

**ORDINANCE NO.****AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 601 EAST 15<sup>TH</sup> STREET FROM PUBLIC (P) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.****BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Central Health Planned Unit Development (the "Central Health PUD") is comprised of approximately 14.343 acres of land located generally at 601 East 15<sup>th</sup> Street and more particularly described by metes and bounds in **Exhibit "A"** incorporated into this Ordinance (the "Property").

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from public (P) district to planned unit development (PUD) district on the described in Zoning Case No. C814-2020-0132, on file at the Housing and Planning Department, and locally known as 601 East 15<sup>th</sup> Street, generally identified in the map attached as **Exhibit "B"**.

**PART 3.** This ordinance and the attached exhibits constitute the land use plan (the "Land Use Plan") for the Central Health PUD created by this ordinance. Development of and uses within the Central Health PUD shall conform to the limitations and conditions set forth in this ordinance. Except as otherwise specifically provided by this ordinance, all other rules, regulations, and ordinances of the City in effect at the time of permit application apply to development within the Central Health PUD.

**PART 4.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A: Legal Description of the Property

Exhibit B: Zoning Map

**PART 5. Definitions.**

A. "Landowner" means the owner of the Property or the owner's successors and assigns.

B. "Central Health Interlocal Agreement" means the agreement being negotiated between the City of Austin and the Travis County Healthcare District entitled

INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF  
AUSTIN AND THE TRAVIS COUNTY HEALTHCARE DISTRICT D/B/A  
CENTRAL HEALTH FOR THE REALIGNMENT OF MUNICIPAL RIGHT-OF-  
WAY AND REDEVELOPMENT OF THE FORMER UNIVERSITY MEDICAL  
CENTER AT BRACKENRIDGE HOSPITAL CAMPUS dated June xx, 2021.

**PART 6. Land Use.**

The Property established by this ordinance is subject to the following conditions:

- A. All residential uses as described in Section 25-2-3 (*Residential Uses Described*) of the City Code are permitted on the Property.
- B. Except as specifically modified by this ordinance, all commercial uses in Section 25-2-4 (*Commercial Uses Described*) which are permitted in the central business district (CBD) and the public (P) district as set forth in Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*), are permitted on the Property.

- C. The following uses are additional permitted uses on the Property:

Automotive rentals

Automotive sales indoor

- D. The following uses are conditional uses on the Property:

Automotive sales

Light manufacturing

- E. The following uses are prohibited uses on the Property:

Adult oriented businesses

Bail bond services

Carriage stable

Pawn shop services

- F. The following site development standards apply to the Property:

1. There is no minimum lot size.
  2. There is no minimum lot width.
  3. There is no minimum front yard setback.
  4. There is no minimum street side yard setback.
  5. There is no minimum side yard setback.
  6. There is no minimum rear yard setback.
  7. There is no maximum building coverage.
  8. There is no maximum impervious cover.
  9. The maximum front yard setback is 10 feet.
  10. The maximum street yard setback is 10 feet.
  11. The maximum floor-to-area ratio (FAR) is 25:1, unless the Property participates in 25-2-586 (*Downtown Density Bonus Program*) in which case there is no maximum FAR.
- G. A pedestrian-oriented use is required on the ground floor of all buildings fronting Hospital Drive (which is to become the newly aligned Red River Street) and on the ground floor of all buildings fronting Red River Street (as Red River Street exists as of the Effective Date of this Ordinance).

#### **PART 7. Environmental.**

All buildings in the Austin Green PUD shall achieve a three-star or greater rating under the Austin Energy Green Building program using the applicable rating version in effect at the time a rating registration application is submitted for the building.

