



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-15
AGENDA DATE: Thu 03/03/2005
PAGE: 1 of 1

SUBJECT: C14-04-0207 - ECO Resources / 620 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 9511 North R.M. 620 Road (Bull Creek Watershed) from interim-rural residence (I-RR) district zoning to public (P) and general office (GO) district zoning. Zoning and Platting Commission Recommendation: To grant public-conditional overlay (P-CO) combining district zoning for Tract 1, general office-conditional overlay (GO-CO) combining district zoning for Tract 2, and rural residence-conditional overlay (RR-CO) combining district zoning for Tract 3. Applicant: ECO Resources (Pat Reilly). Agent: Drenner Stuart Wolff Metcalfe Von Kreisler (Michele Rogerson Allen). City Staff: Sherri Sirwaitis, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0207

Z.A.P. DATE: February 1, 2005

ADDRESS: 9511 N. RM 620 Road

APPLICANT: ECO Resources (Pat Reilly)

AGENT: Drenner Stuart Wolff Metcalfe Von Kreisler (Michele Rogerson Allen)

ZONING FROM: I-RR

TO: Tract 1: P
Tract 2: GO

AREA: 9.364 acres

The applicant has proposed to prohibit the following uses on the Tract 1 of the site (Attachment A):

Automotive Rentals
Automotive Sales
Building Maintenance Services
Campground
Construction Sales and Services
Equipment Sales
Funeral Services
Laundry Service
Monument Retail Sales
Pawn Shop Services
Theater
Transportation Terminal

Automotive Repair Services
Automotive Washing (of any type)
Drop-Off Recycling Collection Facility
Convenience Storage
Equipment Repair Services
Exterminating Services
Hotel-Motel
Kennels
Outdoor Entertainment
Service Station
Transitional Housing
Vehicle Storage

SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is to grant P-CO, Public-Conditional Overlay District, zoning for Tract 1 and GO-CO, General Office-Conditional Overlay District, zoning for Tract 2. The conditional overlay would prohibit the uses listed by the applicant above for Tract 1 and would limit the development intensity for the entire site (Tracts 1 and 2 combined) to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

2/01/05: Approved staff's recommendation on consent for P-CO for Tract 1, GO-CO for Tract 2, with additional conditions to:

- 1) Prohibit access to Savannah Ridge Drive (other than for emergency vehicles),
- 2) Create a Tract 3 designated as RR-CO district zoning for a distance of 300-feet from the eastern most property line that is adjacent to SF-2 zoning,

Vote: (9-0); J. Martinez-1st, J. Gohil-2nd.

DEPARTMENT COMMENTS:

The property in question is developed with an office and an outdoor maintenance/warehouse area. The owner, ECO Resources, utilizes the site for local Municipal Utility District services. Residents within the MUD area can pay their utility bills at this location and the office structure provides meeting space for the MUD board. Behind the office building there is an outdoor area surrounded by

a chain link fence where maintenance vehicles, such as F-150 trucks and a backhoe, are parked. The property is platted as Lot 1, Block A of the ECO Resources Subdivision (C8J-03-0179.0A). A site plan was approved for an addition to the existing office structure prior to annexation (SP-00-2309D - Attachment B). The applicant has stated that a consolidated site plan will be submitted for expansion of the current parking lot in the future.

This tract of land was annexed by the City of Austin on November 6, 2003 (Case C7a-03-011). The applicant is requesting zoning for the site to bring the existing uses into conformance with the City of Austin Land Development Code requirements. The applicant has applied for P, Public District, zoning for the first 900 feet from R.M. 620 where the existing Administrative Office and Maintenance and Service Facilities uses are located (Tract 1). In addition, the applicant is requesting GO, General Office District, zoning for the remaining 1,700 feet to the rear of the property for the undeveloped area of the site.

The staff recommends the applicant's request for P and GO zoning, with a conditional overlay to limit the development intensity for the entire site to less than 2,000 vehicle trips per day. The proposed P-CO district zoning on Tract 1 will bring the existing Administrative and Business Office and the Maintenance and Service Facility uses into conformance with City of Austin land use regulations. The staff also recommends GO-CO district zoning for the undeveloped property on Tract 2 because the proposed office zoning will create a transition in the intensity of uses from RM 620 North to the Canyon Creek residential neighborhood to the east.

The applicant agrees with the Zoning and Platting Commission's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Eco Resources (Office, Maintenance and Service Facility), Undeveloped Area
<i>North</i>	I-RR	Multifamily (Apartments)
<i>South</i>	MF-1-CO, SF-6-CO	Multifamily (Apartments), Undeveloped Tract
<i>East</i>	SF-2	Single Family Residences
<i>West</i>	County, SF-2	Undeveloped

AREA STUDY: N/A

TIA: Waived

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

275 – Volente Neighborhood Association
 426 – River Place Residential Community Association, Inc.
 439 – Concerned Citizens for P&B of FM 2222
 448 – Canyon Creek Homeowners Association
 475 – Bull Creek Foundation
 654 – The Parke HOA

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0183	I-RR to MF-3	12/21/04: Approved MF-2-CO, with staff condition to limit development to less than 2,000 vehicle trips per day beyond the existing development and additional condition for a 568 unit limit for the site (9-0)	1/27/05: Pending
C14-04-0137	I-RR to MF-1	9/21/04: Approved staff's recommendation of MF-1-CO zoning by consent (7-0, K. Jackson-off dais, J. Gohil-absent)	10/21/04: Approved ZAP recommendation of MF-1-CO by consent (7-0); 1 st reading 11/4/04: Approved MF-1-CO (7-0); 2 nd /3 rd readings
C14-04-0035	I-RR to SF-6	5/18/04: Approved staff's rec. for SF-6-CO zoning, with the addition of the conditions listed in the Letter of Agreement between the applicant and the neighborhood, by consent (8-0)	8/12/04: Granted SF-6-CO on all 3 readings (5-1, B. McCracken – No, J. Goodman – off the dais)
C14-04-0003	I-RR, I-SF-2 to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-04-0002	I-SF-2, I-RR to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-99-2083	GO to MF-1	11/16/99: Approved staff rec. of MF-1 by consent (7-0)	12/16/99: Approved PC rec. of MF-1-CO (7-0); all 3 readings
C14-99-0022	DR to SF-2	3/9/99: Approved staff rec. of SF-2 by consent (6-0)	4/8/99: Approved PC rec. of SF-2 (5-0); all 3 readings
C14-98-0050	LR, SF-6 to MF-2	5/26/98: Approved staff's alternate rec. of MF-2-CO (TR1), GO-CO (TR-2) by consent (8-0)	7/23/98: Approved MF-2 and GO (7-0); all 3 readings
C14-92-0058	SF-6 to NO, LR	9/1/92: Approved NO-CO	10/22/92: Approved NO-CO (6-0)

RELATED CASES: SP-00-2309D (Site Plan for Office Building Expansion)
C8J-03-0179.0A (Annexation)

ABUTTING STREETS:

