

**ORDINANCE NO. 20221027-052**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 1507 AND 1511 BASTROP HIGHWAY SERVICE ROAD AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-single family residence standard lot (I-SF-2) district to general commercial services (CS) district on the property described in Zoning Case No. C14-2022-0097, on file at the Housing and Planning Department, as follows:

Tract 1:

Being 0.407 acres of land, out of the SANTIAGO DEL VALLE GRANT, located in the City of Austin, Travis County, Texas, being that certain tract conveyed by Deed of Record as recorded in Document No. 2021277792, of the Official Public Records of Travis County, Texas, said 0.407 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance,

AND

Tract 2:

Being 0.489 acres of land, out of the SANTIAGO DEL VALLE GRANT, located in the City of Austin, Travis County, Texas, being that certain tract conveyed by Deed of Record as recorded in Document No. 2021277792, of the Official Public Records of Travis County, Texas, said 0.489 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance, (collectively referred to as the "Property")

locally known as 1507 and 1511 Bastrop Highway Service Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

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

The following uses are prohibited uses on the Property:

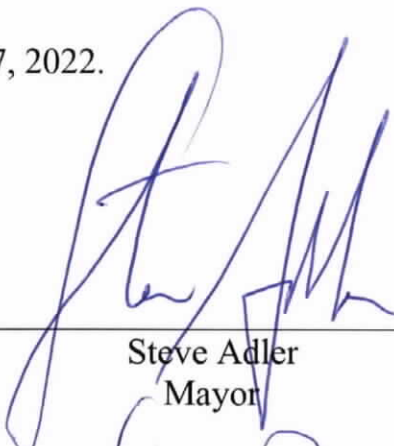
Automotive repair services	Automotive sales
Automotive washing (of any type)	Building maintenance services
Campground	Construction sales and services
Convenience storage	Drop-off recycling collection facility
Exterminating services	Service station
Vehicle storage	

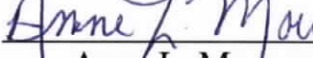
**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for general commercial services (CS) base district.

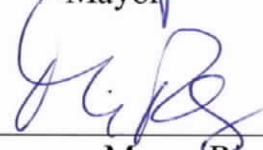
**PART 4.** This ordinance takes effect on November 7, 2022.

**PASSED AND APPROVED**

\_\_\_\_\_, 2022 §  
§  
§

  
Steve Adler  
Mayor

**APPROVED:**   
Anne L. Morgan  
City Attorney

**ATTEST:**   
Myrna Rios  
City Clerk

# EXHIBIT A

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

abe@rpls5901.com 512-244-3395

0.407 ACRE  
SANTIAGO DEL VALLE GRANT  
AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2022.184  
PROJECT: 306-01  
DATE: 09/12/2022

## DESCRIPTION

0.407 ACRE OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 0.4072 ACRE TRACT CONVEYED TO SANJIV RAMESH KUMAR, BY DEED OF RECORD IN DOCUMENT NO. 2021277792, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.407 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod found at an angle point in the north right-of-way line of SH 71 (r.o.w. varies), being the southwest corner of that certain 0.340 acre tract conveyed to West Airport One LP, by Deed of record in Document No. 2002179990, of said Official Public Records, for the southeasterly corner of said 0.4072 acre tract and hereof;

**THENCE**, along said north right-of-way line, being the south line of said 0.4072 acre tract, the following two (2) courses and distances:

1. N61°39'07"W, a distance of 66.96 feet to a 1/2-inch iron rod found, for an angle point;
2. N68°26'23"W, a distance of 103.84 feet to a 1/2-inch iron rod found at the southwest corner of said 0.4072 acre tract, being the southeast corner of that certain 0.4885 acre tract conveyed to Sanjiv Ramesh Kumar, by said Deed of record in Document No. 2021277792, of said Official Public Records, for the southwesterly corner hereof;

**THENCE**, N42°28'29"E, leaving said north right-of-way line, along the east line of said 0.4885 acre tract, being the west line of said 0.4072 acre tract, a distance of 138.81 feet to a 1/2-inch iron rod found at the northeast corner of said 0.4885 acre tract, being in the south line of that certain 15.4570 acre tract conveyed to Austin Hwy 71 Investments, LLC, by Deed of record in Document No. 2014185447, of said Official Public Records, for the northwesterly corner of said 0.4072 acre tract and hereof;

**THENCE**, S47°31'31"E, along the south line of said 15.4570 acre tract, being the north line of said 0.4072 acre tract, a distance of 161.77 feet to a 1/2-inch iron rod found at the northeast corner of said 0.4072 acre tract, being the northwest corner of said 0.340 acre tract, for the northeasterly corner hereof;

**THENCE**, S42°20'05"W, along the west line of said 0.340 acre tract, being the east line of said 0.4072 acre tract, a distance of 85.41 feet to the **POINT OF BEGINNING**, and containing 0.407 acre (17,736 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420





ALTA/NSPS LAND TITLE SURVEY OF:

TRACT 1: 0.4072 ACRES BEING ALL OF THAT CERTAIN TRACT OF LAND CONTAINING 0.93 ACRE OF LAND, MORE OR LESS, SITUATED IN THE SANTIAGO DEL VALLE LEAGUE, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 822, PAGE 303, DEED RECORDS, TRAVIS COUNTY, TEXAS, LESS, SAVE AND EXCEPT THAT CERTAIN 0.31 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN DEED RECORDED IN VOLUME 1963, PAGE 142, AND THAT CERTAIN 0.21 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN VOLUME 3009, PAGE 2031, DEED RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2: 0.4885 ACRES BEING ALL OF THAT CERTAIN TRACT OF LAND CONTAINING 0.85 ACRE OF LAND, MORE OR LESS, SITUATED IN THE SANTIAGO DEL VALLE LEAGUE, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 823, PAGE 410, DEED RECORDS, TRAVIS COUNTY, TEXAS, LESS, SAVE AND EXCEPT THAT CERTAIN 0.35 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN DEED RECORDED IN VOLUME 1963, PAGE 145, AND THAT CERTAIN 0.002 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN VOLUME 3027, PAGE 352, DEED RECORDS, TRAVIS COUNTY, TEXAS.

