

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE ESTABLISHING PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 3215 EXPOSITION BOULEVARD AND CHANGING  
3 THE ZONING MAP FROM UNZONED (UNZ) TO TOWNHOUSE AND  
4 CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO)  
5 COMBINING DISTRICT ON PARCELS ONE AND TWO AND REZONING AND  
6 CHANGING THE ZONING MAP FROM FAMILY RESIDENCE (SF-3) DISTRICT  
7 TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL  
8 OVERLAY (SF-6-CO) COMBINING DISTRICT FOR PARCEL THREE.

9  
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11  
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
13 change the base district and establish a zoning district on the property described in Zoning  
14 Case No. C14-2007-0084, on file at the Neighborhood Zoning and Planning Department,  
15 as follows:

16  
17 Parcel One: From unzoned (UNZ) to townhouse and condominium residence-  
18 conditional overlay (SF-6-CO) combining district.

19  
20 A 1.082 acre tract of land, more or less, out of the Daniel J. Gilbert Survey No. 8,  
21 the tract of land being more particularly described by metes and bounds in Exhibit  
22 "A" incorporated into this ordinance, Save and Except Parcel Three; and

23  
24 Parcel Two: From (UNZ) to townhouse and condominium residence-conditional  
25 overlay (SF-6-CO) combining district.

26  
27 A 1.100 acre tract of land, more or less, out of the Daniel J. Gilbert Survey No. 8,  
28 the tract of land being more particularly described by metes and bounds in Exhibit  
29 "B" incorporated in this ordinance; and

30  
31 Parcel Three: From family residence (SF-3) district to townhouse and  
32 condominium residence-conditional overlay (SF-6-CO) combining district.

33  
34 A 0.0085 acre (370 square feet) tract of land, more or less, being a portion of  
35 Parcel One described in this ordinance, the 0.0085 acre tract being more  
36 particularly described by metes and bounds in Exhibit "C" incorporated in this  
37 ordinance (the "Property"),

1  
2 locally known as 3215 Exposition Boulevard, in the City of Austin, Travis County, Texas,  
3 and generally identified in the map attached as Exhibit "D".  
4

5 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
6 established by this ordinance is subject to the following conditions:  
7

- 8 A. Development of the Property shall not exceed a density of 20 dwelling units.  
9  
10 B. Development of the Property shall not exceed a density of 9.17 dwelling units  
11 per acre.  
12

13 Except as specifically restricted under this ordinance, the Property may be developed and  
14 used in accordance with the regulations established for the townhouse and condominium  
15 residence (SF-6) base district and other applicable requirements of the City Code.  
16

17 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008.  
18

19  
20 **PASSED AND APPROVED**

21  
22 §  
23 §  
24 §

\_\_\_\_\_, 2008

\_\_\_\_\_  
Will Wynn  
Mayor

25  
26  
27  
28  
29 **APPROVED:**

\_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  
Shirley A. Gentry  
City Clerk

**FIELD NOTES DESCRIPTION  
(PARCEL 1)**

DESCRIPTION OF 1.082 ACRES (47,143 SQUARE FEET) OF LAND IN THE DANIEL J. GILBERT SURVEY NO. 8, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 96.92 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS, DATED JULY 26, 1916, OF RECORD IN VOLUME 286, PAGE 330, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOT 5, SECOND RESUBDIVISION OF LOT 5 MAR-GLENN, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN PLAT BOOK/VOLUME 29, PAGE 49, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 5, ACCORDING TO A SURVEY PLAT PREPARED BY HOMER BROWN, REGISTERED PUBLIC SURVEYOR NO. 386, DATED OCTOBER 1970, IS A PORTION OF THE PROPERTY CONVEYED FROM U. OF T. (PRESUMABLY THE UNIVERSITY OF TEXAS) TO T.D.M.H. & M.R. (TEXAS DEPARTMENT OF MENTAL HEALTH AND MENTAL RETARDATION) BY EXCHANGE DEED DATED JANUARY 26, 1970 (A SEARCH OF THE TRAVIS COUNTY DEED RECORDS FOR THE EXCHANGE DEED WAS UNSUCCESSFUL); SAID TRACTS OF LAND BEING PART OF THE AUSTIN STATE SCHOOL PROPERTY SITUATED ALONG EXPOSITION BOULEVARD AND SOUTH OF WEST 35<sup>TH</sup> STREET; SAID 1.082 ACRE TRACT, AS SHOWN ON LOOMIS AUSTIN, INC. PLAN NO. 3117, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point in the east right-of-way line of said Exposition Boulevard for an angle point in the west line of said 96.92 acre State of Texas tract of land, from which a 3-inch brass cap stamped "AUSTIN STATE SCHOOL RM 22 ELEV 610.04" in concrete bears N 56° 06' 00" W a distance of 0.50 feet, said brass cap set as a reference monument to the tract corner by Homer Brown, Registered Public Surveyor No. 386, in his survey of the Austin State School property for the State of Texas as noted on his plat dated October 1970;

