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

All that certain parcel or tract of land out of the Theodore Bissell Survey No. 18, City of Austin, Travis County, Texas; being a portion of Lot 1, amended plat of the resubdivision of Lot 1, Cherry Creek Commercial, III-F as recorded in Volume 87, Page 182B of the Plat Records of Travis County, Texas as conveyed to Anchor Equities, Ltd by correction warranty deed recorded in Document No. 2006157375 of the Official Public Records of Travis County, Texas; and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

PART 2. The Property is subject to Ordinance No. 20141106-088 that established zoning for the Garrison Park Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2016.

PASSED AND APPROVED

_____, 2016

§
§
§

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

EXHIBIT _____

NOVEMBER 17, 2015
JOB NO. 3854-00PROPOSED ZONING BOUNDARY
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE THEODORE BISSELL SURVEY NO. 18, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, AMENDED PLAT OF THE RESUBDIVISION OF LOT 1, CHERRY CREEK COMMERCIAL, III-F AS RECORDED IN VOLUME 87, PAGE 182B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED TO ANCHOR EQUITIES, LTD BY CORRECTION WARRANTY DEED RECORDED IN DOCUMENT NO. 2006157375 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for **POINT OF REFERENCE** at an "X" mark found on the north right-of-way line of West William Cannon Drive, at the southeast corner of the above-described Lot 1, also being the southwest corner of Lot 2 of said Amended Plat of The Resubdivision of Lot 1, Cherry Creek Commercial, III-F, from which a ½" iron rod set with cap stamped "Brown & Gay" at the common north corner of said Lots 1 and 2 bears N 24°21'00" E a distance of 221.96 feet;

THENCE, over and across said Lot 1, N 45°33'38" W a distance of 65.55 feet to a calculated point at the corner of a building, for the southeast corner and **POINT OF BEGINNING** of the herein described tract;

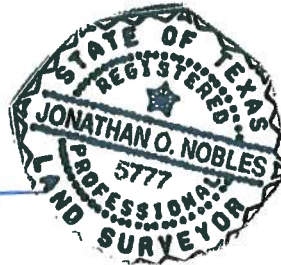
THENCE, with the south line of said building, N 57°01'30" W a distance of 39.00 feet to a calculated point at the southwest corner of said building, for the southwest corner of this tract;

THENCE, with the west line of said building, N 32°58'30" E a distance of 100.70 feet to a calculated point at the northwest corner of said building, for the northwest corner of this tract;

THENCE, with the north line of said building, S 57°01'30" E a distance of 39.00 feet to a calculated point at the northeast corner of said building, for the northeast corner of this tract;

THENCE, with the east line of said building, S 32°58'30" W a distance of 100.70 feet to the **POINT OF BEGINNING** and containing 3,927 square feet of land, more or less.

I hereby certify that these notes were prepared by BGE from a survey made on the ground on November 13, 2015 under my supervision and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, Central Zone, NAD 83. This document was prepared under 22 TAC §663.21 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. A survey sketch of even date was prepared by the undersigned in conjunction with this metes and bounds description.




Jonathan O. Nobles RPLS No. 5777

Brown & Gay Engineers, Inc.

7000 North Mopac, Suite 330

Austin, Texas 78731

Telephone: (512) 879-0400

TBPLS Licensed Surveying Firm No. 10106502

11/18/2015
Date



LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD W/ "BROWN & GAY" CAP
- △ CALCULATED POINT
- ⊗ FOUND "X" IN CONC.

WEST WILLIAM CANNON DRIVE
120' R.O.W.

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	111.79'	3,936.51'	1°37'37"	N 68°38'46" W	111.78'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 45°33'38" W	65.55'
L2	S 05°05'02" E	48.97'
L3	N 05°05'02" W	105.59'

NOTE: -SKETCH TO ACCOMPANY ZONING DESCRIPTION.
-THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE PROPOSED BOUNDARIES SHOWN HEREON AND IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY AS A BOUNDARY SURVEY.