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT #1840209-COM  
ISSUED OCTOBER 5TH, 2018  
SCHEDULE B ITEMS:

10) A. EASEMENT: (TRACT 1)  
RECORDED: VOLUME 3008, PAGE 1538, DEED RECORDS, TRAVIS COUNTY, TEXAS.  
TO: CITY OF AUSTIN  
PURPOSE: ELECTRIC/TELEPHONE LINES AND SYSTEMS (SHOWN HEREON)

**FIELD NOTES**

TRACT 1: 0.4072 ACRES BEING ALL OF THAT CERTAIN TRACT OF LAND CONTAINING 0.93 ACRE OF LAND, MORE OR LESS, SITUATED IN THE SANTIAGO DEL VALLE LEAGUE, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 822, PAGE 303, DEED RECORDS, TRAVIS COUNTY, TEXAS, LESS, SAVE AND EXCEPT THAT CERTAIN 0.31 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN DEED RECORDED IN VOLUME 1963, PAGE 142, AND THAT CERTAIN 0.21 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN DEED RECORDED IN VOLUME 3009, PAGE 2031, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.4072 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron pin found in the new northerly R.O.W. line of E Highway 71 (Bastrop Highway), being the southwest corner of a 0.340 acre tract conveyed to West Airport One LP by deed recorded in Document No. 2002179990, Official Public Records, Travis County, Texas, the northwest corner of a 0.32 acre tract owned by the State of Texas (TCAD Prop. ID # 290567) (no deed found) and the northeast corner of said 0.21 acre Save & Except tract, for the most southerly corner of this tract and the **POINT OF BEGINNING**;

**THENCE** with the new northerly R.O.W. line of said Bastrop Highway, the north line of said 0.21 acre tract and the south line of this tract the following two (2) courses:

- N61°39'07"W a distance of 66.96 feet to a 1/2" iron pin set;
- N68°26'23"W a distance of 103.84 feet to a 1/2" iron pin set, being the north common corner of said 0.21 acre tract and a 0.002 acre Save & Except tract recorded in Volume 3027, Page 352, Deed Records, Travis County, Texas, same being the south common corner of this tract and "Tract 2";

**THENCE** N42°28'29"E with the common line of this tract and said Tract 2 a distance of 138.81 feet to a 1/2" iron pin found in the south line of a 15.4570 acre tract conveyed to Austin Hwy 71 Investments LLC by deed recorded in Document No. 2014185447, Official Public Records, Travis County, Texas, being the north common corner of this tract and said Tract 2;

**THENCE** S47°31'31"E with the common line of this tract and said 15.4570 acre tract a distance of 161.77 feet to a 1/2" iron pin found, being the north common corner of this tract and said 0.340 acre tract;

**THENCE** S42°22'05"W with the common line of this tract and said 0.340 acre tract a distance of 85.41 feet to the **POINT OF BEGINNING** and containing 0.4072 acres of land more or less.

(BEARING BASIS = STATE PLANE COORDINATES (NAD 83), CENTRAL TEXAS (4203))

REF: ZIF Developers, LLC  
G.F. NUMBER: 1840209-COM  
DATED: October 5, 2018

SURVEY CERTIFICATION  
TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, ZIF DEVELOPERS, LLC AND IVA A. HENRY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 5, 6(A), 6(B), 8(A), AND 8(B). TO COMPLY WITH TABLE A ITEMS 6(A) AND 6(B), ZONING CLASSIFICATION MUST BE SUPPLIED TO SURVEYOR BY ZONING CONSULTANT OR TITLE COMPANY., 6(B), 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 19, 2018.

DATE OF PLAT OR MAP: JANUARY 7, 2019.

HERMAN CRICHTON, R.P.L.S. NO. 4046

This survey is copyright 2019 by Crichton and Associates, Inc., and is being provided solely for the use of the current parties and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with this transaction only.

SURVEY NOTES:

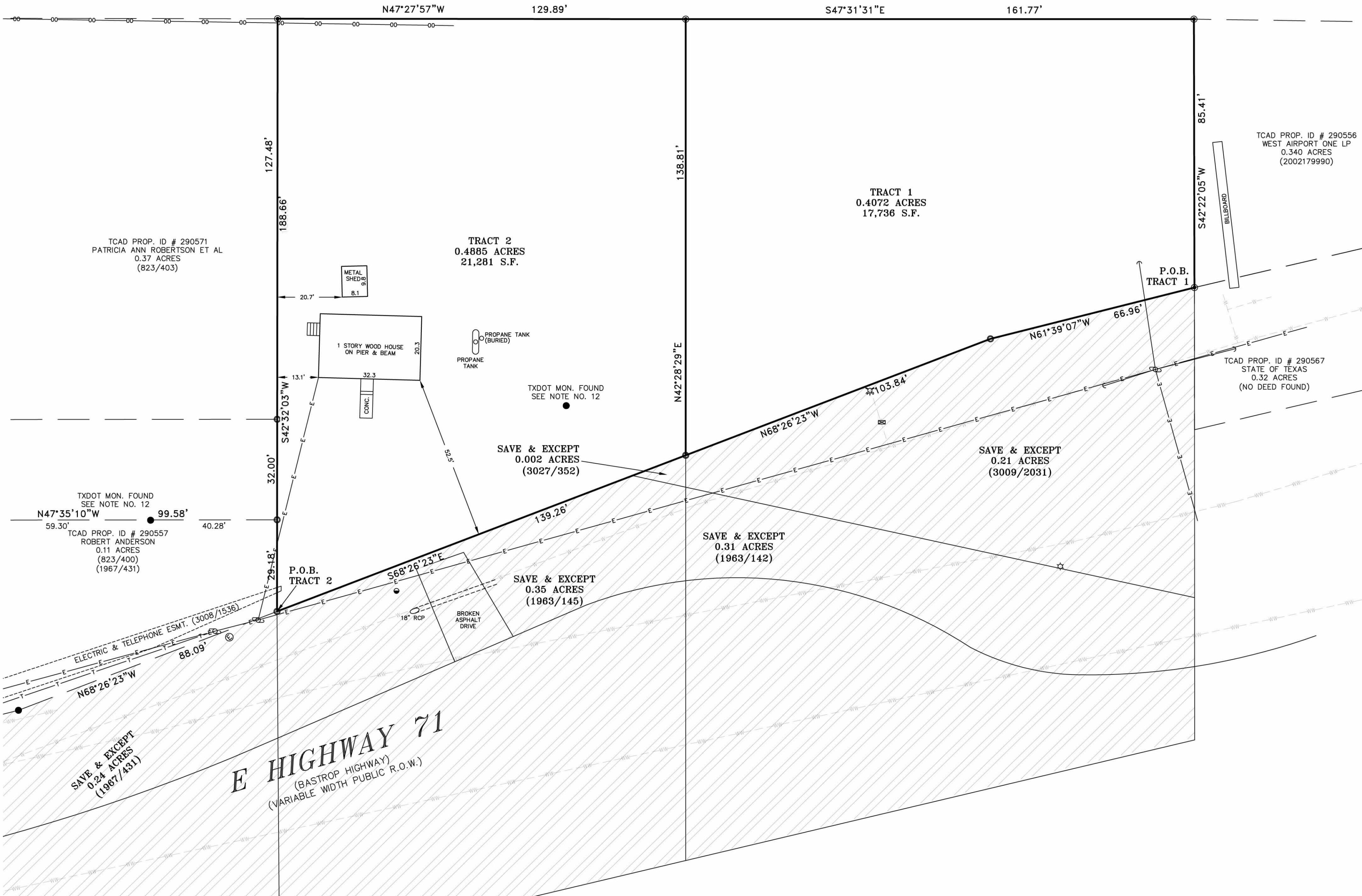
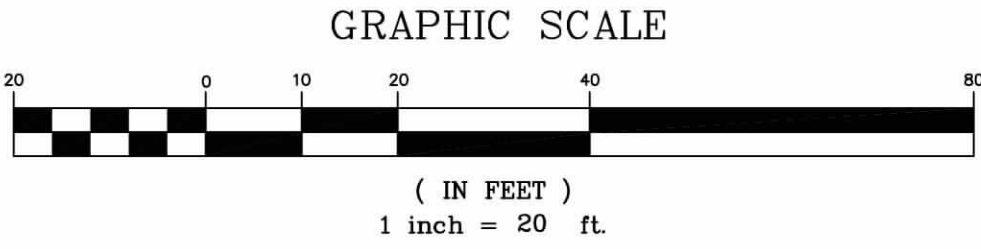
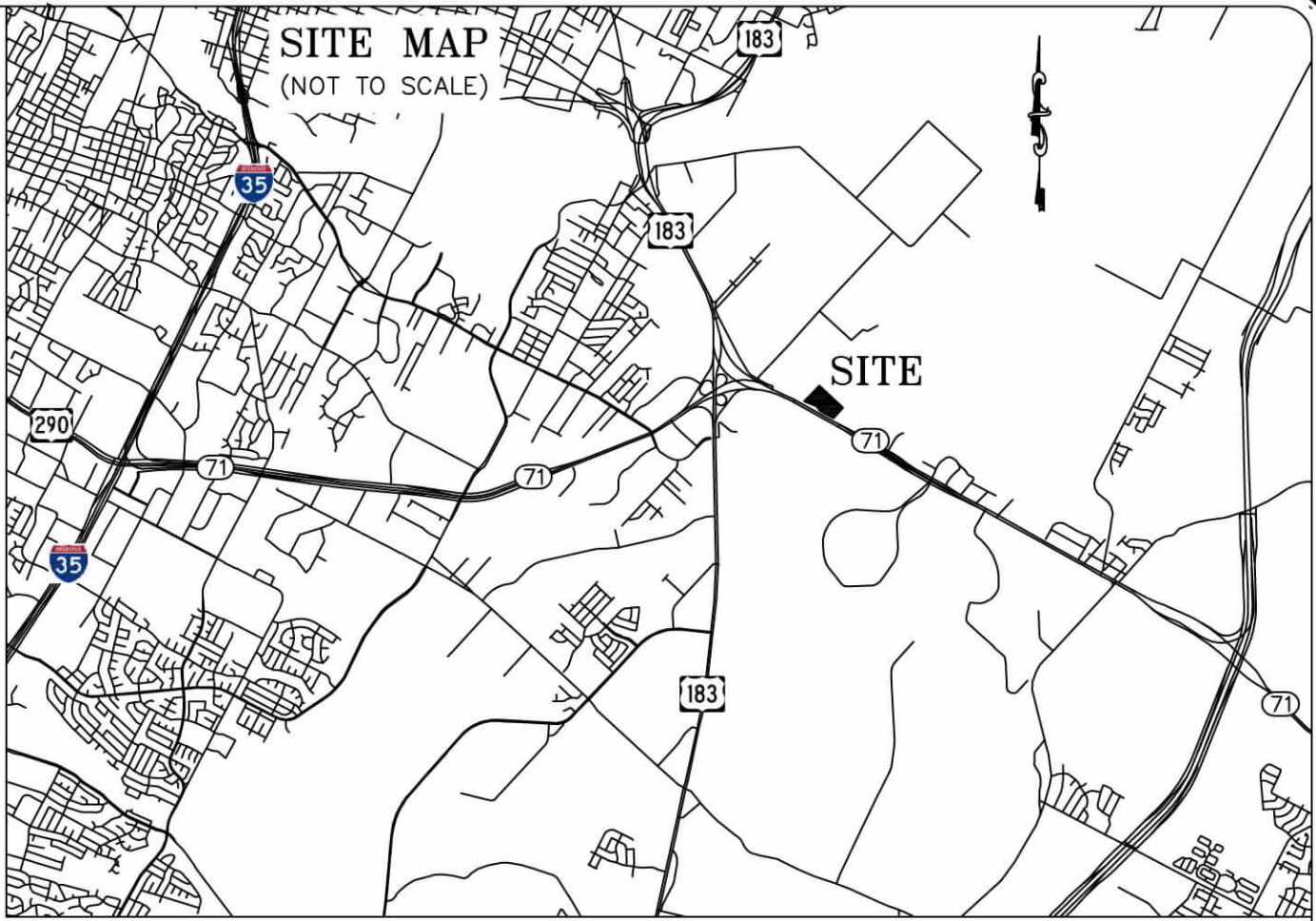
- 1) BEARING BASIS FOR THIS SURVEY IS TEXAS STATE PLANE COORDINATES (NAD83), CENTRAL TEXAS ZONE (4203)
- 2) THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AND ON-GOING CONSTRUCTION IN THE E. HIGHWAY 71 ROW AND ALL IMPROVEMENTS IN THAT AREA ARE SUBJECT TO CHANGE.
- 3) THERE IS NO OBSERVED EVIDENCE OF THIS TRACT'S USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- 4) PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY, THERE ARE NO WETLAND AREAS ON THIS TRACT.
- 5) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN, AS SHOWN ON FEMA F.I.R.M. NO. 48453C 0610 K PREPARED FOR THE CITY OF AUSTIN, TEXAS BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT, WITH AN EFFECTIVE DATE OF JANUARY 6, 2016.
- 6) THE SUBJECT PROPERTY HAS DIRECT, CONTIGUOUS ACCESS TO E HIGHWAY 71 (BASTROP HIGHWAY)
- 7) UNDERGROUND UTILITIES SHOWN HEREON ARE PER CITY OF AUSTIN GIS DATA.
- 8) ALL PARCELS SHOWN HEREON ARE CONTIGUOUS AND THERE ARE NO GAPS OR GORE BETWEEN THEM.
- 9) THE PROPERTY AND R.O.W. SHOWN HEREON ARE CONTIGUOUS THERE ARE NO GAPS OR GORE BETWEEN THEM.
- 10) OTHER THAN THE ENCROACHMENTS SHOWN HEREON THERE ARE NO ENCROACHMENTS ON THIS TRACT.

