24 1 of 8

PLANNING COMMISSION SITE PLAN CONDITIONAL USE PERMIT REVIEW SHEET

CASE NUMBER: SPC-2021-0228A PLANNING COMMISSION DATE: 12/20/2022

PROJECT NAME: Petite Ecole International

PROPOSED USE: Commercial Daycare

ADDRESS OF APPLICATION: 831 Springdale Road

COUNCIL DISTRICT: District 3

AREA: 0.691 acre

APPLICANT/ Blair Langlinais

3009 E 17th St Austin, TX 78702

AGENT: Kate Kniejski, AICP

Drenner Group, PC

2705 Bee Caves Rd, Ste. 100

Austin, TX 78746

CASE MANAGER: Christine Barton-Holmes, CNUa, LEED AP Telephone: 974-2788

christine.barton-holmes@austintexas.gov

EXISTING ZONING: SF-3-NP

PROPOSED DEVELOPMENT: There is no proposed additional construction at the site – the daycare facility is housed within an existing church structure.

SUMMARY STAFF RECOMMENDATION: The site plan will comply with all requirements of the Land Development Code prior to its release.

PREVIOUS PLANNING COMMISSION ACTION: Postponed from December 13, 2022 hearing

AREA STUDY: Govalle WATERSHED: Boggy Creek

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

PROJECT INFORMATION:

ZONING: SF-3-NP

MAX. BLDG. COVERAGE: 40%

MAX. IMPERV. CVRG.: 45%

MAX HEIGHT: 35'

REQUIRED PARKING: 3

EXIST. USE: Church

LIMITS OF CONSTRUCTION: NA
PROPOSED BLDG. CVRG: 14% (existing)
PROPOSED IMP. CVRG: 29.6% (existing)
PROPOSED HEIGHT: NA (existing)
PROPOSED USE: Daycare

24 2 of 8

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a conditional use permit to operate a commercial daycare for up to 40 children. The daycare will be within an existing church structure. The play area is located more than fifty feet from adjacent single-family.

The site plan will comply with all requirements of the Land Development Code prior to its release.

Environmental: The site is in the Boggy Creek watershed, which is within the Desired Development Zone. There is no increase in impervious coverage beyond what has been approved and no known Critical Environmental Features are located within the limits of construction.

Transportation: Vehicular access will be available from Springdale Road. Parking is existing and available on site.

SURROUNDING CONDITIONS: Zoning/ Land use

North: SF-3-NP (Boggy Creek, then single-family residential)

East: SF-3-NP (Single-family residential) **South:** LR-MU-NP (Commercial retail)

West: P (Police station and community garden)

Street	R.O.W.	Surfacing	Classification
Springdale Road	60'	55'	Major arterial
Milburn Lane	50'	30'	Local Street

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

El Concilio Mexican-American Neighborhoods

Friends of Austin Neighborhoods

Gardens Neighborhood Association

The Govalle Neighborhood Association

Govalle/Johnston Terrace Neighborhood Plan Contact Team

Guadalupe Neighborhood Development Corporation

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

Neighbors United for Progress

Preservation Austin

SEL Texas

Sierra Club, Austin Regional Group

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

- 1. Comply with the requirements of this title; Staff response: This application complies with the requirements of this title.
- **2. Comply with the objectives and purposes of the zoning district**; Staff response: This application complies with the objectives and purposes of the zoning district.
- 3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site; Staff response: This application is compatible with the abutting sites in all of these cases. No additional construction is proposed.
- **4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
- 5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; Staff response: The proposed project does not contribute to any of these adverse effects.
- 6. For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed. Staff response: The proposed project is not in the East Austin Overlay district.

