

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6605 AND 6801 EAST WILLIAM CANNON DRIVE AND 7300 MCKINNEY FALLS PARKWAY FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT, SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT, MULTI FAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT, MULTI FAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT, NEIGHBORHOOD COMMERCIAL (LR) DISTRICT AND COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT TO SINGLE FAMILY RESIDENCE-SMALL LOT (SF-4A) DISTRICT FOR TRACT 1, COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT FOR TRACT 2 AND NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT FOR TRACT 3.

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 on the property described in Zoning Case No. C14-2013-0086, on file at the Planning and Development Review Department, as follows:

Tract 1:

From single family residence standard lot (SF-2) district, single family residence small lot (SF-4A) district, multi family residence low density (MF-2) district, multi family residence medium density (MF-3) district, neighborhood commercial (LR) district and community commercial-mixed use-conditional overlay (GR-MU-CO) combining district to single family residence-small lot (SF-4A) district.

A 89.72 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract 24, the tract of land being more particularly described by metes and bounds in Exhibit "A",

Tract 2:

From single family residence small lot (SF-4A) district and community commercial-mixed use-conditional overlay (GR-MU-CO) combining district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district.

1 A 14.56 acre tract of land, more or less, out of the Santiago Del Valle Grant,
2 Abstract 24, the tract of land being more particularly described by metes and
3 bounds in Exhibit "B",
4

5 Tract 3:

6 From multi family residence medium density (MF-3) district to neighborhood
7 commercial-mixed use-conditional overlay (LR-MU-CO) combining district.
8

9 A 1.28 acre tract of land, more or less, out of the Santiago Del Valle Grant,
10 Abstract 24, the tract of land being more particularly described by metes and
11 bounds in Exhibit "C",
12

13 locally known as 6605 and 6801 East William Cannon Drive and 7300 McKinney Falls
14 Parkway in the City of Austin, Travis County, Texas, and generally identified in the map
15 attached as Exhibit "D".
16

17 **PART 2.** The Property within the boundaries of the conditional overlay combining district
18 established by this ordinance is subject to the following conditions:
19

20 A. The following uses are prohibited uses of Tract 2:
21

22 Automotive repair services
23 Exterminating services

Drop-off recycling collection facility
Automotive washing (of any type)

24 B. Service station use is a prohibited use of Tract 3.
25

26 Except as specifically restricted under this ordinance, the Property may be developed and
27 used in accordance with the regulations established for the single family residence-small
28 lot (SF-4A) district, community commercial-mixed use (GR) district, neighborhood
29 commercial (LR) district and other applicable requirements of the City Code.
30

1 **PART 3.** This ordinance takes effect on _____, 2013.
2
3

4 **PASSED AND APPROVED**
5

6 _____, 2013
7

§
§
§

Lee Leffingwell
Mayor

10
11
12
13 **APPROVED:** _____ **ATTEST:** _____
14

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk

FIELD NOTES
FOR
ZONING EXHIBIT

A 89.725 acre, or 3,908,406, square feet more or less, tract of land being the remaining portion of a called 109.808 acre tract of land recorded in Document No. 2006200599 of the Real Property Records of Travis County, Texas, out of the Santiago Del Valle Grant, Abstract 24, in the City of Austin, Travis County, Texas. Said 89.725 acre tract being more fully described as follows, with the bearings based on the North American Datum of 1983 (NA 2011) epoch 2010.00, from the Texas Coordinate System established for the Central Zone:

BEGINNING: At a found ½" iron rod with Aluminum Cap marked "TXDOT" in the south right-of-way line of said William Cannon Drive East, the northwest corner of said called 109.808 acre tract, the northeast corner of said called 10.96 acre tract and the southwest corner of a called 0.501 acre tract recorded in Volume 13313, Pages 1249-1271 of the Official Public Records of Williamson County, Texas;

THENCE: Along and with the north line of said called 109.808 acre tract and the south right-of-way line of said William Cannon Drive East the following calls and distances:

S 63°53'57" E, a distance of 267.97 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT";

Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 26°04'06" E, a radius of 1502.02 feet, a central angle of 19°39'12", a chord bearing and distance of S 73°45'29" E, 512.69 feet, an arc length of 515.21 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT";

S 83°34'21" E, a distance of 135.39 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT";

N 06°29'59" E, a distance of 11.45 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT";

S 83°35'04" E, a distance of 160.69 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT", a north corner of said called 109.808 acre tract and the southwest corner of said called 0.501 acre tract;

Southeasterly, along a non-tangent curve to the right said curve having a radial bearing of S 69°44'56" W, a radius of 20.00 feet, a central angle of 28°33'57", a chord bearing and distance of S 05°58'06" E, 9.87 feet, an arc length of 9.97 feet to a found ½" iron rod;

