

Community recreation (private)
Congregate living
Counseling services
Day care services (commercial)
Day care services (limited)
Medical offices – exceeding
5,000 sq. ft. gross floor area
Hospital services (limited)
Off-site accessory parking
Private primary educational
facilities
Public primary educational
facilities
Residential treatment
Short-term rental
Special use historic

Community recreation (public)
Convalescent services
Cultural services
Day care services (general)
Group residential
Medical offices – not exceeding 5,000
sq. ft. gross floor area
Multifamily residential
Personal services
Private secondary educational
facilities
Public secondary educational facilities
Safety services
Software development
Urban farm

1
2 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
3 developed and used in accordance with the regulations established for the limited office
4 (LO) base district, the mixed use (MU) combining district and other applicable
5 requirements of the City Code.
6

7 **PART 4.** This ordinance takes effect on _____, 2018.
8

9 **PASSED AND APPROVED**

10
11 §
12 §
13 _____, 2018 § _____
14

15 Steve Adler
16 Mayor

17
18 **APPROVED:** _____ **ATTEST:** _____
19 Anne L. Morgan Jannette S. Goodall
20 City Attorney City Clerk
21

EXHIBIT A

JOB NUMBER: 1803.1605

DATE: 04/05/18

REVISION DATE(S): (REV.2 5/24/2018) (REV.1 4/5/2018)

Description of a 0.24 acre tract of land, being a portion of Outlot 17, Division E, of the City of Austin, Travis County, Texas, being all of that called 0.24 acre tract of land conveyed to Clayton L. Morgan by Special Warranty Deed, as recorded in Document No. 2015041780 of the Official Public Records of Travis County, Texas (O.P.R.T.C.Tx.), said 0.24 acre tract of land being shown on the accompanying survey, and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the North right-of-way line of West 17th Street and the West right-of-way line of West Avenue, for the Southeast corner of said Shelley tract and the Southeast corner hereof;

THENCE with said North right-of-way line of West 17th Street, the South line of said Shelley tract, and the South line hereof North 70°38'03" West (Record North 70°38'03" West) a distance of 119.79 feet (Record 119.71 feet) to an "X" found cut in a rock wall for the Southeast corner of that tract of land conveyed to Rose Stastny Neas by Special Warranty Deed recorded in in Document No. 2008125853 O.P.R.T.C.Tx., the Southwest corner of said Shelley tract, and the Southwest corner hereof;

THENCE with the East line of said Neas tract, the West line of said Shelley tract, and the West line hereof, North 19°04'31" East (Record North 19°00'40" East) a distance of 86.81 feet (Record 86.75 feet) to an "X" found cut in a rock wall on the south line of 1704 West Avenue Condominiums, a condominium regime tract recorded in Document No. 2002109198 O.P.R.T.C.Tx. for the Northeast corner of said Neas tract, the Northwest corner of said Shelley tract, and the Northwest corner hereof;

THENCE with the south line of said 1704 West Avenue Condominiums, the North line of said Shelley tract, and the North line hereof South 70°45'13" East (Record South 70°45'11" East) a distance of 120.06 feet (Record 120.00 feet) to a 1/2" iron rod set with plastic cap marked "Exacta" found on said West right-of-way line of West Avenue, for the Southeast corner of said 1704 West Avenue Condominiums, the Northeast corner of said Shelley tract, and the Northeast corner hereof;

THENCE with said West right-of-way line of West Avenue, the East line of said Shelley tract, and the East line hereof South 19°15'02" West (Record South 19°12'02" West) a distance of 87.06 feet (Record 87.00 feet) to the **POINT OF BEGINNING** hereof; and containing 0.24 acres (10,425.27 sq. ft.) of land, more or less.



LEGAL DESCRIPTION:
SEE EXHIBIT A

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 70 DEGREES 38 MINUTES 03 SECONDS WEST IS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 17TH STREET, AS MENTIONED WITHIN THAT SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2015041780 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL SURVEYOR NOTES:

1. Firm Branch #10193993 is physically located at 2132 E 9th St, Suite 310, Cleveland, OH 44115.
2. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
3. Due to varying construction standards, house dimensions are approximate.
4. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
5. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
6. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8" or 1/2" diameter, 18" iron rebar, with "EXACTA" cap.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POI's) are selected above- ground improvements which may be in contact with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

