



Project Name: Sunflower

Case Number: C14-2012-0109

Update #: 0

Case Manager: Lee Heckman

Team: Zoning

Date Filed: 8/31/12

Date Dist: 9/4/12

Comment Due Date: Sep 14, 2012

Discipline	Name
✓ NPZ Austin Water Utility Review	Bradley Barron
✓ NPZ Environmental Review	Mike Mcdougal
✓ NPZ Legal Department Review	Janice Collins
✓ NPZ Mapping Review	Mapping Review
✓ NPZ Site Plan Review	Michael Simmons-Smith
✓ NPZ Transportation Review	Shandrian Jarvis
✓ NPZ Zoning Review	Lee Heckman
✓ NPZ Comprehensive Planning Review	Kathleen Fox
✓ Zoning	A. Rivera
✓ Notice Team	Debra

10

Report run on: 8/31/2012

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE #: C14-2012-0109

TYPE/SUBTYP Zoning/Rezoning/

PROJECT: Sunflower

LOCATION: 1201 ROBERT E LEE RD

CASE MANAGER: Lee Heckman

PHONE: 974-7604

FILED FOR UPDATE:

COMMENT DUE DATE Sep 14, 2012

TENTATIVE PC DATE:

REPORT DATE: Sep 21, 2012

TENTATIVE CC DATE:

LANDUSE:

AREA: 3.147 ACRES (SQ FT)

LOTS

EXISTING ZONING: SF-3 - FAMILY RESIDENCE

EXISTING USE:

TRACT ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

3.147/

SF-6 - TOWNH

SF-4/Condo

WATERSHED: Town Lake, ,

COUNTY: TRAVIS

JURISDICTION FULL PURPOSE Full-Purpose

Urban Watersheds

GRIDS: G21

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT 0103060373

DEED REFERENCE:

VOL./PAGE /

LEGAL DESCRIPTION:

Lot: 2 Block: Subdivision: ZILKER HILLTOP ADDITION • .85 acres out of the Henry P. Hill,
RELATED CASES (if any): League #2

CONTACTS:

Applicant	VINSON RADKE INVESTMENTS LLC 3933 STECK AVE SUITE B-110 AUSTIN TX 78759 CONTACT: Steven Radke	512-626-8645
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Owner	1201 ROBERT E LEE RD AUSTIN TX CONTACT: Joe L. Joseph	512-442-8467
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Billed To	VINSON RADKE INVESTMENTS 8701 NEIDER AUSTIN TX 78749 CONTACT: Steven Radke	512-626-8645
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ZONING

APPLICATION FOR ZONING

10820989

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY

APPLICATION DATE: 8/31/12

FILE NUMBER(S) C14-2012-0109

TENTATIVE ZAP / PC DATE: _____

TENTATIVE CC DATE: _____

CASE MANAGER L. Heckman

CITY INITIATED: YES / NO

ROLLBACK: YES / NO

APPLICATION ACCEPTED BY: Sperer

OTHER PROJECT DATA

OWNER'S NAME: Joe Joseph Jr & Hazel Joseph

PROJECT NAME: Sunflower

PROJECT STREET ADDRESS (or Range): 1201 Robert E. Lee Rd. and adjacent tract ABS 14 SUR 21 Hill HP ACR .85 ZIP 78704

COUNTY: Travis

If project address cannot be defined, provide the following information:

Frontage ft. _____ ALONG THE _____ SIDE OF _____ APPROXIMATELY
(N,S,E,W) Frontage road

Distance _____ FROM ITS INTERSECTION WITH _____
Direction _____ Cross street

TAX PARCEL NUMBER(S): 0103060373, 0103060364

AREA TO BE REZONED:

ACRES 3.147 (OR)

SQ.FT. 137,083.32

EXISTING ZONING	EXISTING USE	TRACT#	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF 3</u>	<u>Vacant</u>	<u>3</u>	<u>1.603 Acre</u>	<u>SF/Condo</u>	<u>SF Lp</u>
<u>SF 3</u>	<u>SF</u>	<u>2</u>	<u>0.694 Acre</u>	<u>SF/Condo</u>	<u>SF Lp</u>
<u>SF 3</u>	<u>Vacant</u>	<u>1 (Unplatted)</u>	<u>0.85 Acre</u>	<u>SF/Condo</u>	<u>SF Lp</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CASES

NEIGHBORHOOD PLAN AMENDMENT (YES / NO)
ACTIVE ZONING CASE (YES / NO)
RESTRICTIVE COVENANT (YES / NO)
SUBDIVISION (YES / NO)
SITE PLAN (YES / NO)

FILE NUMBER: _____
FILE NUMBER: _____
FILE NUMBER: _____
FILE NUMBER: _____
FILE NUMBER: _____

PROPERTY DESCRIPTION

(For the portion affected by this application) Provide either subdivision reference OR metes & bounds description.

