

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

3
4 A. The following uses are not permitted uses of the Property:

- | | |
|---------------------------|------------------------|
| Adult oriented businesses | Campground |
| Convenience storage | Exterminating services |
| Kennels | Pawn shop services |

6
7 B. The following uses are conditional uses of the Property:

- | | |
|----------------------------------|-------------------------------|
| Automotive washing (of any type) | Commercial off-street parking |
|----------------------------------|-------------------------------|

9
10 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
11 developed and used in accordance with the regulations established for the general
12 commercial services (CS) base district, mixed use (MU) combining district and other
13 applicable requirements of the City Code.

14
15 **PART 4.** The Property is subject to Ordinance No. 011213-44 that established zoning for
16 the Holly Neighborhood Plan.

17
18 **PART 5.** This ordinance takes effect on _____, 2021.

19
20 **PASSED AND APPROVED**

_____	§	_____
_____	§	_____
_____	§	_____

25 Steve Adler
26 Mayor

27
28
29 **APPROVED:** _____ **ATTEST:** _____

30 Anne L. Morgan
31 City Attorney

30 Jannette S. Goodall
31 City Clerk

WUEST GROUP

Firm No. 10194507

EXHIBIT " __ "

FIELD NOTES DESCRIPTION

DESCRIPTION OF A 2.813 ACRE (122,532 SQUARE FEET) TRACT OF LAND SITUATED IN THE GEORGE J. NEIL SURVEY, A-586, BEING OUT OF OUTLOT No. 12, DIVISION "A" OF THE GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS (RECORD MAP FILED AT THE TEXAS GENERAL LAND OFFICE), ALSO BEING ALL OF THOSE CERTAIN CALLED 1.809 ACRE AND 1 ACRE TRACTS OF LAND CONVEYED TO E.E. STUESSY COMPANY, INC. BY DEED OF RECORD IN VOLUME 5157, PAGE 1305, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.813 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "DELTA" found on the north right-of-way line of E. 5th Street (62.5' R.O.W. per City of Austin Plan & Profile No. 1-A-912 B&C), being the common south corner of said 1.809 acre tract and that certain called 1.74 acre tract of land conveyed to 2700 East 5th JV, LLC by Special Warranty Deed of record in Document #2019071544 of the Official Public Records of Travis County, Texas, for the southwest corner of the tract described herein, from which a 1/2-inch iron rod with cap stamped "Survey Works 6356" found at the intersection of the north right-of-way line of E. 5th Street with the south curving right-of-way line of a railroad conveyed to Southern Pacific Transportation Company (no deed record information available at the time of this survey), being the west corner of said 1.74 acre tract, bears N 69°31'33" W, a distance of 716.10 feet;

THENCE N 20°50'23" E, leaving the north right-of-way line of East 5th Street and with the common line of said 1.809 acre tract and said 1.74 acre tract, being with the west line of the tract described herein, a distance of 246.63 feet to a 1/2-inch iron rod with cap stamped "DELTA" found at a point of curvature of a curve to the left and being on the south curving right-of-way line of said railroad, also being the common north corner of said 1.809 acre tract and said 1.74 acre tract, for the northwest corner of the tract described herein;

THENCE with the south curving right-of-way line of said railroad and the north line of said 1.809 acre tract, also being with the north line of the tract described herein, with the arc of a curve to the left having a radius of 2864.93 feet, an arc distance of 413.31 feet, and a chord which bears N 80°01'59" E, a distance of 412.95 feet to a 1/2-inch iron rod with cap stamped "DELTA" found at a point of tangency on the west right-of-way line of N. Pleasant Valley Road (R.O.W. width varies), being the northeast corner of said 1.809 acre tract, for the northeast corner of the tract described herein;

THENCE S 20°50'15" W, leaving the south curving right-of-way line of said railroad and with the west right-of-way line of N. Pleasant Valley Road, being with the east lines of said 1.809 acre tract and said 1 acre tract, also being with the east line of the tract described herein, passing at a distance of 28.00 feet a 1/2-inch iron rod with cap stamped "DELTA" found being the common east corner of said 1.809 acre tract and said 1 acre tract, and continuing for a total distance of 455.85 feet to a 1/2-inch iron rod with cap stamped "Wuest Group" set at the intersection of the west right-of-way line of N. Pleasant Valley Road with the north right-of-way line of E. 5th Street, being the southeast corner of said 1 acre tract, for the southeast corner of the tract described herein;

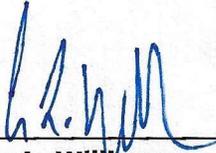


THENCE, N 69°31'33" W, leaving the west right-of-way line of N. Pleasant Valley Road and with the north right-of-way line of E. 5th Street, being with the south lines of said 1.809 acre tract and said 1 acre tract, also being with the south line of the tract described herein, passing at a distance of 112.25 feet a 1/2-inch iron rod with cap stamped "Wuest Group" set being the common south corner of said 1.809 acre tract and said 1 acre tract, and continuing for a total distance of 354.71 feet to the **POINT OF BEGINNING** and containing 2.813 acres (122,532 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone (4203), NAD83, Grid.