<p>LINETYPES: (UNLESS OTHERWISE NOTED)</p>		<p>SURFACE TYPES: (UNLESS OTHERWISE NOTED)</p>		<p>SYMBOLS: (UNLESS OTHERWISE NOTED)</p>	
(C) CALCULATED	E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	R.P. RADIUS POINT	A.E. ACCESS EASEMENT	
(D) DEED	ELEV. ELEVATION	NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988	R/W RIGHT OF WAY	A.N.E. ANCHOR EASEMENT	
(F) FIELD	EM ELECTRIC METER	OR.B OFFICIAL RECORD BOOK	RES. RESIDENCE	C.M.E. CANAL MAINTENANCE ESMT.	
(M) MEASURED	ENCL. ENCLOSURE	OR.V. OFFICIAL RECORD VOLUME	RGE. RANGE	C.U.E. COUNTY UTILITY ESMT.	
(P) PLAT	ENT. ENTRANCE	O.G. ON GROUND	S.B.L. SET BACK LINE	D.E. DRAINAGE EASEMENT	
(R) RECORD	EUB ELECTRIC UTILITY BOX	O.C.S. ON CONCRETE SLAB	S.C.L. SURVEY CLOSURE LINE	D.U.E. DRAINAGE AND UTILITY ESMT. ESMT. EASEMENT	
(S) SURVEY	F.F. FINISHED FLOOR	O.R.B. OFFICIAL RECORD BOOK	S.T.L. SURVEY TIE LINE	I.E./E.E. INGRESS/EGRESS ESMT.	
A.S.B.L. ACCESSORY SETBACK LINE	F.O.P. EDGE OF PAVEMENT	O.R.V. OFFICIAL RECORD VOLUME	S.W. SEAWALL	IR.E. IRRIGATION EASEMENT	
A/C AIR CONDITIONING	FCM FND. CONCRETE MONUMENT	O/A OVERALL	S/W SIDEWALK	L.A.E. LIMITED ACCESS ESMT.	
B.C. BLOCK CORNER	FIP FOUND IRON PIPE	O/S OFFSET	SCR. SCREEN	L.B.E. LANDSCAPE BUFFER ESMT.	
B.F.R. BACKFLOW PREVENTOR	FIPC FOUND IRON PIPE & CAP	OFF OUTSIDE OF SUBJECT PARCEL	SEC. SECTION	L.E. LANDSCAPE ESMT.	
B.R. BEARING REFERENCE	FIR FOUND IRON ROD	OH. OVERHANG	SEP. SEPTIC TANK	L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT	
B.R.L. BUILDING RESTRICTION LINE	FIRC FOUND IRON ROD & CAP	OHL OVERHEAD LINES	SEW. SEWER	M.E. MAINTENANCE EASEMENT	
B/W BAY/BOX WINDOW	FN FOUND NAIL	ON INSIDE OF SUBJECT PARCEL	SIRC SET IRON ROD & CAP	P.U.E. PUBLIC UTILITY EASEMENT	
B.L.D.G. BUILDING	FND8 FOUND NAIL AND DISC	OB. PLAT BOOK	SN&D SET NAIL & DISC	R.O.E. ROOF OVERHANG ESMT.	
BLK. BLOCK	FND. FOUND	P.C. POINT OF CURVATURE	SQ.FT. SQUARE FEET	S.W.E. SIDEWALK EASEMENT	
BM BENCHMARK	FPKN FOUND PARKER-KALON NAIL	P.C.C. POINT OF COMPOUND CURVATURE	STY. STORY	S.W.M.E. STORM WATER MANAGEMENT EASEMENT	
BSMT. BASEMENT	FPKN&D FOUND PK NAIL & DISC	P.C.P. POINT OF INTERSECTION	SV SEWER VALVE	T.U.E. TECHNOLOGICAL UTILITY ESMT.	
C. CURVE	FRSPK FOUND RAILROAD SPIKE	PI. POINT OF BEGINNING	T.O.B. TOP OF BANK	U.E. UTILITY EASEMENT	
C.B. CONCRETE BLOCK	GAR. GARAGE	P.O.B. POINT OF BEGINNING	TBM TEMPORARY BENCHMARK		
C.L.F. CHAIN LINK FENCE	GM GAS METER	P.O.C. POINT OF COMMENCEMENT	TEL. TELEPHONE FACILITIES		
C.O. CLEAN OUT	ID. IDENTIFICATION	PP. PINCHED PIPE	TWP. TOWNSHIP		
C.V.G. CONCRETE VALLEY GUTTER	ILL. ILLIGIBLE	P.R.C. POINT OF REVERSE CURVATURE	TY. TRANSFORMER		
C/L CENTER LINE	INST. INSTRUMENT	P.R.M. PERMANENT REFERENCE MONUMENT	TYP. TYPICAL		
C/P COVERED PORCH	INT. INTERSECTION	PT. POINT OF TANGENCY	U.R. UTILITY RISER		
C/S CONCRETE SLAB	L. LENGTH	P/E POOL EQUIPMENT	UG UNDERGROUND		
CATV CABLE TV RISER	LSR LICENSE # - BUSINESS	PG. PAGE	UR. UTILITY RISER		
CH CHORD BEARING	LSR LICENSE # - SURVEYOR	P/L PROFESSIONAL LAND SURVEYOR	V.F. VINYL FENCE		
CHIM. CHIMNEY	M.B. MAP BOOK	PLS PLANTER	W.F. WOODEN FENCE		
CONC. CONCRETE	M.E.S. MITERED END SECTION	PLT PLANTER	W/C WITNESS CORNER		
COR. CORNER	M.F. METAL FENCE	PSM PROFESSIONAL SURVEYOR AND MAPPER	W/F WATER FILTER		
CS/W CONCRETE SIDEWALK	MES MITERED END SECTION	R RADIUS or RADIAL	WM WATER METER VALVE BOX		
D.F. DRAIN FIELD	MH MANHOLE		WV WATER VALVE		
D.H. DRILL HOLE	N.R. NON RADIAL				
D/W DRIVEWAY					

