

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet**

**DATE: Monday May 11, 2020**

**CASE NUMBER: C16-2020-0001**

☐ Y ☐ Brooke Bailey  
☐ Y ☐ Jessica Cohen  
☐ Y ☐ Ada Corral  
☐ \* ☐ Melissa Hawthorne (abstained)  
☐ Y ☐ William Hodge  
☐ Y ☐ Don Leighton-Burwell  
☐ Y ☐ Rahm McDaniel  
☐ Y ☐ Darryl Pruett  
☐ - ☐ Veronica Rivera (out)  
☐ Y ☐ Yasmine Smith  
☐ Y ☐ Michael Von Ohlen  
☐ Y ☐ Kelly Blume (Alternate)  
☐ Y ☐ Martha Gonzalez (Alternate)

**APPLICANT: Jason Thumlert**

**OWNER: Capital Metro Transportation Authority (Julie Barr)**

**ADDRESS: 901, 1011, 1109, 1211 E. 5<sup>th</sup> Street and 1300 & 1304 E. 4<sup>th</sup> Street**

**VARIANCE REQUESTED: The applicant is requesting a sign variance(s) from Section 25-10-133 (University Neighborhood Overlay Zoning District Signs) (G) to allow for up to eighteen (18) illuminated wall signs in order to provide signage for a Mixed Use buildings in a “TOD-CURE-NP”, Transit Oriented District/Plaza Saltillo – Central Urban Redevelopment – Neighborhood Plan zoning district. (East Cesar Chavez)**

**Note: The Land Development Code sign regulations 25-10-133 University Neighborhood Overlay Zoning Districts Signs (G) states a sign may not be illuminated or contain electronic images or moving parts.**

**BOARD’S DECISION: BOA meeting May 11, 2020**

**Board member Jessica Cohen motions to Grant neighborhood associations postponement request to June 8, 2020, Board member Brooke Bailey seconds on a vote 11-0 (Board member Melissa Hawthorne abstained); POSTPONED TO JUNE 8, 2020.**

**FINDING:**

1. The variance is necessary because strict enforcement of the Article prohibits and reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscape, or topography, because:

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

  
Elaine Ramirez

Executive Liaison

Diana Ramirez for  
Don Leighton-Burwell  
Chairman



May 5, 2020

Jason Thumlert  
901 E 5th St  
Austin TX, 78702

Property Description:

**Re: C16-2020-0001**

Dear Jason,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a sign variance(s) from the following section of the Land Development Code;

Section 25-10-133 (*University Neighborhood Overlay Zoning District Signs*) (G) to allow for up to eighteen (18) illuminated wall signs;

In order to provide signage for a Mixed Use buildings in a "TOD-CURE-NP", Transit Oriented District/Plaza Saltillo – Central Urban Redevelopment – Neighborhood Plan zoning district. (East Cesar Chavez)

Austin Energy does not oppose the above sign variance request, provided any proposed and existing improvements follow Austin Energy's clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners /applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action: <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

**Eben Kellogg, Property Agent**

Austin Energy  
Public Involvement | Real Estate Services  
2500 Montopolis Drive  
Austin, TX 78741  
(512) 322-6050

# BOA SIGN REVIEW COVERSHEET

**CASE:** C16-2020-0001

**BOA DATE:** April 13, 2020

**ADDRESS:** 901, 1011, 1109, 1211 E. 5th  
and 1300 & 1304 E. 4<sup>th</sup> St

**COUNCIL DISTRICT:** 3

**OWNER:**

**AGENT:** Jason Thumlert

**ZONING:** TOD-CURE-NP (East Cesar Chavez Neighborhood Plan)

**LEGAL DESCRIPTION:** LOT A EHRlich ADDN

**VARIANCE REQUEST:** Sign illumination of up to eighteen (18) signs

**SUMMARY:** will provide option to illuminate signs within Saltillo Development

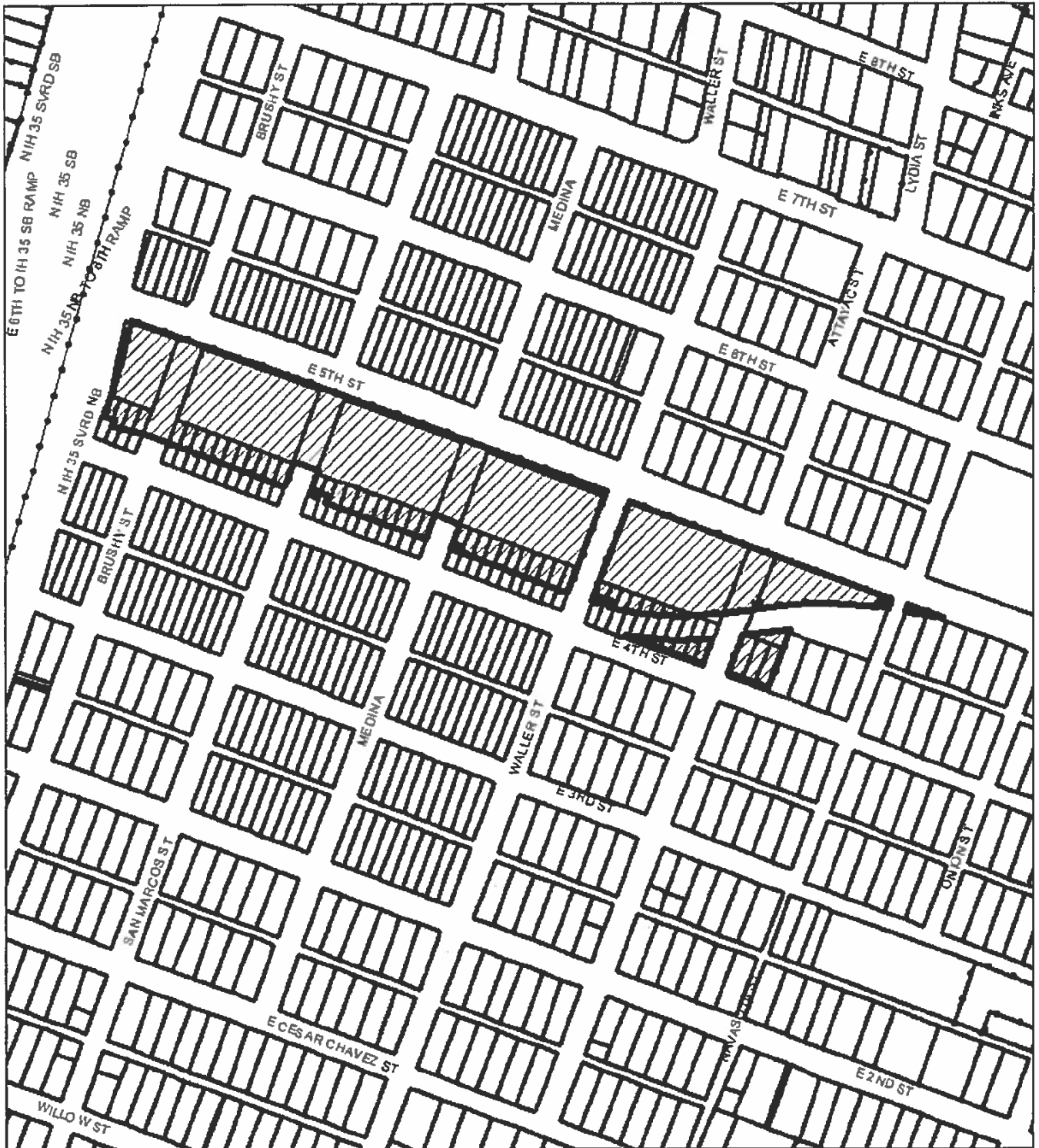
**ISSUES:** ordinance was not written to address this part of town.

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	TOD-CURE-NP	Transit Oriented Development-Central Urban Development
<i>North</i>	TOD-NP	Transit Oriented Development
<i>South</i>	TOD-NP	Transit Oriented Development
<i>East</i>	TOD-NP	Transit Oriented Development
<i>West</i>	CBD	Central Business



## **NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Barrio Unido Neighborhood Assn.  
 Bike Austin  
 Capital Metro  
 Del Valle Community Coalition  
 East Austin Conservancy  
 East Cesar Chavez Neighborhood Association  
 East Cesar Chavez Neighborhood Plan Contact Team  
 El Concilio Mexican-American Neighborhoods  
 Friends of Austin Neighborhoods  
 Greater East Austin Neighborhood Association  
 Guadalupe Neighborhood Development Corporation  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Neighbors United for Progress  
 Plaza Saltillo TOD Staff Liaison  
 Preservation Austin  
 Red Line Parkway Initiative  
 SELTexas  
 Sierra Club, Austin Regional Group  
 Tejano Town  
 Waterloo Greenway





1" = 284.23'

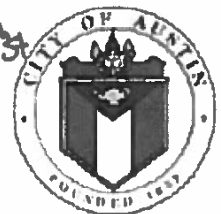
 SUBJECT TRACT  
 ZONING BOUNDARY

### PUBLIC NOTIFICATIONS

CASE#: C16-2020-0001  
 901, 1011, 1109, 1211 E 5th St + 1300 + 1304 E 4th St

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.



## Board of Adjustment Sign Variance Application

**WARNING: Filing of this appeal stops all affected construction activity.**

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. All information is required (if applicable).

### For Office Use Only

Case # \_\_\_\_\_ ROW # \_\_\_\_\_ Tax # \_\_\_\_\_

### Section 1: Applicant Statement

Street Address: 901, 1011, 1109 and 1211 East 5th Street and 1300 and 1304 E. 4th Street

Subdivision Legal Description:

see attached legal

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: TOD-CURE-NP

Sign District: UNO

I/We \_\_\_\_\_ on behalf of myself/ourselves as  
authorized agent for \_\_\_\_\_ affirm that on  
Month March, Day 6, Year 2020, hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: \_\_\_\_\_

Type of Sign: Wall Sign - 18 Wall signs in total

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-10-133(G): Sign Illumination

## Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of the site such as dimensions, landscaping, or topography, because:

This variance is necessary because (i) the ordinance was not written to address this part of town, (ii) to allow signage of appropriate size to be seen by vehicles passing on 5th, Waller andn San Marcos, & (iii) to allow retailer signs to be visible in the afternoons and evenings, and (iv) many existing retailers signs are installed and illuminated, depriving new retailer's sign of illumination creates a disadvantage to these retailers. as well as an odd and unsafe condition.

—OR—

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

Other nearby properties, as well as portions of this development who have recieved sign permits prior to November 2019, have existing illuminated signs; Our request for permitting illuminated signage for the entirety of the Saltillo development would not be unique to this property, nor set a precedent that does not already exist within this TOD or others.

—OR—

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

Granting the variances will provide (i) architecturally pleasing design in the right size& scale, (ii) wayfinding in a safe manner, including backlighting for viewing signage at night, (iii) illuminated ground floor and ambient light along 5th street creating safer pedestrian environment, and (iv) consistency in neighborhood signage all in keeping with the stated purpose of the ordinance.

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

The requested variance will provide only the option to illumate signs wthin the Saltillo development; Because existing signs within the development and along 5th Street have the right to illuminate, this variance will simply allow the remaining Saltillo retail signs to match the neighboring signs and existing condition. By granting the variances, justice will be done so that newer Saltillo tenants we will be afforded the same rights enjoyed by existing Saltillo tenants.



**Section 3: Applicant Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: [Signature] Date: 3/2/20

Applicant Name (typed or printed): Jason Thumlert

Applicant Mailing Address: 500 W 5th Street, Suite 700

City: Austin State: Texas Zip: 78701

Phone (will be public information): (512) 682-5000

Email (optional – will be public information): [Redacted]

**Section 4: Owner Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: [Signature] Date: 3/3/20

Owner Name (typed or printed): Capital Metropolitan Transportation Authority

Owner Mailing Address: 2910 East 5th Street

City: Austin State: Texas Zip: 78702

Phone (will be public information): (512) 389-7593

Email (optional – will be public information): [Redacted]

**Section 5: Agent Information**

Agent Name: Jason Thumlert

Agent Mailing Address: 500 W 5th Street

City: Austin State: Texas Zip: 78701

Phone (will be public information):

Email (optional – will be public information):

**SAVE**



**Development Services Department  
Land Status Determination  
Legal Tract Platting Exception  
Certification**

**June 27, 2016**

**File Number: C8I-2015-0039**

**Address: 800 E 4TH ST, 901 E 5<sup>th</sup>, 1000 E 4<sup>th</sup>, 414 Waller, 1201 E 5<sup>th</sup>,  
1301 E 5<sup>th</sup>, 413 ½ Navasota Street**

**Tax Parcel I.D. # 0204050401, 0204050901, 0204051401, 0204051901,  
0204060401, 0204060901, 0204061406**

**Tax Map Date: 03/03/2014 & 08/25/2014**

The Development Services Department has determined that the property described below and **as shown on the attached tax map:**

Is a **LEGAL TRACT** consisting of **6.819 acres** (279,032 square feet) of land, more or less, out of lots 8 through 44, Central ROW, a subdivision of record in Book V, Page 661, plat records, Travis County, Texas, out of Outlots 1 and 2, Division "O", of the Government Outlots adjoining the original City of Austin, Travis County, according to the map or plat of said Government Outlots Date January 1840, on file in the General Land Office, same being out of that tract of land described as parcels 1, 2, 3 and 4 in a deed to Capital Metropolitan Transportation Authority, of record in Volume 10703, Page 972, Real Property Records, Travis County, Texas, and that portion of Brushy Street vacated and conveyed to Capital Metropolitan Transportation Authority of Record in Document No. 2015202067, official public records, Travis County, Texas; said 6.819 of one acre being more particularly described by metes and bounds as follows (see field notes attached). Description of **3.349 acres** (145,880 square feet) of land, more or less, out of lots 45-58, Central ROW, a subdivision of record in Book V, Page 661, plat records, Travis County, Texas, out of Outlot 3, Division "O" of the Government Outlots adjoining the Original City of Austin, Travis County, according to the map or plat of said Government Outlots dated January 1840, on file in the General Land

Office, same being out of that tract of land described as parcels 5 and 6 in deed to Capital Metropolitan transportation Authority of record in Volume 10703, Page 972, Real Property Records, Travis County , Texas, and Out of Attayac Street in Austin, Travis County, Texas; said 3.349 acres being more particularly described by metes and bounds as follows (see field notes attached). Description of 0.873 of one acre (38,036 square feet) of land, more or less, being all of lots 7 through 12, Block No. 1, R.H. Peck Subdivision, a subdivision of record in Book 5, Page 551, Plat Records, Travis County, Texas, same being out of that tract of land described as parcel 7 in a deed to Capital Metropolitan Transportation Authority, of record in Volume 10703, Page 972, Real Property Records, Travis County, Texas; said 0.873 of one acre being more particularly described by metes and bounds as follows; (see field notes attached), created prior to **Mar 14, 1946** (Grandfather Date) as evidenced by deed recorded in Volume 52, Page 367 of the Travis County Deed Records on **May 18, 1882** being the same property as currently described in deed recorded in **Volume 10703, Page 972** of the Travis County Deed Records on **Jun 3, 1988** and is eligible to receive utility service.

