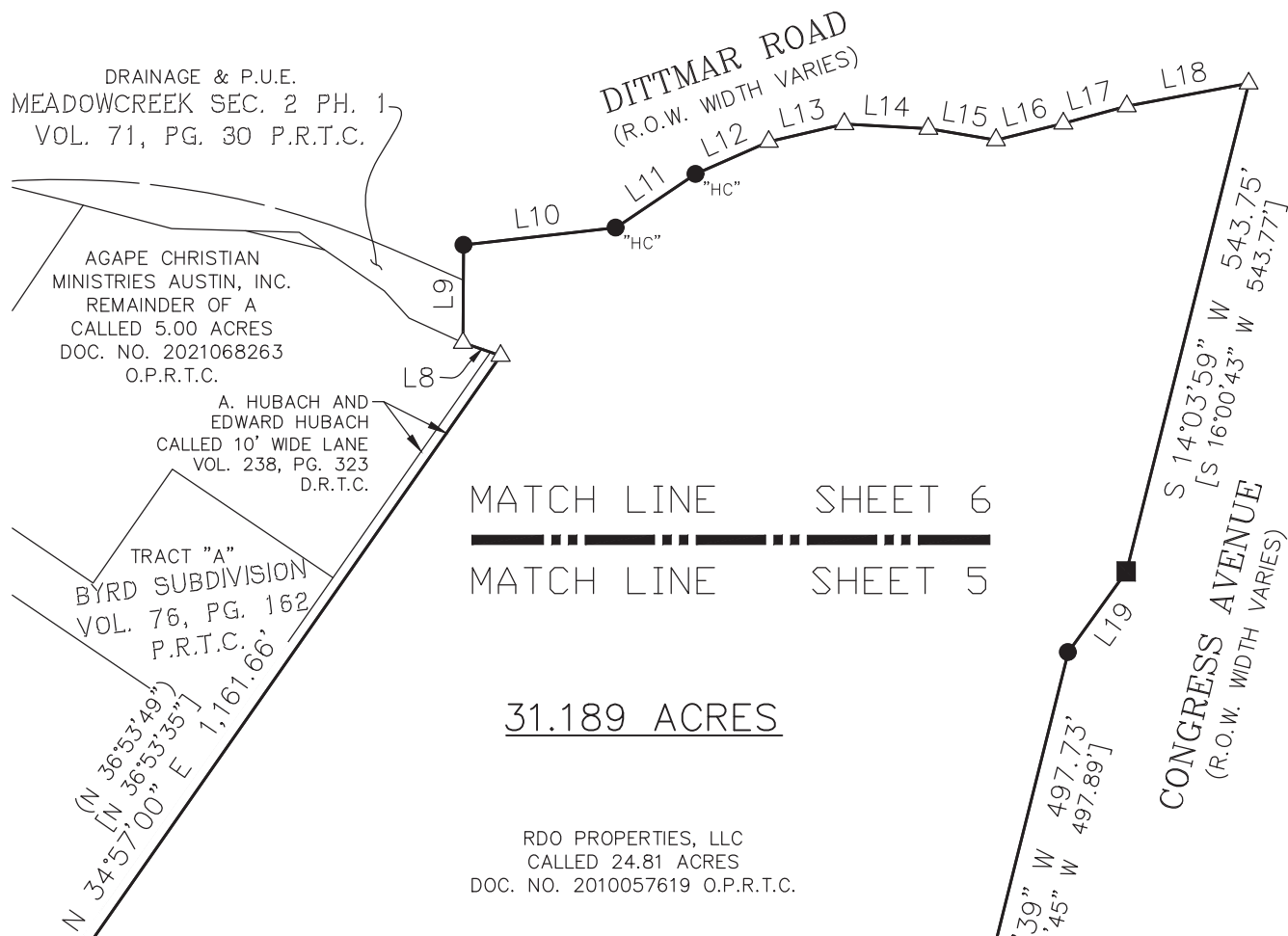
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



BEARING ORIENTATION IS
BASED ON THE TEXAS STATE
PLANE COORDINATE SYSTEM,
CENTRAL ZONE 4203, NAD-83.

