

 1" = 200'	SUBJECT TRACT		PETITIONS		CITY GRID REFERENCE NUMBER  F17
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W. WALSH				
CASE #: C14-04-0150			DATE: 06-05		
ADDRESS: 8008 MANCHACA RD					
SUBJECT AREA (acres): 1.186			INTLS: SM		

# PETITION

Case Number:

**C14-04-0150**

Date:

May 11, 2005

Total Area within 200' of subject tract: (sq. ft.)

276,955.96

1	<u>04-1316-0103</u>	CALLAGHAN WALLACE O TRUSTEE	<u>997.16</u>	<u>0.36%</u>
2	<u>04-1316-0104</u>	VANTVIE MELANIE D JOHNSON CHAD R & KIMBERLY A	<u>5,479.71</u>	<u>1.98%</u>
3	<u>04-1316-0105</u>	KENT ROSA JO TRUSTEE	<u>9,037.75</u>	<u>3.26%</u>
4	<u>04-1316-0106</u>	COLEY TONYA MEDLOCK & CHRISTOP	<u>8,845.90</u>	<u>3.19%</u>
5	<u>04-1316-0107</u>	BUCHANAN BARBARA ANN	<u>8,088.55</u>	<u>2.92%</u>
6	<u>04-1316-0109</u>	ANDERSON DEIDRE & GEORGE SHANN	<u>13,806.80</u>	<u>4.99%</u>
7	<u>04-1316-0110</u>		<u>5,075.14</u>	<u>1.83%</u>
8				<u>0.00%</u>
9				<u>0.00%</u>
10				<u>0.00%</u>
11				<u>0.00%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
14				<u>0.00%</u>
15				<u>0.00%</u>
16				<u>0.00%</u>
17				<u>0.00%</u>
18				<u>0.00%</u>
19				<u>0.00%</u>
20				<u>0.00%</u>
21				<u>0.00%</u>
22				<u>0.00%</u>
23				<u>0.00%</u>
24				<u>0.00%</u>
25				<u>0.00%</u>
26				<u>0.00%</u>
27				<u>0.00%</u>
28				<u>0.00%</u>

Validated By:

Stacy Meeks





Total Area of Petitioner:

51,331.01

Total %

18.53%



 1" = 600'	<b>SUBJECT TRACT</b> 	<b>ZONING</b>		<b>CITY GRID REFERENCE NUMBER</b>  F17
	<b>PENDING CASE</b> 			
	<b>ZONING BOUNDARY</b> 	<b>CASE #: C14-04-0150</b>	<b>DATE: 05-05</b>	
	<b>CASE MGR: W. WALSH</b>	<b>ADDRESS: 6008 MANCHACA RD</b>	<b>INTLS: SM</b>	
<b>SUBJECT AREA (acres): 1.186</b>				

## Walsh, Wendy

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**From:** Annick Beaudet [ABeaudet@mailbmc.com]  
**Sent:** Tuesday, May 10, 2005 3:57 PM  
**To:** Walsh, Wendy  
**Subject:** amendment to boundaries-C14-04-0150



Field\_Notes\_Manch  
aca.pdf

Hi Wendy,

As promised, attached is a copy of field notes to create two tracts for the above mentioned zoning case. We are submitting these to create a buffer between our requested GO-MU-CO zoning for Tract 1 and the adjacent neighborhood, per thier request via phone conversation on Monday, May 9, 2005.

We request for the LO to remain for Tract 2. We, unfortunately, were not able to reach any agreements with the neighborhood and would like to move forward with GO-MU-CO (with the conditions offered in my May 2 amendment letter) for Tract 1, as we feel it is a reasonable compromise. However, we have agreed to honor the buffer zone in good faith. We understand that this buffer zone will invalidate any petition currently on the property.

We are still open to working with the neighborhood, but as off this morning I was not able to reach any agreement on LO-MU or GO-MU-CO with the neighborhood.

Thank you all for your time on this case. Please call me should you have any further questions.

Please accept this e-mail, with attached field notes, as official correspondance to servie to amend the boundaries of our requested GO-MU-CO request.

Annick C. Beaudet  
Land Development Coordinator  
Brown McCarroll, L.L.P. (Austin Office)  
111 Congress Avenue, Suite 1400  
Austin, Texas 78701  
Phone 512-703-5741  
Fax 512-479-1101

FIELD NOTES  
FOR  
GENE WATKINS

TRACT 1

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF LOT 2, BLOCK A, INDEPENDENCE PARK, AS RECORDED IN DOCUMENT #200100043, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the most Southerly corner of the said Lot 2, Block A, Independence Park, as recorded in Document #200100043, Official Public Records, Travis County, Texas, being in the West r.o.w. line of Manchaca Road, for the most Southerly corner hereof;

