

1
2 B. The following uses are conditional uses for the Property:
3

Cultural services	Day care services (commercial)
Day care services (general)	Local utility services
Private primary educational facilities	Safety services

4
5 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
6 developed and used in accordance with the regulations established for the limited office
7 (LO) district and other applicable requirements of the City Code.
8

9 **PART 4.** This ordinance takes effect on _____, 2018.

10
11 **PASSED AND APPROVED**

12
13 §
14 §
15 _____, 2018 § _____

16 Steve Adler
17 Mayor

18
19
20 **APPROVED:** _____ **ATTEST:** _____
21 Anne L. Morgan Jannette S. Goodall
22 City Attorney City Clerk
23

FIELD NOTES

BEING 0.491 OF AN ACRE OF LAND, MORE OR LESS, OUT OF AND A PORTION OF LOT 31 OF "THEODORE LOW HEIGHTS SUBDIVISION" AS RECORDED IN VOLUME 445, PAGE 581, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 0.49 OF AN ACRE TRACT OF LAND CONVEYED BY DEED TO LISA P. H. LIN AND SPOUSE PAUL C. LIN AS RECORDED IN VOLUME 13196, PAGE 1696 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND ALSO KNOWN AS 4004 VALLEY VIEW ROAD IN THE CITY OF AUSTIN, TEXAS, SAID 0.491 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found "X" in concrete on the existing westerly right-of-way line of Valley View Road (50' ROW) for the southwest corner of said 0.49 of an acre tract of land and this tract of land, said point also being on the south line of said Lot 31, same being the north line of Lot 33 of said subdivision;

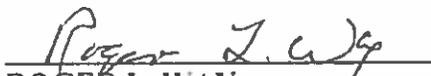
THENCE N 60° 00' 00" W, along the common dividing line between said Lots 31 and 33, same being the south line of said 0.49 of an acre tract of land and this tract of land, a distance of 317.99 feet to a found 1/2" iron rod for the southwest corner of said 0.49 of an acre tract of land and this tract of land;

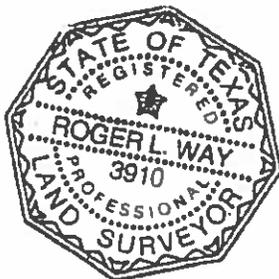
THENCE N 29° 49' 27" E, through said Lot 31, along the west line of said 0.49 of an acre tract of land and this tract of land, a distance of 67.16 feet to a 1/2" iron rod found for the northwest corner of said 0.49 of an acre tract of land and this tract of land;

THENCE S 59° 58' 06", through said Lot 31, along the north line of said 0.49 of an acre tract of land and this tract of land, a distance of 319.24 feet to a 1/2" iron rod set with a plastic cap stamped "ALL POINTS" at the point of intersection with the existing westerly right-of-way line of Valley View Road for the northeast corner of said 0.49 of an acre tract of land and this tract of land;

THENCE S 30° 53' 36" W, along said right-of-way line, same being the east line of said 0.49 of an acre tract of land and this tract of land, a distance of 66.99 feet to **THE POINT OF BEGINNING** and containing 0.491 of an acre of land, more or less.

This metes and bounds description is to accompany a survey map of same date.


ROGER L. WAY
R.P.L.S. No. 3910
JOB No. 10B18817



10/23/17
Date

EXHIBIT A



SCALE: 1"=30'



ALL POINTS SURVEYING
 1714 FORTVIEW ROAD - SUITE 200
 AUSTIN TX 78704
 TELE: (512) 440-0071 - FAX: (512) 440-0189
 PLAT REGISTRATION # 1018800

SURVEYOR'S NOTES

- () DENOTES RECORD INFORMATION
 - [] BUILDING LINE PER CITY OF AUSTIN CURRENT ZONING ORDINANCE.
- THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.
- ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

0.49 ACRES MORE OR LESS, A PART OF LOT 31, THEODORIC LOW HEIGHTS SUBDIVISION, A SUBDIVISION OF BROWN COUNTY, TEXAS, AS RECORDED IN VOLUME 445, PAGE 581, DEED RECORDS, TRAVIS COUNTY, TEXAS.

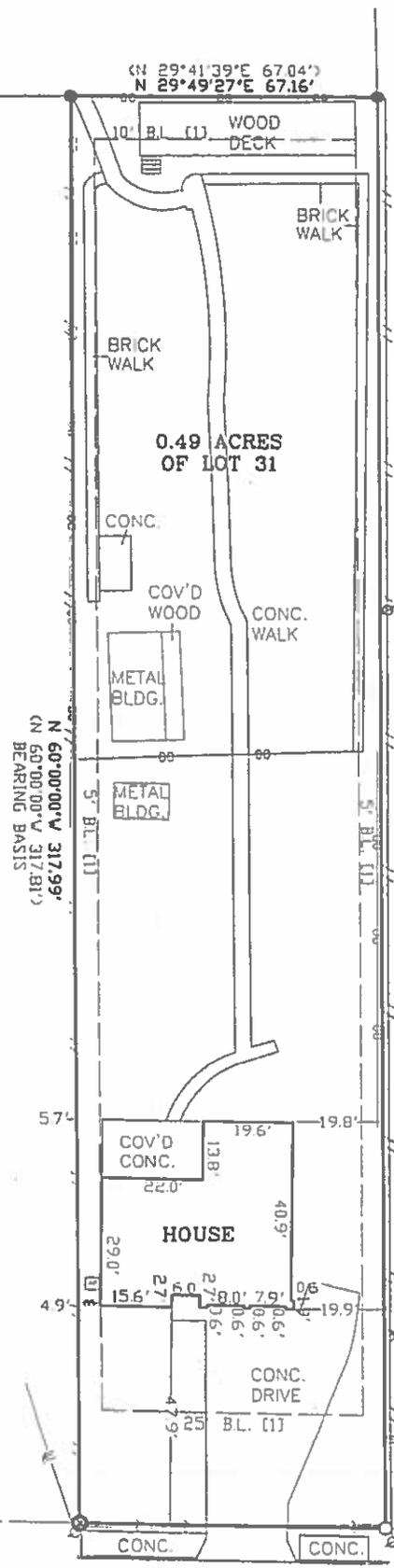
LOT No. 0.49 ACRES OF LOT 31
 TRAVIS COUNTY, TEXAS
 CITY: AUSTIN

