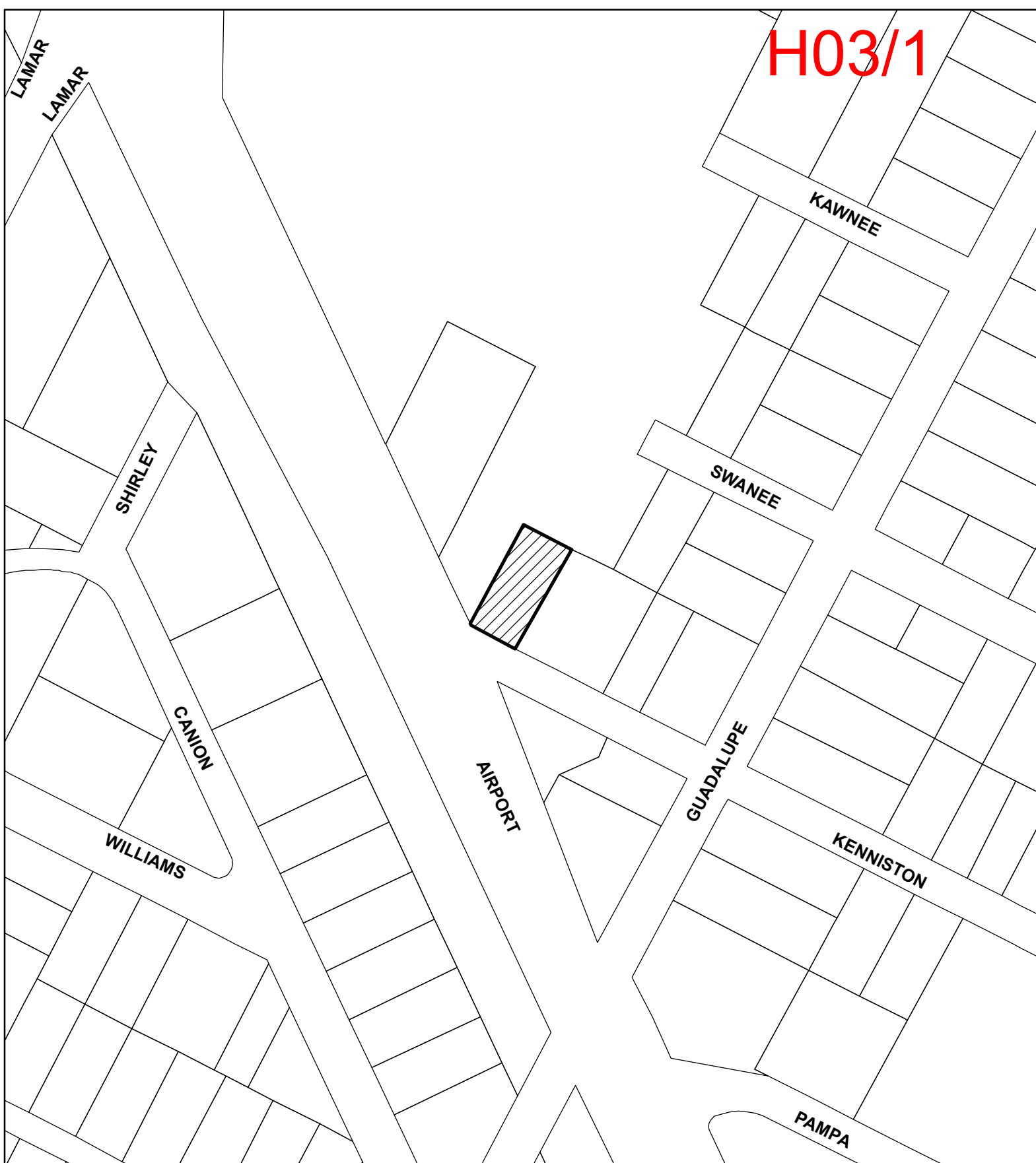


H03/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## NOTIFICATIONS

CASE#: C15-2018-0034  
610 1/2 KENNISTON DR

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.



1" = 167'



## CITY OF AUSTIN

### Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

# H03/2

## Board of Adjustment General/Parking Variance Application

**WARNING: Filing of this appeal stops all affected construction activity.**

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

### For Office Use Only

Case # \_\_\_\_\_ ROW # \_\_\_\_\_ Tax # \_\_\_\_\_

### Section 1: Applicant Statement

Street Address: 610 1/2 Kenniston Drive, Austin, TX 78752

Subdivision Legal Description:

0.2391 AC OF LOT 1 AMENDED PLAT OF NORTHFAIR CENTER

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_

Outlot: \_\_\_\_\_ Division: \_\_\_\_\_

Zoning District: CS-CO-NP-TOD

I/We Vincent Gerard & Associates, Inc. on behalf of myself/ourselves as  
authorized agent for Crown Castle International & Dean Davidov affirm that on  
Month July, Day 2, Year 2018, hereby apply for a hearing before the  
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☒ Other: Relocate

Type of Structure: Wireless Telecommunication Facility

Portion of the City of Austin Land Development Code applicant is seeking a variance from.

Sec. 25-2-839, location-appearance of allowed identical replacement tower.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

**NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.**

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The code allows a replacement tower. It reasonably instructs that the replacement must look the same and may be moved within the same parent tract (it cannot be replaced in the exact same spot as the original still stands and operates until replacement is completed). However, Staff has indicated that their interpretation of this is that moving it makes it not look the same because it may then be viewed at different angles/distances. Therefore, the code allows moving and replacing the identical tower on the property, but there is no criteria in the code as to a location. Therefore, clarification and guidance as to replacement location & appearance.

### Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The Code Sec. 25-2-839 (D)4 allows the replacement site in any zoning district. However, the issue of location of the replacement site within this property is unclear due to code provision (replacement and relocation is allowed as long as looks the same) conflicting with Staff interpretation (moving it at all won't look the same), so applicant is requesting clarification and direction from the Board as to the location for the allowed replacement tower on this property.

b) The hardship is not general to the area in which the property is located because:

The area, as well as many others, have communication structures within the commercial corridors for neighborhood telephone, data, EMS/Fire communications. It is not unique or isolated to this tract or this neighborhood and is not self-imposed.

