

# BOA GENERAL REVIEW COVERSHEET

**CASE:** C15-2021-0098

**BOA DATE:** October 11<sup>th</sup>, 2021

**ADDRESS:** 5200 McKinney Falls Pkwy

**COUNCIL DISTRICT:** 2

**OWNER:** PAP Realty Partnership/  
MVE Ventures, Ltd./  
The WP & AP Ltd.

**AGENT:** Alecia Mosadomi

**ZONING:** MF-4

**LEGAL DESCRIPTION:** ABS 24 DELVALLE S ACR 13.5883 (1-D-1W)

**VARIANCE REQUEST:** increase height limit from 30 feet (minimum allowed) to 47 feet (requested), increase height limit from 40 feet (maximum allowed) to 47 feet (requested), increase height limit from 40 feet plus one foot for each 10 feet of distance in excess of 100 feet but not more than 300 feet (maximum allowed) to 47 feet (requested)

**SUMMARY:** erect Multi-Family Housing

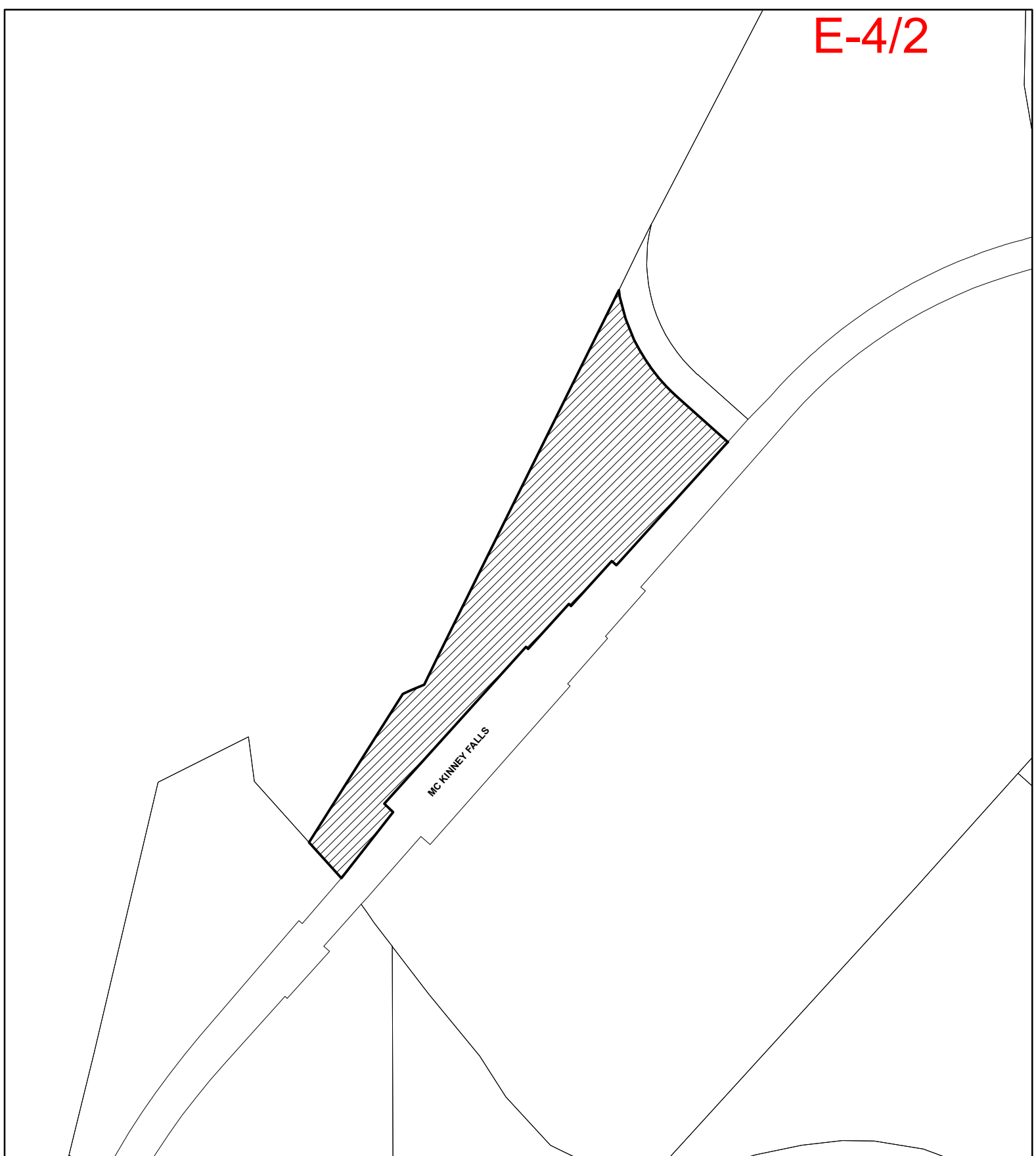
**ISSUES:** floodplain which places constraints on the location, size and configuration of structures