1. SUBDIVISION REFERENCE: Name: Zilker Hilltop Addn

Block(s) _____ Lot(s) 2 & 3 Adjacent Tract Outlot(s) _____

Plat Book: _____ Page Number _____ or Document # _____

2. METES AND BOUNDS (Attach two copies of certified field notes.)

See Attached Survey & Notes.

ZONING

FILE NUMBER: C14-2012-0109

DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER:

(See attached Deed)

VOLUME: 81 PAGE: 377 OR DOCUMENT # _____
SQ. FT: _____ or ACRES 2.297

Recording #

1688306

.85 acre

ABS 14 SUR 21 Hill HP

ACR .85

OTHER PROVISIONS

IS A VARIANCE TO THE SIGN ORDINANCE BEING REQUESTED? YES NOIS PROPERTY IN A COMBINING DISTRICT / OVERLAY ZONE? YES NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NP, NCC, CVC, WO, etc) _____

NATIONAL REGISTER DISTRICT? YES NO

URBAN RENEWAL ZONE? YES / NO

IS A TIA REQUIRED? YES / NO TRIPS PER DAY: _____

GRID NUMBER (S) G21WATERSHED: Town LakeWS CLASS: UrbanWATER UTILITY PROVIDER: City of AustinWASTEWATER UTILITY PROVIDER: City of AustinELECTRIC UTILITY PROVIDER: Austin Energy

OWNERSHIP INFORMATION

TYPE OF OWNERSHIP SOLE ☒ COMMUNITY PROPERTY PARTNERSHIP CORPORATION TRUST

If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

OWNER INFORMATION

SIGNATURE: Joe L. JosephNAME: Joe L. Joseph

FIRM NAME: _____

TELEPHONE NUMBER: (512) 442-8467STREET ADDRESS: 1201 Robert E Lee RdCITY/STATE/ZIP: Austin, TX 78704

AGENT / PRINCIPAL CONTACT (If applicable)

SIGNATURE: Steven RadkeNAME: Steven RadkeFIRM NAME: StevenTELEPHONE NUMBER: (512) 626-8645STREET ADDRESS: 3933 Steck Ave Ste B-110CITY/STATE/ZIP: Austin, TX 78759CONTACT PERSON: Steven RadkeTELEPHONE NUMBER: (512) 626-8645

**CITY OF AUSTIN
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET**

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: Sunflower

LOCATION: 1201 Robert E Lee & Adjacent Tract ABS 14 SUR 21 Hill

APPLICANT: Steven Rader TELEPHONE NO: (512) 626-8645 HP ACR .85'

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: _____ ZONING: _____ SITE PLAN: _____

EXISTING:**FOR OFFICE USE ONLY**

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
3	1.603	—	SF3	Vacant			
2	.694	2,753	SF3	SF			
1 (Unplatted)	.85	—	SF3	Vacant			

PROPOSED**FOR OFFICE USE ONLY**

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
3	1.603		SF6	Residential	230	5.81/2.0	151
2	.694		SF6	Residential			
1 (Unplatted)	.85		SF6	Residential (26 2.0)			

ABUTTING ROADWAYS**FOR OFFICE USE ONLY**

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
Robert E. Lee			

FOR OFFICE USE ONLY

- ☒ A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study.
- ☐ A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.
- ☐ The traffic impact analysis has been waived for the following reason: _____
- ☐ A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

REVIEWED BY: [Signature] DATE: 8/28/12

DISTRIBUTION: _____
 _____ FILE _____ CAP. METRO _____ TXDOT _____ TRANS. REV. _____ TRAVIS CO. _____ TRANS DEPT.

TOTAL COPIES: _____

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

 8-27-12
Signature Date


Steven Radice
Name (Typed or Printed)

VRI, LLC
Firm

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**

 8-27-12
Signature Date

Steven Radice
Name (Typed or Printed)

VRI, LLC
Firm

ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions
Restrictive Covenants

I, Steven Radke have checked the subdivision plat notes,
(Print name of applicant)

deed restrictions, and/or restrictive covenants prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at:

1201 Robert E. Lee and unplatted tract ABS 14 SUR 21
(Address or Legal Description)
Hill HP Acr, 85

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, and/or restrictive covenants, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, and/or restrictive covenants.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, and/or restrictive covenants as information which may apply to this property.