A Conditional Use Site Plan May Not:

- 1. More adversely affect an adjoining site than would a permitted use; Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
- 2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
- 3. Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs; Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

24 4 of 8





Lot Lines Lot Line SPC-2021-0228A

831 SPRINGDALE ROAD



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

11/30/2022

DAYCARE CONDITIONAL USE PERMIT

LAND STATUS DETERMINATION

SEE RELATED CASE #:

C8i-2021-0150

PARKING TABLE

 SIZE
 NUMBER
 ACCESSIBLE

 8' X 22'
 2
 NO

 11' X 18'
 1
 YES

 (WITH 5' X 18' AISLE)
 TOTAL: 3

NOTES:

- 1. DRIVE IS FOR PICK-UP AND DROP-OFF ONLY.
- 2. THE NUMBER OF **STAFF** CORRESPONDS **1:1** WITH THE NUMBER OF **PARKING SPACES**.
- 3. CITY APPROVED **BICYCLE RACKS** TO BE INSTALLED. SEE SITE PLAN.

REVISIONS / CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.) / %	City of Austin Approval - Date	Date Imaged

PETITE ÉCOLE INTERNATIONALE 831 SPRINGDALE ROAD AUSTIN, TEXAS 78702

SUBMITTAL DATE (MAY 26, 2021)

CASE NUMBER (SPC-2021-0228A)

COMPLIANCE WITH THE UNIVERSAL RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES AND BUSINESSES AND OFFICE BUILDINGS



BLAIR LANGLINAIS, AIA
JUST RIGHT ARCHITECTURE
3011 E 17TH STREET
AUSTIN, TEXAS 78702
BLAIR@JustRightArchitecture.COM
T: 512.577.1615
CONTACT:

BLAIR

ARCHITECT

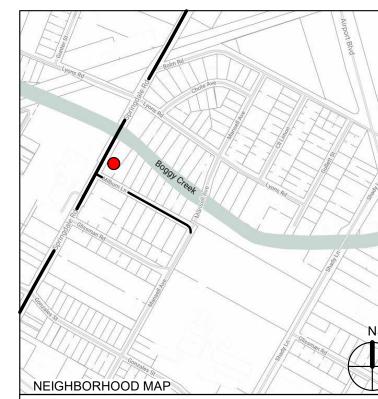
MILBURN SOUTH MACAWS PROPERTIES, LLC
2311 ENFIELD ROAD
AUSTIN, TEXAS 78703
PSSOFFICE@AUSTIN.RR.COM
T: 512.563.1052
CONTACT:
ROSA OR
NATALIE

OWNER

831 SPRINGDALE
AUSTIN, TEXAS 78702
CARRIE@PETITEECOLE.COM
T: 512.217.7944
CONTACT:
CARRIE
HEADMASTER

PETITE ECOLE INTERNATIONAL

CARRIE SCHONAERTS



LEGAL DESCRIPTION

LOT 1 GULLETT GARDENS NO 3 & W 140' OF LOT 13-15 OLT 30 DIV A JONES J GODWIN SUBD

FROM SURVE

A TRACT OF LAND BEING THE WEST 150 FEET OF LOT 13, 14 AND 15 OF THE ROSA JONES (J. GOODWIN) SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEX ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN VOLUME 486 AT PAGE 56 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

WATERSHED

BOGGY CREEK - URBAN WATERSHED

NOT IN EDWARD'S AQUIFER RECHARGE ZONE

FLOODPLAI

PROJECT IS <u>NOT</u> WITHIN THE 100-YEAR FLOODPLAIN

COA 100-YR FLOODPLAIN IS DRAWN USING BEST AVAILABLE DATA

COA'S FLOOD PRO SOFTWARE WAS USED

25 - YEAR FLOOD ELEVATION: 447.81 100 - YEAR FLOOD ELEVATION: 450.14

AREA CALCULATIONS:		
TOTAL SITE AREA:	30,082 SF	
BUILDING COVERAGE:	4282 SF	FAF

TOTAL IMPERVIOUS COVER: 8896 SF

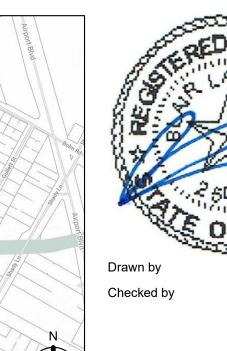
PROJECT DESCRIPTION:

OPERATION OF A PRESCHOOL IN WHAT WAS PREVIOUSLY A CHURCH. NO BUILDING IMPROVEMENTS OR SITE DEVELOPMENT IS PLANNED BEYOND PARKING IMPROVEMENTS