	ZONING	LAND USES
<i>Site</i>	MF-4	Multi-Family
<i>North</i>	2 mi. ETJ	2 mi. ETJ
<i>South</i>	RR	Rural Residential
<i>East</i>	P	Public
<i>West</i>	DR	Development Reserve

## **NEIGHBORHOOD ORGANIZATIONS:**

Austin Lost and Found Pets  
Austin Neighborhoods Council  
Caracol Southeast  
Del Valle Community Coalition  
Del Valle Independent School District  
Dove Springs Proud  
Friends of Austin Neighborhoods  
Go Austin Vamos Austin 78744  
Homeless Neighborhood Association  
Onion Creek Homeowners Assoc.  
Sierra Club, Austin Regional Group

E-4/2



### NOTIFICATIONS

CASE#: C15-2021-0098

LOCATION: 5200 MCKINNEY FALLS PARKWAY



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 417'

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.





# Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)  
For submittal and fee information, see [austintexas.gov/digitaldevelopment](http://austintexas.gov/digitaldevelopment)

## 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: 5200 McKinney Falls Parkway, Austin, TX 78744

Subdivision Legal Description:

ABS 24 DELVALLE S ACR 13.5883 (1-D-1W) - See attached metes and bounds - Exhibit A

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

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

Zoning District: MF-4

I/We Alecia Mosadomi, Husch Blackwell LLP on behalf of myself/ourselves as authorized agent for PAP Realty Partnership/MVE Ventures, Ltd./The WP & AP Ltd. affirm that on Month September, Day 10, Year 2021, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: \_\_\_\_\_

Type of Structure: Multifamily housing development

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

25-2-1063(C) (Height Limitations and Setbacks for Large Sites) to increase height from two stories and 30 feet (required), three stories and 40 feet (required), and 40 feet + 1 foot for each 10 feet of distance in excess of 100 feet from the property [achieves 47 feet at 170' setback] (required) to 47 feet (requested).

## 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:

This would result in 42 to 126 fewer residential units being constructed, when there are no single family uses to protect or be compatible with on the triggering property. Due to the loss of units, these compatibility standards as applied would render the site undevelopable.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Hardship

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

There is floodplain on one side of the site, covering 10.4% of the otherwise buildable area, which places constraints on the location, size, and configuration of structures, as well as limits the overall buildable area.

\_\_\_\_\_

\_\_\_\_\_

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

No other lot in the area has a similar configuration or site restraints. This is a small triangular lot, so due to the size and configuration of the lot, 10.4% of the lot is not buildable because it is covered by floodplain and the compatibility regulations reduce the buildable area by 42.5%. The adjacent triangular lot is unbuildable because it is almost entirely covered by floodplain, while our lot would be buildable were it not subject to both the floodplain and compatibility.



**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:

The variance will allow this project to enhance the area by constructing affordable residential units, which is a use compatible with adjacent and nearby uses such as the McKinney Job Center, Ojeda Middle School and a State Park. Additionally, multifamily density is suitable near an arterial roadway (McKinney Falls Parkway) and this site's location near a job center is consistent with the purpose statement of the zoning district to provide residential units near an employment center.

**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:

N/a

**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: Alecia M. Mosadomi Date: 09/10/2021

Applicant Name (typed or printed): Alecia Mosadomi

Applicant Mailing Address: 111 Congress Ave., Suite 1400

City: Austin State: TX Zip: 78701

Phone (will be public information): (512) 479-1143

Email (optional – will be public information): [REDACTED]

**Section 4: Owner Certificate**

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

DocuSigned by:  
**Dean Goodnight**  
E38B4F113C344EE...  
Owner Signature: \_\_\_\_\_ Date: 09/10/2021

Owner Name (typed or printed): PAP Realty Partnership/MVE Ventures, Ltd./The WP & AP Ltd.

