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

A 3.707 acre tract out of the James P. Wallace Survey No. 57, Abstract No. 789, situated in the City of Austin, Travis County, Texas, and being that certain 3.39 acre tract conveyed to the State of Texas, by deed of record in Volume 11248, Page 303, of the Real Property Records of Travis County, Texas and portion of the certain 84.12 acre tract conveyed to the State of Texas, by deed of record in Volume 217, Page 465, of the Deed Records of Travis County, Texas; said 3.707 acre tract being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 5629 North Lamar Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

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

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

Adult oriented businesses	Automotive sales
Commercial blood plasma center	Convenience storage
Equipment sales	Vehicle storage
Agricultural sales and services	Campground

## Equipment repair services

**PART 3.** The Property is subject to Ordinance No. 020523-31 that established zoning for the North Loop Neighborhood Plan.

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2016.

**PASSED AND APPROVED**

ss ss ss

\_\_\_\_\_, 2016

Steve Adler  
Mayor

**APPROVED:**

**ATTEST:**

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk

3.707 ACRES  
JAMES P. WALLACE SURVEY  
AUSTIN, TX

FIELD NOTE FILE: 16.042  
PROJECT NO.: 384-001  
MAY 31, 2016

**FIELD NOTES**

**BEING A 3.707 ACRE TRACT OUT OF THE JAMES P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING THAT CERTAIN 3.39 ACRE TRACT CONVEYED TO THE STATE OF TEXAS, BY DEED OF RECORD IN VOLUME 11248, PAGE 303, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND PORTION OF THAT CERTAIN 84.12 ACRE TRACT CONVEYED TO THE STATE OF TEXAS, BY DEED OF RECORD IN VOLUME 217, PAGE 465, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.707 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a PK nail with washer stamped "Chaparral" in the east right-of-way line of N. Lamar Blvd. (r.o.w. varies), being the northwest corner of Lot 1, Century Addition, a subdivision of record in Volume 80, Page 169, of the Plat Records of Travis County, Texas, for the most westerly corner of said 3.39 acre tract and hereof;

**THENCE**, along said east right-of-way line of N. Lamar Blvd., being the northwest line of said 3.39 acre tract, the following two (2) courses and distances:

- 1.) N27°19'50"E, a distance of 64.25 feet to a TxDOT Type II monument (brass disc) found in a sidewalk, being an angle point in the west line of said 3.39 acre tract, for an angle point;
- 2.) N27°15'14"E, over and across said 84.12 acre tract, a distance of 341.84 feet to a calculated point at the beginning of a non-tangent curve to the right; being the intersection of said east right-of-way line of N. Lamar Blvd. and the south right-of-way line of W. Koenig Lane (80' r.o.w.), for the most northerly corner hereof;

**THENCE**, along said south right-of-way line, the following five (5) courses and distances:

- 1.) Continuing over and across said 84.12 acre tract, along said curve to the right, having a radius of 476.33 feet, a central angle of 25°42'05", an arc length of 213.67 feet, and a chord which bears S37°51'54"E, a distance of 211.88 feet to a TxDOT Type II monument found in concrete at the northwest corner of said 3.39 acre tract, for an angle point;
- 2.) Along the north line of said 3.39 acre tract, along a curve to the right, having a radius of 476.33 feet, a central angle of 04°07'41", an arc length of 34.32 feet, and a chord which bears S23°46'19"E, a distance of 34.31 feet to a TxDOT Type II monument found in concrete at the point of reverse curvature of a curve to the left;
- 3.) Continuing along the north line of said 3.39 acre tract, along said curve, having a radius of 1007.92 feet, a central angle of 31°25'43", an arc length of 552.88 feet, and a chord which bears S36°32'42"E, a distance of 545.97 feet to a 1/2-inch iron rod with "KBGE" cap set at the end of said curve;

3.707 ACRES  
JAMES P. WALLACE SURVEY  
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- 4.) S56°37'26"E, continuing along the north line of said 3.39 acre tract, a distance of 2.90 feet to a TxDOT Type II monument found in concrete at the beginning of a non-tangent curve to the left;
- 5.) Continuing along the north line of said 3.39 acre tract, along said curve, having a radius of 2041.96 feet, a central angle of 09°29'24", an arc length of 338.22 feet, and a chord which bears S56°59'20"E, a distance of 337.83 feet to a TxDOT Type II monument found in a sidewalk at the intersection of said south right-of-way line and the west right-of-way line of Guadalupe Street (50' r.o.w.), for the northeasterly corner of said 3.39 acre tract and hereof;

**THENCE**, S28°12'48"W, leaving said south right-of-way line of Koenig Lane, along said west right-of-way line of Guadalupe Street, being the east line of said 3.39 acre tract, a distance of 18.60 feet to a 1/2-inch iron rod found at the southeast corner of said 3.39 acre tract, being an angle point in said west right-of-way line, for the southeasterly corner hereof;

**THENCE**, N62°49'43"W, continuing in part along said west right-of-way line, at 5.00 feet passing a calculated point at the northeast corner of said Lot 1, and continuing along the north line of said Lot 1, being the south line of said 3.39 acre tract, for a total distance of 1047.55 feet to the **POINT OF BEGINNING**, and containing 3.707 acres (161,474 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK. AND ROTATED 01°24'09" CLOCKWISE.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF DECEMBER, 2015, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal December 22, 2015

