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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_, 2024      §  
   §  
   § \_\_\_\_\_

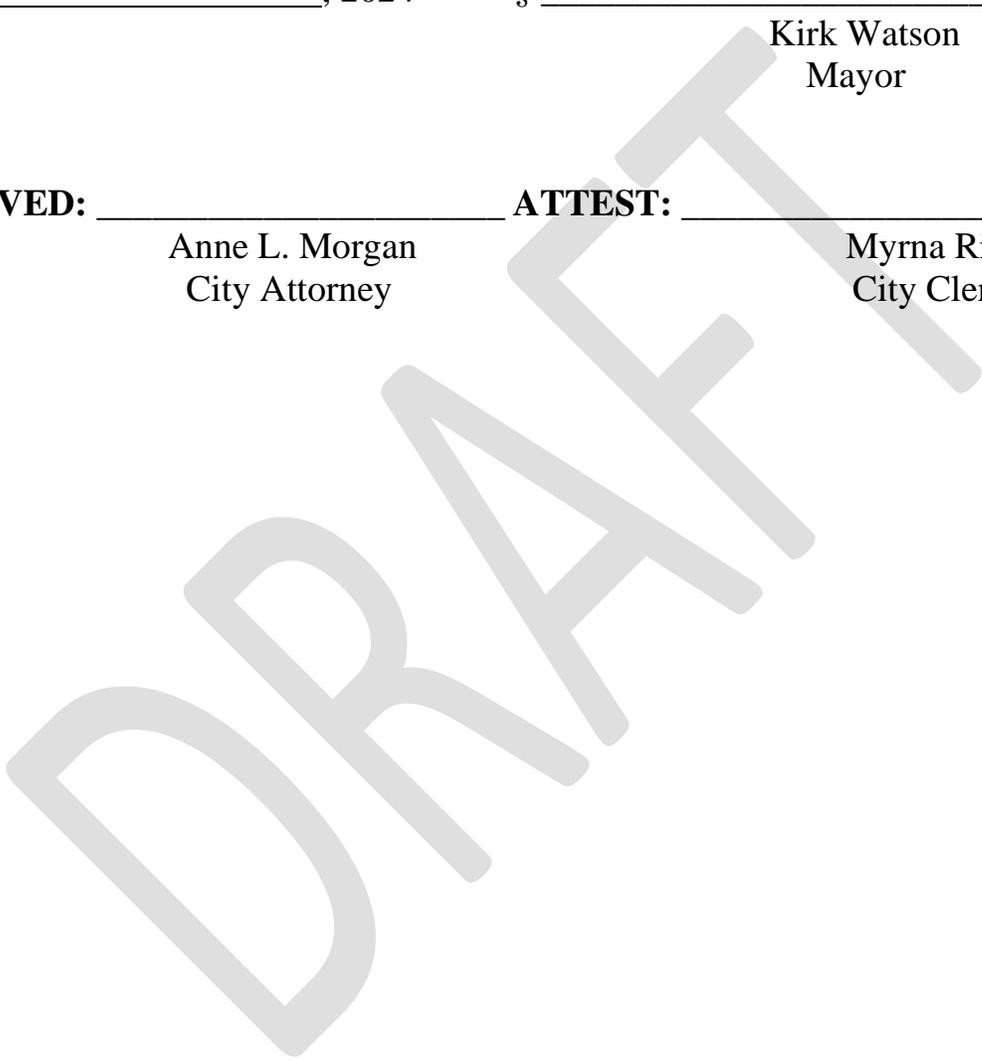
Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk



# EXHIBIT A

## METES & BOUNDS DESCRIPTION

**BEING** A 0.8552 ACRE TRACT OF LAND SITUATED IN THE DINSMORE SIMPSON SURVEY, ABSTRACT NUMBER 694 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF AND THE SAME TRACT AS A CALLED 0.849 ACRE TRACT OF LAND BEQUEATHED TO JOE DAVID PARKS IN DOCUMENT NUMBER 2008119685, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), BEING DESCRIBED IN VOLUME 1949, PAGE 384, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a 5/8-inch pipe found in the northwest right-of-way line of Hickman Avenue (50 feet wide) at the east corner of Lot A, SYMANK-WILSON ADDITION as shown on the plat recorded in Volume 59, Page 10, Plat Records of Travis County, Texas and being the south corner of the herein described tract;

**THENCE** along the northeast line of said Lot A and the northeast line of the residue of a called 0.91 acre tract of land conveyed to the City of Austin as recorded in Volume 2132, Page 211, D.R.T.C.T., **North 62° 18' 49" West, a distance of 350.91 feet** (called North 60° 25' West, 349.7 feet, per deed) to a 1/2-inch iron rod with cap set in the southeast right-of-way line of Berkman Drive (variable width) for the north corner of said residue of called 0.91 acres and being the west corner of the herein described tract;

**THENCE** along said right-of-way line, **North 26° 56' 10" East, a distance of 105.50 feet** (North 29° 29' East, 105.5 feet, per deed) to a 1/2-inch iron rod with cap set for the west corner of a called 0.851 acre tract of land conveyed to Terra Salerno LLC as recorded in Document Number 2019029467, O.P.R.T.C.T. and being the north corner of the herein described tract;

**THENCE** along the southwest line of said called 0.851 acre tract, **South 62° 29' 33" East**, passing a 1/2-inch iron rod with cap stamped "Bryan Tech" found on-line at a distance of 351.33 feet and continuing for **a total distance of 351.70 feet** (South 60° 25' East, 351.1 feet, per deed) to a point in the aforementioned northwest right-of-way line of Hickman Avenue at the south corner of said called 0.851 acre tract, and being the east corner of the herein described tract;

**THENCE** along said right-of-way line, **South 27° 22' 14" West, a distance of 106.59 feet** (South 30° 15' West, 105.5 feet, per deed) to the **POINT OF BEGINNING** of the herein described tract and containing 37, 253 square feet or 0.8552 acres of land.