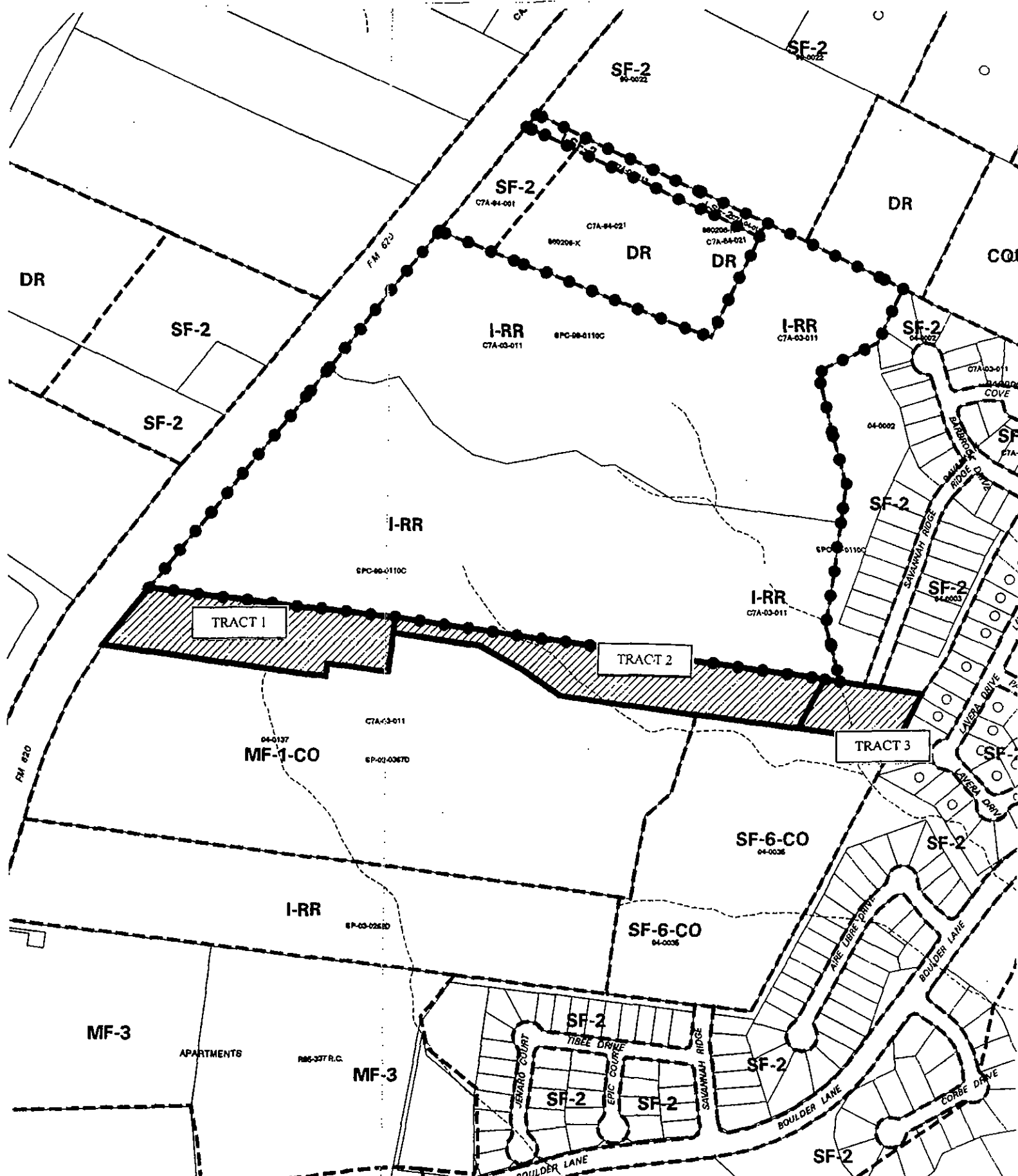
NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
RM 620	150'	60'	Major Arterial	-


CITY COUNCIL DATE: March 3, 2005**ACTION:****ORDINANCE READINGS:** 1st2nd3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Gager

PHONE: 974-3057,
sherri.gager@ci.austin.tx.us



 1" = 400'	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: S. GAGER</p>	<p>ZONING</p> <p>CASE #: C14-04-0207</p> <p>ADDRESS: 9511 N RM 620 RD</p> <p>SUBJECT AREA (acres): 9.364</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>D36</p>
---	---	--	--

DATE: 05-02

INTLS: SM

STAFF RECOMMENDATION

The staff's alternate recommendation is to grant P-CO, Public-Conditional Overlay District, zoning for Tract 1 and GO-CO, General Office-Conditional Overlay District, zoning for Tract 2. The conditional overlay would prohibit the uses listed by the applicant above for Tract 1 and would limit the development intensity for the entire site (Tracts 1 and 2 combined) to less than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

Public (P) district is the designation for a governmental, civic, public service, or public institution use.

The General Office (GO) district is the designation for an office or commercial use that serves community and city-wide needs.

- 2. The proposed zoning should promote consistency, and orderly planning.*

The proposed P-CO district zoning on Tract 1 will allow for uses to serve the public along a major arterial roadway within the city, North RM 620 Road. The proposed GO-CO district zoning on Tract 2 will create a transition in the intensity of uses from North RM 620 to the Canyon Creek residential neighborhood to the east. P-CO and GO-CO zoning is appropriate to be located between the MF-2-CO zoned tract to the north and the MF-3-CO and SF-6-CO zoned tracts to the south.

- 3. The proposed zoning should allow for a reasonable use of the property.*

P-CO zoning will bring the existing Administrative and Business Office and the Maintenance and Service Facility uses into conformance with City of Austin land use regulations. GO-CO zoning will allow the applicant to develop the remainder of the site with office uses that have access to an arterial roadway to the west.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently developed with an office building. There is a utility truck parking area enclosed by a chain length fence behind the office structure. To the north and south of the site, there are two existing apartment complexes. To the east of the property there are single-family residences (Canyon Creek Residential Neighborhood).

Impervious Cover

The maximum impervious cover allowed by the GO zoning district would be 60%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Note: The most restrictive impervious cover limit applies.

Environmental

The site is located over the North Edward's Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

Reservation of right-of-way along RR 620 may be required at a future date.

The trip generation under the requested zoning is estimated to be 16,464 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). The proposed uses will generate approximately 642 trips per day.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
RM 620	150'	60'	Arterial	No	No	No

Right of Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and utility adjustment to serve the site and land use. The water and wastewater utility system must be in accordance with the City design criteria and specifications. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated City fees.

The landowner must pay the tap and impact fee once the landowner makes an application for a City water and wastewater utility tap permit.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Compatibility Standards

A portion of the site is located within 1,000 feet of RM 620 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of the Hill Country Roadway. The site may be developed with the following maximum floor-to-area ratio (FAR):

Slope	Maximum FAR
0-15%	.25:1
15-25%	.10:1
25-35%	.05:1

Except for clearing necessary to provide utilities or site access, a 100/50 foot vegetative buffer will be required along RM 620. At least 40% of the site (excluding dedicated right-of-way) must be left in a

natural state. The allowable height is as follows: Within 200 feet of right-of-way the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Zoning and Platting Commission