Owner Mailing Address: 4504 South Congress Avenue

City: Austin State: TX Zip: 78745

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

Email (optional – will be public information): \_\_\_\_\_

**Section 5: Agent Information**

Agent Name: Alecia Mosadomi

Agent Mailing Address: 111 Congress Ave., Suite 1400

City: Austin State: TX Zip: 78701

Phone (will be public information): (512) 479-1143

Email (optional – will be public information): [REDACTED]

**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).

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Travis County, Texas  
Santiago Del Valle Grant, A-24

13.96 Acres  
Page 1 of 5

**"EXHIBIT A"**

**FIELD NOTES DESCRIPTION**

DESCRIPTION OF 13.96 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 229.712 ACRE TRACT DESCRIBED IN EXHIBIT 'A' IN THE DEED TO MVE VENTURE, LTD. OF RECORD IN DOCUMENT NO. 2010195929, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND 0.14 OF ONE ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 0.71 ACRE TRACT DESCRIBED AS BEING THE LAND LYING BETWEEN THE SOUTHWESTERLY LINE OF A CERTAIN CALLED 229.712 ACRE TRACT DESCRIBED IN EXHIBIT 'A' IN THE DEED TO MVE VENTURE, LTD. OF RECORD IN DOCUMENT NO. 2010195929, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE APPROXIMATE CENTERLINE OF UNION CREEK; SAID 0.71 ACRE BEING THE CALLED 0.71 ACRE TRACT DESIGNATED AS TRACT NO. 2 IN THE DEED TO MERLE GOODNIGHT, TRUSTEE, OF RECORD IN VOLUME 4189, PAGE 191, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 13.96 ACRES OF LAND, BEING COMPRISED OF TRACT 1 – 13.82 ACRES AND TRACT 2 – 0.14 OF ONE ACRE, AS SURVEYED BY LANDDEV CONSULTING, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**TRACT 1 – 13.82 ACRES:**

**BEGINNING** at a 5/8-inch iron rod with a 2-inch aluminum cap stamped "Texas Parks & Wildlife Boundary Corner" found in the west right-of-way line of McKinney Falls Parkway, a variable-width right-of-way, in the west line of a certain called 12.344 acre tract described in the deed to Travis County, Texas of record in Volume 10064, Page 738, Real Property Records of Travis County, Texas, at the southeast corner of a certain called 1.571 acre tract described in the deed to the Texas Parks and Wildlife Department of record in Document No. 2002089322, Official Public Records of Travis County, Texas, for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE** leaving the southeast corner of the said 1.571 acre tract, crossing the said 229.712 acre tract, with the west right-of-way line of said McKinney Falls Parkway, with the west line of the said 12.344 acre tract, with the east line of the tract described herein, the following nine (9) courses and distances:

1. S 41°23'33" W, a distance of 543.71 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
2. N 47°47'54" W, a distance of 20.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
3. S 41°23'20" W, a distance of 200.00 feet to a ½-inch iron rod found at an angle point,
4. N 50°15'31" W, a distance of 10.21 feet to a ½-inch iron rod found at an angle point,
5. S 41°21'01" W, a distance of 200.07 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
6. N 48°38'59" W, a distance of 10.00 feet to a bent ½-inch iron rod found at an angle point,
7. S 41°23'32" W, a distance of 698.98 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
8. S 48°36'28" E, a distance of 40.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point, and
9. S 41°23'32" W, a distance of 239.86 feet to a calculated point in the south line of the said 229.712 acre tract, same being the north line of a certain called 0.71 acre tract, described as being the land lying between the southwesterly line of the said 229.712 acre tract and the approximate center line of Union Creek, of record in the said deed to MVE Venture, Ltd. of record in Document No. 2010195929, Official Public Records of Travis County, Texas, said 0.71 acre being the called 0.71 acre tract designated as Tract No. 2 in the deed to Merle Goodnight, Trustee, of record in Volume 4189, Page 191, Deed Records of Travis County, Texas, for the southeast corner of the tract described herein;

**THENCE** N 36°29'16" W, leaving the west right-of-way line of said McKinney Falls Parkway, and the west line of the said 12.344 acre tract, with the southwest line of the said 229.712 acre tract, same being the north line of the said 0.71 acre tract, with the south line of the tract described herein, a distance of 168.97 feet to a ½-inch iron rod with a plastic cap stamped



