

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THAXTON ROAD AND PANADERO DRIVE, REZONING AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 and family residence (SF-3) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-07-0005, on file at the Neighborhood Planning and Zoning Department, as follows:

A 4.709 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the property located at the southwest corner of Thaxton Road and Panadero Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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 site development standards apply to the Property:

1. The maximum height is 40 feet from ground level.
2. The minimum street side yard setback is 15 feet.
3. The maximum building coverage is 50 percent.
4. The maximum impervious cover is 80 percent.
5. The maximum floor-to area ratio is 0.5 to 1.0.

B. A food sales use may not exceed 5,000 square feet of gross floor area.

- 1
2 C. A loading facility is prohibited within 50 feet of the south property line.
3
4 D. Driveways are prohibited between the south property line and the rear of a
5 building used for a commercial purpose.
6
7 E. The following uses are prohibited uses of the Property:
8
9 Automotive repair services Automotive rentals
10 Automotive sales Automotive washing (of any type)
11 Bail bond services Building maintenance services
12 Business support services Commercial off-street parking
13 Communication services Counseling services
14 Drop-off recycling center Exterminating services
15 Funeral services Hospital services (limited)
16 Hotel-motel Indoor entertainment
17 Indoor sports and recreation Off-site accessory parking
18 Outdoor sports and recreation Pawn shop services
19 Pet services Printing and publishing
20 Research services Residential treatment
21 Theater
22

23 Except as specifically restricted under this ordinance, the Property may be developed and
24 used in accordance with the regulations established for the community commercial (GR)
25 base district, and other applicable requirements of the City Code.
26

27 **PART 3.** This ordinance takes effect on _____, 2007.
28
29

30 **PASSED AND APPROVED**
31

32 §
33 §
34 _____, 2007 § _____
35 Will Wynn
36 Mayor
37

38
39 **APPROVED:** _____ **ATTEST:** _____
40 David Allan Smith Shirley A. Gentry

City Attorney

City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

EXHIBIT A

C14-07-0005

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**4.709 ACRES
SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 4.709 ACRES (APPROX. 205,144 S.F.) IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A REMAINDER PORTION OF A 275.015 ACRE TRACT CONVEYED TO FC PROPERTIES ONE, LTD., IN A SPECIAL WARRANTY DEED DATED MARCH 20, 1998, RECORDED IN VOLUME 13147, PAGE 1555, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 4.709 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set in the said 275.015 acre tract, being also in the south line of Thaxton Road Street Dedication, a subdivision of record in Volume 87, Pages 24D-25A, Plat Records of Travis County, Texas, a northerly corner of a 236.54 acre tract recorded in Document No. 2003099256, of the Official Public Records of Travis County, Texas and being the northwest corner of the 4.712 acre Save and Except Tract Three recorded in Document No. 2003099256, of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found bears North 66°58'41" West, a distance of 57.47 feet;

THENCE leaving the northerly corner of the 236.54 acre tract and along the common line of Thaxton Road Street Dedication, and the 4.712 acre tract, the following two (2) courses:

1. South 66°58'41" East, a distance of 42.79 feet to a 1/2" rebar found for the beginning of a curve to the left;
2. 528.59 feet along the arc of said curve to the left, having a radius of 1,862.18 feet, and through a central angle of 16°15'49", the chord of which bears South 73°32'44" East, a distance of 526.81 feet to a 1/2" rebar with cap set in the south line of Thaxton Road Street Dedication, being also in the west right-of-way line of Panadero Drive (64' right-of-way width) as dedicated in The Bend at Nuckols Crossing, a subdivision of record in Volume 88, pages 1-2, Plat Records of Travis County, Texas, and the northeast corner of the 4.712 acre tract, for the beginning of a reverse curve to the right;

THENCE leaving the south line of Thaxton Road Street Dedication, along the common line of Panadero Drive and the 4.712 acre tract the following three courses:

1. 38.53 feet along the arc of said curve to the right, having a radius of 25.00 feet, and through a central angle of $88^{\circ}18'06''$, the chord of which bears South $37^{\circ}31'36''$ East, a distance of 34.83 feet to a 1/2" rebar with cap set;
2. South $06^{\circ}37'28''$ West, a distance of 145.61 feet to a 1/2" rebar with cap set for the beginning of a curve to the left;
3. 215.60 feet along the arc of said curve to the left, having a radius of 568.31 feet, and through a central angle of $21^{\circ}44'10''$, the chord of which bears South $04^{\circ}14'24''$ East, a distance of 214.31 feet to a 1/2" rebar found for the south corner of The Bend at Nuckols Crossing, being also a northwest corner of the Amended Plat of Sheldon 230, Section 2, Phase 1, a subdivision of record in Document No. 200400134, of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found bears North $74^{\circ}44'45''$ East, a distance of 64.10 feet;

THENCE along the east line of the 4.712 acre tract, over the Amended Plat of Sheldon 230, Section 2, Phase 1, the following two (2) courses:

1. South $15^{\circ}12'04''$ East, a distance of 83.42 feet to a calculated point for the beginning of a curve to the right;
2. 31.43 feet along the arc of said curve to the right, having a radius of 468.00 feet, and through a central angle of $03^{\circ}50'53''$, the chord of which bears South $13^{\circ}16'38''$ East, a distance of 31.42 feet to a calculated point for the southeast corner of the 4.712 acre tract, being also in the Amended Plat of Sheldon 230, Section 2, Phase 1;

THENCE over the Amended Plat of Sheldon 230, Section 2, Phase 1, and along the line common to the 4.712 acre tract and Sheldon 230, Section 1, Phase 1, a subdivision of record in Document No. 200500225, of the Official Public Records of Travis County, Texas the following three (3) courses:

1. North $80^{\circ}17'44''$ West, passing at 4.66 feet the northeast corner of Lot 7, Sheldon 230, Section 1, Phase 1, passing at 9.95 feet the northwest corner of Lot 7, and continuing for a total distance of 93.83 feet to a 1/2" rebar with cap set;
2. North $70^{\circ}27'02''$ West, a distance of 50.98 feet to a 1/2" rebar with cap set;
3. North $63^{\circ}40'40''$ West, a distance of 133.76 feet to a 1/2" rebar found for a southwest corner of the 4.712 acre tract, being also the northwest corner of Sheldon 230, Section 1, Phase 1, and in the east line of a 2.085 acre tract recorded in Document No. 2002000762, of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found bears South $26^{\circ}15'53''$ West, a distance of 155.57 feet;

THENCE along the common line of the 4.712 acre tract, and the 2.085 acre tract, the


following two (2) courses:

1. North $26^{\circ}20'55''$ East, a distance of 82.00 feet to a 1" iron pipe found;
2. North $63^{\circ}41'06''$ West, a distance of 346.94 feet to a 1/2" rebar found for the southwest corner of the 4.712 acre tract, being also the northwest corner of the 2.085 acre tract and in the east line of the 236.54 acre tract;

THENCE along the common line of the 4.712 acre tract and the 236.54 acre tract, the following two (2) courses:

1. North $06^{\circ}50'03''$ West, a distance of 135.18 feet to a 1/2" rebar with cap set;
2. North $11^{\circ}34'31''$ West, a distance of 213.67 feet to the **POINT OF BEGINNING**, containing an area of 4.709 acres of land, more or less.

Surveyed on the ground in September 21, 2006. Bearing Basis: Grid Azimuth for Texas Central Zone, NAD 1983/93 HARN values from LCRA control network. Attachments: Drawing 040-047-Z1.