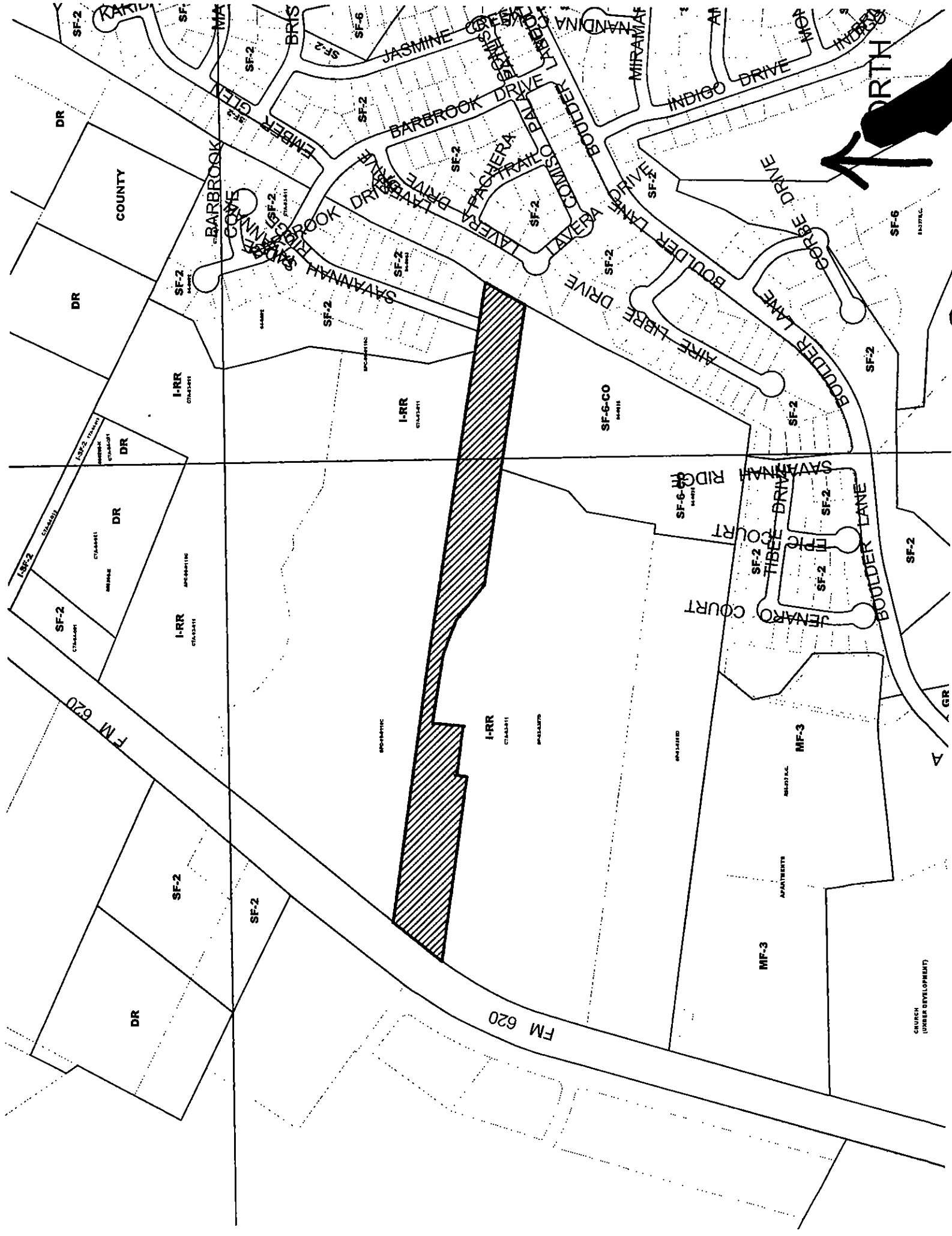
The site is subject to compatibility standards. Along the east property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

Additional design regulations will be enforced at the time a site plan is submitted.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-2 property.
- No parking or driveways are allowed within 25 feet of the property line
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

This site is on a Scenic Roadway.





- 6. Rezoning:** **C814-01-0038.02 - Parmer/Walnut Creek PUD Amendment #2**
Location: 1200-1210 West Parmer Lane, Walnut Creek Watershed
Owner/Applicant: Edgar and Linda Perry, Exxon Corporation (Sandra L. Heysinger)
Agent: McLean & Howard, L.L.P. (William P. McLean)
Request: **GR, PUD to PUD**
Staff Rec.: **RECOMMENED WITH CONDITIONS**
Staff: Sherri Sirwaitis, 974-3057, sherri.gager@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

POSTPONED TO 02/15/05 (APPLICANT & STAFF)
[J.M; J.G 2ND] (9-0)

- 7. Zoning:** **C14-04-0201 - 12503 Tomanet Trail**
Location: 12503 Tomanet Trail, Walnut Creek Watershed
Owner/Applicant: Thinh Giang
Request: **I-RR to LR**
Staff Rec.: **ALTERNATE RECOMMENDATION: SF-1**
Staff: Sherri Sirwaitis, 974-3057, sherri.gager@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

APPROVED STAFF'S RECOMMENDATION FOR SF-1 ZONING.
[J.M; B.B 2ND] (9-0)

MOTION MADE FOR ALL PROPERTIES THAT ARE ZONED I-RR, THAT STAFF INITIATE A CASE FOR SF-1 ZONING; INCLUDE CINDY LANE, TOMANET TRAIL AND SILVER SPUR STREETS. [K.J; B.B 2ND] (9-0)

- 8. Zoning:** **C14-04-0207 - ECO Resources-620**
Location: 9511 N. R.M. 620 Road, Bull Creek Watershed
Owner/Applicant: ECO Resources (Pat Reilly)
Agent: Drenner Stuart Wolfe Metcalfe Von Kreisler (Michele Rogerson Allen)
Request: **I-RR to P, GO**
Staff Rec.: **ALTERNATE RECOMMENDATION: P-CO, GO-CO**
Staff: Sherri Sirwaitis, 974-3057, sherri.gager@ci.austin.tx.us
 Neighborhood Planning & Zoning Department

APPROVED STAFF'S RECOMMENDATION FOR P-CO FOR TRACT 1, GO-CO FOR TRACT 2, WITH ADDITIONAL CONDITIONS TO 1) PROHIBIT ACCESS TO SAVANNAH RIDGE DRIVE (OTHER THAN FOR EMERGENCY VEHICLES) AND TO 2) CREATE A TRACT 3 DESIGNATED AS RR-CO DISTRICT ZONING FOR A DISTANCE OF 300-FEET FROM THE EASTERN MOST PROPERTY LINE THAT IS ADJACENT TO SF-2 ZONING.
[J.M; J.G 2ND] (9-0)

ECO Resources/620
Proposed Prohibited Uses for Tract 1 "P" Zoning
C14-04-0207

Automotive Rentals	Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Drop-Off Recycling Collection Facility	Building Maintenance Services
Construction Sales & Services	Equipment Repair Services	Campground
Convenience Storage	Funeral Services	Equipment Sales
Exterminating Services	Pawn Shop Services	Hotel-Motel
Laundry Service	Theater	Kennels
Monument Retail Sales	Service Station	Outdoor Entertainment
Transitional Housing	Transportation Terminal	Vehicle Storage

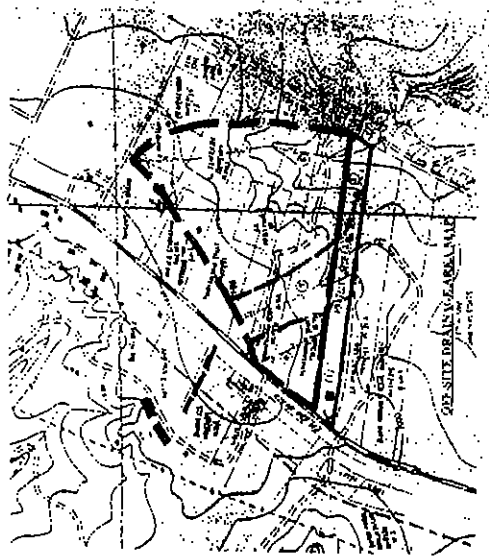
DATE: 11/11/11
 DRAWN BY: J.A.
 CHECKED BY: A.A.
 DESIGNED BY: A.A.

