

ORDINANCE NO. 20131017-072

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING MAP ON APPROXIMATELY 143 ACRES OF LAND GENERALLY KNOWN AS THE DESSAU BUSINESS PARK.

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 zoning districts on 7 tracts of land consisting of approximately 143 acres and identified on the map attached as Exhibit "A", as described in Zoning Case No. C14-2013-0099, on file at the Planning and Development Review Department.

PART 2. The base zoning districts for the 7 tracts of land are changed from interim-rural residence (I-RR) district and interim-single family residence standard lot (I-SF-2) district to community commercial-mixed use (GR-MU) combining district, public (P) district, general commercial services-conditional overlay (CS-CO) combining district, rural residence (RR) district, limited industrial service (LI) district and general commercial services-conditional overlay (CS-CO) combining district, as more particularly described and below:

Tract 1A: From interim-rural residence (I-RR) district zoning to multi family residence moderate high density (MF-4) district.

11.87 acre tract of land, more or less, out of the Samuel Cushing Survey No. 70, Abstract No. 164, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property");

Tract 1B: From interim-rural residence standard lot (I-RR) district to community commercial-mixed use (GR-MU) combining district.

1.86 acre tract of land, more or less, out of the Samuel Cushing Survey No. 70, Abstract No. 164, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance (the "Property"); and,

Tract No.:	Property ID:	Geo. ID:	Property Address:	Legal Description:	FROM	TO
Tract 1A	263743	259310501	13301-13409 Dessau Road, TX 78753	ABS 164 SUR 70 Cushing S 13.7300	Interim- RR	MF-4
Tract 1B	263743	259310501	13301-13409 Dessau Road, TX 78753	1.860 acres of land in the Samuel Cushing Survey No. 70 , ABS No. 164 in Travis County, TX, being a portion of a 13.789 acre tract	Interim- RR	GR-MU
Tract 2	426715	258360502	13500 Lazyridge Drive, TX 78660	ABS 164 SUR 70 Cushing S ACR 4.6760	Interim- RR	GR-MU
Tract 3	503616	258360701	13513 Lazyridge Drive, TX 78660	Lot 1, Block A, Wheeler Addition	Interim- RR	P
Tract 4	526881	256360402	1800 Gregg Lane, Texas 78660	Lot 1, Block E, Less .1020 acres, Dessau Business Park Sec II	Interim- RR	CS-CO
Tract 4	526880	256360401	2100 Gregg Lane, TX 78660	Lot 2, Block E, Less .2310 acres, Dessau Business Park Sec II	Interim- RR	CS-CO
Tract 5	728122	256360219	13313 Old Gregg Lane, TX 78660	Lot 2, Block A, Valtex Estates Replat of (Floodplain) Title Cancelled to Real Estate	Interim- RR	RR
Tract 6	774601	256360506	13321 Immanuel Road, TX 78660	Lot 3A, Block A, Dessau Point Resub of Lot 1	Interim- RR	LI
Tract 6	774602	256360507	13321 Immanuel Road, TX 78660	Lot 4A, Block A, Dessau Point Resub of Lot 1	Interim- RR	LI
Tract 6	774630	256380314	13405 Immanuel Road, TX 78660	Lot 1A, Block D, Dessau Business Park, Sec 2 AMD, Lots 1 & 2, Block D	Interim- RR	LI
Tract 6	526891	256380303	13419 Immanuel Road, TX 78660	Lot 3, Block D, Dessau Business Park Sec II	Interim- RR	LI
Tract 6	526886	256380102	13500 Immanuel Road, TX 78660	Lot 3, Block E, Dessau Business Park Sec II	Interim- RR	LI