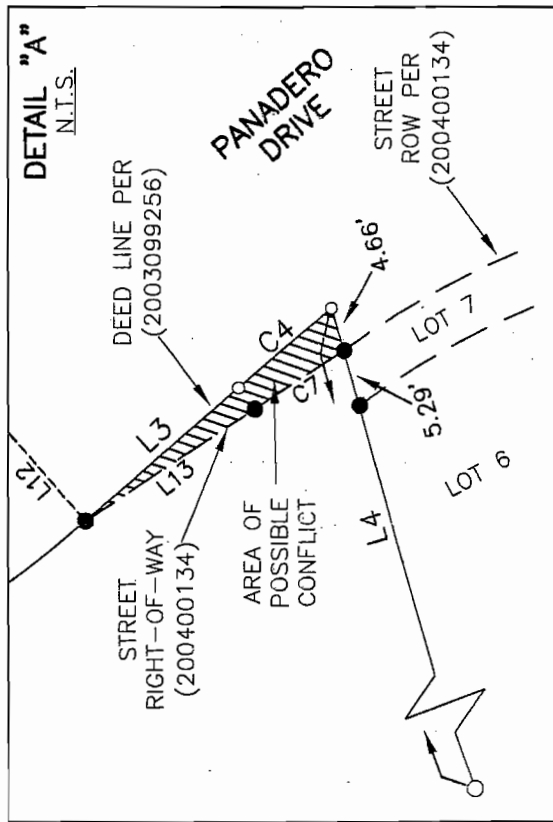

David Klotz
Registered Professional Land Surveyor
State of Texas No. 5428

10/18/06



SKETCH TO ACCOMPANY A DESCRIPTION OF 4.709 ACRES (APPROX. 205,144 S.F.) IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A REMAINDER PORTION OF A 275.015 ACRE TRACT CONVEYED TO FC PROPERTIES ONE, LTD., IN A SPECIAL WARRANTY DEED DATED MARCH 20, 1998, RECORDED IN VOLUME 13147, PAGE 1555, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TABLE			
No.	BEARING	LENGTH	RECORD
L1	S66°58'41"E	42.79'	(S64°29'26"E 42.59')
L2	S06°37'28"W	145.61'	(S09°11'34"W 145.52')
L3	S15°12'04"E	83.42'	(S12°32'56"E 83.42')
L4	N80°17'44"W	93.83'	(N77°44'13"W 93.72')
L5	N70°27'02"W	50.98'	(N67°53'31"W 50.98')
L6	N63°40'40"W	133.76'	(N61°07'09"W 133.76')
L7	N26°20'55"E	82.00'	(N28°52'51"E 82.24')
L8	N06°50'03"W	135.18'	(N04°14'29"W 135.18')
L9	S26°15'53"W	155.57'	(S28°52'51"W 155.55')
L10	N24°18'07"E	64.40'	(S28°52'51"W 155.55')
L11	N08°22'36"E	64.14'	
L12	N74°44'45"E	64.10'	(N77°27'05"W 64.00')
L13	N13°08'11"W	83.02'	(N10°25'04"W 83.23')



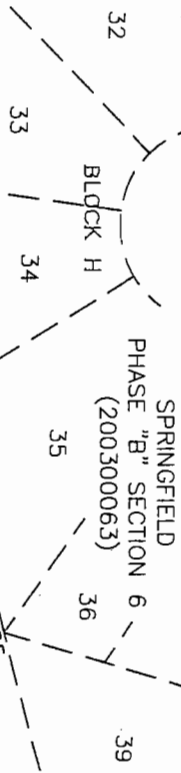
CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING
C1	16°15'49"	1862.18'	266.08'	528.59'	526.81'	S73°32'44"E
C2	88°18'06"	25.00'	24.27'	38.53'	34.83'	S37°31'35"E
C3	21°44'10"	568.31'	109.11'	215.60'	214.31'	S04°14'24"E
C4	3°50'53"	468.00'	15.72'	31.43'	31.42'	S13°16'38"E
C5	22°54'00"	1798.18'	364.21'	718.70'	713.92'	S77°30'58"E
C6	12°30'17"	468.00'	51.27'	102.14'	101.94'	S03°01'20"E
C7	3°40'18"	468.00'	15.00'	29.99'	29.99'	N10°48'51"W

LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR WITH CAP SET
⊙	1" IRON PIPE FOUND
○	CALCULATED POINT

DATE OF SURVEY: 9/21/06
PLOT DATE: 10/18/06
DRAWING NO.: 040-047-Z1
PROJECT NO.: 040-047
DRAWN BY: SMD
SHEET 2 OF 2

Chaparral

A PORTION OF
275.015 ACRES
FC PROPERTIES
ONE LTD.
(13147/1555)



P.O.B.

