

35 B. The following uses are conditional uses of the Property:

36 Automotive washing (of any type)

37
38 C. Vehicular access to the Property from East Sixth Street is limited to the
39 driveway easement shown in Exhibit "A".
40

41 Except as specifically restricted under this ordinance, the Property may be developed and
42 used in accordance with the regulations established for the general commercial services
43 (CS) district and other applicable requirements of the City Code.
44

45 **PART 3.** The Property is subject to Ordinance No. 011213-44 that established zoning for
46 the Holly Neighborhood Plan.

47
48 **PART 4.** This ordinance takes effect on _____, 2017.
49

50
51 **PASSED AND APPROVED**

52
53 §
54 §
55 _____, 2017 §
56

57 Steve Adler
58 Mayor

59
60 **APPROVED:** _____ **ATTEST:** _____
61 Anne L. Morgan Jannette S. Goodall
62 City Attorney City Clerk
63

Exhibit "A"

Easement Area

Exhibit "A"
Page 1 of 2
J13532DE
SP-2014-0380C

DRIVEWAY EASEMENT

2416 EAST SIXTH STREET, L.P.

FIELD NOTES

BEING A 0.1983 ACRE DRIVEWAY EASEMENT OUT OF LOT 1 AND LOT 2, BLOCK A, EAST SIXTH VILLAGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201400221, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, CONVEYED TO 2416 EAST SIXTH STREET, L.P., BY DEED RECORDED IN DOCUMENT NO. 2012160248, OFFICIAL PUBLIC RECORDS, FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING FOR REFERENCE at a drill hole found in the NE line of E 6th Street, also being in the NW line of Pedernales Street, and being the existing SE corner of Lot 1, Outlot 10, Division "A" in the City of Austin, according to the map or plat thereof recorded in Volume 2, Page 188, Plat Records, from which point, a 1/2" iron rod found with cap labeled "West" at the NE corner of said Lot 1, Outlot 10, bears N22°45'47"E at a distance of 287.98 feet;

THENCE the following two (2) courses and distances along said NE line of E. 6th Street:

- 1. N66°57'00"W, for a distance of 20.04 feet to a 1/2" iron rod set with cap labeled "Waterloo RPLS 4324" at the SE corner of Lot 1, Block A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201400221, Official Public Records;
- 2. N66°57'00"W for a distance of 246.96 feet to a point in the SW line of said Lot 1, Block A, for the SE corner and **POINT OF BEGINNING** of this driveway easement;

THENCE N66°57'00"W, at a distance of 15.00 feet pass a 1/2" iron rod set with cap labeled "Waterloo RPLS 4324" at the SW corner of said Lot 1, Block A, for a total of 30.00 feet to a point in the SW line of Lot 2, Block A, from which point, a 1/2" iron rod set with cap labeled "Waterloo RPLS 4324" at the SW corner of Lot 2, Block A bears N66°57'00"W at a distance of 322.42 feet;

THENCE N23°06'27"E crossing through said Lot 2 for a distance of 287.98 feet to a point in the SW line of Hidalgo Street, for the NW corner hereof, from which point a 1/2" iron rod set with cap labeled "Waterloo RPLS 4324" at the NW corner of said Lot 2 bears N66°57'00"W at a distance of 296.88 feet;;

THENCE S66°57'00"E along the SW line of Hidalgo Street, at a distance of 15.00 feet pass a 1/2" iron rod set with cap labeled "Waterloo RPLS 4324" at the NE corner of Lot 2, for a total of 30.00 feet to a point in the NE line of Lot 1, for the NE corner hereof;

THENCE S23°06'27"W, crossing through said Lot 1, Block A, for a distance of 287.98 feet to the **POINT OF BEGINNING**, of this driveway easement containing 0.1983 acre of land, more or less.