TCAD PROP. ID # 445847  
AUSTIN HWY 71 INVESTMENTS LLC  
15.4570 ACRES  
(2014185447)

11) THIS TRACT IS ZONED I-SF-2 "INTERIM - SINGLE FAMILY RESIDENCE" BY THE CITY OF AUSTIN. SITE DEVELOPMENT STANDARDS ARE AS FOLLOWS:

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Units Per Lot	1	Front yard	25 ft
Maximum Building Coverage	40%	Street side yard	15 ft
Maximum Impervious Cover	45%	Interior side yard	5 ft
		Rear yard	10 ft

12) DURING THE FIELD INSPECTION OF THIS PROPERTY, MULTIPLE TXDOT BRASS DISK WERE FOUND ON THE GROUND THAT WOULD SEEM TO INDICATE A ROW DEDICATION THAT WAS NOT DISCOVERED DURING AN EXTENSIVE SEARCH OF PUBLIC RECORDS.



**FIELD NOTES**

TRACT 2: 0.4885 ACRES BEING ALL OF THAT CERTAIN TRACT OF LAND CONTAINING 0.85 ACRE OF LAND, MORE OR LESS, SITUATED IN THE SANTIAGO DEL VALLE LEAGUE, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 823, PAGE 410, DEED RECORDS, TRAVIS COUNTY, TEXAS, LESS, SAVE AND EXCEPT THAT CERTAIN 0.35 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN DEED RECORDED IN VOLUME 1963, PAGE 145, AND THAT CERTAIN 0.002 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN VOLUME 3027, PAGE 352, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.4885 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron pin set in the new northerly R.O.W. line of E Highway 71 (Bastrop Highway), being the most easterly corner of a 0.24 acre Save & Except tract recorded in Volume 1967, Page 431, Deed Records, Travis County, Texas, the most southerly corner of the remainder of a tract conveyed to Robert Anderson by deed recorded in Volume 823, Page 400, Deed Records, Travis County, Texas, the most northerly corner of said 0.35 acre Save & Except tract, the most westerly corner of this tract and the **POINT OF BEGINNING**, whence a found concrete highway monument for a northerly corner of said 0.24 acre tract bears N68°26'23"W a distance of 88.09';

**THENCE** S68°26'23"E with the new northerly R.O.W. line of said Bastrop Highway and the northerly line of said 0.35 acre tract, passing the common line of said 0.35 acre tract and said 0.002 acre tract, continuing with the northerly line of said 0.002 acre tract, in all a distance of 139.26 feet to a 1/2" iron pin set, being the east corner of said 0.002 acre tract, and a northerly corner of a 0.21 acre Save & Except tract recorded in Volume 3009, Page 2031, Deed Records, Travis County, Texas, for the south common corner of this tract and "Tract 1"

**THENCE** N42°28'29"E with the common line of this tract and said Tract 1 a distance of 138.81 feet to a 1/2" iron pin found in the south line of a 15.4570 acre tract conveyed to Austin Hwy 71 Investments LLC by deed recorded in Document No. 2014185447, Official Public Records, Travis County, Texas, being the north common corner of this tract and said Tract 1;

**THENCE** N47°27'57"W with the common line of this tract and said 15.4570 acre tract a distance of 129.89 feet to a 1/2" iron pin found, being the north common corner of this tract and the remainder of a 0.37 acre tract conveyed by deed recorded in Volume 823, Page 403, Deed Records, Travis County, Texas;

**THENCE** S42°32'03"W with the westerly line of this tract a distance of 188.66 feet to the **POINT OF BEGINNING** and containing 0.4885 acres of land more or less.

(BEARING BASIS = STATE PLANE COORDINATES (NAD 83), CENTRAL TEXAS (4203))

LEGEND	
1/2" IRON PIN FOUND	UG UTILITY WARNING SIGN
NAIL FOUND	UTILITY PEDESTAL
TXDOT MON./DISK FND	GAS METER
SPRINKLE FOUND	WATER MANHOLE
LIGHT POLE	WATER WELL
POWER POLE	WATER METER
CITY WIRE	WATER VALVE
OVERHEAD TELE. LINE	FIRE HYDRANT
OVERHEAD ELECT. LINE	PVC RISER
ELECTRIC METER	FLAG POLE
ELECTRIC MANHOLE	SANITARY SEWER MANHOLE
CONG. PAV. W/TH ELEC.	SEWER CLEANOUT
ELECTRIC BOX	SEPTIC LID
METAL FENCE	STORM SEWER MANHOLE
WOOD FENCE	UTILITY VAULT
CHAIN LINK FENCE	DRAIN GRATE
WIRE FENCE	RECORD INFORMATION
UG WATER LINE	C.C. COVERED CONCRETE
UG WASTEWATER LINE	

**CRICHTON**  
AND ASSOCIATES INC.  
LAND SURVEYORS

TBLS Firm # 101727-00  
6448 East Highway 290  
Suite B105  
Austin, Texas 78723  
(512) 244-3395  
Orders@CrichtonandAssociates.com

TCAD Prop. ID # 290566  
0.4072 Acres - 17,736 Square Feet  
TCAD Prop. ID # 290565 & 290568  
0.4885 Acres - 21,281 Square Feet

