

# Late Backup ORDINANCE NO. \_\_\_\_\_

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

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 and establish a zoning district on the property described in Zoning Case No C14-2007-0084, on file at the Neighborhood Zoning and Planning Department, as follows

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

A 1 082 acre tract of land, more or less, out of the Daniel J Gilbert Survey No 8, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, Save and Except Parcel Three, and

Parcel Two From (UNZ) to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district

A 1 100 acre tract of land, more or less, out of the Daniel J Gilbert Survey No 8, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated in this ordinance, and

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

A 0 0085 acre (370 square feet) tract of land, more or less, being a portion of Parcel One described in this ordinance, the 0 0085 acre tract being more particularly described by metes and bounds in Exhibit "C" incorporated in this 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 C. Within 75-feet from the property line along Exposition Boulevard the following  
14 applies  
15
- 16 1. The maximum height of a building or structure may not exceed two  
17 stories,  
18
- 19 2. The maximum height of a building or structure may not exceed 32 feet,  
20
- 21 3. Development shall comply with Subchapter F, Article 2, Section 2 7  
22 (*Side Wall Articulation*) of the City Code, along the façade of a building  
23
- 24 4. A condominium residential use is prohibited  
25
- 26 D. A fence is prohibited along the property line adjacent to Exposition Boulevard  
27
- 28 E. A 25-foot wide vegetative buffer shall be provided beginning at the eastern  
29 edge of the sidewalk along Exposition Boulevard  
30

31 Except as specifically restricted under this ordinance, the Property may be developed and  
32 used in accordance with the regulations established for the townhouse and condominium  
33 residence (SF-6) base district and other applicable requirements of the City Code  
34  
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1  
2 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2008  
3  
4

5 **PASSED AND APPROVED**  
6

7  
8  
9 \_\_\_\_\_, 2008

§  
§  
§

10 \_\_\_\_\_  
11 Will Wynn  
12 Mayor  
13

14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
15

16 David Allan Smith  
City Attorney

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 TDMH & MR (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

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 295 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



DETAIL  
w. 11. 2. 2. 2.

[illegible]

**LEGAL DESCRIPTION**  
 STATE OF ALABAMA, COUNTY OF MOBILE, to-wit: the County of Mobile, State of Alabama, containing the following described land, to-wit:

TRAIL 2 APPROXIMATELY 1/2 MILE SOUTH OF TRAIL 1 OUT OF  
ANY POSITION OF THE TRAIL. A TRAIL SIGNED BY R. & TRAIL  
PROPERTY TRAIL, AND TRAIL POSITION OF THE TRAIL TRAIL  
TRAIL 2 APPROXIMATELY 1/2 MILE SOUTH OF TRAIL 1 OUT OF  
ANY POSITION OF THE TRAIL. A TRAIL SIGNED BY R. & TRAIL  
PROPERTY TRAIL, AND TRAIL POSITION OF THE TRAIL TRAIL

TITLE COMMITMENT SCHEDULE B NOTES  
ONE MOST AIR WAYS USVC IN THE COMMISSION OF NO  
07-195279 INTO 24001 IN 2007 AND REGISTERED BELOW NAME  
AVAILABLE OF THIS PARTY NO OTHER EVIDENCE RECORD

1. PARAGRAPHS 114 & 1200 DISCLOSED TO THE CITY OF  
ALBANY, ALBANY, NEW YORK, IN 1971, AND THE NEW YORK  
RECORDS OF TRAVIS COUNTY, TEXAS.  
LOIS AFFECT THE SUBJECT MATTER AS BORN HEREIN

1. OVERHEAD WIRE TV LINES, ENJOINED TRAIL 1 AND 2 AT VARIOUS LOCATIONS
2. DEATH GUN ANCHOR ALONG THE WESTERN PROPERTY LINE OF TRACT 1
3. CONCRETE APRON ALONG THE WESTERN PROPERTY LINE OF TRACT 2

