

BOA SIGN REVIEW COVERSHEET

CASE: C16-2022-0002

BOA DATE: March 14th, 2022

ADDRESS: 2323 San Antonio St

COUNCIL DISTRICT: 9

OWNER: Campus Investors Austin, LP

AGENT: Clay Hardman

ZONING: CS-1-NP, CS-NP (West University)

LEGAL DESCRIPTION: LOT 25-28 *LESS N5 FT OLT 36 DIV D HORSTS LOUIS SUBD

VARIANCE REQUEST: illumination of a blade sign in order to provide signage for The Castilian

SUMMARY: illuminated signage

ISSUES: existing signage; recent code change

	ZONING	LAND USES
<i>Site</i>	CS-1-NP; CS-NP	Commercial Services
<i>North</i>	CS-NP	Commercial Services
<i>South</i>	CS-NP	Commercial Services
<i>East</i>	CS-CO-NP	Commercial Services
<i>West</i>	CS-NP ; MF-4-NP	Commercial Services; Multi-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 CANPAC (Central Austin Neigh Plan Area Committee)
 Central Austin Community Development Corporation
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 My Guadalupe
 Neighborhood Empowerment Foundation
 Preservation Austin
 SELTexas
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group
 University Area Partners
 West Campus Neighborhood Association

Board of Adjustment Sign 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. All information is required (if applicable).

For Office Use Only

Case # _____	ROW # _____	Tax # _____
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Section 1: Applicant Statement

Street Address: 2323 SAN ANTONIO AUSTIN, TEXAS 78705

Subdivision Legal Description:

Less N% FT OLT 36 DIV D Horsts Louis SUB D

Lot(s): 25-28

Block(s): 2300

Outlot: West University

Division: DIV D

Zoning District: CS-1-NP,CS-NP

Sign District: High- Density Mixed-Use Transportation

I/We HARDMAN SIGNS on behalf of myself/ourselves as
authorized agent for AMERICAN CAMPUS COMMUNITIES affirm that on
Month Select , Day Select , Year Select , 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 Sign: BLADE SIGN ILLUMINATED

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

25-10-133- University Neighborhood Overlay Zoning District Signs (H) A
Sign may not illuminated or contain electronic images or moving parts

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

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.

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

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of the site such as dimensions, landscaping, or topography, because:

We would like to add internal illumination to an existing blade sign that has been installed for years. By allowing this sign to be internally illuminating like other signs in the area and on the building, it will tie all signage together for this property and add a more appealing look for everyone, as well as making the sign more visible.

—OR—

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

Granting this variance will not adversely impact neighboring properties because it is of similar size and illumination of several neighboring properties signage. In fact, by adding internal illumination, it will more closely match the existing signage in the area.

—OR—

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

Codes have recently changed regarding internal illumination, however this property and this sign have been installed before the code changed. The client would like to add power to the sign so it will be more visible at night, much like other signs of this type in the area.

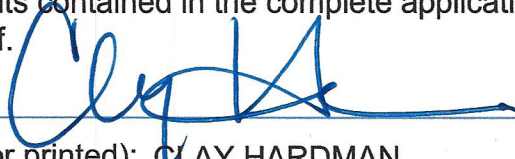
AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

Granting this variance should not be considered a special privilege as many of the neighbors have internally illuminated signage similar to what we are asking for.

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: 1.31.22

Applicant Name (typed or printed): CLAY HARDMAN

Applicant Mailing Address: 9980 BAMMEL N HOUSTON RD

City: HOUSTON State: TX Zip: 77086

Phone (will be public information): (713) 957-2324

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:  Date: 01/31/2022

Owner Name (typed or printed): CAMPUS INVESTORS AUSTIN, LP Brad Johnson

Owner Mailing Address: 12700 HILL COUNTRY BLVD, SUITE T-200

City: AUSTIN State: TX Zip: 78738

Phone (will be public information): (512) 732-1000

Email (optional – will be public information): 