ADVANCED CONSULTING ENGINEERS
 Civil Engineering Consultants, Planners
 1001 RANNEY ROAD 600 N. AUSTIN, TEXAS 78701
 (512) 444-1199

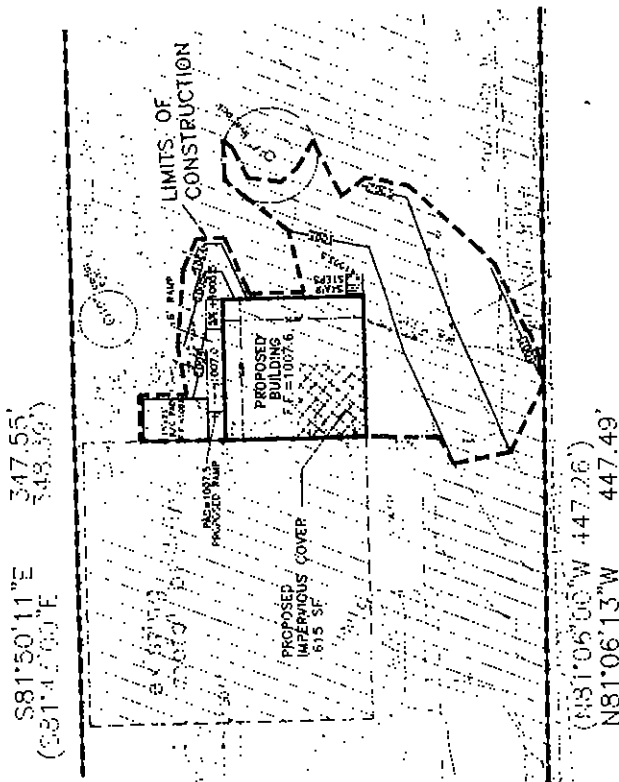
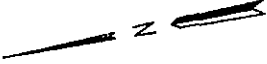
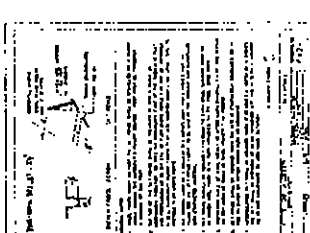
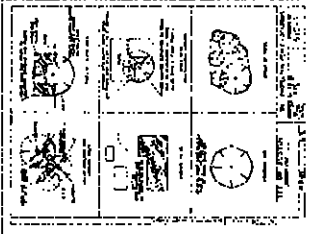
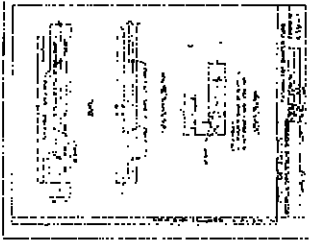


ECO RESOURCES BUILDING ADDITION
 1001 RANNEY ROAD 600 N. AUSTIN, TEXAS 78701
CONSTRUCTION DETAILS

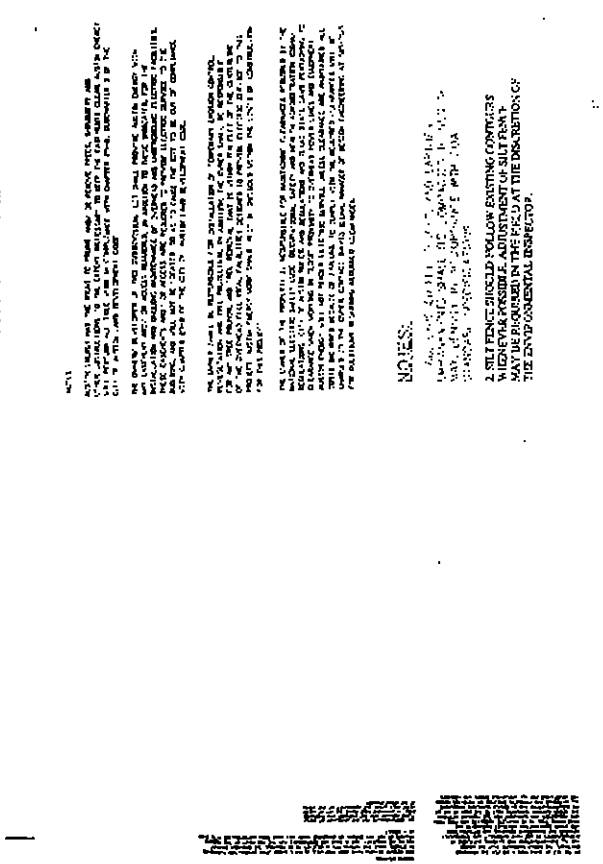
PROJECT NO. 11-11-11
 SHEET NO. 1



APPROVED
 DATE: 11/11/11
 SIGNATURE: [Signature]



ENLARGED GRADING PLAN
 SCALE: 1"=20'



Zoning and Platting Commission
February 1, 2005
Agenda Item A-8
ECO Resources/620 (C14-04-0207)

Additional Prohibition to Conditional Overlay for Tract 2 (GO-CO):

- 1) Prohibit access other than for emergency vehicles to Savannah Ridge.

Additional Zoning Buffer to Adjacent Single-Family

- 1) Create a Tract 3 to be designated as RR, Rural Residence District Zoning for a distance of 300-feet from the most easterly property line adjacent to SF-2 zoning.

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9511 NORTH R.M. 620 ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO PUBLIC-CONDITIONAL OVERLAY (P-CO) COMBINING DISTRICT FOR TRACT 1, GENERAL OFFICE-COMBINING DISTRICT (GO-CO) COMBINING DISTRICT FOR TRACT TWO, AND RURAL RESIDENCE-CONDITIONAL OVERLAY (RR-CO) COMBINING DISTRICT FOR TRACT THREE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district on the property described in Zoning Case No. C14-04-0207, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From interim rural residence (I-RR) district to public-conditional overlay (P-CO) combining district.

A 3.306 acre tract of land, more or less, out of Lot 1, Block A, Eco Resources Office Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From interim rural residence (I-RR) district to general office-conditional overlay (GO-CO) combining district.

A 4.170 acre tract of land, more or less, out of Lot 1, Block A, Eco Resources Office Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance; and

Tract Three: From interim rural residence (I-RR) district to rural residence-conditional overlay (RR-CO) combining district.

A 1.231 acre tract of land, more or less, out of Lot 1, Block A, Eco Resources Office Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance, (the "Property")

1
2 locally known as 9511 North R.M. 620 Road, in the City of Austin, Travis County, Texas,
3 and generally identified in the map attached as Exhibit "D"
4

5 **PART 2.** The Property within the boundaries of the conditional overlay combining district
6 established by this ordinance is subject to the following conditions:
7

8 1. A site plan or building permit for the Property may not be approved, released, or
9 issued, if the completed development or uses of the Property, considered cumulatively
10 with all existing or previously authorized development and uses, generate traffic that
11 exceeds 2,000 trips per day.
12

13 2. Except for emergency vehicle use, vehicular access from the Property to Savannah
14 Ridge Drive is prohibited. All vehicular access to the Property shall be from other
15 adjacent public streets or through other adjacent property.
16

17 3. The following uses are prohibited uses of Tract One:
18

19 Automotive rentals

20 Automotive sales

21 Building maintenance services

22 Campground

23 Construction sales and services

24 Equipment sales

25 Funeral services

26 Laundry service

27 Monument retail sales

28 Pawn shop services

29 Theater

30 Transportation terminal
31

Automotive repair services

Automotive washing (of any type)

Drop-off recycling collection facility

Convenience storage

Equipment repair services

Exterminating services

Hotel-motel

Kennels

Outdoor entertainment

Service station

Transitional housing

Vehicle storage

32 Except as specifically restricted under this ordinance, the Property may be developed and
33 used in accordance with the regulations established for the respective base districts and
34 other applicable requirements of the City Code.
35
36
37
38
39
40

1 **PART 3.** This ordinance takes effect on _____, 2005.