That I, Cara L. Williams, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying survey map are true and correct to the best of my knowledge and belief and was prepared from an actual on-the-ground survey under my direction and supervision.

As Prepared by
WUEST GROUP
Firm Registration No. 10194507



12-4-2020

Cara L. Williams
RPLS No. 6336 – State of Texas
(512)394-1900

Date



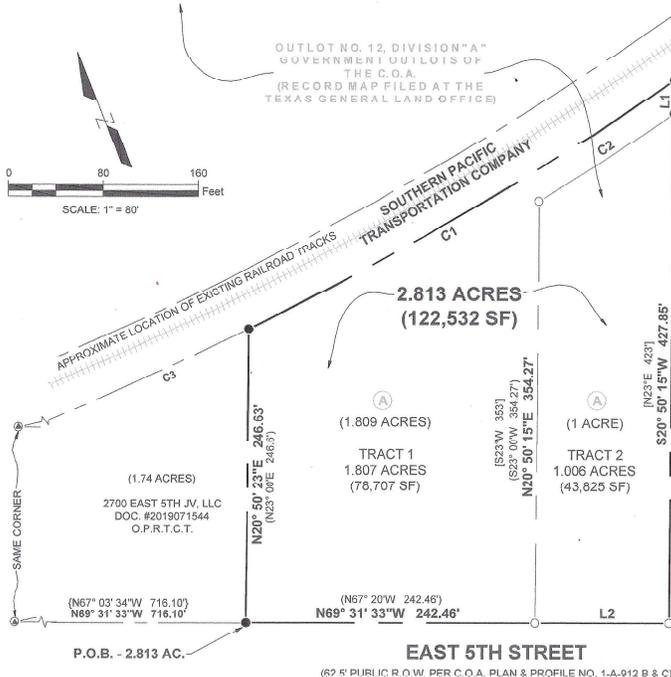
TRAVIS COUNTY, TEXAS
 GEORGE J. NEIL SURVEY, A-586

BOUNDARY SURVEY

HORIZONTAL DATUM:

2.813 ACRE (122,532 SF) TRACT OF LAND CONSISTING OF TWO TRACTS: TRACT 1 = 1.807 ACRES (78,707 SF) & TRACT 2 = 1.006 ACRES (43,825 SF). SAID TRACTS 1 & 2 BEING OUT OF OUTLOT NO. 12, DIVISION "A" OF THE GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS (RECORD MAP FILED AT THE TEXAS GENERAL LAND OFFICE); SAID TRACT 1 BEING A CALLED 1.809 ACRE TRACT & SAID TRACT 2 BEING A CALLED 1 ACRE TRACT, BOTH CONVEYED TO E.E. STUESSY COMPANY, INC. BY DEED OF RECORD IN VOL. 5157, PG. 1305, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

TEXAS STATE PLANE COORDINATES, GRID
 NAD 83 (CENTRAL ZONE 4203)



CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C1	413.31'	2864.93'	N80° 01' 59" E 412.95'
			(2004.93') (N02° 11' 10" E 412.90')
C2	134.62'	2887.93'	N77° 20' 14" E 134.61'
			(2887.93') (S79° 27' W 134.69')
C3	760.97'	2953.00'	S79° 45' W 133.25'
			(760.96') (S86° 01' 25" E 758.86')

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S20° 50' 15" W (S23° W)	28.00' (28')
L2	N69° 31' 33" W (S67° E)	112.25' (112.25')

- LEGEND**
- CAPPED 1/2" IRON ROD FOUND STAMPED "DELTA"
 - ⊙ CAPPED 1/2" IRON ROD FOUND STAMPED "WUEST GROUP 6356"
 - CAPPED 1/2" IRON ROD SET STAMPED "WUEST GROUP"
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - () RECORD INFORMATION PER VOL. 2984, PG. 2245, D.R.T.C.T.
 - [] RECORD INFORMATION PER VOL. 2803, PG. 529, D.R.T.C.T.
 - { } RECORD INFORMATION PER DOC. #2005217490, O.P.R.T.C.T.
 - C.O.A. CITY OF AUSTIN
 - D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS

(4.988 ACRES)
 CAPITAL METROPOLITAN
 TRANSPORTATION AUTHORITY
 VOL. 9696, PG. 561
 P.R.P.T.C.T.

(A)
 E.E. STUESSY COMPANY, INC.
 VOL. 5157, PG. 1305
 D.R.T.C.T.

(B)
 JOHN DOWELL'S SUBDIVISION
 OF OUTLOT 29, DIVISION "O"
 VOL. 1, PG. 63
 P.R.T.C.T.

