

1 **PART 2.** The Property within the boundaries of the conditional overlay combining district
2 established by this ordinance is subject to the following conditions:
3

4 A. Vehicular access from the Property to Hickman Avenue is prohibited. All
5 vehicular access to the Property shall be from other adjacent public streets or
6 through other adjacent property.
7

8 B. The following uses are prohibited uses on the Property:
9

- | | |
|-----------------------------|--|
| Automotive rentals | Automotive repair services |
| Automotive sales | Automotive washing (of any type) |
| Bail bond services | Business or trade school |
| Business support services | Commercial off-street parking |
| Communications services | Drop-off recycling collection facility |
| Exterminating services | Food preparation |
| Funeral services | Hotel-motel |
| Indoor entertainment | Indoor sports and recreation |
| Outdoor entertainment | Outdoor sports and recreation |
| Pawn shop services | Research services |
| Short term rental | Theater |
| Hospital services - general | |

10
11 C. The following uses are conditional uses of the Property:
12

- | | |
|--------------------------------|--|
| Alternative financial services | Medical offices – exceeding 5,000
square feet |
| Community recreation – private | Community recreation – public |
| Congregate living | Group home class II |
| Hospital services – limited | Residential treatment |

13
14 D. The following land uses on the Property are subject to City Code Section 25-2-
15 587 (*Requirements for Certain Uses in a Neighborhood Commercial (LR)*
16 *District*):
17

- | | |
|------------------------------|-------------------------------|
| General retail sales-general | Personal improvement services |
| Restaurant (general) | |

18 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
19 developed and used in accordance with the regulations established for the community
20

FIELD NOTES FOR
0.50 ACRE OUT OF THE
DINSMORE SIMPSON SURVEY No. 27,
ABSTRACT No. 694
TRAVIS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 0.50 ACRE TRACT OF LAND OUT OF THE DINSMORE SIMPSON SURVEY No. 27, ABSTRACT No. 694 IN TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO TROY HANNA BY DEED RECORDED IN DOCUMENT No. 2004150493 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" Iron rod found on the southerly line of a 0.945 acre tract of land conveyed to Anthony V. Monroe by deed recorded in Volume 13090, Page 2879 of the Real Property Records of Travis County, Texas, at the northwest corner of a 0.499 acre tract of land conveyed to Hilda A. Mora by deed recorded in Volume 11801, Page 488 of the Real Property Records of Travis County, Texas, for the northeast corner of the tract herein described;

THENCE, departing the southerly line of said 0.945 acre tract and along the common line of said 0.499 acre tract and this tract, S 29°29'00"W, a distance of 105.27 FEET to a ½" Iron rod found at the northeast corner of a 0.438 acre tract of land conveyed to Carolyn Young, et al by deed recorded in Document No. 2005136650 of the Official Public Records of Travis County, Texas, for the southeast corner of the tract herein described;

THENCE, departing the westerly line of said 0.499 acre tract and along the common line of said 0.438 acre tract and this tract, N 60°01'33"W, at 181.28 feet pass a P.K. nail found at the northwest corner of said 0.438 acre tract, being in the easterly right-of-way of Berkman Drive, continuing with the easterly right-of-way of Berkman drive and the southerly line of this tract for a total distance of 206.75 FEET to a punchhole set for the southwest corner of the tract herein described;

THENCE, along the easterly right-of-way of Berkman Drive, N 29°28'58"E, a distance of 105.39 FEET to a P.K. nail set at the southwest corner of the aforementioned 0.945 acre tract, for the northwest corner of the tract herein described,

THENCE, departing the easterly right-of-way of Berkman Drive and along the common line of said 0.945 acre tract and this tract, S 59°59'35"E, a distance of 206.75 FEET to the POINT OF BEGINNING and containing 0.50 acre of land, more or less.

See SNS Engineering "Plat of Survey" No. 051272, page 2 of 2 attached hereto and made a part hereof.



