

Financial services
Funeral services
General retail sales (general)
Indoor entertainment
Outdoor sports and recreation
Pedicab storage and dispatch
Pet services
Service station
Theater
Food preparation
Plant nursery

Food sales
General retail sales (convenience)
Hotel-motel
Indoor sports and recreation
Pawn shop services
Personal improvement services
Restaurant (general)
Short-term rental
Bail bond services
Outdoor entertainment
Custom manufacturing

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

3
4 Community recreation (private)
5 Residential treatment

Community recreation (public)
Restaurant (limited)

6 C. Development of the Property shall comply with the following regulations:

- 7
8 1. The minimum setbacks are: 15 feet for front yard,
9 15 feet for street side yard,
10 5 feet for interior yard, and
11 5 feet for rear yard.
- 12 2. The maximum building coverage is 60 percent.
- 13 3. The maximum impervious cover is 80 percent.

14
15 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
16 developed and used in accordance with the regulations established for the community
17 commercial (GR) district and other applicable requirements of the City Code.
18



Cunningham | Allen

Exhibit " " "
0.458 Acres

FIELD NOTE DESCRIPTION

DESCRIPTION OF A 0.458 OF ONE ACRE TRACT OF LAND LOCATED IN THE WILLIAM L. SWAIN SURVEY, ABSTRACT NO. 727, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF LOT 1, BLOCK A, PARK 22-PHASE "B", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 86, PAGE 64C-64D, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 32.412 ACRE TRACT OF LAND CONVEYED TO KBS SOR AUSTIN SUBURBAN PORTFOLIO, LLC, IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013055804, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a TxDOT Type II brass disk concrete monument found in the south right-of-way line of R.M. No. 2222 (240' right-of-way), being the south line of that tract of land conveyed to the State of Texas in a deed recorded in Volume 11634, Page 2376, of the Real Property Records of Travis County, Texas, same being the north line of said 32.412 acre tract, from which a 5/8 inch iron rod found in said south right-of-way line for the northwest corner of said 32.412 acre tract bears, South 88°58'41" West (bearing basis), a distance of 306.28 feet to the beginning of a curve to the right, and a chord bearing and distance of North 72°32'15" West, a distance of 982.67 feet;

THENCE, South 13°03'12" East, departing said south right-of-way line and the north line of said 32.412 acre tract, over and across said 32.412 acre tract and remainder of said Lot 1, Block A, a distance of 220.42 feet, to the northwest corner of the exterior footprint of Office Building No. 3;

THENCE, with the exterior footprint of said Office Building No. 3, the following fourteen (14) courses and distances:

1. South 63°32'02" East, a distance of 105.00 feet to a corner of the exterior footprint of said Office Building No. 3;
2. South 26°30'08" West, a distance of 10.00 feet to a corner of the exterior footprint of said Office Building No. 3;
3. South 63°32'02" East, a distance of 26.20 feet to a corner of the exterior footprint of said Office Building No. 3;
4. South 26°30'08" West, a distance of 10.00 feet to a corner of the exterior footprint of said Office Building No. 3;
5. South 63°32'02" East, a distance of 48.70 feet to a corner of the exterior footprint of said Office Building No. 3;
6. South 26°03'39" West, a distance of 10.00 feet to a corner of the exterior footprint of said Office Building No. 3;
7. South 63°32'02" East, a distance of 25.00 feet to a corner of the exterior footprint of said Office Building No. 3;

EXHIBIT "A"

Cunningham | Allen, Inc. • Engineers • Surveyors

3103 Bee Cave Road, Suite 202 • Austin, Texas 78746-6819 Tel: (512) 327-2946 • Fax: (512) 327-2973 •

TBPE FIRM #: F-284 / TBPLS FIRM #: 10000900

8. South 26°30'08" West, a distance of 75.00 feet to a corner of the exterior footprint of said Office Building No. 3;
9. North 63°32'58" West, a distance of 50.00 feet to a corner of the exterior footprint of said Office Building No. 3;
10. South 26°30'08" West, a distance of 5.00 feet to a corner of the exterior footprint of said Office Building No. 3;
11. North 63°32'58" West, a distance of 129.98 feet to a corner of the exterior footprint of said Office Building No. 3;
12. North 26°30'08" East, a distance of 15.00 feet to a corner of the exterior footprint of said Office Building No. 3;
13. North 63°32'58" West, a distance of 25.00 feet to a corner of the exterior footprint of said Office Building No. 3;
14. North 26°30'08" East, a distance of 95.06 feet to the POINT OF BEGINNING containing 0.458 of one acre of land within these metes and bounds.

