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

3.132 acres of land, more or less, out of the James Spillman Survey No. 2, Travis County, Texas, called 3.09 acres in a deed to Charles J. Thomas & Dixie Thomas, as recorded in Volume 3750, Page 1537, Travis County Real Property Records, said 3.132 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

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

Bed and breakfast (group 1)

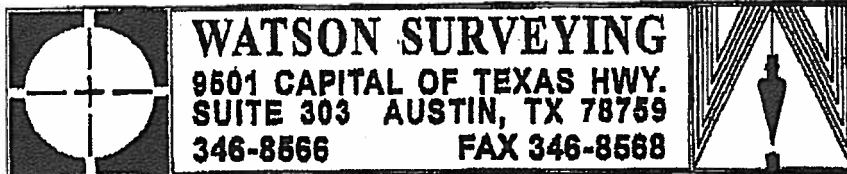
COA Law Department

**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 A

FIELD NOTES FOR 3.132 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES SPILLMAN SURVEY NO. 2, TRAVIS COUNTY, TEXAS, CALLED 3.09 ACRES IN A DEED TO CHARLES J. THOMAS & DIXIE THOMAS, AS RECORDED IN VOLUME 3750, PAGE 1837, TRAVIS COUNTY REAL PROPERTY RECORDS, SAID 3.132 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a  $\frac{1}{2}$ " steel pipe found at the northwest corner of said 3.09 acre tract, also the southwest corner of a 3.095 acre tract conveyed to David White and Lauren Shaw by deed recorded in Document No. 2000050845, Travis County Official Public Records, for the northwest corner hereof;

THENCE S58°58'E 290.11 feet along the north line of said 3.09 acre tract and south line of said 3.095 acre tract to a  $\frac{1}{2}$ " steel pin found in the northwest ROW line of Pearce Road for the northeast corner hereof (passing a  $\frac{1}{2}$ " steel pipe found on line at 183.32 feet);

THENCE with said northwest ROW line of Pearce Road the following 4 courses:

- 1) S38°21'W 149.42 feet to a  $\frac{1}{2}$ " steel pipe found at the start of a curve,
- 2) along said curve to the right, with chord of S46°42'16"W 283.45 feet and radius of 977.04 feet to the base of a bent steel pin found at a point of compound curve,
- 3) along a new curve to the right, with chord of S59°56'47"W 179.18 feet and radius of 1019.40 feet to a  $\frac{1}{2}$ " steel pin with orange cap set at end of curve;
- 4) S65°05'W 184.90 feet to a  $\frac{1}{2}$ " steel pin with orange cap set at the east corner of a 47.990 acre tract recorded in Document No. 2000122017, Travis County Official Public Records, for the most southern corner hereof;

THENCE N59°57'W 8.48 feet along the north line of said 47.990 acres and south line of said 3.09 acres to a  $\frac{1}{2}$ " steel pin found at the southwest corner of said 3.09 acres and the southeast corner of a 493.75 acre tract conveyed to City of Austin by deed recorded in Volume 639, Page 477, Travis County Deed Records, for the southwest corner hereof;

THENCE N30°18'23"E 714.75 feet along the east line of said City of Austin tract to the POINT OF BEGINNING, containing 3.132 acres of land, more or less.

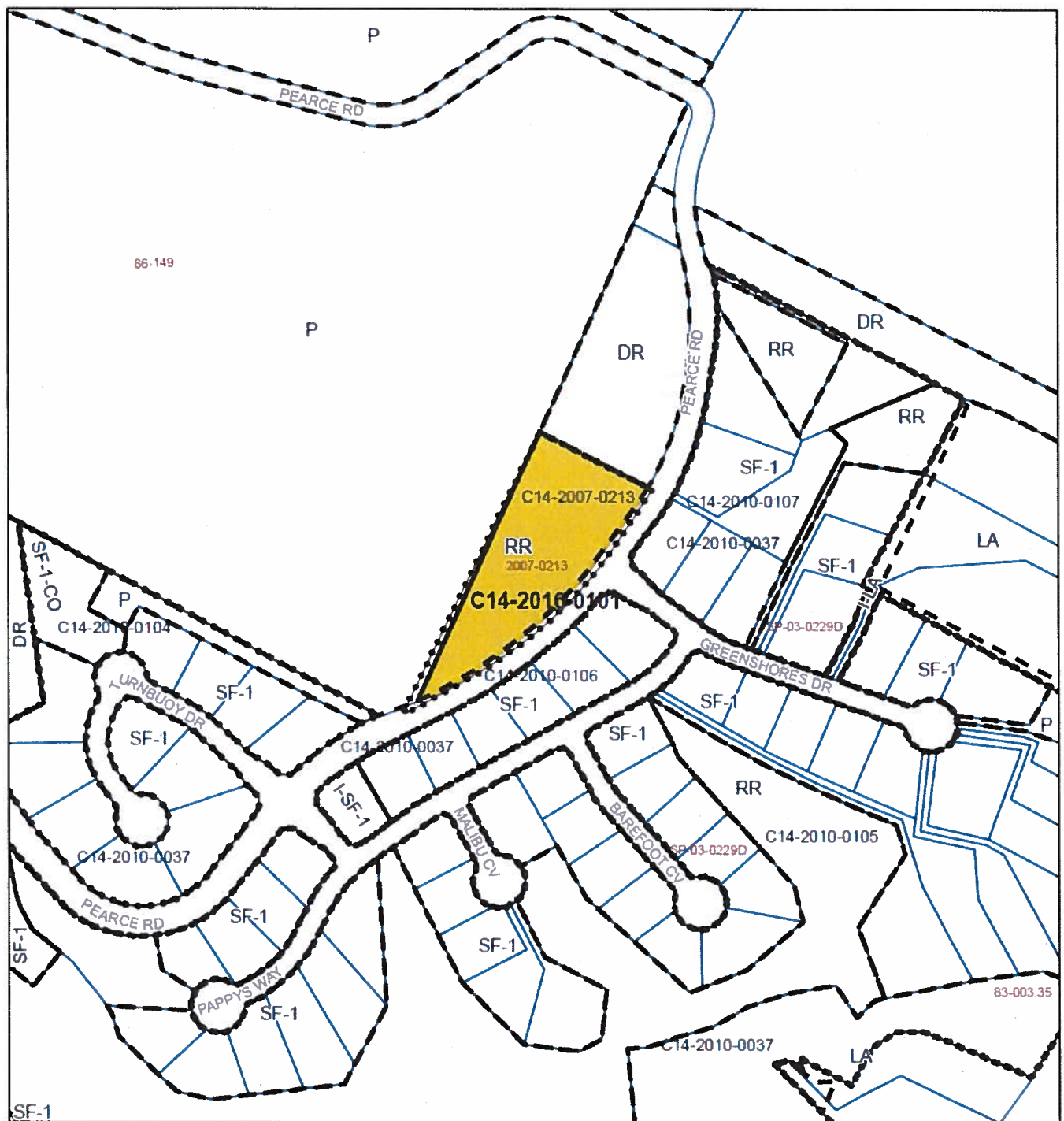
Bearing basis is north line of said 3.09 acre tract (S58°58'E)

Surveyed 19 June 2008 by:

  
Stuart Watson, RPLS 4850



EXHIBIT A



# **ZONING** Case#: C14-2016-0101

## **EXHIBIT B**



0 200 Feet

1" = 300'

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



Created: 9/16/2016