#### **PART 8. Affordable Housing.**

In the event multi-family residential use is developed on the Property, the City pursuant to the terms of the Central Health Interlocal Agreement shall have the right to designate up to one hundred (100) multi-family residential units as affordable housing units for households whose income is no more than 50 percent of median family income (Affordable Housing Development Right) subject to the following conditions:

- 100 A. Affordable Housing Development Right shall apply if and only if multi-family  
101 housing is permitted for development and is developed on the Property.  
102
- 103 B. No later than 10 days prior to the issuance of a building permit to Landowner for  
104 multi-family housing to be developed on the Property, the Landowner shall notify  
105 the Housing and Planning Department (Multi-Family Housing Notice).  
106
- 107 C. The Multi-Family Housing Notice shall be in writing, shall include a description of  
108 the proposed multi-family project, and shall state the number of multi-family units  
109 proposed for development on the Property.  
110
- 111 D. The City shall have thirty (30) days following its receipt of the Multi-Family  
112 Housing Notice to provide the Landowner written notice of the City's decision to  
113 exercise the Affordable Housing Development Right located within the proposed  
114 multi-family development.  
115
- 116 E. Should the City elect to exercise the Affordable Housing Development Right on the  
117 proposed multi-family development, the City must include no less than 20 units  
118 within each distinct development project on the Property. The Landowner shall  
119 identify the units available to the City to reserve as affordable housing units located  
120 within the proposed multi-family development (Reserved Affordable Units). The  
121 City may elect to reserve all 100 Reserved Affordable Units in connection with a  
122 single site plan application or elect to divide the 100 Reserved Affordable Units  
123 across multiple site plans.  
124
- 125 F. Should the City elect to exercise the Affordable Housing Development Right, the  
126 City shall enter into an agreement with the Landowner, or at Landowner's option,  
127 the Landowner's designated developer to codify the Reserved Affordable Units.  
128 The City shall provide payment to the Landowner, or at Landowner's option, the  
129 Landowner's designated developer, an amount equal to the net present value of the  
130 difference between the amount that will otherwise be charged to the tenants paying  
131 market rate rents for similar residential units within the development which are not  
132 reserved as affordable units, and the amount of rent the City requires to be charged  
133 to tenants to make the units affordable for tenants with household incomes of 50  
134 percent or less of the median family income.  
135

136 G. At the time the City completes the reservation of Reserved Affordable Units, said  
137 Reserved Affordable Units shall remain subsidized until the earlier of either such  
138 time as the City ceases subsidizing the units as set forth in PART 8. B. 6. above, or  
139 40 years from the date of Certificate of Occupancy for Reserved Affordable Units.  
140

## 141 **PART 9. Interlocal Cooperation Agreement.**

142

143 The Property is subject to and shall comply with the terms of Central Health Interlocal  
144 Agreement and nothing in the Central Health PUD affects the need to comply with the  
145 Central Health Interlocal Agreement.  
146

## 147 **PART 10. Code Modifications.**

148

149 In accordance with Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit*  
150 *Development*) of the Code, the following site development regulations apply to the  
151 Central Health PUD instead of otherwise applicable City regulations:  
152

### 153 A. General.

154

155 Section 25-1-21(105) (*Definitions*) is modified to amend the definition of Site to allow  
156 a site to cross a public street or right-of-way if that public street or right of-way is  
157 within the boundaries of the Central Health PUD.  
158

### 159 B. Zoning

160

161 1. The following Planned Unit Development (PUD) threshold requirements are  
162 modified as follows:  
163

- 164 a. Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.C  
165 (*Minimum Requirements*) requirements are waived.  
166
- 167 b. Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.1.H  
168 (*Minimum Requirements*) requirements are waived.  
169
- 170 c. Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.2.A  
171 (*Additional Requirements*) requirements are waived.  
172
- 173 d. Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.2.B  
174 (*Additional Requirements*) requirements are waived.  
175

176 e. Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.2.D  
177 (*Additional Requirements*) requirements are waived.

178  
179 f. Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.5.1  
180 (*Limitation on Development*) requirements are waived.