**THENCE** with the west line of said 96.92 acre tract, being the east right-of-way line of said Exposition Boulevard, the following four (4) courses and distances:

- 1) N 38° 10' 39" E a distance of 307.07 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO 23 ELEV 592.62" in concrete found for an angle point,
- 2) N 28° 11' 44" E a distance of 59.45 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO 24 ELEV 588.22" in concrete found for an angle point,
- 3) N 20° 49' 19" E, at a distance of 140.29 feet pass a mag nail with washer driven into a drilled hole in a concrete rip-rap set for the southwest corner of Parcel 2, a 1.100 acre portion of said 96.92 acre State of Texas tract also surveyed this date, continuing for a total distance of 366.39 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO. 25 ELEV 594.45" in concrete found at a point of curvature, and
- 4) with the arc of a curve to the left, having a radius of 270.00 feet, an arc distance of 1.30 feet and a chord bearing N 20° 40' 59" E a distance of 1.30 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set in a chain link fence running east-west approximately 2.3 feet east of a chain link fence corner post to mark the northwest corner of said Parcel 2 and being the southwest corner and **POINT OF BEGINNING** of the tract described herein; N 10,085,235.45-ft, E 3,107,633.45-ft

**THENCE** continuing with the west line of said 96.92 acre State of Texas tract, same being the east right-of-way line of said Exposition Boulevard and the west line of the tract described herein, the following two (2) courses and distances:

- 1) continuing with the arc of said curve to the left, having a radius of 270.00 feet, an arc distance of 75.89 feet and a chord bearing N 12° 29' 36" E a distance of 75.64 feet to 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set to mark the end of said curve, and
- 2) N 04° 30' 49" E a distance of 114.83 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set to mark an angle point, same being the northwest corner of said 96.92 acre State of Texas tract;

**THENCE** N 70° 58' 28" E, continuing with the east right-of-way line of Exposition Boulevard, same being the north line of said 96.92 acre State of Texas tract, a distance of 21.68 feet to one-inch rounded bolt found (said bolt the type of marker often set by the City of Austin survey crews to mark right-of-way corners) driven into the ground for an angle point in said right-of-way line, same being the southwest corner of said Lot 5, Second Resubdivision of Lot 5 Mar-Glenn and an angle point in the west line of the tract described herein;

**THENCE** N 04° 47' 04" E, leaving the north line of said 96.92 acre State of Texas tract and continuing with the east right-of-way line of said Exposition Boulevard, same being the west line of said Lot 5 Second Resubdivision of Lot 5 Mar-Glenn, a distance of 16.74 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set under a chain link fence running north-south approximately 0.4-ft north of its intersection with another chain link fence running east-west to mark the most northern northwest corner of the tract described herein;

**THENCE** S 88° 47' 35" E, leaving said Exposition Boulevard right-of-way line, same being the west line of said Lot 5, at a distance of approximately 45 feet cross the south line of said Lot 5, same being the north line of said 96.92 acre State of Texas tract, continuing across said 96.92 acre tract for a total distance of 192.78 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set approximately 0.5-ft northeast of a metal chain link fence post to mark the northeast corner of the tract described herein; N 10,085,443.45-ft, E 3,107,873.46-ft