(Applicant's signature)

8-27-12

(Date)

POSTPONEMENT POLICY ON ZONING HEARINGS

- Sets a postponement date and time at the City Council hearing so that renotification of residents and property owners is not necessary.
- Limits the time a hearing can be postponed to two months for both proponents and opponents, unless otherwise approved by Council so that renotification of residents and property owners is not necessary.
- Allows only one postponement for either side, unless otherwise approved by Council.
- Requires that all requests for postponements be submitted in writing to the director of the Planning and Development Review Department at least one week prior to the scheduled Council meeting. The written request must specify reasons for the postponement.
- The Director of the Planning and Development Review Department shall provide a recommendation regarding the validity of the postponement request as the Director deems appropriate.
- Eliminates the automatic granting of a postponement of the first request.
- Authorizes Council to consider requests that are not submitted timely.

NOTICE OF AUTHORIZATION FOR AGENT:

To Whom it May Concern:

I, Joe L Joseph., as owner of the property in question at:

- 1201 Robert E Lee Rd. Austin, TX 78704
- ABS 14 SUR 21 Hill HP ACR .85

Give my full authorization to Steven Radke (VRI, LLC) to act as my agent with regards to matters in dealing with the City of Austin and the necessary entities related to the above tracts for the purpose of the zoning application request to rezone the property to SF6.

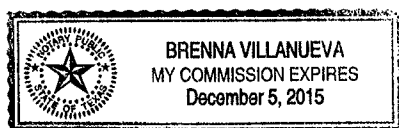
Joe L. Joseph Jr Joe L. Joseph Jr 8/31/12
Name of Owner Signature Date

STATE OF Texas

COUNTY OF Travis

This instrument was acknowledged before me on this the 31 day of August, 2012
by

Joe L. Joseph Jr
Printed Name of Signer (Owner)



Brenna Villanueva
Notary Public, State of Texas

**EXHIBIT A****EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION****PART A**

If your project is located in the Austin Independent School District, requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<u>100 or more single family units are proposed</u>
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<u>200 or more multifamily units are proposed</u>
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<u>100 or more multifamily units are proposed and a tax credit is requested</u>
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<u>project will demolish more than 50 residential existing units in a structure more than 20 years old</u>

If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt No.: 5697028

Payment Date: 08/31/2012

Invoice No.: 5710148

Payer Information

Company/Facility Name: Vinson Radke Investments LLC

Payment Made By: Steven Radke

3933 STECK AVE SUITE B-110 AUSTIN TX 78759

Phone No.: (512) 626-8645

Payment Method: Check

Payment Received: \$1,671.36

Amount Applied: \$1,671.36

Cash Returned: \$0.00

Comments:

CHK# 1083

Additional Information

Department Name: Neighborhood Planning and Zoning

Receipt Issued By: Gilbert Alvarez

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9100 4181	Regular Rezoning Fee	10820989	1201 ROBERT E LEE RD	2012-088878-ZC	\$50.00
1000 6800 9100 4181	Regular Rezoning Fee	10820989	1201 ROBERT E LEE RD	2012-088878-ZC	\$870.00
1000 6800 9770 4060	Sign Fee	10820989	1201 ROBERT E LEE RD	2012-088878-ZC	\$69.00
1000 6800 9770 4060	Sign Fee	10820989	1201 ROBERT E LEE RD	2012-088878-ZC	\$69.00
1000 6800 9770 4060	Sign Fee	10820989	1201 ROBERT E LEE RD	2012-088878-ZC	\$69.00
1000 6800 9770 4066	Development Services Surchage	10820989	1201 ROBERT E LEE RD	2012-088878-ZC	\$62.36
1000 6800 9770 4192	Notification/Renotificat	10820989	1201 ROBERT E LEE RD	2012-088878-ZC	\$241.00
1000 6800 9770 4192	Notification/Renotificat	10820989	1201 ROBERT E LEE RD	2012-088878-ZC	\$241.00
Total					\$1,671.36

TAX CERTIFICATE
Tina Morton
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 1066427

ACCOUNT NUMBER: 01-0306-0373-0000

PROPERTY OWNER:

JOSEPH J L JR & HAZEL
1201 ROBERT E LEE RD
AUSTIN, TX 78704-2029

PROPERTY DESCRIPTION:

LOT 2 & 3 ZILKER HILLTOP ADDN

ACRES

2.2805 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1201 ROBERT E LEE RD

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY
2011	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2011 \$10,550.97

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 08/28/2012

Fee Paid: \$10.00

Tina Morton
Tax Assessor-Collector

By: 