\_\_\_\_\_

\_\_\_\_\_

## Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Other tracts in the immediate area employ numerous commercial communications structures.  
Our variance request is not to change anything about the appearance or use of this or other  
communications structures, it is simply to define the relocation-on-site criteria for such  
replacement sites allowed by the code. Relocation promotes the purpose of the regulations of  
the zoning district by allowing for further development and growth of the land use of the parent  
tract in accordance with the district's redevelopment goals.

## Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Correct - See summary letter for additional explanation.



**Section 3: Applicant Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: 07/01/2018

Applicant Name (typed or printed): Vincent Gerard & Associates, Inc. for Verizon Wireless

Applicant Mailing Address: 1715 S. Capital of Texas Highway #207

City: Austin State: TX Zip: 78746

Phone (will be public information): (512) 328-2693

Email (optional – will be public information): 

**Section 4: Owner Certificate**

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: See attached letter Date: \_\_\_\_\_

Owner Name (typed or printed): Lamar Airport LLC C/O Dean Davidov

Owner Mailing Address: 433 Camden Drive Suite 1177

City: Beverly Hills State: CA Zip: 90210

Phone (will be public information): \_\_\_\_\_

Email (optional – will be public information): N/A

**Section 5: Agent Information**

Agent Name: Vincent G. Huebinger, Vincent Gerard & Associates, Inc.

Agent Mailing Address: 1715 S. Capital of Texas Highway #207

City: Austin State: TX Zip: 78746

Phone (will be public information): (512) 328-2693

Email (optional – will be public information): 

**Section 6: Additional Space (if applicable)**

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Please see attached cover letter and exhibits.



# H03/6

VINCENT GERARD & ASSOCIATES, INC.

Ms. Leane Heldenfels  
Board of Adjustment  
City of Austin  
505 Barton Springs Road  
Austin, Texas 78704

July 1, 2018

**RE: Variance Request to 25-2-839(D)(4) "Tower Similar in Appearance" for Replacement of Existing Tower - Site name: Highland Village BU 824529 - 6919 ½ Airport Boulevard**

Ms. Leane Heldenfels,

On behalf of our client, Crown Castle International, we are respectfully requesting approval of a variance to relocate an existing monopole tower on a specific tract zoned CS-CO-NP-TOD and relocate the same type and height monopole for carrier coverage on the same property. The relocation is allowed by 25-2-839(D) as an existing monopole "in any zoning district." Crown Castle is seeking the Board's direction to a variance to 25-2-839(D)(4): "The tower must be similar in appearance and function to the pole, standard, or tower that it replaces, except for the antenna." In order to replace this tower with an identical type, staff has indicated that we would require this variance from the Board for the location of the replacement site. Below are the details for the reasonable use, hardship, and area character associated with this proposed project. Due to the city required tower site plan timelines, the applicant would like to request that if the variance is approved, the terms be extended to three (3) years for permit and construction relocation.

#### **Reasonable Use:**

*The zoning regulations applicable to the property do not allow for a reasonable use because:*

After reviewing the Transit Oriented Corridor overlay regulations, Section 25-2-839, and researching the multiple relocation possibilities, the land owner and Crown Castle have identified a proposed location for your review. No other site locations were available that would not deter traffic connections, interfere with pedestrian corridors or TOD redevelopment possibilities, limit the landowner's redevelopment potential and allow continued coverage for the carrier(s)' wireless communication services. There are no available rooftops or existing vertical structures in the immediate area that would allow the necessary height for adequate neighborhood coverage or replacement for T-Mobile service. Verizon Wireless has expressed interest in collocating on this replacement tower. This site was the only option zoned appropriately that would meet the tower setbacks in Section 25-2-839 (G) and allow a 100' monopole as a Conditional Use without exceptions or waivers. Crown decided to request a reasonable use and hardship from the ZBOA for the relocation of the site to ensure continued coverage in the neighborhood and at this specific location. Both the

existing location and the proposed location are parking, service, or open space areas that are not being utilized to their highest potential.

Section 25-2-839(D) of the code has specific guidelines; however, it does not specify any criteria for “relocation” of a replacement tower outside the visual parameters. Regardless, if it is a 2’ or 1,000’ change of location, any new site may change the appearance from an adjoining property owner. Further reasonable use was limited due to the applicable code requirement for additional antenna array for other carriers. Section 25-2-839(E)(2) states, “*The tower must be of monopole construction and designed to accommodate at least two antenna array.*” The current site and land use does not have additional parking or space to provide adequate expansion without a variance. The site area is limited, but the location complies with Section 25-2-839(G), and the variance would provide a benefit of continued coverage for T-Mobile customers. Verizon has also expressed interest to collocate their facilities onto this new tower, thereby increasing the need for coverage and relocation immediately. Therefore, reasonable use and emergency communications within the Transit Oriented district is limited without the benefit of the variance.

## **Hardship:**

*This hardship for which the variance is requested is unique to the property:*

Section 25-2-839(D)4 clearly allows the replacement site on this property and within any zoning district. However, relocation criteria are not provided, and the criteria for actual appearance of the structure versus the visual location could be conflicting. The applicant is requesting clarity and direction to this section based on the location, visual appearance, and future TOD development potential of this property.

*This hardship is not general to the area in which the property is located:*

The area, as well as many others, has communication structures within the commercial corridors for neighborhood telephone, data, and 911 communications. Relocating this and similar structures without further direction from the Board is a unique hardship and is not self-imposed.

## **Area Character:**

*The variance will not alter the character of the area adjacent to the property, will not impair the use adjacent conforming property and will not impair the purposes of the regulations of the zoning district in which the property is located:*

The structure and use are existing and will not change. Other tracts in the surrounding, but not immediate area, also employ numerous commercial communications structures. Our variance request simply defines the relocation criteria for replacement sites within the same property. Relocation promotes the purposes of the regulations of the zoning district in which the property is located by allowing the further growth, redevelopment, and land-use goals of the TOD.

## **Parking:**

Not applicable. Parking is available for this relocated use.

## Summary:

This request is based on a zero departure to the code; however, the Board is needed for direction and relocation of the proposed site. The monopole structure is allowed to be replaced based on the Telecommunications code 25-2-839(D), and due to the physical characteristics of the tract and TOD redevelopment guidelines, it is necessary to request the Board's determination and criteria for this variance. The request for variance on the parent tract will not increase any new impervious cover or FAR.