I, CARA L. WILLIAMS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE ON THE GROUND DURING THE MONTH OF NOVEMBER, 2020 OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AS SURVEYED BY:

[Signature]
 CARA L. WILLIAMS
 RPLS NO. 6336 - STATE OF TEXAS
 WUEST GROUP
 (512)934-1900

DATE: 12-4-2020

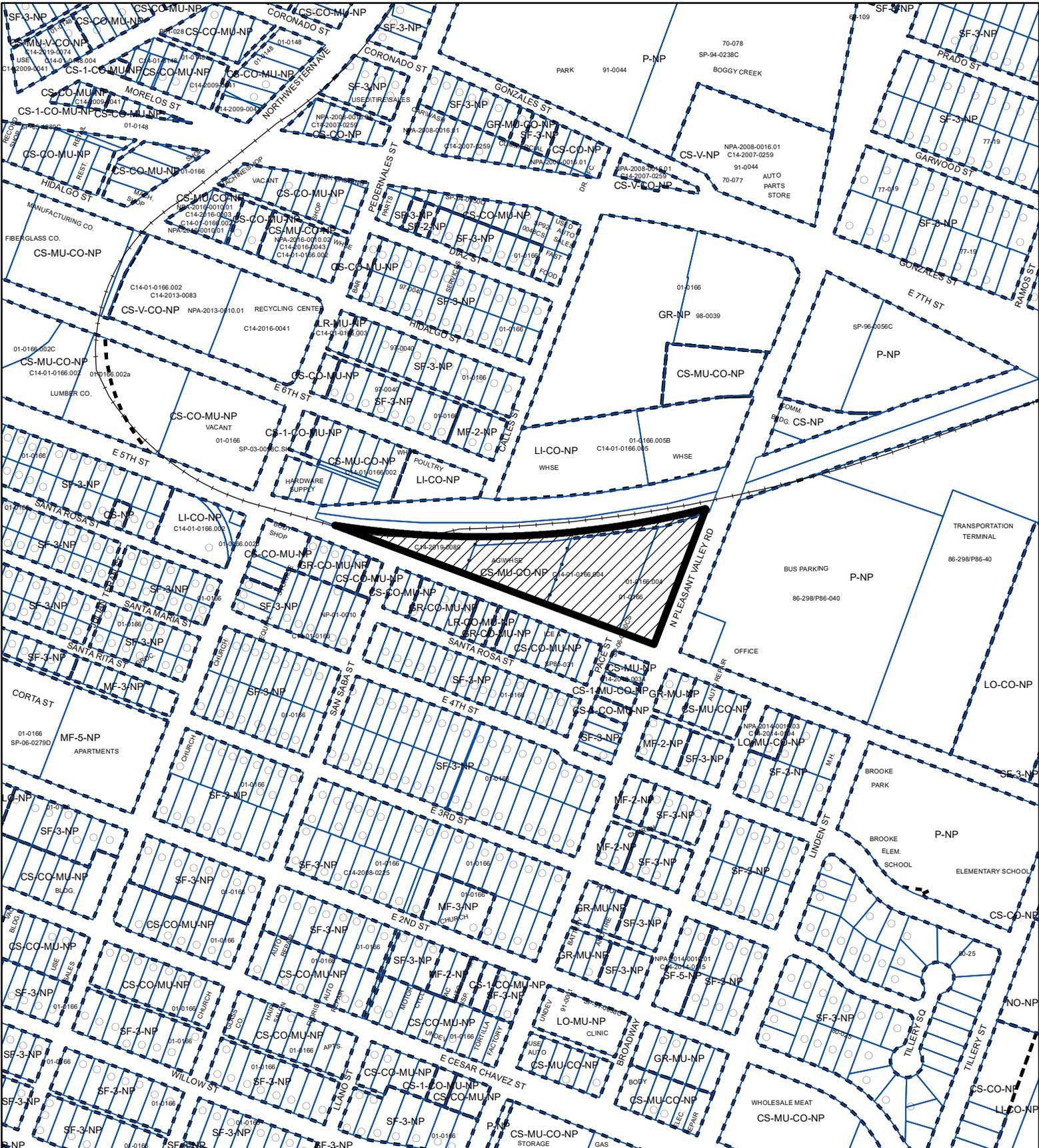


MASTEC
 2716 E. 5TH STREET
 DECEMBER, 2020
 PROJECT NO. 0108-025



ENGINEERING & SURVEYING
 TPLS FIRM # 10194507
 TPLS FIRM # F-15324
 5207 AIRPORT BOULEVARD
 AUSTIN, TEXAS 78751
 (512)394-1900

SHEET
 1 OF 1



ZONING

ZONING CASE#: C14-2020-0145

Exhibit C



- 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: 12/15/2020