Basis of Bearing: Texas South Central Zone, NAD83  
All 1/2-inch iron rods with cap set are stamped "AMERISURVEYORS"

STATE OF TEXAS        §

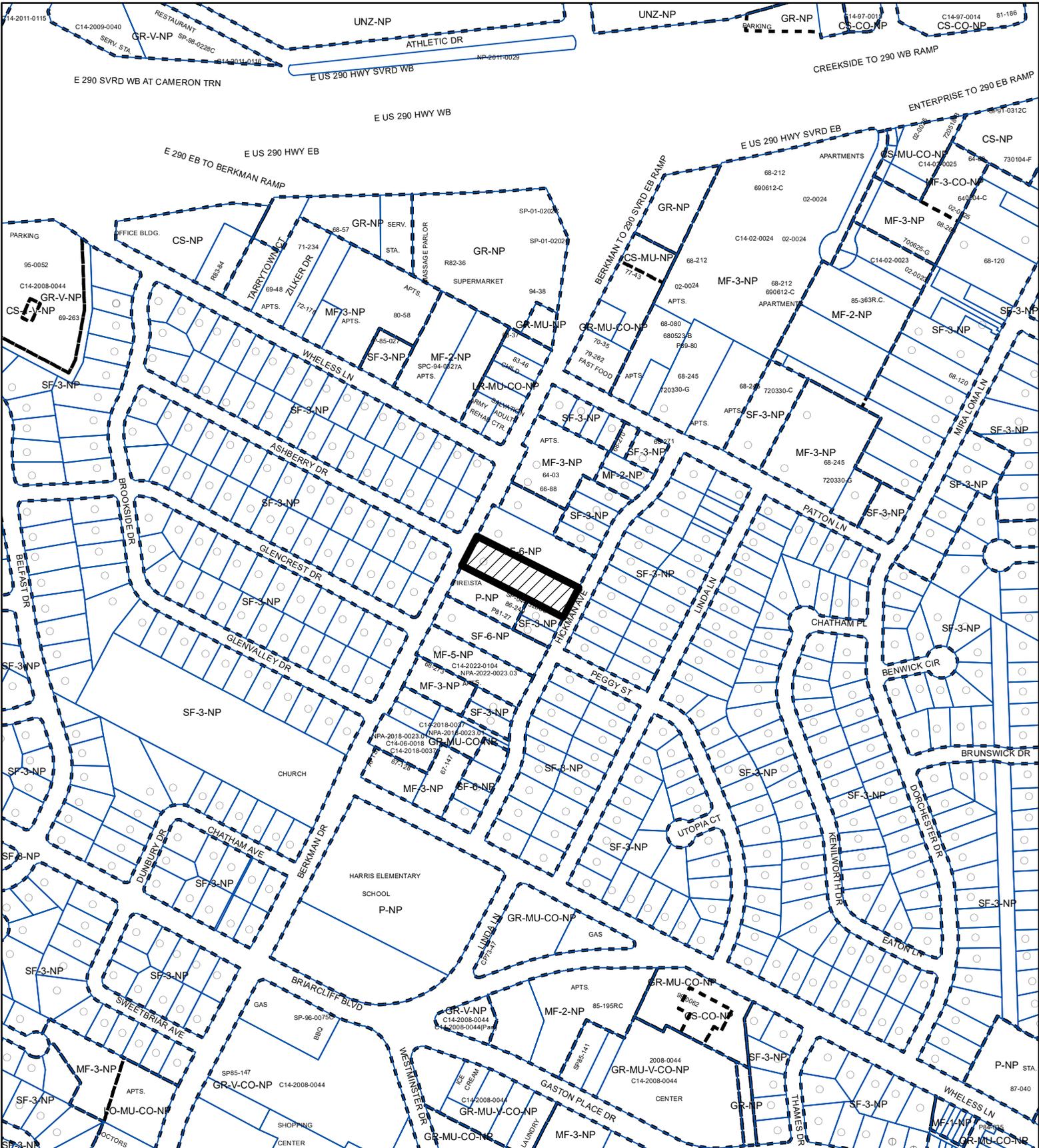
June 7, 2023

COUNTY OF TRAVIS    §

I hereby certify that the above description was prepared from an actual survey on the ground of the described tract made under my supervision as of the date hereon.

Steven G. Young,  
Registered Professional Land Surveyor  
Registration No. 5503  
Job No.: 2306095583





**ZONING**

ZONING CASE#: C14-2023-0107

**EXHIBIT B**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING 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.

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

1" = 400'

Created: 9/19/2023