## AUSTIN LAND DEVELOPMENT CODE SECTION 25-2-839

- (A) A tower used by a public agency exclusively for police, fire, emergency medical services, 911 or other public emergency communications is exempt from the requirements of this section and Section 25-2-840 (*Special Requirements For Telecommunication Towers*).
- (B) A telecommunication tower may exceed the height restrictions of the base zoning district and the compatibility standards in Article 10 (*Compatibility Standards*).
- (C) A telecommunication tower must be constructed in accordance with the most recent American National Standard Institute structural standards for steel antenna towers.
- (D) Notwithstanding the requirements of Subsections (E), (F), and (G), a telecommunication tower that complies with the requirements of this subsection is permitted **in any zoning district.**
  - (1) The **tower must be a replacement for a functioning:**
    - (a) utility pole or light standard within a utility easement or public right of way;
    - (b) recreation facility light pole; or
    - (c) **telecommunication tower.**
  - (2) **The tower, including antenna array, may not exceed the height of:**
    - (a) **the original utility pole, light standard, or recreation facility pole by more than 10 feet; or**
    - (b) the original telecommunication tower and antenna array.
  - (3) The tower may not obstruct a public sidewalk, public alley, or other public right of way.
  - (4) **The tower must be similar in appearance and function to the pole, standard, or tower that it replaces, except for the antennae.**

Existing Monopole

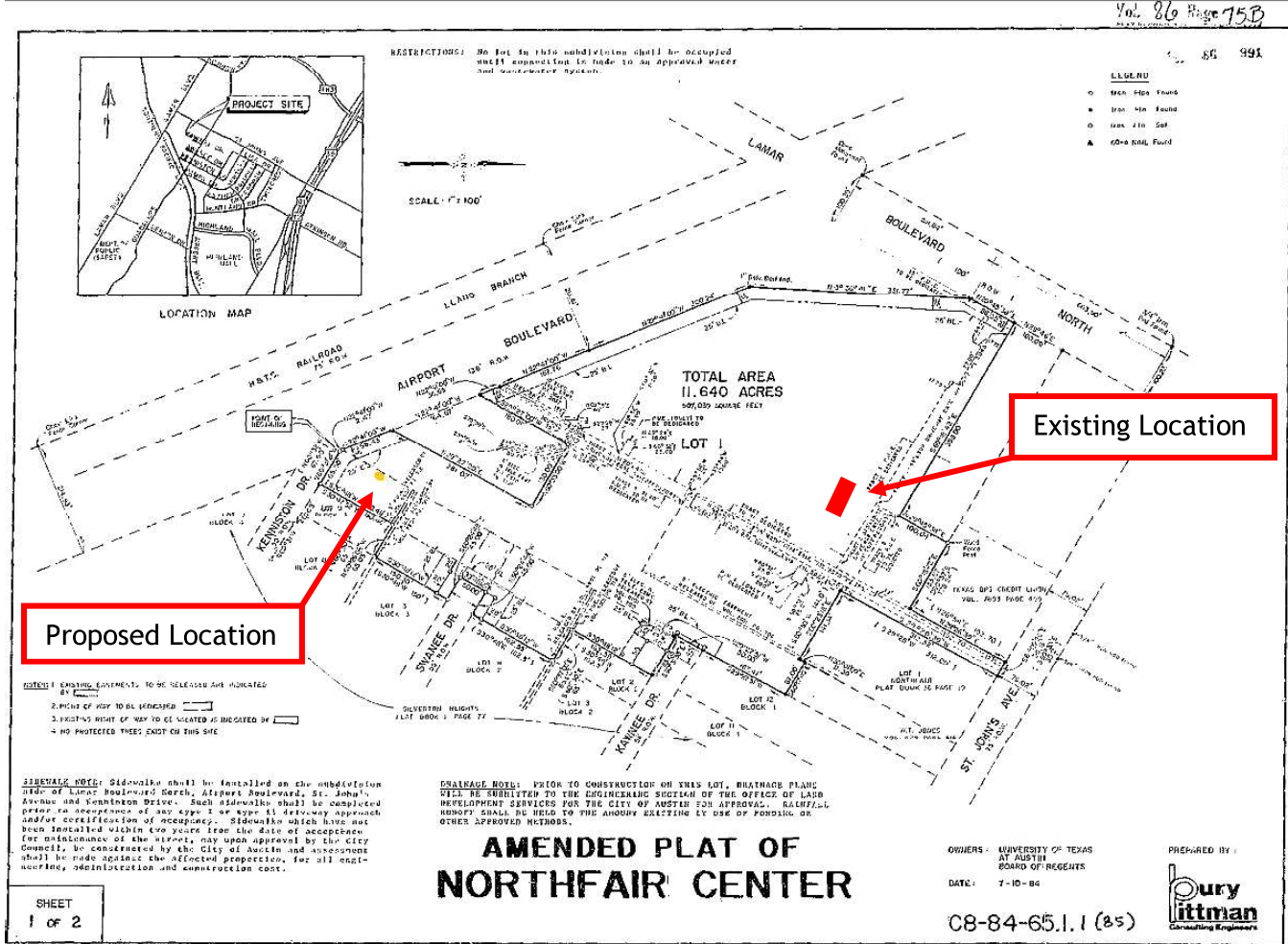


Proposed Site Location





## Site Location on Plat



Please let us know if you have any questions on this BOA definition variance request. Thank you for your time and consideration.

Respectfully,



Vincent G. Huebinger  
Principal

**H03/11****Travis CAD****Property Search > 232324 LAMAR AIRPORT LLC for Year 2018**

Tax Year: 2018

**Property****Account**

Property ID:	232324	Legal Description:	0.2391 AC OF LOT 1 AMENDED PLAT OF NORTHFAIR CENTER
Geographic ID:	0231091515	Zoning:	CS
Type:	Real	Agent Code:	ID:2006
Property Use Code:			
Property Use Description:			

**Protest**

Protest Status:	EF(eFile)
Informal Date:	
Formal Date:	

**Location**

Address:	610 KENNISTON DR TX 78752	Mapsc0:	
Neighborhood:	NEIGHBOR SHOPPPING CNTR	Map ID:	022601
Neighborhood CD:	42CEN		

**Owner**

Name:	LAMAR AIRPORT LLC	Owner ID:	1736560
Mailing Address:	433 NORTH CAMDEN DRIVE SUITE 1177 BEVERLY HILLS, CA 90210-4415	% Ownership:	100.000000000000%

Exemptions:

