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COA Law Department

Equipment sales
Kennels
Scrap and salvage
Day care services (general)
Day care services (commercial)
Hospital services (general)
Veterinary services
Vehicle storage
Private secondary educational facilities

Exterminating services
Monument retail sales
Outdoor entertainment
Day care services (limited)
Hospital services (limited)
Private primary educational facilities
Public primary educational facilities
Public secondary educational facilities

C. The following uses are conditional uses of the Property:

Commercial off-street parking
Automotive repair services
Construction sales and services
General warehousing and distribution
Light manufacturing
Art workshop

Automotive rentals
Automotive sales
Convenience storage
Limited warehousing and distribution
Customer manufacturing

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial services (CS) district and other applicable requirements of the City Code.

PART 3. The Property is subject to Ordinance No. 20010927-005 that established the Montopolis Neighborhood Plan.

62
63 **PART 4.** This ordinance takes effect on _____, 2016.
64

65
66 **PASSED AND APPROVED**

67
68 §
69 §
70 _____, 2016 § _____

71 Steve Adler
72 Mayor
73

74
75 **APPROVED:** _____ **ATTEST:** _____
76 Anne L. Morgan Jannette S. Goodall
77 City Attorney City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

EXHIBIT " _____ "

**PORTION OF LOT 1, BLOCK A,
RESUBDIVISION OF LOT 1, BLOCK A,
AIRPORT COMMERCE SECTION TWO
(ZONING DESCRIPTION)**

**2.766 ACRES
CITY OF AUSTIN, TRAVIS COUNTY**

A DESCRIPTION OF 2.766 ACRES (APPROXIMATELY 120,486 SQ. FT.) IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, RESUBDIVISION OF LOT 1, BLOCK A, AIRPORT COMMERCE SECTION TWO, A SUBDIVISION RECORDED IN DOCUMENT NO. 201400276 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO W2 HILL ACP II LP, IN A DEED RECORDED IN DOCUMENT NO. 2014188001 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.766 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Mag nail with "Chaparral" washer set in the north right-of-way line of E Ben White Boulevard (right-of-way width varies), recorded in Volume 10563, Page 943 of the Real Property Records of Travis County, Texas, for the southwest corner of said Lot 1, same being the southeast corner of Lot 6, Amended Plat of Lots 5 and 6, Block B, Airport Commerce Park, Section One, a subdivision recorded in Document No. 200200036 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with "Ward 5811" cap found in said right-of-way line bears South 55°55'17" West, a distance of 446.90 feet;

THENCE North 26°26'19" West, with the west line of Lot 1 and the east line of Lot 6, a distance of 252.38 feet to a Mag nail found in the west line of Lot 1, being the northeast corner of Lot 6, same being the southeast corner of Lot 9, Block A, Airport Commerce Park, Section One, a subdivision recorded in Document No. 199900226 of the Official Public Records of Travis County, Texas;

THENCE North 26°15'27" West, a distance of 25.26 feet to a Mag Nail with "Chaparral" washer set for the northwest corner of Lot 1, being in the east line of Lot 9, same being the southwest corner of Lot 2, Block A, of said Resubdivision of Lot 1, Block A, Airport Commerce, Section Two, from which a Mag nail found in the west line of said Lot 2, being in the east line of Lot 9, bears North 26°15'27" West, a distance of 65.58 feet;

THENCE North 55°51'45" East, with the common line of said Lots 1 and 2, a distance of

379.32 feet to a 1/2" rebar with "Chaparral" cap set in the north line of Lot 1, being the southwest corner of Lot 2;

THENCE crossing Lot 1, the following two (2) courses and distances:

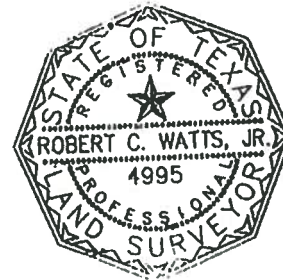
1. North 55°51'45" East, a distance of 39.57 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 34°08'15" East, a distance of 275.59 feet to a 1/2" rebar with "Chaparral" cap set in the north right-of-way line of E Ben White Boulevard, being also the south line of Lot 1, from which a 1/2" rebar with "SA Garza" cap found in said right-of-way line bears North 55°55'17" East, a distance of 245.69 feet;

THENCE South 55°55'17" West, with the north line of E Ben White Boulevard, being also the south line of Lot 1, a distance of 456.16 feet to the **POINT OF BEGINNING**, containing 2.766 acres of land, more or less.