TAX CERTIFICATE
Tina Morton
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 1066429

ACCOUNT NUMBER: 01-0306-0364-0000

PROPERTY OWNER:

DANLANDCO LTD
% RANDALL T COX
2514 WESTLAKE DR
AUSTIN, TX 78746-2927

PROPERTY DESCRIPTION:

ABS 14 SUR 21 HILL H P ACR .85

ACRES

.8500 MIN%

.000000000000 TYPE

SITUS INFORMATION:

ROBERT E LEE

RD

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY
2011	AUSTIN ISD
	CITY OF AUSTIN (TRAV)
	TRAVIS COUNTY
	TRAVIS CENTRAL HEALTH
	ACC (TRAVIS)

TOTAL
ALL PAID
ALL PAID
ALL PAID
ALL PAID
ALL PAID

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2011 \$8,397.61

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 08/28/2012

Fee Paid: \$10.00

Tina Morton
Tax Assessor-Collector

By: 

**Determination of
Planning Commission or Zoning & Platting Commission
Assignment**

I, Steven Radke owner or authorized agent for the
following project.

Name of project: Sunflower

Address of project: 1201 Robert E Lee & ABS 14 SUR 21 Hill HP
ACR, 88

Case Number: _____

Check One:

_____ have verified that this project does fall within the boundaries of an approved
neighborhood plan or a proposed plan as defines in 25-1-46(D).


Name of neighborhood plan _____

Commission assigned: **Planning Commission**

X have verified that this project does not fall within the boundaries of an approved
neighborhood plan.

Commission assigned: **Zoning and Platting Commission**

I understand if I have not accurately determined if my project falls inside or outside the
boundaries of an approved neighborhood plan, I may experience delays in processing my
project through the appropriate commission.

Owner or Agent:  Intake Date: 8/31/12

INTAKE SUBMITTAL CHECKLIST
ZONING

City Of Austin Planning and Development Review Department
505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-2689, 974-2681 or 974-7208 Fax 974-2620

Departmental Use Only:

File Number: C14-2012-0109 Date Issued: 8/31/12
Intake Specialist: SPerez Date: 8/31/12

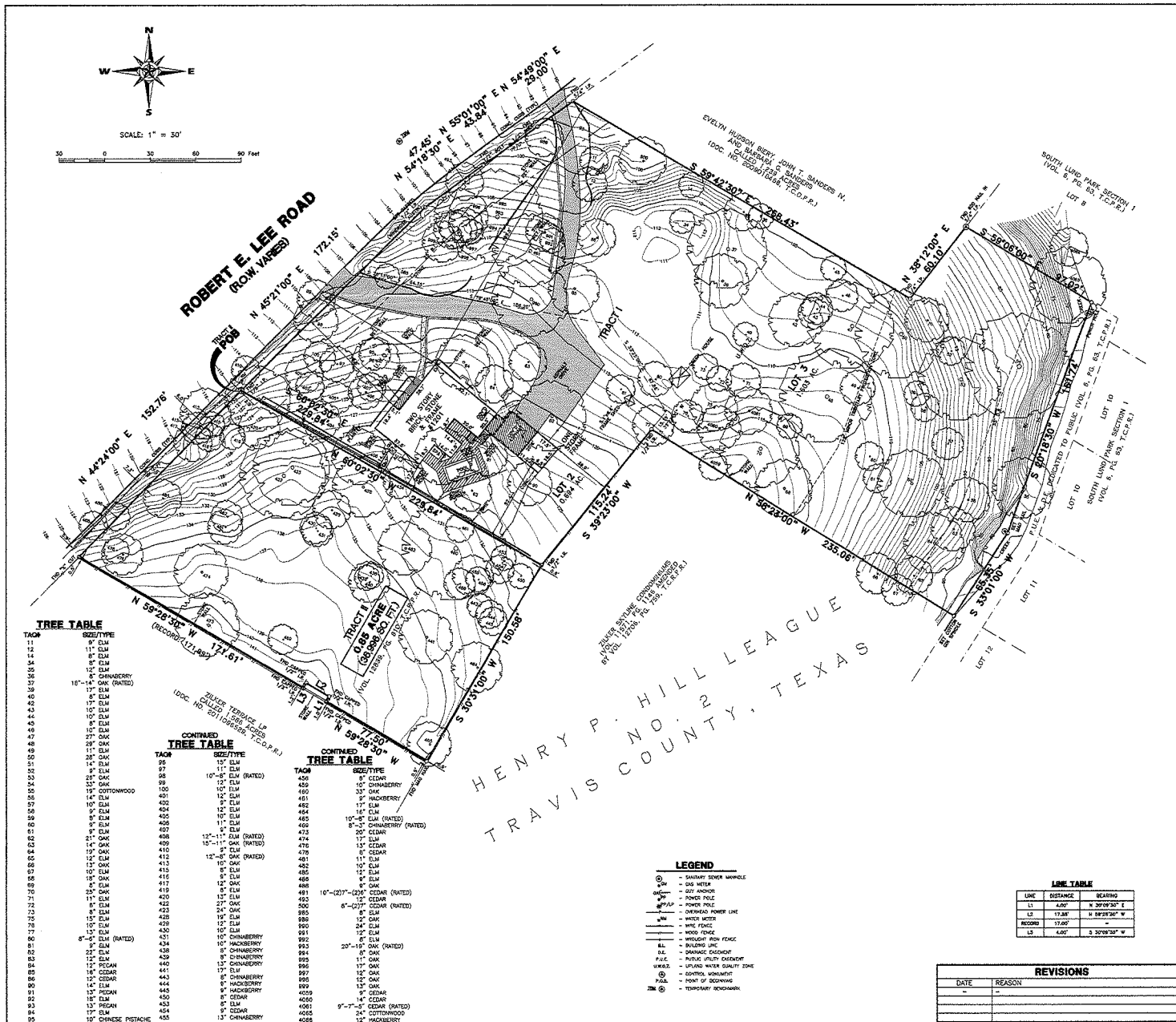
Information Required for Submittal:

- ☒ 1. Completed application form with all appropriate signatures & Application Fee
- ☒ 2. Signed Submittal Verification and Site Check Permission Forms
- ☒ 3. TIA Determination Form
- ☒ 4. If required, provide five (5) copies of TIA
- ☒ 5. TIA fee, if applicable
- ☐ 6. Two (2) copies of certified field notes for footprint zoning and portion(s) of lot(s)
- ☒ 7. Full size tax maps (1"=100') showing properties within **500'** of zoning request (for CS-1 zoning red-line to include footprint and entire tract); For projects located outside of Travis County, submit a list of names and addresses of all property owners within a 500' radius of the subject tract on a separate 8 1/2"x11" sheet
- ☒ 8. Current Tax Certificate or letter from County Tax Office
- ☐ 9. Copy of receipt if refund for Development Assessment is requested/ granted
- ☒ 10. Letter from Neighborhood Association(s) and positive staff recommendation, if consent agenda is requested.
- ☒ 11. Zoning map showing property to be rezoned
- ☐ 12. Subject to: ZAP _____ or PC _____

Additional Submittal Requirements for Planned Unit Development (PUD):

- ☐ A. Verification that the project has obtained and completed the Developmental Assistance process, including sign-off from the Customer Assistance Team; comment report with sign-off sheet will suffice
- ☐ B. Eighteen (18) copies of a 24" x 36" generalized land use map which shall include all of the following:
Project name, legal description, boundary lines with bearings and dimensions, total acreage, north arrow, scale and location map. Existing topography using USGS or City datum at tow (2) foot intervals for the property and adjacent property within 100 feet of the project boundary
- ☐ C. Eighteen (18) copies of the proposed site development regulations to be established by the Land Use Plan (PUD Report/ Summary)





BOUNDARY, TREE AND TOPOGRAPHICAL SURVEY OF TRACT I, LOT 2 AND 3 ZILKER HILLTOP ADDITION VOLUME 81, PAGE 377, T.C.P.R. TRACT II, 0.85 ACRE (36,996 SQ. FT.) IN THE HENRY P. HILL LEAGUE NO. 2 TRAVIS COUNTY, TEXAS

LEGAL DESCRIPTION TRACT II

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.85 ACRE (36,996 SQ. FT.) BEING OUT OF AND A PART OF THE HENRY P. HILL LEAGUE NO. 2 IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO DANLANDCO, LTD. BY WARRANTY DEED RECORDED IN VOLUME 12839, PAGE 810, T.C.P.R. AND BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDARIES AS FOLLOWS: ALL BEARINGS HEREIN ARE BASED ON THE RECORDED PLAT OF ZILKER HILLTOP ADDITION, A SUBDIVISION RECORDED IN VOLUME 81, PAGE 377, T.C.P.R.:

BEGINNING AT A FOUND 3" IRON PIPE IN THE EASTERN RIGHT-OF-WAY LINE OF ROBERT E. LEE ROAD, AT THE SOUTHWEST CORNER OF LOT 2, ZILKER HILLTOP ADDITION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGE 377, T.C.P.R., FOR THE NORTHWEST CORNER OF SAID DANLANDCO, LTD. TRACT AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 62°02'30" EAST WITH THE SOUTH LINE OF SAID LOT 2, SAME BEING THE NORTH LINE OF SAID DANLANDCO, LTD. TRACT, A DISTANCE OF 228.84' TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF SAID DANLANDCO, LTD. TRACT, THE SOUTHWEST CORNER OF SAID LOT 2, AND ANGLE POINT IN THE WEST LINE OF ZILKER SKYLINE CONDOMINIUMS AS RECORDED IN VOLUME 11571, PAGE 1148 AND ADDED IN VOLUME 12706, PAGE 759, T.C.P.R.;

THENCE SOUTH 30°31'00" WEST WITH THE EAST LINE OF SAID DANLANDCO, LTD. TRACT, SAME BEING THE WEST LINE OF SAID ZILKER SKYLINE CONDOMINIUMS TRACT, A DISTANCE OF 150.56' TO A FOUND 1/2" IRON ROD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID DANLANDCO, LTD. TRACT AND THE NORTHEAST CORNER OF A CALLED 1.586 ACRE TRACT CONVEYED TO ZILKER TRACT, LP BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2011096529, T.C.P.R.;


THENCE WITH THE NORTH LINE OF SAID CALLED 1.586 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID DANLANDCO, LTD. TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING THE (S) COURES AND DISTANCES:

1. NORTH 59°28'30" WEST, A DISTANCE OF 77.86' TO A FOUND CAPPED 3/4" IRON ROD,
2. NORTH 30°00'30" EAST, A DISTANCE OF 4.00' TO A FOUND CAPPED 3/4" IRON ROD,
3. NORTH 59°28'30" WEST, A DISTANCE OF 17.38' (RECORDED: 17.00') TO A FOUND CAPPED 3/4" IRON ROD,
4. SOUTH 30°00'30" WEST, A DISTANCE OF 4.00' TO A FOUND CAPPED 3/4" IRON ROD,
5. NORTH 59°28'30" EAST, A DISTANCE OF 171.61' (RECORDED: 171.99') TO A FOUND "X" OUT IN A STONE WALL, SAID POINT BEING IN THE EASTERN RIGHT-OF-WAY LINE OF SAID ROBERT E. LEE ROAD, FOR THE NORTHWEST CORNER OF SAID CALLED 1.586 ACRE TRACT, THE SOUTHWEST CORNER OF SAID DANLANDCO, LTD. TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 44°42'00" EAST WITH THE EASTERN RIGHT-OF-WAY LINE OF ROBERT E. LEE ROAD, SAME BEING THE WEST LINE OF SAID DANLANDCO, LTD. TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 152.76' TO THE PLACE OF BEGINNING AND CONTAINING 0.85 AN ACRE (36,996 SQ. FT.) OF LAND, AS SURVEYED ON THE GROUND ON APRIL 27, 2012.

- GENERAL NOTES**
- 1) THIS SURVEY OF TRACT II WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE. THIS SURVEY OF TRACT II WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 168806-ALLIES OF FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OF APRIL 23, 2013. SURVEYOR DO NOT ABSTRACT SUBJECT PROPERTY.
 - 2) ALL BEARINGS ARE BASED ON THE RECORDED PLAT OF ZILKER HILLTOP ADDITION, RECORDED IN VOLUME 81, PAGE 377, T.C.P.R.
 - 3) ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.
 - 4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "VI" (UNSHADOWED) ACCORDING TO THE FEDERAL DEPENDENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48084 0445 H, REVISED SEPTEMBER 28, 2008. THIS DETERMINATION WAS DONE BY GRAPHIC PLUING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 - 5) SUBJECT TO ALL APPLICABLE CITY OF AUSTIN DEVELOPMENT CODES OR ORDINANCES.
 - 6) ALL ELEVATIONS SHOWN HEREIN ARE BASED ON AN ASSUMED ELEVATION OF 100.00' AT A MAG NAL SET IN ASPHALT (SEE TRM).

I, RONNIE WILLIS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN.