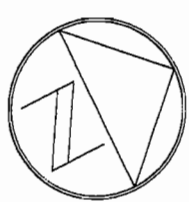
THAXTON ROAD
(R.O.W. WIDTH VARIES)
(87/25A)

0.3498 WM ESMT.
(2003078386)

40' TEMPORARY CONST. ESMT.
(10838/637)

4.709 ACRES
(APPROX. 205,144 S.F.)

REMAINDER PORTION OF
A 275.015 ACRE TRACT
FC PROPERTIES ONE, LTD.
(13147/1555)



1"=100'

A PORTION OF
236.54 ACRES
KB HOME LONE STAR LP
(2003099256)

BEARING BASIS: GRID AZIMUTH FOR
TEXAS CENTRAL ZONE, 1983/93
HARN VALUES FROM LCRA CONTROL
NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 040-047-Z1

DATE OF SURVEY: 9/21/06

PLOT DATE: 10/18/06

DRAWING NO.: 040-047-Z1

PROJECT NO.: 040-047

DRAWN BY: SMD
SHEET 1 OF 2

N63°41'06"W 346.94'
(N61°05'40"W 347.02')

2.085 ACRES
DAVID L. MELLENBURCH ET UX
(2002000762)

6.397 ACRES
CITY OF AUSTIN
(10780/904)

LOT 24, BLOCK K
AMENDED PLAT OF SHELTON 230
SECTION 2 PHASE 1
(200400134)

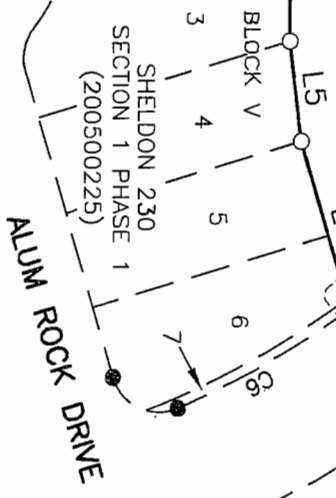
PANADERO DRIVE
(64' R.O.W. WIDTH)
(88/1)(200400134)

LOT 1, BLOCK J
THE BEND AT
NUCKOLS CROSSING
PHASE 2, SECTION 1
(88/1)

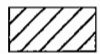
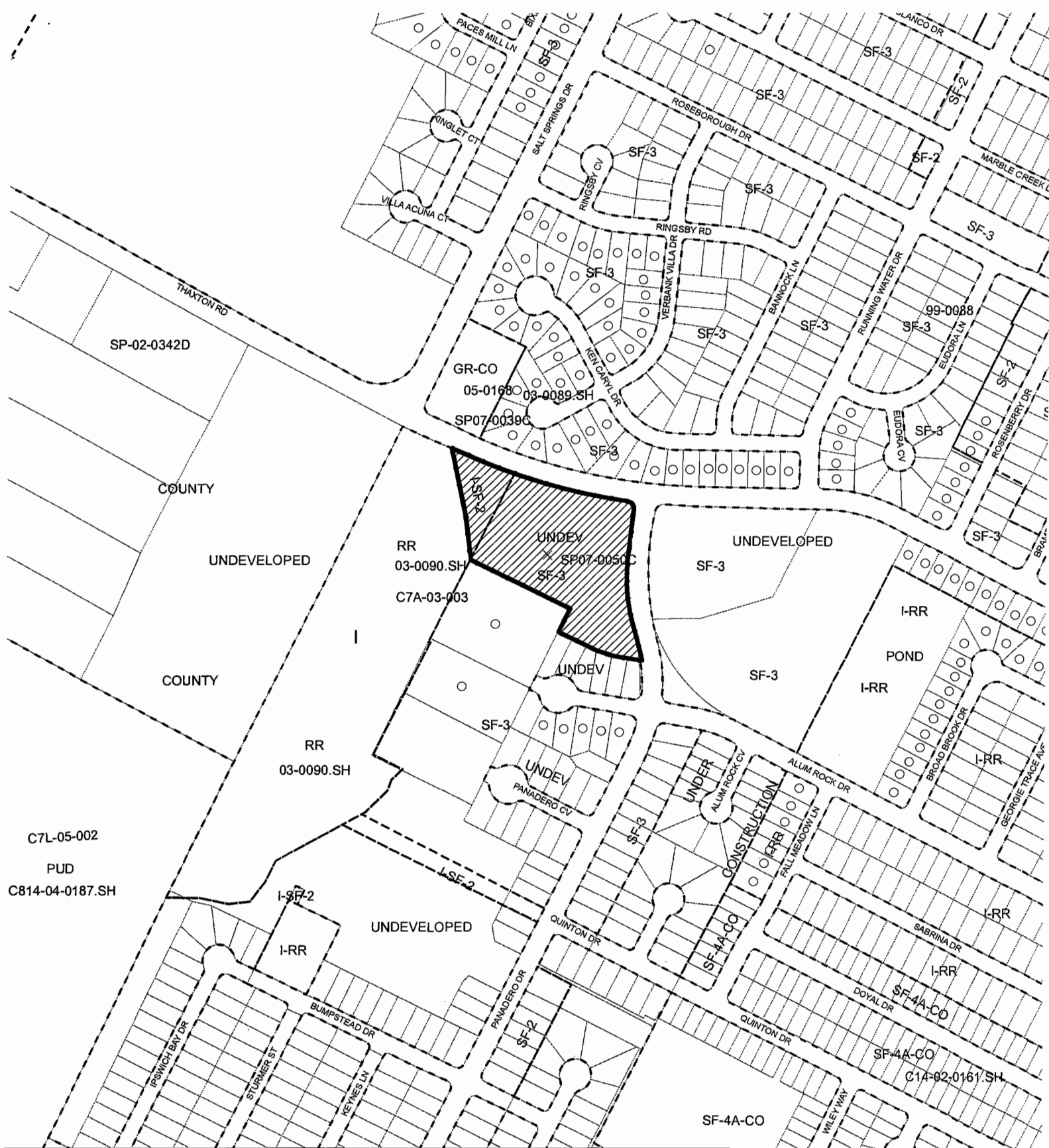
r=504.31