DATE: January 7, 2019 JOB NO. 18\_167

SCALE: 1" = 20' DWG NO. 18\_167



# EXHIBIT B

ABRAM DASHNER, RPLS, LLC

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901

TBPLS FIRM NO. 10194420

abe@rpls5901.com 512-244-3395

0.489 ACRE  
SANTIAGO DEL VALLE GRANT  
AUSTIN, TRAVIS COUNTY, TX

FILE NO. 2022.185  
PROJECT: 306-01  
DATE: 09/12/2022

## DESCRIPTION

0.489 ACRE OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 0.4885 ACRE TRACT CONVEYED TO SANJIV RAMESH KUMAR, BY DEED OF RECORD IN DOCUMENT NO. 2021277792, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.489 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2-inch iron rod found in the north right-of-way line of SH 71 (r.o.w. varies), being in the southeast line of that certain 0.11 acre tract conveyed to Robert Anderson, by Deed of record in Volume 1967, Page 431, of the Deed Records of Travis County, Texas, for the southwesterly corner of said 0.4885 acre tract and hereof;

**THENCE**, N42°32'03"E, leaving said north right-of-way line, along the east line of said 0.11 acre tract and that 0.2924 acre tract conveyed to Bonilla's Auto Sales, by Deed of record in Document No. 2021177752, of said Official Public Records, being the west line of said 0.4885 acre tract, a distance of 188.66 feet to a 1/2-inch iron rod found at the northeast corner of said 0.2924 acre tract, being in the south line of that certain 15.4570 acre tract conveyed to Austin Hwy 71 Investments, LLC, by Deed of record in Document No. 2014185447, of said Official Public Records, for the northwesterly corner of said 0.4885 acre tract and hereof;

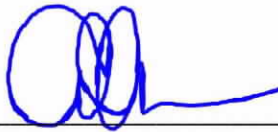
**THENCE**, S47°27'57"E, along the south line of said 15.4570 acre tract, being the north line of said 0.4885 acre tract, a distance of 129.89 feet to a 1/2-inch iron rod found at the northeast corner of said 0.4885 acre tract, being the northwest corner of that certain 0.4072 acre tract conveyed to Sanjiv Ramesh Kumar, by said Deed of record in Document No. 2021277792, of said Official Public Records, for the northeasterly corner hereof;

**THENCE**, S42°28'29"W, along the west line of said 0.4072 acre tract, being the east line of said 0.4885 acre tract, a distance of 138.81 feet to a 1/2-inch iron rod found at the southwest corner of said 0.4072 acre tract, being in said north right-of-way line of SH 71, for the southeasterly corner of said 0.4885 acre tract and hereof;

**THENCE**, N68°26'23"W, along said north right-of-way line, being the south line of said 0.4885 acre tract, a distance of 139.26 feet to the **POINT OF BEGINNING**, and containing 0.489 acre (21,281 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.



ABRAM C. DASHNER  
TEXAS RPLS 5901  
TBPLS FIRM NO. 10194420





ALTA/NSPS LAND TITLE SURVEY OF:

TRACT 1: 0.4072 ACRES BEING ALL OF THAT CERTAIN TRACT OF LAND CONTAINING 0.93 ACRE OF LAND, MORE OR LESS, SITUATED IN THE SANTIAGO DEL VALLE LEAGUE, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 822, PAGE 303, DEED RECORDS, TRAVIS COUNTY, TEXAS, LESS, SAVE AND EXCEPT THAT CERTAIN 0.31 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN DEED RECORDED IN VOLUME 1963, PAGE 142, AND THAT CERTAIN 0.21 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN VOLUME 3009, PAGE 2031, DEED RECORDS, TRAVIS COUNTY, TEXAS.

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FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT #1840209-COM  
ISSUED OCTOBER 5TH, 2018  
SCHEDULE B ITEMS:

10) A. EASEMENT: (TRACT 1)  
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**BEGINNING** at a 1/2" iron pin found in the new northerly R.O.W. line of E Highway 71 (Bastrop Highway), being the southwest corner of a 0.340 acre tract conveyed to West Airport One LP by deed recorded in Document No. 2002179990, Official Public Records, Travis County, Texas, the northwest corner of a 0.32 acre tract owned by the State of Texas (TCAD Prop. ID # 290567) (no deed found) and the northeast corner of said 0.21 acre Save & Except tract, for the most southerly corner of this tract and the **POINT OF BEGINNING**;

**THENCE** with the new northerly R.O.W. line of said Bastrop Highway, the north line of said 0.21 acre tract and the south line of this tract the following two (2) courses:

- N61°39'07"W a distance of 66.96 feet to a 1/2" iron pin set;
- N68°26'23"W a distance of 103.84 feet to a 1/2" iron pin set, being the north common corner of said 0.21 acre tract and a 0.002 acre Save & Except tract recorded in Volume 3027, Page 352, Deed Records, Travis County, Texas, same being the south common corner of this tract and "Tract 2";

**THENCE** N42°28'29"E with the common line of this tract and said Tract 2 a distance of 138.81 feet to a 1/2" iron pin found in the south line of a 15.4570 acre tract conveyed to Austin Hwy 71 Investments LLC by deed recorded in Document No. 2014185447, Official Public Records, Travis County, Texas, being the north common corner of this tract and said Tract 2;

**THENCE** S47°31'31"E with the common line of this tract and said 15.4570 acre tract a distance of 161.77 feet to a 1/2" iron pin found, being the north common corner of this tract and said 0.340 acre tract;

**THENCE** S42°22'05"W with the common line of this tract and said 0.340 acre tract a distance of 85.41 feet to the **POINT OF BEGINNING** and containing 0.4072 acres of land more or less.

(BEARING BASIS = STATE PLANE COORDINATES (NAD 83), CENTRAL TEXAS (4203))

REF: ZIF Developers, LLC  
G.F. NUMBER: 1840209-COM  
DATED: October 5, 2018

SURVEY CERTIFICATION  
TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, ZIF DEVELOPERS, LLC AND IVA A. HENRY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 5, 6(A), 6(B), 8(A), AND 8(B). THE ZONING CLASSIFICATION MUST BE SUPPLIED TO SURVEYOR BY ZONING CONSULTANT OR TITLE COMPANY., 6(B), 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 19, 2018.

DATE OF PLAT OR MAP: JANUARY 7, 2019.