Tract 6	774629	256380313	13501 #1 Immanuel Road, TX 78660	Lot 2A, Block D, Dessau Business Park, Sec 2 AMD, Lots 1 & 2, Block D	Interim- RR	LI
Tract 6	526893	256380305	13501 Immanuel Road 1, TX 78660	Lot 5, Block D, Dessau Business Park Sec II	Interim- RR	LI
Tract 6	526892	256380304	13501 Immanuel Road 2, TX 78660	Lot 4, Block D, Dessau Business Park Sec II	Interim- RR	LI
Tract 6	526894	256380306	13505 Immanuel Road, TX 78660	Lot 6, Block D, Dessau Business Park Sec II	Interim- RR	LI
Tract 6	526885	256380101	13514 Immanuel Road, TX 78660	Lot 4, Block E, Dessau Business Park Sec II	Interim- RR	LI
Tract 6	526921	258380411	13610 Immanuel Road, TX 78660	Lot 5, Block E, Dessau Business Park Sec II	Interim- RR	LI
Tract 6	526925	258380609	13611 Immanuel Road, TX 78660	Lot 2, Block B, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	526920	258380410	13620 Immanuel Road, TX 78660	Lot 6, Block E, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	526926	258380610	13621 Immanuel Road, TX 78660	Lot 3, Block B, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	526919	258380409	13630 Immanuel Road, TX 78660	Lot 7, Block E, Dessau Business Park Sec 1	Interim- RR	LI
Tract 6	526927	258380611	13631 Immanuel Road, TX 78660	Lot 4, Block B, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	526928	258380612	13641 Immanuel Road, TX 78660	Lot 5, Block B, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	478075	258380408	13710 Immanuel Road, TX 78660	Lot 2, Block A, Dessau Business Park Sec 1	Interim- SF-2	LI
Tract 6	762864	258380613	13711 Immanuel Road, TX 78660	Lot 13A, Dessau Business Park Sec 1, Resub of Lots 13 & 14, Block B	Interim- SF-2	LI
Tract 6	478074	258380407	13720 Immanuel Road, TX 78660	Lot 3, Block A, Dessau Business Park Sec 1	Interim- SF-2	LI
Tract 6	478073	258380406	13730 Immanuel Road, TX 78660	Lot 4, Block A, Dessau Business Park Sec 1	Interim- SF-2	LI
Tract 6	478072	258380405	13740 Immanuel Road, TX 78660	Lot 5, Block A, Dessau Business Park Sec 1	Interim- SF-2	LI
Tract 6	478071	258380404	13800 Immanuel Road, TX 78660	Lot 6, Block A, Dessau Business Park Sec 1	Interim- SF-2	LI
Tract 6	478070	258380403	13816 Immanuel Road, TX 78660	Lot 7, Block A, Dessau Business Park Sec 1	Interim- SF-2	LI

Tract 6	526895	256380307	2201 Investment Drive, TX 78660	Lot 7, Block D, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	762865	258380614	2201 Patterson Industrial Drive, TX 78660	Lot 14A, Dessau Business Park Sec 1, Resub of Lots 13 & 14, Block B	Interim- SF-2	LI
Tract 6	478089	258380709	2208 Patterson Industrial Drive, TX 78660	Lot 13, Block C, Dessau Business Park Sec 1	Interim- SF-2	LI
Tract 6	526924	258380608	2212 Investment Drive, TX 78660	Lot 1, Block B, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	526896	256380308	2215 Investment Drive, TX 78660	Lot 8, Block D, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	478088	258380708	2218 Patterson Industrial Drive, TX 78660	Lot 12, Block C, Dessau Business Park Sec 1	Interim- SF-2	LI
Tract 6	762866	258380615	2219 Patterson Industrial Drive, TX 78660	Lot 14B, Dessau Business Park Sec 1, Resub of Lots 13 & 14, Block B	Interim- SF-2	LI
Tract 6	478087	258380707	2226 Patterson Industrial Drive, TX 78660	Lot 11, Block C, Dessau Business Park Sec 1	Interim- RR	LI
Tract 6	526887	256380201	2300 Investment Drive, TX 78660	Lot 1, Block C, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	478086	258380706	2300 Patterson Industrial Drive, TX 78660	Lot 10, Block C, Dessau Business Park Sec 1	Interim- SF-2	LI
Tract 6	526897	256380309	2301 Investment Drive, TX 78660	Lot 9, Block D, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	526898	256380310	2309 Investment Drive, TX 78660	Lot 10, Block D, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	478085	258380705	2310 Patterson Industrial Drive, TX 78660	Lot 9, Block C, Dessau Business Park Sec 1	Interim- SF-2	LI
Tract 6	762867	258380616	2319 Patterson Industrial Drive, TX 78660	Lot 13B, Dessau Business Park Sec 1, Resub of Lots 13 & 14, Block B	Interim- RR	LI
Tract 6	478084	258380704	2320 Patterson Industrial Drive, TX 78660	Lot 8, Block C, Dessau Business Park Sec 1	Interim- SF-2	LI

