

ORDINANCE NO. 20220609-103

AN ORDINANCE AMENDING ORDINANCE NO. 860807-H, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 146 ½, 200, 200 ½, AND 204 1/2 ACADEMY DRIVE AND 1006 AND 1020 MELISSA LANE IN THE FAIRVIEW PARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT AND IN THE SOUTH RIVER CITY NEIGHBORHOOD PLAN FROM COMMERCIAL LIQUOR SALES- NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (CS-1-NCCD-NP) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-MIXED USE-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (CS-1-MU-NCCD-NP) COMBINING DISTRICT ON TRACT 1 AND FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (CS-NCCD-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (CS-MU-NCCD-NP) COMBINING DISTRICT ON TRACT 2 AND FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY- NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (MF-4-NCCD-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (MF-4-NCCD-NP) COMBINING DISTRICT ON TRACT 3.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Fairview Park Neighborhood Conservation Combing District (NCCD) was approved on August 7, 1986, under Ordinance No. 860807-H (hereafter the “Original Ordinance”) and amended under Ordinance Nos. 030717-119, 030717-120 and 20100923-120.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from commercial liquor sales- neighborhood conservation-neighborhood plan (CS-1-NCCD-NP) combining district to commercial liquor sales-mixed use-neighborhood conservation-neighborhood plan (CS-1-MU-NCCD-NP) combining district on Tract 1 and from general commercial services- neighborhood conservation-neighborhood plan (CS-NCCD-NP) combining district to general commercial services-mixed use-neighborhood conservation-neighborhood plan (CS-MU-NCCD-NP) combining district on Tract 2 and from multifamily residence moderate-high density- neighborhood conservation-neighborhood plan (MF-4-NCCD-NP) combining district to multifamily residence moderate-high density- neighborhood conservation-neighborhood plan (MF-4-NCCD-NP) combining district on Tract 3 on the property described in Zoning Case No. C14-2020-0147, on file at the Housing and Planning Department, as follows:

Tract 1:

Being 1.8393 acres (80,119 square feet), more or less, out of (i) the Isaac Decker League situated in Travis County Texas and (ii) all of Block 73, portions of Blocks 74 and 76, and all of Block 75 of Fairview Park, a subdivision in Travis County Texas according to the map or plat thereof, recorded in Volume 1, Page 46, Plat Records Travis, Texas, said 1.8393 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

Being 0.388 acres more or less, out of (i) the Isaac Decker League situated in Travis County Texas and (ii) all of Block 73, portions of Blocks 74 and 76, and all of Block 75 of Fairview Park, a subdivision in Travis County Texas according to the map or plat thereof, recorded in Volume 1, Page 46, Plat Records Travis, Texas, said 0.388 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 3:

Being 2.446 acres (106, 548 square feet) out of the that certain tract of land conveyed to Spearhead Academy, Ltd. By Special Warranty Deed recorded in Document No. 2012222395, Official Public Records of Travis County, Texas, being portions of LOTS 1-13, BLOCK 3, AND THAT LOT DESIGNATED AS "RESERVED" IN BLOCK 3, OF NORWOOD HEIGHTS, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 3, Page 169, Plat Records of Travis County, Texas, said 2.446 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance

(Tract 1, Tract 2, and Tract 3 collectively referred to as the "Property"),

locally known as 146 ½, 200, 200 ½, and 204 1/2 Academy Drive; and 1006 and 1020 Melissa Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 3. The Fairview Park NCCD is amended as follows:

(A) The following uses are additional permitted uses on Tract 1 and Tract 2:

Administrative and business offices	Art workshop
Art gallery	Bed and breakfast (group 1)
Bed and breakfast (group 2)	Business support services
Business or trade school	Commercial off-street parking
College and university facilities	Community recreation (private)
Community garden	Condominium residential
Communication services	Counseling services
Community recreation (public)	Custom manufacturing
Consumer convenience services	Day care services (general)
Cultural services	Duplex residential
Day care services (commercial)	Financial services
Day care services (limited)	Food sales
Family home	General retail sales (general)
Food preparation	Group home, class I (limited)
General retail sales (convenience)	Group residential
Group home, class I (general)	Hospital services (limited)
Group home, class II	Indoor sports and recreation
Guidance services	Medical Offices (less than 5,000 square feet gross floor area)
	Multifamily residential
Hotel-motel	Outdoor sports and recreation
Medical offices (greater than 5,000 square feet gross floor area)	
Off-site accessory parking	Personal services
Personal improvement services	Plant nursery
Pet services	Private primary educational facilities
Printing and publishing	Professional office
Private secondary education facilities	Restaurant (general)
Religious assembly	Single-family attached residential
Restaurant (limited)	Software development
Short-term rental	Theater
Single-family residential	Two-family residential
Townhouse residential	