Travis County, Texas  
Santiago Del Valle Grant, A-24

13.96 Acres  
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"LANDDEV" set in the called "north south boundary line" of that certain Boundary Line Agreement between Z.T. Scott and the Capital National Bank of Austin, trustee, Merle Goodnight, O.D. Bradsher, Sr. and O.D. Bradsher, Jr., and J.N. Jones and Katherine H. Jones, of record in Volume 4213, Page 209, Deed Records of Travis County, Texas, in the east line of a certain called 574.809 acre tract designated as Tract No. 1 and described in the deed to the Texas Parks and Wildlife Department of record in Volume 4191, Page 1562, Deed Records of Travis County, Texas, for the southwest corner of the said 229.712 acre tract and the northwest corner of the said 0.71 acre tract, for the southwest corner of the tract described herein;

**THENCE** with the "north south boundary line" of the said Boundary Line Agreement, with the northwest line of the said 229.712 acre tract, and the east line of the said 574.809 acre tract, with the west line of the tract described herein, the following four (4) courses and distances:

1. N 31°36'44" E, a distance of 622.39 feet to a ½-inch iron pipe found at an angle point,
2. N 62°23'44" E, a distance of 76.55 feet to a calculated point for an angle point, from which a 60-d nail found bears N 44°47'01" W, a distance of 1.81 feet,
3. N 25°48'45" E, a distance of 921.16 feet to a ½-inch iron pipe found at an angle point, and
4. N 26°18'36" E, a distance of 426.06 feet to a ½-inch iron rod with a plastic cap stamped "KC ENG" found at the southwest corner of the said 1.571 acre tract, for the northwest corner of the tract described herein, from which a 5/8-inch iron rod with a 2-inch aluminum cap stamped "Texas Parks & Wildlife Boundary Corner" found in the east line of the said 574.809 acre tract, and the west line of the said 229.712 acre tract, at the northwest corner of the said 1.571 acre tract, same being an angle point in the west line of a certain called 33.900 acre tract described in the deed to the Board of Trustees of the Del Valle Independent School District of record in Document No. 2002068034, Official Public Records of Travis County, Texas, bears N 26°13'36" E, a distance of 243.57 feet;

**THENCE** leaving the "north south boundary line" of the said Boundary Line Agreement, and the east line of the said 574.809 acre tract, crossing the said 229.712 acre tract, with the south line of the said 1.571 acre tract, with the north line of the tract described herein, the following two (2) courses and distances:

1. With the arc of a curve to the left, having a radius of 600.00 feet, an arc distance of 412.80 feet, and a chord which bears S 28°55'31" E, a distance of 404.71 feet to a 5/8-inch iron rod with a 2-inch aluminum cap stamped "Texas Parks & Wildlife Boundary Corner" found at a point-of-tangency, and
2. S 48°36'04" E, a distance of 220.75 feet to the **POINT OF BEGINNING** and containing 13.82 acres of land, more or less.

#### **TRACT 2 – 0.14 OF ONE ACRE:**

**BEGINNING** at a ½-inch iron rod with a plastic cap stamped "LANDDEV" (Grid Coordinates= N: 10,040,703.15, E: 3,122,868.42) set in the called "north south boundary line" of that certain Boundary Line Agreement between Z.T. Scott and the Capital National Bank of Austin, trustee, Merle Goodnight, O.D. Bradsher, Sr. and O.D. Bradsher, Jr., and J.N. Jones and Katherine H. Jones, of record in Volume 4213, Page 209, Deed Records of Travis County, Texas, in the east line of a certain called 574.809 acre tract designated as Tract No. 1 and described in the deed to the Texas Parks and Wildlife Department of record in Volume 4191, Page 1562, Deed Records of Travis County, Texas, for the southwest corner of the said 229.712 acre tract and the northwest corner of the said 0.71 acre tract, for the northwest corner and **POINT OF BEGINNING** of the tract described herein, from which a ½-inch iron pipe found in the "north south boundary line" of the said Boundary Line Agreement, at an angle point in the west line of the said 229.712 acre tract and the east line of the said 574.809 acre tract bears N 31°36'44" E, a distance of 622.39 feet;