Tract 6	478083	258380703	2330 Patterson Industrial Drive, TX 78660	Lot 7, Block C, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	478079	258380604	2337 Patterson Industrial Drive, TX 78660	Lot 6 & 12, Block B, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	478082	258380702	2340 Patterson Industrial Drive, TX 78660	Lot 6, Block C, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	478080	258380605	2349 Patterson Industrial Drive, TX 78660	Lot 11, Block B, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	478081	258380701	2350 Patterson Industrial Drive, TX 78660	Lot 5, Block C, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	526930	258380712	2400 Patterson Industrial Drive, TX 78660	Lot 4, Block C, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	526922	258380606	2401 Patterson Industrial Drive, TX 78660	Lot 7, Block B, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	526929	258380711	2410 Patterson Industrial Drive, TX 78660	Lot 3, Block C, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	526923	258380607	2411 Patterson Industrial Drive, TX 78660	Lot 8, Block B, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	526888	256380202	2420 Patterson Industrial Drive, TX 78660	Lot 2, Block C, Dessau Business Park Sec II	Interim- SF-2	LI
Tract 6	774600	256360505	Immanuel Road, TX 78660	Lot 2A, Block A, Dessau Point Resub of Lot 1	Interim- RR	LI
Tract 6	478090	258380710	13815 Immanuel Road, TX 78660	Lot 14, Block C Dessau Business Park Sec 1	Interim- SF-2	LI
Tract 7	774599	256360504	Immanuel Road, TX 78660	Lot 1A, Block A, Dessau Point Resub of Lot 1	Interim- RR	CS-CO
Tract 7	526883	256360502	2222 Gregg Lane, TX 78660	Lot 1, Less .2440 acres Media Square Subdivision	Interim- RR	CS-CO

PART 3. Tracts 4 and 7 on the Property within the boundaries of the conditional overlay combining district established by this ordinance are subject to the following conditions:

A. The following uses are prohibited uses of the Property:

Campground
Vehicle storage

Commercial blood plasma center

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on October 28, 2013.

PASSED AND APPROVED

October 17, 2013

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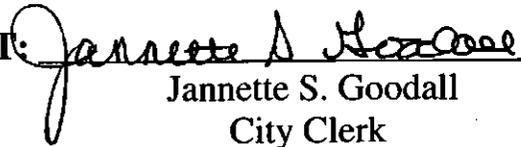
Lee Leffingwell
Mayor

APPROVED:

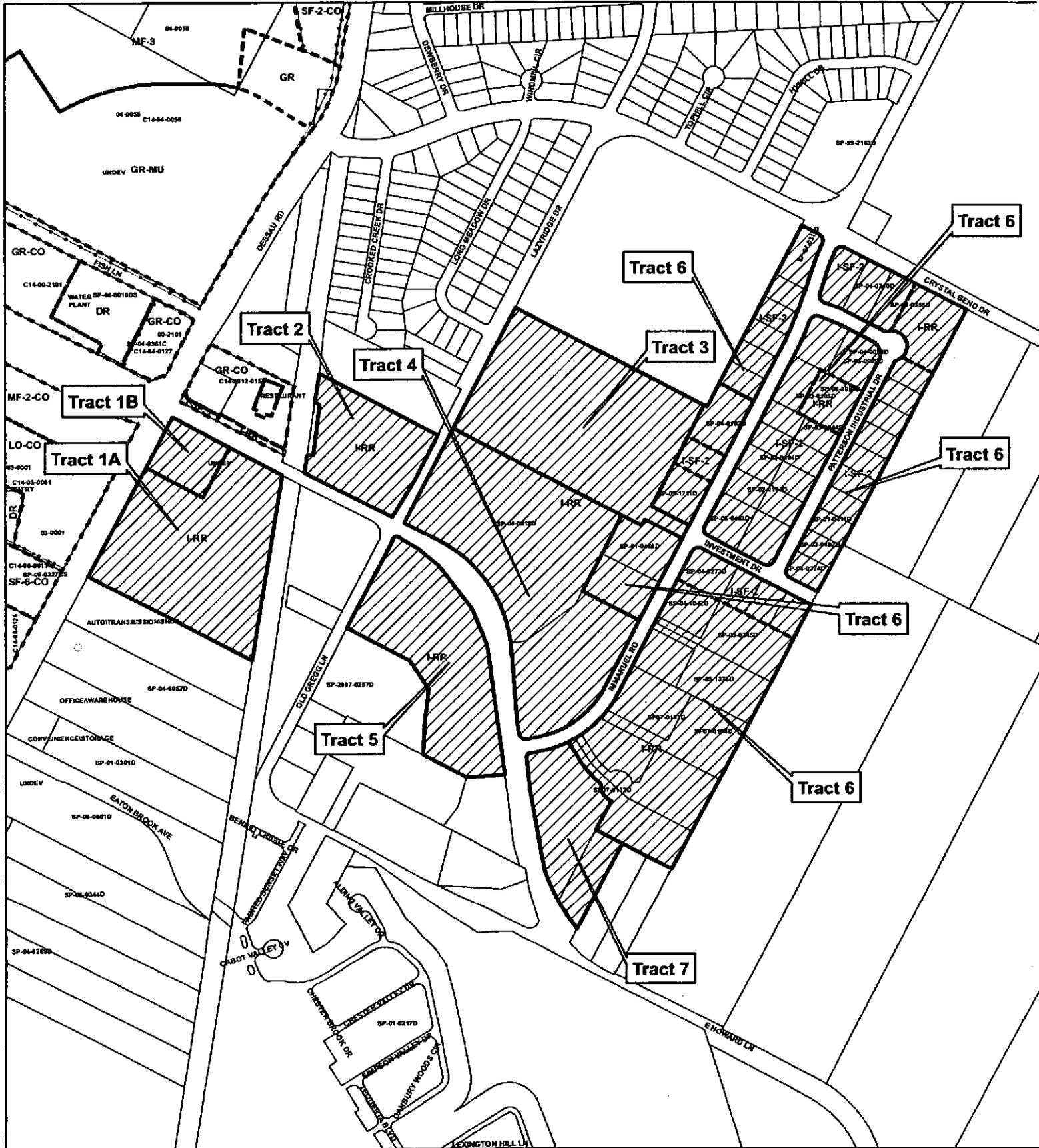


Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2013-0099



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.

1" = 600'

This product has been produced by CTM for the sole purpose of geographic referen by the City of Austin regarding specific accuracy or completeness.

Exhibit A



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**ZONING DESCRIPTION
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 11.870 ACRES (APPROX. 517,051 SQ. FT.) OF LAND IN THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 13.789 ACRE TRACT DESCRIBED IN A DEED FROM BUFFALO-ANDERSON ASSOCIATES, LLC, TO DESSAU-HOWARD, L.L.C., DATED MAY 31, 2007 AND RECORDED IN/UNDER DOCUMENT NO. 2007209733 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 11.870 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Mag nail with Chaparral washer set at the intersection of the east right-of-way line of Dessau Road (120' right-of-way width) as described in Document No. 10944, Page 859 of the Real Property Records of Travis County, Texas, and the south right-of-way width of Howard Lane (right-of-way width varies), for the northwest corner of the said 13.789 acre tract;

THENCE South 65°17'19" East, with the south line of Howard Lane, being also the north line of the 13.789 acre tract, a distance of 300.91 feet to a 1/2" rebar with Chaparral cap set for the west corner of a 0.059 acre tract described in a Special Warranty Deed to Travis County in Document No. 2008027549 of the Official Public Records of Travis County, Texas;

THENCE South 61°22'26" East, continuing with the south line of Howard Lane, crossing the 13.789 acre tract, with the south line of the 0.059 acre tract, a distance of 1.87 feet to a calculated point for the **POINT OF BEGINNING**;

THENCE South 61°22'26" East, continuing with the south line of Howard Lane, crossing the 13.789 acre tract, with the south line of the 0.059 acre tract, a distance of 276.08 feet to a 1/2" rebar with Chaparral cap set for the southeast corner of the 0.059 acre tract, being in the east line of the 13.789 acre tract, being also the west line of an 85.439 acre tract described in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas;

THENCE South 08°45'45" West, with the east line of the 13.789 acre tract, being also the west line of said 85.439 acre tract, a distance of 877.04 feet to a 1/2" rebar found for the northeast corner of a 5.00 acre tract described in Document No. 1999108944 of the Official Public Records of Travis County, Texas, being also the southeast corner of the 13.789 acre tract, from which a 3/4" iron pipe found for the southeast corner of the 5.00

acre tract bears South 08°45'23" West, a distance of 245.89 feet;