(B) The following uses are conditional uses on Tract 1 and Tract 2:

Indoor entertainment

Limited warehousing and distribution Outdoor entertainment

(C) Cocktail lounge use is a conditional use on Tract 1 and the combined square footage of any Cocktail Lounge, Theater, or Indoor Entertainment use on Tracts 1 and 2 may not exceed 10,000 square feet of gross floor area.

(D) The following site development standards and regulations apply to Tract 1 and Tract 2.

1. The maximum height of a building or structure shall not exceed 60 feet.
2. The maximum building coverage is 95 percent.
3. The maximum impervious cover is 95 percent.
4. The maximum floor-to-area ratio (FAR) is 2:1.
5. The maximum density is regulated by the following site area requirements:
 - a. 800 square feet for an efficiency dwelling unit;
 - b. 1,000 square feet for a one-bedroom dwelling unit; and
 - c. 1,200 square feet for a dwelling unit with two or more bedrooms.

(E) The following site development standards and regulations apply to Tract 3.

1. No building or structure shall exceed two stories or thirty feet in height within seventy-five (75) feet of a property zoned SF-3-NCCD.
2. The compatibility buffer in Part 2(B) of the Original Ordinance shall not apply.
3. The maximum building coverage is 60 percent.
4. The maximum impervious cover is 70 percent.

5. The maximum density is 36-54 dwelling units per acre.

PART 4. Except as otherwise provided in this ordinance the Property is subject to the Original Ordinance as amended and in all other aspects, the terms and conditions of the Original Ordinance, as amended, remain in full force and effect.

PART 5. The Property is subject to Ordinance No. 20050929-Z003 that established zoning for the South River City Neighborhood Plan.

PART 6. This ordinance takes effect on June 20, 2022.

PASSED AND APPROVED

June 9

, 2022

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§
§

Steve Adler
Mayor

APPROVED:

Anne L. Morgan
City Attorney

ATTEST:

Myrna Rios
City Clerk

FIELD NOTES

BEING TRACT 1: 1.8393 ACRES; TRACT 2: 0.3888 ACRES; & TRACT 3: 2.4460 ACRES OF LAND OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO SPEARHEAD ACADEMY, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 201222395, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING PORTIONS OF LOTS 1-13, BLOCK 3, AND THAT LOT DESIGNATED AS "RESERVED" IN BLOCK 3, OF NORWOOD HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 169 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; ALONG WITH ALL OF THAT CERTAIN 2.226 ACRE TRACT OF LAND, MORE OR LESS, OUT OF (i) THE ISAAC DECKER LEAGUE SITUATED IN TRAVIS COUNTY, TEXAS, AND (ii) ALL OF BLOCK 73, PORTIONS OF BLOCKS 75 AND 76, AND ALL OF BLOCK 75 OF FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 46 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AND MADE A PART HEREOF.

TRACT 1:

BEGINNING at a 1/2" iron rod found in the north right-of-way line of academy drive, being the southeast corner of that certain tract conveyed to 112 Academy, LLC by deed recorded in document no. 2006197905, Official Public Records of Travis County, Texas, and **POINT OF BEGINNING** of herein described tract 1 also being the point of commencement for tracts 2 & 3, from which a found 1/2" iron rod bears S3°32'27"W at a distance of 2.24 feet;

THENCE with the common line between said 112 Academy tract and herein described tract 1, N14°04'20"W for a distance of 179.58 feet to a 1/2" iron rod found in an asphalt parking lot;

THENCE continuing with the common line of said 112 Academy tract and herein described tract, N81°00'27"W for a distance of 250.00' to a set capped iron rod stamped "WATERLOO RPLS 4324" for the westerly most corner of herein described tract 1, and the east line of that certain tract Hotel Saint Cecilia Residential Condominiums recorded in document no. 2018200253, Official Public Records;

