



## Travis County Commissioners Court Agenda Request

**Meeting Date:** September 2, 2014

**Prepared By:** Teresa Calkins, P.E.      **Phone #:** 512-854-7569

**Division Director/Manager:** Anna Bowlin, AICP, Division Director Development Services Long Range Planning

**Department Head/Title:** Steven M. Manilla, P.E., County Executive-TNR

**Sponsoring Court Member:** Commissioner Daugherty, Precinct Three

### **AGENDA LANGUAGE:**

Consider and take appropriate action on the following requests:

- A) An exemption from platting requirements for the Whitehouse Tract Condominium project – 50 single-family detached units; and
- B) Approve a Condominium Construction Agreement.

### **BACKGROUND/SUMMARY OF REQUEST:**

The proposed condominium project includes the construction of 50 new residential units with parking, driveways, and drainage and utility infrastructures to support the project. The development will take access from Old San Antonio Road.

Water and wastewater services will be provided by the City of Austin. Detention and water quality facilities are proposed for the development. Parkland fees have been paid in the amount of \$22,869.00, and construction inspection fees have paid in the amount of \$2,287.50. The project has met all of the requirements of the Travis County Fire Marshal.

### **STAFF RECOMMENDATIONS:**

As this condominium site plan application meets Travis County standards, TNR staff supports granting an exemption to platting for the proposed condominium project.

### **ISSUES AND OPPORTUNITIES:**

None

### **FISCAL IMPACT AND SOURCE OF FUNDING:**

None

### **EXHIBITS/ATTACHMENTS:**

- Site Precinct map
- Site Location map
- Site plan

# Condominium Construction Agreement

## **REQUIRED AUTHORIZATIONS:**

|                  |                   |     |          |
|------------------|-------------------|-----|----------|
| Cynthia McDonald | Financial Manager | TNR | 854-4239 |
| Steve Manilla    | County Executive  | TNR | 854-9429 |
|                  |                   |     |          |
|                  |                   |     |          |

## **CC:**

|                |  |     |                |
|----------------|--|-----|----------------|
| Anna Bowlin    | Division Director<br>Development Services<br>Long Range Planning | TNR | (512) 854-7561 |
| Teresa Calkins | Engineer Sr  | TNR | (512) 854-7569 |
|                |  |     |                |
|                |  |     |                |

**AB:TC:tc**

**1101 - Development Services Long Range Planning- 0870**

**WHITEHOUSE TRACT**  
**CONDOMINIUM CONSTRUCTION AGREEMENT**  
Travis County, Texas

THIS CONDOMINIUM CONSTRUCTION AGREEMENT is made and entered into by and between South Austin White House, LLC, a Texas limited liability company, c/o Larry Vineyard, Manager, 2622 Commerce Street, Dallas, Texas 75226 (the “**Developer**”), and Travis County, Texas, P.O. Box 1748, Austin, Texas 78767 (the “**County**”), hereinafter collectively referred to as the “**Parties**”, for the purposes and consideration stated.

A. The Developer is in the process of developing a condominium regime (the “**Regime**”) on Lot 6, Block A of the 1626 Park Addition Subdivision according to the plat recorded in Volume 99, Page 290-291 Official Plat Records of Travis County, Texas and approximately 11.362 acres of real property located in Travis County, Texas, more particularly described on Exhibit “A” (the “**property**”) and desires to develop the Regime in one phase.

B. The Developer and the County desire to provide for the orderly development of the Regime, including the completion of the private roadway (the “**Private Roadway**”) and drainage improvements (the “**Drainage Improvements**”) described in the Whitehouse Tract Site Plan for City of Austin Site Development Permit # SP-2012-0369D (“**Construction Plans**”).

C. The Private Roadway will be constructed in one phase, as described in the Construction Plan and as depicted on Exhibit “B-1” and “B-2”.

D. The Developer and the County desire to establish a process to coordinate the improvement of the Private Roadway and Drainage Improvements with the phased development of the Property;

NOW, THEREFORE, in consideration of these premises and the promises contained herein, the Developer and the County agrees as follows:

1. Subject to the terms in this Agreement, Travis County hereby grants the Developer an exemption from the requirement that the Developer prepare, obtain County approval for, and file in the official public records of the County a subdivision plat for the Regime.

2. Subject to the conditions contained in this paragraph, the County will issue a development permit to the Developer for construction of the Private Roadway and the Drainage Improvements serving the development. Prior to the occupancy of any residential unit in the development, Developer will be required to complete the Private Roadway and Drainage Improvements serving the development. Completion will be evidenced by a letter of concurrence from a licensed professional engineer that the Private Roadway and Drainage Improvements have been completed in accordance with the Construction Plans. Upon delivery to and approval by the County of a letter of concurrence from a licensed professional engineer that the Private Roadway and Drainage Improvements have been completed in accordance with the Construction Plans, the County shall execute, acknowledge and deliver to then current owner for the phase, an instrument in the form of Exhibit “C” for recordation in the Official Public Records of Travis County, Texas, releasing the

development from all of the terms, provisions and requirements of this Condominium Construction Agreement.

3. If the Developer makes any revision to the Construction Plans modifying the Private Roadway or Drainage Improvements or the phasing plan reflected on such Construction Plans, and such revision is revised and approved, the County and the Developer will, to the extent required, either amend this Agreement or enter into an additional or supplemental agreement(s) to coordinate the phasing process and the future improvements of the Private Roadway.

4. Prior to the County's issuance of the development permit, the Developer shall pay fees in lieu of park land dedication for all phases in the amount of \$22,869.00. In addition, the Developer shall pay inspection fees in the amount of \$1.25 per linear foot of street, in the total amount of \$2,287.50, to be paid prior to the issuance of the construction permit for each phase.