Surveyed on the ground April 24, 2014. Bearing Basis: The Texas Coordinate System of 1983, Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 702-002-ZN1.

unt 5 2-17-16

Robert C. Watts Jr.
Registered Professional Land Surveyor
State of Texas No. 4995
TBPLS Firm No. 10124500



REFERENCES
TCAD Property ID# 850610
Grid Map L-18 and M-18

SKETCH TO ACCOMPANY A DESCRIPTION OF 2.766 ACRES (APPROXIMATELY 120,489 SQ. FT.) IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, RESUBDIVISION OF LOT 1, BLOCK A, AIRPORT COMMERCE SECTION TWO, A SUBDIVISION RECORDED IN DOCUMENT NO. 201400276 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO W2 HILL ACP II LP, IN A DEED RECORDED IN DOCUMENT NO. 2014188001 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- ▲ MAG NAIL FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26°15'27"W	25.26'
L2	N26°15'27"W	65.58'
L3	N55°51'45"E	39.57'



Handwritten: 2-17-16

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 702-002-ZN1

DATE OF SURVEY: 4/24/2014
 PLOT DATE: 2/17/2016
 DRAWING NO.: 702-002-ZN1
 PROJECT NO.: 702-002
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: DWC
 SHEET 1 OF 2

Chaparral



mut 50
2-17-16

AIRPORT COMMERCE DRIVE
(90' R.O.W. WIDTH) (199900226)

LOT 9
BLOCK A
AIRPORT COMMERCE PARK,
SECTION ONE
(199900226)

JOHN GLENN WAY
(R.O.W. WIDTH VARIES)
(2000144898)

LOT 2
BLOCK A
RESUBDIVISION OF
LOT 1, BLOCK A,
AIRPORT COMMERCE,
SECTION TWO
(201400276)

LOT 1
BLOCK A
RESUBDIVISION OF
LOT 1, BLOCK A,
AIRPORT COMMERCE,
SECTION TWO
(201400276)

DISCOVERY LANE
(R.O.W. WIDTH VARIES)
(2000144898)

LOT 6
AMENDED PLAT OF
LOTS 5 AND 6, BLOCK B
AIRPORT COMMERCE PARK,
SECTION ONE
(200200036)

N55°51'45"E 379.32'

2.766 ACRES
APPROX. 120,489 SQ. FT.
PROPOSED LOT 1B
LOT 1
BLOCK A
RESUBDIVISION OF
LOT 1, BLOCK A,
AIRPORT COMMERCE,
SECTION TWO
(201400276)

PROPOSED LOT 1A

S34°08'15"E 275.59'

N26°26'19"W 252.38'

S55°55'17"W
446.90'

P.O.B.

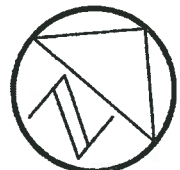
S55°55'17"W 456.16'
(S55°55'14"W 701.99')

245.69'

SAGARZA CAP

E BEN WHITE BOULEVARD (S.H. HIGHWAY 71)
(R.O.W. WIDTH VARIES)
(10563/943)