**THENCE** S 36°29'16" E, leaving the called "north south boundary line" of the said Boundary Line Agreement, and the east line of the said 574.809 acre tract, with the southwest line of the said 229.712 acre tract, same being the north line of the said 0.71 acre tract, with the northeast line of the tract described herein, a distance of 168.97 feet to a calculated point in the west right-of-way line of McKinney Falls Parkway, a variable-width right-of-way, in the west line of a certain called 12.344 acre tract described in the deed to Travis County, Texas, of record in Volume 10064, Page 738, Real Property Records of Travis County, Texas, for the northeast corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "LANDDEV" set at an angle point in the west right-of-way line of said McKinney Falls Parkway and the west line of the said 12.344 acre tract bears N 41°23'32" E, a distance of 239.86 feet;

**THENCE** S 41°23'32" W, leaving the southwest line of the said 229.712 acre tract, crossing the said 0.71 acre tract, with the west right-of-way line of said McKinney Falls Parkway, and the west line of the said 12.344 acre tract, with the southeast line of the tract described herein, a distance of 35.83 feet to a calculated point at the intersection of the approximate centerline of Onion Creek with the west right-of-way line of said McKinney Falls Parkway, at the northeast corner of a certain called 12.459 acre tract

Travis County, Texas  
Santiago Del Valle Grant, A-24

13.96 Acres  
Page 3 of 5

described in the deed to the Texas Parks and Wildlife Department of record in Document No. 2011004467, Official Public Records of Travis County, Texas, for the southeast corner of the tract described herein;

**THENCE** N 37°28'50" W, with the meanders of the approximate centerline of Onion Creek, with the north line of the said 12.459 acre tract, with the south line of the said 0.71 acre tract, with the southwest line of the tract described herein, a distance of 161.32 feet to a calculated point at a southeast corner of the said 574.809 acre tract, same being the southwest corner of the said 0.71 acre tract, for the southwest corner of the tract described herein;

**THENCE** N 31°36'44" E, with the east line of the said 574.809 acre tract, and the west line of the said 0.71 acre tract, with the west line of the tract described herein, a distance of 40.77 feet to the **POINT OF BEGINNING** and containing 0.14 of one acre of land, more or less.

**FOR A TOTAL AREA OF 13.96 ACRES BEING ALL OF TRACT 1 – 13.82 ACRES AND TRACT 2 – 0.14 OF ONE ACRE OF LAND.**

**Bearing Basis:** Texas Coordinate System, Central Zone (4203), NAD 83(2011), Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, 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 parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of September and October, 2020.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 15<sup>th</sup> day of June 2021 A.D.

LANDDEV CONSULTING, LLC  
5508 Highway 290 West, Suite 150  
Austin, Texas 78735

  
Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas





(1.571 AC.)  
SPECIAL WARRANTY DEED  
TEXAS PARKS AND WILDLIFE DEPARTMENT KC  
DOCUMENT NO. 2002089322,  
O.P.R.T.C.TX.

(33.900 ACRES)  
SPECIAL WARRANTY DEED  
BOARD OF TRUSTEES OF THE DEL VALLE  
INDEPENDENT SCHOOL DISTRICT  
DOC. NO. 2002068034  
O.P.R.T.C.TX.

SANTIAGO DEL VALLE GRANT  
ABSTRACT NO. 24

(574.809 ACRES)  
TRACT NO. 1  
WARRANTY DEED  
STATE OF TEXAS  
VOL. 4191 PG. 1562  
D.R.T.C.TX.

TRACT 1 ~ 13.82 ACRES  
PORTION OF  
(229.712 ACRES)  
SPECIAL WARRANTY DEED  
EXHIBIT A  
MVE VENTURE, LTD.  
DOC. NO. 2010195929  
O.P.R.T.C.TX.

P.O.B.  
TRACT 1

13.96 ACRES

(12.344 ACRES)  
GENERAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
VOL. 10084 PG. 738, O.P.R.T.C.TX.

APPROXIMATE CENTERLINE  
OF UNION CREEK  
AS LOCATED OCTOBER 2020

NORTH SOUTH BOUNDARY LINE  
AGREEMENT  
VOL. 4213, PG. 209, D.R.T.C.TX.

(N 35°40' E 622.39')  
(N 31°36' 44" E 622.39')

(12.459 ACRES)  
GENERAL WARRANTY  
DEED  
TEXAS PARKS AND  
WILDLIFE DEPARTMENT  
DOC. NO. 2011004467  
O.P.R.T.C.TX.

FILE No. 1425

PORTION OF  
TRACT NO. 2  
(CALLED APPROXIMATELY 0.71 ACRES)  
MVE VENTURE, LTD.  
DOC. NO. 2010195929  
O.P.R.T.C.TX.

