

Construction sales and services
Kennels

Equipment repair services

36
37 Except as specifically restricted under this ordinance, the Property may be developed and
38 used in accordance with the regulations established for the general commercial services
39 (CS) district and other applicable requirements of the City Code.
40

41 **PART 3.** The Property is subject to Ordinance No. 020523-31 that established zoning for
42 the North Loop Neighborhood Plan.
43

44 **PART 4.** This ordinance takes effect on _____, 2016.
45

46 **PASSED AND APPROVED**
47

48
49 _____, 2016

§
§
§

52 Steve Adler
53 Mayor
54

55
56 **APPROVED:** _____
57 Anne L. Morgan
58 City Attorney
59

ATTEST: _____
Jannette S. Goodall
City Clerk

3.707 ACRES
JAMES P. WALLACE SURVEY
AUSTIN, TX

FIELD NOTE FILE: 16.042
PROJECT NO.: 384-001
MAY 31, 2016

FIELD NOTES

BEING A 3.707 ACRE TRACT OUT OF THE JAMES P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING THAT CERTAIN 3.39 ACRE TRACT CONVEYED TO THE STATE OF TEXAS, BY DEED OF RECORD IN VOLUME 11248, PAGE 303, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND PORTION OF THAT CERTAIN 84.12 ACRE TRACT CONVEYED TO THE STATE OF TEXAS, BY DEED OF RECORD IN VOLUME 217, PAGE 465, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.707 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a PK nail with washer stamped "Chaparral" in the east right-of-way line of N. Lamar Blvd. (r.o.w. varies), being the northwest corner of Lot 1, Century Addition, a subdivision of record in Volume 80, Page 169, of the Plat Records of Travis County, Texas, for the most westerly corner of said 3.39 acre tract and hereof;

THENCE, along said east right-of-way line of N. Lamar Blvd., being the northwest line of said 3.39 acre tract, the following two (2) courses and distances:

- 1.) N27°19'50"E, a distance of 64.25 feet to a TxDOT Type II monument (brass disc) found in a sidewalk, being an angle point in the west line of said 3.39 acre tract, for an angle point;
- 2.) N27°15'14"E, over and across said 84.12 acre tract, a distance of 341.84 feet to a calculated point at the beginning of a non-tangent curve to the right; being the intersection of said east right-of-way line of N. Lamar Blvd. and the south right-of-way line of W. Koenig Lane (80' r.o.w.), for the most northerly corner hereof;

THENCE, along said south right-of-way line, the following five (5) courses and distances:

- 1.) Continuing over and across said 84.12 acre tract, along said curve to the right, having a radius of 476.33 feet, a central angle of 25°42'05", an arc length of 213.67 feet, and a chord which bears S37°51'54"E, a distance of 211.88 feet to a TxDOT Type II monument found in concrete at the northwest corner of said 3.39 acre tract, for an angle point;
- 2.) Along the north line of said 3.39 acre tract, along a curve to the right, having a radius of 476.33 feet, a central angle of 04°07'41", an arc length of 34.32 feet, and a chord which bears S23°46'19"E, a distance of 34.31 feet to a TxDOT Type II monument found in concrete at the point of reverse curvature of a curve to the left;
- 3.) Continuing along the north line of said 3.39 acre tract, along said curve, having a radius of 1007.92 feet, a central angle of 31°25'43", an arc length of 552.88 feet, and a chord which bears S36°32'42"E, a distance of 545.97 feet to a 1/2-inch iron rod with "KBGE" cap set at the end of said curve;

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- 4.) S56°37'26"E, continuing along the north line of said 3.39 acre tract, a distance of 2.90 feet to a TxDOT Type II monument found in concrete at the beginning of a non-tangent curve to the left;
- 5.) Continuing along the north line of said 3.39 acre tract, along said curve, having a radius of 2041.96 feet, a central angle of 09°29'24", an arc length of 338.22 feet, and a chord which bears S56°59'20"E, a distance of 337.83 feet to a TxDOT Type II monument found in a sidewalk at the intersection of said south right-of-way line and the west right-of-way line of Guadalupe Street (50' r.o.w.), for the northeasterly corner of said 3.39 acre tract and hereof;

THENCE, S28°12'48"W, leaving said south right-of-way line of Koenig Lane, along said west right-of-way line of Guadalupe Street, being the east line of said 3.39 acre tract, a distance of 18.60 feet to a 1/2-inch iron rod found at the southeast corner of said 3.39 acre tract, being an angle point in said west right-of-way line, for the southeasterly corner hereof;

THENCE, N62°49'43"W, continuing in part along said west right-of-way line, at 5.00 feet passing a calculated point at the northeast corner of said Lot 1, and continuing along the north line of said Lot 1, being the south line of said 3.39 acre tract, for a total distance of 1047.55 feet to the **POINT OF BEGINNING**, and containing 3.707 acres (161,474 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET REFERENCE NETWORK. AND ROTATED 01°24'09" CLOCKWISE.