5. Miscellaneous Provisions. All rights, privileges, and remedies afforded the Parties and cumulative and not exclusive and the exercise of any remedy will not be deemed a waiver of any other right, remedy, or privilege. The Parties agree that the granting of equitable remedies may, and probably will, be necessary in the event of a violation of the restriction. If any provision of this agreement is unenforceable, to the extent the unenforceability does not destroy the basis of the bargain between the Parties, this agreement will construed as if the unenforceable provision had never been a part of this agreement.

EXECUTED to be effective on the date fully executed by the parties.

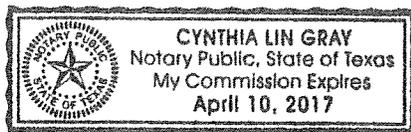
**SOUTH AUSTIN WHITE HOUSE, LLC,**  
a Texas Limited Liability Company

By: Ralph Reed  
Ralph Reed, Manager

Date: 4/25/2013

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 25<sup>TH</sup> day of April, 2013, by Ralph Reed, Manager, of South Austin White House, LLC, a Texas limited liability company, on behalf of said company.



Cynthia Lin Gray  
Notary Public Signature

TRAVIS COUNTY, TEXAS

By: \_\_\_\_\_  
Samuel T. Biscoe, County Judge

Date: \_\_\_\_\_

THE STATE OF TEXAS     §  
COUNTY OF TRAVIS     §

The instrument was acknowledged before me on the day of \_\_\_\_\_,  
\_\_\_\_\_, by \_\_\_\_\_ of Travis County, Texas in the capacity stated.

\_\_\_\_\_  
Notary Public, State of Texas

After Recording Return to:  
Travis County, Texas  
Attn: Transportation and Natural Resources Department  
P.O. Box 1748  
Austin, Texas 78767

EXHIBIT 'A'



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

11.362 ACRES  
WHITE HOUSE, LLC  
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 11.362 ACRES OF LAND OUT OF THE STEPHEN F. SLAUGHTER LEAGUE, SURVEY NO. 1, ABSTRACT 20, IN TRAVIS COUNTY, TEXAS, BEING ALL OF AN 11.284 ACRE TRACT AND A 0.076 ACRE TRACT CONVEYED TO SOUTH AUSTIN WHITE HOUSE, LLC, BY SPECIAL WARRANTY DEED DATED OCTOBER 15, 2011 AND RECORDED IN DOCUMENT NO. 2011153660 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (DESCRIBED IN DOCUMENT NO. 2005059457); SAID 11.362 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron pipe found in the west right-of-way line of the Old Austin-San Antonio Road (right-of-way width varies), for the southeast corner of the said 11.284 acre tract, being also the northeast corner of a 9.38 acre tract described in Volume 7366, Page 185 of the Deed Records of Travis County, Texas;

**THENCE** with the south line of the said 11.284 acre tract, being also the north line of the said 9.38 acre tract, the following three (3) courses and distances:

1. North 67°14'17" West, a distance of 146.07 feet to a cotton spindle found for an angle point;
2. North 30°33'23" East, a distance of 95.53 feet to 1-1/2" iron pipe found for an angle point;
3. North 69°09'14" West, a distance of 655.69 feet to a 1-1/4" iron pipe found for the southwest corner of the said 11.284 acre tract, being also the northwest corner of the said 9.38 acre tract;

**THENCE** North 28°08'28" East, with the west line of the said 11.284 acre tract (varies from the east line of Lot 8 and 9 of Conroy Park No. 2, a subdivision of record in Volume 79, Page 225 of the Plat Records of Travis County, Texas), a distance of 368.53 feet to a 1/2" rebar found in the west line of the 11.284 acre tract, being also in the east line of said Lot 8 of said Conroy Park No. 2;

**THENCE** North 28°10'31" East, with the west line of the said 11.284 acre tract, being also the east line of said Lot 8, a distance of 14.79 feet to a 1/2" rebar found for the northeast corner of Lot 8, being also the southeast corner of Lot 7 of said Conroy Park No. 2;

**THENCE** North 28°09'45" East, with the west line of the said 11.284 acre tract, being also the east line of said Lot 7, a distance of 200.08 feet to a 1/2" rebar found for the northeast corner of Lot 7, being also the southeast corner of Lot 6 of said Conroy Park No. 2;

**THENCE** North 28°19'08" East, with west line of the said 11.284 acre tract, being also the east line of said Lot 6, a distance of 41.48 feet to a 1/2" rebar found for the northwest corner of the said 11.284 acre tract, being also the southwest corner of Lot 5 of 1626 Park Addition, a subdivision of record in Volume 99, Page 290 of the Plat Records of Travis County, Texas;

**THENCE** South 66°25'49" East, with the north line of the said 11.284 acre tract, being also the south line of said Lot 5, a distance of 434.19 feet to a 1/2" rebar found for the southeast corner of Lot 5, being also the southwest corner of Lot 6 of said 1626 Park Addition;

**THENCE** South 66°27'43" East, with the north line of the said 11.284 acre tract and the north line of said 0.076 acre tract, being the south line of Lot 6 of said 1626 Park Addition, a distance of 310.76 feet to a 1/2" rebar found for an angle point in the west right-of-way line of the Old Austin-San Antonio Road, same being in the north line of the 0.076 acre tract, for the southeast corner of Lot 6 of 1626 Park Addition;

**THENCE** South 66°24'23" East, with the west right-of-way line of the Old Austin-San Antonio Road, being the north line of the said 0.076 acre tract, a distance of 10.72 feet to a 1/2" rebar found for an angle point in the west right-of-way line the Old-San Antonio Road, being also the east corner of the 0.076 acre tract and the northeast corner of the 11.284 acre tract;

**THENCE** with the west right-of-way line of the Old Austin-San Antonio Road, being the east line of the said 11.284 acre tract, the following three (3) courses and distances:

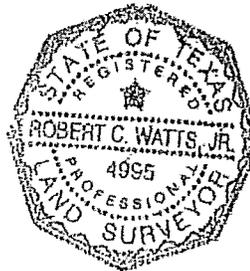
1. South 25°20'26" West, a distance of 82.05 feet to a 1/2" rebar found for an angle point;
2. South 10°57'52" West, a distance of 216.58 feet to a 1/2" iron pipe found for an angle point;
3. South 34°47'55" West, a distance of 133.02 feet to a 1/2" iron pipe found for an angle point;

4. South  $31^{\circ}14'38''$  West, a distance of 263.16 feet to the **POINT OF BEGINNING**, containing 11.362 acres of land, more or less.