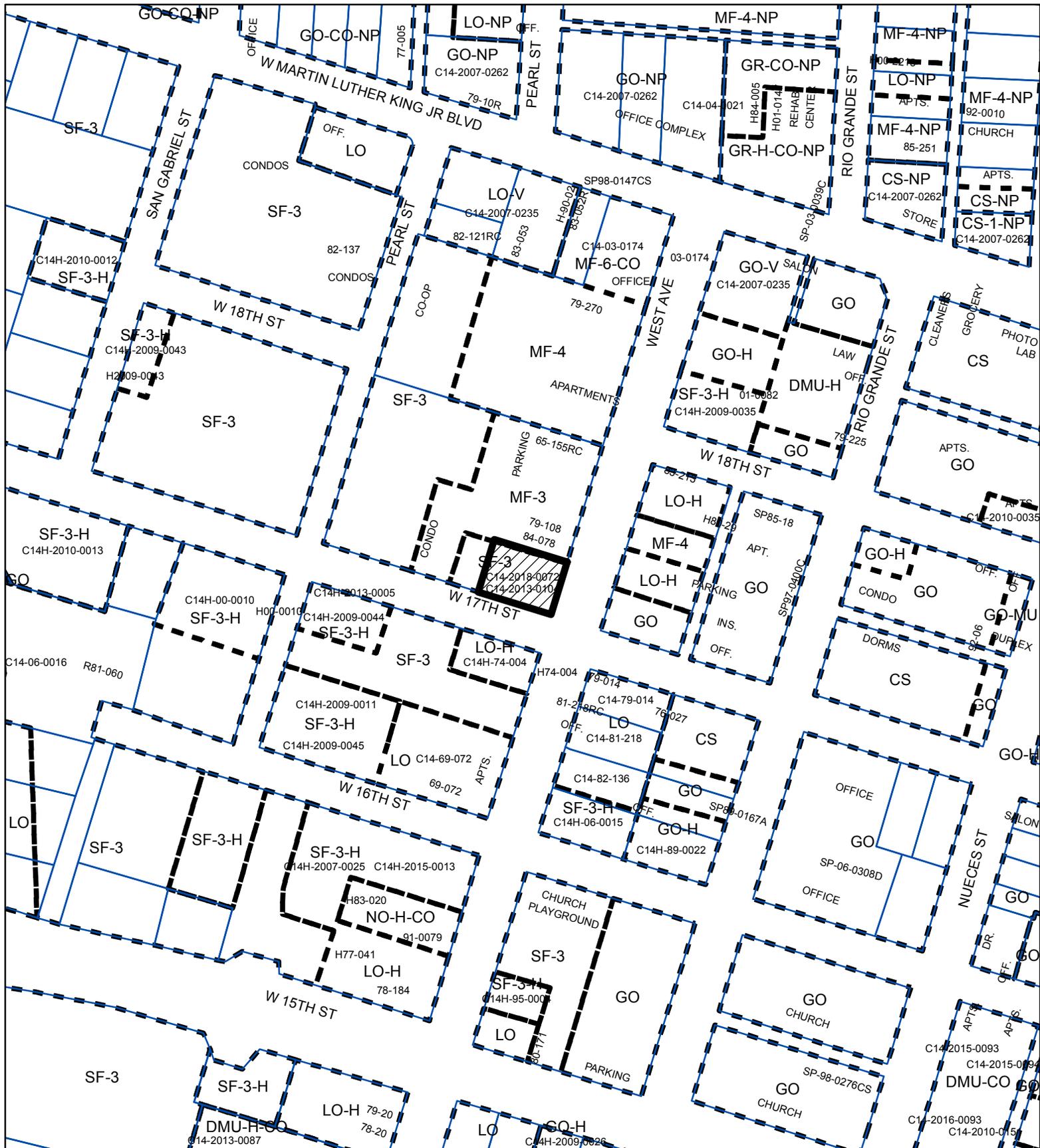
ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
 2. Select a printer with legal sized paper.
 3. Under "Print Range", click select the "All" toggle.
 4. Under the "Page Handling" section, select the number of copies that you would like to print.
 5. Under the "Page Scaling" selection drop down menu, select "None."
 6. Uncheck the "Auto Rotate and Center" checkbox.
 7. Check the "Choose Paper size by PDF" checkbox.
 8. Click OK to print.
- TO PRINT IN BLACK + WHITE:**
1. In the main print screen, choose "Properties".
 2. Choose "Quality" from the options.
 3. Change from "Auto Color" or "Full Color" to "Gray Scale".

**OFFER VALID ONLY FOR:
1700 WEST AVENUE, LLC**



Zoning Case
C14-2018-0072

Exhibit B



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.