Section 5: Agent Information

Agent Name: HARDMAN SIGNS

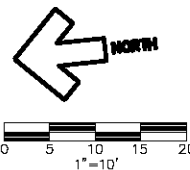
Agent Mailing Address: 9980 BAMMEL N HOUSTON ROAD

City: HOUSTON State: TX Zip: 77086

Phone (will be public information): (713) 957-2324

Email (optional – will be public information): 

SAVE



C-1/5

NOTE: THE EXTERIOR WALLS OF THE PARKING GARAGE LEVELS ARE VERY CLOSE TO THE PROPERTY LINES. ANY OBJECT ATTACHED TO THE WALL WILL OVERHANG THE PROPERTY LINE. IT WAS NOTED AS SHOWN HEREON THAT THERE ARE LIGHTS, SIGNS, DRAIN AND EXHAUST PIPES OVERHANGING THE PROPERTY LINES.

TITLE COMMITMENT NOTE
THIS SURVEY CONTAINS THE INFORMATION SHOWN IN SCHEDULE B OF FIRST AMERICAN TITLE COMPANY, TITLE REPORT OF# 03R17458, DATED JUNE 10, 2003, WITH THE FOLLOWING CLARIFICATIONS
100. TERMS, CONDITIONS, AND PROVISIONS TO A TELECOMMUNICATIONS EASEMENT AS SET FORTH IN DOCUMENT# 2002108077, T.C.D.R. BLANKET TYPE AFFECTING PROPERTY.

LOT 1
THE AMENDED PLAT OF LOTS 33 AND 34
OF LOUIS HORST'S SUBDIVISION
BOOK 95, PAGE 230
T.C.P.R.

ALLEY

ALLEY BETWEEN GUADALUPE STREET AND SAN ANTONIO STREET
(20') AS RECORDED IN VOLUME "2", PAGE 613
T.C.D.R.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- CALCULATED POINT
- 60D NAIL FOUND
- "X" FOUND IN CONCRETE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER METER
- WATER VALVE
- GAS VALVE
- LIGHT
- SIGN
- RECORD INFORMATION
- UTILITY POLE
- CITY WIRE
- WIRE FENCE
- WOOD FENCE
- OVERHEAD UTILITY WIRE
- CONCRETE
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS

COUNT FOR PARKING SPACES IN THE PARKING GARAGE

- LEVEL ONE
18 REGULAR PARKING SPACES
- LEVEL TWO
33 REGULAR PARKING SPACES
- 2 HANDICAP PARKING SPACES
- LEVEL THREE
35 REGULAR PARKING SPACES
- 3 COMPACT PARKING SPACES
- LEVEL FOUR
31 REGULAR PARKING SPACES
- 2 HANDICAP PARKING SPACES
- 3 COMPACT PARKING SPACES
- LEVEL FIVE
35 REGULAR PARKING SPACES
- 3 COMPACT PARKING SPACES
- LEVEL SIX
33 REGULAR PARKING SPACES
- 2 HANDICAP PARKING SPACES
- 3 COMPACT PARKING SPACES
- LEVEL SEVEN
35 REGULAR PARKING SPACES
- 3 COMPACT PARKING SPACES
- LEVEL EIGHT
33 REGULAR PARKING SPACES
- 2 HANDICAP PARKING SPACES
- 3 COMPACT PARKING SPACES
- LEVEL NINE
35 REGULAR PARKING SPACES
- 3 COMPACT PARKING SPACES
- LEVEL TEN
28 REGULAR PARKING SPACES
- 2 HANDICAP PARKING SPACES
- 9 COMPACT PARKING SPACES
- 10TH LEVEL BLOCKED OFF
- SIGN READS
"PARK AT YOUR OWN RISK"
- "OVERHEAD SEWAGE LINES MAY LEAK"