Surveyed on the ground May 7, 2012. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).  
Attachments: Drawing 236-033-BASE.

*rcw*

Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



8-17-12



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

EXHIBIT "B-1"

PORTION OF SOUTH AUSTIN  
WHITE HOUSE, LLC  
11.284 ACRE TRACT  
(DRIVEWAY EASEMENT)

0.383 ACRES  
STEPHEN F. SLAUGHTER LEAGUE,  
SURVEY NO. 1, ABSTRACT NO. 20  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.383 ACRES (APPROX. 16,701 SQ. FT.) IN THE STEPHEN F. SLAUGHTER LEAGUE, SURVEY NO. 1, ABSTRACT NO. 20, TRAVIS COUNTY, TEXAS, BEING A PORTION OF AN 11.284 ACRE TRACT, DESCRIBED IN DOCUMENT NO. 2005059457 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO SOUTH AUSTIN WHITE HOUSE, LLC, BY SPECIAL WARRANTY DEEDS DATED OCTOBER 14, 2011 AND RECORDED IN DOCUMENT NOS. 2011153659 AND 2011153660 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.383 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2" rebar found for the northwest corner of said 11.284 acre tract, same being the southwest corner of Lot 5, 1626 Park Addition, a subdivision of record in Volume 99, Page 290 of the Plat Records of Travis County, Texas and also being in the east line of Lot 6, Conroy Park No. 2, a subdivision of record in Volume 79, Page 225 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found in the north line of said 11.284 acre tract, same being the southeast corner of said Lot 5 and also being the southwest corner of Lot 6 of said 1626 Park Addition, bears South 66°25'49" East, a distance of 434.19 feet;

**THENCE** South 33°51'07" East, crossing said 11.284 acre tract, a distance of 213.58 feet to a calculated point for the **POINT OF BEGINNING**;

**THENCE** continuing across said 11.284 acre tract, the following eighteen (18) courses and distances:

1. South 23°34'11" West, a distance of 28.00 feet to a calculated point;
2. With a curve to the left, an arc distance of 37.28 feet, a delta angle of 85°25'43", having a radius of 25.00 feet and a chord which bears South 70°51'20" West, a

- distance of 33.92 feet to a calculated point;
3. South 28°08'28" West, a distance of 266.52 feet to a calculated point;
  4. With a curve to the left, an arc distance of 39.27 feet, a delta angle of 90°00'00", having a radius of 25.00 feet and a chord which bears South 16°51'32" East, a distance of 35.36 feet to a calculated point;
  5. South 61°51'32" East, a distance of 83.47 feet to a calculated point;
  6. With a curve to the left, an arc distance of 3.05 feet, a delta angle of 06°59'42", having a radius of 25.00 feet and a chord which bears South 65°21'23" East, a distance of 3.05 feet to a calculated point;
  7. South 68°51'14" East, a distance of 70.80 feet to a calculated point;
  8. With a curve to the right, an arc distance of 6.35 feet, a delta angle of 06°59'42", having a radius of 52.00 feet and a chord which bears South 65°21'23" East, a distance of 6.34 feet to a calculated point;
  9. South 61°51'32" East, a distance of 46.88 feet to a calculated point;
  10. South 28°08'28" West, a distance of 28.00 feet to a calculated point;
  11. North 61°51'32" West, a distance of 46.88 feet to a calculated point;
  12. With a curve to the left, an arc distance of 2.93 feet, a delta angle of 06°59'42", having a radius of 24.00 feet and a chord which bears North 65°21'23" West, a distance of 2.93 feet to a calculated point;
  13. North 68°51'14" West, a distance of 70.80 feet to a calculated point;
  14. With a curve to the right, an arc distance of 6.47 feet, a delta angle of 06°59'42", having a radius of 53.00 feet and a chord which bears North 65°21'23" West, a distance of 6.47 feet to a calculated point;
  15. North 61°51'32" West, a distance of 83.47 feet to a calculated point;
  16. With a curve to the right, an arc distance of 83.25 feet, a delta angle of 90°00'00", having a radius of 53.00 feet and a chord which bears North 16°51'32" West, a distance of 74.95 feet to a calculated point;
  17. North 28°08'28" East, a distance of 266.52 feet to a calculated point;
  18. With a curve to the right, an arc distance of 79.02 feet, a delta angle of 85°25'43", having a radius of 53.00 feet and a chord which bears North 70°51'20" East, a

distance of 71.90 feet to the **POINT OF BEGINNING**, containing 0.383 acres of land, more or less.

Surveyed on the ground May 7, 2012. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 236-033-DRIVE2.