I.C.: 29.6 %

ZONED SF-3-NP, THE SCHOOL NEEDS A CONDITIONAL USE PERMIT WITH THE APPROVAL OF THE LAND USE

	SHEET LIST
NO.	SHEET NAME
A.0	COVER
A.1	SITE PLAN
A.2	ORIGINAL SURVEY
A.3	PROXIMITY PLAN



PETITE ECOLE INTERNATIONALE

12.01.2022 SITE PLAN PERMITTING

Revision:

SITE PLAN	RELEASE	Sheet 1_of
FILE NUMBER: SPC-2021-0228A	EXPIRATION DAT	E:
CASE MANAGER: Christine Barton-Holmes	APPLICATION DA	TE: May 26, 20
APPROVED ADMINISTRATIVELY ON:		
APPROVED BY PLANNING COMMISSSIO	ON ON:	N/A
APPROVED BY CITY COUNCIL ON:	N/	'A
under Section 112 of Chapter	25-5 of the Austin Cit	v Code
	<u>25-5 5</u> 1 the Additi on	y code
Signing For Director, Development Services Depart DATE OF RELEASE	rtment	,
Signing For Director, Development Services Depart DATE OF RELEASE: Rev. 1	rtment	SF-3-NP
DATE OF RELEASE:	rtmentZoning:	,
DATE OF RELEASE:	rtment Zoning:	,

CITY OF AUSTIN CASE NO. SPC-2021-0228A

ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE

APPLICATION IS REVIEWED FOR CODE CMPLIANCE BY CITY ENGINEERS.

A.U COVER

OF

C COPYRIGHT 2022 BLAIR LANGLINAIS

All Rights Reserved. The designs and drawings are the sole property of the Architect, and may not be reproduced in any form, by any method, or for any purpose, without previous written permission from Blair Langlinais.

- 1. RACK MUST COMPLY WITH CITY STANDARD DETAIL 710S-1 OR 710S-2. 2. RACK INSTALLATION MUST COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
- 3. BIKE RACKS MUST BE PLACED IN COMPLIANCE WITH CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
- 4. BIKE RACKS MUST BE LOCATED WITHIN 7.32m (24') OF EITHER THE MAIN BUILDING ENTRY OR THE ENTRY TO THE PRIMARY LOCAL USE.
- 5. BIKE RACKS MUST BE PLACED PERPENDICULAR TO THE CURB WITH THE CENTERLINE OF THE
- RACK IN LINE WITH ANY ADJACENT TREES OR LIGHT POLES.
- 6. THE MINIMUM CLEARANCE BETWEEN BICYCLE RACK AND ANY PUBLIC OR PRIVATE UTILITY APPURTENANCE MUST BE 0.9m (3').
- 7. BIKE RACKS MAY NOT BE MOUNTED ON TOP OF VAULTS OR STORM DRAIN INLETS.

3 BICYCLE RACK SPACING
3/8" = 1'-0"

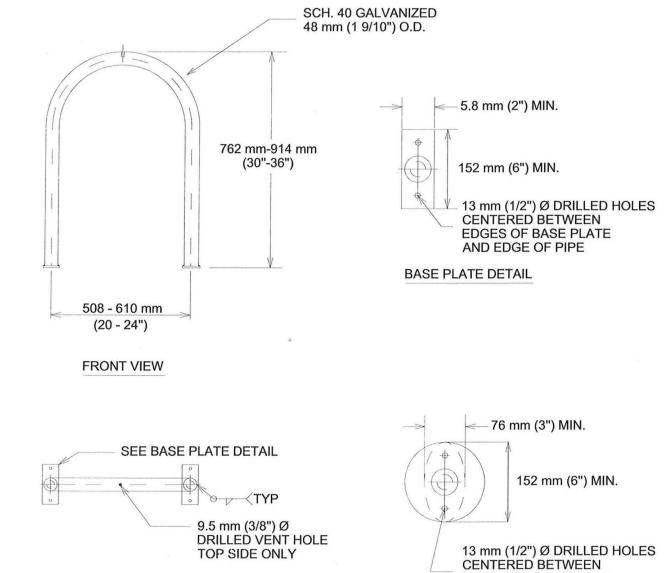
EDGES OF BASE PLATE

AND EDGE OF PIPE

ALT BASE PLATE DETAIL

(CIRCULAR OR OVAL PLATE)