THENCE with the common line with said Saint Cecilia Condos, N8°37'39"E for a distance of 212.55 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for the northwest corner of said tract 1;

THECNE S82°21'46"E for a distance of 196.21 feet to a point in the face of a wall for an angle point of herein described tract 1;

THENCE N55°26'51"E for a distance of 86.01 feet to a found capped iron rod stamped "RL SURVEYING" for an angle point;

THENCE with the common line of herein described tract 1 and tract 3, the following seven (7) calls:

- 1.) S2°23'47"W for a distance of 96.48 feet to a found 1/2" iron rod for an angle point;
- 2.) S54°40'05"E for a distance of 40.45 feet to a found 1/2" iron rod for an angle point;
- 3.) S23°15'14"E for a distance of 37.70 feet to a found 1/2" iron rod for an angle point;
- 4.) S0°17'51"W for a distance of 91.47 feet to a found 1/2" iron rod for an angle point;
- 5.) S19°42'05"W for a distance of 44.93 feet to a found 1/2" iron rod for an angle point;
- 6.) S7°38'37"E for a distance of 87.70 feet to a found 1/2" iron rod for an angle point;
- 7.) S16°59'11"W for a distance of 77.98 feet to a found 1/2" iron rod in the north R.O.W. line of Academy Drive;

THENCE N81°25'02"W for a distance of 23.98 feet to the **POINT OF BEGINNING**, containing 1.8393 acres (80119 square feet), more or less.

TRACT 2:

COMMENCING at a 1/2" iron rod found in the north right-of-way line of academy drive, being the southeast corner of that certain tract conveyed to 112 Academy, LLC by deed recorded in document no. 2006197905, Official Public Records of Travis County, Texas, from which a found 1/2" iron rod bears S3°32'27"W at a distance of 2.24 feet;

THENCE with the common line between said 112 Academy tract and herein described tract 1, N14°04'20"W for a distance of 179.58 feet to a 1/2" iron rod found in an asphalt parking lot;

THENCE continuing with the common line of said 112 Academy tract and herein described tract, N81°00'27"W for a distance of 250.00' to a set capped iron rod stamped "WATERLOO RPLS 4324" for the westerly most corner of herein described tract 1, and the east line of that certain tract Hotel Saint Cecilia Residential Condominiums recorded in document no. 2018200253, Official Public Records;

THENCE with the common line with said Saint Cecilia Condos, N8°37'39"E for a distance of 212.55 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for the **POINT OF BEGINNING** or herein described tract 2;

THENCE with the common line with said Saint Cecilia Condos N81°42'33"W for a distance of 50.75 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" in the southeast R.O.W. of Music Lane;

THENCE with the SE R.O.W. of Music Lane the following two (2) calls:

- 1.) N18°44'34"W for a distance of 5.12 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for an angle point;
- 2.) N59°28'31"E for a distance of 11.38 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for an angle point, also being a point in the SW line of that certain Cityview Condominium tract as recorded in document no. 2019202836, Official Public Records;

THENCE with the common line between herein described tract 2 and said Cityview Condos, the following three (3) calls:

- 1.) S67°22'29"E for a distance of 6.25 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for an angle point;
- 2.) N59°35'08"E for a distance of 126.93 feet to a found 1/2" iron rod for an angle point
- 3.) S80°54'20"E for a distance of 86.89 feet to a point on the face of a building wall;

THENCE with the face of said building wall, the following 12 calls:

- 1) N09°19'58"E for a distance of 10.29 feet to a building corner;
- 2) S81°07'13"E for a distance of 38.7 feet to a building corner, also being a point of beginning of a non-tangent curve to the left having a radius of 69.88 feet;
- 3) with said curve an arc length of 34.51 feet, whose chord bears S10°16'28"E for a distance of 34.16 feet to a corner;
- 4) S67°34'32"W a distance of 0.64 feet to a corner;
- 5) N20°19'28"W a distance of 3.05 feet to a corner;
- 6) S63°20'32"W a distance of 15.37 feet to a corner;
- 7) S7°56'32"W a distance of 12.23 feet to a corner;
- 8) S80°59'28"E a distance of 5.71 feet to a corner;
- 9) N84°43'41"E a distance of 6.18 feet to a corner;
- 10) S8°05'19"W a distance of 5.69 feet to a corner;
- 11) S83°39'23"E a distance of 1.75 feet to a corner;
- 12) S8°42'14"W a distance of 40.63 feet to a corner;

THENCE N82°21'46"W for a distance of 196.21 feet to the **POINT OF BEGINNING** of tract 2, containing 0.3888 acres (16934 square feet), more or less.