*mt 4 1-30-13*

Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995

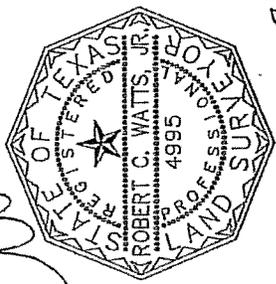


REFERENCES

TCAD Parcel # 04-4818-0113  
Austin Grid map F-11

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.383 ACRES (APPROX. 16,701 SQ. FT.) IN THE STEPHEN F. SLAUGHTER LEAGUE, SURVEY NO. 1, ABSTRACT NO. 20, TRAVIS COUNTY, TEXAS, BEING A PORTION OF AN 11.284 ACRE TRACT, DESCRIBED IN DOCUMENT NO. 2005059457 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO SOUTH AUSTIN WHITE HOUSE, LLC, BY SPECIAL WARRANTY DEEDS DATED OCTOBER 14, 2011 AND RECORDED IN DOCUMENT NOS. 2011153659 AND 2011153660 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

*Handwritten signature*



*1-30-13*

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S23°34'11"W | 28.00'   |
| L2         | S28°08'28"W | 266.52'  |
| L3         | S61°51'32"E | 83.47'   |
| L4         | S68°51'14"E | 70.80'   |
| L5         | S61°51'32"E | 46.88'   |
| L6         | S28°08'28"W | 28.00'   |
| L7         | N61°51'32"W | 46.88'   |
| L8         | N68°51'14"W | 70.80'   |
| L9         | N61°51'32"W | 83.47'   |
| L10        | N28°08'28"E | 266.52'  |

LEGEND  
 ● 1/2" REBAR FOUND (OR AS NOTED)  
 A CALCULATED POINT  
 ( ) RECORD INFORMATION

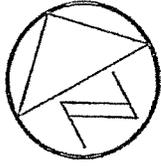
| CURVE TABLE |        |           |        |             |         |
|-------------|--------|-----------|--------|-------------|---------|
| CURVE       | RADIUS | DELTA     | ARC    | BEARING     | TANGENT |
| C1          | 25.00' | 85°25'43" | 37.28' | S70°51'20"W | 23.08'  |
| C2          | 25.00' | 90°00'00" | 39.27' | S16°51'32"E | 25.00'  |
| C3          | 25.00' | 6°59'42"  | 3.05'  | S65°21'23"E | 1.53'   |
| C4          | 52.00' | 6°59'42"  | 6.35'  | S65°21'23"E | 3.18'   |
| C5          | 24.00' | 6°59'42"  | 2.93'  | N65°21'23"W | 1.47'   |
| C6          | 53.00' | 6°59'42"  | 6.47'  | N65°21'23"W | 3.24'   |
| C7          | 53.00' | 90°00'00" | 83.25' | N16°51'32"W | 53.00'  |
| C8          | 53.00' | 85°25'43" | 79.02' | N70°51'20"E | 48.93'  |

DATE OF SURVEY: 05/07/12  
 PLOT DATE: 01/28/13  
 DRAWING NO.: 236-033-DRIVE2  
 PROJECT NO.: 236-033  
 DRAWN BY: JDB  
 SHEET: 1 OF 2

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

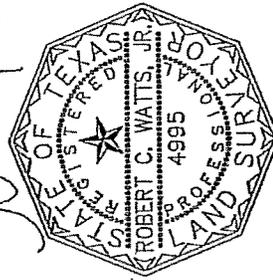
ATTACHMENTS: METES AND BOUNDS DESCRIPTION  
 236-033-DRIVE2

*Chaparral*



1" = 100'

LOT 5  
1626 PARK  
ADDITION  
(99/290)



LOT 6  
1626 PARK ADDITION  
(99/290)

LOT 6  
CONROY PARK  
NO. 2  
(79/225)

P.O.C.

S66°25'49"E 434.19'  
S64°35'00"E 434.40'

LOT 7  
CONROY PARK  
NO. 2  
(79/225)

P.O.B.

S33°51'07"E 213.58'

LOT 8  
CONROY PARK  
NO. 2  
(79/225)

DRIVEWAY EASEMENT  
0.383 ACRES  
APPROX. 16,701 SQ. FT.

L10

L2

11.284 ACRES  
SOUTH AUSTIN  
WHITE HOUSE, LLC  
(2011153660)  
(2005059457)

DRIVEWAY EASEMENT  
1.035 ACRES  
APPROX. 45,094 SQ. FT.

LOT 9  
CONROY PARK  
NO. 2  
(79/225)

C1

C2

C3

C4

C5

C6

C7

C8

C9

C10

C11

C12

C13

C14

C15

C16

C17

DATE OF SURVEY: 05/07/12  
PLOT DATE: 01/28/13  
DRAWING NO.: 236-033-DRIVE2  
PROJECT NO.: 236-033  
DRAWN BY: JDB  
SHEET: 2 OF 2

Chaparral



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

EXHIBIT "B-2"

PORTION OF SOUTH AUSTIN  
WHITE HOUSE, LLC  
11.284 ACRE TRACT, 0.076 ACRES  
TRACT & LOT 6, 1626 PARK ADDITION  
(DRIVEWAY EASEMENT)

1.035 ACRES  
STEPHEN F. SLAUGHTER LEAGUE,  
SURVEY NO. 1, ABSTRACT NO. 20  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 1.035 ACRES (APPROX. 45,094 SQ. FT.) IN THE STEPHEN F. SLAUGHTER LEAGUE, SURVEY NO. 1, ABSTRACT NO. 20, TRAVIS COUNTY, TEXAS, BEING A PORTION OF AN 11.284 ACRE TRACT AND A PORTION OF A 0.076 ACRE TRACT, BOTH DESCRIBED IN DOCUMENT NO. 2005059457 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 6, 1626 PARK ADDITION, A SUBDIVISION OF RECORD IN VOLUME 99, PAGE 290 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALL CONVEYED TO SOUTH AUSTIN WHITE HOUSE, LLC, BY SPECIAL WARRANTY DEEDS DATED OCTOBER 14, 2011 AND RECORDED IN DOCUMENT NOS. 2011153659 AND 2011153660 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.035 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point in the west right-of-way line of Old Austin-San Antonio Road (right-of-way width varies), same being the east line of said 11.284 acre tract, from which a 1/2" rebar found for an angle point in the west right-of-way line of Old Austin-San Antonio Road, same being the east line of said 11.284 acre tract, bears South 25°20'26" West, a distance of 21.26 feet;

**THENCE** crossing said 11.284 acre tract, said 0.076 acre tract and said Lot 6, the following thirty-three (33) courses and distances:

1. North 64°39'34" West, a distance of 134.15 feet to a calculated point;
2. With a curve to the left, an arc distance of 266.34 feet, a delta angle of 87°11'58", having a radius of 175.00 feet and a chord which bears South 71°44'27" West, a distance of 241.37 feet to a calculated point;
3. South 28°08'28" West, a distance of 172.31 feet to a calculated point;

4. South  $28^{\circ}50'34''$  West, a distance of 65.67 feet to a calculated point;
5. With a curve to the right, an arc distance of 74.01 feet, a delta angle of  $80^{\circ}00'29''$ , having a radius of 53.00 feet and a chord which bears South  $78^{\circ}08'14''$  West, a distance of 68.14 feet to a calculated point;
6. North  $28^{\circ}08'28''$  East, a distance of 28.00 feet to a calculated point;
7. With a curve to the left, an arc distance of 39.27 feet, a delta angle of  $90^{\circ}00'00''$ , having a radius of 25.00 feet and a chord which bears North  $73^{\circ}08'28''$  East, a distance of 35.36 feet to a calculated point;
8. North  $28^{\circ}08'28''$  East, a distance of 229.32 feet to a calculated point;
9. With a curve to the right, an arc distance of 32.07 feet, a delta angle of  $08^{\circ}35'12''$ , having a radius of 214.00 feet and a chord which bears North  $32^{\circ}26'04''$  East, a distance of 32.04 feet to a calculated point;
10. With a curve to the left, an arc distance of 43.02 feet, a delta angle of  $98^{\circ}35'12''$ , having a radius of 25.00 feet and a chord which bears North  $12^{\circ}33'56''$  West, a distance of 37.90 feet to a calculated point;
11. North  $61^{\circ}51'32''$  West, a distance of 116.68 feet to a calculated point;
12. North  $64^{\circ}08'40''$  West, a distance of 1.99 feet to a calculated point;
13. North  $66^{\circ}25'49''$  West, a distance of 96.30 feet to a calculated point;
14. North  $23^{\circ}34'11''$  East, a distance of 28.00 feet to a calculated point;
15. South  $66^{\circ}25'49''$  East, a distance of 96.30 feet to a calculated point;
16. With a curve to the right, an arc distance of 4.23 feet, a delta angle of  $04^{\circ}34'17''$ , having a radius of 53.00 feet and a chord which bears South  $64^{\circ}08'40''$  East, a distance of 4.23 feet to a calculated point;
17. South  $61^{\circ}51'32''$  East, a distance of 130.43 feet to a calculated point;
18. With a curve to the left, an arc distance of 28.13 feet, a delta angle of  $64^{\circ}28'08''$ , having a radius of 25.00 feet and a chord which bears North  $85^{\circ}54'24''$  East, a distance of 26.67 feet to a calculated point;
19. With a curve to the right, an arc distance of 81.00 feet, a delta angle of  $21^{\circ}41'09''$ , having a radius of 214.00 feet and a chord which bears North  $64^{\circ}30'54''$  East, a distance of 80.51 feet to a calculated point;

20. With a curve to the left, an arc distance of 4.67 feet, a delta angle of  $89^{\circ}12'28''$ , having a radius of 3.00 feet and a chord which bears North  $30^{\circ}45'15''$  East, a distance of 4.21 feet to a calculated point;
21. North  $13^{\circ}51'00''$  West, a distance of 15.02 feet to a calculated point;
22. With a curve to the right, an arc distance of 51.50 feet, a delta angle of  $12^{\circ}43'07''$ , having a radius of 232.00 feet and a chord which bears North  $82^{\circ}30'34''$  East, a distance of 51.39 feet to a calculated point;
23. South  $01^{\circ}07'53''$  East, a distance of 16.70 feet to a calculated point;
24. With a curve to the left, an arc distance of 4.68 feet, a delta angle of  $89^{\circ}26'55''$ , having a radius of 3.00 feet and a chord which bears South  $45^{\circ}51'20''$  East, a distance of 4.22 feet to a calculated point;
25. With a curve to the right, an arc distance of 45.34 feet, a delta angle of  $11^{\circ}32'41''$ , having a radius of 225.00 feet and a chord which bears South  $84^{\circ}48'27''$  East, a distance of 45.26 feet to a calculated point;
26. With a curve to the left, an arc distance of 33.00 feet, a delta angle of  $75^{\circ}37'27''$ , having a radius of 25.00 feet and a chord which bears North  $63^{\circ}09'10''$  East, a distance of 30.65 feet to a calculated point;
27. North  $25^{\circ}20'26''$  East, a distance of 99.33 feet to a calculated point;
28. With a curve to the left, an arc distance of 34.92 feet, a delta angle of  $80^{\circ}02'30''$ , having a radius of 25.00 feet and a chord which bears North  $14^{\circ}40'49''$  West, a distance of 32.15 feet to a calculated point;
29. With a curve to the right, an arc distance of 188.35 feet, a delta angle of  $260^{\circ}02'30''$ , having a radius of 41.50 feet and a chord which bears North  $75^{\circ}19'11''$  East, a distance of 63.56 feet to a calculated point;
30. South  $25^{\circ}20'26''$  West, a distance of 157.00 feet to a calculated point;
31. With a curve to the left, an arc distance of 39.27 feet, a delta angle of  $90^{\circ}00'00''$ , having a radius of 25.00 feet and a chord which bears South  $19^{\circ}39'34''$  East, a distance of 35.36 feet to a calculated point;
32. South  $64^{\circ}39'34''$  East, a distance of 97.64 feet to a calculated point;
33. With a curve to the left, an arc distance of 9.82 feet, a delta angle of  $22^{\circ}29'52''$ , having a radius of 25.00 feet and a chord which bears South  $75^{\circ}54'30''$  East, a distance of 9.75 feet to a calculated point in the west right-of-way line of Old Austin-

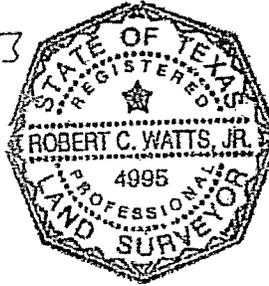
San Antonio Road, same being the east line of said 11.284 acre tract, from which a 1/2" rebar found for an angle point in the west right-of-way line of Old Austin-San Antonio Road, same being the northeast corner of said 11.284 acre tract and also being the east corner of said 0.076 acre tract, bears North 25°20'26" East, a distance of 8.89 feet;

**THENCE** South 25°20'26" West, with the west right-of-way of Old Austin-San Antonio Road, same being the east line of said 11.284 acre tract, a distance of 51.90 feet to the **POINT OF BEGINNING**, containing 1.035 acres of land, more or less.