**Values**

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$312,420	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$312,420
(-) Ag or Timber Use Value Reduction:	-	\$0

(=) Appraised Value:	=	\$312,420
(-) HS Cap:	-	\$0

(=) Assessed Value:	=	\$312,420
---------------------	---	-----------

**Taxing Jurisdiction**

Owner:	LAMAR AIRPORT LLC
% Ownership:	100.000000000000%
Total Value:	\$312,420

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
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**H03/12**

01	AUSTIN ISD	1.192000	\$312,420	\$312,420	\$3,724.04	
02	CITY OF AUSTIN	0.444800	\$312,420	\$312,420	\$1,389.64	
03	TRAVIS COUNTY	0.369000	\$312,420	\$312,420	\$1,152.83	
0A	TRAVIS CENTRAL APP DIST	0.000000	\$312,420	\$312,420	\$0.00	
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.107385	\$312,420	\$312,420	\$335.50	
68	AUSTIN COMM COLL DIST	0.100800	\$312,420	\$312,420	\$314.92	
Total Tax Rate:		2.213985				
				Taxes w/Current Exemptions:	\$6,916.93	
				Taxes w/o Exemptions:	\$6,916.93	

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2391	10414.00	0.00	0.00	\$312,420	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2018	\$0	\$312,420	0	312,420	\$0	\$312,420
2017	\$0	\$208,280	0	208,280	\$0	\$208,280
2016	\$0	\$208,280	0	208,280	\$0	\$208,280
2015	\$0	\$124,968	0	124,968	\$0	\$124,968
2014	\$0	\$52,070	0	52,070	\$0	\$52,070
2013	\$0	\$52,070	0	52,070	\$0	\$52,070

**Questions Please Call (512) 834-9317**

This site requires cookies to be enabled in your browser settings.



**H03/13**  
2055 South Searleman Drive  
Chandler, Arizona 85286

5/18/2018

Vincent Gerard & Associates, Inc  
1715 Capital of Tx. Hwy. S.,#207  
Austin, TX 78746

Re: Letter of Authorization

To Whom It May Concern,

Crown Castle hereby authorizes Vincent Gerard & Associates, its employees, agents, and contractors to file and complete any applications necessary to obtain required land use entitlements on Crown Castle's behalf. Vincent Gerard & Associates will act as the authorized agent and will act on our behalf to pursue the requested zoning change for the project site listed below.

- **824529** – Highland Village

If you have any questions or concerns, please contact me at (602) 845-1748.

Kasheik McGee  
Project Manager  
Crown Castle

H03/14

Mr. Rodney Gonzales,  
Director  
Development Services Department  
City of Austin Texas

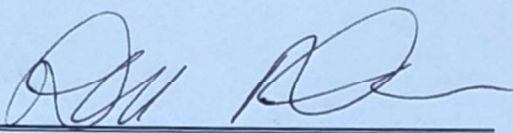
Date 5/3/18

RE: Property Owner Authorization Letter, 6929 Airport Blvd  
Austin Texas, – Replacement Tower for Crown Castle.

Mr. Gonzales;

As record owners of the property described in the above address,  
Lot 1 Amended Plat of Northfair Center legal description, we  
hereby authorize Crown Castle & their consultants, Vincent  
Gerard & Associates to file all appropriate zoning, Board of  
Adjustment Variances, site plan correction and permits regarding  
the tower replacement proposal on the specified tract listed  
above.

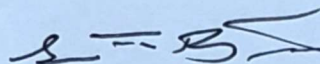
FURTHER, Affiant sayeth not.



Print Name: DEAN DAVIDOV

SWORN TO AND SUBSCRIBED BEFORE ME this  
3<sup>rd</sup> day of May,

2006, by  
2018



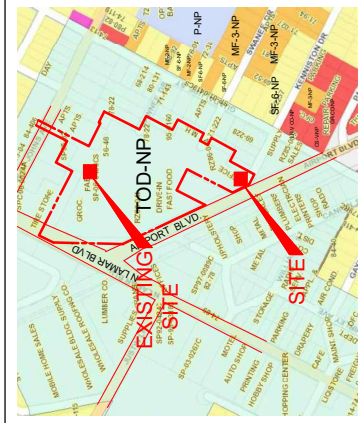
Notary Public, in and for the State  
of CA

My commission expires:

01/30/2021





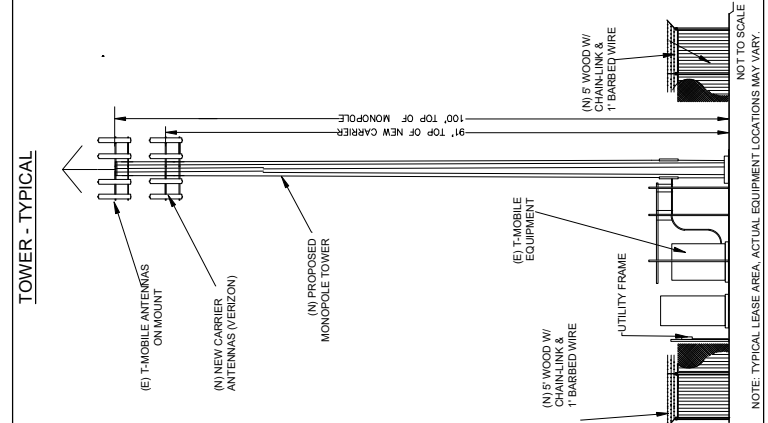


**SITE INFORMATION**

JURISDICTION: CITY OF AUSTIN, TEXAS 78752  
 Latitude: 30°20'07.65"N, Longitude: -97°43'01.75"W  
 OCCUPANCY: (RETAIL CENTER)  
 USE: TELECOMMUNICATIONS FACILITY  
 ZONING FILE NO.: C14-04-0012  
 NPA-2008-0018.01

**CONTACT INFORMATION**

VINCENT GERARD & ASSOCIATES  
 1715 S. CAPITAL OF TEXAS HWY  
 AUSTIN, TEXAS 78746  
 PHONE: (512) 328-2693  
 VINCE HUEBINGER