Additional Notes/Conditions:  
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivision and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Michelle Casillas per Andy Kinseisen  
**Michelle Casillas**, Representative of the Director  
**Development Services Department**

**Map Attachment**





- ☐ Lot Lines
- ☐ Streets
- ☐ Building Footprints
- ☒ Named Creeks
- ☐ Lakes and Rivers
- ☐ Parks
- ☐ County
- Address Points
- Lot ID
- Block ID
- ☐ TCAD Parcels
- Zoning Text
- ☐ Zoning (Large Map Scale)
- ☐ Lot Line

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Casillas, Michelle

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**From:** [REDACTED]  
**Sent:** Monday, June 27, 2016 8:59 AM  
**To:** Casillas, Michelle  
**Subject:** RE: Plaza Saltillo - Legal Lot Status Determination  
**Attachments:** Development Parcel 1-4.pdf; Development Parcels 5-6.pdf; Development - Parcel 7.pdf

Michelle,

Thank you for the follow up. We should be including all parcels, which are 1 through 7 but broken into three 'master' parcels: 1-4, 5&6, and 7. Attached are the field notes for each of the three master parcels.

Please let me know if you need anything else!

Thank you,



**Megan Wanek, PE, Development Associate**  
[REDACTED]

Endeavor Real Estate Group  
500 West 5th Street, Suite 700 | Austin, TX 78701  
D 512-682-5585 | C 512-680-7027  
[endeavor-re.com](http://endeavor-re.com)



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**From:** Casillas, Michelle [mailto:Michelle.Casillas@austintexas.gov]  
**Sent:** Monday, June 27, 2016 8:55 AM  
**To:** [REDACTED]  
**Subject:** RE: Plaza Saltillo - Legal Lot Status Determination

Good Morning

I'm starting to work on the corrections to the previously approved land status and the field notes and exhibits that were provided for the correction included parcels 1-6. Are we not including parcel 7 anymore. Do I add parcel 7 to the corrected land status?

Thank you,  
M

Sincerely,  
Michelle R. Casillas  
City of Austin / DSD  
Development Assistance Center



Senior Planner  
(512)974-7623 office  
(512)974-2934 fax  
[Michelle.Casillas@austintexas.gov](mailto:Michelle.Casillas@austintexas.gov)

Supervisor: Christopher Johnson  
[Christopher.Johnson@austintexas.gov](mailto:Christopher.Johnson@austintexas.gov)

---

**From:** Megan Wanek [mailto: [REDACTED]]  
**Sent:** Monday, June 20, 2016 8:51 AM  
**To:** Linseisen, Andrew  
**Cc:** Casillas, Michelle; Adams, George; Wahlgren, David  
**Subject:** RE: Plaza Saltillo - Legal Lot Status Determination

Thank you Andy for the follow up on this.

Michelle – Please let me know what else you need from us in order to finalize and get our land status determination document.

Thank you,



**Megan Wanek, PE**, *Development Associate*  
[REDACTED]

[REDACTED] Real Estate Group  
500 West 5th Street, Suite 700 | Austin, TX 78701  
D 512-682-5585 | C 512-680-7027  
[endeavor-re.com](http://endeavor-re.com)



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**From:** Linseisen, Andrew [mailto:Andrew.Linseisen@austintexas.gov]  
**Sent:** Sunday, June 19, 2016 9:32 AM  
**To:** Megan Wanek <[REDACTED]>  
**Cc:** Casillas, Michelle <[Michelle.Casillas@austintexas.gov](mailto:Michelle.Casillas@austintexas.gov)>; Adams, George <[George.Adams@austintexas.gov](mailto:George.Adams@austintexas.gov)>; Wahlgren, David <[David.Wahlgren@austintexas.gov](mailto:David.Wahlgren@austintexas.gov)>  
**Subject:** Re: Plaza Saltillo - Legal Lot Status Determination

Michelle,

After consultation with the Law Department and the Public Works City Surveyor, we will consider this a legal lot. The ROW's appear to have been established as easement interests with CapMetro retaining the ownership of the underlying property. Thanks

Andy

**Andrew J. Linseisen, P.E.**

Managing Engineer

Division Manager, Land Use Review

City of Austin

Development Services Department

P 512-974-2239 F 512-974-2423

[Andrew.linseisen@austintexas.gov](mailto:Andrew.linseisen@austintexas.gov)

Sent from iPad

On Jun 14, 2016, at 5:34 PM, Megan Wanek <[REDACTED]> wrote:

Hi Michelle,

I wanted to follow up on this application. It has been a few months since we last spoke and I would like to get this completed and in our file. Can you or Andy please send me an update?

Thank you,

<image013.png>

**Megan Wanek, PE, Development Associate**

m [REDACTED]

Endeavor Real Estate Group

500 West 5th Street, Suite 700 | Austin, TX 78701

D 512-682-5585 | C 512-680-7027

end [REDACTED]

<image014.png><image015.png><image016.png>

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**From:** Casillas, Michelle [<mailto:Michelle.Casillas@austintexas.gov>]

**Sent:** Tuesday, March 22, 2016 6:27 AM

**To:** Linseisen, Andrew <[Andrew.Linseisen@austintexas.gov](mailto:Andrew.Linseisen@austintexas.gov)>; Megan Wanek [REDACTED]

**Subject:** FW: Plaza Saltillo - Legal Lot Status Determination

Megan – I have no update.

Andy, have you heard anything?

Sincerely,

Michelle R. Casillas

City of Austin / DSD

Development Assistance Center

Senior Planner

(512)974-7623 office  
(512)974-2934 fax  
[Michelle.Casillas@austintexas.gov](mailto:Michelle.Casillas@austintexas.gov)

Supervisor: Christopher Johnson  
[Christopher.Johnson@austintexas.gov](mailto:Christopher.Johnson@austintexas.gov)

---

**From:** Megan Wanek [m [REDACTED]]  
**Sent:** Monday, March 21, 2016 6:16 PM  
**To:** Casillas, Michelle  
**Subject:** RE: Plaza Saltillo - Legal Lot Status Determination

Hi Michelle,

I hope you are well! Is there any update on this? We would like to keep it moving forward but has been some time since we last spoke.

Thank you!

<image009.png>

**Megan Wanek, PE**, *Development Associate*

[REDACTED]  
Endeavor Real Estate Group  
500 West 5th Street, Suite 700 | Austin, TX 78701  
D 512-682-5585 | C 512-680-7027  
[REDACTED]

<image010.png><image011.png><image012.png>

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**From:** Casillas, Michelle [<mailto:Michelle.Casillas@austintexas.gov>]  
**Sent:** Tuesday, February 02, 2016 7:15 AM  
**To:** Megan Wanek [REDACTED]  
**Subject:** RE: Plaza Saltillo - Legal Lot Status Determination

Andy is working on it. He's awaiting a response from Legal.

Thank you,  
M

Sincerely,  
Michelle R. Casillas  
City of Austin / DSD  
Development Assistance Center  
Senior Planner  
(512)974-7623 office  
(512)974-2934 fax

[Michelle.Casillas@austintexas.gov](mailto:Michelle.Casillas@austintexas.gov)

Supervisor: Christopher Johnson  
[Christopher.Johnson@austintexas.gov](mailto:Christopher.Johnson@austintexas.gov)

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**From:** Megan Wanek [redacted]  
**Sent:** Monday, February 01, 2016 5:07 PM  
**To:** Casillas, Michelle  
**Subject:** RE: Plaza Saltillo - Legal Lot Status Determination

Hi Michelle,

I just wanted to follow up with you on the legal lot status. Have you had a chance to reach out to Andy or the legal folks to clarify?

Thank you,

<image009.png>

**Megan Wanek, PE, Development Associate**  
[redacted]

Endeavor Real Estate Group  
500 West 5th Street, Suite 700 | Austin, TX 78701  
D 512-682-5585 | C 512-680-7027  
[redacted]

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**From:** Casillas, Michelle [<mailto:Michelle.Casillas@austintexas.gov>]  
**Sent:** Monday, January 25, 2016 7:44 AM  
**To:** Megan Wanek [redacted]  
[redacted] [redacted]

Good Morning Megan –

Last I heard was Andy Linseisen was going to get with the City's Legal Department. I have not heard anything since our last meeting last year. I have sent an email to Andy Linseisen and David Wahlgren in regards to the meeting since I left early that day. Once I hear something from them and receive something in writing that it's okay for me to proceed with revising the previous land status letter I will let you know.

Thank you,  
M

Sincerely,  
Michelle R. Casillas  
City of Austin / DSD  
Development Assistance Center

Senior Planner  
(512)974-7623 office  
(512)974-2934 fax  
[Michelle.Casillas@austintexas.gov](mailto:Michelle.Casillas@austintexas.gov)

Supervisor: Christopher Johnson  
[Christopher.Johnson@austintexas.gov](mailto:Christopher.Johnson@austintexas.gov)

---

**From:** Megan Wanek [REDACTED]  
**Sent:** Friday, January 22, 2016 1:08 PM  
**To:** Casillas, Michelle  
**Subject:** Plaza Saltillo - Legal Lot Status Determination

Hi Michelle,

I hope you are having a great week. I left you a voicemail this morning about the Plaza Saltillo Legal Lot Status Determination. I wanted to speak with you about the revision to the previous determination, related to the change in determination of ROW for San Marcos, Medina and Attyac streets. I am attaching the revised surveys to this email, but want to confirm anything else you might need in order to complete the land status determination.

Feel free to shoot me an email or give me a call at your convenience to discuss. I can also come down to meet with you if you if that is easier, just let me know what would be a good day to do so.

Thank you!

<image009.png>

**Megan Wanek, PE, Development Associate**

[REDACTED]  
Endeavor Real Estate Group  
500 West 5th Street, Suite 700 | Austin, TX 78701  
D 512-682-5585 | C 512-680-7027  
[REDACTED]

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## FIELD NOTES FOR 5.945 ACRES OF LAND

DESCRIPTION OF 5.945 ACRES (258,971 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOTS 8 THROUGH 44, CENTRAL ROW, A SUBDIVISION OF RECORD IN BOOK V, PAGE 661, PLAT RECORDS, TRAVIS COUNTY, TEXAS, OUT OF OUTLOTS 1 AND 2, DIVISION “O”, OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS DATED JANUARY 1840, ON FILE IN THE GENERAL LAND OFFICE, SAME BEING OUT OF THAT TRACT OF LAND DESCRIBED AS PARCELS 1, 2, 3 AND 4 IN A DEED TO CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY, OF RECORD IN VOLUME 10703, PAGE 972, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND THAT PORTION OF BRUSHY STREET VACATED AND CONVEYED TO CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY, OF RECORD IN DOCUMENT NO. 2015202067, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 5.945 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod set with a plastic cap at the southeast corner of this tract, same being in the east line of said Lot 44 and said Capital Metropolitan Transportation Authority (CapMetro) Parcel 4 tract and the west line of Waller Street, said point of beginning having a State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid value of N=10,068,927.21, E=3,117,969.39, from which a 1/2” iron rod found at the southeast corner of said Lot 44 and said CapMetro Parcel 4 tract, same being in the north line of Fourth Street, bears S20°45’53”W 43.86 feet;

THENCE, with the south line of this tract, the following twenty-six (26) courses, numbered 1 through 28:

1. crossing said Lot 44 and said CapMetro Parcel 4 tract, N69°14’07”W 3.39 feet to a 1/2” iron rod set with a plastic cap;
2. crossing said Lot 44 and said CapMetro Parcel 4 tract, S20°45’53”W 3.87 feet to a 1/2” iron rod set with a plastic cap;
3. crossing said Lots 44 through 34 and said CapMetro Parcel 4 tract, N69°21’54”W 253.77 feet to a 1/2” iron rod set with a plastic cap;
4. crossing said Lot 34 and said CapMetro Parcel 4 tract, N20°38’06”E 14.00 feet to a 1/2” iron rod set with a plastic cap;
5. crossing said Lot 34 and said CapMetro Parcel 4 tract, N69°21’54”W 12.09 feet to a 1/2” iron rod set with a plastic cap;



5.945 AC.

6. crossing said Lot 34 and said CapMetro Parcel 4 tract, **S20°38'06"W 14.00 feet** to a 1/2" iron rod set with a plastic cap;
7. crossing said Lot 34 and said CapMetro Parcel 4 tract, **N69°21'54"W 12.01 feet** to a 1/2" iron rod set with a plastic cap, same being in the west line of said Lot 34 and said CapMetro Parcel 4 tract and the east line of Medina Street;
8. with the west line of said Lot 34 and said CapMetro Parcel 4 tract and the east line of Medina Street, **N20°45'15"E 60.00 feet** to a 1/2" iron rod with a plastic cap at the northwest corner of said Lot 34;
9. with a north line of Medina Street, **N69°21'54"W 60.00 feet** to a 1/2" iron rod with a plastic cap at the northeast corner of said Lot 33, same being in the east line of said CapMetro Parcel 3 tract and the west line of Medina Street;
10. with the east line of said Lot 33 and said CapMetro Parcel 3 tract and the west line of Medina Street, **S20°45'15"W 60.00 feet** to a 1/2" iron rod set with a plastic cap, from which a 1/2" iron rod found at the southeast corner of said Lot 33 and said CapMetro Parcel 3 tract, bears S20°45'15"W 40.00 feet;
11. crossing said Lots 33 through 24 and said CapMetro Parcel 3 tract, **N69°21'54"W 239.89 feet** to a 1/2" iron rod set with a plastic cap;
12. crossing said Lot 24 and said CapMetro Parcel 3 tract, **N20°38'06"E 16.00 feet** to a 1/2" iron rod set with a plastic cap;
13. crossing said Lots 24 and 23 and said CapMetro Parcel 3 tract, **N69°21'54"W 28.02 feet** to a 1/2" iron rod set with a plastic cap;
14. crossing said Lot 23 and said CapMetro Parcel 3 tract, **S20°38'06"W 13.33 feet** to a 1/2" iron rod set with a plastic cap;
15. crossing said Lot 23 and said CapMetro Parcel 3 tract, **N69°21'54"W 12.00 feet** to a 1/2" iron rod set with a plastic cap, same being in the west line of said Lot 23 and said Parcel 3 tract and the east line of San Marcos Street;
16. with the west line of said Lot 23 and said CapMetro Parcel 3 tract and the east line of San Marcos Street, **N20°45'15"E 57.33 feet** to a 1/2" iron rod with a plastic cap at the northwest corner of said Lot 23;
17. with a north line of San Marcos Street, **N69°21'54"W 59.64 feet** to a 1/2" iron rod with a plastic cap at the northeast corner of said Lot 22, same being in the east line of said CapMetro Parcel 2 tract and the west line of San Marcos Street;
18. with the east line of said Lot 22 and said CapMetro Parcel 2 tract and the west line of San Marcos Street, **S20°45'15"W 57.33 feet** to a 1/2" iron rod set with a plastic cap, from which a 1/2" iron rod found at the southeast corner of said Lot 22 and said CapMetro Parcel 2 tract, same being in the north line of Fourth Street, bears S20°45'15"W 42.67 feet;