Surveyed on the ground May 7, 2012. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 236-033-DRIVE.

*rcw* 1-30-13

Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



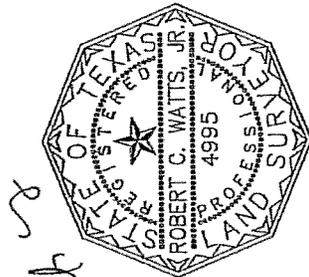
REFERENCES

TCAD Parcel # 04-4818-0113 & 04-4818-0130  
Austin Grid map F-11

SKETCH TO ACCOMPANY A DESCRIPTION OF 1.035 ACRES (APPROX. 45,094 SQ. FT.) IN THE STEPHEN F. SLAUGHTER LEAGUE, SURVEY NO. 1, ABSTRACT NO. 20, TRAVIS COUNTY, TEXAS, BEING A PORTION OF AN 11.284 ACRE TRACT AND A PORTION OF A 0.076 ACRE TRACT, BOTH DESCRIBED IN DOCUMENT NO. 2005059457 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 6, 1626 PARK ADDITION, A SUBDIVISION OF RECORD IN VOLUME 99, PAGE 290 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALL CONVEYED TO SOUTH AUSTIN WHITE HOUSE, LLC, BY SPECIAL WARRANTY DEEDS DATED OCTOBER 14, 2011 AND RECORDED IN DOCUMENT NOS. 2011153659 AND 2011153660 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N64°39'34"W | 134.15'  |
| L2         | S28°08'28"W | 172.31'  |
| L3         | S28°50'34"W | 65.67'   |
| L4         | N28°08'28"E | 28.00'   |
| L5         | N28°08'28"E | 229.32'  |
| L6         | N61°51'32"W | 116.68'  |
| L7         | N64°08'40"W | 1.99'    |
| L8         | N66°25'49"W | 96.30'   |
| L9         | N23°34'11"E | 28.00'   |
| L10        | S66°25'49"E | 96.30'   |
| L11        | S61°51'32"E | 130.43'  |
| L12        | N13°51'00"W | 15.02'   |
| L13        | S01°07'53"E | 16.70'   |
| L14        | N25°20'26"E | 99.33'   |
| L15        | S25°20'26"W | 157.00'  |
| L16        | S64°39'34"E | 97.64'   |
| L17        | S25°20'26"W | 51.90'   |

| CURVE TABLE |         |            |         |             |         |         |
|-------------|---------|------------|---------|-------------|---------|---------|
| CURVE       | RADIUS  | DELTA      | ARC     | BEARING     | CHORD   | TANGENT |
| C1          | 175.00' | 87°11'58"  | 266.34' | S71°44'27"W | 241.37' | 166.65' |
| C2          | 53.00'  | 80°00'29"  | 74.01'  | S78°08'14"W | 68.14'  | 44.48'  |
| C3          | 25.00'  | 90°00'00"  | 39.27'  | N73°08'28"E | 35.36'  | 25.00'  |
| C4          | 214.00' | 8°35'12"   | 32.07'  | N32°26'04"E | 32.04'  | 16.07'  |
| C5          | 25.00'  | 98°35'12"  | 43.02'  | N12°33'56"W | 37.90'  | 29.06'  |
| C6          | 53.00'  | 4°34'17"   | 4.23'   | S64°08'40"E | 4.23'   | 2.12'   |
| C7          | 25.00'  | 64°28'08"  | 28.13'  | N85°54'24"E | 26.67'  | 15.76'  |
| C8          | 214.00' | 21°41'09"  | 81.00'  | N64°30'54"E | 80.51'  | 40.99'  |
| C9          | 3.00'   | 89°12'28"  | 4.67'   | N30°45'15"E | 4.21'   | 2.96'   |
| C10         | 232.00' | 12°43'07"  | 51.50'  | N82°30'34"E | 51.39'  | 25.86'  |
| C11         | 3.00'   | 89°26'55"  | 4.68'   | S45°51'20"E | 4.22'   | 2.97'   |
| C12         | 225.00' | 11°32'41"  | 45.34'  | S84°48'27"E | 45.26'  | 22.75'  |
| C13         | 25.00'  | 75°37'27"  | 33.00'  | N63°09'10"E | 30.65'  | 19.40'  |
| C14         | 25.00'  | 80°02'30"  | 34.92'  | N14°40'49"W | 32.15'  | 20.99'  |
| C15         | 41.50'  | 260°02'30" | 188.35' | N75°19'11"E | 63.56'  | 49.42'  |
| C16         | 25.00'  | 90°00'00"  | 39.27'  | S19°39'34"E | 35.36'  | 25.00'  |
| C17         | 25.00'  | 22°29'52"  | 9.82'   | S75°54'30"E | 9.75'   | 4.97'   |