**BOA VARIANCE**

**PROJECT TYPE**  
 100' MONOPOLE TOWER SITE (REPLACEMENT TOWER)

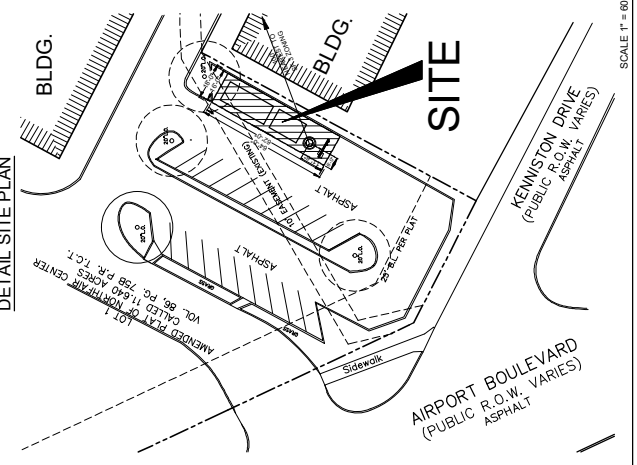
**DATE**  
 MAY 01, 2018

**SITE ADDRESS**  
 6929 AIRPORT BLVD.  
 AUSTIN, TEXAS 78752  
 (PARENT TRACT)

**LEGAL DESCRIPTION**  
 ACR 11.41 OF LOT 1  
 AMENDED PLAT OF NORTHFAIR CENTER  
 CITY OF AUSTIN, TEXAS

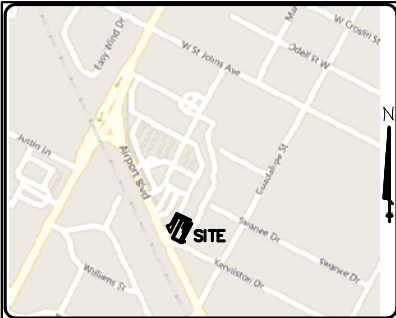
**SITE NAME:**  
 HIGHLAND VILLAGE/CROWN CASTLE  
 LOC CODE 253982  
 - SITE LOCATED IN "TOD-NP" ZONING  
 "TRANSIT ORIENTED DEVELOPMENT"

**CONSULTANTS**  
 VINCENT GERARD & ASSOCIATES  
 1715 S. CAPITAL OF TEXAS HWY  
 SUITE 207  
 AUSTIN, TEXAS 78746  
 PHONE: (512) 328-2693  
 VINCE HUEBINGER





Updated survey detail/easement adjustment with revised SPR info overlay #103/16



ABBREVIATIONS	
B.L.	Building Line
C.F.	Clerk's File Number
FND.	Found
I.R.	Iron Rod
M.R.	Map Records
O.P.R.	Official Public Records
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.R.	Plat Records
R.O.W.	Right-of-Way
T.C.T.	Travis County, Texas
X 100.00	Spot elevation
"S"	Set 5/8-inch iron rod with cap stamped "LANDPOINT 10194172"
"SQR"	Set square in concrete

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	43.29	42.73	58°02'54"	N 56°00'12" E	41.46

**FLOOD NOTE:** Flood Statement: I have examined the Federal Emergency Management Agency's Flood Insurance Rate Map for Travis County, Texas, Map Number 48453C0455J active date of January 6, 2016, the map indicates this tract to be in Zone "X", determined to be outside 100 year flood plain"; None of this plat lies within a designated Special Flood Hazard Area, inundated by 100 year flood or Other Flood Areas.

Warning: if this site is not within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

**ZONING:** No zoning found at the time of survey.

ITEMS LISTED IN SCHEDULE B OF TITLE COMMITMENT:

- 10g. Easements and building lines according to the map or plat recorded in Volume 86, Page 75B of the Plat Records of Travis County, Texas. **AFFECTS 10' UTILITY EASEMENT AND ACCESS EASEMENT 2. SHOWN ON SURVEY.**
- 10h. Easement as shown in instrument from Don McElwreath dated November 16, 1967 recorded in Volume 3387, Page 2215 of the Deed Records of Travis County, Texas. **LOCATED NORTH OF SITE.**
- 10i. Easement as shown in instrument to the City of Austin, dated November 5, 1968 recorded in Volume 3570, Page 286 of the Deed Records of Travis County, Texas. **LOCATED NORTH OF SITE.**
- 10j. Easement as shown in instrument to the City of Austin, dated November 20, 1968 recorded in Volume 3621, Page 2037 of the Deed Records of Travis County, Texas. **LOCATED NORTHWEST OF SITE.**
- 10k. Easement as shown in instrument to the City of Austin, dated July 2, 1973 recorded in Volume 4681, Page 1773 of the Deed Records of Travis County, Texas. **DOES NOT AFFECT SITE. SHOWN ON SURVEY.**
- 10l. Easement as shown in instrument to the City of Austin, dated April 23, 1979 recorded in Volume 6576, Page 2191 of the Deed Records of Travis County, Texas. **LOCATED NORTHWEST OF SITE.**
- 10m. Easement as shown in instrument to the City of Austin, dated August 19, 1985 recorded in Volume 9335, Page 431 of the Real Property Records of Travis County, Texas. **DOES NOT AFFECT SITE. SHOWN ON SURVEY.**
- 10n. Easement as shown in instrument to the City of Austin, dated August 27, 1985 recorded in Volume 9346, Page 118 of the Real Property Records of Travis County, Texas. **AFFECTS LEASE AREA AND ACCESS EASEMENT 1. SHOWN ON SURVEY.**
- 10o. Easement as shown in instrument to the City of Austin, dated December 9, 1986 recorded in Volume 10010, Page 42 of the Real Property Records of Travis County, Texas. **LOCATED NORTHWEST OF SITE.**
- 10p. Driveway easements dedicated by instrument recorded in Volume 5677, Page 2043 of the Deed Records of Travis County, Texas. **LOCATED NORTH OF SITE.**

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 60°37'12" W	2.89
L2	N 60°37'12" W	18.00
L3	N 29°22'48" E	64.00
L4	S 60°37'12" E	18.00
L5	S 29°22'48" W	64.00
L6	N 62°58'55" W	10.01
L7	N 29°22'48" E	71.84
L8	S 60°37'12" E	10.00
L9	S 29°22'48" W	71.43
L10	S 29°22'48" W	55.90
L11	N 60°37'12" W	20.00
L12	N 29°22'48" E	54.75
L13	S 63°55'02" E	85.71
L14	S 63°55'02" E	85.71
L15	N 26°58'45" E	120.80
L16	S 25°08'19" E	50.83
L17	S 26°58'45" W	73.03
L18	N 63°55'02" W	106.55
L19	N 29°22'48" E	20.03

