AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2800 AND 2802 SOUTH LAMAR BOULEVARD AND 2805 AND 2807 SKYWAY CIRCLE FROM COMMUNITY COMMERCIALVERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-V-CO) COMBINING DISTRICT AND COMMUNITY COMMERCIAL-MIXED USECONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (CS-MU-V-CO) COMBINING DISTRICT ON TRACT ONE AND COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY (GR-MU-V-CO) COMBINING DISTRICT ON TRACT TWO.

## 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 community commercial-vertical mixed use buildingconditional overlay (GR-V-CO) combining district and community commercial-mixed useconditional overlay (GR-MU-CO) combining district to general commercial servicesmixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO) combining district on Tract One and community commercial-mixed use-vertical mixed use buildingconditional overlay (GR-MU-V-CO) combining district on Tract Two on the property described in Zoning Case No. C14-2023-0036, on file at the Planning Department, as follows:

Tract One:
A 1.0199 acre tract of land, being a portion of LOTS 8A-1 AND 13A-1, REPLAT OF LOTS 8-A AND 13-A OF THE RESUBDIVISION NO. ONE BARTON VILLAGE SECTION THREE, a subdivision in Travis County, Texas, recorded in Document No. 202100045 of the Official Public Records of Travis County, Texas, and being described in Document No. 2021070342 of the Official Public Records of Travis County, Texas, said 1.0199 acres of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance;
and

## Tract Two:

A 0.3331 acre tract of land, being a portion of LOT 8A-1, REPLAT OF LOTS 8-A AND 13-A OF THE RESUBDIVISON NO. ONE BARTON VILLAGE SECTION THREE, a subdivision in Travis County, Texas, recorded in Document No. 202100045 of the Official Public Records of Travis County, Texas, and LOT 9-A OF THE RESUBDIVISION NO. ONE BARTON VILLAGE SECTION THREE, a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 45, Page 12, of the Plat Records of Travis County, Texas, and both lots being described in Document No. 2021070342 of the Official Public Records of Travis County, Texas, said 0.3331 acre of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,
(respectively "Tract One" and "Tract Two", collectively, the "Property"),
locally known as 2800 and 2802 South Lamar Boulevard and 2805 and 2807 Skyway Circle in the City of Austin, Travis County, Texas, and 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:
(A) The following uses are prohibited uses on Tract One:
Automotive repair services
Automotive sales
Bail Bond Services
Outdoor Sport and Recreation
Service Station

Automotive rentals
Automotive washing (of any type)
Exterminating Services
Pawn Shop Services
(B) The following uses are prohibited uses on Tract Two:

| Alternative Financial Services | Automotive rentals |
| :--- | :--- |
| Automotive Repair Services | Automotive Sales |
| Automotive washing (of any type) | Bail Bond Services |
| Bed \& Breakfast (Group 1) | Bed \& Breakfast (Group 2) |
| Business or Trade School | Community Events |
| Community Garden | Cultural Services |
| Drop-off Recycling Collection <br> Facility | Exterminating Services |
| Funeral Services | Hospital Services (General) |

Mobile Home Residential<br>Outdoor Sports and Recreation Printing and Publishing Urban Farm

Outdoor Entertainment
Pawn Shop Services
Service Station

PART 3. Except as specifically restricted under this ordinance, Tract One may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code; Tract Two may be developed and used in accordance with the regulations established the community commercial (GR) base district on Tract Two, the mixed use combining district, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on October 16, 2023.
PASSED AND APPROVED

October 5 , 2023

APPROVED:


Anne L. Morgan
City Attorney


Kirk Watson Mayor

ATTEST:
$\frac{\substack{\text { Myrna Rios } \\ \text { City Clerk }}}{\text { Mayor }}$

## EXHIBIT "A"

EXHIBIT " $\qquad$ $"$

Zoning Exhibit

## Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.0199 ACRES (44,428 SQUARE FEET), BEING A PORTION OF LOTS 8A-1 AND 13A-1, REPLAT OF LOTS 8-A AND 13-A OF THE RESUBDIVISION NO. ONE BARTON VILLAGE SECTION THREE, A SUBDIVISION RECORDED IN DOCUMENT NO. 202100045 OF THE OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), CONVEYED TO SEAMLESS LMA, LTD., IN DOCUMENT NO. 2021070342 (O.P.R.T.C.T.), SAID 1.0199 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a chiseled " X " found in concrete in the northwest right-of-way line of South Lamar Boulevard (right-of-way varies), and being the south corner of Lot 2 of the Resubdivision of Part of Block "J", Barton Hills Section 1, recorded in Volume 16, Page 66 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being the east corner of said Lot 13A-1, for the east corner and POINT OF BEGINNING hereof;