**WORKING TITLE:**

**NOTION'S CLIPBOARD**

DECLASSIFIED BY: 67 18470 DATE: 10/21/2012

1. JOHN W. DAWSON, A RESIDENTING PROFESSIONAL LAND SURVEYOR  
 ON GREAT CENTER WAY 1-11 BLVD. AND WALK ON THE CORNER  
 OF THE PROPERTY BEING SITUATED 1-11 AND 2007 LONDON

100

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2.142 ACRES (PARCEL 1) 1.082 ACRES  
THE DAVID L. GILBERT HOMEY COTT  
TEXAS, BEING A PORTION OF AUSTIN

**ENGINEERING, LAND SURVEYING  
& ENVIRONMENTAL CONSULTING**  
3-1100 Kono Road, Suite 202, Honolulu, Hawaii 96816  
Phone: (813) 327-1180 Fax: (813) 327-0562 [www.hondamc.com](http://www.hondamc.com)

2.152 ACRES (PARCEL 1 1.883 ACRES & PARCEL 2 1.108 ACRES) IN THE DAKES & CLARK TRACTS CITY OF AUSTIN TRAVIS COUNTY TEXAS BEING A PORTION OF AUSTIN STATE SCHOOL PROPERTY

2008年 第1期

**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

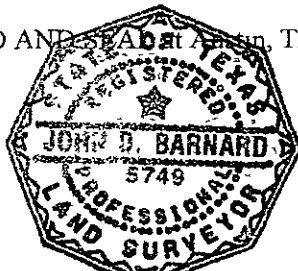
BEARING BASIS Texas Coordinate System, Central Zone, NAD83, Grid  
LAI WORD FILE FN0840(todd)

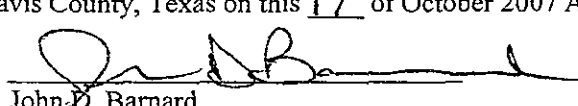
THE STATE OF TEXAS        §  
                                     §        KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS       §

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<sup>th</sup> of October 2007 A D

Loomis Austin, Inc  
Austin, Texas 78746



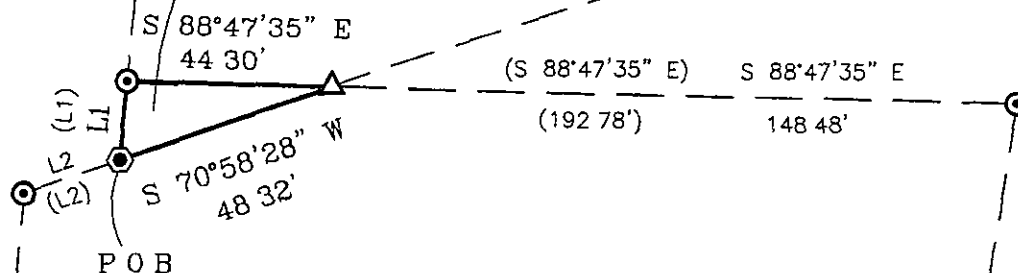
  
John D Barnard  
Registered Professional Land Surveyor No 5749  
State of Texas

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 T X

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 T X

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

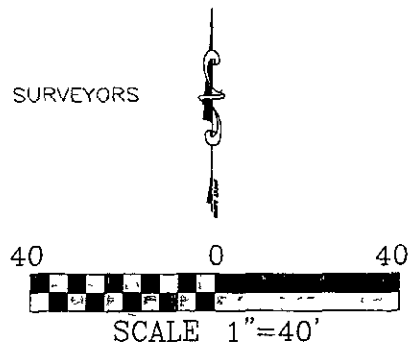
P R T C T X PLAT RECORDS OF TRAVIS COUNTY, TEXAS