ZONING
THE NORTHERN PORTION OF THE BUILDING WHERE DOUBLE DAVES PIZZA AND SUBWAY SANDWICHES ARE LOCATED IS ZONED CS-1 DEFINED AS COMMERCIAL-LIQUOR SALES. HEIGHT: 60 FEET MINIMUM LOT: 5,750 sq.ft. LIQUOR SALES IS ADDED TO THE PERMITTED USES OF THE CS DISTRICT; COCKTAIL LOUNGES ARE CONDITIONAL USES.
CS-1
MINIMUM LOT SIZE: 5,750 SQUARE FEET
MINIMUM LOT WIDTH: 50 FEET
MAXIMUM HEIGHT: 60
MINIMUM SETBACKS:
FRONT YARD: 10 FEET
STREET SIDE YARD: 10 FEET
MAXIMUM BUILDING COVERAGE: 95%
MAXIMUM IMPERVIOUS COVER: 95%
MAXIMUM FLOOR AREA RATIO: 2:1

ZONING
THE AREA NOT ZONED CS-1 IS ZONED CS DEFINED AS COMMERCIAL SERVICES. HEIGHT: 60 FEET MINIMUM LOT: 5,750 sq.ft. COMMERCIAL OR INDUSTRIAL ACTIVITIES WHICH TYPICALLY HAVE OPERATING CHARACTERISTICS OR TRAFFIC SERVICE REQUIREMENTS GENERALLY INCOMPATIBLE WITH RESIDENTIAL ENVIRONMENTS, SUCH AS EQUIPMENT SALES, CUSTOM MANUFACTURING, VEHICLE STORAGE, OR CONSTRUCTION SERVICES.
CS
MINIMUM LOT SIZE: 5,750 SQUARE FEET
MINIMUM LOT WIDTH: 50 FEET
MAXIMUM HEIGHT: 60
MINIMUM SETBACKS:
FRONT YARD: 10 FEET
STREET SIDE YARD: 10 FEET
MAXIMUM BUILDING COVERAGE: 95%
MAXIMUM IMPERVIOUS COVER: 95%
MAXIMUM FLOOR AREA RATIO: 2:1

NOTE:
THE ELEVATION DIFFERENCE BETWEEN POINT "A" AND POINT "B".
POINT "B" IS 196.5 FEET HIGHER THAN POINT "A".

TOTAL PARCEL AREA 30,632 SQUARE FEET
GROUND LEVEL BUILDING 27,069 SQUARE FEET

THE UNDERSIGNED HEREBY CERTIFIES, AS OF JUNE 26, 2003, TO WACHOVIA BANK, NATIONAL ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS AND REPUBLIC TITLE OF TEXAS, INC., AND CASTILIAN PARTNERS, L.P., THAT HE IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF TEXAS; THAT THIS PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND SURVEYORS AND WITH THE MINIMUM DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING; THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENDCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, AND NO ENDCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD PLAIN OR ANY AREA SUBJECT TO SPECIAL FLOOD HAZARDS AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, OR THE FLOOD INSURANCE ADMINISTRATION EXCEPT PROPERTY LIES IN ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 48453C0169 E, WITH A DATE OF IDENTIFICATION OF JUNE 16, 1993 FOR COMMUNITY NO. 480624, IN TRAVIS COUNTY, STATE OF TEXAS.

THERE IS NO FAULT LINE ON ANY PORTION OF THE PREMISES AS DISCLOSED BY VISUAL INSPECTION OF THE SUBJECT PROPERTY OR AS INDICATED BY THE MOST RECENT MAP OF FAULT LINES IN THE COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED, MAP BY RODDA, P.U., 1970, GEOLOGY OF THE AUSTIN WEST QUADRANGLE, TRAVIS COUNTY, TEXAS: UNIV. TEXAS, AUSTIN, BUREAU OF ECONOMIC GEOLOGY QUADRANGLE MAP, NO. 38, 11P.
MAP BY FISHER, W.L., 1981, GEOLOGIC ATLAS OF TEXAS, AUSTIN SHEET: UNIV. TEXAS, AUSTIN, BUREAU OF ECONOMIC GEOLOGY.