LEGEND

P.O.B.	POINT OF BEGINNING
DOC.	DOCUMENT
NO.	NUMBER
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
()	RECORD INFO., DOC. NO. 2010057618
[]	RECORD INFO., DOC. NO. 2010057619
{ }	RECORD INFO., DOC. NO. 2010060938
●	FOUND 1/2" IRON ROD
●"HC"	FOUND 1/2" IRON ROD W/CAP "HOLT CARSON"
⊙	FOUND 1/2" IRON PIPE
▲	FOUND 60D NAIL
◆	FOUND METAL FENCE POST
■	FOUND TxDOT TYPE I MONUMENT
△	CALCULATED POINT



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Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502

SCALE: 1"=200'

SHEET 6

OF 7

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 45°47'14" W	82.26'
L2	S 25°03'01" W	56.51'
L3	S 57°24'45" W	37.75'
L4	S 12°34'19" W	106.70'
L5	N 75°45'00" W	317.50'
L6	N 18°27'19" W	312.45'
L7	N 18°18'35" W	32.19'
L8	N 70°57'40" W	43.00'
L9	N 00°21'47" E	105.84'
L10	N 83°33'06" E	165.55'
L11	N 56°05'46" E	103.90'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L12	N 66°06'22" E	86.56'
L13	N 76°47'34" E	83.82'
L14	S 86°48'26" E	90.89'
L15	S 80°25'26" E	74.11'
L16	N 76°10'34" E	74.87'
L17	N 74°46'34" E	71.15'
L18	N 79°23'34" E	133.97'
L19	S 35°48'56" W	107.70'
L20	S 07°52'41" E	107.69'
L21	S 13°56'33" W	362.94'
L22	N 16°35'11" W	13.71'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	{S 47°36'29" W}	{82.20'}
L2	{S 27°11'08" W}	{56.58'}
L3	{S 58°55'49" W}	{37.68'}
L4	{S 15°12'11" W}	{107.02'}
L5	{N 73°33'26" W}	{317.63'}
L6	{N 16°28'25" W}	{312.44'}
L7	(N 16°32'33" W)	(32.22')
L8	[N 69°00'58" W]	[43.00']
L9	[N 02°22'48" E]	[105.81']
L10	[N 85°27'48" E]	[165.45']
L11	[N 58°00'48" E]	[103.72']

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L12	[N 68°05'16" E]	[86.70']
L13	[N 78°44'16" E]	[83.82']
L14	[S 84°51'44" E]	[90.89']
L15	[S 78°28'44" E]	[74.11']
L16	[N 78°07'16" E]	[74.87']
L17	[N 76°43'16" E]	[71.15']
L18	[N 81°20'16" E]	[133.97']
L19	[S 37°44'49" W]	[107.60']
L20	[S 05°51'27" E]	[107.60']
L21	[S 15°48'59" W]	