AREA TABLE	SQUARE FEET	ACRES
LEASE AREA	1,152	0.03
ACCESS EASEMENT 1	1,107	0.03
ACCESS EASEMENT 2	4,752	0.11
10' UTILITY EASEMENT	716	0.02

PROPOSED TOWER LOCATION

☉ COORDINATES NAD 83 30° 20' 07.79" N 97° 43' 01.62" W  
☉ COORDINATES NAD 27 30° 20' 07.05" N 97° 43' 00.60" W

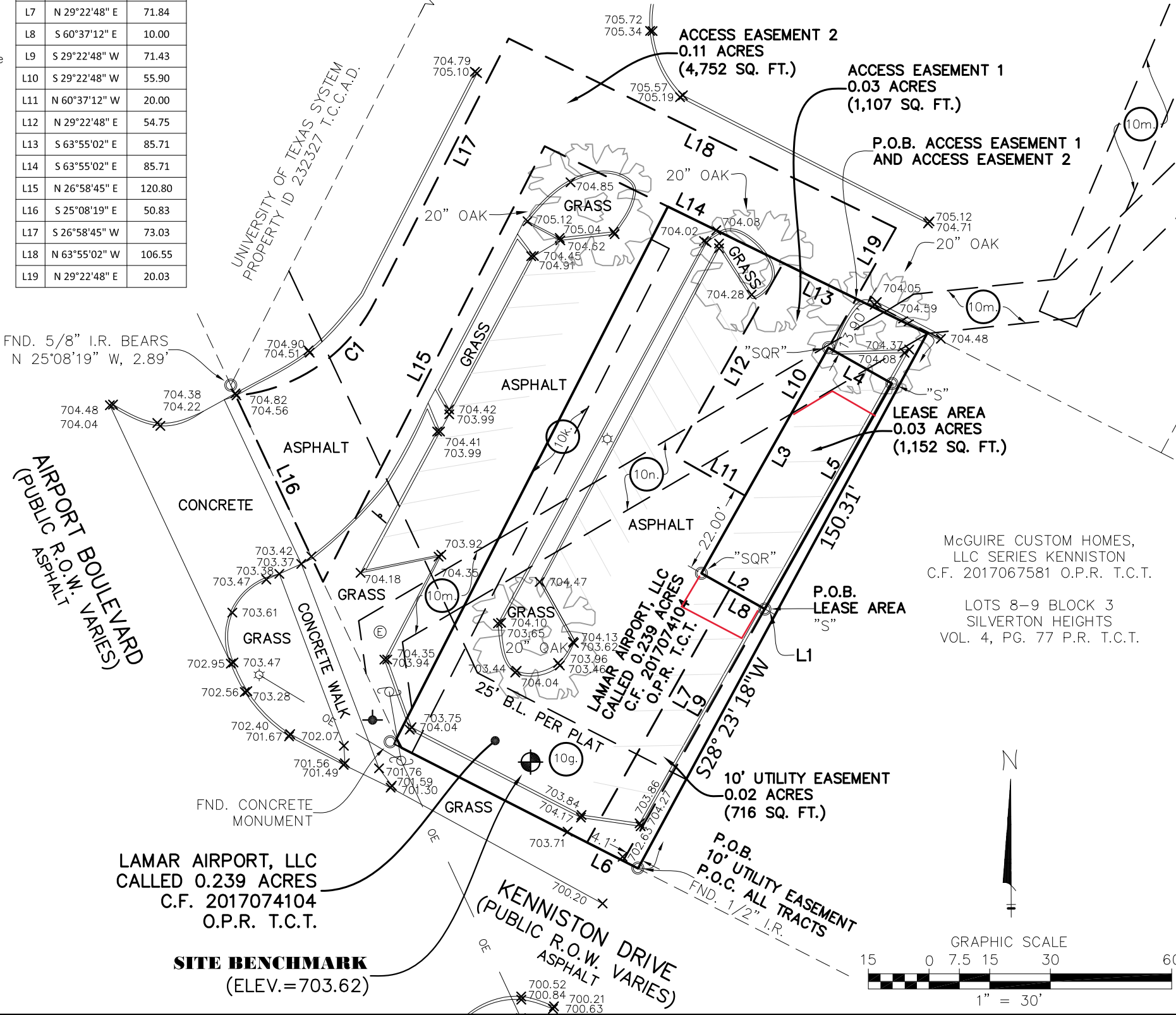
MONOPOLE TOWER:

Elevation at Ground=704.00'

(Elevations as measured with Trimble R10 using area VRS network and are not tied to an established benchmark)

LEGEND

ELECTRIC MANHOLE  
FIRE HYDRANT  
LIGHT POLE  
POWER POLE  
PROPERTY MONUMENT  
SIGN  
OVERHEAD ELECTRIC LINE  
WOOD FENCE



AS-BUILT SURVEY  
IN THE  
JAMES P. WALLACE SURVEY, ABSTRACT 979  
TRAVIS COUNTY, TEXAS  
**FOR: CROWN CASTLE**  
SITE: HIGHLAND VILLAGE  
SITE NO: 824529  
ADDRESS: 6929 AIRPORT BOULEVARD  
AUSTIN, TX 78752  
TRAVIS COUNTY

**CROWN CASTLE**  
2000 CORPORATE DRIVE  
CANONSBURG, PA 15317  
SURVEY WORK PERFORMED BY:

**TOWN & COUNTRY SURVEYORS**  
-A LANDPOINT COMPANY  
2219 SAWDUST ROAD, STE. 2003  
THE WOODLANDS, TX 77380  
(281)465-8730  
WWW.LANDPOINT.NET  
TBPLS REG. NO. 10194172

DRAWN BY: BJD CHECKED BY: RS JOB #: 17-1690

**SURVEYOR'S NOTES**  
1. BASIS OF BEARING, TEXAS STATE PLANE COORDINATES, TEXAS CENTRAL ZONE (NAD83).  
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.  
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.  
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT, G.F. NO. 25373, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ON JUNE 28, 2013, WITH AN EFFECTIVE DATE OF JUNE 21, 2013.

**SITE BENCHMARK**  
SET MAG NAIL IN ASPHALT  
EL. 703.62 (GEOID 12)  
LOCATED APPROXIMATELY 6 FEET NORTHEAST OF THE SOUTHWEST CURB OF A PARKING LOT, AS SHOWN ON SURVEY. ELEVATIONS AS MEASURED WITH TRIMBLE R10 USING AREA VRS NETWORK.