THENCE, with the northwest right-of-way of said South Lamar Boulevard and the southeast line of said Lot $13 \mathrm{~A}-1, \mathbf{S 4 8}^{\circ} 53^{\prime} \mathbf{2 7}{ }^{\prime \prime} \mathrm{W}$, a distance of $\mathbf{2 1 5 . 7 6}$ feet to a mag nail with "Chaparral" washer found for the south corner hereof, said point being at the east corner of Lot A of the Don Morris Subdivision, recorded in Volume 81, Page 331 (P.R.T.C.T.), and being the south corner of said Lot 13A-1;

THENCE, leaving the northwest right-of-way line of said South Lamar Boulevard, in part with the southwest lines of said Lot 13A-1 and said Lot 8A-1, in part with the northeast line of said Lot A, and in part with the northeast line of Lot 11-A of the Resubdivision No. One Barton Village Section Three, recorded in Volume 45, Page 12 (P.R.T.C.T.), $\mathbf{N 3 6}^{\circ} \mathbf{1 6}^{\prime} \mathbf{0 4} \mathbf{~ W}$, a distance of $\mathbf{2 3 9 . 6 3}$ feet to a $1 / 2$-inch iron rod found for the west corner hereof, said point being in the southeast line of Lot $10-\mathrm{A}$ of said Resubdivision No. One Barton Village Section Three, and being the common north corner of said Lot 11-A and said Lot 8A-1;

THENCE, with the common line of said Lot 10A and said Lot $8 \mathrm{~A}-1, \mathbf{N 5 3}{ }^{\circ} 58^{\prime} \mathbf{0} \mathbf{7}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{2 0 . 7 9}$ feet to a $1 / 2$-inch iron rod with "Holt-Carson" cap found for an angle point hereof, said point being at the common south corner of Lots 9-A and 10-A of said Resubdivision No. One Barton Village Section Three;

THENCE, in part with the common line of said Lot 9-A and said Lot 8A-1, and in part over and across said Lot 8A-1, the following four (4) courses and distances:

1) $\mathbf{N 5 4}{ }^{\circ} \mathbf{0} \mathbf{0}^{\prime} \mathbf{0 4} \mathbf{" E}$, passing at a distance of 80.03 feet, a $1 / 2$-inch iron rod found at the common east corner of said Lot 9-A and said Lot 8A-1, and continuing for a total distance of $\mathbf{9 7 . 7 2}$ feet to a calculated point for an angle point hereof,
2) $\mathbf{S 4 3}^{\circ} 5 \mathbf{6}^{\prime} \mathbf{0 8} \mathbf{\prime \prime} \mathbf{E}$, a distance of $\mathbf{3 8 . 3 4}$ feet to a calculated point for an angle point hereof,
3) $\mathbf{N} 52^{\circ} 29^{\prime} 50^{\prime \prime} \mathrm{E}$, a distance of 71.56 feet to a calculated point for an angle point hereof, and
4) $\mathbf{S 4 5} 5^{\circ} 51^{\prime} 36^{\prime \prime} \mathrm{E}$, a distance of $\mathbf{4 6 . 9 9}$ feet to a $1 / 2$-inch iron rod found for an angle point hereof, said point being at the common corner of said Lot 2, said Lot 8A-1 and said Lot 13A-1;

THENCE, with the common line of said Lot 2 and said Lot $13 \mathrm{~A}-1$, S41 ${ }^{\circ} 1 \mathbf{3}^{\prime} \mathbf{4 6}$ " E , a distance of $\mathbf{1 3 8 . 6 0}$ feet to the POINT OF BEGINNING and containing 1.0199 Acres (44,428 Square Feet) of land, more or less.

## Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000063715744 . See attached sketch (reference drawing: 00528-zoning 5.dwg.)


[A]
REPLAT OF LOTS 8-A AND 13-A OF THE RESUBDIVISION
NO. ONE BARTON VILLAGE
SECTION THREE
DOC. NO. 202100045
O.P.R.T.C.T.
[B]
RESUBDIVISION
NO. ONE BARTON VILLAGE
SECTION THREE
VOL. 45, PG. 12
P.R.T.C.T.
[C]
LOT A
THE DON MORRIS
SUBDIVISION
VOL. 81, PG. 331
P.R.T.C.T.