Reference is hereby made to the sketch of this tract accompanying this description.

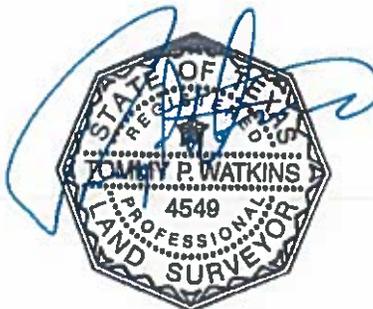
THE STATE OF TEXAS §
 COUNTY OF TRAVIS § § KNOWN ALL MEN BY THESE PRESENT

That I, Tommy P. Watkins, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the month of January, 2019, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 16th of January, 2019, A.D.

CUNNINGHAM-ALLEN, INC.

Tommy P. Watkins, R.P.L.S.
 Texas Registration No. 4549



REFERENCES
 TCAD #: 0142270332
 AUSTIN GRID #: E32

SKETCH TO ACCOMPANY DESCRIPTION
0.458 ACRE
SHEET 3 OF 3



LINE	BEARING	DISTANCE
L1	S63°32'02"E	105.00'
L2	S26°30'08"W	10.00'
L3	S63°32'02"E	26.20'
L4	S26°30'08"W	10.00'
L5	S63°32'02"E	48.70'
L6	S26°03'39"W	10.00'
L7	S63°32'02"E	25.00'
L8	S26°30'08"W	75.00'
L9	N63°32'58"W	50.00'
L10	S26°30'08"W	5.00'
L11	N63°32'58"W	129.98'
L12	N26°30'08"E	15.00'
L13	N63°32'58"W	25.00'
L14	N26°30'08"E	95.06'

$CH=N72^{\circ}22'15"W$ 982.67'
 $L=99.86'$, $R=1552.39'$

STATE OF TEXAS
VOL 11634, PG. 2376, RPR

BULL CREEK ROAD
R.M. HIGHWAY NO. 2222
(240' R.O.W.)

BEARING BASIS
S88°58'41"W 306.28'

REMAINDER OF
LOT 1, BLOCK A,
PARK 22-PHASE "B"
BK. 86, PG. 64C-64D, PR

POINT OF
COMMENCING

POINT OF
BEGINNING

S13°03'12"E
220.42'

OFFICE BUILDING
NO. 3

32.415 ACRES
KBS SOR AUSTIN
SUBURBAN PORTFOLIO, LLC
DOC. NO. 2013055804, OPR

- LEGEND**
- ▣ TADOT TYPE II MONUMENT FOUND
 - 5/8" IRON ROD FOUND
 - PR PLAT RECORDS
 - RPR REAL PROPERTY RECORDS
 - OPR OFFICIAL PUBLIC RECORDS
 - BK./PG. BOOK/PAGE
 - VOL./PG. VOLUME/PAGE

REFERENCE IS HEREBY MADE TO THE METES AND BOUNDS
DESCRIPTION OF THIS TRACT ACCOMPANYING THIS SKETCH.
NO MONUMENTATION SET FOR CORNERS.