**THENCE** S 08° 45' 36" W, continuing across said 96.92 acre tract, a distance of 250.58 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set approximately 0.5-ft southeast of a metal chain link fence post to mark the southeast corner of the tract described herein, and being the northeast corner of said Parcel 2;  
N 10,085,195.81-ft, E 3,107,835.30-ft

**THENCE** N 78° 53' 25" W, continuing across said 96.92 acre tract, a distance of 205.72 feet to the **POINT OF BEGINNING** and containing 1.082 acres (47,143 square feet) of land, more or less.

1.082-ac. ~ 47,143 Sq. Ft.  
Daniel J. Gilbert Sur. No. 8  
Travis County, Texas

LAI Job No. 070423  
FN0432R2(wdo)  
Page 3 of 3

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83. The coordinates shown hereon are grid; the distances are surface. To convert the distances to grid multiply by the project combined scale factor of 0.999929.

LAI WORD FILE: FN0432R2(wdo)

THE STATE OF TEXAS       §  
                                      §       KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS       §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of April 2007 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 23<sup>rd</sup> of April, 2007 A.D.

Loomis Austin, Inc  
Austin, Texas 78746



John D. Barnard  
Registered Professional Land Surveyor No. 5749  
State of Texas

**FIELD NOTES DESCRIPTION  
(PARCEL 2)**

DESCRIPTION OF 1.100 ACRES (47,896 SQUARE FEET) OF LAND IN THE DANIEL J. GILBERT SURVEY NO. 8, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 96.92 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS, DATED JULY 26, 1916, OF RECORD IN VOLUME 286, PAGE 330, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE TRACTS MAKING UP THE AUSTIN STATE SCHOOL PROPERTY SITUATED ALONG EXPOSITION BOULEVARD AND SOUTH OF WEST 35<sup>TH</sup> STREET; SAID 1.100 ACRE TRACT, AS SHOWN ON LOOMIS AUSTIN, INC. PLAN NO. 3117, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a calculated point in the east right-of-way line of said Exposition Boulevard for an angle point in the west line of said 96.92 acre State of Texas tract of land, from which a 3-inch brass cap stamped "AUSTIN STATE SCHOOL RM 22 ELEV 610.04" in concrete found bears N 56° 06' 00" W a distance of 0.50 feet, said brass cap set as a reference monument to the tract corner by Homer Brown, Registered Public Surveyor No. 386, in his survey of the Austin State School property for the State of Texas as noted on his plat dated October 1970;

**THENCE** with the west line of said 96.92 acre tract, being the east right-of-way line of said Exposition Boulevard, the following three (3) courses and distances:

- 0) N 38° 10' 39" E a distance of 307.07 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO 23 ELEV 592.62" in concrete found for an angle point,
- 0) N 28° 11' 44" E a distance of 59.45 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO 24 ELEV 588.22" in concrete found for an angle point, and
- 0) N 20° 49' 19" E, a distance of 140.29 feet to a mag nail with washer driven into a drilled hole in a concrete rip-rap set for the southwest corner and **POINT OF BEGINNING** of the tract described herein; N 10,085,022.92-ft, E 3,170,552.63-ft

**THENCE** N 20° 49' 19" E, continuing with the west line of said 96.92 acre tract, same being the east right-of-way line of said Exposition Boulevard, a distance of 226.10 feet to a 3-inch brass cap stamped "AUSTIN STATE SCHOOL NO. 25 ELEV 594.45" in concrete found at a point of curvature;

**THENCE** continuing with the west line of said 96.92 acre tract, same being the east right-of-way line of said Exposition Boulevard, being an arc of a curve to the left, having a radius of 270.00 feet, an arc distance of 1.30 feet and a chord bearing N 20° 40' 59" E a distance of 1.30 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set in a chain link fence running east-west approximately 2.3 feet east of a chain link fence corner post to mark the northwest corner of the tract described herein, same being the southwest corner of Parcel 1, a 1.082 acre tract of said 96.92 acre State of Texas tract also surveyed this date;  
N 10,085,235.45-ft, E 3,107,633.45-ft