THENCE North 62°18'03" West, with the south line of the 13.789 acre tract, being also the north line of the 5.00 acre tract and passing at a distance of 0.37 feet a 3/4" iron pipe found, and continuing for a total distance of 864.44 feet to a 1/2" rebar found in the east line of Dessau Road, being also the west line of the 13.789 acre tract;

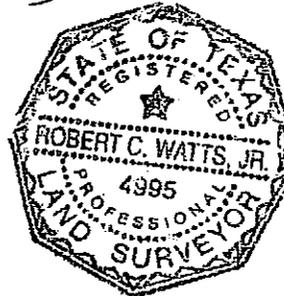
THENCE North 27°47'50" East, with the east right-of-way line of Dessau Road, being also the west line of the 13.789 acre tract, a distance of 550.35 feet to a calculated point, from which a Mag nail with Chaparral washer set for the northwest corner of the said 13.789 acre tract bears North 27°47'50" East, a distance of 268.04 feet;

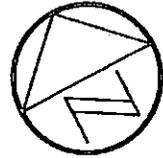
THENCE over and across the 13.789 acre tract, the following two (2) courses and distances:

1. South 65°18'19" East, a distance of 302.86 feet to a calculated point;
2. North 27°46'55" East, a distance of 267.83 feet to the **POINT OF BEGINNING**, containing 11.870 acres of land, more or less.

Surveyed on the ground on August 16, 2013. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN from State Plane Coordinate Values. Attachments: Drawing No. 531-001-Z2.

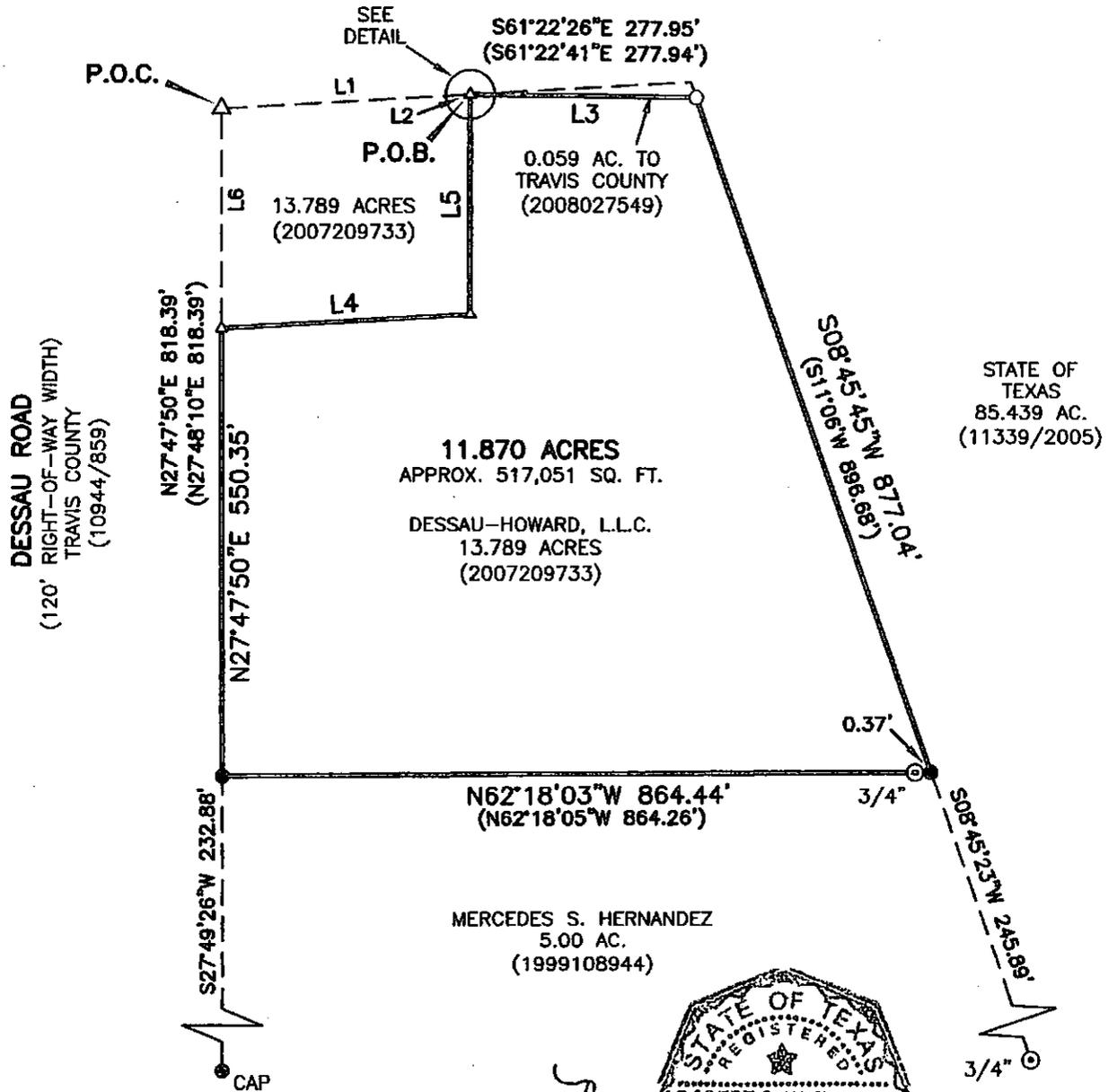
RCW 9-23-13
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995