181  
182 2. Section 25-2-4 (8) (*Automotive Sales*) is modified to add “within an enclosed  
183 building only” (“Automotive sales indoor”). The term “Automotive sales” shall  
184 mean Section 25-2-4 (8) (*Automotive Sales*) without modification to include  
185 “within an enclosed building only”.

186  
187 3. Section 25-2-243 (*Proposed District Boundaries Must be Contiguous*) is  
188 modified to provide the boundaries of the Central Health PUD may be  
189 noncontiguous.

190  
191 4. Section 25-2-586(B)(3) (*Downtown Density Bonus Program Maps and Table*)  
192 does not apply to the Property.

193  
194 5. Section 25-2-586(C)(1)(b) (*Program Requirements*) does not apply to the  
195 Property.

196  
197 6. Section 25-2-1051, Article 10 (*Compatibility Standards*) does not apply to the  
198 Property.

199  
200 7. The minimum site area and open space requirements in Chapter 25-2 do not  
201 apply to development of a multifamily residential or condominium residential  
202 use.  
203

**PART 11.** This ordinance takes effect on \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Jannette S. Goodall  
City Attorney      City Clerk

Exhibit A

0.328 ACRES  
BRACKENRIDGE HOSPITAL  
TRACT 2

FN. NO. 04-369(JJM)  
SEPTEMBER 20, 2004  
BPI JOB NO. 629-02.99

DESCRIPTION

OF A 0.328 ACRE TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE SABINE STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE 760527-A RECORDED IN VOLUME 5480, PAGE 873 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.328 ACRE TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cut "X" found in the northerly line of a 20' alley for the southwesterly corner of said Vacated Sabine Street (Ordinance 760527-A), same being the southeasterly corner of that certain 1.382 acre tract leased to Rehab Hospital Services Corporation by Memorandum of Lease of record in Volume 10800, Page 1017 of said Real Property Records, and corrected by instrument of record in Volume 12477, Page 1952 of said Real Property Records.

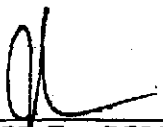
THENCE, N16°30'21"E, along the westerly line of said Vacated Sabine Street (Ordinance 760527-A), passing at a distance of 179.76 feet, a 1/2 iron rod found for the northeasterly corner of said 1.382 acre tract, and continuing for a total distance of 208.68 to a cotton spindle set for the northwesterly corner hereof;

THENCE, S73°37'58"E, leaving the westerly line of said Vacated Sabine Street (Ordinance 760527-A), a distance of 68.40 to a cotton spindle found for the northwesterly corner of that certain 0.500 acre tract of land conveyed to Travis County by deed of record in Volume 12276, Page 320 of said Real Property Records, for the northeasterly corner hereof, from which a 1/2 inch iron rod found for the northeasterly corner of said Travis County Tract bears S73°37'58"E, a distance of 104.48 feet;

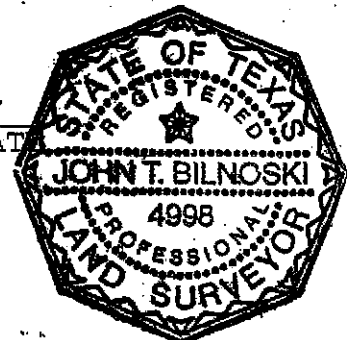
THENCE, S16°31'38"W, along the westerly line of Travis County Tract, a distance of 208.68 feet to a cut "X" found in the northerly line of a 20' alley, same being in the southerly end of said Vacated Sabine Street (Ordinance 760527-A), and also being the southwesterly corner of said Travis County Tract, for the southeasterly corner hereof, from which a cotton spindle found for the common southerly corner of said Travis County Tract and Brackenridge Hospital Sub-Station Subdivision, a subdivision of record in Book 67, Page 61 of the Plat Records of Travis County, Texas, bears S73°37'40"E, a distance of 104.46 feet;

THENCE, N73°37'40"W, along the northerly line of said 20' alley, same being the southerly end of said Vacated Sabine Street (Ordinance 760527-A), a distance of 68.33 feet to the POINT OF BEGINNING, containing an area of 0.328 acres (14,266 SF) of land, more or less, within these metes and bounds.

