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

A 0.757 acre of land, more or less, being a portion of Outlot No. 40, in Division D, in the City of Austin, Travis County, Texas and further being all of that certain tract or parcel of land conveyed to Neil-Cochran House Museum located at 2310 San Gabriel Street, Austin, Texas 78705; 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. The following uses are not permitted uses for the Property:

Consumer convenience services  
Financial services  
General retail sales (general)  
Off-site accessory parking  
Personal improvement services  
Pet services

Printing and publishing  
Restaurant (limited)  
Software development  
Day care services (commercial)  
Day care services (limited)  
Congregate living  
Safety services  
Medical offices – exceeding 5,000  
sq ft gross floor area  
Guidance services

COA Law Department

**EXHIBIT "B"**  
**FIELD NOTES**

Waterloo Surveyors, Inc.  
Thomas P. Dixon  
RPLS 4324

February 6, 2017

**FIELD NOTES FOR 0.757 ACRE OF LAND, MORE OR LESS, BEING A PORTION OF OUTLOT NO. 40, IN DIVISION D, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND FURTHER BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO NEIL-CONCHRAN HOUSE MUSEUM LOCATED AT 2310 SAN GABRIEL STREET, AUSTIN, TEXAS 78705 ; FOR WHICH A MORE PARTICULAR SURVEY BY METES AND BOUNDS IS AS FOLLOWS:**

**BEGINNING** at a 3/8" Iron Rod found at the intersection of the west R.O.W. of San Gabriel Street and the north R.O.W. of West 23<sup>rd</sup> Street for the S.E. corner hereof;

**THENCE** N84°51'59"W along the north R.O.W. of West 23<sup>rd</sup> Street for a distance of 248.73 feet to a 1/2" Iron Rod set with cap (RPLS4324) at the intersection of the east R.O.W. of (8) feet wide alley for the S.W. corner hereof; from which point a 1/2" Iron Rod found at the intersection of the west R.O.W. of said alley and the north R.O.W. of West 23<sup>rd</sup> Street bears N84°51'59"W at a distance of 8.00 feet;

**THENCE** N04°59'59"E along the east R.O.W. of said alley for a distance of 132.65 feet to a 1/2" Iron Rod set with cap (RPLS4324) of the N.W. corner hereof;

**THENCE** S84°51'59"E for a distance of 248.73 feet to a 1/2" Pipe found on the west R.O.W. of San Gabriel Street for the N.E. corner hereof; from which point a 1/2" Iron Rod found at the intersection of the south R.O.W. of West 24<sup>th</sup> Street and the west R.O.W. of San Gabriel Street bears N05°00'00"E at a distance of 180.44 feet;

**THENCE** S04°59'58"W along the west R.O.W. of San Gabriel Street for a distance of 132.65 feet to the **POINT OF BEGINNING** of this 0.75746 acre of land for which a sketch is attached hereto and made a part thereof.

The undersigned does hereby certify that the field notes hereon are true and correct to the best of my knowledge on this the 6<sup>th</sup> of February, 2017.