**THENCE** S 78° 53' 25" E, leaving said Exposition Boulevard right-of-way line and crossing said 96.92 acre State of Texas tract, a distance of 205.72 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set approximately 0.5-ft southeast of a metal chain link fence post to mark the northeast corner of the tract described herein, and being the southeast corner of said Parcel 1; N 10,085,195.81-ft, E 3,107,835.30-ft

**THENCE** S 19° 31' 08" W, continuing across said 96.92 acre tract, a distance of 238.08 feet to a 3/4-inch iron pipe set into the ground with a 1/2-inch iron rod with plastic cap stamped "LAI" set inside the pipe, said iron pipe and iron rod set in a field to mark the southeast corner of the tract described herein; N 10,084,971.43-ft, E 3,107,755.76-ft

**THENCE** N 75° 46' 34" W, continuing across said 96.92 acre tract, a distance of 209.57 feet to the **POINT OF BEGINNING** and containing 1.100 acres (47,896 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83. The coordinates shown hereon are grid; the distances are surface. To convert the distances to grid multiply by the project combined scale factor of 0.999929.

LAI WORD FILE: FN0433(wdo)


THE STATE OF TEXAS       §  
                                     §       KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS       §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of April 2007 under my direction and supervision.

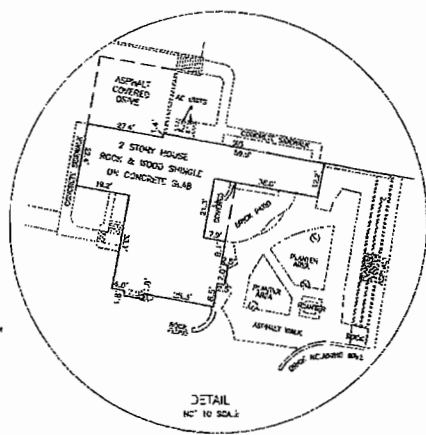
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 23<sup>rd</sup> of April, 2007 A.D.

Loomis Austin, Inc  
Austin, Texas 78746



  
John D. Barnard  
Registered Professional Land Surveyor No. 5749  
State of Texas

APRIL, 2007  
D.J. GILBERT SURVEY  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS



### LEGEND

- [illegible]

PROPERTY ADDRESS: 3215 EXPOSITION BLVD., JUSTIN, TEXAS  
G.P. NO.: 07 155429

[illegible]

RESTRICTIVE COVENANTS:  
ONLY THE INSURANCE COVENANTS AS LISTED IN PROPERTY "GROSS"  
TITLE INSURANCE COMPANY COMMITMENT OF 07-65-78 WERE  
EXAMINED FOR THIS SURVEY. NO OTHER RECORD RESTRICTIVE  
COVENANT RESEARCH WAS PERFORMED BY LUCAS ALSTED P.C.  
MORE LISTED

TITLE CONSUMERS SCHEDULE "B" NOTES:  
ONLY THOSE SUBJECTS LISTED IN THE COMMITMENT OF NO.  
07-196479 DATED MARCH 28, 2007, AND LISTED BELOW WERE  
INVAILED "ON THIS SURVEY. NO OTHER EASEMENT" RECORD  
RESEARCH WAS PERFORMED BY JAMES AUSTIN, INC.

1. SANITARY SPOTS PASSING GRANTED TO THE CITY OF AUSTIN,  
RECORDED IN VOLUME 4358, PAGE 2164, CITY RECORD OF TRAVIS  
COUNTY, TEXAS.  
DOES NOT AFFECT THE SUBJECT PROPERTY.

F. DRAINAGE AND FLOOD EASEMENT GRANTED TO THE CITY OF AUSTIN RECORDED IN VOLUME 10312, PAGE 244, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.  
DOES AFFECT THE SUBJECT PROPERTY AS SHOWN HEREON.