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

  
JOHN T. BILNOSKI  
R.P.L.S. NO. 4998  
STATE OF TEXAS

9/20/04



FIELD NOTES REVIEWED  
By John H. Moore Date 10-14-2004  
Engineering Support Section  
Department of Public Works  
and Transportation

14.015 ACRES  
BRACKENRIDGE HOSPITAL  
CITY OF AUSTIN

FN NO. 04-358(JJM)  
SEPTEMBER 20, 2004  
BPI JOB NO. 082-38.92

#### DESCRIPTION

OF A 14.015 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF THE ORIGINAL CITY OF AUSTIN, AS SHOWN ON A MAP ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS; SAID 14.015 ACRES BEING ALL OF LOTS 1 THROUGH 8 OF BLOCK 166 1/2, LOTS 1 THROUGH 8 OF BLOCK 166, LOTS 1 THROUGH 8 OF BLOCK 167, LOTS 1 THROUGH 8 OF BLOCK 165, LOTS 2 THROUGH 7 AND A PORTION OF LOT 8 OF BLOCK 168 AND LOTS 5 AND 6 AND THE REMAINING PORTIONS OF LOTS 3, 4 AND 7 OF BLOCK 164 OF SAID ORIGINAL CITY OF AUSTIN, SAID 14.015 ACRES ALSO BEING THE SABINE STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 580515B, RECORDED IN VOLUME 1947, PAGE 276 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, CITY ORDINANCE NO. 750529-A, RECORDED IN VOLUME 5234, PAGE 2071 OF SAID DEED RECORDS AND A PORTION OF SAID SABINE STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 760527-A, RECORDED IN VOLUME 5480, PAGE 873 OF SAID DEED RECORDS, AND ALSO BEING A PORTION OF THE ORIGINAL RED RIVER STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 760122-A, RECORDED IN VOLUME 5388, PAGE 1230 OF SAID DEED RECORDS AND AMENDED BY ORDINANCE 760318-D, AND ALSO BEING ALL OF THE PORTIONS OF THE RE-LOCATED RED RIVER STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 760527-A, RECORDED IN VOLUME 5480, PAGE 873 OF SAID DEED RECORDS, AND ALSO BEING ALL OF THE EAST 14TH STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 750529-A, RECORDED IN VOLUME 5234, PAGE 2071 OF SAID DEED RECORDS, CITY ORDINANCE NO. 660707-B AND A PORTION OF THE EAST 14TH STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 730201-H, RECORDED IN VOLUME 4575, PAGE 951 OF SAID DEED RECORDS, AND ALSO BEING PORTIONS OF THE EAST 13TH STREET RIGHT-OF-WAY VACATED BY CITY ORDINANCE NO. 7721109-G, RECORDED IN VOLUME 4490, PAGE 518 OF SAID DEED RECORDS AND CITY ORDINANCE NO. 750529-A, RECORDED IN VOLUME 5234, PAGE 2071 OF SAID DEED RECORDS AND CITY ORDINANCE NO. 730201-H, RECORDED IN VOLUME 4575, PAGE 951 OF SAID DEED RECORDS; SAID 14.015 ACRES ALSO BEING ALL OF THOSE ALLEYS LOCATED WITHIN SAID BLOCK 166 1/2, SAID BLOCK 166 AND SAID BLOCK 165, VACATED BY CITY ORDINANCE NO. 750529-A, RECORDED IN VOLUME 5234, PAGE 2071 OF SAID DEED RECORDS, AND ALL OF THAT ALLEY LOCATED WITHIN SAID BLOCK 167 VACATED BY CITY ORDINANCE NO. 580515B, RECORDED IN VOLUME 1947, PAGE 276 OF SAID DEED RECORDS, AND ALL OF THAT ALLEY LOCATED WITHIN SAID BLOCK 168 VACATED BY CITY ORDINANCE NO. 760122-A, RECORDED IN VOLUME 5388, PAGE 1230 OF SAID DEED RECORDS AND A PORTION OF THAT ALLEY LOCATED IN BLOCK 164 VACATED BY CITY ORDINANCE NO. 730201-H, RECORDED IN VOLUME 4575, PAGE 951 OF SAID DEED RECORDS; SAID 14.015 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a City of Austin right-of-way monument found in the centerline of East 15th Street (100' R.O.W.) being the point of intersection with the centerline of said vacated Sabine Street (80' R.O.W.), and from which a 1/2 inch iron rod found in the centerline of said East 15th Street, bears N73°35'17"W, a distance of 359.48 feet;