## [D]

LOT 2
RESUBDIVISION OF PART OF BLOCK "J", BARTON HILLS SECTION 1

VOL. 16, PG. 66
P.R.T.C.T.
[E]
CALLED 14,674.76 SQ FT PORTION OF BLOCK "J" BARTON HILLS SECTION 1
VOL. 16, PG. 66
P.R.T.C.T.
[F]
CALLED 0.50 ACRE
DAVIS 2708 S LAMAR, LLC.
DOC. NO. 2013097236
O.P.R.T.C.T.
[G]
OWNER: SEAMLESS LMA, LTD
DOC. NO. 2021070342
O.P.R.T.C.T.
[H]
LOT 5
BARTON VILLAGE
SECTION THREE VOL. 39, PG. 24


NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000063715744.
2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.
> 1.0199 ACRES ZONING EXHIBIT
> City of Austin, Travis County, Texas

| CURVE TABLE |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| CURVE \# | LENGTH | RADIUS | DELTA | BEARING | DISTANCE |
| C1 | 17.26' | 15.00' | 65*56'23' | N86 ${ }^{\circ} 57^{\prime} 58{ }^{\prime \prime} \mathrm{E}$ | 16.33' |
| C2 | 81.71' | 60.00' | 78'01'36' | N8149'40"E | 75.54' |
| C3 | 38.76' | 60.00' | 3701'04" | N23*48'20"E | 38.09' |
| C4 | 38.45' | 60.00' | 36*42'59" | N13*03'42"W | 37.79' |


| RECORD CURVE TABLE |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| CURVE \# | LENGTH | RADIUS | DELTA | BEARING | DISTANCE |
| (C1) | 17.26' | 15.00' | 65*56'23' | N88.57'58"E | 16.33' |
| (C2) | 81.71' | $60.00^{\circ}$ | 78*01'36' | N8119'40"E | 75.54' |
| (c3) | 38.68' | 60.00' | - | N26 ${ }^{\circ} 4^{\prime} 00^{\prime \prime} \mathrm{E}$ | 38.01' |
| (c4) | 38.68' | 60.00' | - | N10*52'00'W | 38.01' |


| LINE TABLE |  |  |
| :---: | :---: | :---: |
| LINE \# | DIRECTION | LENGTH |
| L1 | N53 $^{\circ} 58^{\prime} 07^{\prime \prime} \mathrm{E}$ | $20.79^{\prime}$ |
| L2 | N54 $^{\circ} 00^{\prime} 04^{\prime \prime} \mathrm{E}$ | $97.72^{\prime}$ |
| L3 | S43 $^{\circ} 56^{\prime} 08^{\prime \prime} \mathrm{E}$ | $38.34^{\prime}$ |
| L4 | N52 $^{\circ} 29^{\prime} 50^{\prime \prime} \mathrm{E}$ | $71.56^{\prime}$ |
| L5 | S45 $^{\circ} 51^{\prime} 36^{\prime \prime} \mathrm{E}$ | $46.99^{\prime}$ |
| L6 | S41 $^{\prime} 3^{\prime} 46^{\prime \prime} \mathrm{E}$ | $138.60^{\prime}$ |
| L7 | N36 $^{\circ} 18^{\prime} 30^{\prime \prime} \mathrm{W}$ | $87.96^{\prime}$ |
| L8 | N533 $^{\circ} 42^{\prime} 34^{\prime \prime} \mathrm{E}$ | $80.10^{\prime}$ |
| L9 | S45 $^{\circ} 54^{\prime} 43^{\prime \prime} \mathrm{E}$ | $66.63^{\prime}$ |
| L10 | N48 $^{\circ} 53^{\prime} 27^{\prime \prime} \mathrm{E}$ | $84.56^{\prime}$ |


| RECORD LINE TABLE |  |  |
| :---: | :---: | :---: |
| LINE \# | DIRECTION | LENGTH |
| (L1) | S56*05'00"W | 20.67 |
| ((L6)) | S4113'46"W | 138.60' |
| (L7) | N34*00'00"W | 87.96' |
| (L8) | N56 ${ }^{\circ} 00^{\prime} 00{ }^{\prime \prime} \mathrm{E}$ | 80.00' |
| [L10] | N51ヶ0'00"E | 84.55' |

[^0]
## EXHIBIT "B"

$\qquad$ $"$

## Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.3331 ACRE (14,509 SQUARE FEET), BEING A PORTION OF LOT 8A-1, REPLAT OF LOTS 8-A AND 13-A OF THE RESUBDIVISION NO. ONE BARTON VILLAGE SECTION THREE, A SUBDIVISION RECORDED IN DOCUMENT NO. 202100045 OF THE OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND LOT 9A OF THE RESUBDIVISION NO. ONE BARTON VILLAGE SECTION