5.945 AC.

19. crossing said Lot 22 and said CapMetro Parcel 2 tract, **N69°21'54"W 3.32 feet** to a 1/2" iron rod set with a plastic cap;
20. crossing said Lot 22 and said CapMetro Parcel 2 tract, **S20°38'06"W 2.67 feet** to a 1/2" iron rod set with a plastic cap;
21. crossing said Lots 22 through 12 and said CapMetro Parcel 2 tract, **N69°21'54"W 271.83 feet** to a 1/2" iron rod set with a plastic cap, same being in the west line of said Lot 12 and said CapMetro Parcel 2 tract and the east line of Brushy Street;
22. **N70°00'48"W 60.00 feet** to a 1/2" iron rod set with a plastic cap, in the east line of said CapMetro Parcel 1 Tract and said Lot 11, from which a mag nail found at the southeast corner of said Lot 11 and said CapMetro Parcel 1 tract, same being in the north line of Fourth Street, bears **S20°39'26"W 39.32 feet**;
23. crossing said Lots 11 through 9 and said CapMetro Parcel 1 tract, with a curve to the left, whose intersection angle is **05°32'15"**, radius is **749.81 feet**, an arc distance of **72.47 feet**, the chord of which bears **N74°17'55"W 72.44 feet** to a 1/2" iron rod set with a plastic cap;
24. crossing said Lot 9 and said CapMetro Parcel 1 tract, **N12°03'50"E 13.58 feet** to a 1/2" iron rod set with a plastic cap;
25. crossing said Lots 9 and 8 and said CapMetro Parcel 1 tract, **N69°21'54"W 17.77 feet** to a 1/2" iron rod set with a plastic cap;
26. crossing said Lot 8 and said CapMetro Parcel 1 tract, **N71°19'58"W 8.01 feet** to a 1/2" iron rod set at the southwest corner of this tract, same being in the west line of said Lot 8 and the west line of the remainder of CapMetro Parcel 1 tract and the east line of IH-35;

THENCE, with the west line this tract and the remainder of CapMetro Parcel 1 tract and the east line of IH-35, the following three (3) courses, numbered 1 through 3:

1. with the west line of said Lot 8, **N20°37'13"E 38.20 feet** to a 1/2" iron rod found;
2. with the west line of said Lot 8, **N20°39'26"E 15.70 feet** to a 1/2" iron rod found at the northwest corner of said Lot 8;
3. **N14°32'03"E 169.07 feet** to a 1/2" iron rod found with cap at the northwest corner of this tract and the remainder of said CapMetro Parcel 1 tract, same being in the south line of Fifth Street;

THENCE, with the north line of this tract and the south line of Fifth Street, the following three (3) courses, numbered 1 through 3:

1. with the north line of said CapMetro Parcel 1 tract, and the north line of said CapMetro Parcel 2 tract, **S70°35'12"E**, passing at 118.06 feet a 1/2" iron rod found with cap at the northeast corner of said CapMetro Parcel 1 tract, continuing an additional 60.01 feet, passing a 1/2" iron rod found with cap at the northwest corner of said CapMetro Parcel 2 tract,



5.945 AC.

continuing an additional 275.62 feet for a total distance of **453.69 feet** to a mag nail found at the northeast corner of said CapMetro Parcel 2 tract;

2. **S70°07'13"E 59.64 feet** to a 1/2" iron rod found at the northwest corner of said CapMetro Parcel 3 tract;
3. with the north line of said CapMetro Parcel 3 tract, and the north line of said CapMetro Parcel 4 tract, **S69°42'29"E**, passing at 279.92 feet a 1/2" iron rod found at the northeast corner of said CapMetro Parcel 3 tract, continuing an additional 60.00 feet, passing a mag nail found at the northwest corner of said CapMetro Parcel 4 tract, continuing an additional 281.31 feet, for a total distance of **621.23 feet** to a mag nail found at the northeast corner of this tract and said CapMetro Parcel 4 tract, same being in the west line of Waller Street;

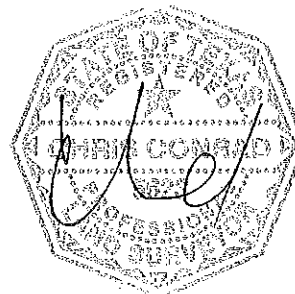
THENCE, with the east line of this tract and said CapMetro Parcel 4 tract and the west line of Waller Street, **S20°45'53"W 238.58 feet** to the POINT OF BEGINNING and containing 5.945 acres, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (96CORS) Datum.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
 3301 Hancock Dr., Ste. 6  
 Austin, TX 78731 (512) 451-8591  
 TBPLS Firm# 10095500



01/06/16

Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description

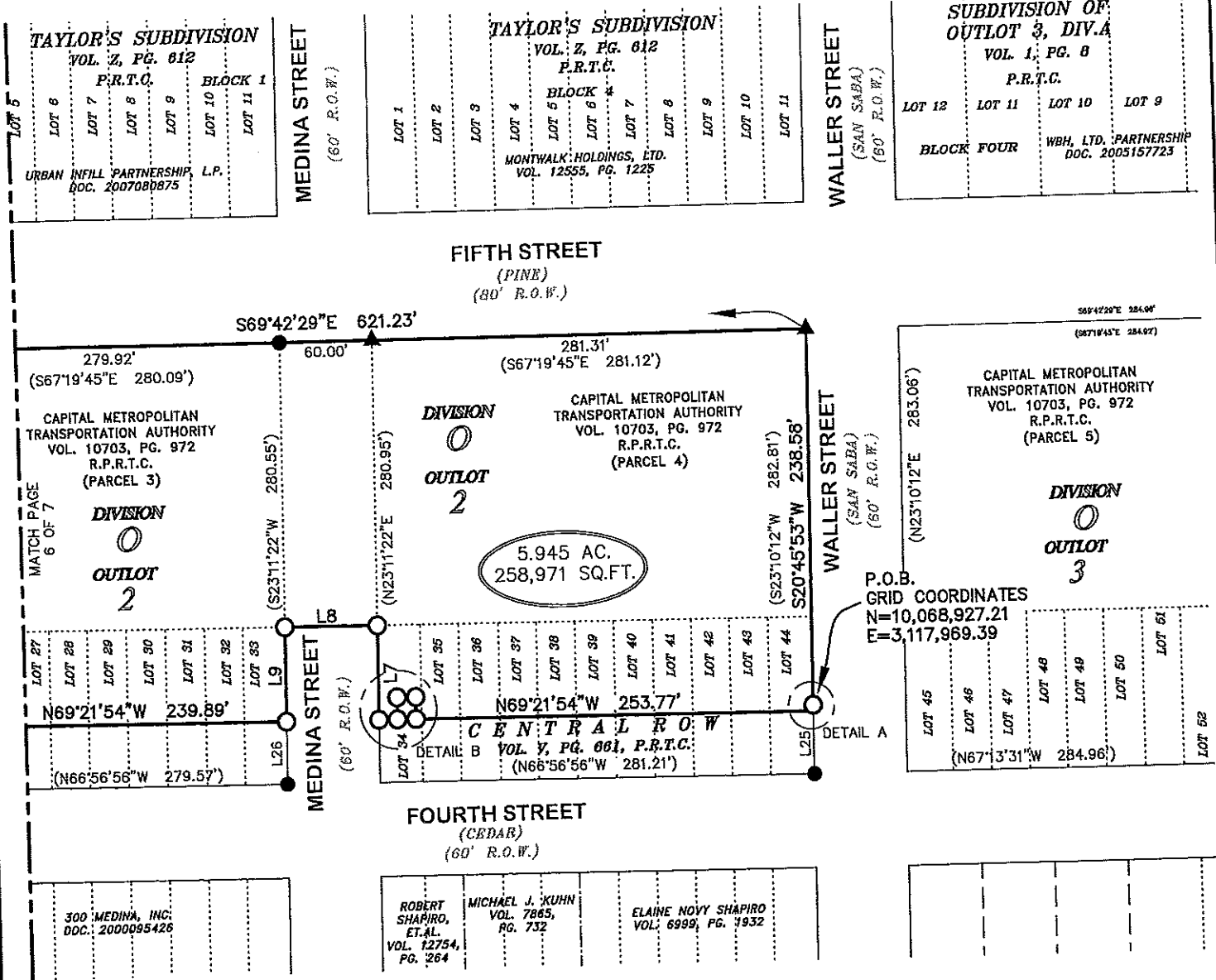
Descriptions 2014/Plaza Saltillo/Tract 1 Rev

Issued 12/10/15; Revised 01/06/16

AUSTIN GRID J-22

CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 5.945 AC. OR 258,971 SQ. FT.  
OF LAND OUT OF LOTS 8-44, CENTRAL ROW, AND OUT OF  
OUTLOTS 1 AND 2, DIVISION "O" OF THE GOVERNMENT OUTLOTS,  
AUSTIN, TRAVIS COUNTY, TEXAS.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	72.47	749.81	05°32'15"	36.26	N74°17'55"W	72.44

LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°14'07"W	3.39
L2	S20°45'53"W	3.87
L3	N20°38'06"E	14.00
L4	N69°21'54"W	12.09
L5	S20°38'06"W	14.00
L6	N69°21'54"W	12.01
L7	N20°45'15"E	60.00
L8	N69°21'54"W	60.00
L9	S20°45'15"W	60.00
L10	N20°38'06"E	16.00
L11	N69°21'54"W	28.02
L12	S20°38'06"W	13.33
L13	N69°21'54"W	12.00
L14	N20°45'15"E	57.33

LINE TABLE		
LINE	BEARING	LENGTH
L15	N69°21'54"W	59.64
L16	S20°45'15"W	57.33
L17	N69°21'54"W	3.32
L18	S20°38'06"W	2.67
L19	N70°00'48"W	60.00
L20	N12°03'50"E	13.58
L21	N69°21'54"W	17.77
L22	N71°19'58"W	8.01
L23	N20°37'13"E	38.20
L24	N20°39'26"E	15.70
L25	S20°45'53"W	43.86
L26	S20°45'15"W	40.00
L27	S20°45'15"W	42.67
L28	S20°39'26"W	39.32

SCALE 1" = 100'

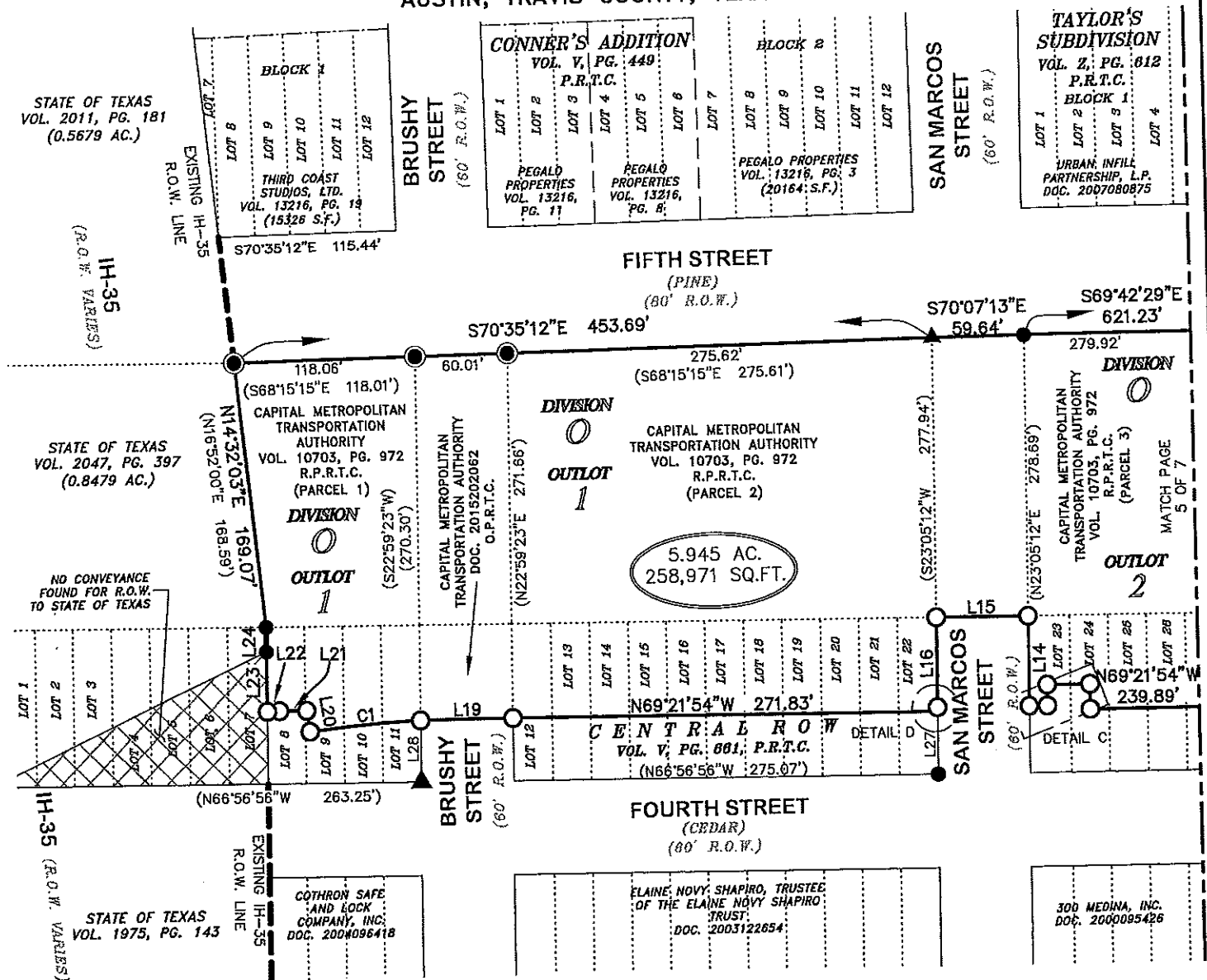
PAGE 5 OF 7  
SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID# J-22

JOB NO.: 15-040

SKETCH TO ACCOMPANY DESCRIPTION OF 5.945 AC. OR 258,971 SQ. FT.  
OF LAND OUT OF LOTS 8-44, CENTRAL ROW, AND OUT OF  
OUTLOTS 1 AND 2, DIVISION "O" OF THE GOVERNMENT OUTLOTS,  
AUSTIN, TRAVIS COUNTY, TEXAS.