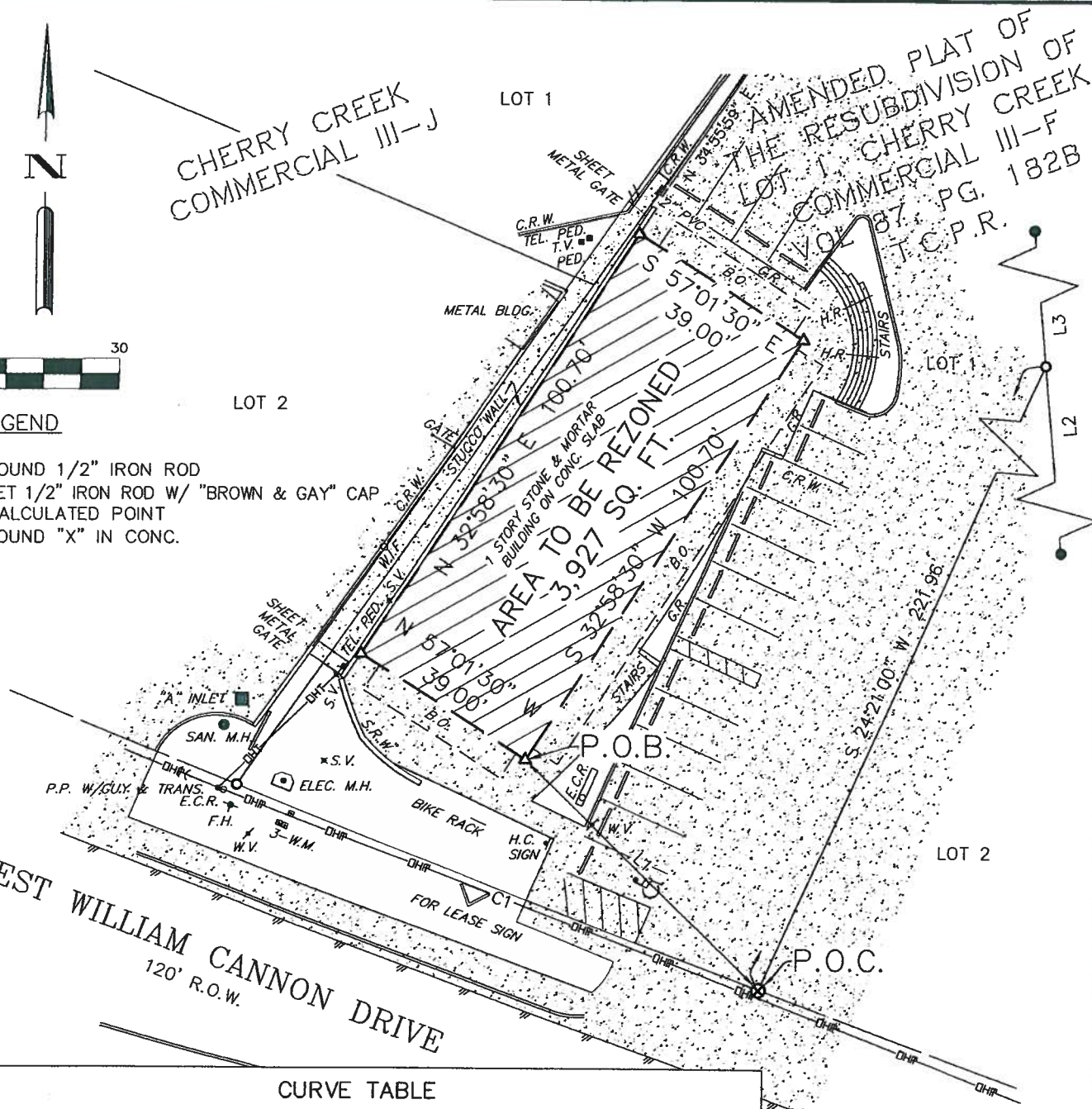


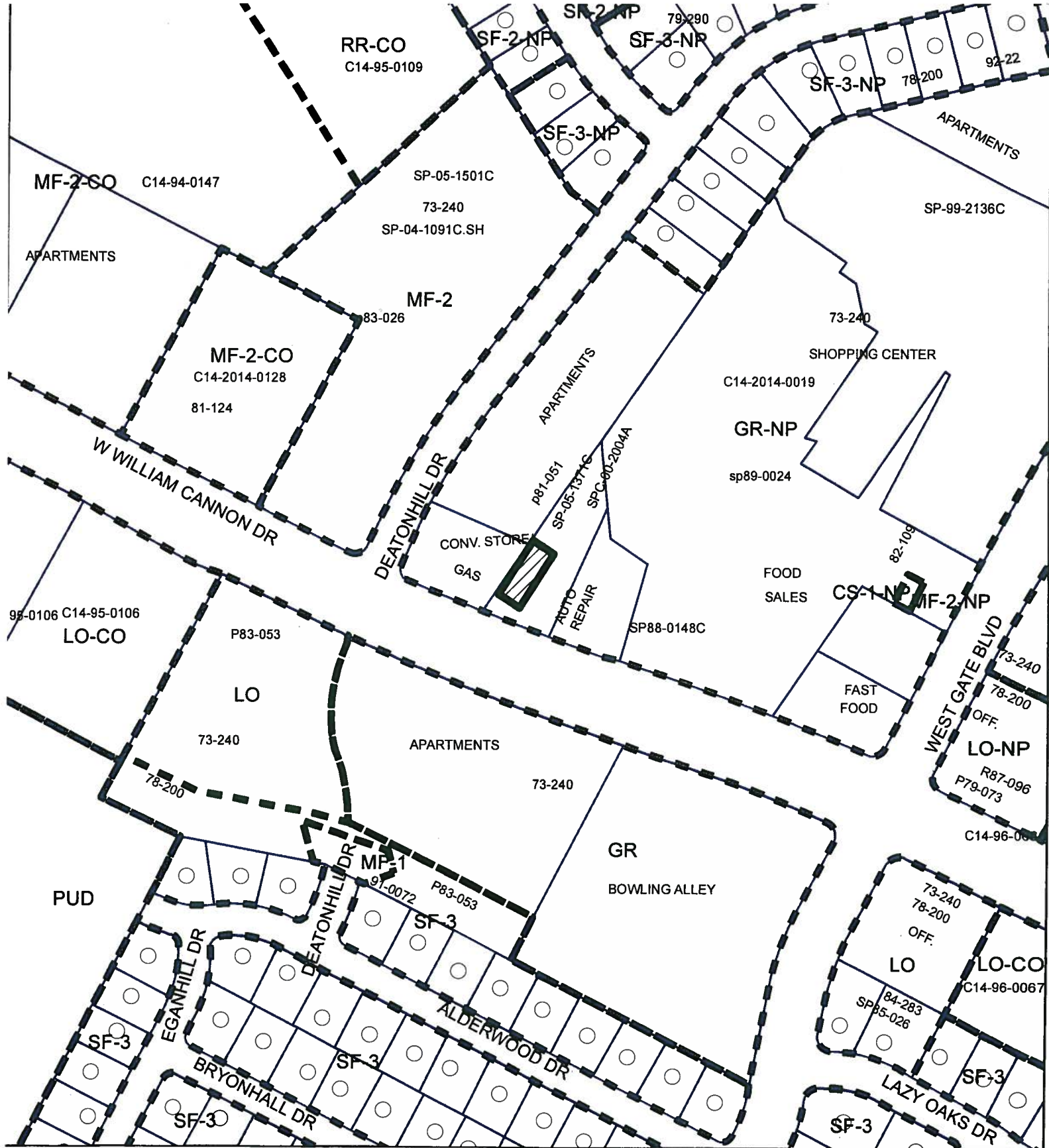
Brown & Gay Engineers, Inc.
7000 North Mopac, Suite 330, Austin, TX 78731
Tel: 512-879-0400 • www.browngay.com
TBPLS Licensed Surveying Firm No. 10106502




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EXHIBIT OF A PROPOSED
3,927 SQUARE FOOT
ZONING BOUNDARY
TRAVIS COUNTY, TEXAS

Scale: 1"=30'	Job No.: 3854-00	Date: 11/18/2015	Drawing: 1 of 1
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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2015-0166

Exhibit B



1" = 200'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.