HERMAN CRICHTON, R.P.L.S. NO. 4046

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SURVEY NOTES:

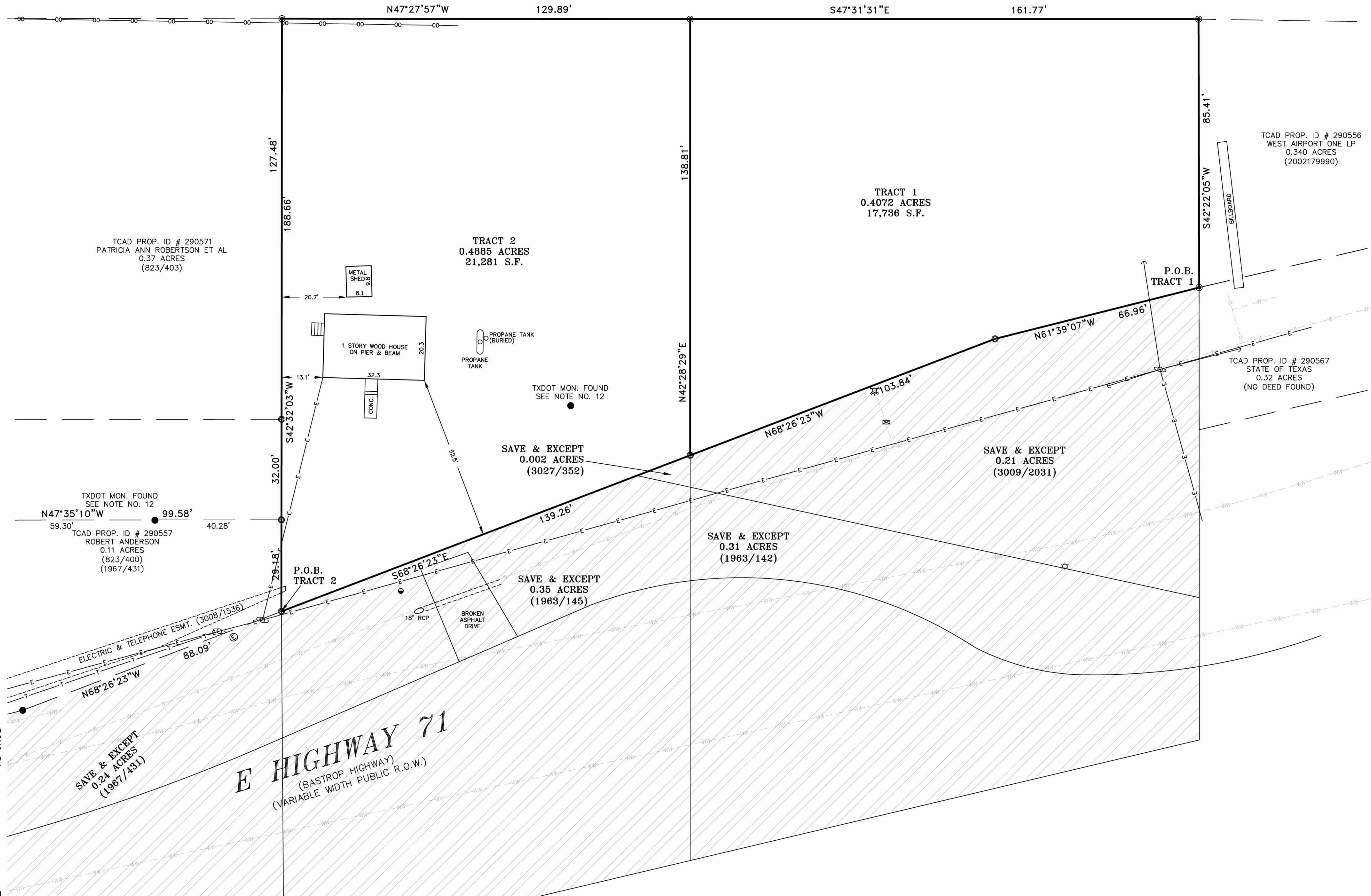
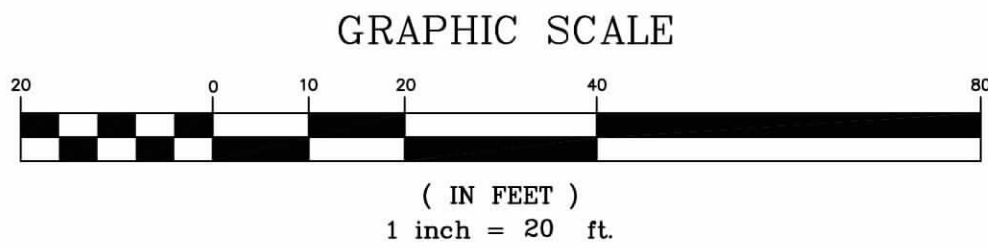
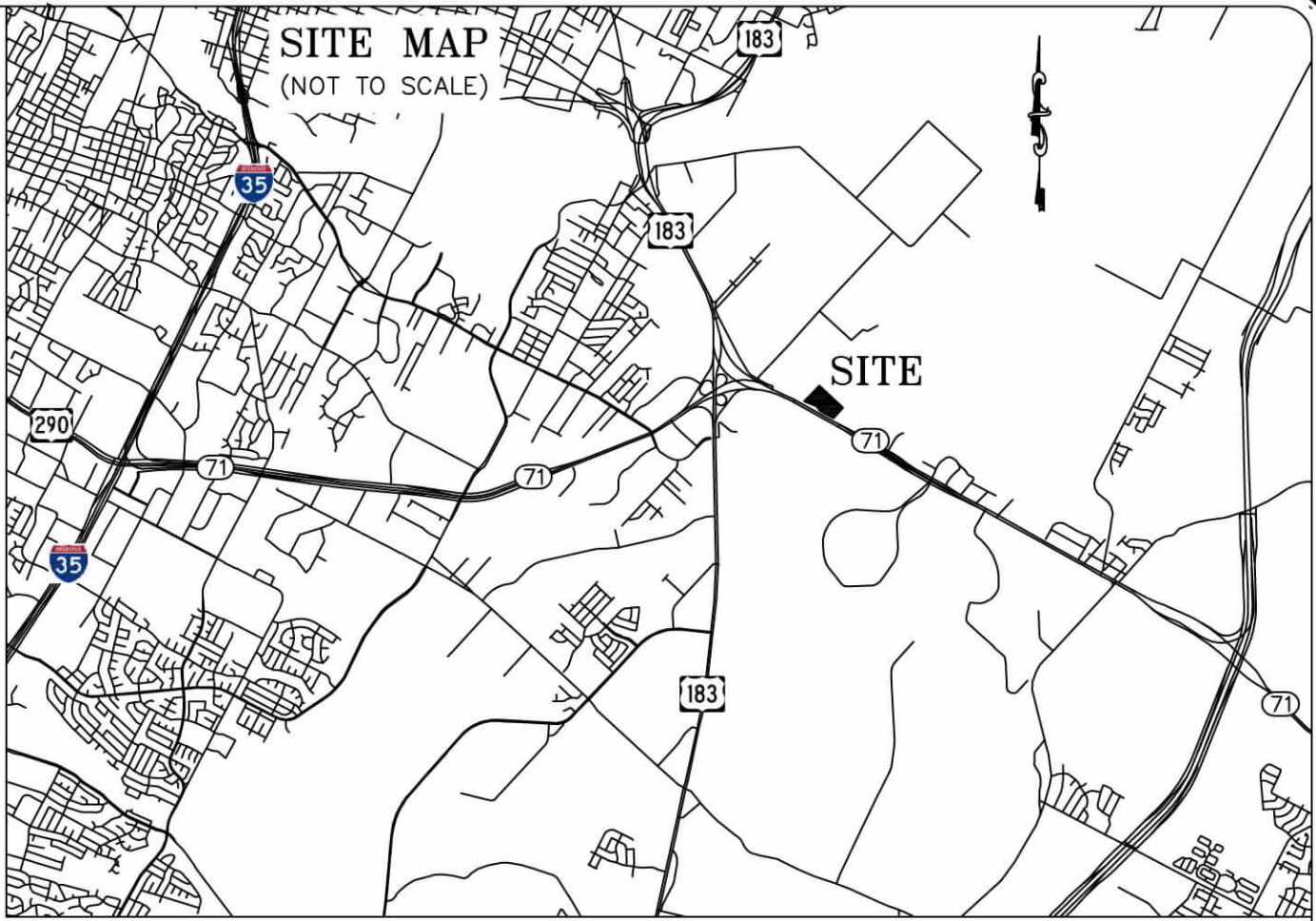
- 1) BEARING BASIS FOR THIS SURVEY IS TEXAS STATE PLANE COORDINATES (NAD83), CENTRAL TEXAS ZONE (4203)
- 2) THERE IS OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK AND ON-GOING CONSTRUCTION IN THE E. HIGHWAY 71 ROW AND ALL IMPROVEMENTS IN THAT AREA ARE SUBJECT TO CHANGE.
- 3) THERE IS NO OBSERVED EVIDENCE OF THIS TRACT'S USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- 4) PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY, THERE ARE NO WETLAND AREAS ON THIS TRACT.
- 5) THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN, AS SHOWN ON FEMA F.I.R.M. NO. 48453C 0610 K PREPARED FOR THE CITY OF AUSTIN, TEXAS BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT, WITH AN EFFECTIVE DATE OF JANUARY 6, 2016.
- 6) THE SUBJECT PROPERTY HAS DIRECT, CONTIGUOUS ACCESS TO E HIGHWAY 71 (BASTROP HIGHWAY)
- 7) UNDERGROUND UTILITIES SHOWN HEREON ARE PER CITY OF AUSTIN GIS DATA.
- 8) ALL PARCELS SHOWN HEREON ARE CONTIGUOUS AND THERE ARE NO GAPS OR GORE BETWEEN THEM.
- 9) THE PROPERTY AND R.O.W. SHOWN HEREON ARE CONTIGUOUS THERE ARE NO GAPS OR GORE BETWEEN THEM.
- 10) OTHER THAN THE ENCROACHMENTS SHOWN HEREON THERE ARE NO ENCROACHMENTS ON THIS TRACT.