CURVE TABLE						
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N69°14'07"W	3.39
L2	S20°45'53"W	3.87
L3	N20°38'06"E	14.00
L4	N69°21'54"W	12.09
L5	S20°38'06"W	14.00
L6	N69°21'54"W	12.01
L7	N20°45'15"E	60.00
L8	N69°21'54"W	60.00
L9	S20°45'15"W	60.00
L10	N20°38'06"E	16.00
L11	N69°21'54"W	28.02
L12	S20°38'06"W	13.33
L13	N69°21'54"W	12.00
L14	N20°45'15"E	57.33

LINE TABLE		
LINE	BEARING	LENGTH
L15	N69°21'54"W	59.64
L16	S20°45'15"W	57.33
L17	N69°21'54"W	3.32
L18	S20°38'06"W	2.67
L19	N70°00'48"W	60.00
L20	N12°03'50"E	13.58
L21	N69°21'54"W	17.77
L22	N71°19'58"W	8.01
L23	N20°37'13"E	38.20
L24	N20°39'26"E	15.70
L25	S20°45'53"W	43.86
L26	S20°45'15"W	40.00
L27	S20°45'15"W	42.67
L28	S20°39'26"W	39.32

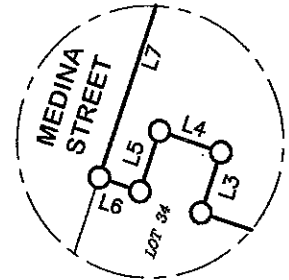
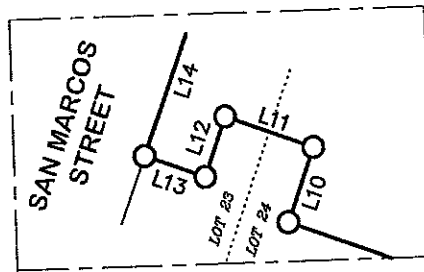
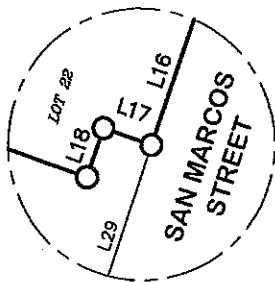
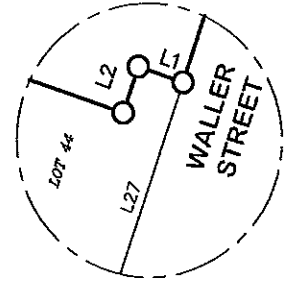
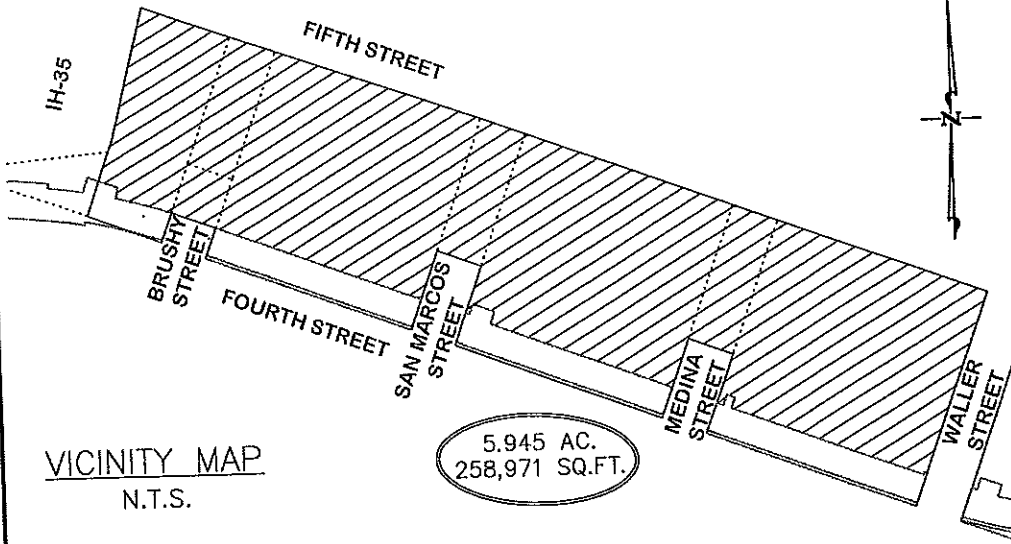
SCALE 1" = 100'

PAGE 6 OF 7  
SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 5.945 AC. OR 258,971 SQ. FT.  
OF LAND OUT OF LOTS 8-44, CENTRAL ROW, AND OUT OF  
OUTLOTS 1 AND 2, DIVISION "O" OF THE GOVERNMENT OUTLOTS,  
AUSTIN, TRAVIS COUNTY, TEXAS.

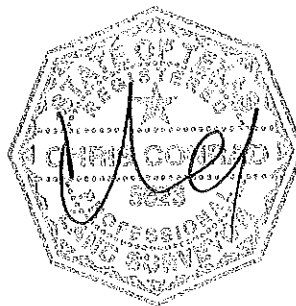


NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (96 CORS) DATUM.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.
3. REFERENCE TO THE OUTLOT OF DIVISION "O" SHOWN HEREON ARE FROM THE "TOPOGRAPHICAL MAP OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN", DATED JANUARY, 1840, ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

LEGEND

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY



*Chris Conrad*

01/06/16

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

PAGE 7 OF 7  
SURVEYED BY: REVISED: 01/06/16  
ISSUED: 12/10/15

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID# J-22

JOB NO.: 15-040



## FIELD NOTES FOR 2.029 ACRES OF LAND

DESCRIPTION OF 2.029 ACRES (88,383 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOTS 45 THROUGH 55, CENTRAL ROW, A SUBDIVISION OF RECORD IN BOOK V, PAGE 661, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND OUT OF OUTLOT 3, DIVISION "O", OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS DATED JANUARY 1840, ON FILE IN THE GENERAL LAND OFFICE, SAME BEING OUT OF THAT TRACT OF LAND DESCRIBED AS PARCELS 5 AND 6 IN A DEED TO CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY, OF RECORD IN VOLUME 10703, PAGE 972, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND OUT OF ATTAYAC STREET IN AUSTIN, TRAVIS COUNTY, TEXAS; SAID 2.029 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the southwest corner of this tract, same being in the west line of said Lot 45 and said Capital Metropolitan Transportation Authority (CapMetro) Parcel 5 tract and the east line of Waller Street, said point of beginning having a State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid value of N=10,068,906.44, E=3,118,025.69, from which a 1/2" iron rod found at the southwest corner of said Lot 45 and said CapMetro Parcel 5 tract, same being in the north line of Fourth Street, bears S20°45'53"W 43.98 feet;

THENCE, with the west line of this tract, said Lot 45, and said CapMetro Parcel 5 tract and the east line of Waller Street, **N20°45'53"E 238.54 feet** to a 1/2" iron rod found at the northwest corner of this tract and said CapMetro Parcel 5 tract, same being in the south line of Fifth Street;

THENCE, with the north line of this tract, said CapMetro Parcel 5 tract, and said CapMetro Parcel 6 tract and the south line of Fifth Street, **S69°42'29"E**, passing at 284.96 feet a 1/2" iron rod found with cap at the northeast corner of said CapMetro Parcel 5 tract, continuing an additional 60.00 feet, passing a calculated point at the northwest corner of said CapMetro Parcel 6 tract, continuing an additional 285.08 feet, for a total distance of **630.04 feet** to a 1/2" iron rod found with cap at the northeast corner of this tract and said CapMetro Parcel 6 tract, same being in the west line of Navasota Street;

THENCE, with the east line of this tract and said CapMetro Parcel 6 tract and the west line of Navasota Street, **S20°45'50"W 22.74 feet** to a 1/2" iron rod set with a plastic cap;

THENCE, with the south line of this tract, crossing said CapMetro Parcel 6 and Parcel 5 tract, the following eighteen (18) courses:

1. **N80°59'53"W 11.73 feet** to a 1/2" iron rod set with a plastic cap;
2. **N08°58'22"E 11.34 feet** to a 1/2" iron rod set with a plastic cap;

3. **N81°01'38"W 12.00 feet** to a 1/2" iron rod set with a plastic cap;
4. **S08°58'22"W 13.51 feet** to a 1/2" iron rod set with a plastic cap;
5. **N82°03'44"W 29.54 feet** to a 1/2" iron rod set with a plastic cap;
6. with a curve to the left, whose intersection angle is **12°26'42"**, radius is **749.81 feet**, an arc distance of **162.86 feet**, the chord of which bears **N89°11'54"W 162.54 feet** to a 1/2" iron rod set with a plastic cap;
7. **S83°16'00"W 50.88 feet** to a 1/2" iron rod set with a plastic cap;
8. **S82°36'06"W 22.47 feet** to a 1/2" iron rod set with a plastic cap;
9. **N07°23'25"W 14.00 feet** to a 1/2" iron rod set with a plastic cap;
10. **S82°36'35"W 12.00 feet** to a 1/2" iron rod set with a plastic cap;
11. **S07°23'25"E 14.01 feet** to a 1/2" iron rod set with a plastic cap;
12. **S82°43'23"W 73.87 feet** to a 1/2" iron rod set with a plastic cap in the east line of said CapMetro Parcel 5 tract, from which a 1/2" iron rod found at the southeast corner of said Lot 55 and said CapMetro Parcel 5 tract, same being in the north line of Fourth Street, bears **S20°45'53"W 119.63 feet**;
13. **S83°45'09"W 12.41 feet**, to a 1/2" iron rod set with a plastic cap;
14. with a curve to the right, whose intersection angle is **19°41'45"**, radius is **714.36 feet**, an arc distance of **245.57 feet**, the chord of which bears **N86°03'55"W 244.36 feet** to a 1/2" iron rod set with a plastic cap;
15. **N20°38'06"E 14.55 feet** to a 1/2" iron rod set with a plastic cap;
16. **N69°21'54"W 27.97 feet** to a 1/2" iron rod set with a plastic cap;
17. **S20°38'06"W 15.45 feet** to a 1/2" iron rod set with a plastic cap; and
18. **N69°43'23"W 12.04 feet** to the POINT OF BEGINNING and containing 2.029 acres, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (96CORS) Datum.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPLS Firm# 10095500



04/21/16

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description

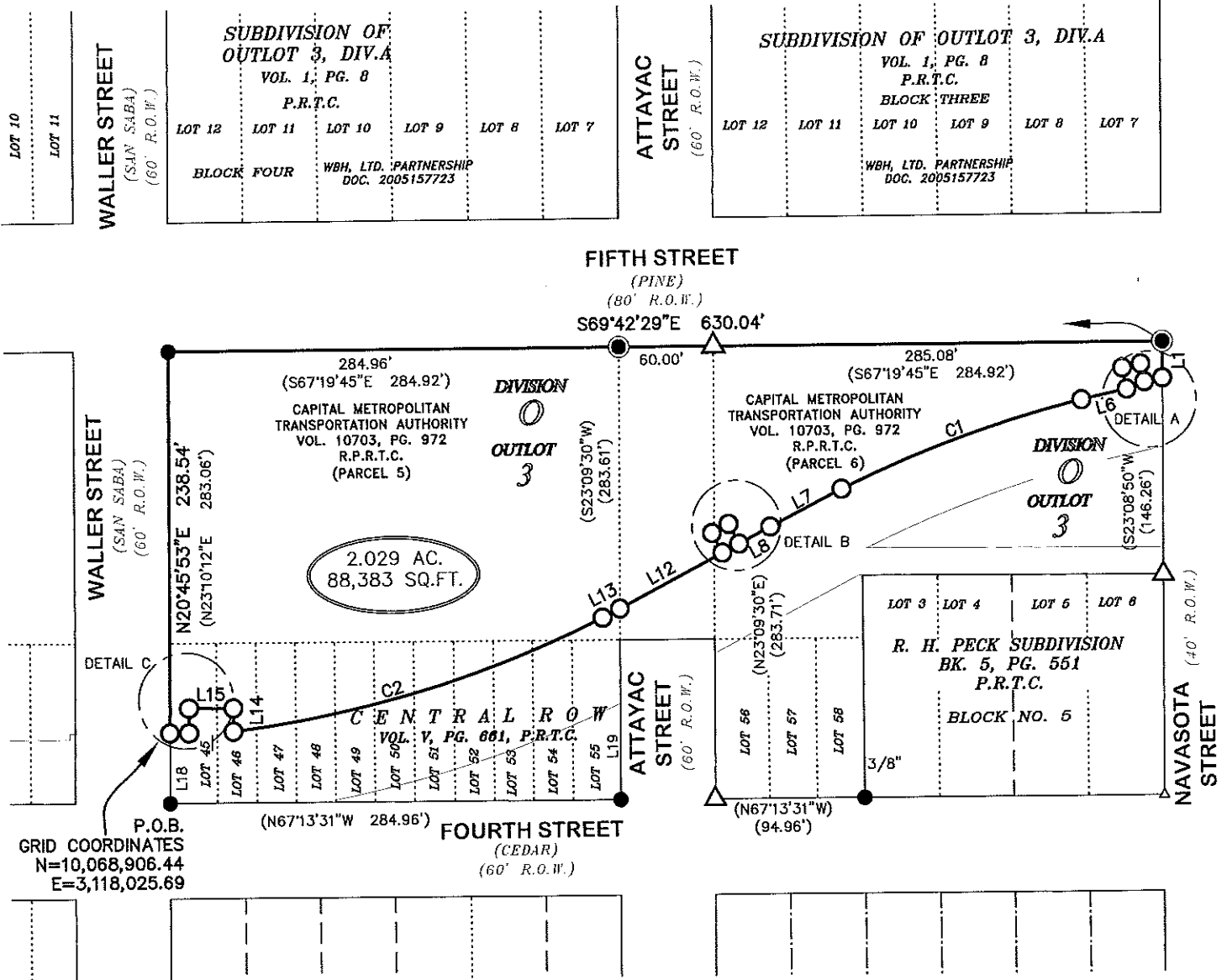
Descriptions 2014/Plaza Saltillo/Tract 2 Rev 3

Issued 12/10/15, 01/21/16, 02/05/16, 04/21/16

AUSTIN GRID J-22

CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 2.029 AC. OR 88,383 SQ. FT.  
OF LAND OUT OF LOTS 45-55, CENTRAL ROW, AND OUT OF  
OUTLOT 3, DIVISION "O" OF THE GOVERNMENT OUTLOTS,  
AUSTIN, TRAVIS COUNTY, TEXAS.