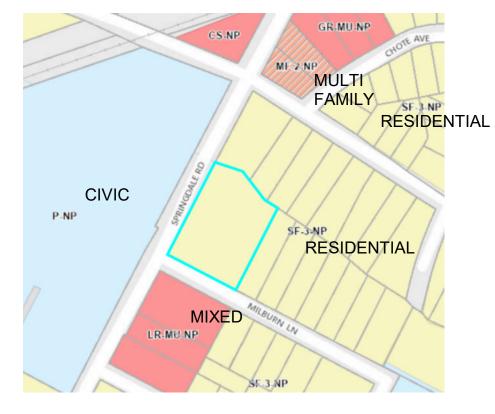
2 BICYCLE RACK MOUNTING
3/4" = 1'-0"



GENERAL NOTES:

TOP VIEW

- 1. RACK INSTALLATION METHOD SHALL COMPLY WITH CITY STANDARD DETAIL
- 2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND CITY OF AUSTIN CODE SECTION 25-6-477 OR
- 3. BASE PLATES TO BE 6.35 mm (1/4") PLATES, ASTM A-36 1010-1018 LOW CARBON



NORTH

0' 10' 20'



REF. 1/A.3

ZONING ADJACENCIES **BUILDING ADJACENCIES**

BOGGY CREEK DRAINAGE DITCH ADJOINING CoA DRAINAGE AND UTILITY EASEMENT **NOTES:** TRACT 1 **NO CHANGE TO** 30,082 SF **EXISTING PARKING** 0.691 ACRE OR BICYCLE STORAGE **EXISTING PARALLEL** PARKING SPACES 348 SF **PARKING AND BICYCLE** STORAGE ARE FOR PICK-UP AND **DROP-OFF ONLY** #± 10' - 3" # 18' - 0" # - ADA PARKING SPACE AND CONTINUOUS PATH **EXISTING** NO FOOD 194 SF ACCESSIBLE AISLE -ADA VAN **PREPARATION IS** 18'/X 11' TO OCCUR ON EXISTING PAVED DRIVE SITE 2713 SF SIDEWALK ALONG MILBURN LN TO BE **PROCESSED VIA** SITE PLAN **EXEMPTION** SIDEWALK ~×~×~×~×~×` ONE STORY STONE VENEER · VOOD - CLAPBOAF **EXISTING CHURCH** PROPOSED DAYCARE: **40 STUDENTS** 0 1774 SF 4423 SF BUILDING SIDEWALKS -| RAMPS - AC PADS - SIGNS **TOTAL PROPOSED IMPERVIOUS COVER:** -, -, -9452 SF - AVOID EXISTING TRAFFIC SIGN 15' CORNER SIDE SETBACK - AVOID EXISTING SIGNAGE & UTILITIES - WASTEWATER CLEANOUT **EXISTING** NEIGHBORING - AVOID SUPPORT CABLES DRIVEWAY AND 140.00' CURB CUT --N 59° 49' 00" W--2' SIDEWALK MAINTENANCE BUFFER--NEW 4" SIDEWALK **EXISTING CURB**

SITE PLAN RELEASE NOTES

- 1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN REVISION OR CORRECTION AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- 2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL
- NOR BUILDING PERMIT APPROVAL. 3. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER
- 4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- 5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- 6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT

SERVICES DEPARTMENT.

- . A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- 8. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- 9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.
- 10. APPROVAL OF THESE PLAN BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PR TO THE START OF CONSTRUCTION, THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.

SITE PLAN NOTES

- . SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER
- 2. PAYMENT MADE IN LIEU OF SIDEWALK INSTALLATION
- . ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY [SECTION 25-3-1064].
- ALL DUMPSTERS AND ANY PERMANENTLY PLACE REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF 20 FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE [SECTION 25-2-1067].
- THE USE OF HIGHLY REFLECTIVE SURFACES. SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF 7 TO A RISE OF 12, WILL BE PROHIBITED [SECTION 25-2-1067].
- 6. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES [SECTION 25-2-1067].