TCAD PROP. ID # 445847  
AUSTIN HWY 71 INVESTMENTS LLC  
15.4570 ACRES  
(2014185447)

11) THIS TRACT IS ZONED I-SF-2 "INTERIM - SINGLE FAMILY RESIDENCE" BY THE CITY OF AUSTIN. SITE DEVELOPMENT STANDARDS ARE AS FOLLOWS:

Lot		Massing	
Minimum Lot Size	5,750 sq ft	Maximum Height	35 ft
Minimum Lot Width	50 ft	Minimum Setbacks	
Maximum Units Per Lot	1	Front yard	25 ft
Maximum Building Coverage	40%	Street side yard	15 ft
Maximum Impervious Cover	45%	Interior side yard	5 ft
		Rear yard	10 ft

12) DURING THE FIELD INSPECTION OF THIS PROPERTY, MULTIPLE TXDOT BRASS DISK WERE FOUND ON THE GROUND THAT WOULD SEEM TO INDICATE A ROW DEDICATION THAT WAS NOT DISCOVERED DURING AN EXTENSIVE SEARCH OF PUBLIC RECORDS.



FIELD NOTES

TRACT 2: 0.4885 ACRES BEING ALL OF THAT CERTAIN TRACT OF LAND CONTAINING 0.85 ACRE OF LAND, MORE OR LESS, SITUATED IN THE SANTIAGO DEL VALLE LEAGUE, IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 823, PAGE 410, DEED RECORDS, TRAVIS COUNTY, TEXAS, LESS, SAVE AND EXCEPT THAT CERTAIN 0.35 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN DEED RECORDED IN VOLUME 1963, PAGE 145, AND THAT CERTAIN 0.002 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN VOLUME 3027, PAGE 352, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.4885 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron pin set in the new northerly R.O.W. line of E Highway 71 (Bastrop Highway), being the most easterly corner of a 0.24 acre Save & Except tract recorded in Volume 1967, Page 431, Deed Records, Travis County, Texas, the most southerly corner of the remainder of a tract conveyed to Robert Anderson by deed recorded in Volume 823, Page 400, Deed Records, Travis County, Texas, the most northerly corner of said 0.35 acre Save & Except tract, the most westerly corner of this tract and the **POINT OF BEGINNING**, whence a found concrete highway monument for a northerly corner of said 0.24 acre tract bears N68°26'23"W a distance of 88.09';

**THENCE** S68°26'23"E with the new northerly R.O.W. line of said Bastrop Highway and the northerly line of said 0.35 acre tract, passing the common line of said 0.35 acre tract and said 0.002 acre tract, continuing with the northerly line of said 0.002 acre tract, in all a distance of 139.26 feet to a 1/2" iron pin set, being the east corner of said 0.002 acre tract, and a northerly corner of a 0.21 acre Save & Except tract recorded in Volume 3009, Page 2031, Deed Records, Travis County, Texas, for the south common corner of this tract and "Tract 1"

**THENCE** N42°28'29"E with the common line of this tract and said Tract 1 a distance of 138.81 feet to a 1/2" iron pin found in the south line of a 15.4570 acre tract conveyed to Austin Hwy 71 Investments LLC by deed recorded in Document No. 2014185447, Official Public Records, Travis County, Texas, being the north common corner of this tract and said Tract 1;

**THENCE** N47°27'57"W with the common line of this tract and said 15.4570 acre tract a distance of 129.89 feet to a 1/2" iron pin found, being the north common corner of this tract and the remainder of a 0.37 acre tract conveyed by deed recorded in Volume 823, Page 403, Deed Records, Travis County, Texas;

**THENCE** S42°32'03"W with the westerly line of this tract a distance of 188.66 feet to the **POINT OF BEGINNING** and containing 0.4885 acres of land more or less.