SCALE 1" = 100'

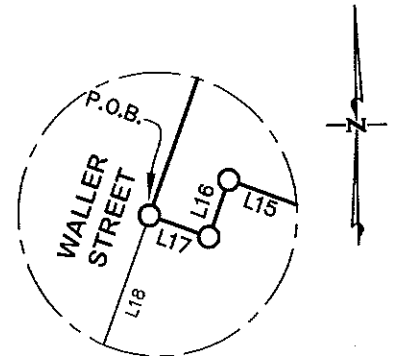
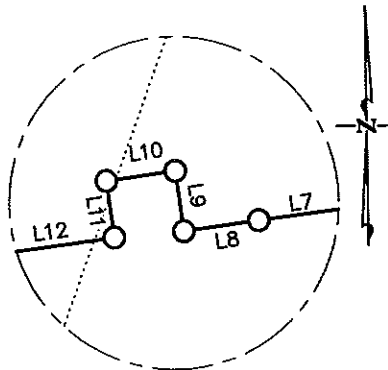
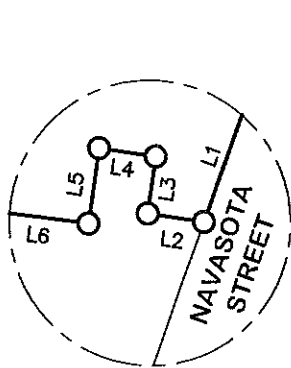
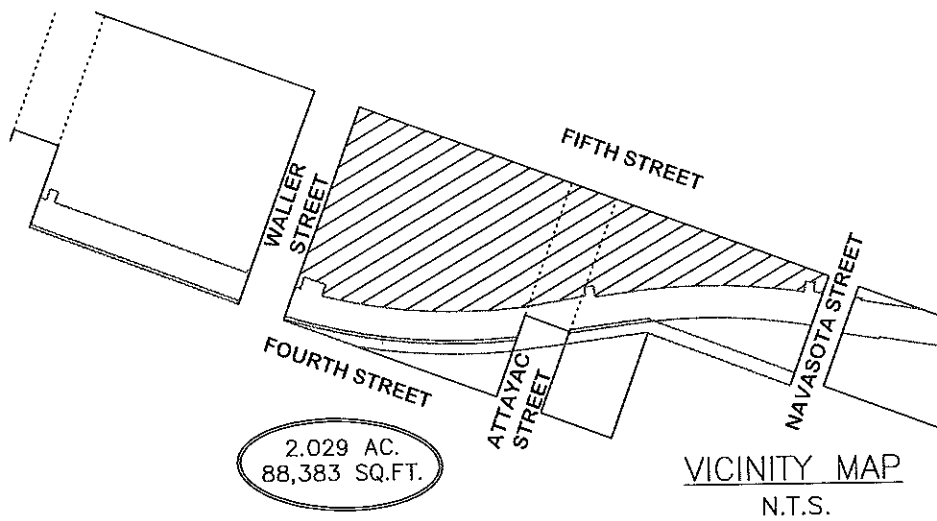
PAGE 4 OF 5  
SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591



CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 2.029 AC. OR 88,383 SQ. FT.  
OF LAND OUT OF LOTS 45-55, CENTRAL ROW, AND OUT OF  
OUTLOT 3, DIVISION "O" OF THE GOVERNMENT OUTLOTS,  
AUSTIN, TRAVIS COUNTY, TEXAS.



LEGEND

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- △ CALCULATED POINT
- (xxx) RECORD INFORMATION
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

NOTES:  
1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (96 CORS) DATUM.  
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.  
3. REFERENCE TO THE OUTLOT OF DIVISION "O" SHOWN HEREON ARE FROM THE "TOPOGRAPHICAL MAP OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSITN", DATED JANUARY, 1840, ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.



*Chris Conrad*

04/21/16

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

REVISION 3:  
04/21/2016  
PAGE 5 OF 5  
SURVEYED BY: ISSUED: 12/10/15

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: J-22

JOB NO.: 15-040

0.156 AC.

EXHIBIT “ \_ ”

## FIELD NOTES FOR 0.156 OF ONE ACRE OF LAND

DESCRIPTION OF 0.156 OF ONE ACRE (6,814 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF OUTLOT 3, DIVISION “O”, OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS, DATED JANUARY, 1840, ON FILE IN THE GENERAL LAND OFFICE, SAME BEING OUT OF THAT TRACT OF LAND DESCRIBED AS PARCEL 6 IN A DEED TO CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY, OF RECORD IN VOLUME 10703, PAGE 972, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.156 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2” iron rod set with a plastic cap at the northeast corner of this tract same being in the east line of said Capital Metropolitan Transportation Authority (CapMetro) tract and the west line of Navasota Street, from which a 1/2” iron rod found with cap at the northeast corner of said CapMetro tract, same being in the south line of Fifth Street, bears N20°45’50”E 65.75 feet, said point of beginning having a State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid value of N=10,068,849.50, E=3,118,677.89;

THENCE, with the east line of this tract and said CapMetro tract and the west line of Navasota Street, **S20°45’50”W 62.76 feet** to a 1/2” iron rod set with a plastic cap at the southeast corner of this tract;

THENCE, with the south line of this tract, crossing said CapMetro tract, **N69°17’43”W 188.72 feet** to a 1/2” iron rod set with a plastic cap at the west line of this tract;

THENCE, with the north line of this tract, crossing said CapMetro tract, the following three (3) courses, numbered 1 through 3;

- 1) **N83°15’30”E 2.30 feet** to a 1/2” iron rod set with a plastic cap;
- 2) with a curve to the right, whose intersection angle is **12°26’24”**, a radius of **709.81 feet**, an arc distance of **154.11 feet**, the chord of which bears **S89°11’54”E 153.81 feet** to a 1/2” iron rod set with a plastic cap; and
- 3) **S81°47’43”E 43.14 feet** to the POINT OF BEGINNING, and containing 0.156 of one acre, more or less, within these metes and bounds.

0.156 AC.

Bearing Basis Note

The bearings described herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (96CORS) Datum.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPLS Firm# 10095500



A handwritten signature in black ink, appearing to read "Chris Conrad", written over a horizontal line.

02/05/16

Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description

Descriptions 2014/Plaza Saltillo/Parcel 6 Remainder Part 2 0.156 ac Rev 5

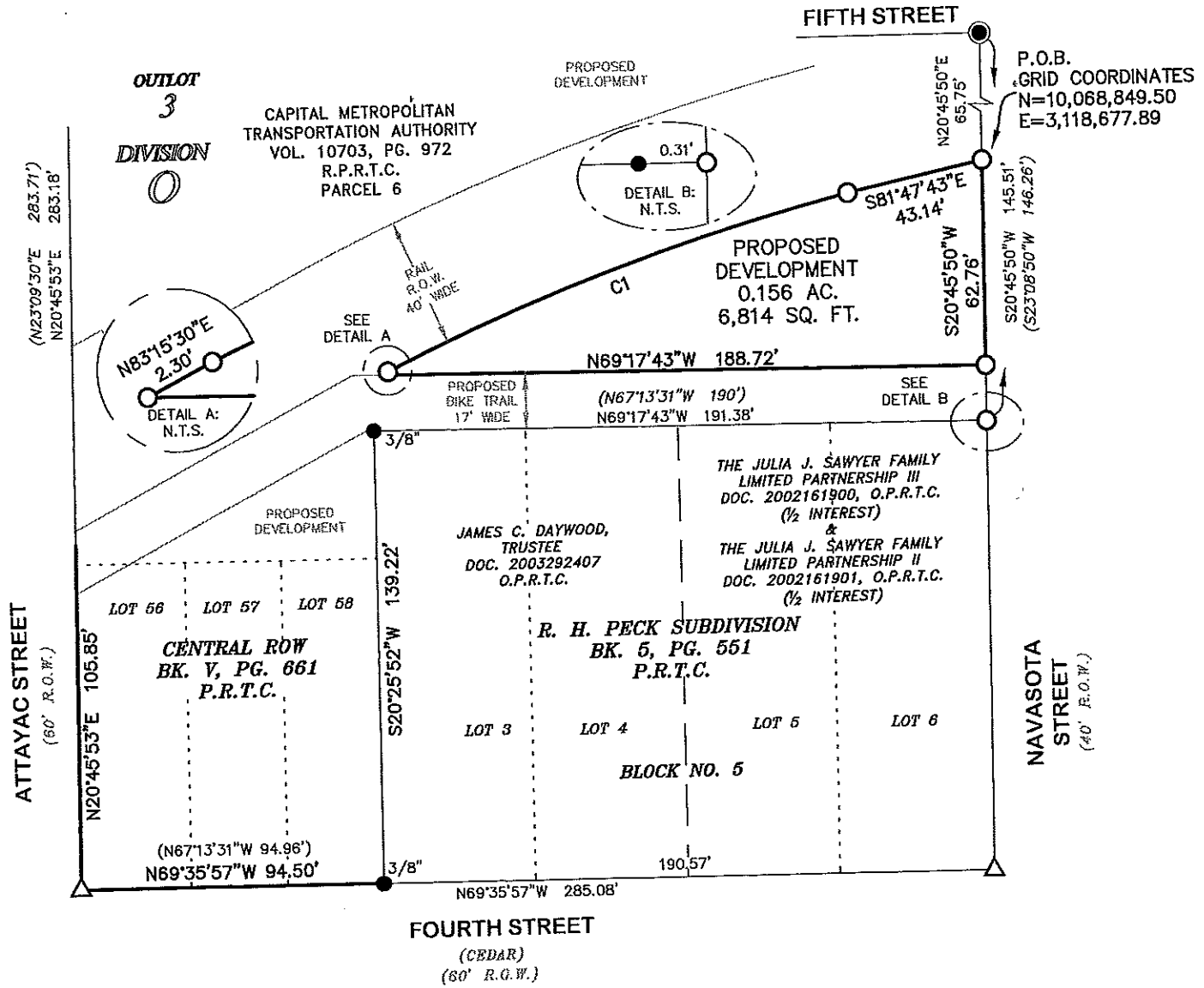
Issued 5/19/14, Revised 6/6/14, 10/2/14, 10/20/14, 10/22/14, 02/06/15, 02/05/16

AUSTIN GRID J-22

CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 0.156 AC. OR 6,814 SQ. FT. OF LAND  
OUT OF OUTLOT 3, DIVISION "O", OF THE GOVERNMENT OUTLOTS,  
AUSTIN, TRAVIS COUNTY, TEXAS.

SCALE 1" = 50'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	154.11	709.81	12°26'24"	77.36	S89°11'54"E	153.81

PAGE 3 OF 4  
SURVEYED BY:



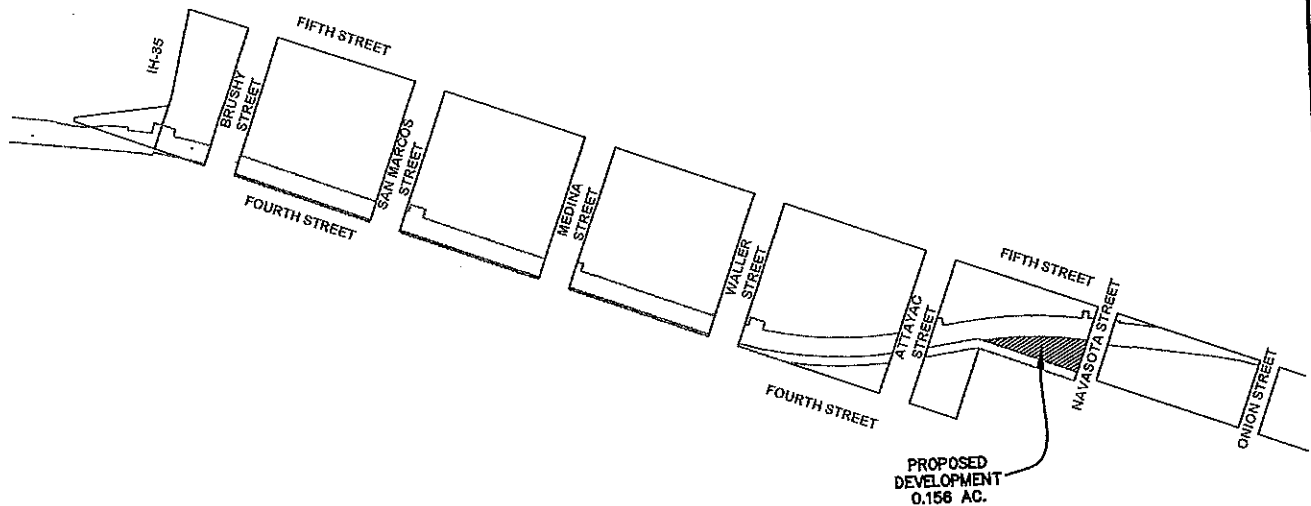
**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID# J-22

JOB NO.: 15-003

CMTA

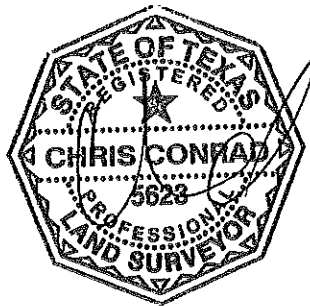
SKETCH TO ACCOMPANY DESCRIPTION OF 0.156 AC. OR 6,814 SQ. FT. OF LAND  
OUT OF OUTLOT 3, DIVISION "O", OF THE GOVERNMENT OUTLOTS,  
AUSTIN, TRAVIS COUNTY, TEXAS.



VICINITY MAP  
NOT TO SCALE

## NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (96 CORS) DATUM.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.
3. REFERENCE TO THE OUTLOT OF DIVISION "O" SHOWN HEREON ARE FROM THE "TOPOGRAPHICAL MAP OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN", DATED JANUARY, 1840, ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

LEGEND

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

PAGE 4 OF 4  
SURVEYED BY: REVISION 6:  
02/05/2016  
ISSUED: 05/19/14

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: J-22

JOB NO.: 15-003

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 02/05/16  
Note: This copy of this plat is not valid unless an original signature  
through an original seal appears on its face. There is a description to  
accompany this plat.