Abram C. Dashner, R.P.L.S. 5901  
PROJECT NO. 384-001

### LINE TABLE

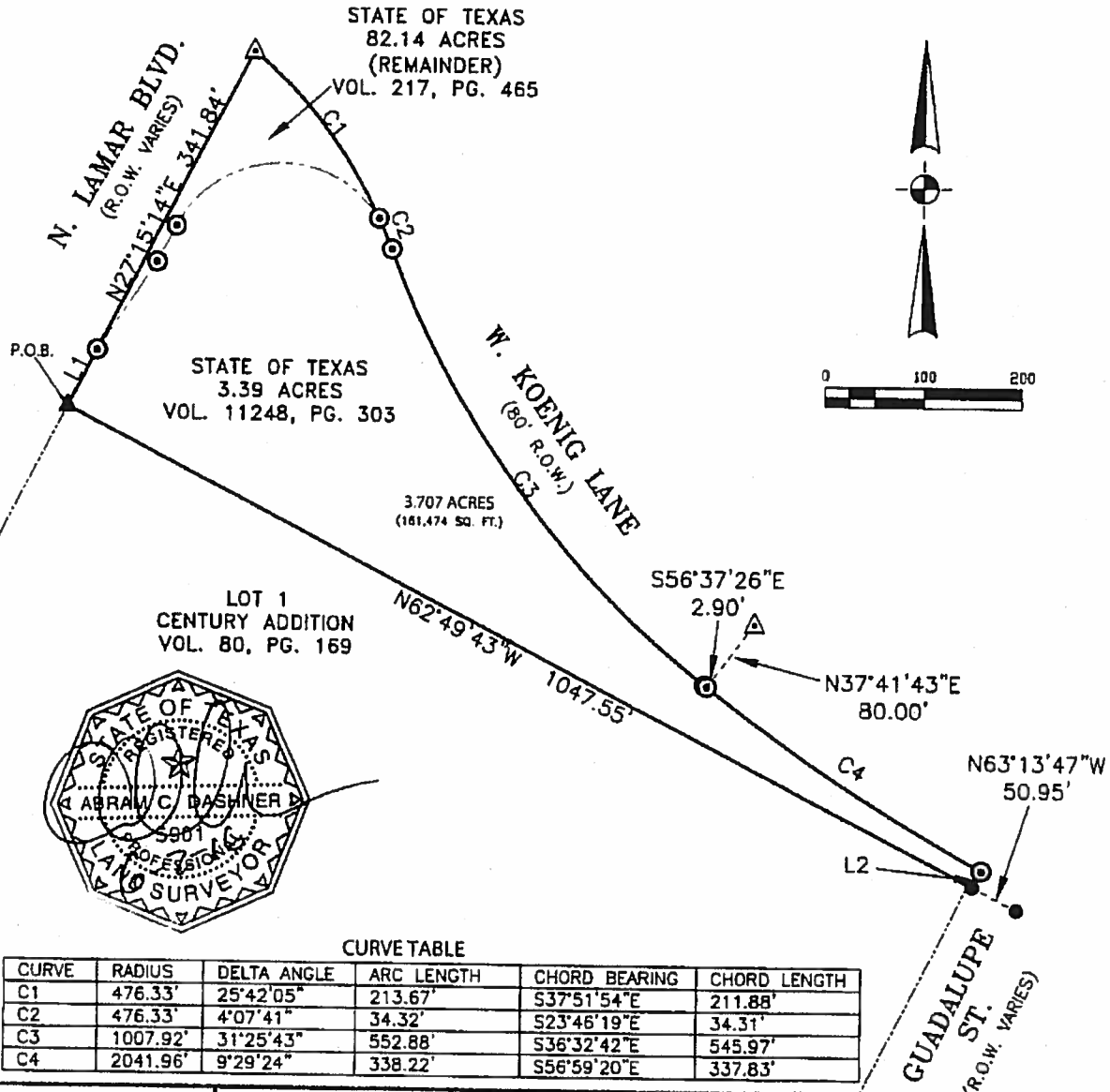
LINE	BEARING	DISTANCE
L1	N27°19'50"E	64.25'
L2	S28°12'48"W	18.60'

### BEARING BASIS:

TEXAS COORDINATE SYSTEM,  
NAD83(2012A), CENTRAL ZONE,  
UTILIZING THE LEICA SMARTNET  
CONTINUALLY OPERATING REFERENCE  
NETWORK.

## LEGEND

- 1/2-INCH IRON ROD FOUND
- ⊙ TXDOT TYPE II MONUMENT FOUND
- 1/2-INCH IRON ROD WITH "KBGE" CAP SET
- △ CALCULATED POINT
- ▲ PK NAIL FOUND



### CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	476.33'	25°42'05"	213.67'	S37°51'54"E	211.88'
C2	476.33'	4°07'41"	34.32'	S23°46'19"E	34.31'
C3	1007.92'	31°25'43"	552.88'	S36°32'42"E	545.97'
C4	2041.96'	9°29'24"	338.22'	S56°59'20"E	337.83'

CHECKED BY:

AD

JOB NUMBER:

384-001

ISSUE DATE:

06/02/16

SHEET:

1 OF 1

3.707 ACRES OUT OF THE JAMES P. WALLACE SURVEY NO. 57,  
SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND  
BEING THAT CERTAIN 3.39 ACRE TRACT CONVEYED TO THE STATE  
OF TEXAS, BY DEED OF RECORD IN VOLUME 11248, PAGE 303, OF  
THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**ZONING EXHIBIT**

ENGINEERING  
SURVEYING

**kbge**

KIMBELL | BRUEHL | GARCIA | ESTES

105 West Riverside Drive, Ste. 110, Austin, Texas 78704  
T (512) 439-0400 www.kbge-eng.com  
TBPE No. F. 12802  
TDPLS No. 10193943

CLIENT INFORMATION

ASPEN HEIGHTS PARTNERS  
1301 SOUTH CAPITOL OF  
TEXAS HWY.  
SUITE B-201  
AUSTIN, TX 78746

Created 07/15/16