11. ANY HIGHLY INTERESTS OR CLAIMS ARISING FROM THE FOLLOWING MATTERS SHOWN ON THAT CERTAIN SURVEY DATED JANUARY 8, 2004, BY WILLIAM D. CHARRA, R.P., S. NO. 4878, ON BEHALF OF LOCKHEED AUSTIN, GROWN AS JOE TAO, 031207, AS FOLLOWS:

1. OVERHEAD WIRE LINE CROSSING TRACT 1 AND 2 AT VARIOUS LOCATIONS
2. DOWN GUY ANCHOR ALONG THE WESTERN PROPERTY LINE 0" TRACT 1
3. CONCRETE APRON ALONG THE WESTERN PROPERTY LINE 0" TRACT 2

DOES AFFECT SUBJECT PROPERTY AS SHOWN HEREON

BEARING BASIS:  
TDSAS COORDINATE SYSTEM, COMPTON, ZONE TWO B3, GRID (ICRA)  
DISTANCES AND AREA ARE BASED ON SURFACE MEASUREMENTS.

INL C14125-17 SCAL FAC104 IS 0.999926

TO BARRON, J.P. FACILITY NATIONAL TIRE MERCHANT COMPANY, PA  
INFORMED BY THE NATIONAL TIRE MERCHANT COMPANY'S TIRE  
CONSUMPTION NO. 04-18000 DAILY MARCH 28, 1977.

1. JO-IV C. BARBARC, A REGISTERED PROFESSIONAL LAND SURVEYOR, ADJUDICATED THAT THE SURVEY WAS MADE ON THE BASIS OF THE PROPERTY SHOWN HEREON JULY 2007, UNDER THE PROVISIONS AND SUPERVISION THAT IT IS FIRST AND FOREMOST TO