# LEGEND

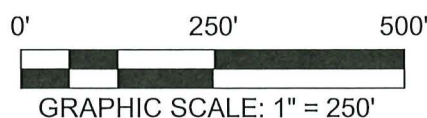
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" SET
- KC ● 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KC ENG" FOUND
- IRON ROD WITH A 2" ALUMINUM CAP STAMPED "TEXAS PARKS & WILDLIFE BOUNDARY CORNER"
- ⊙ 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- ( ) RECORD INFORMATION

SURVEY SKETCH to Accompany Description:

13.96 ACRES  
TRACT 1 ~ 13.82 ACRES & TRACT 2 ~ 0.14 ACRE  
SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24  
TRAVIS COUNTY, TEXAS



TBPE NO: 16384 · TBPLS NO: 10194101  
5508 HIGHWAY 290 WEST SUITE 150  
AUSTIN, TX 78735 512.872.6696  
LDCTEAMS.COM



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°22'47" W	205.62'
L2	N 47°47'54" W (S 46°10'08" E)	20.00' (20.00')
L3	S 41°23'20" W (N 43°49'52" E)	200.00' (200.00')
L4	N 50°15'31" W (S 46°10'08" E)	10.21' (10.00')
L5	S 41°21'01" W (N 43°49'52" E)	200.07' (200.00')
L6	N 48°38'59" W (S 46°10'08" E)	10.00' (10.00')
L7	S 48°36'28" E (N 46°10'08" W)	40.00' (40.00')
L8	S 41°23'32" W	239.86'
L9	N 36°29'16" W	168.97'
L10	N 62°23'44" E (N 64°27' E)	76.55' (76.55')
L11	S 48°36'04" E (N 46°35'04" W)	220.75' (220.93')
L12	-----	---
L13	S 41°23'32" W (S 43°49'52" W)	35.83'
L14	N 37°28'50" W (S 35°33'36" E)	161.32' (159.42')
L15	N 31°36'44" E (N 35°40' E)	40.77'

## NOTES:

1. BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, FIPS 4203 NAD83.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS; TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999958.

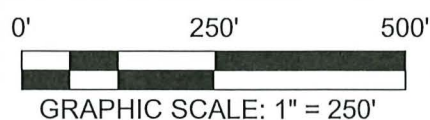
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	600.00'	412.80'	39°25'10"	S 28°55'31" E	404.71'
	(600.00')	(413.04')	(26°54'48")	(N 26°51'48" W)	(404.93')

FILE No. 1425



TBPE NO: 16384 · TBPLS NO: 10194101  
 5508 HIGHWAY 290 WEST SUITE 150  
 AUSTIN, TX 78735 512.872.6696  
 LDCTEAMS.COM

## SURVEY SKETCH to Accompany Description:



13.96 ACRES  
 TRACT 1 ~ 13.82 ACRES & TRACT 2 ~ 0.14 ACRE  
 SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24  
 TRAVIS COUNTY, TEXAS