AREA OF
POSSIBLE
CONFLICT

SEE DETAIL "A"



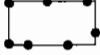
Chaparral



Subject Tract



Zoning Boundary



Pending Cases

ZONING *EXHIBIT B*

ZONING CASE#: C14-07-0005
ADDRESS: SW CORNER THAXTON RD & PANADERO DR
SUBJECT AREA: 4.709 ACRES
GRID: J31-33 K31-34 L33-34
MANAGER: J. ROUSSELIN



1" = 400' OPERATOR: S MEEKS

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

RESTRICTIVE COVENANT

OWNER: RKS Texas Investments, L.P., a Texas limited partnership

ADDRESS: 601 Sonterra Boulevard, San Antonio, Texas 78258

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: A 4.709 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this covenant.

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by HDR/WHM Transportation Engineering, dated January 8, 2007, or as amended and approved by the Director of the Watershed Protection and Development Review Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated August 30, 2007. The TIA shall be kept on file at the Watershed Protection and Development Review Department.
2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

5. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the _____ day of _____, 2007.

OWNER:

**RKS Texas Investments, L.P.,
a Texas limited partnership**

By: _____
Rick Sheldon,
Partner

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this the _____ day of _____, 2007, by Rick Sheldon, Partner, on behalf of RKS Texas Investments, L.P., a Texas limited partnership.

Notary Public, State of Texas

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767
Attention: Diana Minter, Paralegal



**Professional Land Surveying, Inc.
Surveying and Mapping**

EXHIBIT A

C14-07-0005

Office: 512-443-1724

Fax: 512-441-6987

2807 Manchaca Road

Building One

Austin, Texas 78704

**4.709 ACRES
SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 4.709 ACRES (APPROX. 205,144 S.F.) IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A REMAINDER PORTION OF A 275.015 ACRE TRACT CONVEYED TO FC PROPERTIES ONE, LTD., IN A SPECIAL WARRANTY DEED DATED MARCH 20, 1998, RECORDED IN VOLUME 13147, PAGE 1555, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 4.709 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with cap set in the said 275.015 acre tract, being also in the south line of Thaxton Road Street Dedication, a subdivision of record in Volume 87, Pages 24D-25A, Plat Records of Travis County, Texas, a northerly corner of a 236.54 acre tract recorded in Document No. 2003099256, of the Official Public Records of Travis County, Texas and being the northwest corner of the 4.712 acre Save and Except Tract Three recorded in Document No. 2003099256, of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found bears North 66°58'41" West, a distance of 57.47 feet;