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2005

§
§
§

Will Wynn
Mayor

9
10
11
12
13 **APPROVED:**

ATTEST

14 David Allan Smith
City Attorney

Shirley A. Brown
City Clerk

3.306 ACRES
PORTION OF LOT 1, BLOCK "A"
ECO RESOURCES OFFICE

1 tract 1
FN NO. 05-101(AL)
FEBRUARY 9, 2005
BPI JOB NO. 1346-02

EXHIBIT A
DESCRIPTION

OF 3.306 ACRES LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK "A" ECO RESOURCES OFFICE, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 200100212 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.306 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with cap found in the easterly line of R.M. 620 (150' R.O.W.), being southwesterly corner of Lot 1, Block "A" Canyon Creek West Section 2, a subdivision of record in Document No. 2001000167 of said Official Public Records and the northwesterly corner of said Lot 1, Block "A" Eco Resources Office, for the northwesterly corner hereof;

THENCE, leaving the easterly line of said R.M. 620, along a portion of the southerly line of said Lot 1, Block "A" Canyon Creek West Section 2, being a portion of the northerly line of said Lot 1, Block "A" Eco Resources Office, for the northerly line hereof, the following four (4) courses and distances:

- 1) S82°45'22"E, a distance of 348.09 feet to a 1/2 inch iron rod with cap found for an angle point;
- 2) S83°34'22"E, a distance of 255.23 feet to a 1/2 inch iron rod found for an angle point;
- 3) S83°28'51"E, a distance of 125.01 feet to a 1/2 inch iron rod found for an angle point;
- 4) S81°50'35"E, a distance of 73.33 feet to the northeasterly corner hereof;

THENCE, S07°48'19"W, leaving the southerly line of said Lot 1, Block "A" Canyon Creek West Section 2, in part over and across said Lot 1, Block "A" Eco Resources Office and in part along the common line of said Lot 1, Block "A" Eco Resources Office and Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One, a subdivision of record in Document No. 200400043 of said Official Public Records, a distance of 175.88 feet to an iron rod with cap found, for the northernmost northwesterly corner of said Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One, for the southeasterly corner hereof;

THENCE, N82°10'03"W, in part along a portion of the northerly line of said Lot 1, Block "A" Estates at Canyon Creek Subdivision and in part along the northerly line of that certain 0.657 acre tract of land conveyed to Eco Resources, Inc. by deed of record in Document No. 2002096564 of said Official Public Records, being a portion of the southerly line of said Lot 1, Block "A" Eco Resources Office, for the southerly line hereof, a distance of 901.92 to a concrete monument found in the easterly line of R.M. 620, northwesterly corner of said 0.657 acre tract and the southwesterly corner of said Lot 1, Block "A" Eco Resources Office, for the southwesterly corner hereof;

FN 05-101(AL)
FEBRUARY 9, 2005
PAGE 2 OF 2

THENCE, N39°20'44"E, along the easterly line of R.M. 620, being the westerly line of said Lot 1, Block "A" Eco Resources Office, for the westerly line hereof, a distance of 191.89 feet the POINT OF BEGINNING, containing an area of 3.306 acres (143,995 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF AUGUST, 2003. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

Mark J. Jezisek 2/9/05
MARK J. JEZISEK, R.P.L.S. DATE
NO. 5267
STATE OF TEXAS



0 150 300 600
SCALE: 1" = 300'



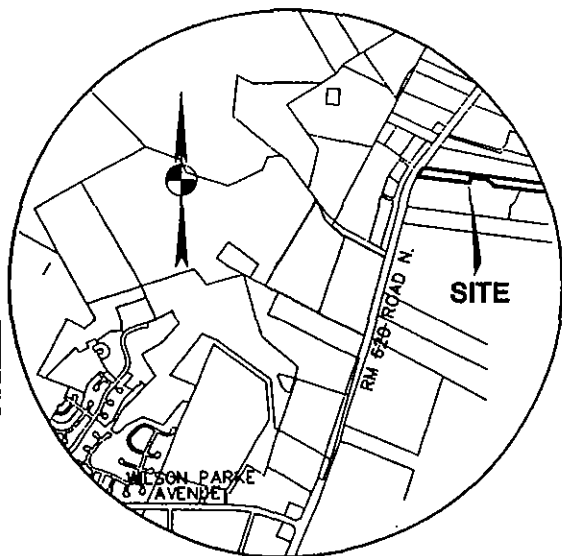
LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD WITH CAP FOUND
- CONCRETE MONUMENT FOUND

P.O.B. POINT OF BEGINNING

LINE TABLE

No.	Bearing	Distance
L1	S83°34'22"E	255.23'
L2	S83°28'51"E	125.01'
L3	S81°50'35"E	73.33'
L4	S07°48'19"W	175.88'
L5	N39°20'44"E	191.89'

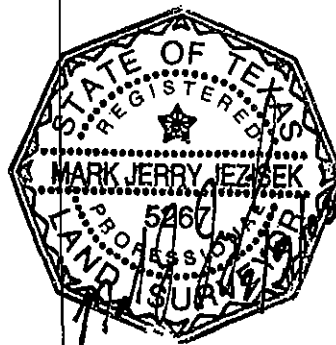


VICINITY MAP
N.T.S.

BEARING BASIS NOTE:

THE BASIS OF BEARINGS SHOWN HEREON IS THE SOUTHERNMOST SOUTHWESTERLY LINE OF LOT 2, BLOCK "A" CANYON CREEK SECTION 6, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000330 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CANYON CREEK SEC. 29
VOL. 102, PG. 142



0.657 ACRES
ECO RESOURCES, INC.
DOC. NO. 2002096564

LOT 1, BLOCK "A"
SCS SUBDIVISION
DOC NO. 200300260

LOT 1, BLOCK "A"
ESTATES AT CANYON CREEK
SUBDIVISION
SECTION ONE
DOC. NO. 200400043

LOT 2, BLOCK "A"
SCS SUBDIVISION
DOC NO. 200300260

CANYON CREEK
SECTION 19B
VOL. 93, PG. 138

LOT 1, BLOCK "A"
ECO RESOURCES OFFICE
DOC. NO. 200100212

LOT 33
BLOCK "B"
CANYON CREEK
WEST SECTION ONE
DOC. NO. 200200010

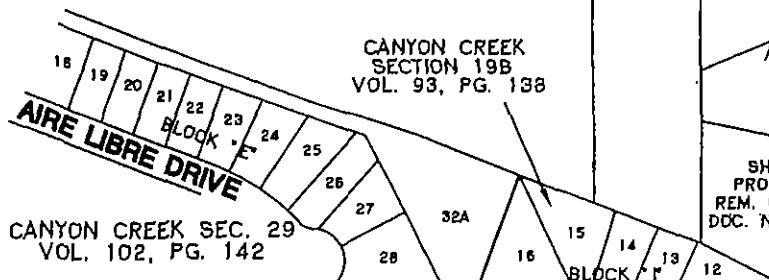
SHOAL CREEK
PROPERTIES, LTD.
REM. OF 56.279 AC.
DOC. NO. 2000148626

R.M. 620
(150' R.O.W.)
S82°45'22"E
348.09'

P.O.B.