Zoning Exhibit THREE, RECORDED IN VOLUME 45, PAGE 12 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), BOTH LOTS CONVEYED TO SEAMLESS LMA, LTD., IN DOCUMENT NO. 2021070342 (O.P.R.T.C.T.), SAID 0.3331 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1 -inch iron pipe found in the curving east right-of-way of Skyway Circle ( 60 ' right-ofway), and being the southwest corner of Lot 7-A of said Resubdivision No. One Barton Village Section Three, and being a corner in the west line of said Lot 8A-1, for the most easterly north corner and POINT OF BEGINNING hereof;

THENCE, leaving the east right-of-way line of said Skyway Circle, in part with the common line of said Lot 7-A and said Lot 8A-1, in part over and across said Lot 8A-1, and in part with the common line of Lot 9-A of said Resubdivision No. One Barton Village Section Three and said Lot 8A-1, the following four (4) courses and distances:

1) $\mathbf{S 4 5} 5^{\circ} 54^{\prime} 43^{\prime \prime} \mathrm{E}$, passing at a distance of 66.63 feet, a $1 / 2$-inch iron rod found at the common east corner of said Lot 7-A and said Lot 8A-1, and continuing for a total distance of $\mathbf{8 2 . 1 3}$ feet to a calculated point for the east corner hereof,
2) $\mathbf{S 5 2}{ }^{\circ} \mathbf{2 9} \mathbf{5 0}^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{7 1 . 5 6}$ feet to a calculated point for an angle point hereof,
3) $\mathbf{N} 43^{\circ} \mathbf{5 6}^{\prime} \mathbf{0 8} \mathbf{"}^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{3 8 . 3 4}$ feet to a calculated point for an angle point hereof, and
4) $\mathbf{S 5 4}{ }^{\circ} 00^{\prime} 04^{\prime \prime} \mathbf{W}$, passing at a distance of 17.69 feet, a $1 / 2$-inch iron rod found at the common east corner of said Lot 9-A and said Lot 8A-1, and continuing for a total distance of 97.72 feet to a $1 / 2$-inch iron rod with "Holt-Carson" cap found for the south corner hereof,, said point being at the common south corner of Lots $9-\mathrm{A}$ and $10-\mathrm{A}$ of said Resubdivision No. One Barton Village Section Three;

THENCE, with the common line of said Lot 9-A and said Lot $10-\mathrm{A}, \mathbf{N 3 6} \mathbf{N B}^{\circ} \mathbf{1 8}^{\prime \prime} \mathbf{~ W}$, a distance of $\mathbf{8 7 . 9 6}$ feet to a $1 / 2$-inch iron pipe found for the west corner hereof, said point being in the southeast right-of-way of said Skyway circle, and being the common west corner of said Lot 9-A and said Lot 10-A;

THENCE, with the southeast right-of-way line of said Skyway Circle, and with the northwest lines of said Lot 9-A and said Lot 8A-1, the following three (3) courses and distances:

1) $\mathbf{N} 53^{\circ} 42^{\prime} 34^{\prime \prime} \mathrm{E}$, a distance of $\mathbf{8 0 . 1 0}$ feet to a 1 -inch iron pipe found for a non-tangent point of curvature hereof;
2) along the arc of a curve to the right, whose radius is $\mathbf{1 5 . 0 0}$ feet, whose arc length is $\mathbf{1 7 . 2 6}$ feet and whose chord bears $\mathbf{N 8 6}{ }^{\circ} 57^{\prime} 58^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{1 6 . 3 3}$ feet to a $1 / 2$-inch iron rod found for a non-tangent point of compound curvature hereof, and
3) along the arc of a curve to the left, whose radius is $\mathbf{6 0 . 0 0}$ feet, whose arc length is $\mathbf{8 1 . 7 1}$ feet and whose chord bears $\mathbf{N 8 1}{ }^{\circ} 19^{\prime} \mathbf{4 0}$ "E, a distance of 75.54 feet to the POINT OF BEGINNING and containing 0.3331 Acre (14,509 Square Feet) of land, more or less.

## Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000063715744 . See attached sketch (reference drawing: 00528-zoning 4.dwg.)