125: ON MY KNOWLEDGE AND BELIEF THAT THERE ARE NO APPAR-  
126: ENTIONS OR ENTANGLEMENTS OF APPROPRIATION WITH THE  
127: 128: 129: 130: 131: 132: 133: 134: 135: 136: 137: 138: 139: 140: 141: 142: 143: 144: 145: 146: 147: 148: 149: 150: 151: 152: 153: 154: 155: 156: 157: 158: 159: 160: 161: 162: 163: 164: 165: 166: 167: 168: 169: 170: 171: 172: 173: 174: 175: 176: 177: 178: 179: 180: 181: 182: 183: 184: 185: 186: 187: 188: 189: 190: 191: 192: 193: 194: 195: 196: 197: 198: 199: 200: 201: 202: 203: 204: 205: 206: 207: 208: 209: 210: 211: 212: 213: 214: 215: 216: 217: 218: 219: 220: 221: 222: 223: 224: 225: 226: 227: 228: 229: 230: 231: 232: 233: 234: 235: 236: 237: 238: 239: 240: 241: 242: 243: 244: 245: 246: 247: 248: 249: 250: 251: 252: 253: 254: 255: 256: 257: 258: 259: 260: 261: 262: 263: 264: 265: 266: 267: 268: 269: 270: 271: 272: 273: 274: 275: 276: 277: 278: 279: 280: 281: 282: 283: 284: 285: 286: 287: 288: 289: 290: 291: 292: 293: 294: 295: 296: 297: 298: 299: 300: 301: 302: 303: 304: 305: 306: 307: 308: 309: 310: 311: 312: 313: 314: 315: 316: 317: 318: 319: 320: 321: 322: 323: 324: 325: 326: 327: 328: 329: 330: 331: 332: 333: 334: 335: 336: 337: 338: 339: 340: 341: 342: 343: 344: 345: 346: 347: 348: 349: 350: 351: 352: 353: 354: 355: 356: 357: 358: 359: 360: 361: 362: 363: 364: 365: 366: 367: 368: 369: 370: 371: 372: 373: 374: 375: 376: 377: 378: 379: 380: 381: 382: 383: 384: 385: 386: 387: 388: 389: 390: 391: 392: 393: 394: 395: 396: 397: 398: 399: 400: 401: 402: 403: 404: 405: 406: 407: 408: 409: 410: 411: 412: 413: 414: 415: 416: 417: 418: 419: 420: 421: 422: 423: 424: 425: 426: 427: 428: 429: 430: 431: 432: 433: 434: 435: 436: 437: 438: 439: 440: 441: 442: 443: 444: 445: 446: 447: 448: 449: 450: 451: 452: 453: 454: 455: 456: 457: 458: 459: 460: 461: 462: 463: 464: 465: 466: 467: 468: 469: 470: 471: 472: 473: 474: 475: 476: 477: 478: 479: 480: 481: 482: 483: 484: 485: 486: 487: 488: 489: 490: 491: 492: 493: 494: 495: 496: 497: 498: 499: 500: 501: 502: 503: 504: 505: 506: 507: 508: 509: 510: 511: 512: 513: 514: 515: 516: 517: 518: 519: 520: 521: 522: 523: 524: 525: 526: 527: 528: 529: 530: 531: 532: 533: 534: 535: 536: 537: 538: 539: 540: 541: 542: 543: 544: 545: 546: 547: 548: 549: 550: 551: 552: 553: 554: 555: 556: 557: 558: 559: 560: 561: 562: 563: 564: 565: 566: 567: 568: 569: 570: 571: 572: 573: 574: 575: 576: 577: 578: 579: 580: 581: 582: 583: 584: 585: 586: 587: 588: 589: 590: 591: 592: 593: 594: 595: 596: 597: 598: 599: 600: 601: 602: 603: 604: 605: 606: 607: 608: 609: 610: 611: 612: 613: 614: 615: 616: 617: 618: 619: 620: 621: 622: 623: 624: 625: 626: 627: 628: 629: 630: 631: 632: 633: 634: 635: 636: 637: 638: 639: 640: 641: 642: 643: 644: 645: 646: 647: 648: 649: 650: 651: 652: 653: 654: 655: 656: 657: 658: 659: 660: 661: 662: 663: 664: 665: 666: 667: 668: 669: 670: 671: 672: 673: 674: 675: 676: 677: 678: 679: 680: 681: 682: 683: 684: 685: 686: 687: 688: 689: 690: 691: 692: 693: 694: 695: 696: 697: 698: 699: 700: 701: 702: 703: 704: 705: 706: 707: 708: 709: 710: 711: 712: 713: 714: 715: 716: 717: 718: 719: 720: 721: 722: 723: 724: 725: 726: 727: 728: 729: 730: 731: 732: 733: 734: 735: 736: 737: 738: 739: 740: 741: 742: 743: 744: 745: 746: 747: 748: 749: 750: 751: 752: 753: 754: 755: 756: 757: 758: 759: 760: 761: 762: 763: 764: 765: 766: 767: 768: 769: 770: 771: 772: 773: 774: 775: 776: 777: 778: 779: 780: 781: 782: 783: 784: 785: 786: 787: 788: 789: 790: 791: 792: 793: 794: 795: 796: 797: 798: 799: 800: 801: 802: 803: 804: 805: 806: 807: 808: 809: 810: 811: 812: 813: 814: 815: 816: 817: 818: 819: 820: 821: 822: 823: 824: 825: 826: 827: 828: 829: 830: 831: 832: 833: 834: 835: 836: 837: 838: 839: 840: 841: 842: 843: 844: 845: 846: 847: 848: 849: 850: 851: 852: 853: 854: 855: 856: 857: 858: 859: 860: 861: 862: 863: 864: 865: 866: 867: 868: 869: 870: 871: 872: 873: 874: 875: 876: 877: 878: 879: 880: 881: 882: 883: 884: 885: 886: 887: 888: 889: 890: 891: 892: 893: 894: 895: 896: 897: 898: 899: 900: 901: 902: 903: 904: 905: 906: 907: 908: 909: 910: 911: 912: 913: 914: 915: 916: 917: 918: 919: 920: 921: 922: 923: 924: 925: 926: 927: 928: 929: 930: 931: 932: 933: 934: 935: 936: 9