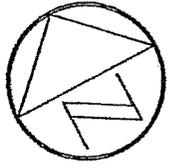
*Unit*  
*1-30-13*

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

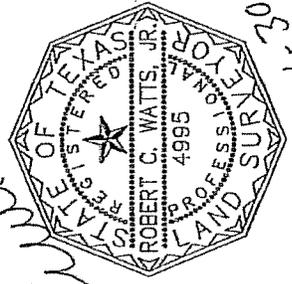
ATTACHMENTS: METES AND BOUNDS DESCRIPTION  
 236-033-DRIVE

*Chaparral*

DATE OF SURVEY: 05/07/12  
 PLOT DATE: 01/28/13  
 DRAWING NO.: 236-033-DRIVE  
 PROJECT NO.: 236-033  
 DRAWN BY: JDB  
 SHEET: 1 OF 2



1" = 100'



1-1-02-1

LOT 5  
1626 PARK ADDITION  
(99/290)

LOT 6  
1626 PARK ADDITION  
(99/290)

OLD AUSTIN-SAN ANTONIO RD.  
(R.O.W. WIDTH VARIES)

S25°20'26"W 82.05'  
(S27°21'W 82.06')

DRIVEWAY EASEMENT  
0.383 ACRES  
APPROX. 16,701 SQ. FT.

DRIVEWAY EASEMENT  
1.035 ACRES  
APPROX. 45,094 SQ. FT.

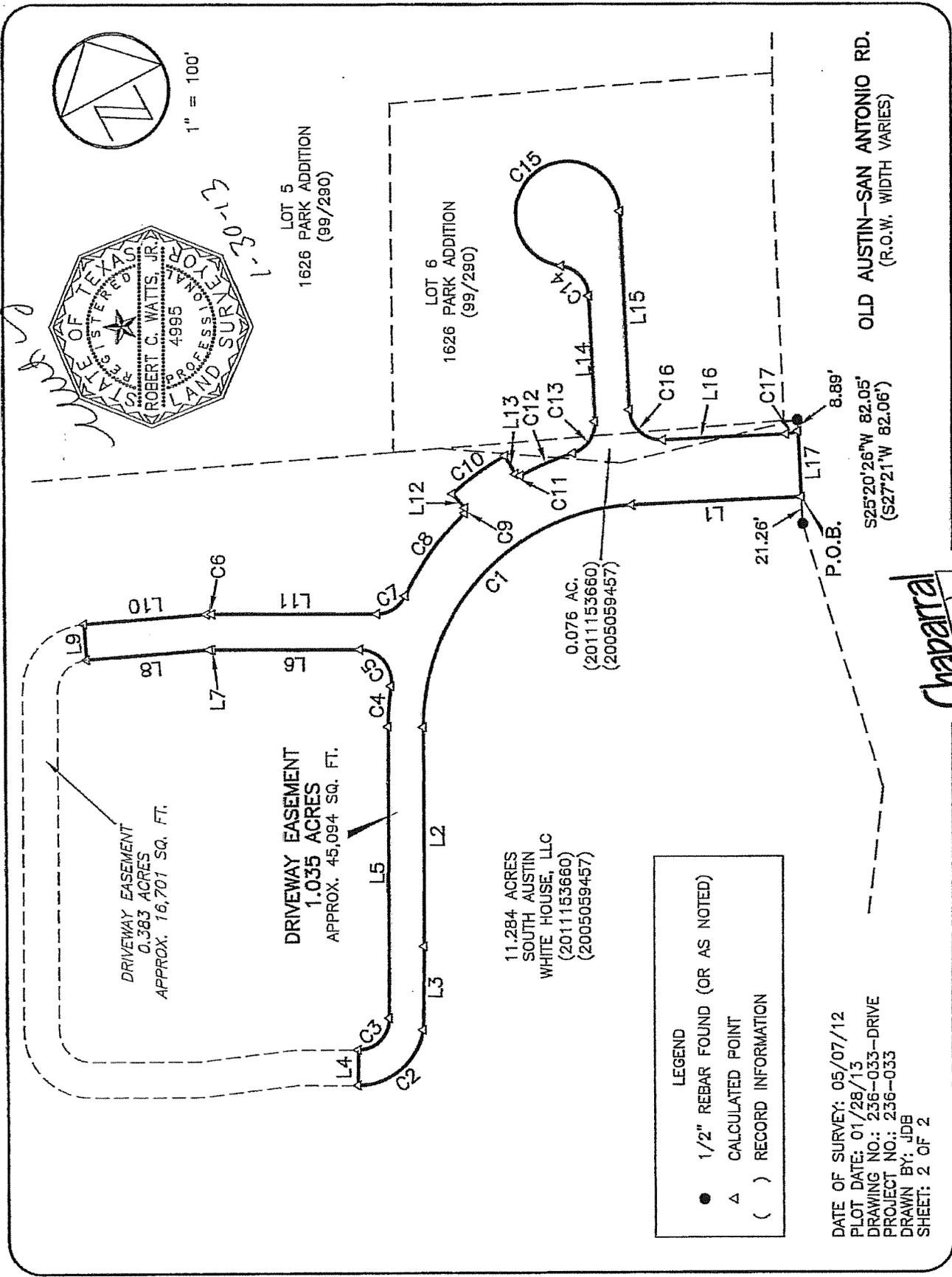
11.284 ACRES  
SOUTH AUSTIN  
WHITE HOUSE, LLC  
(2011153660)  
(2005059457)

0.076 AC.  
(2011153660)  
(2005059457)

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
  - △ CALCULATED POINT
  - ( ) RECORD INFORMATION

DATE OF SURVEY: 05/07/12  
PLOT DATE: 01/28/13  
DRAWING NO.: 236-033-DRIVE  
PROJECT NO.: 236-033  
DRAWN BY: JDB  
SHEET: 2 OF 2

*Chaparral*



**EXHIBIT "C"**

Release of Condominium Construction Agreement

STATE OF TEXAS           §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS      §

THAT Travis County, Texas, the beneficiary of that certain "Condominium Construction Agreement" which is filed of record as Document No. \_\_\_\_\_ in the Official Public Records of Travis County, Texas (the "**Construction Agreement**") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, does hereby release that certain real property in Travis County, Texas, which is described on Exhibit " " attached hereto and incorporated herein by reference (the "**Released Property**") from all of the terms, provisions and requirements of the Construction Agreement. From and after the date of this instrument, the Construction Agreement shall no longer affect or encumber the Released Property in any way.