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1. South 66°58'41" East, a distance of 42.79 feet to a 1/2" rebar found for the beginning of a curve to the left;
2. 528.59 feet along the arc of said curve to the left, having a radius of 1,862.18 feet, and through a central angle of 16°15'49", the chord of which bears South 73°32'44" East, a distance of 526.81 feet to a 1/2" rebar with cap set in the south line of Thaxton Road Street Dedication, being also in the west right-of-way line of Panadero Drive (64' right-of-way width) as dedicated in The Bend at Nuckols Crossing, a subdivision of record in Volume 88, pages 1-2, Plat Records of Travis County, Texas, and the northeast corner of the 4.712 acre tract, for the beginning of a reverse curve to the right;

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1. 38.53 feet along the arc of said curve to the right, having a radius of 25.00 feet, and through a central angle of $88^{\circ}18'06''$, the chord of which bears South $37^{\circ}31'36''$ East, a distance of 34.83 feet to a 1/2" rebar with cap set;
2. South $06^{\circ}37'28''$ West, a distance of 145.61 feet to a 1/2" rebar with cap set for the beginning of a curve to the left;
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THENCE along the east line of the 4.712 acre tract, over the Amended Plat of Sheldon 230, Section 2, Phase 1, the following two (2) courses:

1. South $15^{\circ}12'04''$ East, a distance of 83.42 feet to a calculated point for the beginning of a curve to the right;
2. 31.43 feet along the arc of said curve to the right, having a radius of 468.00 feet, and through a central angle of $03^{\circ}50'53''$, the chord of which bears South $13^{\circ}16'38''$ East, a distance of 31.42 feet to a calculated point for the southeast corner of the 4.712 acre tract, being also in the Amended Plat of Sheldon 230, Section 2, Phase 1;

THENCE over the Amended Plat of Sheldon 230, Section 2, Phase 1, and along the line common to the 4.712 acre tract and Sheldon 230, Section 1, Phase 1, a subdivision of record in Document No. 200500225, of the Official Public Records of Travis County, Texas the following three (3) courses:

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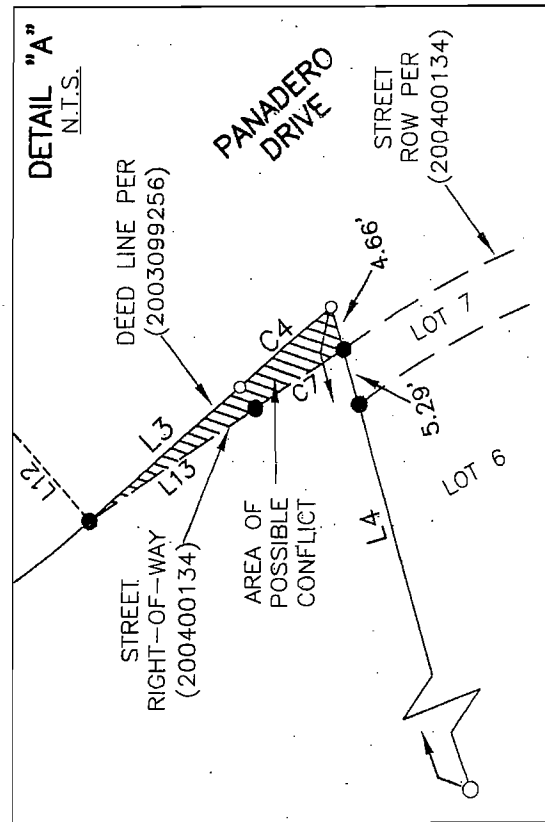
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David Klotz