S 83°27'19" E, a distance of 70.25 feet to a found ½" iron rod;

Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 84°17'22" E, a radius of 20.00 feet, a central angle of 29°00'12", a chord bearing and distance of N 20°12'44" E, 10.02 feet, an arc length of 10.12 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT", the southwest corner of a called 0.560 acre tract recorded in Volume 13313, Pages 1249-1271 of the Official Public Records of Travis County, Texas;

S 83°33'25" E, a distance of 474.25 feet to a calculated point, a point in the north line of remaining portion of said called 109.808 acre tract and a point in the south line of said called 0.560 acre tract;

THENCE: Departing the north line of the remaining portion of said called 109.808 acre tract and the south line of said called 0.560 acre tract, the south right-of-way line of said William Cannon Drive East, over and across said remaining portion of said called 109.808 acre tract the following calls and distances;

S 01°04'36" W, a distance of 183.41 feet to a calculated point;

S 62°32'47" E, a distance of 227.43 feet to a calculated point;

Northeasterly, along a non-tangent curve to the left said curve having a radial bearing of N 62°27'39" W, a radius of 465.00 feet, a central angle of 16°58'14", a chord bearing and distance of N 19°03'14" E, 137.23 feet, an arc length of 137.73 feet to a calculated point;

THENCE: N 10°34'06" E, a distance of 110.02 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT" in the south right-of-way line of said William Cannon Drive East;

THENCE: Southeasterly, with the south right-of-way line of said William Cannon Drive East, along a non-tangent curve to the right said curve having a radial bearing of N 10°59'07" E, a radius of 1363.06 feet, a central angle of 02°56'40", a chord bearing and distance of S 77°32'34" E, 70.04 feet, an arc length of 70.05 feet to a calculated point;

THENCE: Departing the north line of the remaining portion of said called 109.808 acre tract and the south line of said called 0.560 acre tract, the south right-of-way line of said William Cannon Drive East, over and across said remaining portion of said called 109.808 acre tract the following calls and distances:

S 10°34'06" W, a distance of 107.71 feet to a calculated point;

Southwesterly, along a tangent curve to the right said curve having radius of 535.00 feet, a central angle of 19°19'21", a chord bearing and distance of S 20°13'47" W, 179.57 feet, an arc length of 180.42 feet to a calculated point;

S 29°53'27" W, a distance of 517.77 feet to a calculated point;

Southwesterly, along a tangent curve to the right said curve having radius of 535.00 feet, a central angle of 00°57'20", a chord bearing and distance of S 30°22'07" W, 8.92 feet, an arc length of 8.92 feet to a calculated point;

Southeasterly, along a reverse curve to the left said curve having radius of 15.00 feet, a central angle of 84°47'03", a chord bearing and distance of S 11°32'44" E, 20.23 feet, an arc length of 22.20 feet to a calculated point;

S 53°56'16" E, a distance of 205.43 feet to a calculated point;

Southeasterly, along a tangent curve to the right said curve having radius of 440.00 feet, a central angle of 21°36'41", a chord bearing and distance of S 43°07'55" E, 164.98 feet, an arc length of 165.96 feet to a calculated point;

S 32°19'34" E, a distance of 129.24 feet to a calculated point;

Southeasterly, along a tangent curve to the left said curve having radius of 370.00 feet, a central angle of 30°16'57", a chord bearing and distance of S 47°28'03" E, 193.29 feet, an arc length of 195.56 feet to a calculated point;

- THENCE: S 62°36'32" E, a distance of 6.22 feet to a calculated point, a point in the east line of the remaining portion of said called 109.808 acre tract and a point in the west line of a called 2.242 acre Slope and Drainage Easement tract of land described in the Agreed Final Judgment, Document No. 2010060091, Official Public Records of Travis County, Texas;
- THENCE: Along and with the east line of the remaining portion of said called 109.808 acre tract and the west line of said called 2.242 acre tract the following calls and distances;
- S 27°33'20" W, a distance of 108.97 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- Southwesterly, along a tangent curve to the left said curve having radius of 12089.50 feet, a central angle of 00°21'14", a chord bearing and distance of S 27°22'43" W, 74.67 feet, an arc length of 74.67 feet to a ½" iron rod set with a yellow cap marked "Pape-Dawson";
- S 27°12'06" W, a distance of 661.43 feet to a ½" iron rod set with a yellow cap marked "Pape-Dawson";
- S 42°22'15" W, a distance of 97.45 feet to a ½" iron rod set with a yellow cap marked "Pape-Dawson";
- S 27°12'06" W, a distance of 341.81 feet to a ½" iron rod set with a yellow cap marked "Pape-Dawson" in the curving right-of-way of said McKinney Falls Parkway;
- THENCE: S 77°06'25" W, departing the curving right-of-way of said McKinney Falls Parkway, over and across said called 109.808 acre tract, a distance of 164.59 feet to a ½" iron rod set with a yellow cap marked "Pape-Dawson";
- THENCE: N 62°47'54" W, over and across said called 109.808 acre tract, a distance of 208.23 feet to a ½" iron rod set with a yellow cap marked "Pape-Dawson";
- THENCE: N 77°47'54" W, a distance of 171.65 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the west corner of said called 2.242 acre tract, a point in the south line of the remaining portion of said called 109.808 acre tract and a