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY TO CROWN CASTLE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, THAT THE ABOVE IS A REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

TOWN AND COUNTRY SURVEYORS - A LANDPOINT COMPANY

JAY DEAN CANINE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4345  
DATE: DECEMBER 22, 2017  
Revised January 2, 2018: Modify Access Easement 2 and add a 10' wide Utility Easement.  
Revised January 8, 2018: Add Title and 100' Radius Exhibit.

AS-BUILT SURVEY  
IN THE  
JAMES P. WALLACE SURVEY, ABSTRACT 979  
TRAVIS COUNTY, TEXAS

FOR: CROWN CASTLE

SITE: HIGHLAND VILLAGE  
SITE NO: 824529  
ADDRESS: 6929 AIRPORT BOULEVARD  
AUSTIN, TX 78752  
TRAVIS COUNTY



SURVEY WORK PERFORMED BY:

TOWN & COUNTRY SURVEYORS

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EL. 703.62 (GEOID 12)

LOCATED APPROXIMATELY 6 FEET NORTHEAST OF THE SOUTHWEST CURB OF A PARKING LOT, AS SHOWN ON SURVEY. ELEVATIONS AS MEASURED WITH TRIMBLE R10 USING AREA VRS NETWORK.

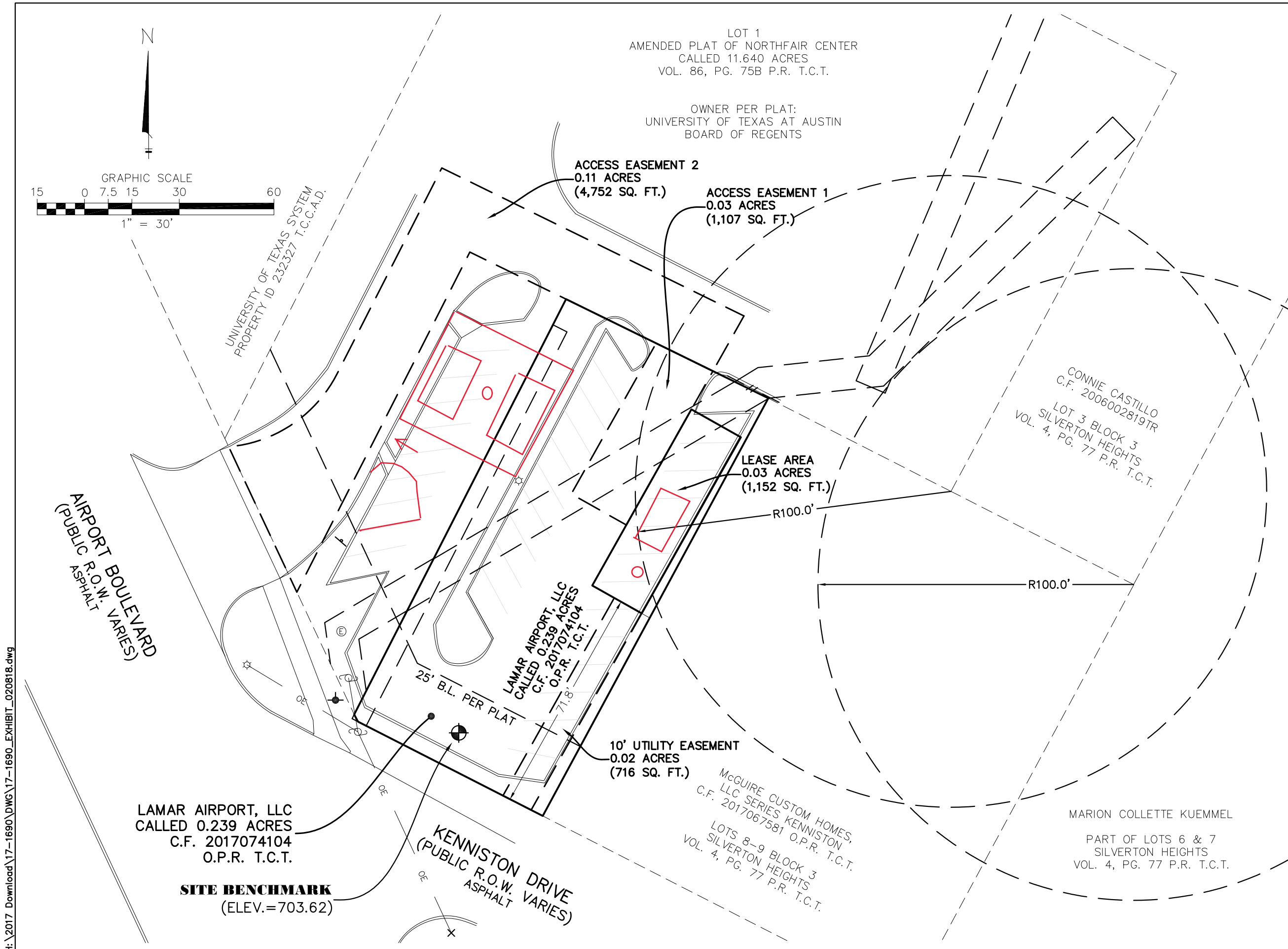
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TOWN AND COUNTRY SURVEYORS -  
A LANDPOINT COMPANY

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DATE: DECEMBER 22, 2017

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Revised January 8, 2018: Add Title and 100' Radius Exhibit.





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LEASE AREA DESCRIPTION:

BEING 0.03 acres (1,152 square feet) of land, out of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk’s File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.03 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of said 0.239 acres and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 in the Plat Records of Travis County, Texas, conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.;

THENCE North 28°23’18” East, along and with the common line of said 0.239 acres and said Lots 8 – 9, a distance of 71.27 feet to a point;

THENCE North 60°37’12” West, over and across said 0.239 acres, a distance of 2.89 feet to a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the south corner and POINT OF BEGINNING of the herein described tract;

THENCE North 60°37’12” West, a distance of 18.00 feet to a square chiseled in asphalt, set for the west corner of the herein described tract;

THENCE North 29°22’48” East, a distance of 64.00 feet to a square chiseled in asphalt, set for the north corner of the herein described tract;

THENCE South 60°37’12” East, a distance of 18.00 feet to a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the east corner of the herein described tract;

THENCE South 29°22’48” West, a distance of 64.00 feet to the POINT OF BEGINNING and containing a computed 0.03 acres (1,152 square feet) of land.