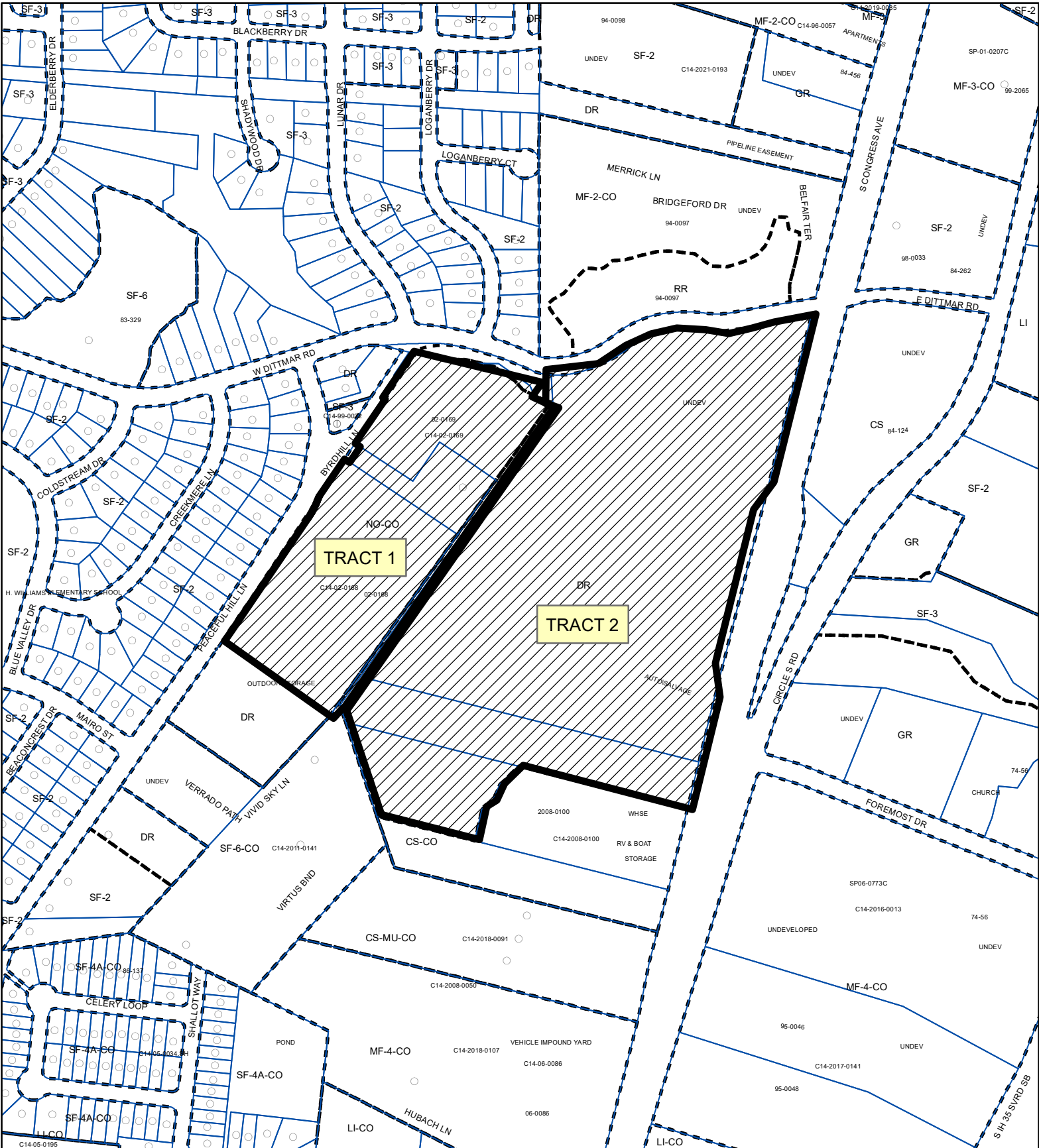
BGE, Inc.
 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPELS Licensed Surveying Firm No. 10106502

SCALE: ~




SHEET 7

OF 7

Copyright 2021



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0123

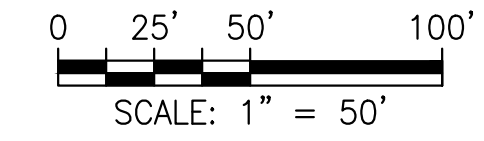
EXHIBIT C



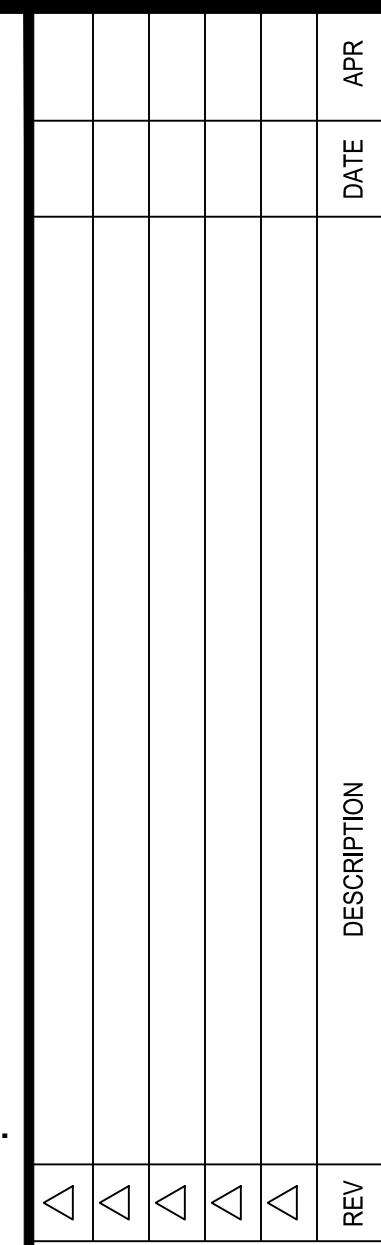
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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: 10/17/2022



NOTE:
1. PROPERTY BOUNDARY
PER SURVEY BY LDC
DATED JUNE 16TH, 2021.



DESIGNED BY:
REVIEWED BY:
DRAWN BY:



BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL. 512-879-0400 www.browning.com

PEACEFUL HILL
AUSTIN, TX

TRACT 1 HEIGHT LIMIT EXHIBIT