Drawn by Checked by

12.01.2022

SITE PLAN PERMITTING

SITE PLAN

2 OF

Revision:

FOR CITY USE ONLY: SITE PLAN RELEASE Sheet 2 of 4 FILE NUMBER: SPC-2021-0228A EXPIRATION DATE: CASE MANAGER: Christine Barton-Holmes APPLICATION DATE: May 26, 2021 APPROVED ADMINISTRATIVELY ON: APPROVED BY PLANNING COMMISSSION ON: APPROVED BY CITY COUNCIL ON: under Section 112 of Chapter 25-5 of the Austin City Code Signing For Director, Development Services Department _Zoning: __SF-3-NP_ DATE OF RELEASE: Correction 1 Correction 2 Correction 3 RELEASE OF THIS APLICATION DOES NOT CONSTITUTE A VERIFICATION OF DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE CMPLIANCE BY CITY ENGINEERS.

CITY OF AUSTIN CASE NO. SPC-2021-0228A

1 SITE PLAN 1/16" = 1'-0"

MILBURN

R . O . W

without previous written permission from Blair Langlinais.

Improvement Survey for (Reference Name):

Client:

Rosa Santis

For Title Commitment by: Heritage Title Company of Austin, Inc. (Underwriter: Old Republic Nat. Title Ins. Co.)

GF #:

201801849

Effective Date:

August 21, 2018, 8:00 AM

Property Address:

831 Springdale Road & 4606 Milburn Lane

DESCRIPTION - TRACT 1

A tract of land being the West 150 feet of Lots 13, 14 and 15 of the Rosa Jones (J. Godwin) Subdivision, a subdivision in Travis County, Texas according to the map or plat thereof filed for record in Volume 486 at Page 56 of the Deed Records of Travis County, Texas, Save and Except that portion conveyed to the public for right-of-way purposes in Volume 726 at Page 301 of the Deed Records of Travis County, Texas (D. R. T. C. T.), Save and Except that portion conveyed to the City of Austin, for right-of-way purposes in Volume 4682 at Page 2020 of the Deed Records of Travis County, Texas and Save and Except that portion of Lot 15 conveyed to the City of Austin for open drainage ditch or enclosed storm sewer easement purposes in Volume 2096 at Page 103 of the Real Property Records of Travis County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Commencing, for a tie, at a 1/2" pipe found, on the North right-of-way line of Milburn Lane (Vol. 726, Pg. 301, D. R. T. C. T.) found for the common South corner of Lots 2 and 3 of the Gullett Gardens No. 3, according to the map or plat filed for record in Volume 4 at Page 328 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found for the common South corner of Lots 5 and 6 of said Gullett Gardens No. 3 bears S 59°49'00" E, 180.00 feet;

Thence N 59°49'00" W, along the aforementioned North right-of-way line, 120.00 feet to a 1/2" rebar with a cap marked "RPLS 4967" set for the Southwest corner of Lot 1 in the aforementioned Gullett Gardens No. 3 and the **Point of Beginning** of the tract of land herein described;

Thence N 59°49'00" W, continuing along the aforementioned North right-of-way line, 140.00 feet to the intersection of said North right-of-way line and the East right-of-way line of Springdale Road (Vol. 4682, Pg. 2020, D. R. T. C. T.);

Thence N 30°12'00" E, along the aforementioned East right-of-way line, passing at 214.00 feet a 1/2" rebar with a cap marked "Ref Cor RPLS 4967" set for a reference corner and continuing for a total distance of 224.00 feet to a point for a corner on the South boundary line of an easement described in Volume 2096 at Page 103 of the Real Property Records of Travis County, Texas;

Thence S 52°23'24" E, along the aforementioned South boundary line, 141.18 feet to a point for a corner on the West boundary line of the above-mentioned Lot 1;

Thence S 30°12'00" W, along the aforementioned West boundary line of Lot 1, passing at 3.00 feet a 1/2" rebar with a cap marked "Ref Cor RPLS 4967" set for a reference corner and continuing for a total distance of 205.75 feet to the **Point of Beginning**.