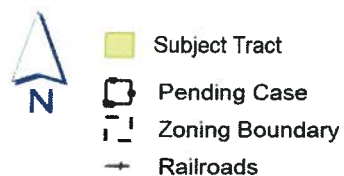
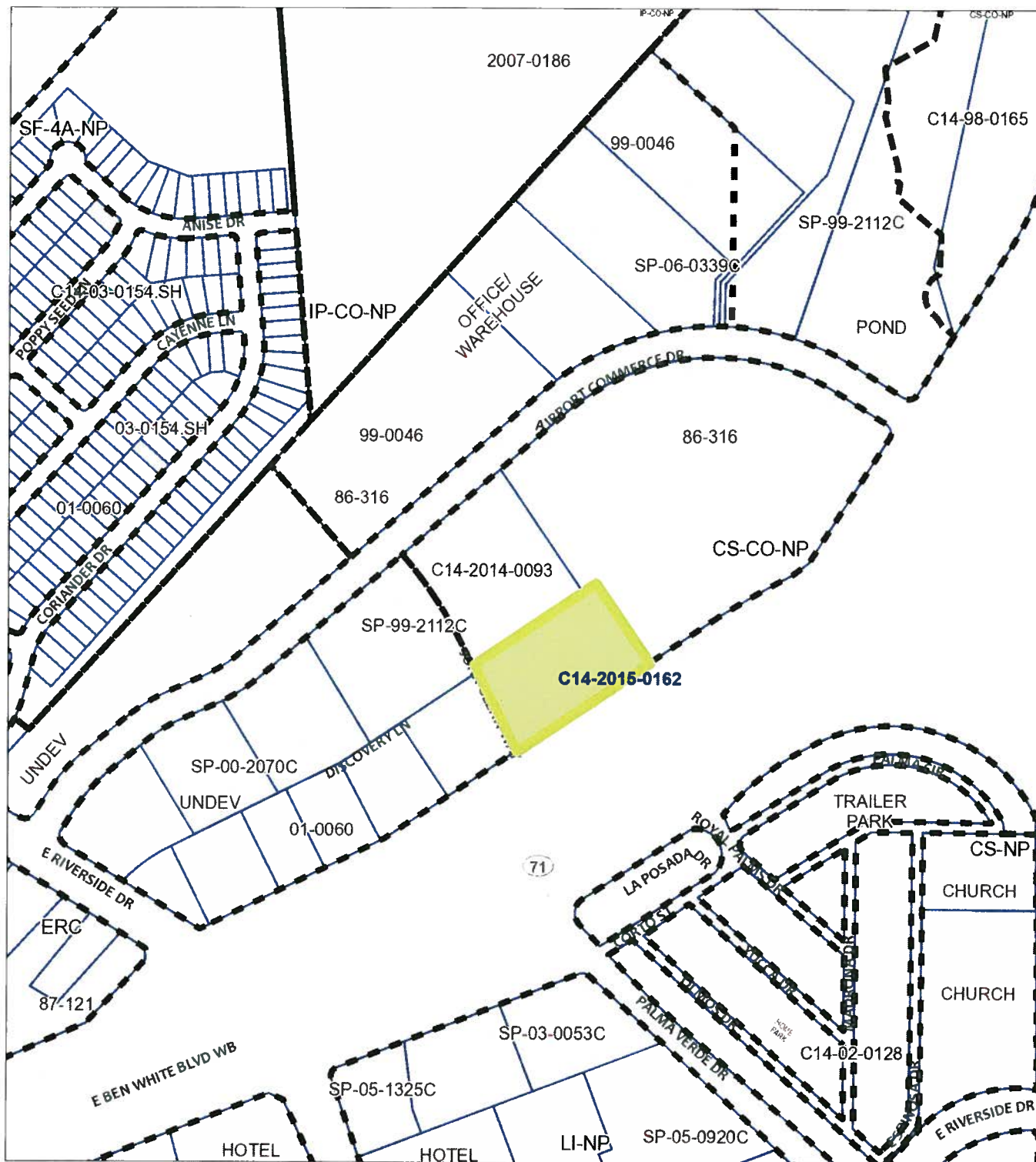
1" = 100'



Chaparral

WARD
5811

DATE OF SURVEY: 4/24/2014
PLOT DATE: 2/17/2016
DRAWING NO.: 702-002-ZN1
PROJECT NO.: 702-002
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: DWC
SHEET 2 OF 2



200 400
Feet

1" = 400'

ZONING

ZONING CASE#: C14-2015-0162

Exhibit B



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.