ENCROACHMENTS AS USED HEREIN INCLUDE ENCROACHMENTS OR PROTRUSIONS ONTO THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, RIGHTS-OF-WAY OR EASEMENTS AND ENCROACHMENTS OR PROTRUSIONS ONTO ADJACENT PROPERTY, RIGHTS-OF-WAY, EASEMENTS OR BUILDING SETBACKS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY AND ANY CONFLICTS OR OVERLAPS OF THE METES AND BOUNDS CALLS OF THE SUBJECT PROPERTY AND THOSE OF ADJACENT PROPERTY, EASEMENTS, OR RIGHTS-OF-WAY.

THE SUBJECT PROPERTY HAS INGRESS AND EGRESS TO AND FROM WEST 24TH STREET AND SAN ANTONIO STREETS AND SUCH STREETS ARE PAVED, DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY THE CITY OF AUSTIN.

DATE:

DEAN A. WOODELEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086



LIVE OAK SURVEYING
12421 WYCLIFF LANE
AUSTIN, TX 78727
(512) 837-1018

BOUNDARY SURVEY OF
30,632 SQUARE FEET (0.701 ACRES) TRACT OF LAND BEING ALL OF THAT 30,632 SQUARE FEET TRACT RECORDED IN VOLUME 6887, PAGE 2181 OF THE TRAVIS COUNTY DEED RECORDS, AND BEING A PORTION OF LOT 25, AND ALL OF LOTS 26, 27 AND 28 OF THE LOUIS HORST'S ADDITION, A SUBDIVISION OF OUTLOT 233, DIVISION "D", IN THE CITY OF AUSTIN, AS RECORDED IN VOLUME "2", PAGE 613, OF THE TRAVIS COUNTY DEED RECORDS, AND BEING A PORTION OF THAT TRACT OF LAND DESIGNATED AS FIRST TRACT AND ALL OF THOSE TRACTS DESIGNATED SECOND TRACT, THIRD TRACT AND FOURTH TRACT AS RECORDED IN VOLUME 3146, PAGE 1871 OF THE TRAVIS COUNTY DEED RECORDS

Scale: 1"=10' Date: 04-14-2003
Disk: Book: 9
Drawn by: D.W.
File: 2070197ud.DWG
Approved by: D.W.
Project No.: 207-01-87

SHEET
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OF 1

NOTE: THE EXTERIOR WALLS OF THE PARKING GARAGE LEVELS ARE VERY CLOSE TO THE PROPERTY LINES, ANY OBJECT ATTACHED TO THE WALL WILL OVERHANG THE PROPERTY LINE, IT WAS NOTED AS SHOWN HEREON THAT THERE ARE LIGHTS, SIGNS, DRAIN AND EXHAUST PIPES OVERHANGING THE PROPERTY LINES.

TITLE COMMITMENT NOTE
THIS SURVEY CONTAINS THE INFORMATION SHOWN IN SCHEDULE B OF FIRST AMERICAN
TITLE COMPANY, TITLE REPORT GF# 03R17459, DATED JUNE 10, 2003, WITH
THE FOLLOWING CLARIFICATIONS

10a. TERMS, CONDITIONS, AND PROVISIONS TO A TELECOMMUNICATIONS EASEMENT AS SET FORTH IN DOCUMENT# 2002108077, T.C.D.R. BLANKET TYPE AFFECTING PROPERTY.

LOT 1
THE AMENDED PLAT OF LOTS 33 AND 34
OF LOUIS HORST'S SUBDIVISION
BOOK 95, PAGE 230
T.C.P.R.

ALLEY
LUPE STREET AND SAN ANTONIO STREET
CORDED IN VOLUME "2", PAGE 813
T.C.D.R.