point in the north right of way line of Colton Bluff Springs Road, a variable width right of way;

THENCE: N 62°36'27" W, along and with the south line of the remaining portion of said called 109.808 acre tract and the north right of way line of said Colton Bluff Springs Road, a distance of 1240.04 feet to a found ½" iron rod, the southwest corner of the remaining portion of said called 109.808 acre tract, a point in the north right of way line of said Colton Bluff Springs Road and the southeast corner of a called 10.96 acre tract recorded in Volume 10432, Page 906 of the Official Public Records of Williamson County, Texas;

THENCE: Departing the north right of way line of said Colton Bluff Springs Road, along and with the west line of said called 109.808 acre tract and the east line of said called 10.96 acre tract the following calls and distances;

N 27°35'08" E, a distance of 449.59 feet to a found ½" iron rod;

N 29°07'04" E, a distance of 89.99 feet to a found ½" iron rod;

N 22°20'41" E, a distance of 120.06 feet to a found ½" iron rod with yellow cap marked "Chaparral";

N 29°25'26" E, a distance of 149.86 feet to a found 60D nail;

N 09°57'09" E, a distance of 250.14 feet to a found ½" iron rod;

N 06°34'43" W, a distance of 150.00 feet to a found ½" iron rod;

N 01°56'41" E, a distance of 211.26 feet to a found ½" iron rod;

N 18°21'17" W, a distance of 72.55 feet to a found ½" iron rod;

N 32°08'38" W, a distance of 182.36 feet to a found ½" iron rod;

N 30°54'18" W, a distance of 193.82 feet to a found ½" iron rod;

N 45°59'44" W, a distance of 179.17 feet to a found ½" iron rod;

N 00°23'07" W, a distance of 70.45 feet to a found ½" iron rod;

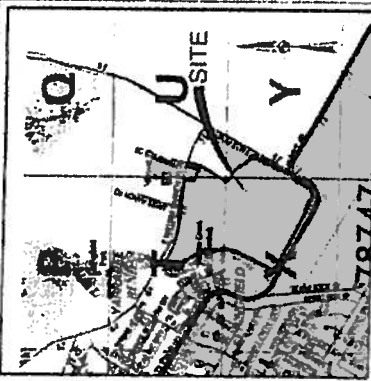
89.725 Acres
Job No. 59003-13
Page 6 of 6

N 36°18'34" E, a distance of 106.31 feet to a found ½" iron rod;

THENCE: N 21°19'23" E, a distance of 119.75 feet to POINT OF BEGINNING and containing 89.725 acres in the City of Austin, Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 59006-13 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 25, 2013
JOB No.: 59006-13
DOC.ID.: H:\AUSTIN SURVEY\SURVEY13\13-59006\WORD\Zoning No 1.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00