LOT 1, BLOCK "A"
ECO RESOURCES OFFICE
DOC. NO. 200100212

LOT 1, BLOCK "A"
CANYON CREEK WEST SECTION 2
DOC. NO. 200100167



SKETCH TO ACCOMPANY DESCRIPTION

OF 3.306 ACRES OF LAND OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK "A" ECO RESOURCES OFFICE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200100212 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**ECO
RESOURCES**

Bury+Partners
ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200
Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2005

DATE: 02/09/05

FILE: H:\1451\01\145101EX1.dwg

FN No.: FN05-101(AL)

DRAWN BY: A.L.

PROJ. No: 1346-02

4.170 ACRES
PORTION OF LOT 1, BLOCK "A"
ECO RESOURCES OFFICE

FN. NO. 05-105(MJJ)
FEBRUARY 9, 2005
BPI JOB NO. 1346-02

EXHIBIT B
DESCRIPTION

OF 4.170 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK "A" ECO RESOURCES OFFICE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200100212 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.170 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with cap found in the easterly line of R.M. 620 (150' R.O.W.), being the southwesterly corner of Lot 1, Block "A" Canyon Creek West Section 2, a subdivision of record in Document No. 200100167 of said Official Public Records and the northwesterly corner of said Lot 1, Block "A" Eco Resources Office;

THENCE, leaving the easterly line of R.M. 620, along a portion of the southerly line of said Lot 1, Block "A" Canyon Creek West Section 2, being a portion of the northerly line of said Lot 1, Block "A" Eco Resources Office, the following four (4) courses and distances:

- 1) S82°45'22"E, a distance of 348.09 feet to a 1/2 inch iron rod with cap found for an angle point;
- 2) S83°34'22"E, a distance of 255.23 feet to a 1/2 inch iron rod found for an angle point;
- 3) S83°28'51"E, a distance of 125.01 feet to a 1/2 inch iron rod found for an angle point;
- 4) S81°50'35"E, a distance of 73.33 feet to the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, S81°50'35"E, continuing along a portion of the southerly line of said Lot 1, Block "A" Canyon Creek West Section 2, being a portion of the northerly line of said Lot 1, Block "A" Eco Resources Office, for the northerly line hereof, a distance of 1401.84 feet to the northeasterly corner hereof;

THENCE, S28°42'54"W, leaving the southerly line of said Lot 1, Block "A" Canyon Creek Section 2, over and across said Lot 1, Block "A" Eco Resources Office, for the easterly line hereof, a distance of 179.74 feet to a point in the northerly line of Lot 2, Block "A" SCS Subdivision, a subdivision of record in Document No. 200300260 of said Official Public Records, being the southerly line of said Lot 1, Block "A" Eco Resources Office, for the southeasterly corner hereof, from which a 1/2 inch iron rod found in the westerly line of Lot 15, Block "I" Canyon Creek Section 19B, a subdivision of record in Volume 93, Page 138 of the Plat Records of Travis County, Texas, being the southeasterly corner of said Lot 1, Block "A" Eco Resources Office and the northeasterly corner of said Lot 2 bears S82°10'03"E, a distance of 321.09 feet;

THENCE, in part along a portion of the southerly line of said Lot 1, Block "A" Eco Resources Office and in part over and across the remaining portion of said Lot 1, Block "A" Eco Resources Office, being in part along a portion of the northerly line of said Lot 2 and in part along the northerly line of Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One, a subdivision of record in Document No. 200400043 of said Official Public Records, for the southerly line hereof, the following four (4) courses and distances:

- 1) N82°10'03"W, passing at a distance of 327.12 feet a 1/2 inch iron rod with cap found being the common northerly corner of said Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One and said Lot 2 and continuing for a total distance of 774.11 feet to a 1/2 inch iron rod with cap found for an angle point;
- 2) N54°45'20"W, a distance of 151.56 feet to a 1/2 inch iron rod with cap found for an angle point;
- 3) N62°07'58"W, a distance of 157.58 feet to a 1/2 inch iron rod with cap found for an angle point;
- 4) N81°56'54"W, a distance of 281.03 feet to a 1/2 inch iron rod with cap found being the northernmost northwesterly corner of said Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One, for the southwesterly corner hereof;

THENCE, N07°48'19"E, leaving the northerly line of said Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One, over and across said Lot 1, Block "A" Eco Resources Office, for the westerly line hereof, a distance of 51.04 feet to the **POINT OF BEGINNING**, containing an area of 4.170 acres (181,648 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF AUGUST, 2003. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY+PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

Mark J. Jezisek 2/9/05
MARK J. JEZISEK, R.P.L.S.
NO. 5267
STATE OF TEXAS



0 150 300 600
SCALE: 1" = 300'

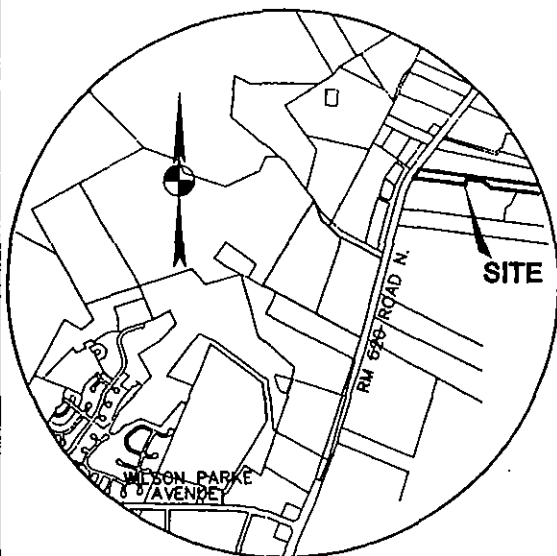


LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD WITH CAP FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMECEMENT

LINE TABLE

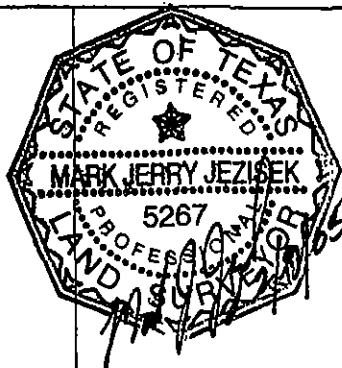
No.	Bearing	Distance
L1	S28°42'54"W	179.74'
L2	N54°45'20"W	151.56'
L3	N62°07'58"W	157.58'
L4	N81°56'54"W	281.03'
L5	N07°48'19"E	51.04'
L6	S83°34'22"E	255.23'
L7	S83°28'51"E	125.01'
L8	S81°50'35"E	73.33'
L9	S82°10'03"E	321.09'



VICINITY MAP
N.T.S.

BEARING BASIS NOTE:

THE BASIS OF BEARINGS SHOWN HEREON IS THE SOUTHERNMOST SOUTHWESTERLY LINE OF LOT 2, BLOCK "A" CANYON CREEK SECTION 6, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000330 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



0.657 ACRES
ECO RESOURCES, INC.
DOC. NO. 2002096564

LOT 1 BLOCK "A"
SCS SUBDIVISION
DOC NO. 200300260

LOT 1 BLOCK "A"
ESTATES AT CANYON CREEK
SUBDIVISION
SECTION ONE
DOC. NO. 200400043

LOT 2 BLOCK "A"
SCS SUBDIVISION
DOC NO. 200300260

CANYON CREEK
SECTION 19B
VOL. 93, PG. 138

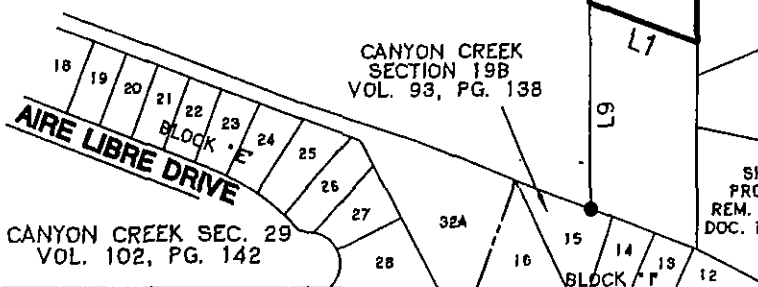
CANYON CREEK SEC. 29
VOL. 102, PG. 142

R.M. 620
(150' R.O.W.)
P.O.C.
LOT 1, BLOCK "A"
ECO RESOURCES OFFICE
DOC. NO. 200100212
S82°45'22"E
348.09'
L6
L7
L8
P.O.B.