17.04 7/23/07 *[Signature]*

NO. 5749 STATE OF TEXAS

ING	LAND TITLE SURVEY

2.162 ACRES (PARCEL 1, 1.082 ACRES &  
THE DANIEL J. GILBERT SURVEY, CITY  
TEXAS, BEING A PORTION OF AUSTIN

---

LAND TITLE SURVEY

2.162 ACRES (PARCEL 1, 1.982 ACRES & PARCEL 2, 1.180 ACRES) IN THE DANIEL J. GILBERT SURVEY, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF AUSTIN STATE SCHOOL PROPERTY

PLAN #: 311

PLAN #: 3117A

**LOOMIS  
AUSTIN**

**ENGINEERING, LAND SURVEYING  
& ENVIRONMENTAL CONSULTING**  
11214 Lee Cove Road, Suite 205, Lee's Town 73746  
Phone: (512) 327-1180 Fax: (512) 327-4667 [www.davidsoninc.com](http://www.davidsoninc.com)

[illegible]



EXHIBIT C

FIELD NOTES DESCRIPTION

METES AND BOUNDS DESCRIPTION OF 0.0085 OF ONE ACRE (370 SQUARE FEET) OF LAND IN THE DANIEL J. GILBERT SURVEY NO 8, THE SAID 0.0085 ACRE TRACT BEING A PORTION OF LOT 5, SECOND RESUBDIVISION OF LOT 5 MAR-GLENN, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN PLAT BOOK 29, PAGE 49, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 1.082 ACRE TRACT OF LAND, DESIGNATED AS PARCEL 1 AND DESCRIBED IN A DEED FROM THE STATE OF TEXAS TO BIAGINI L.P., RECORDED IN DOCUMENT NO. 2007095578 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 0.0085 ACRE TRACT, AS SURVEYED BY LOOMIS AUSTIN, INC. AND SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

**BEGINNING** at a one-inch rounded bolt found (said bolt the type of marker often set by the City of Austin survey crews to mark right-of-way corners) driven into the ground for an angle point in the east Right-of-Way line of Exposition Boulevard, same being the southwest corner of said Lot 5, a re-entrant corner of said Parcel 1 for the southwest corner and **POINT OF BEGINNING** of the tract described herein and from which a 3/4-inch iron pipe with a 1/2-inch iron rod and plastic cap stamped "LAI" previously set for the western northwest corner of said Parcel 1 bears S 70° 58' 28" W, a distance of 21.68 feet;

**THENCE** N 04° 47' 04" E, continuing with the east Right-of-Way line of Exposition Boulevard, same being the west line of said Parcel 1 and the west line of said Lot 5, a distance of 16.74 feet to a 3/4-inch iron pipe with a 1/2-inch iron rod and plastic cap stamped "LAI" previously set, the said iron pipe and iron rod previously set under a chain link fence running north-south approximately 0.4-ft north of its intersection with another chain link fence running east-west to mark the northern northwest corner of said Parcel 1, for the northwest corner of the tract described herein;

**THENCE** S 88° 47' 35" E, crossing said Lot 5, with the north line of said Parcel 1, a distance of 44.30 feet, to a calculated point in the south line of said Lot 5, for the east corner of the tract described herein and from which a 3/4-inch iron pipe with a 1/2-inch iron rod and plastic cap stamped "LAI" previously set for the northeast corner of said Parcel 1 bears S 88° 47' 35" E, a distance of 148.48 feet;

**THENCE** S 70° 58' 28" W, crossing said Parcel 1 with the south line of said Lot 5, a distance of 48.32 feet, to the **POINT OF BEGINNING** and containing 0.0085 of one acre (370 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.  
LAI WORD FILE: FN0840(todd)


THE STATE OF TEXAS        §  
   §        KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS        §

That I, John D. Barnard, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during the month of May, 2007, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 17 of October 2007 A.D