## [A]

REPLAT OF LOTS 8-A AND 13-A OF THE RESUBDIVISION NO. ONE BARTON VILLAGE SECTION THREE
DOC. NO. 202100045
O.P.R.T.C.T.
[B]
RESUBDIVISION
NO. ONE BARTON VILLAGE
SECTION THREE
VOL. 45, PG. 12
P.R.T.C.T.
[C]
LOT A
THE DON MORRIS
SUBDIVISION

VOL. 81, PG. 331
P.R.T.C.T.
[D]
LOT 2
RESUBDIVISION OF PART OF BLOCK "J", BARTON HILLS SECTION 1

VOL. 16, PG. 66
P.R.T.C.T.
[E]
CALLED 14,674.76 SQ FT
PORTION OF BLOCK "J" BARTON HILLS SECTION 1
VOL. 16, PG. 66
P.R.T.C.T.
[F]
CALLED 0.50 ACRE DAVIS 2708 S LAMAR, LLC. DOC. NO. 2013097236 O.P.R.T.C.T.
[G]
OWNER: SEAMLESS LMA, LTD
DOC. NO. 2021070342
O.P.R.T.C.T.
[H]
LOT 5
BARTON VILLAGE
SECTION THREE VOL. 39, PG. 24


NOTES:

1. ALL beArings are based ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000063715744.
2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.

|  | Date: | $8 / 4 / 2023$ |
| ---: | :--- | ---: |


| CURVE TABLE |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| CURVE \# | LENGTH | RADIUS | DELTA | BEARING | DISTANCE |
| C1 | $17.26^{\prime}$ | $15.00^{\prime}$ | $65^{\circ} 56^{\prime} 23^{\prime \prime}$ | N86 $^{\circ} 57^{\prime} 58^{\prime \prime} \mathrm{E}$ | $16.33^{\prime}$ |
| C2 | $81.71^{\prime}$ | $60.00^{\prime}$ | $78^{\circ} 01^{\prime} 36^{\prime \prime}$ | N81 $^{\prime} 19^{\prime} 40^{\prime \prime} \mathrm{E}$ | $75.54^{\prime}$ |
| C3 | $38.76^{\prime}$ | $60.00^{\prime}$ | $37^{\circ} 01^{\prime} 04^{\prime \prime}$ | N23 $^{\circ} 48^{\prime} 20^{\prime \prime} \mathrm{E}$ | $38.09^{\prime}$ |
| C4 | $38.45^{\prime}$ | $60.00^{\prime}$ | $36^{\circ} 42^{\prime} 59^{\prime \prime}$ | N13 $^{\circ} 03^{\prime} 42^{\prime \prime} \mathrm{W}$ | $37.79^{\prime}$ |


| RECORD CURVE TABLE |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| CURVE \# | LENGTH | RADIUS | DELTA | BEARING | DISTANCE |
| (C1) | 17.26' | 15.00' | 65'56'23' | N88*57'58'E | 16.33' |
| (C2) | 81.71' | $60.00^{\circ}$ | 78*01'36" | N8119'40"E | 75.54' |
| (c3) | 38.68' | 60.00' | - | N26\%04'00'E | 38.01' |
| (c4) | 38.68' | 60.00' | - | N1052'00"W | 38.01' |



TCAD PARCEL \#952464, \#952465, \#303316 COA GRID \#G2O

| LINE TABLE |  |  |
| :---: | :---: | :---: |
| LINE \# | DIRECTION | LENGTH |
| L1 | S45*54'08"E | 82.13' |
| L2 | S52*29'50"W | 71.56' |
| L3 | N43*56'08'W | 38.34' |
| L4 | S54*00'04"W | 97.72' |
| L5 | N36¹8'30"W | 87.96' |
| L6 | N53*42'34*E | 80.10' |
| L7 | S53*58'07"W | 20.79' |


| RECORD LINE TABLE |  |  |
| :---: | :---: | :---: |
| LNE \# | DIRECTION | LENGTH |
| (L5) | N34 $^{\circ} 00^{\prime} 00^{\prime \prime} \mathrm{W}$ | $87.96^{\prime}$ |
| (L6) | N56 $^{\circ} 00^{\circ} 00^{\prime \prime} \mathrm{E}$ | $80.00^{\prime}$ |
| $(L 7)$ | $556^{\circ} 05^{\prime} 00^{\circ} \mathrm{W}$ | $20.67^{\prime}$ |



PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM \#10174300

| Date: | 8/4/2023 |
| :--- | ---: |
| Project: | 00528 |
| Scale: | N/A |
| Reviewer: | SMD |
| Tech: | TS |
| Field Crew: | SV/DR |
| Survey Date: | DEC. 2018 |
| Sheet: | 3 OF 3 |

P: \00528\Dwg\00528_ZONING EXHIBIT 4.dwg


N
7 subject tract
$\therefore$ Pennoing case
-- : Zonnng boundary
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.



[^0]:    1.0199 ACRES

    ZONING EXHIBIT City of Austin, Travis County, Texas