Said tract of land containing 30,082 square feet or 0.691 acre, more or less.

DESCRIPTION - TRACT 2

A tract of land being a portion of Lot 1 in the Gullett Gardens No. 3, according to the map or plat filed for record in Volume 4 at Page 328 of the Plat Records of Travis County, Texas, **Save and Except** that portion of said Lot 1 conveyed to the City of Austin for open drainage ditch or enclosed storm sewer easement purposes in Volume 2096 at Page 103 of the Real Property Records of Travis County, Texas and **Save and Except** the Northerly 30 feet of said Lot 1, a dedicated drainage easement by said plat of Gullett Gardens No. 3. Said tract of land being more particularly described by metes and bounds as follows:

Commencing, for a tie, at a 1/2" pipe found, on the North right-of-way line of Milburn Lane (Vol. 726, Pg. 301, D. R. T. C. T.) found for the common South corner of Lots 2 and 3 of the Gullett Gardens No. 3, according to the map or plat filed for record in Volume 4 at Page 328 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found for the common South corner of Lots 5 and 6 of said Gullett Gardens No. 3 bears S 59°49'00" E, 180.00 feet;

Thence N 59°49'00" W, along the aforementioned North right-of-way line, 60.00 feet to a 1/2" rebar with a cap marked "RPLS 4967" set for the common South corner of Lots 1 and 2 in the aforementioned Gullett Gardens No. 3 and the **Point of Beginning** of the tract of land herein described;

Thence N $59^{\circ}49^{\circ}00^{\circ}$ W, continuing along the aforementioned North right-of-way line, 60.00 feet to a $1/2^{\circ}$ rebar with a cap marked "RPLS 4967° set for the Southwest corner of the aforementioned Lot 1;

Thence N 30°12'00" E, along the West boundary line of the aforementioned Lot 1, passing at 202.75 feet a 1/2" rebar with a cap marked "Ref Cor RPLS 4967" set for a reference corner and continuing for a total distance of 205.75 feet to a point for a corner on the South boundary line of an easement described in Volume 2096 at Page 103 of the Real Property Records of Travis County, Texas;

Thence S 52°23'24" E, along the aforementioned South boundary line, 60.51 feet to a point for a corner on the common boundary line of the above-mentioned Lots 1 and 2;

Thence S 30°12'00" W, along the aforementioned common boundary line, passing at 11.00 feet a 1/2" rebar with a cap marked "Ref Cor RPLS 4967" set for a reference corner and continuing for a total distance of 197.93 feet to the **Point of Beginning**.

Said tract of land containing 12,110 square feet or 0.278 acre, more or less.

GENERAL NOTES:

Certify to: Heritage Title Company of Austin,

Inc. and to Old Republic National Title

SCALED SURVEY

Insurance Company

- Tract 1 and Tract 2 shown and described hereon are, in the opinion of Delta Land Surveying, the
 same tracts as intended to be conveyed to the Govalle United Methodist Church of Travis County,
 Texas according to the deed filed for record in Volume 3714 at Page 2230 of the Deed Records of
 Travis County, Texas Save and Except that portion conveyed to the City of Austin for right-of-way
 purposes by a deed filed for record in Volume 4682 at Page 2020 of the Deed Records of Travis
 County, Texas. However it should be noted that the following discrepancies exist in the record
 deed filed in Volume 3714 at Page 2230 of the Deed Records of Travis County, Texas:
- a) The aforementioned Deed (Vol. 3714, Pg. 2230) does not Save and Except out of Tract Two (Lot 1, Gullett Gardens No. 3, Vol. 4, Page 328, Plat Records) the Northerly 30 feet of said Lot 1, a dedicated drainage easement by said plat.
- b) The aforementioned Deed (Vol. 3714, Pg. 2230) does not Save and Except out of Tract One the Southerly 25 feet of Lot 13, Rosa Jones (J. Godwin) Subdivision previously conveyed for right-ofway purposes by a document filed for record in Volume 728 at Page 301 of the Deed Records of Travis County, Texas.
- 2. The easements filed for record in Volume 8697 at Page 710 and in Volume 10981 at Page 1480 of the Real Property Records of Travis County, Texas do not recognize the portion of Lots 13, 14 and 15 of Rosa Jones (J. Godwin) Subdivision as filed for record in Volume 486 at Page 56 of the Deed Records of Travis County, Texas conveyed to the City of Austin for right-of-way purposes by a document filed for record in Volume 4682 at Page 2020 of the Deed Records of Travis County, Texas.
- Tract 1 being subject to restrictive covenants of record as filed in Volume 821, Page 530; Volume 2469, Page 141; Volume 3222, Page 1909 and Volume 3714, Page 2230 of the Deed Records of Travis County, Texas.
- Tract 2 being subject to restrictive covenants of record as filed in Volume 4, Page 328, Plat records of Travis County, Texas and Volume 1288, Page 10; Volume 2469, Page 141; Volume 3222, Page 1909 and Volume 3714, Page 2230, Deed Records Travis County, Texas.