Loomis Austin, Inc  
Austin, Texas 78746



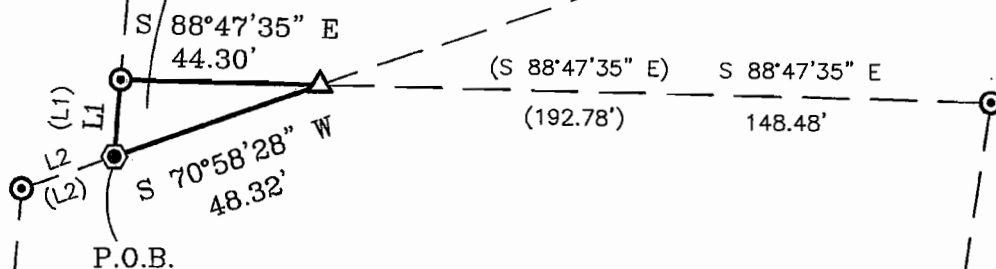
  
John D. Barnard  
Registered Professional Land Surveyor No. 5749  
State of Texas

EXPOSITION BLVD  
RIGHT-OF-WAY VARIES

LOT 5  
SECOND RESUBDIVISION OF LOT  
5 MAR-GLENN  
PLAT BOOK/VOL. 29, PG. 49  
P.R.T.C.TX.

0.0085 ACRE  
OR  
370 SQ. FT.

DANIEL J. GILBERT SURVEY NO. 8



PARCEL 1

(1.082) ACRES  
DOCUMENT NO. 2007095578  
O.P.R.T.C.TX.

LINE TABLE

NUMBER	BEARING	LENGTH
L1	N 04°47'04" E	16.74
(L1)	N 04°47'04" E	16.74
L2	S 70°58'28" W	21.68
(L2)	S 70°58'28" W	21.68

### LEGEND

- ⊙ 3/4" IRON PIPE WITH 1/2" IRON ROD AND PLASTIC CAP STAMPED "LAI" PREVIOUSLY SET
- ⊙ BOLT FOUND (CITY OF AUSTIN TYPE, OFTEN USED BY CITY SURVEYORS TO MARK RIGHT-OF-WAY CORNERS)
- △ CALCULATED POINT

P.O.B. POINT OF BEGINNING

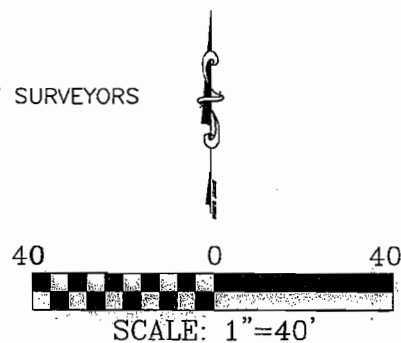
P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

( ) RECORD INFORMATION PER DOCUMENT NO. 2007095578

BEARING BASIS:

TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, GRID (LCRA)  
DISTANCES AND AREA ARE BASED ON SURFACE MEASUREMENTS.  
THE COMBINED SCALE FACTOR IS 0.999929



APRIL, 2007  
D.J. GILBERT SURVEY  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

**LOOMIS  
AUSTIN**

ENGINEERING, LAND SURVEYING  
& ENVIRONMENTAL CONSULTING

3103 Bee Caves Road, Suite 225; Austin Texas 78746  
Phone: (512) 327-1180; Fax: (512) 327-4062; [www.loomisaustin.com](http://www.loomisaustin.com)

**SURVEY PLAT**  
0.0085 ACRES IN THE DANIEL  
J. GILBERT SURVEY NO. 8  
TRAVIS COUNTY, AUSTIN, TEXAS



Subject Tract



Zoning Boundary



Pending Cases

## ZONING EXHIBIT D

CASE#: C14-2007-0084

ADDRESS: 3215 EXPOSITION BLVD

SUBJECT AREA: 2.182 ACRES

GRID: H25-26

1" = 400'

CASE MGR: J.ROUSSELIN

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.