I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF DECEMBER, 2015, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal December 22, 2015

Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 384-001

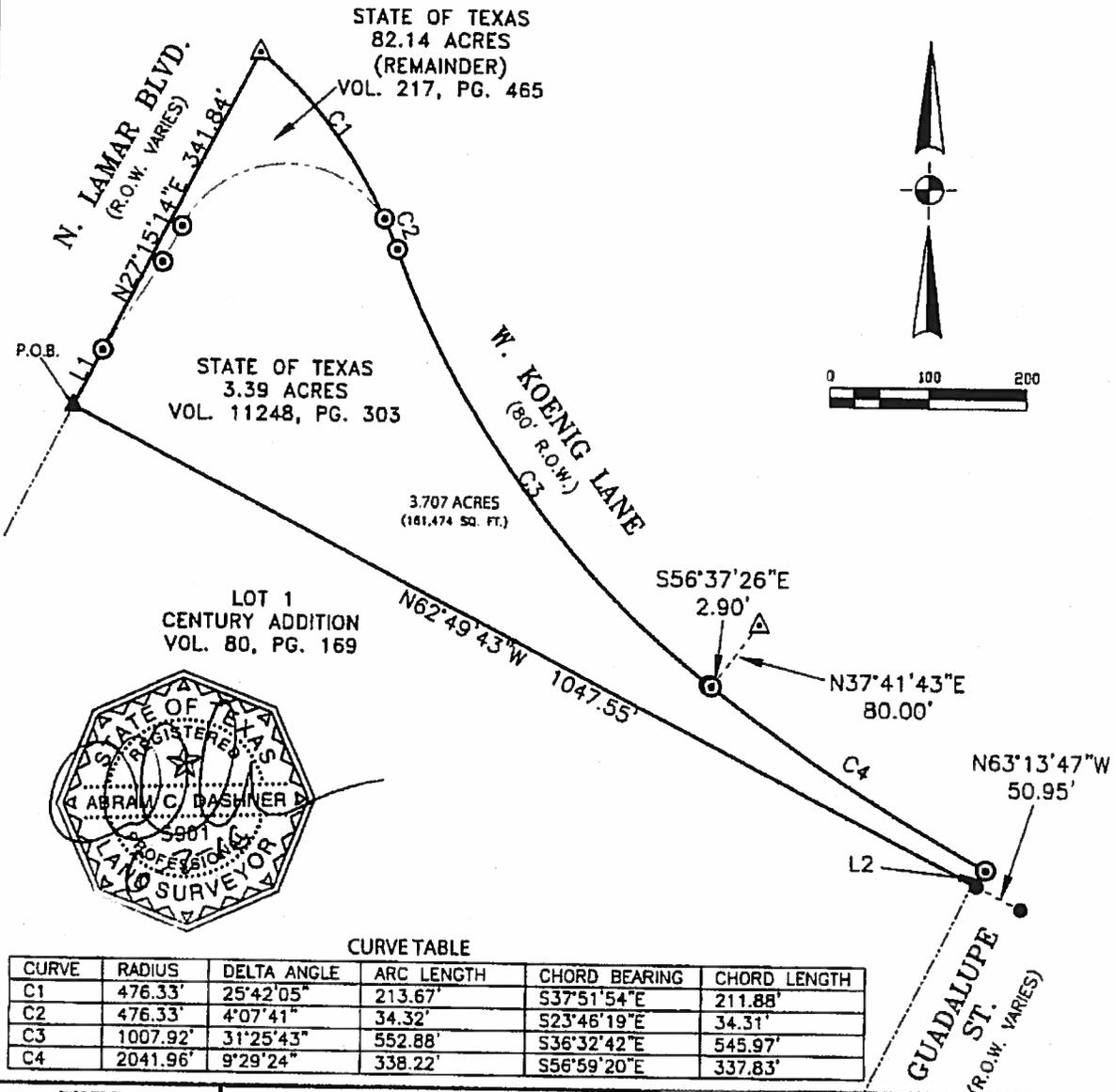
LINE TABLE

LINE	BEARING	DISTANCE
L1	N27°19'50"E	64.25'
L2	S28°12'48"W	18.60'

BEARING BASIS:
 TEXAS COORDINATE SYSTEM,
 NAD83(2012A), CENTRAL ZONE,
 UTILIZING THE LEICA SMARTNET
 CONTINUALLY OPERATING REFERENCE
 NETWORK.

LEGEND

- 1/2-INCH IRON ROD FOUND
- ⊙ TXDOT TYPE II MONUMENT FOUND
- 1/2-INCH IRON ROD WITH "KBGE" CAP SET
- △ CALCULATED POINT
- ▲ PK NAIL FOUND



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	476.33'	25°42'05"	213.67'	S37°51'54"E	211.88'
C2	476.33'	4°07'41"	34.32'	S23°46'19"E	34.31'
C3	1007.92'	31°25'43"	552.88'	S36°32'42"E	545.97'
C4	2041.96'	9°29'24"	338.22'	S56°59'20"E	337.83'

CHECKED BY:

AD

JOB NUMBER:

384-001

ISSUE DATE:

06/02/16

SHEET:

1 of 1

3.707 ACRES OUT OF THE JAMES P. WALLACE SURVEY NO. 57, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING THAT CERTAIN 3.39 ACRE TRACT CONVEYED TO THE STATE OF TEXAS, BY DEED OF RECORD IN VOLUME 11248, PAGE 303, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

ZONING EXHIBIT

ENGINEERING SURVEYING

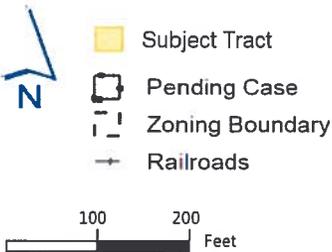
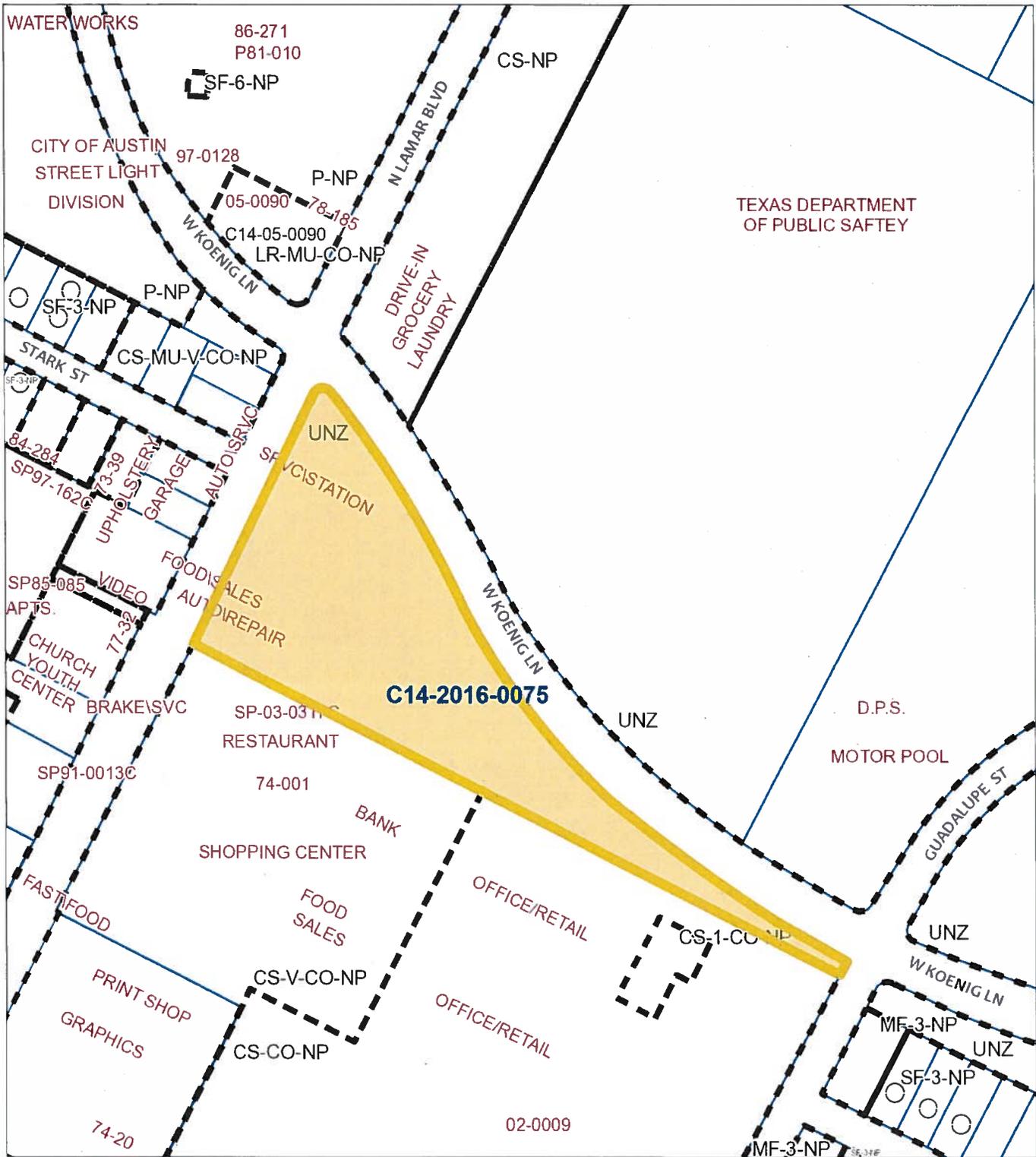


KIMBELL | BRUEHL | GARCIA | ESTES

105 West Riverside Drive, Ste 110, Austin, Texas 78704
 T (512) 439-0400 www.kbge-eng.com
 TBPE No.F. 12802
 TBPLS No. 10193943

CLIENT INFORMATION

ASPEN HEIGHTS PARTNERS
 1301 SOUTH CAPITOL OF TEXAS HWY.
 SUITE B-201
 AUSTIN, TX 78746



ZONING
ZONING CASE#: C14-2016-0075

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.

Created 07/15/16