THENCE, with the Southwest line of the said Lot 2, Block A, N 58°52'58" W for a distance of 258.02 feet to a point, for the most Westerly corner hereof;

THENCE N 29°01'00" E for a distance of 124.78 feet to a point, for the most Northerly corner hereof;

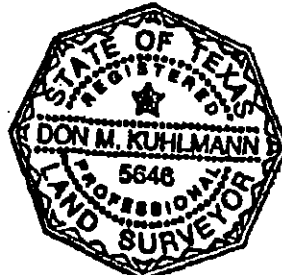
THENCE S 58°53'28" E for a distance of 251.44 feet to a point in the West r.o.w line of Manchaca Road, for the most Easterly corner hereof;

THENCE, with the West r.o.w. line of Manchaca Road, S 26°00'20" W for a distance of 125.23 feet to the PLACE OF BEGINNING.

AS SURVEYED BY  
DOUG SEELIG LAND SURVEYORS P.C.

*Don M. Kuhlmann*

DON M. KUHLMANN  
Registered Professional Land Surveyor No. 5646  
3802 Manchaca Road  
Austin, Texas 78704  
March 29, 2005  
Work Order No. 22378



Revised April 5, 2005

FIELD NOTES  
FOR  
GENE WATKINS

TRACT 2

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF LOT 2, BLOCK A, INDEPENDENCE PARK, AS RECORDED IN DOCUMENT #200100043, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the most Easterly corner of the said Lot 2, Block A, Independence Park, as recorded in Document #200100043, Official Public Records, Travis County, Texas, being in the West r.o.w. line of Manchaca Road;

THENCE, with the West r.o.w. line of Manchaca Road, S 26°00'20" W for a distance of 25.10 feet to a point, for the most Southerly East corner hereof,

THENCE N 58°53'28" W for a distance of 251.44 feet to a point, for an inside corner hereof,

THENCE S 29°01'00" W for a distance of 124.78 feet to a point in the Southwest line of the said Lot 2, Block A, for a Southerly corner hereof,

THENCE, with the Southwest line of the said Lot 2, Block A, N 58°52'58" W for a distance of 102.07 feet to an iron rod found at the most Westerly corner of the said Lot 2, Block A, for the most Westerly corner hereof,

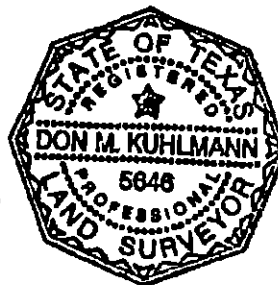
THENCE N 37°30'46" E for a distance of 150.63 feet to an iron rod found at the most Northerly corner of the said Lot 2, Block A, for the most Northerly corner hereof,

THENCE S 58°53'28" E for a distance of 329.92 feet to the PLACE OF BEGINNING.

AS SURVEYED BY  
DOUG SEELIG LAND SURVEYORS P.C.

*Don M. Kuhlmann*

DON M. KUHLMANN  
Registered Professional Land Surveyor No. 5646  
3802 Manchaca Road  
Austin, Texas 78704  
March 29, 2005  
Work Order No. 22378



Revised April 5, 2005

(N 37°30'43"E 150.54')  
(N 37°30'40"E 150.63')

Lot 1  
Block A

Lot 1  
Block A

Tract 2

N 22°01'00"E 124.78'

LOT 2  
BLOCK A

Tract 1

(N 58°52'36"W 360.01')  
(N 58°52'38"W 360.09')

258.02'

(S 58°53'28"E 329.82')  
(S 58°53'10"E 329.47')

S 58°53'28"E 251.44'

PLACE OF  
BEGINNING  
For Tract 1

PLACE OF  
BEGINNING  
For Tract 2

Revised Tracts  
1 & 2 on 4/3/05

### LEGEND

● Iron Rod Found  
( ) Record Information

Date 3/29/05

Scale 1"=50'

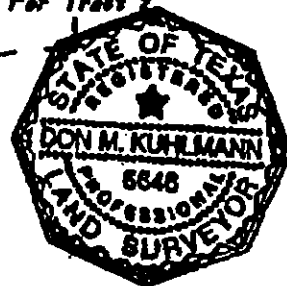
Invoice No. 22378

Work Order No. 22378

MANHADA ROAD  
City of Austin - Asphalt Pavement

MAP TO ACCOMPANY FIELD NOTES FOR  
LOT 2, BLOCK A, INDEPENDENCE PARK,  
AS RECORDED IN DOCUMENT 200100043,  
OFFICIAL PUBLIC RECORDS, TRAVIS  
COUNTY, TEXAS

Address: 5008 Manchaca Road



Don M. Kuhlmann  
DON M. KUHLMANN  
Registered Professional  
Land Surveyor No. 5548

DOUG SEELIG LAND SURVEYORS, P.C.  
3802 Manchaca Road - Austin, Texas 78704 - Ph: (512) 440-0222