  
Thomas P. Dixon R.P.L.S. 4324

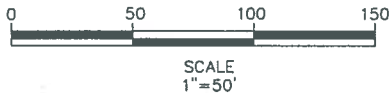


**EXHIBIT A**

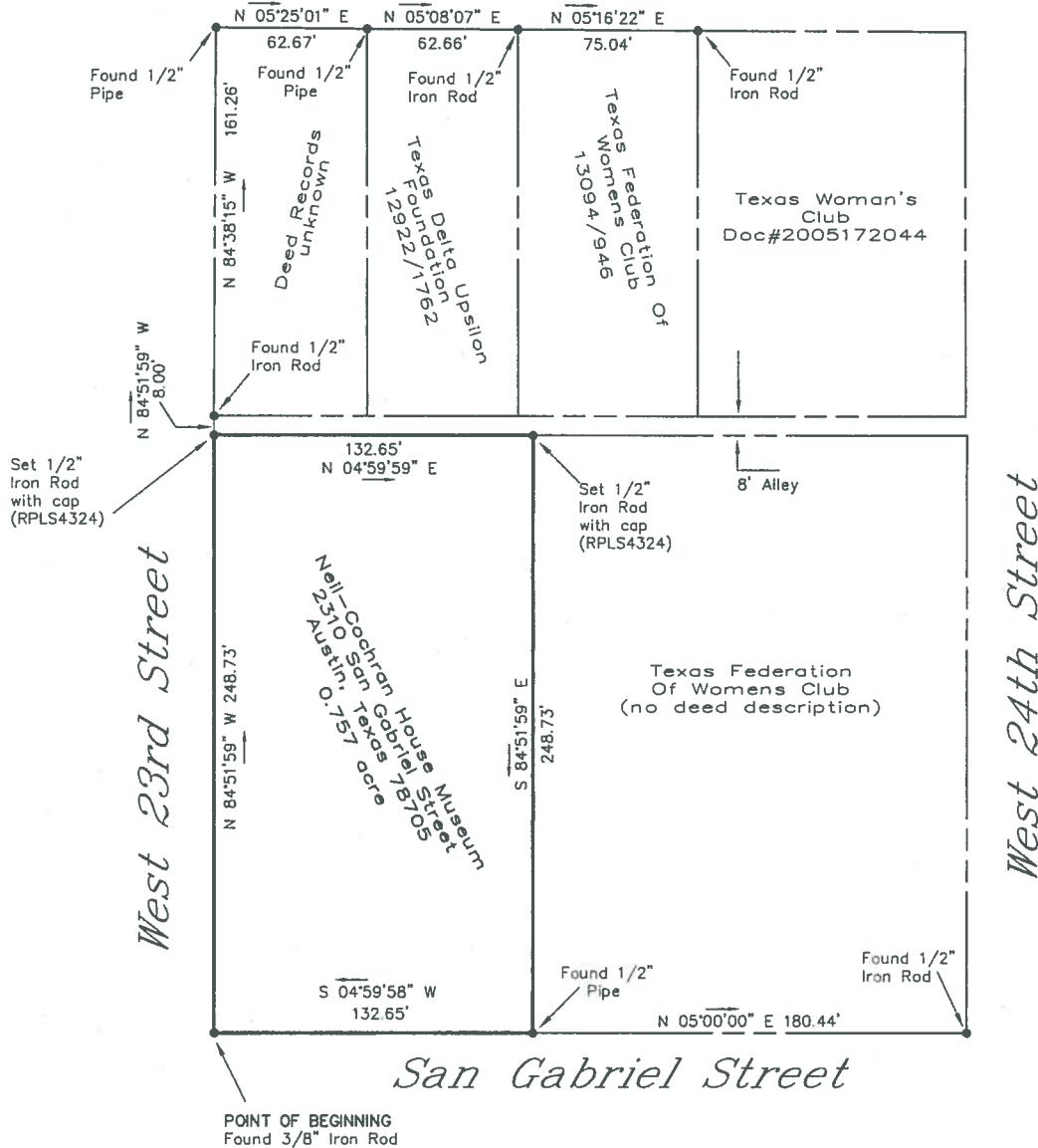


Waterloo Surveyors Inc.  
**SURVEY PLAT**  
Sketch to Accompany Field Notes

J15022



*Leon Street*



*San Gabriel Street*

POINT OF BEGINNING  
Found 3/8" Iron Rod

**LEGAL DESCRIPTION:**

SKETCH TO ACCOMPANY FIELD NOTES FOR 0.75746 ACRE OF LAND, MORE OR LESS, BEING A PORTION OF OUTLOT NO. 40, IN DIVISION D, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND FURTHER BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO NEIL-CONCHRAH HOUSE MUSEUM LOCATED AT 2310 SAN GABRIEL STREET, AUSTIN, TEXAS 78705

State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453C0465J

Zone: X Dated: 01/06/2016

Dated this the 6TH day of FEBRUARY, 2017.

Thomas P. Dixon R.P.L.S. 4324

www.WaterlooSurveyors.com - Austin, Texas - (512)481-9602

FIRM# 1012440

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