With reference to my copy of the Federal Emergency Management Agency Flood Insurance Rate Map for Travis County, Texas, Community Panel No. 48453C0465J, Revised on 1/6/16, the subject property's scaled location lies within Flood Zone "X" (outside of the 100 year flood zone) and in Zone "AE", which IS designated a 100 year Special Flood Hazard Area. The above map may not include all Special Flood Hazard Areas and after a more detailed study the Special Flood Hazard Areas may be modified and other areas added. Localized flooding may occur someday due to changes in adjacent drainage patterns.

Add the following: discrepancies, roadways,

I do hereby certify that this survey was made on the ground, under my direct supervision and the plat hereon is a true and correct representation of this property, said survey and plat meet the Minimum Standards for Land Surveying in the State of Texas; there are no visible conflicts, encroachments, overlapping of improvements or easements except as shown or noted; all easements and other matters of record of which I have been advised by the above referenced title commitment are as shown hereon. Delta Land Surveying makes no representation to the accuracy or completeness of said commitment.

Larry W. Busby

TX RPLS No. 4967

Note: The survey shown and described hereon was prepared for use by the above Client for the above noted title commitment ONLY and Delta Land Surveying shall not be liable for the use of this survey for any other purpose.

Drawn by DELTA

Checked by

12.01.2

Drawn by DELTA

Checked by

mprovement Survey of a portion of Lot 1, illett Gardens No. 3 and a portion of Lots 13, 14, & 15, Rosa Jones Subdivision, City of Pflugerville, Travis County, Texas.

North Macaws Properties LLO

Date: 12.01.2022
Issue: SITE PLAN PERMITTING
Revision:

DELTA LAND SURVEYING
2106 Live Oak Circle
Round Rock, Texas 78683
2) 781-9800 www.DeltaLandSurveying.n.

LARRY W. BUSBY

(512)