SUBDIVISION / ADDRESS: THEODORIC LOW HEIGHTS
 Volume: 445 Page: 581
 Reference: JPL WTL/JLF
 Deed Records of Travis County, Texas

IMPORTANT NOTICE

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPENDS ONLY ON THE RECORDS, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY ADJUSTMENTS, ADDITIONAL EASEMENTS AND STRUCKS MAY AFFECT THIS LOT.

PLAT BOOK	55	10-25-17
DRAWING	03	10-23-17
Job No.	10818817	

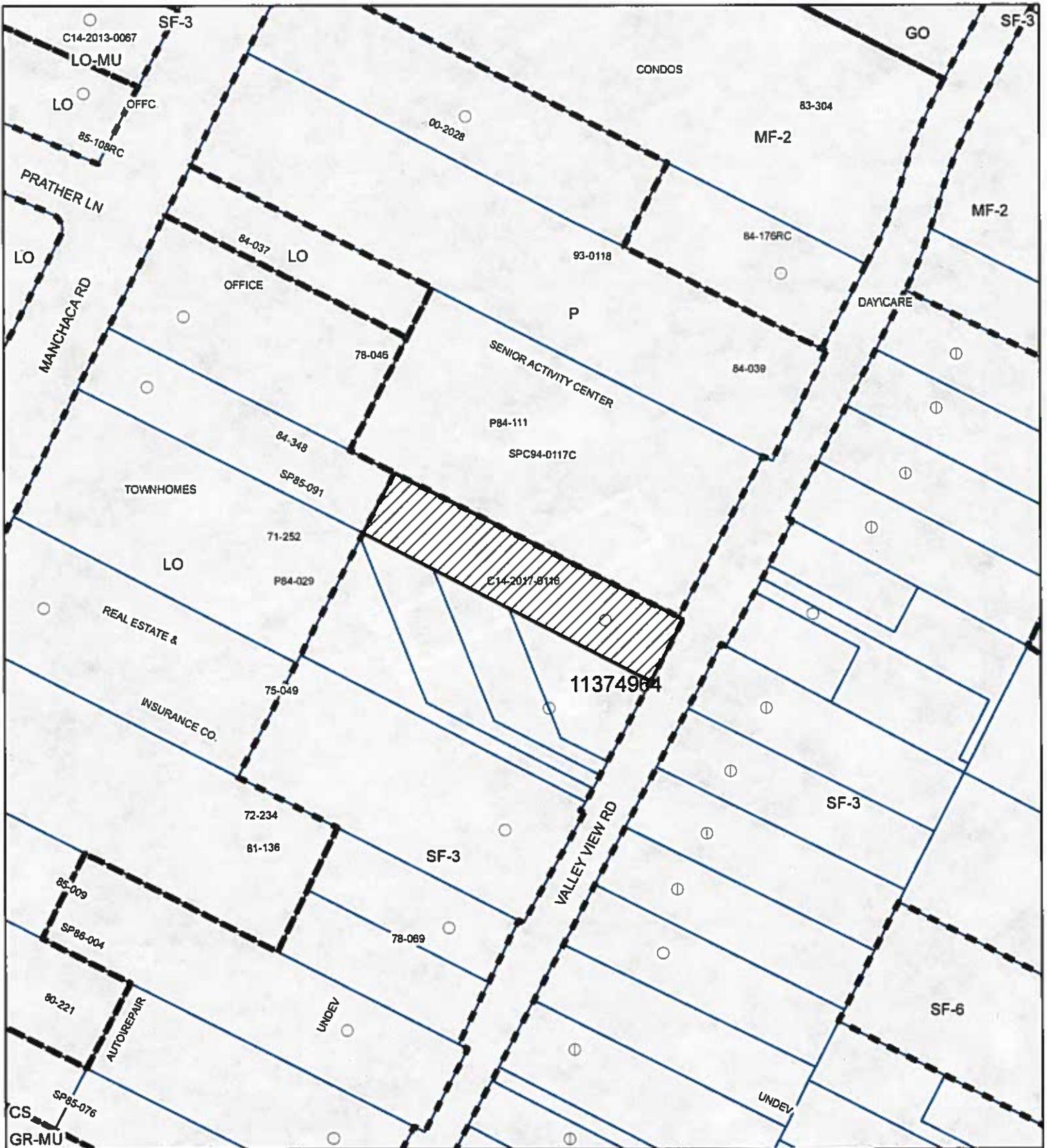


Roger L. Way

LEGEND

- WOOD FENCE
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- UTILITY LINE
- UTILITY POLE
- X FOUND
- IRON ROD FND.
- CALCULATED POINT
- BUILDING LINE

404 VALLEY VIEW ROAD
 (50' R.O.W.)



ZONING

EXHIBIT B

Zoning Case: C14-2017-0116

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 125'

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.