TRACT 3:

COMMENCING at a 1/2" iron rod found in the north right-of-way line of academy drive, being the southeast corner of that certain tract conveyed to 112 Academy, LLC by deed recorded in document no. 2006197905, Official Public Records of Travis County, Texas, from which a found 1/2" iron rod bears S3°32'27"W at a distance of 2.24 feet;

THENCE S81°25'02"E for a distance of 23.98 feet to a found 1/2" iron rod for the **POINT OF BEGINNING** of herein describe tract 3, also being the southern most corner of the aforementioned tract 1;

THENCE with the common line between herein described tract 3 and the aforementioned tract 1, the following seven(7) calls:

- 1.) N16°59'11"E for a distance of 77.98 feet to a found 1/2" iron rod for an angle point;
- 2.) N7°38'37"W for a distance of 87.70 feet to a found 1/2" iron rod for an angle point;
- 3.) N19°42'05"E for a distance of 44.93 feet to a found 1/2" iron rod for an angle point;
- 4.) N0°17'51"E for a distance of 91.47 feet to a found 1/2" iron rod for an angle point;
- 5.) N23°15'14"W for a distance of 37.70 feet to a found 1/2" iron rod for an angle point;
- 6.) N54°40'05"W for a distance of 40.45 feet to a found 1/2" iron rod for an angle point;
- 7.) N2°23'47"E for a distance of 96.48 feet to a found capped iron rod stamped "RL SURVEYING" for an angle point, also being in the SE line of the aforementioned Cityview Condos tract;

THENCE with the common line of said Cityview tract and herein described tract, the following ten (10) calls:

- 1) N26°12'32"E for a distance of 39.67 feet to a found 1/2" iron rod for a common corner;
- 2) N13°44'56"E for a distance of 49.55 feet to a found capped 1/2" iron rod for a common corner;
- 3) N32°18'04"E for a distance of 23.77 feet to a found "X" on the curb for a common corner;
- 4) N79°38'32"E for a distance of 28.86 feet to a found capped iron rod for a common corner;
- 5) N21°59'01"W for a distance of 22.00 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for a common corner;
- 6) N39°17'09"W for a distance of 43.00 feet to a found capped iron rod for a common corner;
- 7) N12°47'48"E for a distance of 35.40 feet to a found capped iron rod for a common corner;
- 8) N16°39'42"E for a distance of 75.30 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for a common corner;
- 9) N19°48'42"E for a distance of 79.56 feet to a found capped iron rod for a common corner;
- 10) N21°21'40"E for a distance of 48.42 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for a common corner, also being the southwest corner of lot 9, block 2, of Norwood Heights, a subdivision in Travis County, Texas, recorded in volume 3, page 169 of the Plat Records of Travis County, Texas;

THENCE with the common line between said lot 9 and herein described tract, S63°10'04"E for a distance of 113.38 feet to a 1/2" iron rod found in the west right-of-way line of Melissa Lane and Bonnieview Street, from which a found 1/2" iron rod for the southeast corner of said lot 9 bears, S62°17'54"E for a distance of 61.33 feet;

THENCE with the west right-of-way line of Melissa Lane and the east line of herein described tract, the following 5 calls:

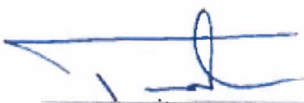
- 1) S13°23'08"W for a distance of 190.56 feet to a found 1/2" iron rod for an angle point;
- 2) S9°17'11"W for a distance of 171.87 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for the point of beginning of a tangent curve to the left having a radius of 88.82 feet;
- 3) with said curve and arc length of 27.91 feet, whose chord bears S0°09'33"W for a distance of 27.79 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for a point of tangency;
- 4) S9°52'51"E for a distance of 195.29 feet to a found mag nail in a driveway;
- 5) S12°30'22"E for a distance of 158.77 feet to a found 1/2" iron rod for the intersection of the west right-of-way line of Melissa Lane and the north right-of-way line of Academy Drive,

THENCE with the north right-of-way line of Academy Drive, S68°46'28"W for a distance of 171.92 feet to a found 60D nail in an asphalt driveway for an angle point;

THENCE continuing with the north right-of-way line of Academy Drive, N80°52'42"W for a distance of 29.11 feet to the **POINT OF BEGINNING** of herein described tract 3, containing 2.4460 acres (106548 square feet) more or less.