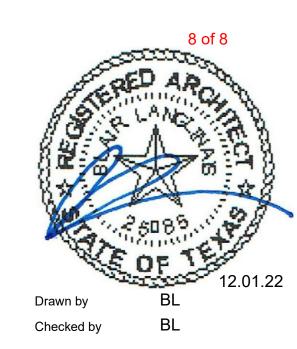
ORIGINAL

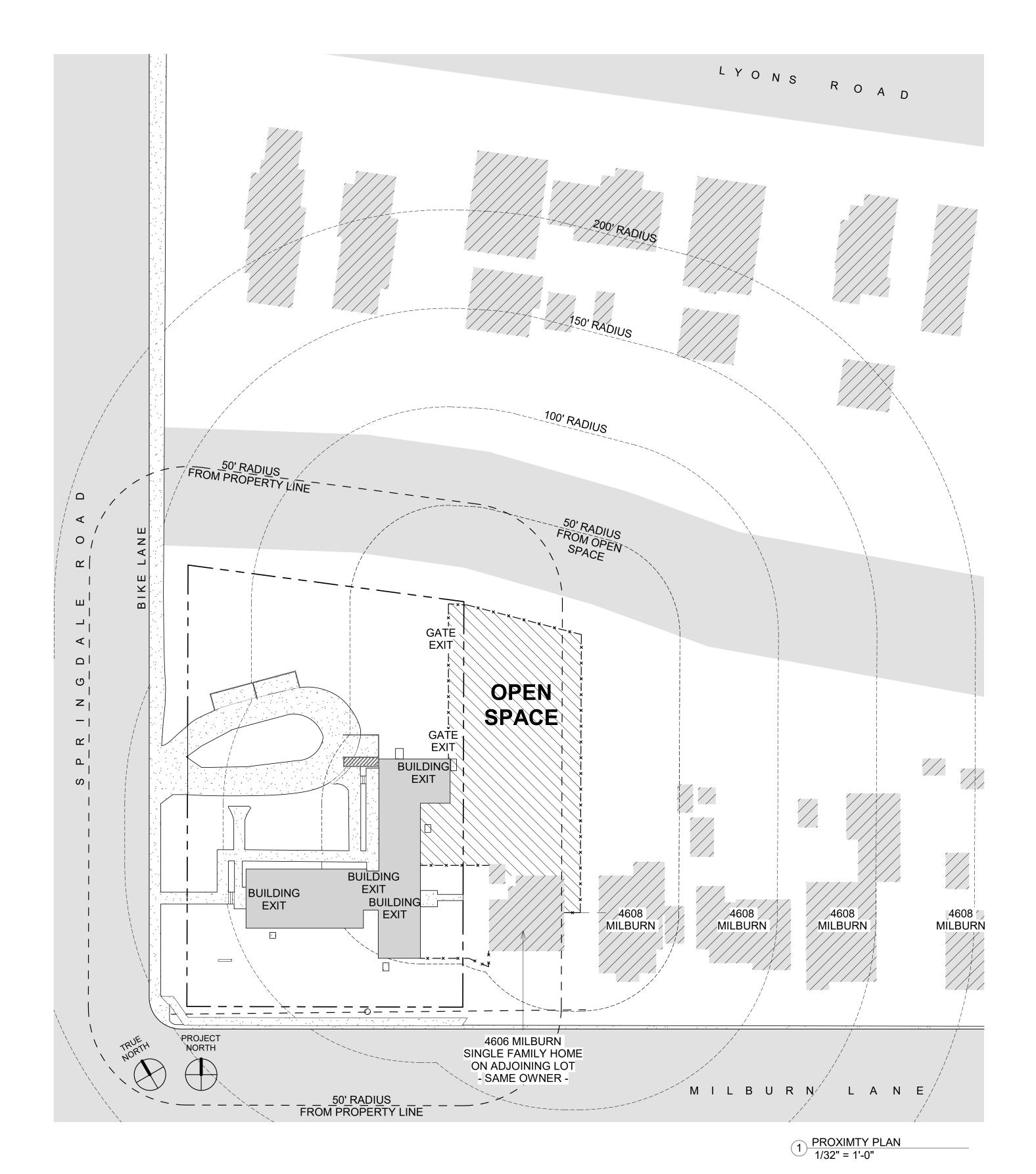
3 OF 4

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PETITE ECOLE INTERNATIONALE

FOR CITY USE ONLY:

SITE PLAN RELEASE

Sheet 4 of 4

FILE NUMBER: SPC-2021-0228A EXPIRATION DATE:

CASE MANAGER: Christine Barton-Holmes APPLICATION DATE: May 26, 2021

APPROVED ADMINISTRATIVELY ON:

APPROVED BY PLANNING COMMISSSION ON: N/A

APPROVED BY CITY COUNCIL ON: N/A

under Section 112 of Chapter 25-5 of the Austin City Code

Signing For Director, Development Services Department

DATE OF RELEASE: Zoning: SF-3-NP

Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 3 Correction 3

RELEASE OF THIS APLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL

DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE CMPLIANCE BY CITY ENGINEERS.

CITY OF AUSTIN CASE NO. SPC-2021-0228A

PROXIMITY PLAN

Revision:

4 OF **4**

12.01.2022

SITE PLAN PERMITTING

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