Executed by the undersigned on the date set forth hereinbelow.

TRAVIS COUNTY, TEXAS

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF TRAVIS     §

This instrument was acknowledge before me on the \_\_\_\_ day of \_\_\_\_\_, 2007 by \_\_\_\_\_, \_\_\_\_\_ of Travis County, Texas, a political subdivision of t he State of Texas, on behalf of said County.

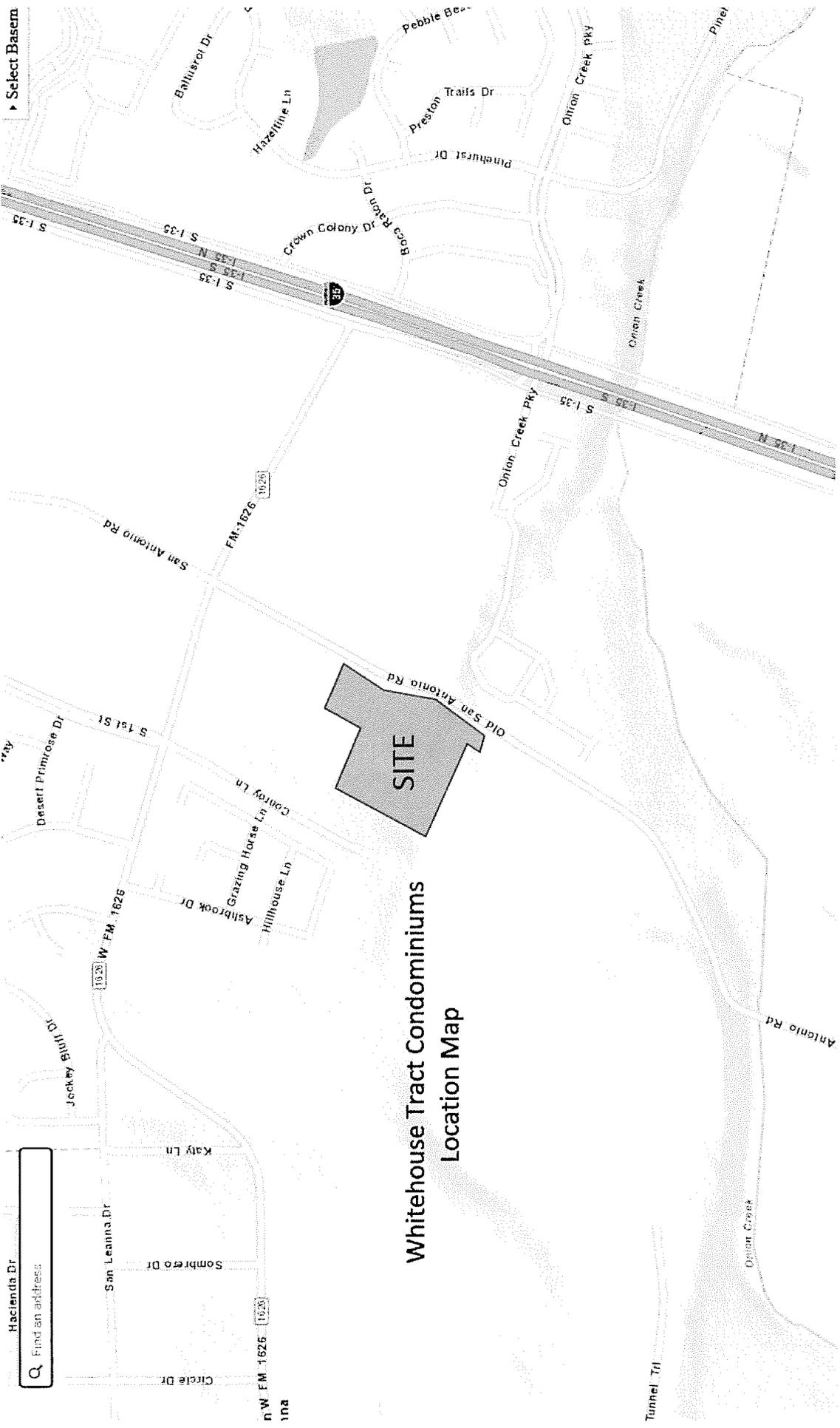
\_\_\_\_\_  
Notary Public Signature



**County Commissioner Precincts**

- Precinct 1: Ron Davis
- Precinct 2: Bruce Todd
- Precinct 3: Gerald Daugherty
- Precinct 4: Margaret Gómez
- County Judge: Samuel T. Bliscoe

Click a precinct on the map to see who represents it.



## Whitehouse Tract Condominiums Location Map

|           |             |
|-----------|-------------|
| DATE      | 11/15/11    |
| BY        | CLC         |
| REVISIONS |             |
| NO.       | DESCRIPTION |
|           |             |
|           |             |
|           |             |
|           |             |

|           |             |
|-----------|-------------|
| DATE      | 11/15/11    |
| BY        | CLC         |
| REVISIONS |             |
| NO.       | DESCRIPTION |
|           |             |
|           |             |
|           |             |
|           |             |

# WHITE HOUSE TRACT PLANS FOR SITE IMPROVEMENTS 11410 OLD SAN ANTONIO ROAD SITE PLAN



**CLARK LONGARO**  
Consulting Engineers  
1500 Ross Ave. Suite 1000, Dallas, TX 75201  
Tel: 972.954.1144  
Fax: 972.954.1145

**SPI**  
**7/43**  
SP-11410-01-01