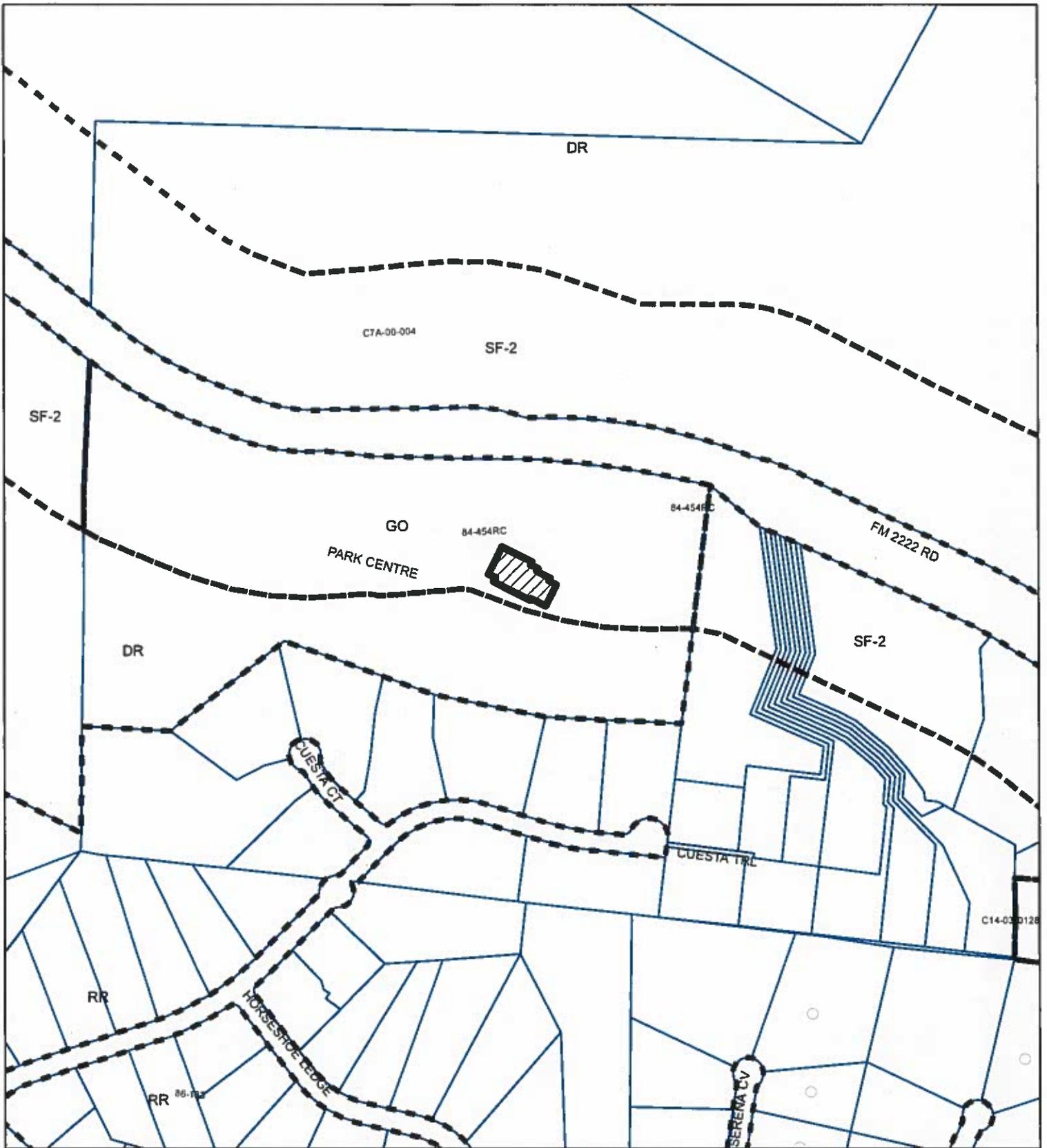
BEARING BASIS: NORTH LINE OF 32.415 ACRE TRACT, DOC. NO.
2013055804, OPR. (S 88°58'41"W)



Cunningham|Allen
Engineers - Surveyors
PROFESSOR: THE F-294, TBR-15, 1000000

3103 Bee Cave Road
Suite 202
Austin, Texas 78746
Tel.: (512) 327-2946
Fax: (512) 327-2973





ZONING

ZONING CASE#: C14-2019-0033

EXHIBIT "B"

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 400'

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.



Created: 2/7/2019