LOT 1, BLOCK "A"
CANYON CREEK WEST SECTION 2
DOC. NO. 200100167

LOT 33
BLOCK "B"
CANYON CREEK
WEST SECTION ONE
DOC. NO. 200200010

SHOAL CREEK
PROPERTIES, LTD.
REM. OF 56.279 AC.
DOC. NO. 2000148626



Bury+Partners

ENGINEERING SOLUTIONS
3345 Bee Caves Road, Suite 200
Austin, Texas 78746
Tel. (512)328-0011 Fax (512)328-0326
Bury+Partners, Inc. ©Copyright 2006

SKETCH TO ACCOMPANY DESCRIPTION

OF 4.170 ACRES OF LAND OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK "A" ECO RESOURCES OFFICE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200100212 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**ECO
RESOURCES**

DATE: 02/09/05

FILE: H:\1451\01\145101EX2.dwg

FN No.: FN05-105(MJJ)

DRAWN BY: M.J.J.

PROJ. No: 1346-02

1.231 ACRES
PORTION OF LOT 1, BLOCK "A"
ECO RESOURCES OFFICE

FN. NO. 05-106 (MJJ)
FEBRUARY 9, 2005
BPI JOB NO. 1346-02

EXHIBIT C
DESCRIPTION

OF 1.231 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK "A" ECO RESOURCES OFFICE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200100212 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.231 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2 inch iron rod with cap found in the easterly line of R.M. 620 (150' R.O.W.), being the southwesterly corner of Lot 1, Block "A" Canyon Creek West Section 2, a subdivision of record in Document No. 200100167 of said Official Public Records and the northwesterly corner of said Lot 1, Block "A" Eco Resources Office;

THENCE, leaving the easterly line of R.M. 620, along a portion of the southerly line of said Lot 1, Block "A" Canyon Creek West Section 2, being a portion of the northerly line of said Lot 1, Block "A" Eco Resources Office, the following four (4) courses and distances:

- 1) S82°45'22"E, a distance of 348.09 feet to a 1/2 inch iron rod with cap found for an angle point;
- 2) S83°34'22"E, a distance of 255.23 feet to a 1/2 inch iron rod found for an angle point;
- 3) S83°28'51"E, a distance of 125.01 feet to a 1/2 inch iron rod found for an angle point;
- 4) S81°50'35"E, a distance of 1475.17 feet to the **POINT OF BEGINNING** and northwesterly corner hereof;

THENCE, S81°50'35"E, in part along a portion of the southerly line of said Lot 1, Block "A" Canyon Creek West Section 2 and in part along a portion of the southerly line of Lot 33, Block "A" Canyon Creek West Section One, a subdivision of record in Document No. 200200010 of said Official Public Records and in part along the southerly line of the remaining portion of that certain 56.279 acre tract of land conveyed to Shoal Creek Properties, Ltd. by deed of record in Document No. 2000148626 of said Official Public Records, being along a portion of the northerly line of said Lot 1, Block "A" Eco Resources Office, for the northerly line hereof, a distance of 320.40 feet to concrete monument found in the westerly line of Lot 12, Block "I" Canyon Creek Section 19B, a subdivision of record in Volume 93, Page 138 of the Plat Records of Travis County, Texas, being the southeasterly corner of the remaining portion of said 56.279 acre tract and the northeasterly corner of said Lot 1, Block "A" Eco Resources Office;

THENCE, S28°42'54"W, along the westerly line of said Lot 12 and the westerly lines of Lots 13-15 (inclusive) of said Block "I" Canyon Creek Section 19B, being the easterly line of said Lot 1, Block "A" Eco Resources Office, for the easterly line hereof, a distance of 177.80 feet to a 1/2 inch iron rod found in the westerly line of said Lot 15, being the northeasterly corner of Lot 2, Block "A" SCS Subdivision, a subdivision of record in Document No. 200300260 of said Official Public Records and the southeasterly corner of said Lot 1, Block "A" Eco Resources Office, for the southeasterly corner hereof;

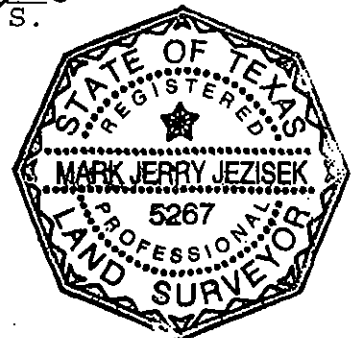
THENCE, N82°10'03"W, leaving the westerly line of said Lot 15, along a portion of the northerly line of said Lot 2, being a portion of the southerly line of said Lot 1, Block "A" Eco Resources Office, for the southerly line hereof, a distance of 321.09 feet to the southwesterly corner hereof, from which a 1/2 inch iron rod with cap found at the northeasterly corner of Lot 1, Block "A" Estates at Canyon Creek Subdivision Section One, a subdivision of record in Document No. 200400043 of said Official Public Records, being the northwesterly corner of said Lot 2 bears, N82°10'03"W, a distance of 327.12 feet;

THENCE, N28°42'54"E, leaving the northerly line of said Lot 2, over and across said Lot 1, Block "A" Eco Resources Office, for the westerly line hereof, a distance of 179.74 feet to the **POINT OF BEGINNING**, containing an area of 1.231 acres (53,632 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF AUGUST, 2003. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY+PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

Mark J. Jezisek 2/9/05
MARK J. JEZISEK, R.P.L.S.
NO. 5267
STATE OF TEXAS



0 150 300 600
SCALE: 1" = 300'

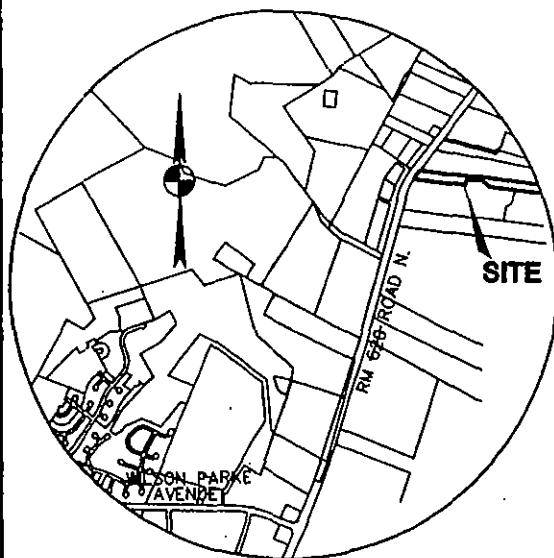


LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD WITH CAP FOUND
- CONCRETE MONUMENT FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE

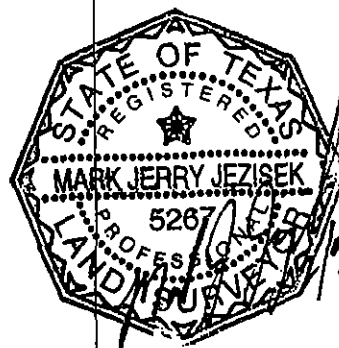
No.	Bearing	Distance
L1	S81°50'35"E	320.40'
L2	S28°42'54"W	177.80'
L3	N82°10'03"W	321.09'
L4	N28°42'54"E	179.74'
L5	S83°34'22"E	255.23'
L6	S83°28'51"E	125.01'
L7	N82°10'03"W	327.12'



VICINITY MAP
N.T.S.