Mary P. Hawkins
Registered Professional Land Surveyor No. 4433
State of Texas

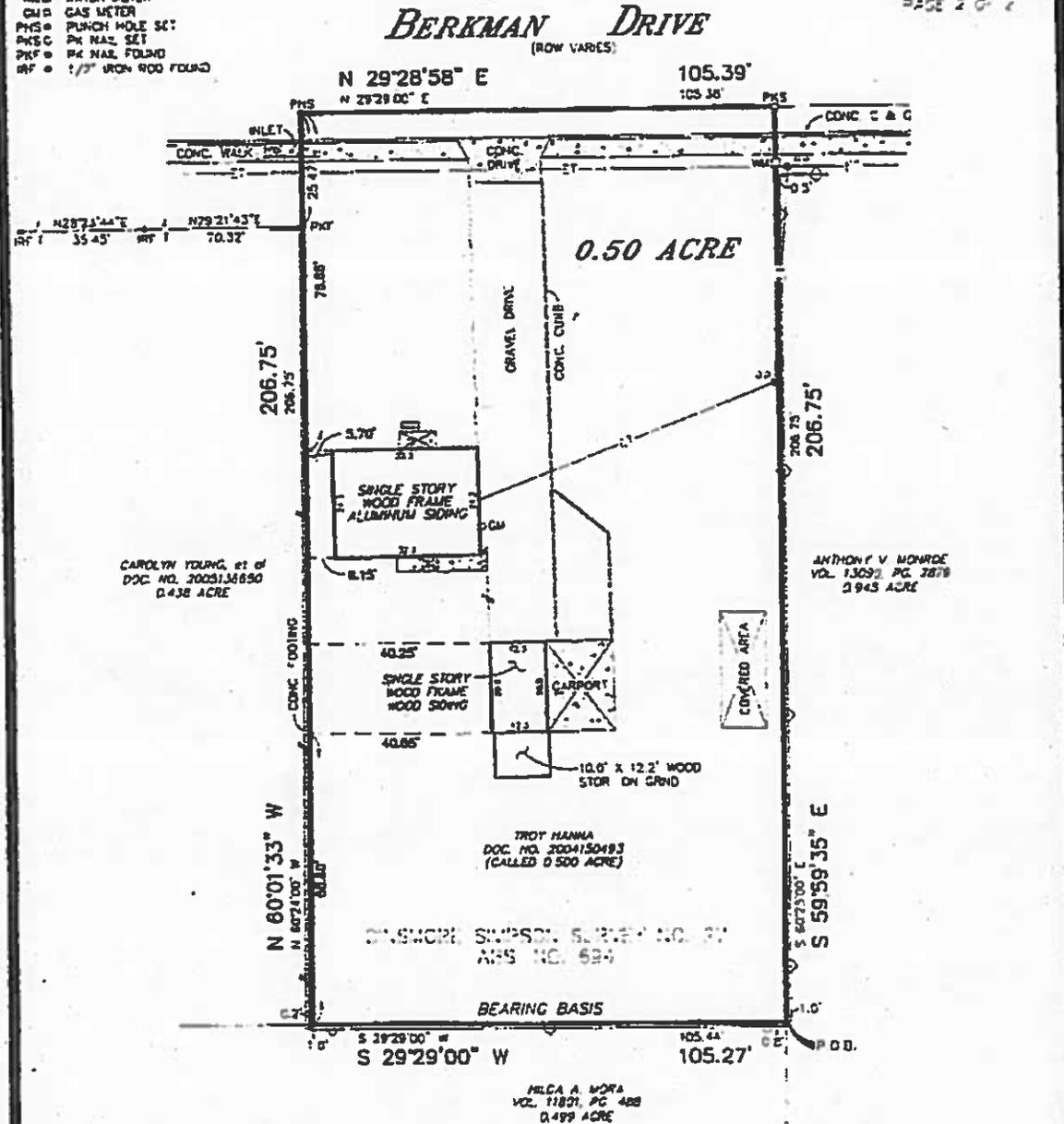


Exhibit A

- LEGEND**
- POWER POLE
 - O- OVERHEAD ELEC/TELE LINE
 - X- CHAIN LINK FENCE
 - W- WOOD FENCE
 - WM WATER METER
 - GM GAS METER
 - PHS PUNCH HOLE SET
 - PKS PK NAIL SET
 - PKF PK NAIL FOUND
 - RF 1/2" IRON ROD FOUND



PAGE 2 OF 2



A title Commitment was NOT furnished to the Surveyor. The only Easements shown hereon are per Plat. The Surveyor does not assume any Liability for existence of any easements and/or restrictions encumbered to the Property.

