

[illegible]

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

A 0.124 acre of land out of Outlot 30, Division “E” of the Government Outlots of the City of Austin, according to the map or plat thereof on file in the General Land Office of the State of Texas, and all of that certain tract conveyed to the Bobby and Carole Brown Trust by warranty deed recorded in Volume 12986 Page 1062 of the Real Property Records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

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

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The maximum height of a building or structure on the Property may not exceed 60 feet.

39 Except as specifically restricted under this ordinance, the Property may be developed and  
40 used in accordance with the regulations established for the downtown mixed use (DMU)  
41 combining district and other applicable requirements of the City Code.  
42

43 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2015.  
44

45  
46 **PASSED AND APPROVED**  
47

48 §  
49 §  
50 \_\_\_\_\_, 2015 § \_\_\_\_\_  
51 Steve Adler  
52 Mayor  
53

54  
55 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
56 Anne L. Morgan Jannette S. Goodall  
57 Interim City Attorney City Clerk  
58

**CARSON AND BUSH  
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

May 3, 2004

**FIELD NOTE DESCRIPTION OF 0.124 ACRE OF LAND OUT OF OUTLOT 30, DIVISION "E" OF THE GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO THE BOBBY AND CAROLE BROWN TRUST BY WARRANTY DEED RECORDED IN VOLUME 12986 PAGE 1062 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a ½ inch iron pipe found in the south right-of-way of West 16<sup>th</sup> Street, and being a point in the north line of that certain (78' x 138') tract described in Volume 133 Page 613 of the Travis County Deed Records, and being at the northwest corner of that certain tract conveyed to the Bobby and Carole Brown Trust by deed recorded in Volume 12986 Page 1062 of the Real Property Records of Travis County, Texas, and being at the northeast corner of that certain tract conveyed to E.S. Gregory et Ux. by deed recorded in Volume 814 Page 116 of the Travis County Deed Records, and being the northwest corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE with the south right-of-way line of West 16<sup>th</sup> Street, **S 70 deg. 38' 24" E 39.00 ft.** to a chiseled "X" set on the top of a leaning concrete curb in the west line of an alley at the northeast corner of said (78' x 138') tract, and being at the northeast corner of said Brown tract, and being the northeast corner of this tract, and from which a small punch hole on the face of said leaning curb bears **S 85 deg. 11' E 0.43'**, and from which a ½ inch iron rod found at the northwest corner of that certain tract conveyed to 800-JV by deed recorded in Document No. 2001210959 of the Travis County Official Public Records bears **S 70 deg. 50' 13" E 21.13 ft.**;

THENCE with the east line of said (78' x 138') tract, being the east line of said Brown tract, **S 19 deg. 03' 02" W 138.82 ft.** to a cotton spindle set with plastic cap marked "Carson and Bush" at the southeast corner of said (78' x 138') tract, and being the southeast corner of said Brown tract, and being the southeast corner of this tract;

THENCE with the south line of said (78' x 138') tract, a course which is described in said Volume 12986 Page 1062 as being the "center line of an alley" although no alley-way is developed along it, **N 70 deg. 37' 47" W** at 1.23 ft. passing a ½ inch iron rod found at the northeast corner of that certain tract conveyed to Ronald G. Greening by deed recorded in Volume 13245 Page 626 of the Travis County Real Property Records, and being the northeast corner of that certain (126' x 138') tract described in Volume 1498 Page 245 of the Travis County Deed Records, and continuing on 37.77 ft. more, for a total distance on this course of 39.00 ft., to a ½ inch iron rod set with plastic cap marked "Carson and Bush" at the southwest corner of said Brown tract, and being the southeast corner of said Gregory tract, and being the southwest corner of this tract, and from which a chiseled "X" found in concrete in the east right-of-way line of Nueces Street at the northwest corner of said (126' x 138') tract bears **N 70 deg. 37' 47" W 89.00 ft.**;

THENCE crossing the interior of said (78' x 138') tract with the common line of said Gregory tract and said Brown tract, **N 19 deg. 03' 02" E 138.81 ft.** to the Place of Beginning, containing 0.124 Acre of land.