LOCATION MAP

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-----------------|---------|
| 1 | S 63° 32' 42" E | 257.91' |
| 2 | S 88° 44' 21" E | 135.31' |
| 3 | S 65° 52' 52" E | 11.45' |
| 4 | S 88° 52' 42" E | 160.60' |
| 5 | S 57° 27' 14" E | 70.23' |
| 6 | S 87° 12' 25" E | 4.24' |
| 7 | S 71° 15' 06" W | 163.41' |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-----------------|---------|
| 1A | S 63° 32' 42" E | 227.43' |
| 1B | S 88° 44' 21" E | 110.03' |
| 1C | S 65° 52' 52" E | 107.71' |
| 1D | S 88° 52' 42" E | 164.59' |
| 1E | S 57° 27' 14" E | 171.65' |
| 1F | S 87° 12' 25" E | 208.23' |
| 1G | S 71° 15' 06" W | 449.53' |
| 1H | S 87° 07' 04" E | 80.93' |
| 1I | S 42° 20' 31" E | 120.05' |
| 1J | S 42° 52' 55" E | 149.86' |
| 1K | S 63° 32' 42" E | 230.14' |
| 1L | S 88° 44' 21" E | 150.00' |
| 1M | S 65° 52' 52" E | 211.26' |
| 1N | S 88° 52' 42" E | 72.55' |
| 1O | S 57° 27' 14" E | 132.36' |
| 1P | S 87° 12' 25" E | 133.93' |
| 1Q | S 71° 15' 06" W | 179.32' |
| 1R | S 87° 07' 04" E | 70.45' |
| 1S | S 42° 20' 31" E | 178.31' |
| 1T | S 42° 52' 55" E | 119.25' |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-----------------|---------|
| 1 | S 63° 32' 42" E | 512.69' |
| 2 | S 88° 44' 21" E | 9.97' |
| 3 | S 65° 52' 52" E | 10.12' |
| 4 | S 88° 52' 42" E | 132.23' |
| 5 | S 57° 27' 14" E | 70.04' |
| 6 | S 87° 12' 25" E | 179.32' |
| 7 | S 71° 15' 06" W | 180.42' |
| 8 | S 87° 07' 04" E | 9.97' |
| 9 | S 42° 20' 31" E | 22.20' |
| 10 | S 42° 52' 55" E | 184.96' |
| 11 | S 63° 32' 42" E | 169.56' |
| 12 | S 88° 44' 21" E | 74.61' |
| 13 | S 65° 52' 52" E | 71.67' |

PAPE-DAWSON ENGINEERS

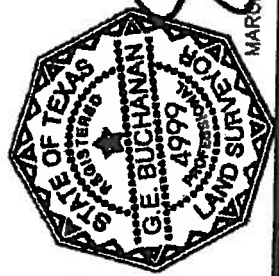
DATE: MAR 22, 2013, 8:40am User: VZurcher
 FILE: H:\AUSTIN SURVEY\13-59006\Zoning Exhibit.dwg

LEGEND:
 OR USED RECORDS OF TRAVIS COUNTY,
 TEXAS
 (P.R.) OFFICIAL PUBLIC RECORDS OF TRAVIS
 COUNTY, TEXAS
 (O.P.R.) DEED AND PLAT RECORDS OF TRAVIS
 COUNTY, TEXAS
 (D.P.R.)
 (1) FOUND 1/2" IRON ROD
 (2) FOUND 1/2" IRON ROD WITH ALUMINUM
 CAP "TODOT"
 (3) FOUND 1/2" IRON ROD WITH YELLOW CAP
 "TODOT"
 (4) FOUND 5/8" GALV.