1" = 200'

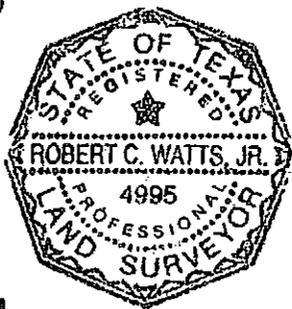
HOWARD LANE (RIGHT-OF-WAY WIDTH VARIES)



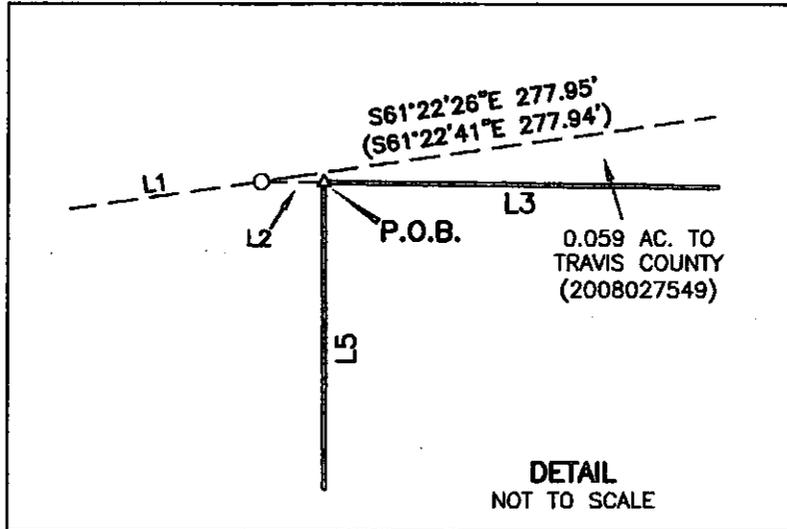
DATE OF SURVEY: 8/16/13
 PLOT DATE: 9/23/13
 DRAWING NO.: 531-001-Z2
 PROJECT NO.: 531-001
 DRAWN BY: RCW
 SHEET 1 OF 2

Mut's
9-23-13

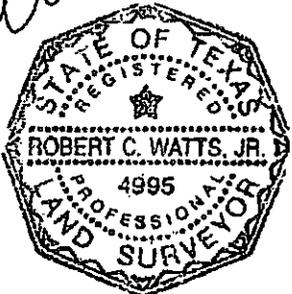
Chaparral



SKETCH TO ACCOMPANY A DESCRIPTION OF 11.870 ACRES (APPROX. 517,051 SQ. FT.) OF LAND IN THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 13.789 ACRE TRACT DESCRIBED IN A DEED FROM BUFFALO-ANDERSON ASSOCIATES, LLC, TO DESSAU-HOWARD, L.L.C., DATED MAY 31, 2007 AND RECORDED IN/UNDER DOCUMENT NO. 2007209733 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



Watts



9-23-13

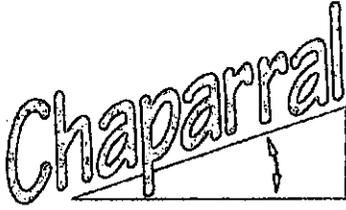
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S65°17'19"E	300.91'
L2	S61°22'26"E	1.87'
L3	S61°22'26"E	276.08'
L4	S65°18'19"E	302.86'
L5	N27°46'55"E	267.83'
L6	N27°47'50"E	268.04'