EXISTING ILLUMINATED
WALL SIGN- EX.3A

EXISTING CHANNEL
LETTERS - EX.2

CHART FOR PARKING SPACES IN THE PARKING GARAGE

18 REGULAR PARKING SPACES
13 REGULAR PARKING SPACES
35 HANDICAP PARKING SPACES
13 REGULAR PARKING SPACES
35 REGULAR PARKING SPACES
3 COMPACT PARKING SPACES
13 REGULAR PARKING SPACES
2 HANDICAP PARKING SPACES
35 COMPACT PARKING SPACES
35 REGULAR PARKING SPACES
3 COMPACT PARKING SPACES
13 REGULAR PARKING SPACES
2 HANDICAP PARKING SPACES
35 COMPACT PARKING SPACES
13 REGULAR PARKING SPACES
35 REGULAR PARKING SPACES
2 HANDICAP PARKING SPACES
3 COMPACT PARKING SPACES
13 REGULAR PARKING SPACES
35 COMPACT PARKING SPACES
28 REGULAR PARKING SPACES
2 HANDICAP PARKING SPACES
9 COMPACT PARKING SPACES
10TH LEVEL BLOCKED OFF
SIGN READS
"PARK AT YOUR OWN RISK"
"OVERHEAD, SEWAGE LINES, MAY

EXISTING SIGN-
EX.1

KEY

 = SIGN FOR BOA REVIEW
 = EXISTING SIGNAGE

TOTAL PARCEL AREA 30,532 SQUARE FEET
GROUND LEVEL BUILDING 27,069 SQUARE FEET

EXISTING WALL SIGN WITH
CHANNEL LETTERS- EX3.B

5' FROM SIGN FACE TO
NEAREST CURB

10' FROM SIGN FACE
TO NEAREST CURB

EXIST
SIGN-
EX.1

7' FROM
SIGN FACE
TO NEAREST
CURB

3.5' FROM SIGN FACE
TO NEAREST CURB

SIGN "THE CASTILIAN"

CONCRETE

EXISTING BLADE SIGN TO
BE REPLACED WITH NEW

4' FROM LEADING
CORNER OF SIGN
TO CURB

EXISTING CANOPY SIGN

NO PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD PLAIN
OR ANY AREA SUBJECT TO SPECIAL FLOOD HAZARDS AS DESIGNATED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT,
OR THE FLOOD INSURANCE ADMINISTRATION EXCEPT PROPERTY LIES IN ZONE "X" BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 48453C0165 E, WITH A
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MAP BY FISHER, W.L., 1981, GEOLOGIC ATLAS OF TEXAS, AUSTIN SHEET: UNIV. TEXAS, AUSTIN, BUREAU OF ECONOMIC GEOLOGY.

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DATE:

DEAN A. WOODLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5086



**LIVE OAK
SURVEYING**
12421 WYCLIFF LANE
AUSTIN, TX 78727
(512) 837-1018

BOUNDARY SURVEY OF

30,532 SQUARE FEET (0.701 ACRES) TRACT OF LAND
BEING ALL OF THAT 30,524 SQUARE FEET TRACT RECORDED IN VOLUME 6887, PAGE 2191
OF THE TRAVIS COUNTY DEED RECORDS, AND BEING A PORTION OF LOT 25, AND ALL OF
LOTS 27 AND 28, AND BEING A PORTION OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 12
EAST, IN THE CITY OF AUSTIN, AS RECORDED IN VOLUME 22, PAGE 613, OF THE
TRAVIS COUNTY DEED RECORDS, AND BEING A PORTION OF THAT TRACT OF LAND DESIGNATED
AS FIRST TRACT AND ALL OF THOSE TRACTS DESCRIBED SECOND TRACT, THIRD TRACT AND
FOURTH TRACT AS RECORDED IN VOLUME 3146, PAGE 1871 OF THE TRAVIS COUNTY DEED RECORDS.

Scale: 1"=10' Date: 04-14-2003

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Drawn by: D.W.

File: 2070197ud.DWG

Approved by: D.W.

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