(BEARING BASIS = STATE PLANE COORDINATES (NAD 83), CENTRAL TEXAS (4203))

LEGEND	
1/2" IRON PIN FOUND	UG UTILITY WARNING SIGN
NAIL FOUND	UTILITY PEDESTAL
TXDOT MON./DISK FND	GAS METER
SPRINKLE FOUND	WATER MANHOLE
LIGHT POLE	WATER WELL
POWER POLE	WATER METER
CITY WIRE	WATER VALVE
OVERHEAD TELE. LINE	FIRE HYDRANT
OVERHEAD ELECT. LINE	PVC RISER
ELECTRIC METER	FLAG POLE
ELECTRIC MANHOLE	SANITARY SEWER MANHOLE
CONG. PAV. W/TH ELEC.	SEWER CLEANOUT
ELECTRIC BOX	SEPTIC LID
METAL FENCE	STORM SEWER MANHOLE
WOOD FENCE	UTILITY VAULT
CHAIN LINK FENCE	DRAIN GRATE
WIRE FENCE	RECORD INFORMATION
UG WATER LINE	C.C. COVERED CONCRETE
UG WASTEWATER LINE	

CRICHTON  
AND ASSOCIATES INC.  
LAND SURVEYORS

TBLS Firm # 101727-00  
6448 East Highway 290  
Suite B105  
Austin, Texas 78723  
(512) 244-3395  
Orders@CrichtonandAssociates.com

TCAD Prop. ID # 290566  
0.4072 Acres - 17,736 Square Feet  
TCAD Prop. ID # 290565 & 290568  
0.4885 Acres - 21,281 Square Feet

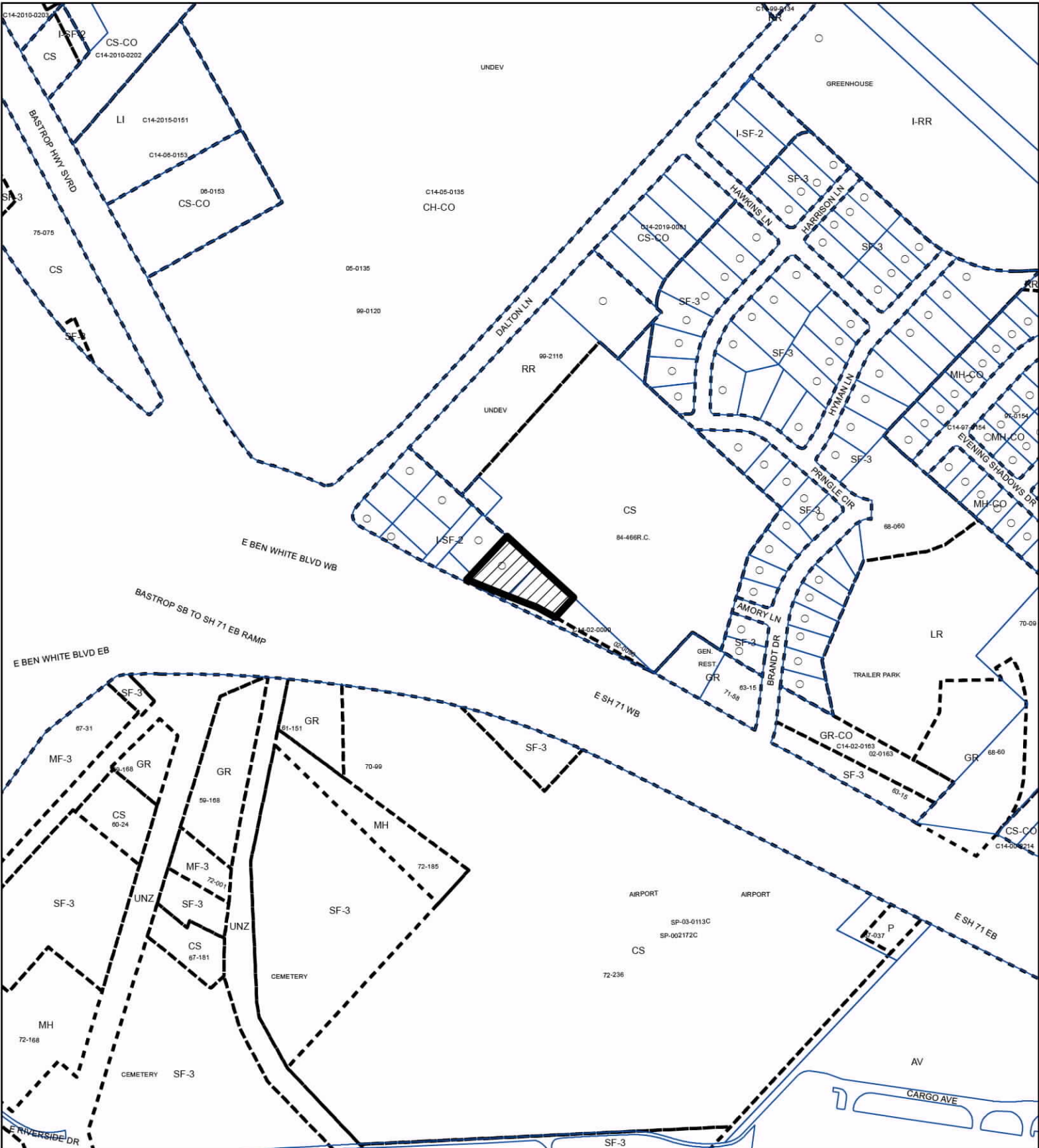
DATE: January 7, 2019

JOB NO. 18\_167

SCALE: 1" = 20'

DWG NO. 18\_167





**ZONING**

**EXHIBIT C**

**ZONING CASE#: C14-2022-0097**



- 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: 7/14/2022**