* DINSMORE SIMPSON SURVEY NO. 27, ABSTRACT NO. 694 (FIELD NOTES ATTACHED)

PLAT OF SURVEY

Survey No. 051272 SCALE 1" = 30'

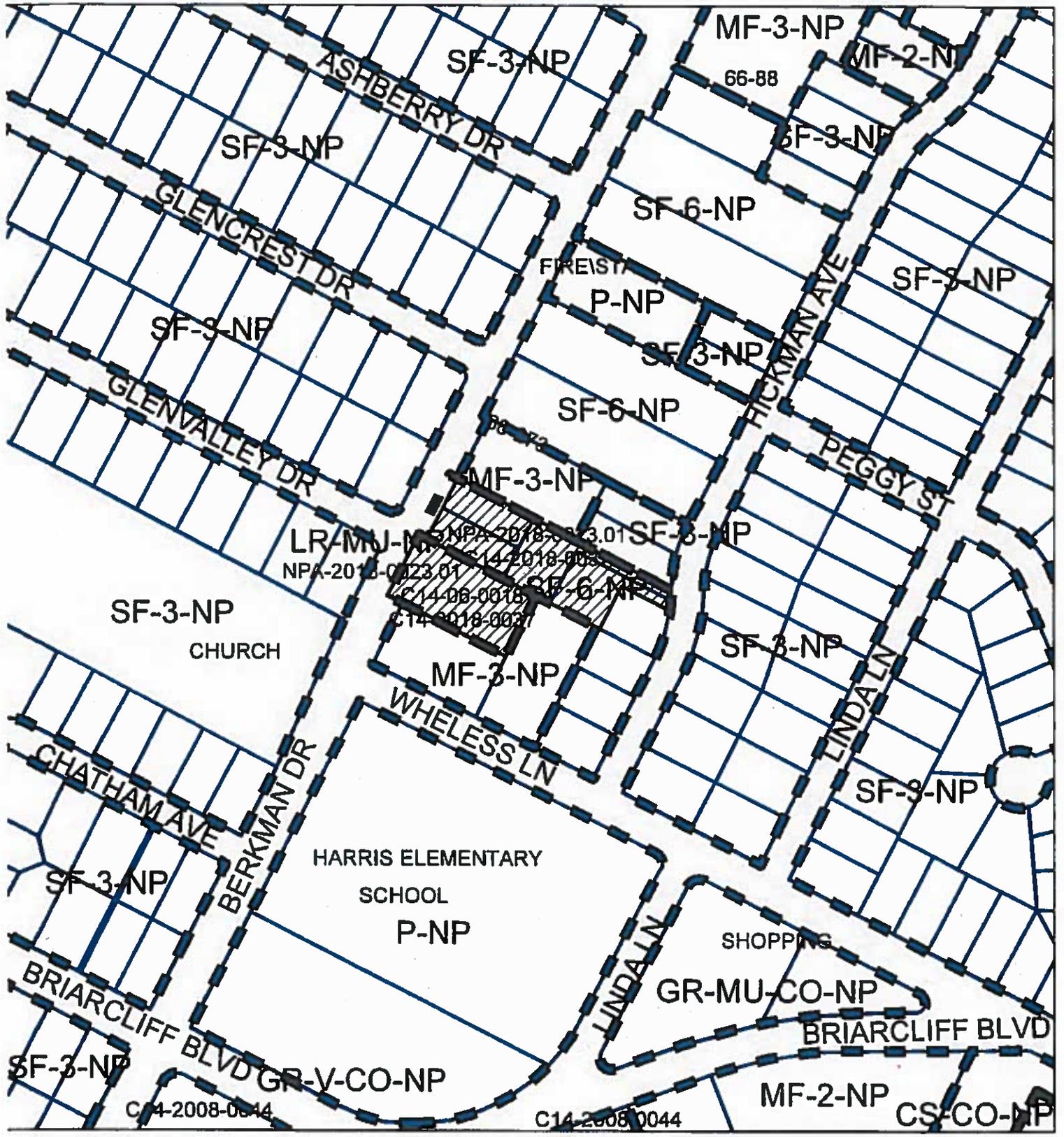
See also in Zone X as identified by the Federal Emergency Management Agency or Community Panel No. 48453C 0160E Dated JUNE 16, 1993

All corners are 1/2 inch iron rod found unless otherwise noted. No iron rods found on the corners of the premises surveyed.

LOT NO. BLOCK NO.
 ADDITION OR SUBDIVISION 0.50 ACRE OF LAND, MORE OR LESS, OUT OF THE
 STREET ADDRESS 6303 BERKMAN DRIVE CITY AUSTIN COUNTY TRAVIS
 SURVEY FOR PRESIDIO GROUP REALTORS REFERENCE TROY HANNA

STATE OF TEXAS, COUNTY OF TRAVIS
 I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, ENCUMBRANCES BY AREA, ENCUMBRANCES, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON
SNS ENGINEERING, INC.
 12466 Los Indios Trail, Suite 101
 Austin, Texas 78729
 (512) 395-3944 • (512) 250-8685 (Fax) *WM* 5/16/70





Zoning

Exhibit B

Zoning Case: C14-2018-0037



-  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.