0.110 AC.

EXHIBIT “\_\_”

## FIELD NOTES FOR 0.110 OF ONE ACRE OF LAND

DESCRIPTION OF 0.110 OF ONE ACRE (4,804 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOTS 48 THROUGH 55, CENTRAL ROW, A SUBDIVISION OF RECORD IN BOOK V, PAGE 661, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING OUT OF THAT TRACT OF LAND DESCRIBED AS PARCEL 5 IN A DEED TO CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY, OF RECORD IN VOLUME 10703, PAGE 972, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.110 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a plastic cap at the west corner of this tract, same being in the south line of said Lot 48 and said Capital Metropolitan Transportation Authority (CapMetro) tract and the north line of Fourth Street, from which a 1/2" iron rod found at the southwest corner of Lot 45 in said Central ROW subdivision, and said CapMetro tract, same being in the east line of Waller Street bears  $N69^{\circ}35'57''W$  98.41 feet, said point of beginning having a State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid value of  $N=10,068,831.01$ ,  $E=3,118,102.34$ ;

THENCE, with the north line of this tract, crossing said Lots 48 through 55 and said CapMetro tract, with a curve to the left, whose intersection angle is  $14^{\circ}42'28''$ , a radius of **767.36 feet**, an arc distance of **196.98 feet**, the chord of which bears  $S87^{\circ}30'00''E$  **196.44 feet** to a 1/2" iron rod set with a plastic cap at the northeast corner of this tract, same being in the east line of said Lot 55 and said CapMetro tract and the west line of Attayac Street, from which a 1/2" iron rod found with cap at the northeast corner of said CapMetro tract, same being in the south line of Fifth Street bears  $N20^{\circ}45'53''E$  222.68 feet;

THENCE, with the east line of this tract, said Lot 55, and said CapMetro tract and the west line of Attayac Street,  $S20^{\circ}45'53''W$  **60.38 feet** to a 1/2" iron rod found at the southeast corner of this tract, said Lot 55, and said CapMetro tract, same being in the north line of Fourth Street;

THENCE, with the south line of this tract, said Lots 55 through 48, and said CapMetro tract and the north line of Fourth Street,  $N69^{\circ}35'57''W$  **186.55 feet** to the POINT OF BEGINNING, and containing 0.110 of one acre, more or less, within these metes and bounds.

0.110 AC.

Bearing Basis Note

The bearings described herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (96CORS) Datum.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPLS Firm# 10095500



A handwritten signature in cursive script, appearing to read "C Conrad", written over a horizontal line.

02/05/16

Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description

Descriptions 2014/Plaza Saltillo/Parcel 5 Remainder Part 2 0.110 ac Rev 5

Issued 5/19/14, Revised 6/6/14, 10/2/14, 10/20/14, 10/22/14, 02/06/15, 02/05/16

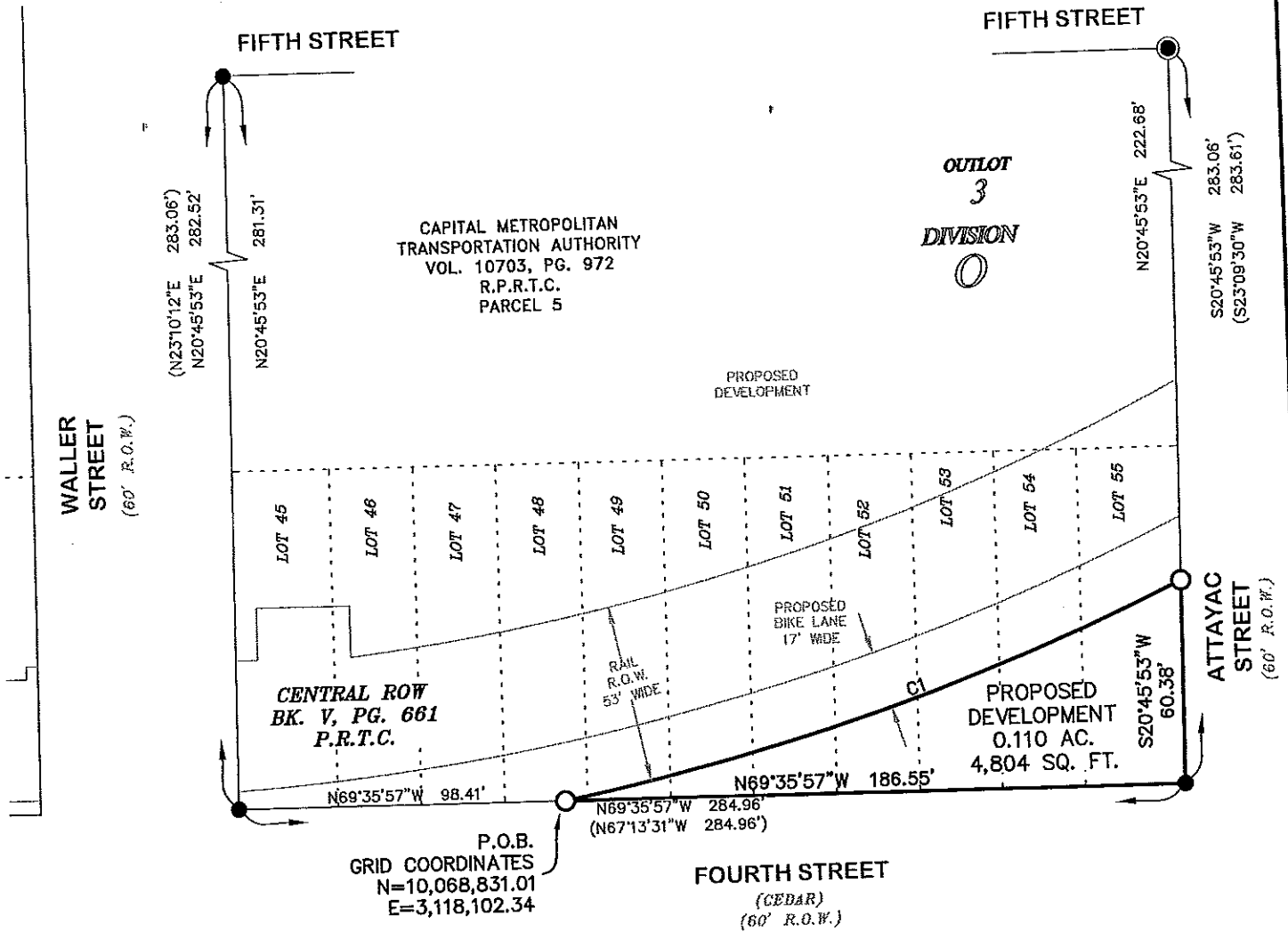
AUSTIN GRID J-22



CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 0.110 AC. OR 4,804 SQ. FT.  
OF LAND OUT OF LOTS 48-55, CENTRAL ROW,  
AUSTIN, TRAVIS COUNTY, TEXAS.

SCALE 1" = 50'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	196.98	767.36	14°42'28"	99.03	S87°30'00"E	196.44

PAGE 3 OF 4  
SURVEYED BY:



**McGRAY & McGRAY  
LAND SURVEYORS, INC.**  
TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

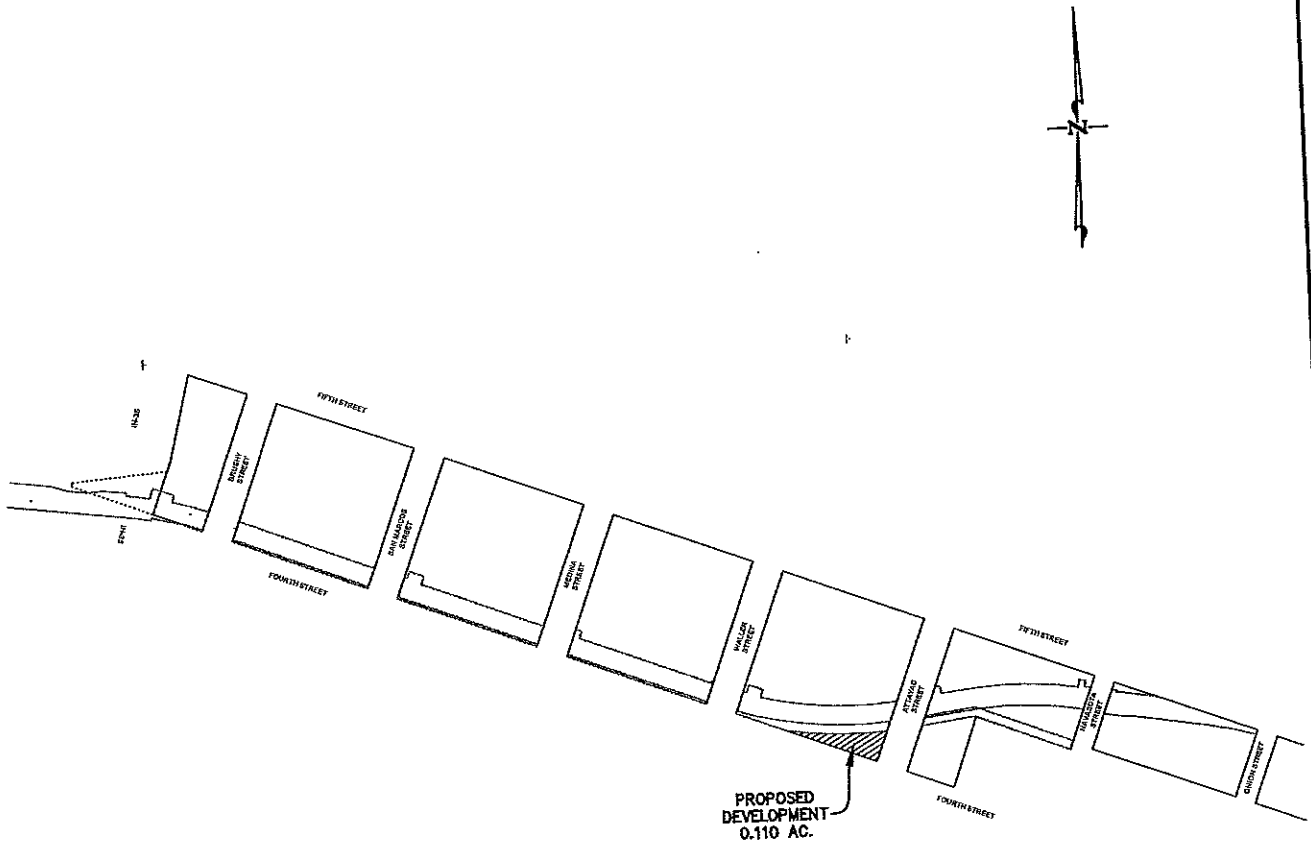
AUSTIN GRID# J-22

JOB NO.: 15-004



CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 0.110 AC. OR 4,804 SQ. FT.  
OF LAND OUT OF LOTS 48-55, CENTRAL ROW,  
AUSTIN, TRAVIS COUNTY, TEXAS.



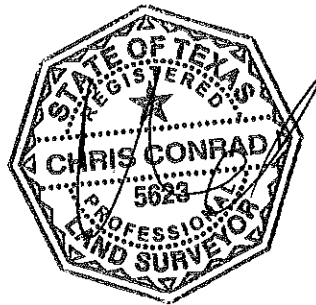
VICINITY MAP  
NOT TO SCALE

## NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (96 CORS) DATUM.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.
3. REFERENCE TO THE OUTLOT OF DIVISION "O" SHOWN HEREON ARE FROM THE "TOPOGRAPHICAL MAP OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN", DATED JANUARY, 1840, ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

## LEGEND

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY



*Chris Conrad*

02/05/16

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

PAGE 4 OF 4  
SURVEYED BY:

REVISION 6:  
02/05/2016  
ISSUED: 05/19/14

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: J-22

JOB NO.: 15-004

0.661 AC.

EXHIBIT “\_\_”

## FIELD NOTES FOR 0.661 OF ONE ACRE OF LAND

DESCRIPTION OF 0.661 OF ONE ACRE (28,805 SQUARE FEET) OF LAND OUT OF LOTS 7 THROUGH 12, BLOCK NO. 1, R.H. PECK SUBDIVISION, OF RECORD IN BOOK 5, PAGE 551, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOTS 7 THROUGH 12 BEING DESCRIBED AS PARCEL 7 IN A DEED TO CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY, OF RECORD IN VOLUME 10703, PAGE 972, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.661 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail found at the southeast corner of this tract, said Lot 7, and said Capital Metropolitan Transportation Authority (CapMetro) tract, same being in the north line of a 20 foot alley and the west line Onion Street, said point of beginning having a State Plane Coordinate, Texas Central Zone, NAD83 (96CORS), grid value of N=10,068,673.58 E=3,118.961.64

THENCE, with the south line of this tract, said Lots 7 through 12, and said CapMetro tract and the north line of a 20 foot alley, **N69°39'23"W 287.69 feet** to a 1/2" iron rod found with cap at the southwest corner of this tract, said Lot 12, and said CapMetro tract, same being in the east line of Navasota Street;

THENCE, with the west line of this tract, said Lot 12, and said CapMetro tract and the east line of Navasota Street, **N20°45'50"E**, passing at 2.47 feet a 1/2" iron rod found, continuing 57.75 feet for a total distance of **70.22 feet** to a 1/2" iron rod set with a plastic cap at the northwest corner of this tract, from which a mag nail found at the northwest corner of said Lot 12 and said CapMetro tract, same being in the south line of Fifth Street and the east line of Navasota Street bears **N20°45'50"E 61.87 feet**;

THENCE, with the north line of this tract, crossing said Lots 12 through 7 and said CapMetro tract, the following four (4) courses:

1. **S80°59'53"E 48.11 feet** to a 1/2" iron rod set with a plastic cap;
2. **N09°00'07"E 2.00 feet** to a 1/2" iron rod set with a plastic cap;
3. **S80°59'53"E 154.12 feet** to a 1/2" iron rod set with a plastic cap; and
4. with a curve to the right whose intersection angle is **08°13'00"**, a radius of **634.47 feet**, an arc distance of **90.99 feet**, the chord of which bears **S76°53'23"E 90.91 feet** to a 1/2" iron rod set with a plastic cap at the northeast corner of this tract, same being in the east line of said Lot 7 and said CapMetro tract and the west line of Onion Street, from which a 1/2" iron rod found with cap at the northeast corner of said Lot 7 and said CapMetro tract, same being in the south line of Fifth Street bears **N20°45'27"E 8.95 feet**;