Bearing based on the Texas Coordinate System of 1983(NAD83) Central Texas Zone, based on local observation.
All records Travis County, Texas.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.



Thomas P. Dixon R.P.L.S. 4324,
Waterloo Surveyors
P.O. Box 160176 Austin, Tx 78716
(512) 481-9602 TBPLS FIRM# 10124400



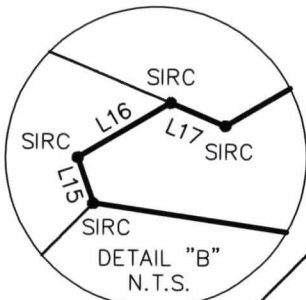
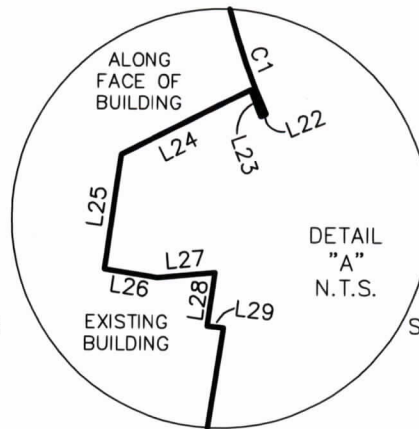
Waterloo Surveyors SURVEY PLAT

NOTE:
BEARING BASED ON THE TEXAS COORDINATE
SYSTEM OF 1983(NAD83) CENTRAL TEXAS
ZONE, BASED ON LOCAL GPS OBSERVATIONS.

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Page 4 of 5

LEGAL DESCRIPTION:

BEING TRACT 1: 1.8393 ACRES; TRACT 2: 0.3888 ACRES; & TRACT 3: 2.4460 ACRES OF LAND OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO SPEARHEAD ACADEMY, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 201222395, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING PORTIONS OF LOTS 1-13, BLOCK 3, AND THAT LOT DESIGNATED AS "RESERVED" IN BLOCK 3, OF NORWOOD HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 169 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; ALONG WITH ALL OF THAT CERTAIN 2.226 ACRE TRACT OF LAND, MORE OR LESS, OUT OF (i) THE ISAAC DECKER LEAGUE SITUATED IN TRAVIS COUNTY, TEXAS, AND (ii) ALL OF BLOCK 73, PORTIONS OF BLOCKS 75 AND 76, AND ALL OF BLOCK 75 OF FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 46 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AND MADE A PART HEREOF.



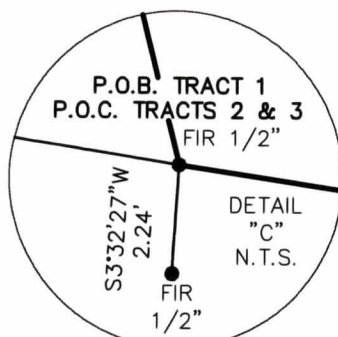
MUSIC LANE

SCALE
1" = 100'

HOTEL SAINT
CECILIA
RESIDENTIAL
CONDOS
(DOC#
2018200253)

LEGEND
RECORD CALL ()
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FOUND IRON ROD FIR
SET IRON ROD WITH CAP SIRC
FOUND IRON ROD WITH CAP FIRC

112 ACADEMY, LLC.
(DOC# 2006197905)



CITYVIEW CONDOS
(DOC# 2019202836)

TRACT 2
0.3888 ACRES
16934 SQ.FT.

TRACT 1
1.8393 ACRES
80119 SQ.FT.

TRACT 3
2.4460 ACRES
106548 SQ.FT.