LEGEND	
⊙	1/2" REBAR FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	IRON PIPE FOUND
△	MAG NAIL WITH "CHAPARRAL" WASHER SET
△	CALCULATED POINT

DATE OF SURVEY: 8/16/13
 PLOT DATE: 9/23/13
 DRAWING NO.: 531-001-Z2
 PROJECT NO.: 531-001
 DRAWN BY: RCW
 SHEET 2 OF 2



BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)



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**ZONING DESCRIPTION
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 1.860 ACRES ACRES (APPROX. 81,039 SQ. FT.) OF LAND IN THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 13.789 ACRE TRACT DESCRIBED IN A DEED FROM BUFFALO-ANDERSON ASSOCIATES, LLC, TO DESSAU-HOWARD, L.L.C., DATED MAY 31, 2007 AND RECORDED IN/UNDER DOCUMENT NO. 2007209733 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.860 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Mag nail with Chaparral washer set at the intersection of the east right-of-way line of Dessau Road (120' right-of-way width) as described in Document No. 10944, Page 859 of the Real Property Records of Travis County, Texas, and the south right-of-way width of Howard Lane (right-of-way width varies), for the northwest corner of the said 13.789 acre tract;

THENCE South $65^{\circ}17'19''$ East, with the south line of Howard Lane, being also the north line of the 13.789 acre tract, a distance of 300.91 feet to a $1/2''$ rebar with Chaparral cap set for the west corner of a 0.059 acre tract described in a Special Warranty Deed to Travis County in Document No. 2008027549 of the Official Public Records of Travis County, Texas;

THENCE South $61^{\circ}22'26''$ East, with the south line of the 0.059 acre tract, a distance of 1.87 feet to a calculated point, from which a $1/2''$ rebar with Chaparral cap set for the southeast corner of the 0.059 acre tract, being in the east line of the 13.789 acre tract, being also the west line of an 85.439 acre tract described in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas, bears South $61^{\circ}22'26''$ East, a distance of 276.08 feet;

THENCE over and across the 13.789 acre tract, the following two (2) courses and distances:

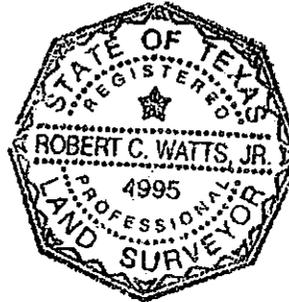
1. South $27^{\circ}46'55''$ West, a distance of 267.83 feet to a calculated point;
2. North $65^{\circ}18'19''$ West, a distance of 302.86 feet to a calculated point in the east line of Dessau Road, being also the west line of the 13.789 acre tract, from which a $1/2''$ rebar found for the southwest corner of the 13.789 acre tract bears South $27^{\circ}47'50''$ West, a distance of 550.35 feet;

THENCE North 27°47'50" East, with the east line of Dessau Road, being also the west line of the 13.789 acre tract, a distance of 268.04 feet to the **POINT OF BEGINNING**, containing 1.860 acres of land, more or less.

Surveyed on the ground on August 16, 2013. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN from State Plane Coordinate Values. Attachments: Drawing No. 531-001-Z1.