E-4/12

SUBJECT SITE  
+/- 13.96 acres

Mc KINNEY FALLS PKWY



### Site Location Map

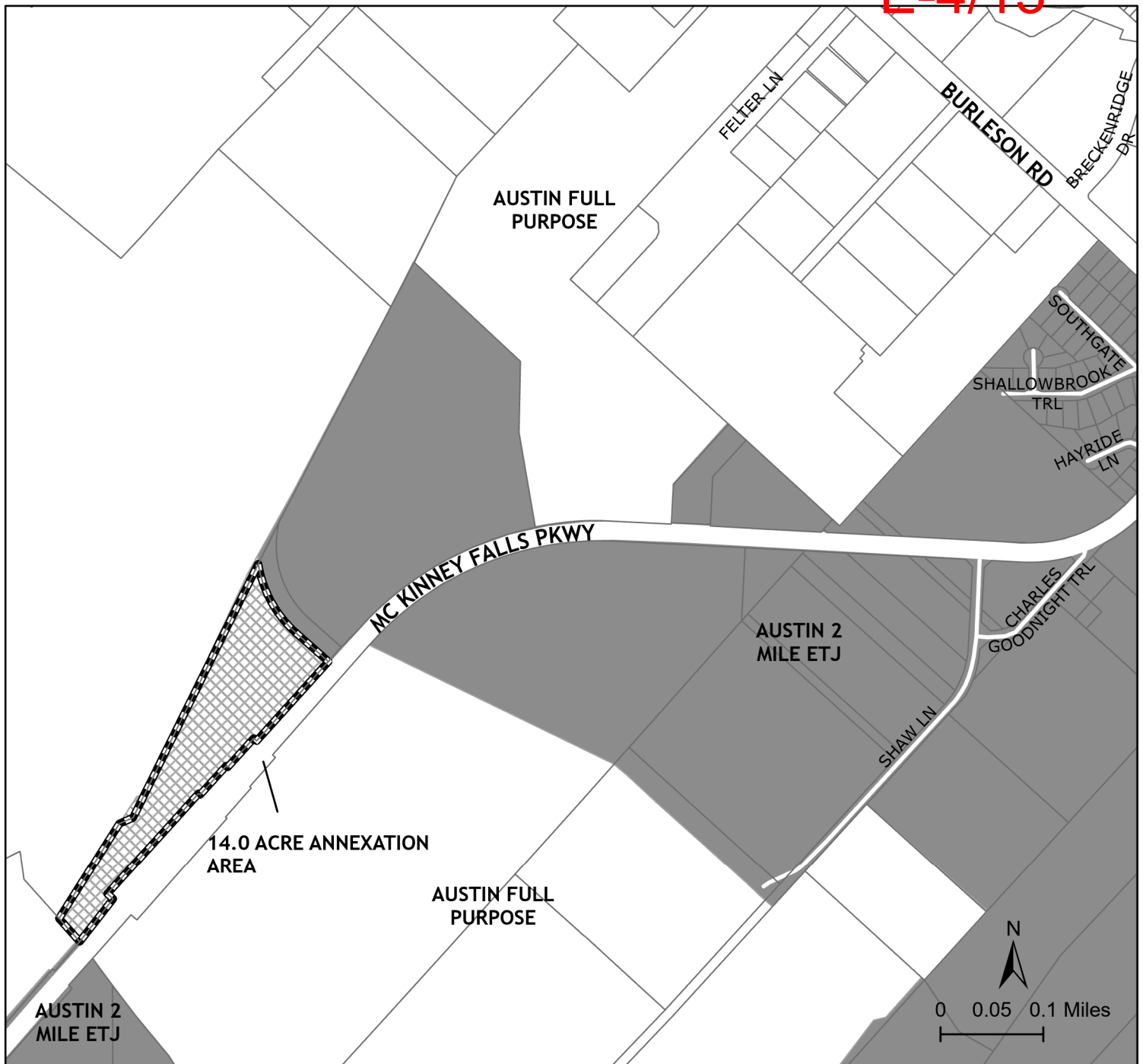
McKinney Falls Apartments  
5200 McKinney Parkway  
Austin, Travis County, Texas

0 150 300 600 Feet

30206308.00 | 11.17.2020 | [WGINC.COM](http://WGINC.COM)







## 5200 McKinney Falls Parkway Annexation Area

 ANNEXATION CASE C7a-2021-0002

### Jurisdiction-Austin

 FULL PURPOSE

 LIMITED PURPOSE

 EXTRATERRITORIAL JURISDICTION

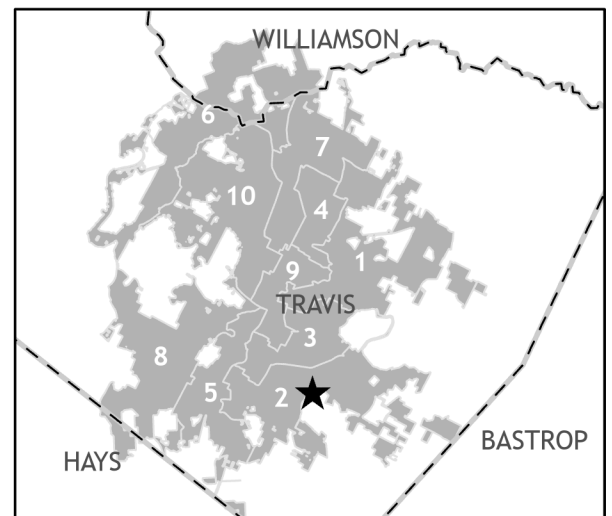
 OTHER CITIES

 ANNEXATION & DEVELOPMENT AGREEMENT

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City of Austin  
Housing and Planning Department  
May 2021



Area in relation to Council Districts