R. Willis
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
R.L.S. NO. 5482

5/5/12
DATE

CLIENT: JOE JOSEPH, JR. AND HAZEL JOSEPH
ADDRESS: 1201 ROBERT E. LEE ROAD, AUSTIN, TEXAS 78704

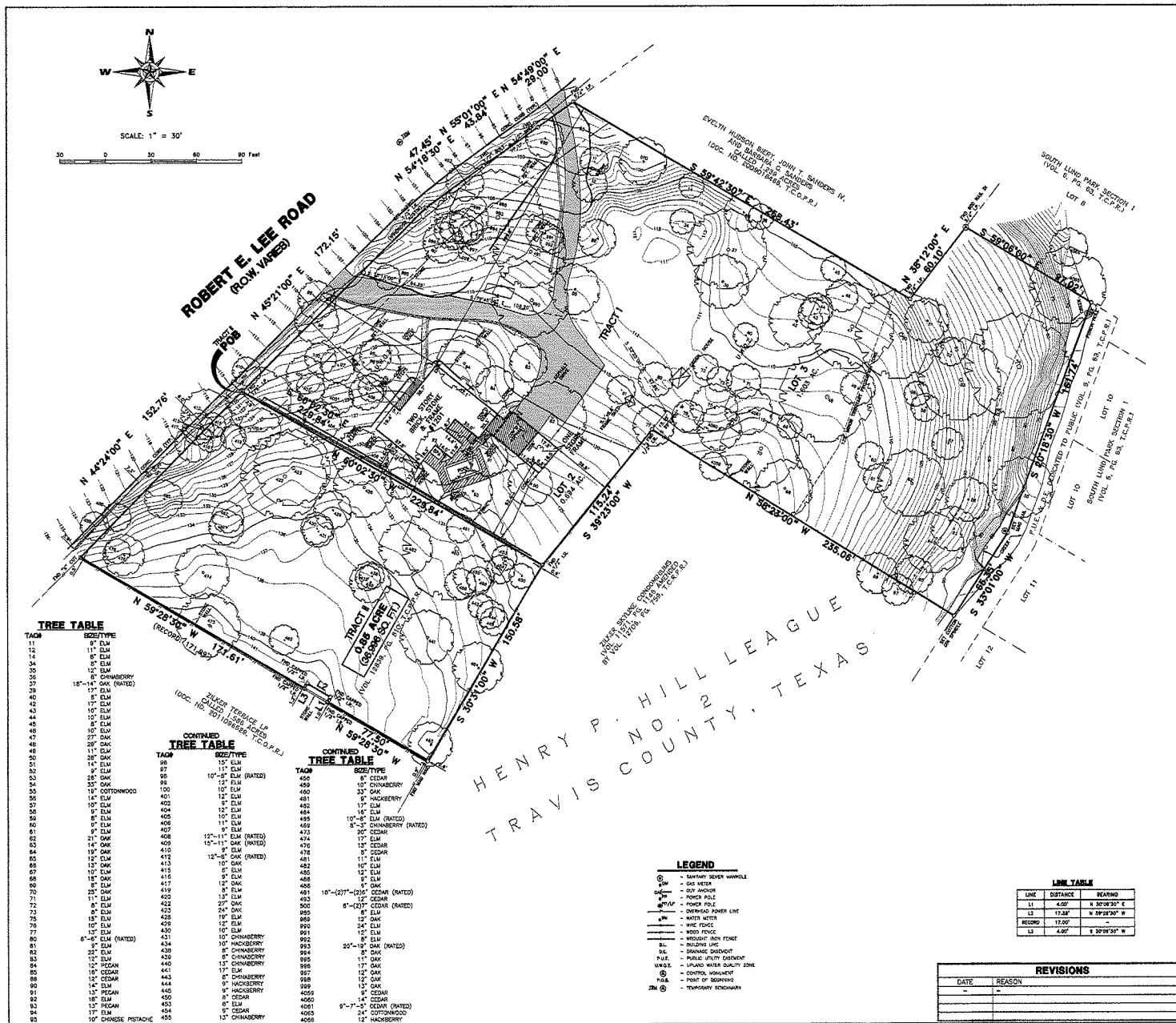
FILED BY: MS 05/28/12
DRAWN BY: MT 05/28/12
CHECKED BY: WFF 05/28/12

EXAMINER: JON NO. 24135
TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
SHEET 1 OF 1

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BOUNDARY, TREE AND TOPOGRAPHICAL SURVEY OF TRACT I, LOT 2 AND 3 ZILKER HILLTOP ADDITION VOLUME 81, PAGE 377, T.C.P.R. TRACT II: 0.85 ACRE (36,996 SQ. FT.) IN THE HENRY P. HILL LEAGUE NO. 2 TRAVIS COUNTY, TEXAS

LEGAL DESCRIPTION TRACT II:

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.85 ACRE (36,996 SQ. FT.) BEING OUT OF AND A PART OF THE HENRY P. HILL LEAGUE NO. 2 IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO DANLANDCO, LTD. BY WARRANTY DEED RECORDED IN VOLUME 12839, PAGE 810, T.C.P.R., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL BEARINGS HEREIN ARE BASED ON THE RECORDED PLAT OF ZILKER HILLTOP ADDITION, A SUBDIVISION RECORDED IN VOLUME 81, PAGE 377, T.C.P.R.:

BEGINNING AT A FOUND 1/2" IRON PIPE IN THE EASTERLY RIGHT-OF-WAY LINE OF ROBERT E. LEE ROAD, AT THE SOUTHWEST CORNER OF LOT 2, ZILKER HILLTOP ADDITION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGE 377, T.C.P.R., FOR THE NORTHWEST CORNER OF SAID DANLANDCO, LTD. TRACT AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 80°02'30" EAST WITH THE SOUTH LINE OF SAID LOT 2, SAME BEING THE NORTH LINE OF SAID DANLANDCO, LTD. TRACT, A DISTANCE OF 228.84' TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF SAID DANLANDCO, LTD. TRACT, THE SOUTHWEST CORNER OF SAID LOT 2, AND ANGLE POINT IN THE WEST LINE OF ZILKER SKYLINE CONDOMINIUMS AS RECORDED IN VOLUME 11571, PAGE 1148 AND AMENDED IN VOLUME 14708, PAGE 759, T.C.P.R.;

THENCE SOUTH 30°31'00" WEST WITH THE EAST LINE OF SAID DANLANDCO, LTD. TRACT, SAME BEING THE WEST LINE OF SAID ZILKER SKYLINE CONDOMINIUMS TRACT, A DISTANCE OF 150.58' TO A FOUND IRON NAIL, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID DANLANDCO, LTD. TRACT AND THE NORTHEAST CORNER OF A CALLED 1.586 ACRE TRACT CONVEYED TO ZILKER TERRACE, LP BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2011096259, T.C.P.R.;


THENCE WITH THE NORTH LINE OF SAID CALLED 1.586 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID DANLANDCO, LTD. TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING FIVE (5) COLORED AND DISTANCES:

1. NORTH 5°28'30" WEST, A DISTANCE OF 77.30' TO A FOUND CAPPED 1/2" IRON ROD;
2. NORTH 30°02'30" EAST, A DISTANCE OF 4.00' TO A FOUND CAPPED 1/2" IRON ROD;
3. NORTH 59°28'30" WEST, A DISTANCE OF 17.38' (RECORDED: 17.00') TO A FOUND CAPPED 1/2" IRON ROD;
4. SOUTH 30°02'30" WEST, A DISTANCE OF 4.00' TO A FOUND CAPPED 1/2" IRON ROD;
5. NORTH 59°28'30" EAST, A DISTANCE OF 171.51' (RECORDED: 171.99') TO A FOUND "X" CUT IN A STONE WALL, SAID POINT BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROBERT E. LEE ROAD, FOR THE NORTHWEST CORNER OF SAID CALLED 1.586 ACRE TRACT, THE SOUTHWEST CORNER OF SAID DANLANDCO, LTD. TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 44°24'00" EAST WITH THE EASTERLY RIGHT-OF-WAY LINE OF ROBERT E. LEE ROAD, SAME BEING THE WEST LINE OF SAID DANLANDCO, LTD. TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 152.78' TO THE PLACE OF BEGINNING AND CONTAINING 0.85 ACRE (36,996 SQ. FT.) OF LAND, AS SURVEYED ON THE GROUND ON APRIL, 27, 2012.

- GENERAL NOTES**
- 1) THIS SURVEY OF TRACT II WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE. THIS SURVEY OF TRACT II WAS PREPARED WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT OF NO. 160808-AUS OF FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OF APRIL 20, 2012. SURVEYOR DOES NOT ABSTRACT SUBJECT PROPERTY.
 - 2) ALL BEARINGS ARE BASED ON THE RECORDED PLAT OF ZILKER HILLTOP ADDITION, RECORDED IN VOLUME 81, PAGE 377, T.C.P.R.
 - 3) ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT, UNLESS OTHERWISE NOTED.
 - 4) THE SUBJECT PROPERTY IS LOCATED IN ZONE "XUNSHADES" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48524 0445 N, REVISED SEPTEMBER 25, 2009. SOME DETERMINATION WAS ZONE BY GRAPHIC PLUTING FROM THE FEMA MAP. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 - 5) SUBJECT TO ALL APPLICABLE CITY OF AUSTIN DEVELOPMENT CODES OR ORDINANCES.
 - 6) ALL ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION OF 100.00' AT A MAG NAIL SET IN ASPHALT (SEE TRV).

I, RONNIE WILLIS, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN.



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