**THENCE**, S73°35'17"E, along the centerline of said East 15th Street, a distance of 316.38 feet to a point;

**THENCE**, S16°24'43"W, leaving the centerline of East 15th Street, a distance of 50.00 feet to a cut "X" in concrete set for the **POINT OF BEGINNING** and northeasterly corner hereof, being the point of intersection of the southerly right-of-way line of said East 15th Street with the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies), also being the northeasterly corner of said Block 166 1/2;

**THENCE**, S16°30'34"W, along the westerly line of Interstate Highway 35, being the easterly line of said Block 166 1/2, said vacated East 14th Street (Ordinance 750529-A), said Block 166, and said vacated East 13th Street (Ordinance 7721109-G), a distance of 642.62 feet to a 1/2 inch iron rod with cap set for the most easterly southeast corner hereof, and from which a 1/2 inch iron rod with aluminum cap found at the northeasterly corner of Brackenridge Hospital Sub-Station Subdivision, a subdivision of record in Book 67, Page 61 of the Plat Records of Travis County, Texas, bears S16°30'34"W, a distance of 30.00 feet, and also from which a 1/2 inch iron rod with aluminum cap set for the southeasterly corner of said Brackenridge Hospital Sub-Station Subdivision bears S16°30'34"W, a distance of 230.15;

**THENCE**, over, across and through said vacated East 13th Street (Ordinance 7721109-G) and a portion of said vacated Sabine Street (Ordinance 760527-A) the following five (5) courses and distances:

- 1) N73°37'40"W, along the northerly line of that certain portion of public utility easement released to the City of Austin by deed of record in Volume 11574, Page 1782 of said Real Property Records, a distance of 93.38 feet to a 1/2 inch iron rod with cap set for the northwesterly corner of said released public utility easement, same being an interior ell corner hereof;
- 2) S16°12'19"W, along the westerly line of said released public utility easement, a distance of 30.00 feet to a 1/2 inch iron rod with cap found in the northerly line of said Brackenridge Hospital Sub-Station Subdivision for an exterior ell corner hereof;
- 3) N73°37'40"W, along the northerly line of said Brackenridge Hospital Sub-Station Subdivision, a distance of 90.17 feet to a square galvanized bolt found for the northwesterly corner of said Brackenridge Hospital Sub-Station Subdivision, same being a point in the easterly line of that certain 0.500 acre tract of land conveyed to Travis County by deed of record in Volume 12276, Page 320 of said Real Property Records for an exterior ell corner hereof;

- 4) N16°31'51"E, along the easterly line of said Travis County Tract, a distance of 8.54 to a 1/2 inch iron rod found being the northeasterly corner of said Travis County Tract for an interior ell corner hereof;
- 5) N73°37'58"W, along the northerly line of said Travis County Tract, passing at a distance of 104.48 feet a cotton spindle found being the northwesterly corner of said Travis County Tract, and continuing for a total distance of 172.88 to a cotton spindle set in the westerly line of said vacated Sabine Street (Ordinance 760527-A), being the easterly line of said vacated East 13th Street (Ordinance 750529-A), for an interior ell corner hereof;