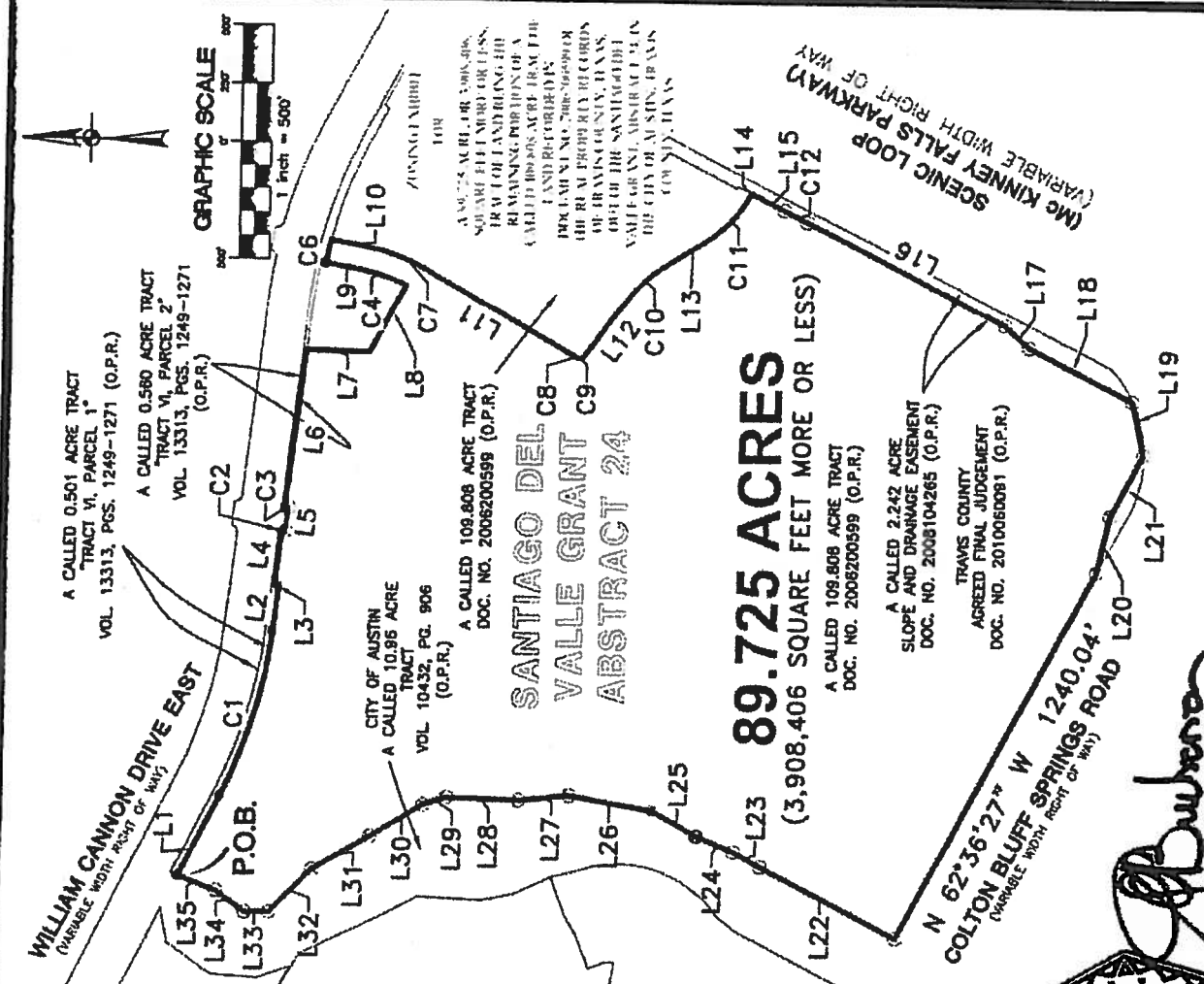
NOTES:
 1. THE PROFESSIONAL SERVICES PROVIDED
 HEREIN INCLUDE THE PREPARATION OF A
 FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE BASED ON THE NORTH
 ARROW, WHICH IS TRUE (CORS 1986).
 3. THE BEARINGS ARE BASED ON THE
 1983 NAD 83 COORDINATE SYSTEM
 ESTABLISHED FOR THE SOUTH CENTRAL ZONE

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-----------------|---------|
| L16 | S 27° 20' 06" W | 561.43' |
| L17 | S 42° 22' 55" W | 97.45' |
| L18 | S 27° 12' 06" W | 341.21' |
| L19 | S 77° 06' 25" W | 164.59' |
| L20 | N 77° 43' 54" W | 171.65' |
| L21 | N 62° 42' 54" W | 208.23' |
| L22 | N 27° 35' 08" E | 449.53' |
| L23 | N 87° 07' 04" E | 80.93' |
| L24 | N 42° 20' 31" E | 120.05' |
| L25 | N 42° 52' 55" E | 149.86' |
| L26 | N 63° 32' 42" E | 230.14' |
| L27 | N 88° 44' 21" W | 150.00' |
| L28 | N 65° 52' 42" E | 211.26' |
| L29 | N 88° 52' 42" W | 72.55' |
| L30 | N 57° 27' 14" W | 132.36' |
| L31 | N 87° 12' 25" W | 133.93' |
| L32 | N 45° 59' 44" W | 179.32' |
| L33 | N 87° 07' 04" W | 70.45' |
| L34 | N 42° 20' 31" W | 178.31' |
| L35 | N 42° 52' 55" W | 119.25' |



MARCH 25, 2013



89.725 ACRES
 (3,908,406 SQUARE FEET MORE OR LESS)

FIELD NOTES
FOR
ZONING EXHIBIT

A 14.565 acre, or 634,457 square feet more or less, tract of land being out of a called 109.808 acre tract of land recorded in Document No. 2006200599 of the Real Property Records of Travis County, Texas, out of the Santiago Del Valle Grant, Abstract 24, in the City of Austin, Travis County, Texas. Said 14.566 acre tract being more fully described as follows, with the bearings based on the North American Datum of 1983 (NA2001) EPOCH 2010.00, from the Texas Coordinate System established for the Central Zone:

BEGINNING: At a found 1/2" iron rod with Aluminum cap marked "TXDOT," Type II monument, a point in the northeast line of the remaining portion of said called 109.808 acre tract, the southeast corner of a called 0.560 acre tract recorded in Volume 13313, Pages 1249-1271 of the Official Public Records of Travis County, Texas, the northwest corner of a called 2.242 acre Slope and Drainage Easement tract of land described in the Agreed Final Judgment, Document No. 2010060091, Official Public Records of Travis County, Texas, and a point in the south right-of-way line of William Cannon Drive East, a variable width right of way;