P.O.B. TRACT 3

P.O. Box 160176, Austin, Texas 78716-0176

Phone: 481-9602

FIRM #10124400

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Waterloo Surveyors SURVEY PLAT

OWNER:
SPEARHEAD ACADEMY, LTD.

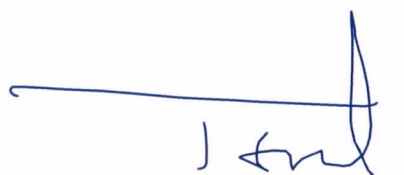
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AUSTIN, TEXAS 78704

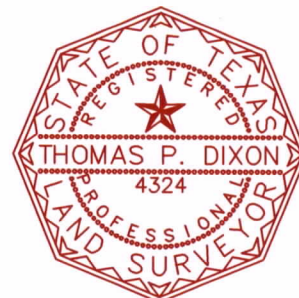
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Page 5 of 5

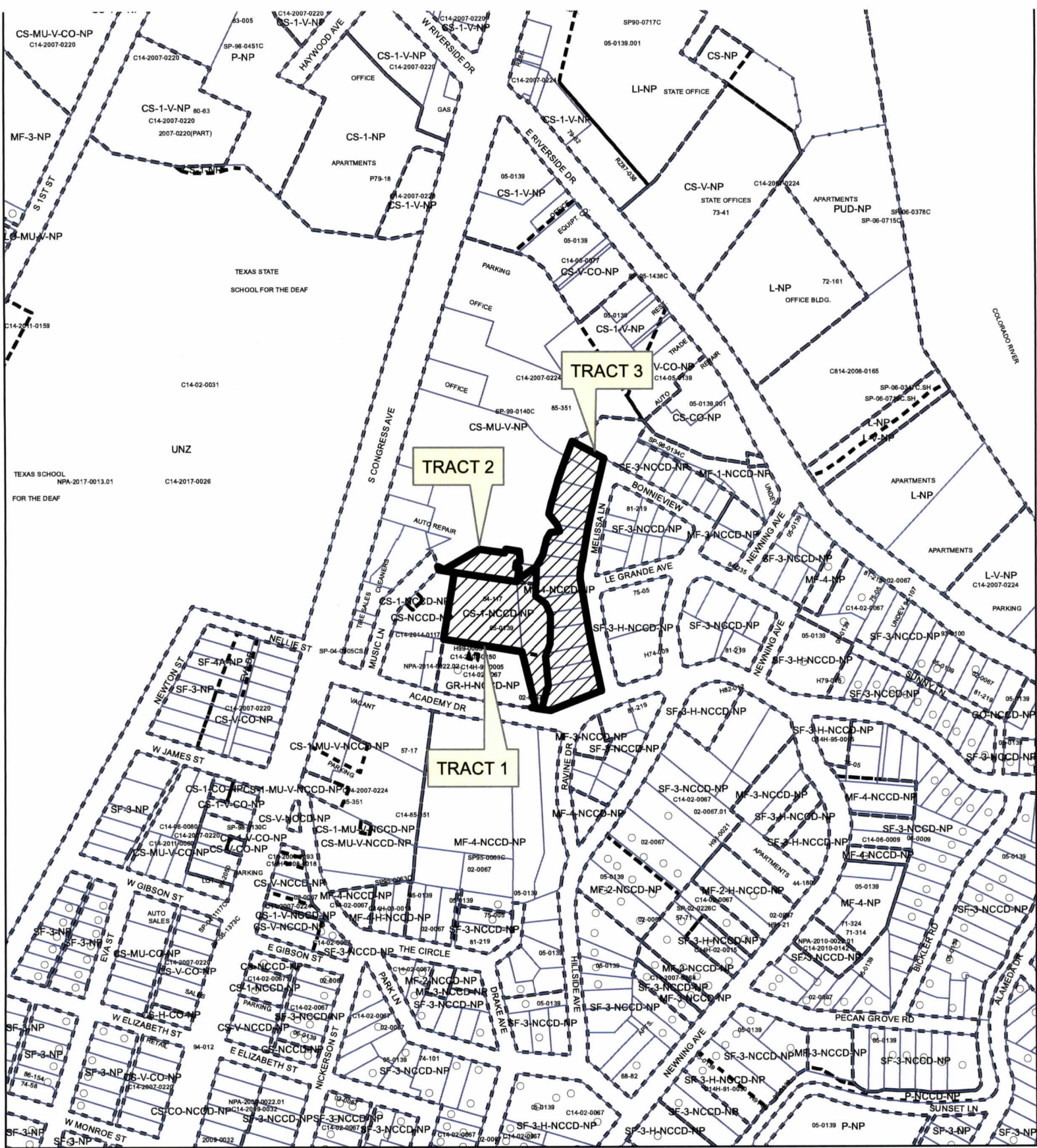
TRACT 1				TRACT 3			
NUM	BEARING	DISTANCE	(RECORD)	NUM	BEARING	DISTANCE	(RECORD)
L1	N14°04'20"W	179.58'	(179.53')	L32	S81°25'02"E	23.98'	(23.99')
L2	N81°00'27"W	250.00'	(250.14')	L33	N16°59'11"E	77.98'	
L3	N8°37'39"E	212.55'	(212.55')	L34	N7°38'37"W	87.70'	
L4	S82°21'46"E	196.21'	—	L35	N19°42'05"E	44.93'	
L5	N55°26'51"E	86.01'	(86.17')	L36	N0°17'51"E	91.47'	
L6	S2°23'47"W	96.48'	—	L37	N23°15'14"W	37.70'	
L7	S54°40'05"E	40.45'	—	L38	N54°40'05"W	40.45'	
L8	S23°15'14"E	37.70'	—	L39	N2°23'47"E	96.48'	
L9	S0°17'51"W	91.47'	—	L40	N26°12'32"E	39.67'	(39.84')
L10	S19°42'05"W	44.93'	—	L41	N13°44'56"E	49.55'	(50.10')
L11	S7°38'37"E	87.70'	—	L42	N32°18'04"E	23.77'	(23.60')
L12	S16°59'11"W	77.98'	—	L43	N79°38'32"E	28.86'	(29.10')
L13	N81°25'02"W	23.98'	(23.99')	L44	N21°59'01"W	22.00'	
TRACT 2				L45	N39°17'09"W	43.00'	(43.00')
NUM	BEARING	DISTANCE	(RECORD)	L46	N12°47'48"E	35.40'	(35.40')
L14	N81°42'33"W	50.75'	(50.75')	L47	N16°39'42"E	75.30'	(75.10')