10’ UTILITY EASEMENT DESCRIPTION:

BEING 0.02 acres (716 square feet) of land, out of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk’s File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.02 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of said 0.239 acres and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 in the Plat Records of Travis County, Texas (P.R. T.C.T.), conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.;

THENCE North 62°58’55” West, along and with the south line of said 0.239 acres and the north right-of-way line of said Kenniston Drive, a distance of 4.13 feet to the south corner and POINT OF BEGINNING of the herein described tract;

THENCE North 62°58’55” West, continuing along and with said common line, a distance of 10.01 feet to the west corner of the herein described tract;

THENCE North 29°22’48” East, over and across said 0.239 acre tract, a distance of 71.84 feet to the north corner of the herein described tract, lying on the south line of a 0.03 acre Lease Area;

THENCE South 60°37’12” East, along and with the south line of said lease area, a distance of 10.00 feet to a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the east corner of the herein described tract;

THENCE South 29°22’48” West, a distance of 71.43 feet to the POINT OF BEGINNING and containing a computed 0.02 acres (716 square feet) of land.

ACCESS EASEMENT 1 DESCRIPTION:

BEING 0.03 acres (1,107 square feet) of land, out of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk’s File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.03 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of said 0.239 acres and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 in the Plat Records of Travis County, Texas (P.R. T.C.T.), conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.;

THENCE North 28°23’18” East, along and with the common line of said 0.239 acres and said Lots 8 – 9, a distance of 150.31 feet to a point in a southwest line of Lot 1, Amended Plat of Northfair Center, recorded under Volume 86, Page 75B P.R. T.C.T.;

THENCE North 63°55’02” West, along and with a common line of said 0.239 acres and said Lot 1, a distance of 19.56 feet to a point, for the most eastern south corner of a 0.11 acre Access Easement (A.E.) and the east corner and POINT OF BEGINNING of the herein described tract;

THENCE South 29°22’48” West, over and across said 0.239 acres, at a distance of 13.90 feet passing a 5/8 inch iron rod with orange cap stamped "Landpoint 10194172" set for the north corner of a 0.03 acre Lease Area, and continuing along the northwest line of said Lease Area, in all a total distance of 55.90 feet to a point, for the south corner of the herein described tract;

THENCE North 60°37’12” West, a distance of 20.00 feet to a point, for the west corner of the herein described tract;

THENCE North 29°22’48” East, a distance of 54.75 feet to a point in a southwest line of said Lot 1 and said A.E., for the north corner of the herein described tract;

THENCE South 63°55’2” East, along and with the southwest line of said Lot 1 and said A.E., a distance of 20.03 feet to the POINT OF BEGINNING and containing a computed 0.03 acres (1,107 square feet) of land.

ACCESS EASEMENT 2 DESCRIPTION:

BEING 0.11 acres (4,752 square feet) of land, out of a called Lot 1, Amended Plat of Northfair Center, owner per plat is University of Texas at Austin Board of Regents, recorded under Volume 86, Page 75B in the Plat Records of Travis County, Texas (P.R. T.C.T.), located in the JAMES P. WALLACE SURVEY, Abstract 979, Travis County, Texas, said 0.11 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod, found in the north Right-of-Way (R.O.W.) line of Kenniston Drive (public R.O.W. varies), marking the south corner of a called 0.239 acres described in Deed to Lamar Airport, LLC, recorded under Clerk’s File No. (C.F.) 2017074104 in the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), and the west corner of Lots 8 – 9, Block 3, Silverton Heights, a subdivision recorded under Volume 4, Page 77 P.R. T.C.T., conveyed to McGuire Custom Homes, LLC Series Kenniston by Deed recorded under C.F. 2017067581 O.P.R. T.C.T.;

THENCE North 28°23’18” East, along and with the common line of said 0.239 acres and said Lots 8 – 9, a distance of 150.31 feet to a point in a southwest line of said Lot 1;

THENCE North 63°55’02” West, along and with the common line of said 0.239 acres and said Lot 1, a distance of 19.56 feet to a point, for the east corner of a 0.03 acre Access Easement (A.E.) and the most eastern south corner and POINT OF BEGINNING of the herein described tract;

THENCE North 63°55’02” West, continuing along and with said common line, and continuing over and across said Lot 1, a distance of 85.71 feet to a point for an internal corner of the herein described tract;

THENCE South 26°58’45” West, a distance of 120.80 feet to a point in the northeast Right-of-Way (R.O.W.) line of Airport Boulevard (public R.O.W. varies), for the most southern south corner of the herein described tract;

THENCE North 25°08’19” West, along and with said northeast R.O.W. line, a distance of 50.83 feet to a point for the west corner of the herein described tract, from which a found 5/8 inch iron rod bears North 25°08’19” West, a distance of 2.89 feet;

THENCE along and with a curve to the LEFT, having a radius of 42.73 feet, a delta angle of 58°02’54”;, and whose long chord bears North 56°00’12” East, a distance of 41.46 feet to a tangent point for corner of the herein described tract;

THENCE North 26°58’45” East, a distance of 73.03 feet to a point for the north corner of the herein described tract;

THENCE South 63°55’02” East, a distance of 106.55 feet to a point for the east corner of the herein described tract;

THENCE South 29°22’48” West, a distance of 20.03 feet to the POINT OF BEGINNING and containing a computed 0.11 acres (4,752 square feet) of land.

H03/18

AS-BUILT SURVEY

IN THE

JAMES P. WALLACE SURVEY, ABSTRACT 979

TRAVIS COUNTY, TEXAS

FOR: CROWN CASTLE


SITE: HIGHLAND VILLAGE

SITE NO: 824529

ADDRESS: 6929 AIRPORT BOULEVARD

AUSTIN, TX 78752

TRAVIS COUNTY



**CROWN CASTLE**

2000 CORPORATE DRIVE

CANONSBURG, PA 15317

SURVEY WORK PERFORMED BY:

TOWN & COUNTRY SURVEYORS

-A LANDPOINT COMPANY


2219 SAWDUST ROAD, STE. 2003

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TBPLS REG. NO. 10194172



DRAWN BY: BJD

CHECKED BY: RS

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SURVEYOR’S NOTES

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REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. 4345

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SHEET 3 OF 3