0.661 AC.

THENCE, with the east line of this tract, said Lot 7, and said CapMetro tract and the west line of Onion Street, **S20°45'27"W 123.40 feet** to the POINT OF BEGINNING and containing 0.661 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (96CORS) Datum.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
 3301 Hancock Dr., Ste. 6  
 Austin, TX 78731 (512) 451-8591  
 TBPLS Firm# 10095500



02/05/16

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description

Descriptions 2014/Plaza Saltillo/Parcel 7 Remainder Part 1 0.661 ac Rev 4  
 Issued 5/19/14, Revised 6/6/14, 10/20/14, 10/22/14, 02/06/15, 02/05/16

AUSTIN GRID J-22

EXHIBIT " \_ "

## FIELD NOTES FOR 0.250 OF ONE ACRE OF LAND

DESCRIPTION OF 0.250 OF ONE ACRE (10,904 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF OUTLOT 3, DIVISION "O", OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS, DATED JANUARY, 1840, ON FILE IN THE GENERAL LAND OFFICE, AND OUT OF LOTS 56 THROUGH 58, CENTRAL ROW, A SUBDIVISION OF RECORD IN BOOK V, PAGE 611, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING OUT OF THAT TRACT OF LAND DESCRIBED AS PARCEL 6 IN A DEED TO CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY, OF RECORD IN VOLUME 10703, PAGE 972, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.250 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8" iron rod found at the southeast corner of this tract and said Lot 58, the southerly southeast corner of said Capital Metropolitan Transportation Authority (CapMetro) tract, and the southwest corner of Lot 3, Block No. 5, R.H. Peck Subdivision, of record in Book 5, Page 551, Plat Records, Travis County, Texas, said Lot 3 being described in a deed to James C. Daywood, Trustee, of record in Document No. 2003292407, Official Public Records, Travis County, Texas, same being in the north line of Fourth Street, from which a 1/2" iron rod found with cap at the northeast corner of said CapMetro tract, same being in the west line of Navasota Street and the south line of Fifth Street bears S69°35'57"E 190.58 feet and N20°45'50"E 283.72 feet, said point of beginning having a State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid value of N=10,068,712.13, E=3,118,421.99;

THENCE, with the south line of this tract, said Lots 58 through 56, and said CapMetro tract and the north line of Fourth Street, **N69°35'57"W 94.50 feet** to a calculated point at the southwest corner of this tract, said Lot 56, and said CapMetro tract, same being in the east line of Attayac Street;

THENCE, with the west line of this tract, said Lot 56, and said CapMetro tract and the east line of Attayac Street, **N20°45'53"E 91.10 feet** to a 1/2" iron rod set with a plastic cap at the northwest corner of this tract;

THENCE, with the north line of this tract, crossing said Lot 56 and said CapMetro tract, the following two (2) courses:

1. **N82°40'56"E 103.44 feet** to a 1/2" iron rod set with a plastic cap; and
2. **S69°17'43"E 2.43 feet** to a 3/8" iron rod found at the northeast corner of this tract, an interior ell corner in said CapMetro tract, and the northwest corner of said Lot 3;

0.250 AC.

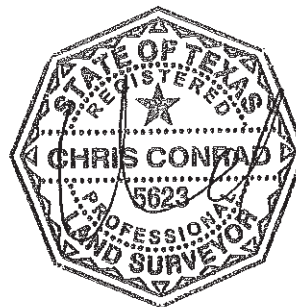
THENCE, with the east line of this tract and said Lot 58, an east line of said CapMetro tract, and the west line of said Lot 3, **S20°25'52"W 139.22 feet** to the POINT OF BEGINNING, and containing 0.250 of one acre, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (96CORS) Datum.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPLS Firm# 10095500



02/05/16

Date

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description

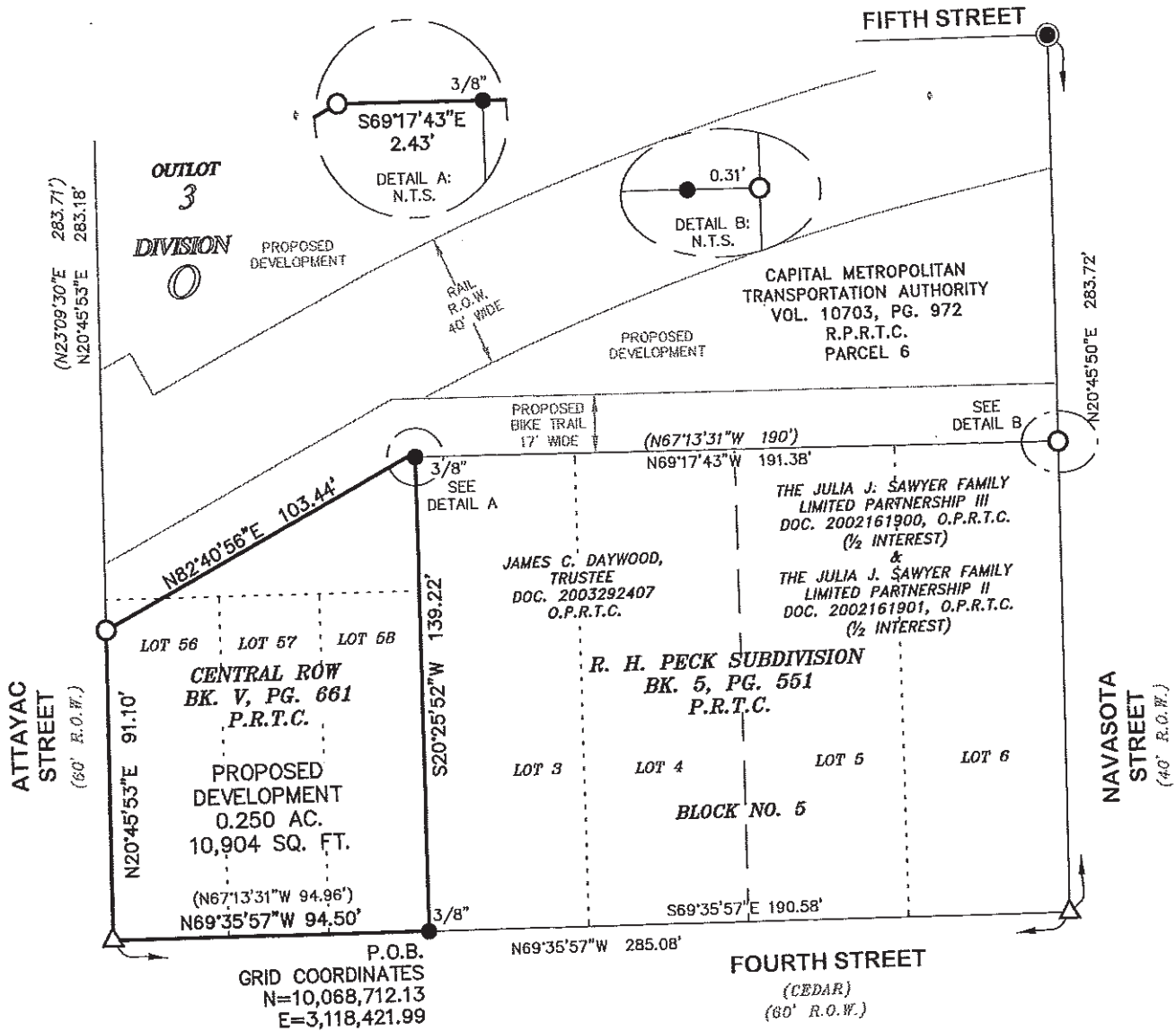
Descriptions 2014/Plaza Saltillo/Parcel 6 Remainder Part 3 0.250 ac Rev 2  
Issued 10/22/14, Revised 02/06/15, 02/05/16

AUSTIN GRID J-22

CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 0.250 AC. OR 10,904 SQ. FT. OF LAND  
OUT OF OUTLOT 3, DIVISION "O", OF THE GOVERNMENT OUTLOTS, AND  
LOTS 56 THROUGH 58, CENTRAL ROW, AUSTIN, TRAVIS COUNTY, TEXAS.

SCALE 1" = 50'



PAGE 3 OF 4  
SURVEYED BY:

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

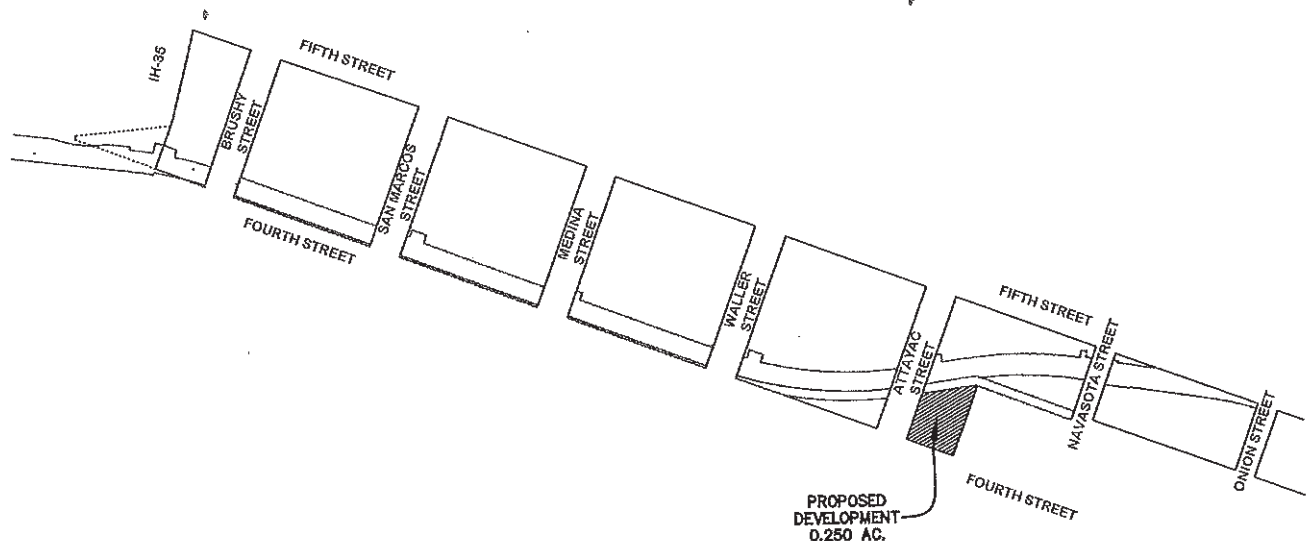
AUSTIN GRID#: J-22

JOB NO.: 15-003



CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 0.250 AC. OR 10,904 SQ. FT. OF LAND  
OUT OF OUTLOT 3, DIVISION "O", OF THE GOVERNMENT OUTLOTS, AND ALL OF  
LOTS 56 THROUGH 58, CENTRAL ROW, AUSTIN, TRAVIS COUNTY, TEXAS.



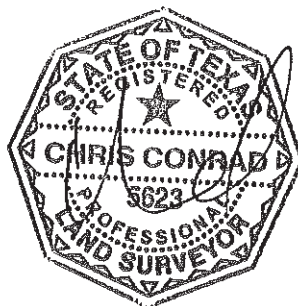
VICINITY MAP  
NOT TO SCALE

## NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (96 CORS) DATUM.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.
3. REFERENCE TO THE OUTLOT OF DIVISION "O" SHOWN HEREON ARE FROM THE "TOPOGRAPHICAL MAP OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN", DATED JANUARY, 1840, ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

LEGEND

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- △ CALCULATED POINT
- (xxx) RECORD INFORMATION
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY



*Chris Conrad*

02/05/16

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

PAGE 4 OF 4  
SURVEYED BY:

REVISION 2:  
02/05/2016  
ISSUED: 10/22/14

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**

TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

AUSTIN GRID#: J-22

JOB NO.: 15-004



March 5, 2020

City of Austin Staff & Board of Adjustments  
Austin, Texas

RE: Sign Variance Request  
Plaza Saltillo  
901 East 5<sup>th</sup> Street  
Austin, Texas 78702

Dear City of Austin Staff and Board of Adjustment Members,

Please accept this letter and attached documents as our application requesting approval of a variance to the UNO signage guidelines at the Plaza Saltillo project located at IH 35 and East 5<sup>th</sup> Street. This variance is associated with the Plaza Saltillo project, located in the Plaza Saltillo TOD and recently constructed.

In partnership with Capital Metro, the project started construction in June 2017. The project is now constructed and open; There are more than 700 residents living on site and 10 retailers open. The project's office tenant will move-in in April, the final retailers are completing their tenant finish out with multiple openings scheduled for the spring through fall of 2020.

In total, the Plaza Saltillo project spans 10 acres on 6 city blocks and includes:

- **800 residential units (141 deeply affordable units (50% MFI))**
- **120,000 square feet of local and national retail**
- **150,000 square feet of office**
- **Multi-modal transportation connectivity**

The project will provide an array of community services and benefits including:

- **A much-needed, full-service grocery store – Whole Foods Market**
- **Target with CVS Pharmacy providing services to families and the neighborhood**
- **141 affordable housing units**
- **Enhanced pedestrian and bicycle connectivity**
- **5-block extension of the Lance Armstrong Bikeway**
- **Over 1 acre of new parks and open space**
- **Many additional neighborhood retail services**

Endeavor Real Estate Group T 512-682-5500  
500 West 5<sup>th</sup> Street, Suite 700 | Austin, TX 78701





Through the course of the project construction and retailers obtaining sign permits, the signage rules affecting the property have changed, most importantly to include a new restriction on sign illumination. When this rule was changed in November 2019, we had multiple tenants in every building who had already received signage permits allowing illumination, many of which are installed today. Considering this timing and in pursuit of a consistent look for both a commercial street within a TOD and our retail tenant signage, we are requesting a variance from Section 25-10-133(G) – that a sign may not be illuminated.

Additional considerations related to the requested variance are summarized here:

- The UNO signage regulations were created for use in the University Neighborhood Overlay and not for use in the downtown area where illuminated signs are prevalent.
- The Saltillo site and other neighboring properties have existing illuminated signs for retailers along 5<sup>th</sup> Street; additional illuminated retail signs along 5<sup>th</sup> street will not create a condition that does not exist today
- The surrounding neighborhood includes many illuminated signs in commercial and mixed use areas along 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> streets, as well as along Comal Street, all within the Plaza Saltillo TOD.
- No portion of the retail frontage at Plaza Saltillo faces any single family homes or ground floor residential units.

Saltillo's cohesively designed and well thought out signage program addresses the pedestrian, the cyclist, the rail, the vehicle at slower speeds and high-speeds to ensure safe and easy access to these new, needed, neighborhood services; consistently illuminated signage is an important part of this cohesive design. We appreciate your review of this request and application. Should there be any questions or comments, please do not hesitate to reach out.