L15	N18°44'34"W	5.12'		L48	N19°48'42"E	79.56'	(79.35')
L16	N59°28'31"E	11.38'		L49	N21°21'40"E	48.42'	
L17	S67°22'29"E	6.25'		L50	S63°10'04"E	113.38'	(114.18')
L18	N59°35'08"E	126.93'	(126.96')	L51	S13°23'08"W	190.56'	(190.85')
L19	S80°54'20"E	86.89'	(86.91')	L52	S9°17'11"W	171.87'	(171.87')
L20	N9°19'58"E	10.29'		L53	S9°52'51"E	195.29'	(196.33')
L21	S81°07'13"E	38.70'		L54	S12°30'22"E	158.77'	(158.73')
L22	S67°34'32"W	0.64'		L55	S68°46'28"W	171.92'	(172.05')
L23	N20°19'28"W	3.05'		L56	N80°52'42"W	29.11'	(29.18')
L24	S63°20'32"W	15.37'		L57	S62°17'54"E	61.33'	(60.75')
L25	S7°56'32"W	12.23'					
L26	S80°59'28"E	5.71'					
L27	N84°43'41"E	6.18'					
L28	S8°05'19"W	5.69'					
L29	S83°39'23"E	1.75'					
L30	S8°42'14"W	40.63'					
L31	N82°21'46"W	196.21'					

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	28°17'53"	34.51'	69.88'	S10°16'28"E	34.16'
C2	18°00'09"	27.91'	88.82'	S0°09'33"W	27.79'

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE
FIELD NOTES AND ACCOMPANYING SKETCH WERE
PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY
UNDER MY DIRECT SUPERVISION AND THAT THEY ARE
TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Thomas P. Dixon R.P.L.S. 4324
FIRM #10124400









ZONING

ZONING CASE#: C14-2020-0147

Exhibit B



 **SUBJECT TRACT**
 **PENDING CASE**
 **ZONING BOUNDARY**

1 " = 400 '

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 11/2/2021