SURVEYED: May 3, 2004

BY:

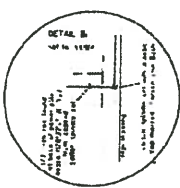
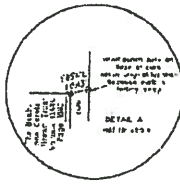
*Holt Carson*



Holt Carson  
Registered Professional Land Surveyor No. 5166

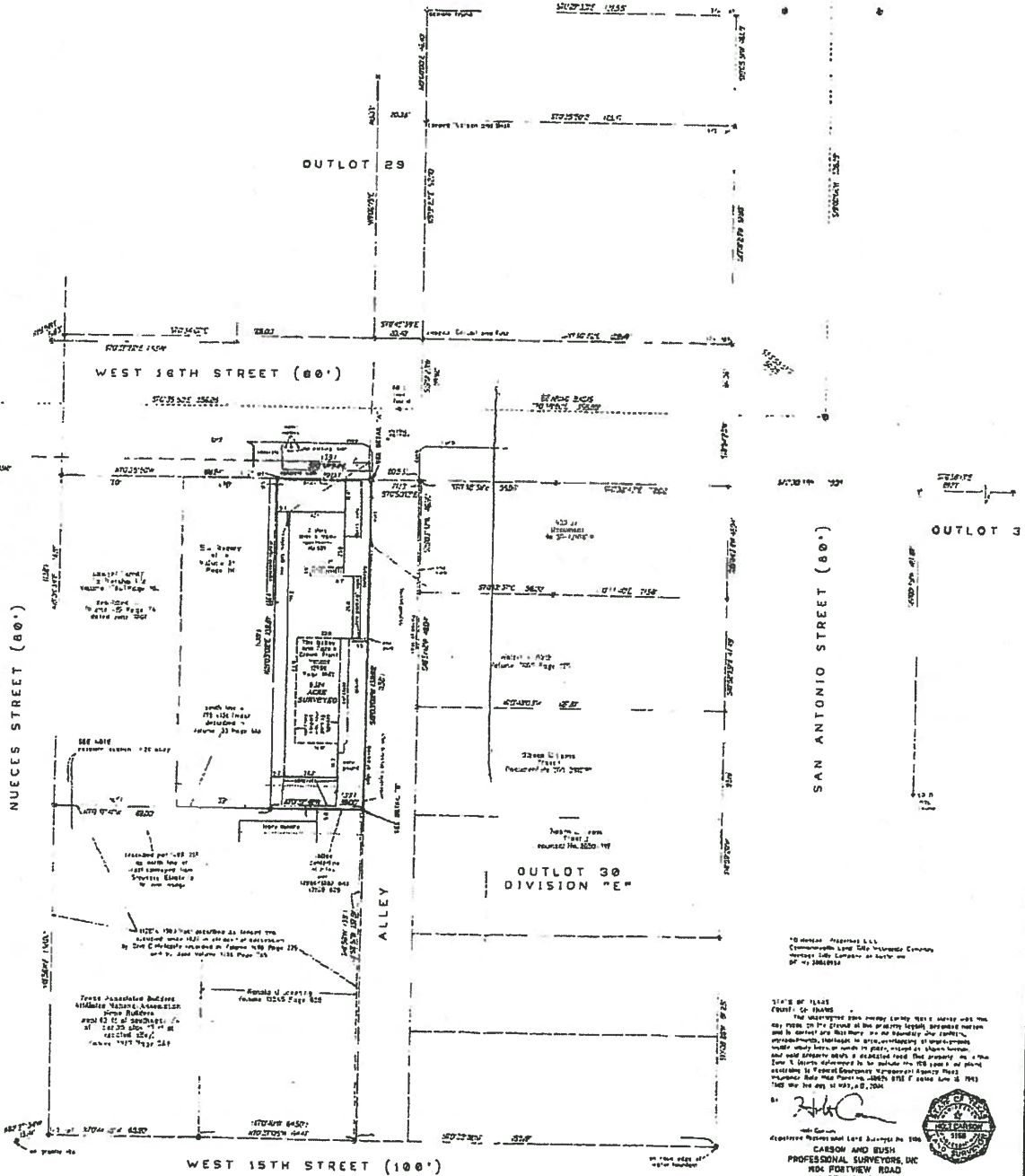
see accompanying survey plat B 722058

SURVEY PLAT OF  
0.121 ACRE OF LAND OUT OF OUTLOT 30, DIVISION "E" OF THE GOVERNMENT  
OUTLOTS OF THE CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT  
THEREOF ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS,  
DO BEING ALL OF THAT CERTAIN TRACT CONVEYED TO THE GOSBY AND  
CAROL BROWN TRUST BY WARRANTY DEED RECORDED IN VOLUME 12886  
PAGE 1082 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS  
LOCATED AT 507 WEST 18TH STREET

[illegible][illegible]

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 174. 2291-2292  
 175. 2293-2294

WEST 17TH  
STREET  
(60')



SAN ANTONIO STREET (800.)

\*Bureau of Prisons L.L.  
Communications and the Telephone Company  
Meeting July 1964 at the  
B.P. 1, 1001010

7/15/68 PG 12425  
 (Cont.) PG 12426


The following were among the persons who were not on the list of persons on the ground of being legally deceased mentioned in the report and also there is no boundary line between the two groups, therefore, it is, overlooking of some groups while others were not mentioned in the report, excepted as shown hereunder.