Sincerely,

Jason Thumlert

Endeavor Real Estate Group

Saltillo Signage Variance: Photos

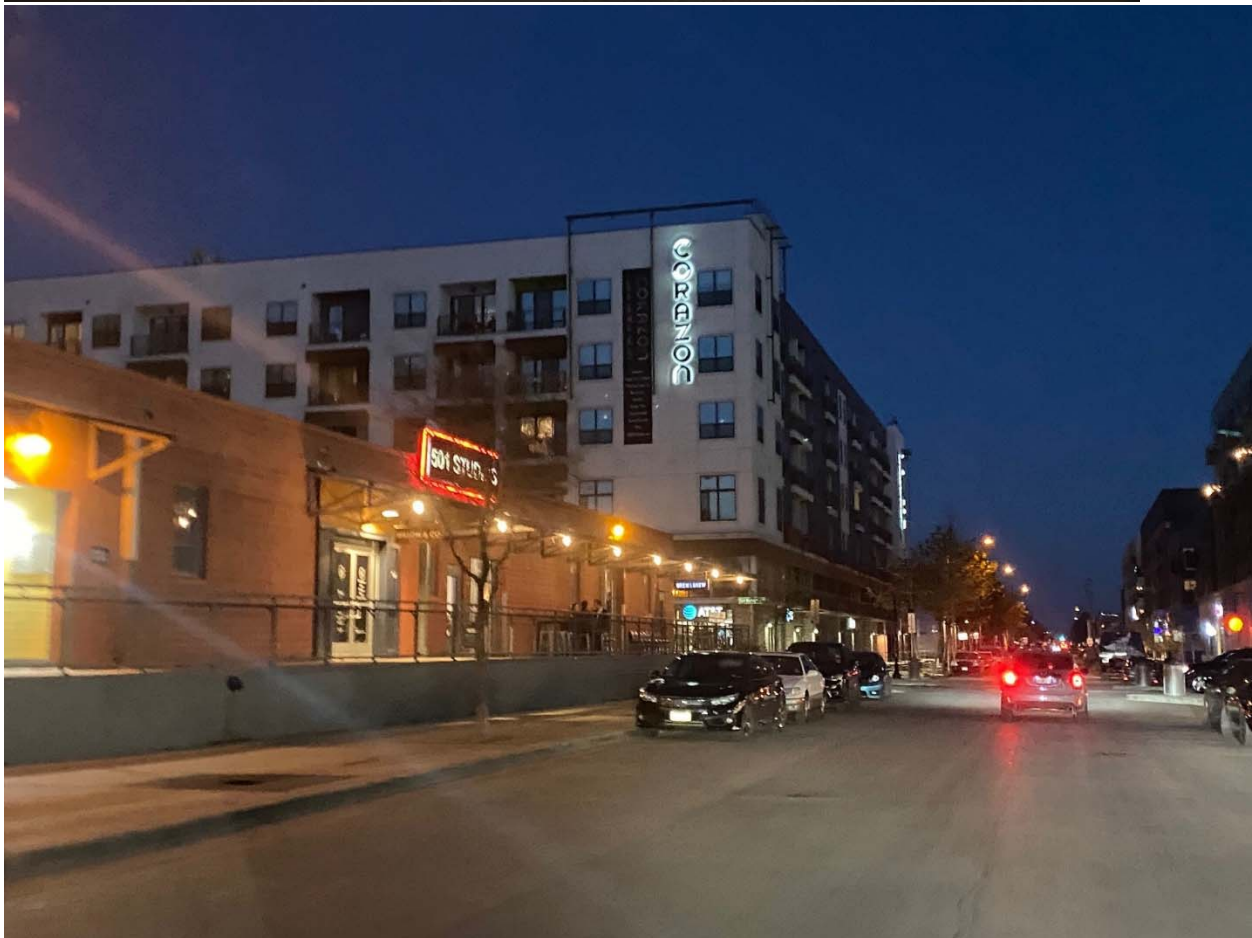
Saltillo – Existing Tenant Photos







Corazon/North side of 5<sup>th</sup> Street Tenants





6<sup>th</sup> Street – Neighborhood Tenants Photos







# RETAIL AVAILABILITY

A thoughtfully selected mix of local and regional brands will make Saltillo a citywide shopping and dining destination.

○ INDICATES PROPOSED SIGN LOCATION



- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working
- Available

**From:** [REDACTED]  
**To:** [Ramirez, Elaine](#)  
**Cc:** [REDACTED]  
**Subject:** RE: Saltillo - Signage Variance Application  
**Date:** Monday, March 09, 2020 2:55:18 PM  
**Attachments:** [image001.png](#)

---

Elaine,

After talking with Travis County, please use the following tax ID numbers as associated with the addresses below:

901 E. 5<sup>th</sup> Street:      0204052302  
                                 0204052303  
                                 0204052304  
                                 0204052305  
                                 0204052306

1300 E. 4<sup>th</sup> Street:      0204060901

1304 E 4<sup>th</sup> Street:      0204060903

Thanks!

**Megan Frey, PE**  
*Development Associate*

Endeavor Real Estate Group

[REDACTED]  
D 512-682-5585

C 512-680-7027

---

**From:** Ramirez, Elaine <Elaine.Ramirez@austintexas.gov>

**Sent:** Monday, March 9, 2020 11:56 AM

**To:** Megan Frey [REDACTED]  
[REDACTED]

**Subject:** RE: Saltillo - Signage Variance Application

Hi Megan,

The application has been put into the system and case number created C16-2020-0001. Attached you will find the Invoice that needs to be paid, make sure this is paid for before 12p.m. on Tues. 3/10. The Cashier's office is located on the 1<sup>st</sup> FL of OTC in the Service Center.

If I can get you to contact Travis Co. Tax Appraisal District (512) 834-9317 to verify tax parcel id #'s for each address number, some may be the same but I just need to make sure there are no issues as this is critical for Notifications.

Respectfully,

**Elaine Ramirez**

*Planner Senior / Board of Adjustment Liaison*

[City of Austin Development Services Department](#)

One Texas Center / 505 Barton Springs Rd / 1<sup>st</sup> Floor

**Office:** 512-974-2202



*Building a Better and Safer Austin Together*

**PER CITY ORDINANCE:** All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).

*Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQ's](#)*

---

**From:** Megan Frey [m [REDACTED]]

**Sent:** Monday, March 09, 2020 11:11 AM

**To:** Ramirez, Elaine <[Elaine.Ramirez@austintexas.gov](mailto:Elaine.Ramirez@austintexas.gov)>

**Cc:** Jason Thumlert [REDACTED]

**Subject:** Saltillo - Signage Variance Application

\*\*\* External Email - Exercise Caution \*\*\*

Elaine,

Thanks for your time today. Please find the full variance package for Saltillo with changes as we discussed including legal lot determination and a map with addresses labeled for clarification.

Please let me know if you have any other questions or concerns. If not, I will look for the invoice so we can pay the fee today!

Thank you!



**Megan Frey, PE**, *Development Associate*

[REDACTED]

Endeavor Real Estate Group  
500 West 5th Street, Suite 700 | Austin, TX 78701  
D 512-682-5585  
C 512-680-7027  
[REDACTED]



[Click for legal disclaimer](#)

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [CSIRT@austintexas.gov](mailto:CSIRT@austintexas.gov).



March 13, 2020

City of Austin  
Board of Adjustments  
Attn: Leane Heldenfels  
Development Services Department  
Development Assistance Center  
PO Box 1088  
Austin, Texas 78767

RE: Sign Variance Request  
Plaza Saltillo  
901 East 5th Street  
Austin, Texas

Dear Board of Adjustment Members:

As the Owner of 800, 902, 906, 908 East Fifth Street and 500 San Marcos St. and neighbor of the Plaza Saltillo development, I support the requested sign variance for retailer signage at 901, 1100, 1011, 1109, and 1211 East 5<sup>th</sup> Street as well as for 1300 and 1304 E. 4<sup>th</sup> Street to include the following variance:

- Illuminated retailer signage – Variance to Sections 25-10-133(G)

I support the requested variance as I believe that the signage requested does not negatively impact my property nor my neighbors or neighborhood. I believe the proposed signage is appropriate for signs within the Saltillo TOD and is similar to existing signage that my property and many neighbor properties already have installed as of the date of this request.

I support the proposed signage both as a neighbor to the project and citizen of Austin, and encourage approval of the requested variance so that these locations can be afforded the same opportunities as others in the neighborhood.

Sincerely,



Richard Kooris  
President  
Pegalo Properties Inc.

May 5, 2020

City of Austin  
Board of Adjustments  
Attn: Leane Heldenfels  
Development Services Department  
Development Assistance Center  
PO Box 1088  
Austin, Texas 78767

RE: Sign Variance Request  
Plaza Saltillo  
901 East 5th Street  
Austin, Texas

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I support the proposed signage both as a neighbor to the project and citizen of Austin, and encourage approval of the requested variance so that they can be afforded the same opportunities as others in the neighborhood.

Sincerely,

Centro West JV, LP  
a Texas limited partnership

By: Centro West JV GP, LLC  
a Texas limited liability company  
its general partner

By:   
Name: Barrett Lepore  
Title: Authorized Representative



## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.austintexas.gov/devservices](http://www.austintexas.gov/devservices).

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council, the scheduled date of the public hearing, the Case Number, and the contact person listed on the notice. All comments received will become part of the public record of this case.

**Case Number: C16-2020-0001**

**Contact: Elaine Ramirez, 512-974-2202**

**Public Hearing: Board of Adjustment, May 11<sup>th</sup>, 2020**

**Susan Benz, Treasurer**  
**Eastcesor Chavez NPLT**

Your Name (please print)

☒ I am in favor  
☐ I object

1101 E-6th-st

Your address(es) affected by this application

*Sun Benz*

Signature

5/8/2020

Date

Daytime Telephone: 512-220-9542

Comments:

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to social distancing):

Elaine Ramirez

Scan & Email to: [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)



March 13, 2020

City of Austin  
Board of Adjustments  
Attn: Leane Heldenfels  
Development Services Department  
Development Assistance Center  
PO Box 1088  
Austin, Texas 78767

RE: Sign Variance Request  
Plaza Saltillo  
901 East 5th Street  
Austin, Texas

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I support the proposed signage both as a neighbor to the project and citizen of Austin, and encourage approval of the requested variance so that these locations can be afforded the same opportunities as others in the neighborhood.

Sincerely,



Richard Kooris  
President  
Pegalo Properties Inc.

PEGALO PROPERTIES INC.

501 North Interstate 35 austin Texas 78702

May 6, 2020

City of Austin  
Board of Adjustments  
Attn: Leane Heldenfels  
Development Services Department  
Development Assistance Center  
PO Box 1088  
Austin, Texas 78767

RE: Sign Variance Request  
Plaza Saltillo  
901 East 5th Street  
Austin, Texas


Dear Board of Adjustment Members:

As an Authorized agent of Corazon Apartments and neighbor of the Plaza Saltillo development, I support the requested sign variance for retailer signage at 901, 1011 , 1109, and 1211 East 5<sup>th</sup> Street as well as for 1300 and 1304 E. 4<sup>th</sup> Street to include the following variance:

- Illuminated retailer signage – Variance to Sections 25-10-133(G)

I support the requested variance as I believe that the signage requested does not negatively impact my property nor my neighbors or neighborhood. I believe the proposed signage is appropriate for signs within the Saltillo TOD and is similar to existing signage that *Corazon retailers and my neighbors*' properties already have installed as of the date of this request.

I support the proposed signage both as a neighbor to the project and citizen of Austin and encourage approval of the requested variance so that they can be afforded the same opportunities as others in the neighborhood.

Sincerely,  
  
Lindsey Guzman





December 3, 2018

City of Austin  
Board of Adjustments  
Attn: Leane Heldenfels  
Development Services Department  
Development Assistance Center  
PO Box 1088  
Austin, Texas 78767

RE: Sign Variance Request  
Plaza Saltillo  
901 East 5th Street  
Austin, Texas

Dear Board of Adjustment Members:

As the Owner of the property at 501 North I 35 and a neighbor of the Plaza Saltillo development, I support the requested sign variance for the IH 35 facing signage at 901 East 5<sup>th</sup> Street to include the following signs:

- Office Building Sign – 150 square foot building sign, with internal illumination, on 8th floor building façade – Variance to Sections 25-10-133(C) and (F)
- Retail Signs 1 & 2 – 150 square foot signs – Variance to Section 25-10-133(C)

I support the requested variance as I believe that the signage requested does not negatively impact my property nor my neighbor's property or our neighborhood. I believe the proposed signage is appropriate for signs facing IH 35 and is similar to existing signage that is installed on our property and the properties of our neighbors by the date of this request.

I support the proposed signage both as a neighbor to the project and citizen of Austin and encourage approval of the requested variance.

Sincerely,

Richard Kooris  
President  
Pegalo Properties Inc.

May 5, 2020

City of Austin  
Board of Adjustments  
Attn: Leane Heldenfels  
Development Services Department  
Development Assistance Center  
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Austin, Texas 78767

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Sincerely,

Centro West JV, LP  
a Texas limited partnership

By: Centro West JV GP, LLC  
a Texas limited liability company  
its general partner

By:   
Name: Barrett Lepore  
Title: Authorized Representative

March 13, 2020

City of Austin  
Board of Adjustments  
Attn: Leane Heldenfels  
Development Services Department  
Development Assistance Center  
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Sincerely,



Richard Kooris  
President  
Pegalo Properties Inc.

PEGALO PROPERTIES INC.

501 North Interstate 35 austin Texas 78702



December 3, 2018

City of Austin  
Board of Adjustments  
Attn: Leane Heldenfels  
Development Services Department  
Development Assistance Center  
PO Box 1088  
Austin, Texas 78767

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Plaza Saltillo  
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Austin, Texas

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I support the requested variance as I believe that the signage requested does not negatively impact my property nor my neighbor's property or our neighborhood. I believe the proposed signage is appropriate for signs facing IH 35 and is similar to existing signage that is installed on our property and the properties of our neighbors by the date of this request.

I support the proposed signage both as a neighbor to the project and citizen of Austin and encourage approval of the requested variance.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Kooris".

Richard Kooris  
President  
Pegalo Properties Inc.

**From:** Leon Hernandez  
**To:** [Ramirez, Elaine](#)  
**Subject:** postponement of case c16-2020-0001  
**Date:** Monday, May 11, 2020 11:32:47 AM

---

\*\*\* External Email - Exercise Caution \*\*\*

Eliane, hope all is well with you. We would like to request a postponement of case 16-2020-001 . We have tried to reach out to Jason Thumlet , listed as contact for cap metro and no response.

Please advise

Gavino Fernandez, Jr  
President Barrio unido neighborhood Association

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