BEARING BASIS NOTE:

THE BASIS OF BEARINGS SHOWN HEREON IS THE SOUTHERNMOST SOUTHWESTERLY LINE OF LOT 2, BLOCK "A" CANYON CREEK SECTION 6, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000330 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

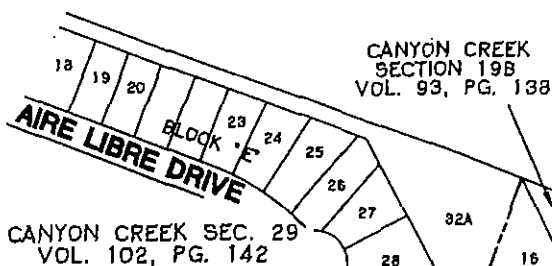


0.657 ACRES
ECO RESOURCES, INC.
DOC. NO. 2002096564

LOT 1 BLOCK "A"
SCS SUBDIVISION
DOC NO. 200300260

LOT 1 BLOCK "A"
ESTATES AT CANYON CREEK
SUBDIVISION
SECTION ONE
DOC. NO. 200400043

LOT 2 BLOCK "A"
SCS SUBDIVISION
DOC NO. 200300260



CANYON CREEK
SECTION 19B
VOL. 93, PG. 138

R.M. 620
(150' R.O.W.)

P.O.C.

LOT 1, BLOCK "A"
ECO RESOURCES OFFICE
DOC. NO. 200100212

S82°45'22"E
348.09'

LOT 1, BLOCK "A"
CANYON CREEK WEST SECTION 2
DOC. NO. 200100167

S81°50'35"E 1475.17'

LOT 1, BLOCK "A"
ECO RESOURCES OFFICE
DOC. NO. 200100212

LOT 33
BLOCK "B"
CANYON CREEK
WEST SECTION ONE
DOC. NO. 200200010

SHOAL CREEK
PROPERTIES, LTD.
REM. OF 56.279 AC.
DOC. NO. 2000148826

Bury+Partners

ENGINEERING SOLUTIONS

3345 Bee Cave Road, Suite 200
Austin, Texas 78746

Tel. (512)328-0011 Fax (512)328-0326

Bury+Partners, Inc. ©Copyright 2005

SKETCH TO ACCOMPANY DESCRIPTION

OF 1.231 ACRES OF LAND OUT OF THE A. E. LIVINGSTON SURVEY NO. 455, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN LOT 1, BLOCK "A" ECO RESOURCES OFFICE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200100212 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**ECO
RESOURCES**

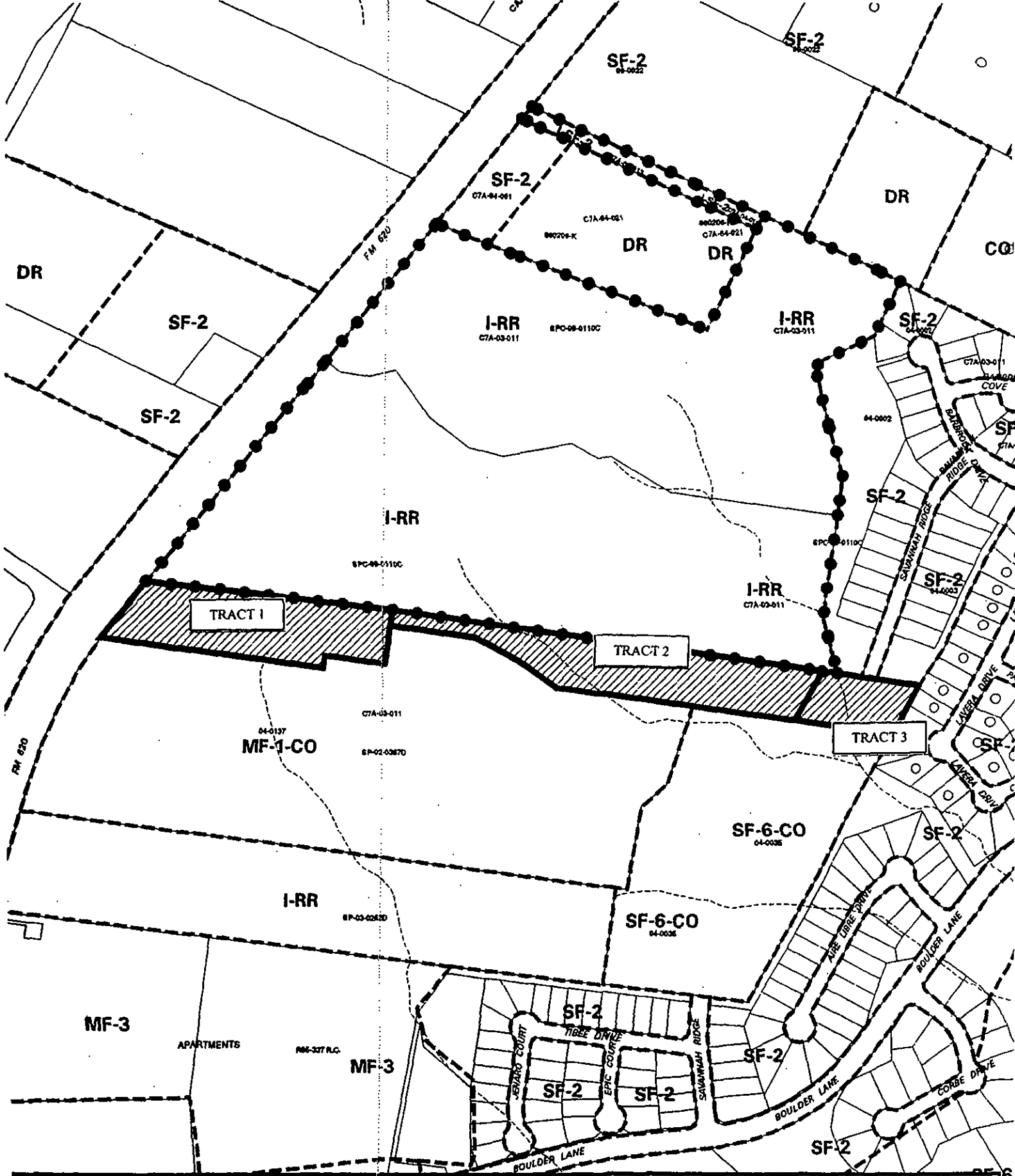
DATE: 02/09/05

FILE: H:\1451\01\145101EX3.dwg

FN No.: FN05-106(MJJ)

DRAWN BY: M.J.J.

PROJ. No: 1346-02



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. GAGER	 	CASE #: C14-04-0207 ADDRESS: 9511 N RM 620 RD SUBJECT AREA (acres): 9.364	ZONING EXHIBIT D DATE: 05-02 INTLS: SM	CITY GRID REFERENCE NUMBER D36
---------------	--	----------	--	---	--