The said category which is excluded from the 1953 year is of persons who have been employed in the military from 1953 year and placed according to Federal Government's Department of Army Staff.

Reference made under No. 440473 of 1953 is dated June 25, 1953.

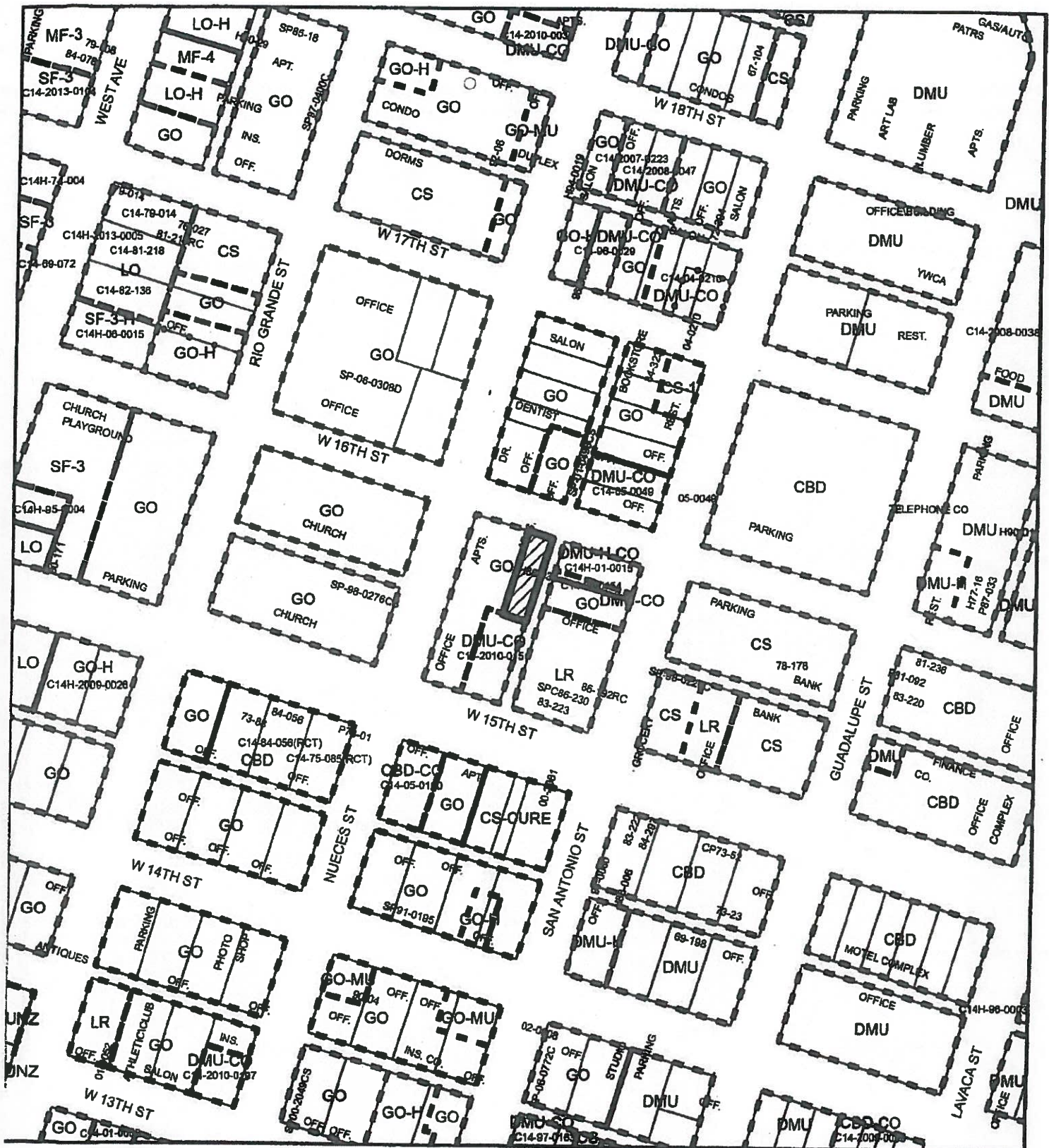
The 1953 year of 1953, 1954, 1955.

81 *[Signature]*  
 Register Return Mail L-6-B Survey No. 106  
**CARSON AND BUSH**  
**PROFESSIONAL SURVEYORS, INC.**  
 1004 FORTVIEW ROAD  
 AUSTIN, TX 78704  
 (512) 442-0980



The seal is circular with "CARSON & BUSH" at the top and "PROFESSIONAL SURVEYORS, INC." at the bottom. In the center, it reads "NO. 1 CARBON" above "5188".





**ZONING**

**ZONING CASE#: C14-2015-0094**

**Exhibit B**

**N**

**SUBJECT TRACT**

**PENDING CASE**

**ZONING BOUNDARY**

1" = 200'

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

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