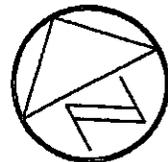


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995

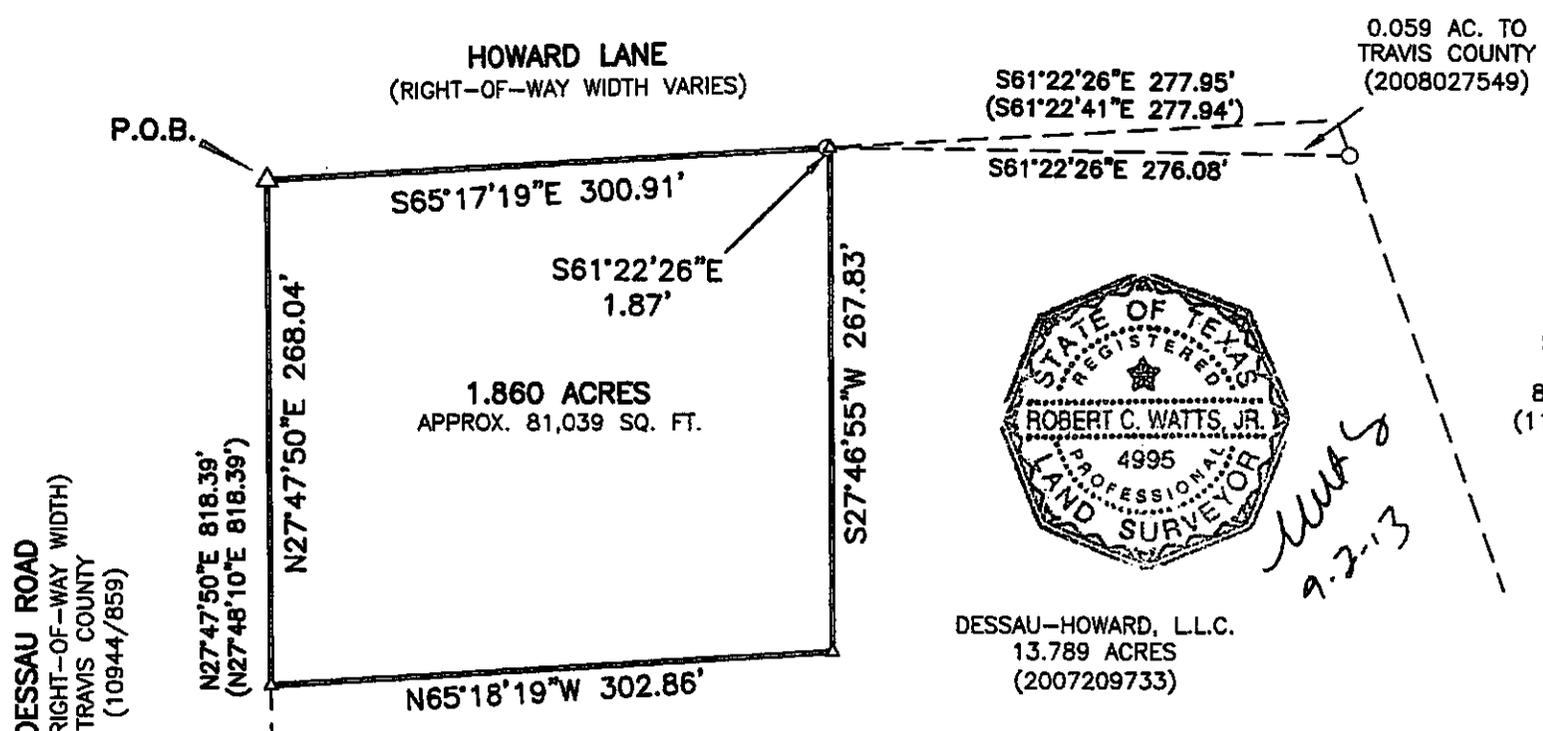


9-2-13

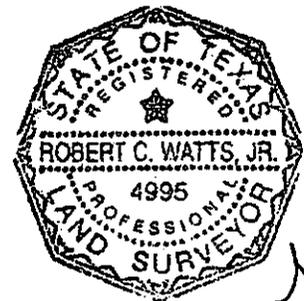
SKETCH TO ACCOMPANY A DESCRIPTION OF 1.860 ACRES (APPROX. 81,039 SQ. FT.) OF LAND IN THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 13.789 ACRE TRACT DESCRIBED IN A DEED FROM BUFFALO-ANDERSON ASSOCIATES, LLC, TO DESSAU-HOWARD, L.L.C., DATED MAY 31, 2007 AND RECORDED IN/UNDER DOCUMENT NO. 2007209733 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



1" = 100'



0.059 AC. TO TRAVIS COUNTY (2008027549)



*Watts
9-2-13*

STATE OF TEXAS
85.439 AC.
(11339/2005)

DESSAU-HOWARD, L.L.C.
13.789 ACRES
(2007209733)

DESSAU ROAD
(120' RIGHT-OF-WAY WIDTH)
TRAVIS COUNTY
(10944/859)

1.860 ACRES
APPROX. 81,039 SQ. FT.

LEGEND	
⊙	1/2" REBAR FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
△	MAG NAIL WITH "CHAPARRAL" WASHER SET
▲	CALCULATED POINT

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

DATE OF SURVEY: 8/16/13
PLOT DATE: 9/2/13
DRAWING NO.: 531-001-Z1
PROJECT NO.: 531-001
DRAWN BY: RCW
SHEET 1 OF 1

Chaparral