O P R T C T X 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



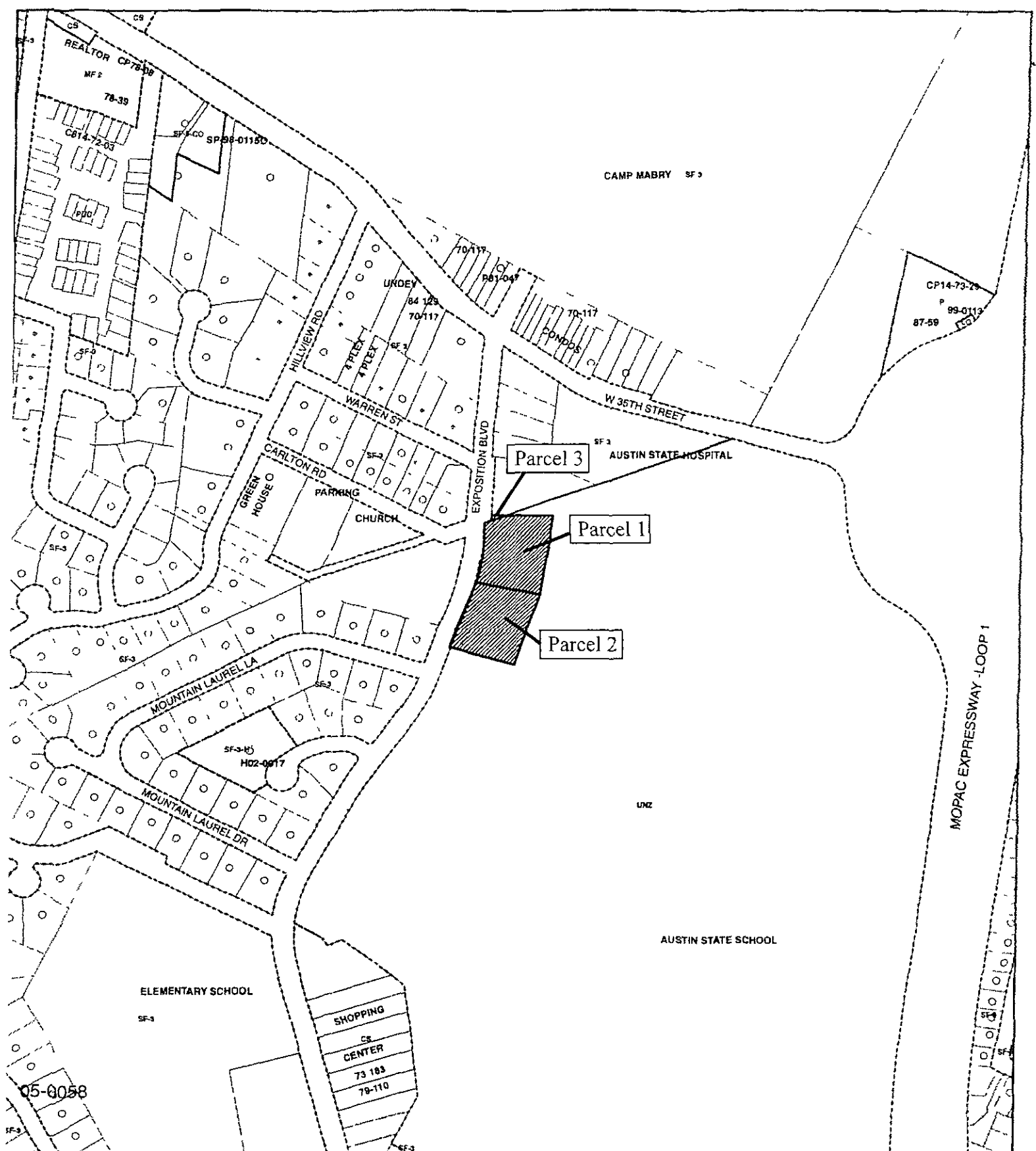
APRIL, 2007  
D.J. GILBERT SURVEY  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

**LOOMIS**  
**AUSTIN**

ENGINEERING, LAND SURVEYING  
& ENVIRONMENTAL CONSULTING

3103 Bee Coves Road, Suite 225, Austin Texas 78746  
Phone (512) 327-1180, Fax (512) 327-4062, 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