THENCE: Departing the south right of way line of said William Cannon Drive East, along and with the east line of the remaining portion of said called 109.808 acre tract and the west line of said called 2.242 acre tract the following calls and distances;

S 27°33'20" W, a distance of 125.48 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 62°26'40" W, a distance of 15.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 27°33'20" W, a distance of 449.33 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

N 62°26'40" W, a distance of 4.50 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 27°33'20" W, a distance of 457.04 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 62°37'45" E, a distance of 7.50 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson";

S 27°33'20" W, a distance of 46.17 feet to a calculated point;

THENCE: Departing the west line of said called 2.242 and the east line of the remaining portion of said called 109.808 acre tract, over and across the remaining portion of said called 109.808 acre tract the following calls and distances;

N 62°36'32" W, a distance of 6.22 feet to a calculated point;

Northwesterly, along a tangent curve to the right said curve having radius of 370.00 feet, a central angle of 30°16'57", a chord bearing and distance of N 47°28'03" W, 193.29 feet, an arc length of 195.56 feet to a calculated point;

N 32°19'34" W, a distance of 129.24 feet to a calculated point;

Northwesterly, along a tangent curve to the left said curve having radius of 440.00 feet, a central angle of 21°36'41", a chord bearing and distance of N 43°07'55" W, 164.98 feet, an arc length of 165.96 feet to a calculated point;

THENCE: N 53°56'16" W, a distance of 205.43 feet to a calculated point;

Northwesterly, along a tangent curve to the right said curve having radius of 15.00 feet, a central angle of 84°47'03", a chord bearing and distance of N 11°32'44" W, 20.23 feet, an arc length of 22.20 feet to a calculated point;

Northeasterly, along a reverse curve to the left said curve having radius of 535.00 feet, a central angle of 00°57'20", a chord bearing and distance of N 30°22'07" E, 8.92 feet, an arc length of 8.92 feet to a calculated point;

THENCE: N 29°53'27" E, a distance of 517.77 feet to a calculated point;

Northeasterly, along a tangent curve to the left said curve having radius of 535.00 feet, a central angle of 19°19'21", a chord bearing and distance of N 20°13'47" E, 179.57 feet, an arc length of 180.42 feet to a calculated point;

THENCE: N 10°34'06" E, a distance of 107.71 feet to a calculated point, a point in the north line of the remaining portion of said called 109.808 acre tract and a point in the south right-of-way line of said William Cannon Drive East;

THENCE: Along and with the north line of the remaining portion of said called 109.808 acre tract and the south right-of-way line of said William Cannon Drive East the following calls and distances;

Southeasterly, along a non-tangent curve to the right said curve having a radial bearing of S 13°55'46" W, a radius of 1363.06 feet, a central angle of 13°34'35", a chord bearing and distance of S 69°16'56" E, 322.23 feet, an arc length of 322.98 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT", Type II monument;

S 62°31'31" E, a distance of 107.22 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT", Type II monument ;

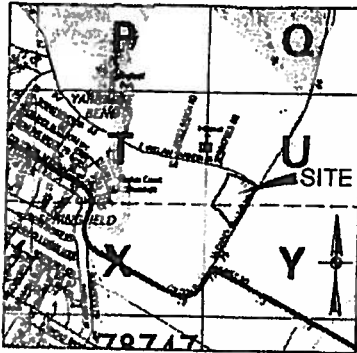
N 27°09'43" E, a distance of 16.48 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT", Type II monument;

THENCE: S 62°29'09" E, continuing along the south right-of-way line of said William Cannon Drive East, a distance of 294.15 feet to the POINT OF BEGINNING and containing 14.565 acres in the City of Austin, Travis County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared under Job No. 59006-13 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 22, 2013
JOB No.: 59006-13
DOC.ID.: H:\AUSTIN SURVEY\SURVEY13\13-59006\FIELD NOTES.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



A handwritten signature in black ink, appearing to read "G.E. Buchanan", written over the bottom portion of the professional seal.