BEARING BASE: DOC#2012160248 OPRTCT


 Thomas P. Dixon R.P.L.S. 4324
 Waterloo Surveyors, Inc.
 P.O. Box 160176
 Austin, Tx 78716
 (512) 481-9602

11/5/14
 Date



REFERENCES
 TCAD Parcel No. 192043
 AUSTIN GRID 615 MK-21

Sketch to Accompany Field Notes
 EXHIBIT "A"
 DRIVEWAY EASEMENT

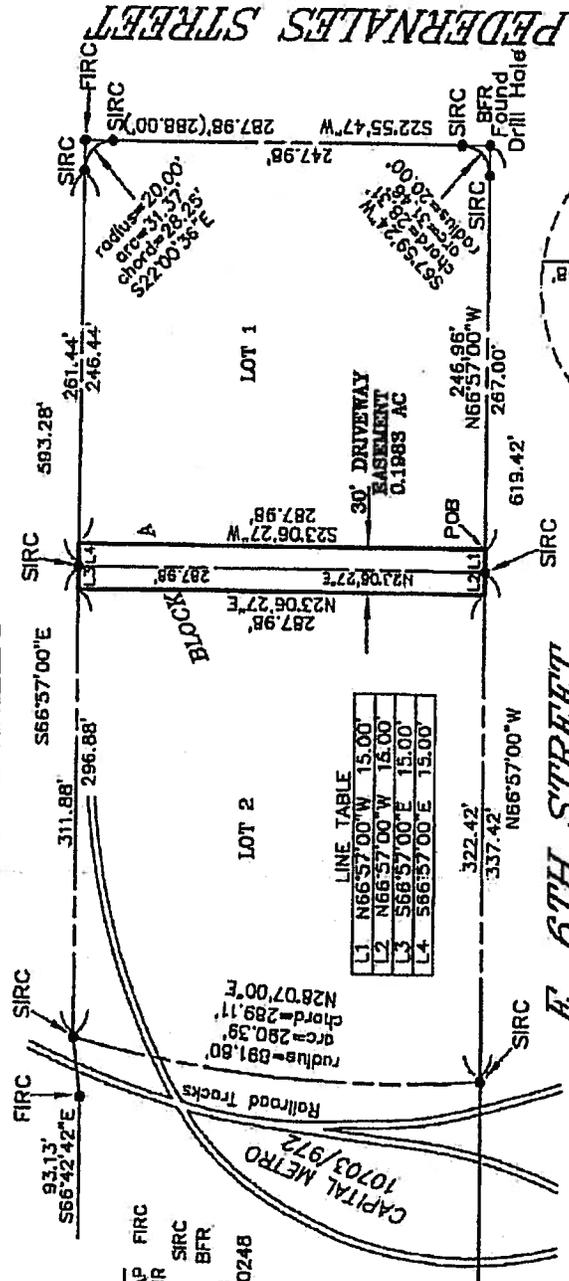
SP-2014-0380C

LEGAL DESCRIPTION:
 0.1983 ACRE DRIVEWAY EASEMENT OUT OF LOT 1 AND LOT 2, BLOCK A, EAST SIXTH VILLAGE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201400224, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

LEGEND
 FOUND 1/2" IRON ROD W/CAP FIR
 FOUND IRON ROD FIR
 SET 1/2" IRON ROD W/CAP SIRC
 BEGINNING FOR REFERENCE BFR
 POINT OF BEGINNING POB
 BEARING BASE-DOC#2012180248

HIDALGO STREET

E. 6TH STREET



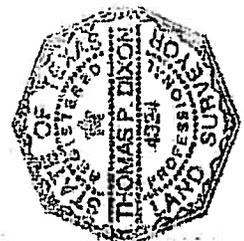
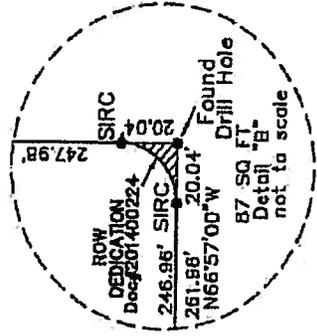
LINE TABLE

L1	N66°57'00"W	15.00'
L2	N66°57'00"W	16.00'
L3	S66°57'00"E	15.00'
L4	S66°57'00"E	15.00'

The undersigned surveyor hereby certifies that this sketch, and the accompanying field notes, were made from an actual and accurate survey made by me or under my direct supervision.

Thomas P. Dixon R.P.L.S. 4324
 11/5/14

Waterloo Surveyors, Inc.
 P.O. Box 160176
 Austin, Texas 78716-0176
 Ph. (512) 461-9602
 J13532DE



SCALE
 1" = 100'



-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads

100 200
Feet

1" = 200'

ZONING

ZONING CASE#: C14-2016-0041

Exhibit B



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