**THENCE**, S16°30'21"W, along said westerly line of vacated Sabine Street (Ordinance 760527-A) and the easterly line of said vacated East 13th Street (Ordinance 750529-A), a distance of 28.92 to a 1/2 inch iron rod found for the northeasterly corner of that certain 1.382 acre tract leased to Rehab Hospital Services Corporation by Memorandum of Lease of record in Volume 10800, Page 1017 of said Real Property Records, and corrected by instrument of record in Volume 12477, Page 1952 of said Real Property Records, for an exterior ell corner hereof, and from which a cut "X" found at the intersection of the northerly line of a 20 foot alley, same being in the southerly end of said vacated Sabine Street (Ordinance No. 760527-A), and also being the southeasterly corner of said 1.382 acre tract, bears S16°30'21"W, a distance of 179.76 feet;

**THENCE**, continuing along the northerly and westerly line of said 1.382 acre tract the following four (4) courses and distances:

- 1) N73°36'42"W, leaving the westerly line of said vacated Sabine Street (Ordinance 760527-A), passing at a distance of 102.60 feet a cut "X" found, and continuing for a total distance of 260.58 feet to a cut "X" found for an exterior ell corner of said 1.382 acre tract, same being an interior ell corner hereof;
- 2) S14°01'48"W, a distance of 12.33 feet to a 1/2 inch iron rod found for an interior ell corner of said 1.382 acre tract, same being an exterior ell corner hereof;
- 3) N73°45'30"W, a distance of 99.88 feet to a 1/2 inch iron rod found for the northwesterly corner of said 1.382 acre tract, being in the westerly line of said vacated Rid River Street (Ordinance 760122-A), same being an interior ell corner hereof;

- 4) S16°33'06"W, along the westerly line of said vacated Red River Street (Ordinance 760122-A), a distance of 49.08 feet to a 1/2 inch iron rod found in the easterly right-of-way line of said relocated Red River Street for the southwesterly corner hereof, and from which a 1/2 inch iron rod found in the said easterly line of relocated Red River Street for a point of curvature of a curve to the right bears S10°31'53"E, a distance of 34.55 feet;

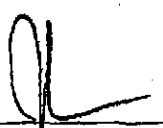
**THENCE**, leaving westerly line of said 1.382 acre tract and continuing along the easterly right-of-way line of said relocated Red River Street the following three (3) courses and distances:

- 1) N10°31'53"W, a distance of 406.30 feet to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the right, and from which a 1/2 inch iron rod found for the beginning of a curve in the westerly line of said relocated Red River Street bears S79°19'39"W, a distance of 79.75 feet;
- 2) Along said non-tangent curve to the right having a radius of 560.00 feet, a central angle of 34°15'00", an arc distance of 334.75 feet and a chord of which bears N06°35'37"E, a distance of 329.79 feet to a 1/2 inch iron rod with cap found for the end of said non-tangent curve to the right;
- 3) N23°43'07"E, a distance of 68.45 feet to a 1/2 inch iron rod with cap set at the northwest corner of said Red River Street vacated by Ordinance 760527-A (Tract 1) for the northwesterly corner hereof, being the point of intersection of the present easterly line of relocated Red River Street with the southerly line of East 15th Street;

**THENCE**, S73°35'17"E, along the southerly line of East 15th Street, being the northerly line of said Block 168, said vacated Red River Street (Ordinance 760122-A), said Block 167, said vacated Sabine Street (Ordinance 580515B) and said Block 166 1/2, a distance of 949.14 feet to the **POINT OF BEGINNING**, containing an area of 14.015 acres (610,502 sq. ft.) of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, 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. A LAND TITLE SURVEY WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

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

  
JOHN T. BILNOSKI,  
R.P.L.S. NO. 4998  
STATE OF TEXAS

**FIELD NOTES REVIEWED**  
By JOHN MOORE Date 10-18-2004  
Engineering Support Section  
Department of Public Works  
and Transportation