LOCATION MAP
MAPSCO MAP GRID: 675
NOT TO SCALE

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S27°33'20"W | 125.48' |
| L2 | N62°26'40"W | 15.00' |
| L3 | N82°26'40"W | 4.50' |
| L4 | S62°37'45"E | 7.50' |
| L5 | S27°33'20"W | 48.17' |
| L6 | N62°36'32"W | 6.22' |
| L7 | N10°34'08"E | 107.71' |
| L8 | S62°31'31"E | 107.22' |
| L9 | N27°09'43"E | 16.48' |
| L10 | S62°29'09"E | 294.15' |

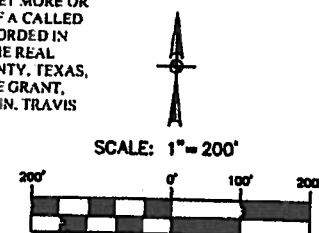
| CURVE TABLE | | | | |
|-------------|----------|-----------|---------------|--------------|
| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 370.00' | 30°16'57" | N47°28'03"W | 193.29' |
| C2 | 440.00' | 21°38'41" | N43°07'55"W | 164.98' |
| C3 | 15.00' | 84°47'03" | N11°32'44"W | 20.23' |
| C4 | 535.00' | 0°57'20" | N30°22'07"E | 8.92' |
| C5 | 535.00' | 19°19'21" | N20°13'47"E | 179.37' |
| C6 | 1363.06' | 13°34'35" | S69°16'56"E | 322.23' |

LEGEND:
DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS
PR FOUND 1/2" IRON ROD

NOTES:
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

ZONING EXHIBIT
FOR

A 14.565 ACRE, OR 634,457 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A CALLED 109.808 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2006200599 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



WILLIAM CANNON DRIVE EAST
(VARIABLE WIDTH RIGHT OF WAY)

A CALLED 0.580 ACRE TRACT
"TRACT VI, PARCEL 2"
VOL. 13313, PGS. 1249-1271
(O.P.R.)

**SANTIAGO DEL VALLE GRANT
ABSTRACT 24**

14.565 ACRES
(634,457 SQUARE FEET MORE OR LESS)

A CALLED 109.808 ACRE
TRACT
DOC. NO. 2006200599
(O.P.R.)

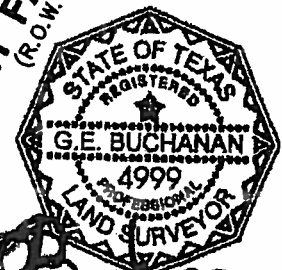
A CALLED 2.242 ACRE
SLOPE AND DRAINAGE EASEMENT
DOC. NO. 2008104285 (O.P.R.)

TRAVIS COUNTY
AGREED FINAL JUDGEMENT
DOC. NO. 2010060091 (O.P.R.)

S 53°56'16" E
205.43'

N 32°19'34" W
129.24'

**SCENIC LOOP
(Mc KINNEY FALLS PARKWAY)**
(R.O.W. VARIES)



PAPE-DAWSON ENGINEERS

550 EAST RIMNEY | SAN ANTONIO TEXAS 78214 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

MARCH 22, 2013

SHEET 1 OF 1
JOB No.: 59006-13

SCANNED

FIELD NOTES
FOR
ZONING EXHIBIT

A 1.280 acre, or 55,765 square feet more or less, tract of land being out of a called 109.808 acre tract of land recorded in Document No. 2006200599 of the Real Property Records of Travis County, Texas, out of the Santiago Del Valle Grant, Abstract 24, in the City of Austin, Travis County, Texas. Said 1.283 acre tract being more fully described as follows, with the bearings based on the North American Datum of 1983 (NA2001) EPOCH 2010.00, from the Texas Coordinate System established for the Central Zone:

BEGINNING: At a found $\frac{1}{2}$ " iron rod with Aluminum Cap marked "TXDOT," Type II monument, a northeast corner of said called 109.808 acre tract, a southwest corner of a called 0.560 acre tract recorded in Volume 13313, Pages 1249-1271 of the Official Public Records of Travis County, Texas and the south right-of-way line of William Cannon Drive East, a variable width right-of-way;

THENCE: S $10^{\circ}34'06''$ W, along and with an east line of said called 109.808 acre tract and a west line of said called 0.560 acre tract, a south right-of-way line of said William Cannon Drive East, at a distance of a distance of 16.69 feet passing a found $\frac{1}{2}$ " iron rod with Aluminum Cap marked "TXDOT," Type II monument, a northeast corner of said called 109.808 acre tract and the southwest corner of said called 0.560 acre tract, continuing over and across said called 109.808 acre tract for a total distance of 126.70 feet to a calculated point;

THENCE: Continuing over and across said called 109.808 acre tract the following calls and distances;

Southwesterly, along a tangent curve to the right, said curve having radius of 465.00 feet, a central angle of $16^{\circ}58'14''$, a chord bearing and distance of S $19^{\circ}03'14''$ W, 137.23 feet, an arc length of 137.73 feet to a calculated point;