Registered Professional Land Surveyor
State of Texas No. 5428



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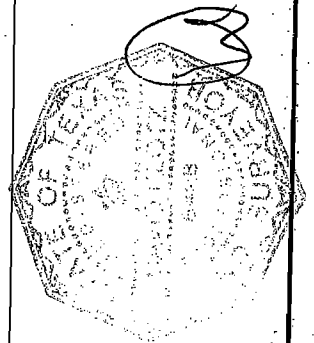
LINE TABLE			
No.	BEARING	LENGTH	RECORD
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L8	N06°50'03"W	135.18'	(N04°14'29"W 135.18')
L9	S26°15'53"W	155.57'	(S28°52'51"W 155.55')
L10	N24°18'07"E	64.40'	(S28°52'51"W 155.55')
L11	N08°22'36"E	64.14'	
L12	N74°44'45"E	64.10'	(N77°27'05"W 64.00')
L13	N13°08'11"W	83.02'	(N10°25'04"W 83.23')

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	16°15'49"	1862.18'	266.08'	528.59'	526.81'	S73°32'44"E	(S70°56'33"E 526.90')
C2	88°18'06"	25.00'	24.27'	38.53'	34.83'	S37°31'35"E	(S34°56'33"E 34.82')
C3	21°44'10"	568.31'	109.11'	215.60'	214.31'	S04°14'24"E	(S01°40'41"E 214.36')
C4	3°50'53"	468.00'	15.72'	31.43'	31.42'	S13°16'38"E	(S10°36'27"E 31.71')
C5	22°54'00"	1798.18'	364.21'	718.70'	713.92'	S77°30'58"E	
C6	12°30'17"	468.00'	51.27'	102.14'	101.94'	S03°01'20"E	(S00°27'13"E 101.67')
C7	3°40'18"	468.00'	15.00'	29.99'	29.99'	N10°48'51"W	

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ 1" IRON PIPE FOUND
- CALCULATED POINT



DATE OF SURVEY: 9/21/06
 PLOF DATE: 10/18/06
 DRAWING NO.: 040-047-Z1
 PROJECT NO.: 040-047
 DRAWN BY: SMD
 SHEET 2 OF 2

Chaparral

A PORTION OF
275.015 ACRES
FC PROPERTIES
ONE LTD.
(13147/1555)

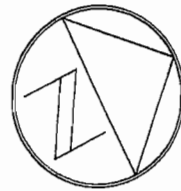
SPRINGFIELD
PHASE "B" SECTION 6
(200300063)

THAXTON ROAD
(R.O.W. WIDTH VARIES)
(87/25A)

0.3498 WM ESMT.
(2003078386)

N11°34'31"W 213.67'
(N08°39'06"W 213.80')

A PORTION OF
236.54 ACRES
KB HOME LONE STAR LP
(2003099256)



1"=100'

4.709 ACRES
(APPROX. 205,144 S.F.)
REMAINDER PORTION OF
A 275.015 ACRE TRACT
FC PROPERTIES ONE, LTD.
(13147/1555)

N63°41'06"W 346.94'
(N61°05'40"W 347.02')

2.085 ACRES
DAVID L. MELLENBURCH ET UX
(2002000762)

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 040-047-Z1

DATE OF SURVEY: 9/21/06
PLOT DATE: 10/18/06
DRAWING NO.: 040-047-Z1
PROJECT NO.: 040-047
DRAWN BY: SMD
SHEET 1 OF 2

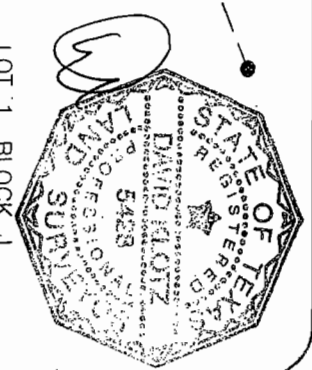
6.397 ACRES
CITY OF AUSTIN
(10780/904)

LOT 24, BLOCK K
AMENDED PLAT OF SHELTON 230
SECTION 2 PHASE 1
(200400134)

40' TEMPORARY CONST. ESMT.
(10838/637)

PANADERO DRIVE
(64' R.O.W. WIDTH)
(88/1)(200400134)

LOT 1, BLOCK J
THE BEND AT
NUCKOLS CROSSING
PHASE 2, SECTION 1
(88/1)



r=504.31

AREA OF
POSSIBLE
CONFLICT

SEE DETAIL "A"

ALUM ROCK DRIVE
SHELTON 230
SECTION 1 PHASE 1
(200500225)

Chaparral