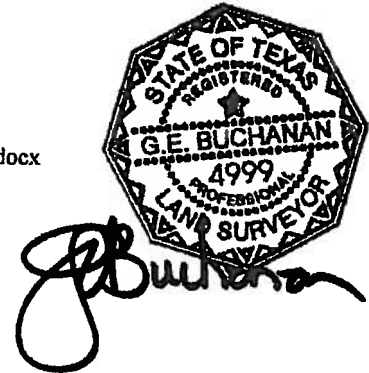
N $62^{\circ}32'47''$ W, a distance of 227.43 feet to a calculated point

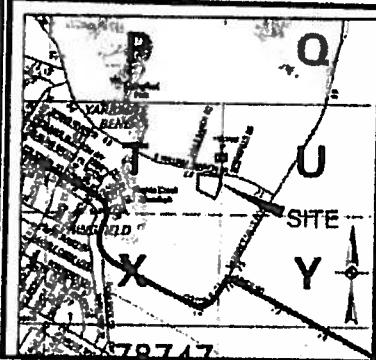
N $01^{\circ}04'36''$ E, a distance of 183.41 feet to a calculated point, a point in the north line of said called 109.808 acre tract and a point in the south line of said called 0.560 acre tract, the south right-of-way line of said William Cannon Drive East;

THENCE: S 83°33'25" E, along and with the north line of said called 109.808 acre tract and the south right-of-way line of said William Cannon Drive East, a distance of 158.79 feet to a found ½" iron rod with Aluminum Cap marked "TXDOT," Type II monument;

THENCE: S 81°32'46" E, along and with the north line of said called 109.808 acre tract and the south right-of-way line of said William Cannon Drive East, a distance of 109.81 feet to a the POINT OF BEGINNING and containing 1.280 acres in the City of Austin, Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 59006-13 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 22, 2013
JOB No.: 59006-13
DOC.ID.: H:\AUSTIN SURVEY\SURVEY13\13-59006\Zoning No 3.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00





LOCATION MAP

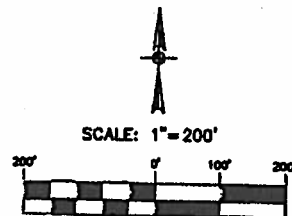
MAPSCO MAP GRID: 675
NOT-TO-SCALE

| CURVE TABLE | | | | | |
|-------------|---------|-----------|---------------|---------|---------|
| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 465.00' | 16°58'14" | S19°03'14"W | 137.23' | 137.73' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S10°34'06"W | 126.70' |
| L2 | N62°32'47"W | 227.43' |
| L3 | N1°04'36"E | 183.41' |
| L4 | S83°33'25"E | 158.79' |
| L5 | S81°32'46"E | 109.81' |

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



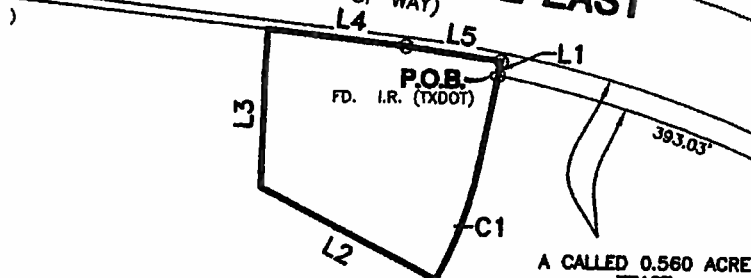
LEGEND:

- DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- FOUND 1/2" IRON ROD WITH ALUMINUM CAP MARKED "TXDOT"

**ZONING EXHIBIT
FOR**

A 1.283 ACRE, OR 55,872 SQUARE FEET MORE OR LESS, TRACT OF LAND TRACT OF LAND BEING OUT OF A CALLED 109.808 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2006200599 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

WILLIAM CANNON DRIVE EAST
(VARIABLE WIDTH RIGHT OF WAY)



1.280 ACRES
(55,765 SQUARE FEET MORE OR LESS)

A CALLED 109.808
ACRE TRACT
DOC. NO. 2006200599
(O.P.R.)

**SANTIAGO DEL
VALLE GRANT
ABSTRACT 24**

A CALLED 2.242 ACRE
SLOPE AND DRAINAGE EASEMENT
DOC. NO. 2008104265 (O.P.R.)

TRAVIS COUNTY
AGREED FINAL JUDGEMENT
DOC. NO. 2010060091 (O.P.R.)

**PAPE-DAWSON
ENGINEERS**

305 EAST RAINBOW | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.0000
FAX: 210.375.0010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100280-00

MARCH 22, 2013

SHEET 1 OF 1
JOB No.: 59006-13

SCANNED

Date: Mar 22, 2013, 4:34pm User ID: 12345678
File: H:\AUSTIN SURVEY\113-59006\Zoning Exhibit.dwg

