

ORDINANCE NO. 20210610-103

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1011 AND 1017 SPRINGDALE ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT AND RURAL RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (RR-CO-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.

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

PART 1. The Springdale Green Planned Unit Development (the “Springdale Green PUD”) is comprised of approximately 30.11 acres located just east of the intersection of Springdale Road and Airport Boulevard in the area generally known as the former East Austin Tank Farm, and more particularly described as follows:

A 30.1182 acre (1,311,948 square feet) tract of land out of Jesse C. Tannehill Survey No. 29, Abstract No. 22, of Travis County, Texas, being a portion of a called 19.1704 acre tract (called Tract 1), being a portion of a called 6.6576 acre tract (called Tract 2), and being all of a called 4.376 acre tract (called Tract 3), all of which was conveyed to Aus Springdale, LLC, in Document No. 2020027902, Official Public Records of Travis County, Texas, said 30.1182 acres being more particularly described by metes and bounds as shown 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 community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district and rural residence-conditional overlay-neighborhood plan (RR-CO-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2020-0104, on file at the Housing and Planning Department, and locally known as 1011 and 1017 Springdale Road in the City of Austin, Travis County, Texas, 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 Springdale Green PUD created by this ordinance. Development of and uses within the Springdale Green PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as

otherwise specifically modified 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 Property.

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
- Exhibit C. Land Use Plan
- Exhibit D. Open Space Plan
- Exhibit E. Restoration Plan
- Exhibit F. Creek Plan
- Exhibit G. Tree Survey
- Exhibit H. Interbasin Transfer

PART 5. Definitions.

In this ordinance, Landowner means the owner of the Property, or the owner's successors and assigns.

PART 6. Land Use.

- A. Except as specifically modified by this ordinance or the Land Use Plan, the Property shall be developed in accordance with the regulations applicable in the community commercial (GR) zoning district.
- B. The maximum height of a building or structure on the Property shall not exceed 93 feet as indicated on the Site Development Regulations Table of the Land Use Plan attached as **Exhibit "C"** (*Land Use Plan*).
- C. The total square footage of all office/commercial development within the Springdale Green PUD shall not exceed 775,000 square feet of gross floor area.
- D. The overall impervious cover allowed on the Property shall not exceed 50% of the gross site area.
- E. Development of the Property shall not exceed a floor to area ratio (F.A.R.) of 0.8 to 1.

F. The following uses are additional permitted uses of the Property:

Electronic Prototype Assembly	Electronic Testing
Research Assembly Services	Research Testing Services

G. The following uses are prohibited uses of the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Community gardens	Drop-off recycling collection facility
Exterminating services	Funeral services
Service station	

PART 7. Affordable Housing Program.

The Landowner shall pay a fee-in-lieu donation for any bonus area developed within the Springdale Green PUD per City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.5.6 (*In Lieu Donation*). Bonus area in the Springdale Green PUD shall include any gross floor area greater than that which could be achieved within the height, floor to area ratio, and building coverage allowed by the community commercial (GR) zoning district. The fee-in-lieu donation shall be equivalent to the bonus area multiplied by the current Planned Unit Development Fee Rate at the time of site plan submittal. The fee-in-lieu donation shall be restricted for use in City Council District 3 for a period of seven years from the date the fee-in-lieu donation is received by the City. If no suitable projects or opportunities are identified within seven years, staff may use the funds in other ways that advance the goals of the City's Strategic Housing Blueprint. The building official may not issue a certificate of occupancy for any building in the Springdale Green PUD that includes bonus area until the fee-in-lieu donation for that bonus area is paid to the City's Affordable Housing Trust Fund.

PART 8. Environmental.

A. Green Building Rating

All buildings on the Property 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.

B. Water Quality

1. The Springdale Green PUD shall provide 100 percent on-site water quality capture volume equivalency for all development on the Property, and treat 100 percent of the water quality volume using green innovative methods per Environmental Criteria Manual (ECM) Section 1.6.7 (*Green Stormwater Quality Infrastructure*).
2. Except for impervious cover associated with the Boggy Creek armoring, the Landowner shall remove all existing impervious cover from the Critical Water Quality Zone and restore the area with vegetation as shown on **Exhibit "E"** (*Restoration Plan*).

C. Drainage

1. Prior to issuance of the first certificate of occupancy for either Building A or Building B shown in **Exhibit "C"** (*Land Use Plan*), the Landowner shall divert between 7 and 9 acres of off-site stormwater run-off from the Tannehill Watershed to the Property as shown in **Exhibit "H"** (*Interbasin Transfer*). This language shall be included as a note on the cover sheet of the consolidated site plan.
2. If the Landowner demonstrates to the director of the Watershed Protection Department that despite good faith efforts an interbasin diversion as described in Part 8.C.1 is infeasible, the Landowner shall contribute \$425,000 into a fund to be established by the City's Watershed Protection Department for drainage improvements in the Alf Storm System Basin. The Landowner shall provide the contribution prior to the issuance of the first certificate of occupancy for either Building A or Building B shown in **Exhibit "C"** (*Land Use Plan*). For purposes of this paragraph, the inability of the Landowner to enter into any necessary agreement with an adjacent landowner shall be sufficient to demonstrate that an interbasin diversion is infeasible.

D. Tree Protection

1. The Springdale Green PUD shall preserve on the Property a minimum of:
 - a. 75% of the caliper inches associated with native protected and heritage tree sizes; and
 - b. 75% of the caliper inches associated with native trees of any size.

2. The Springdale Green PUD shall provide tree mitigation that exceeds the mitigation rates found in ECM Section 3.5.4 (*Mitigation Measures*) by 50%.

PART 9. Landscaping and Open Space.

- A. 19.82 acres of open space shall be provided as shown in **Exhibit “D”** (*Open Space Plan*).
- B. The Landowner shall restore a minimum of 15.8 acres of the Property in accordance with **Exhibit “E”** (*Restoration Plan*). All restoration work as shown in **Exhibit “E”** (*Restoration Plan*) shall be permitted with the first consolidated site plan application submitted by the Landowner.
- C. The Springdale Green PUD shall exceed the percentage of the street yard that must be landscaped, as provided for in ECM Section 2.4.1 (*Street Yard*), by landscaping 30 percent of the street yard of the Property.
- D. The Springdale Green PUD shall meet the requirements of ECM Section 2.4.6 (*Irrigation of Landscape Areas*) by irrigating a minimum of 50% of the total landscaped area of the Property through the use of rainwater or condensate captured and stored in cisterns.
- E. All street yard trees provided in the Springdale Green PUD shall each be a minimum of three caliper inches in size.
- F. The Landowner shall provide at least 15 trees that use silva cell technology. All trees installed on the Property using silva cell technology shall be planted with a minimum soil volume of 1,000 cubic feet, which can be shared between a maximum of two trees. The City Arborist, however, may reduce the minimum soil volume requirement if needed due to utility conflicts or other related issues.
- G. The Landowner shall provide for the management of invasive vegetation as shown on **Exhibit “E”** (*Restoration Plan*). The Landowner shall remove a minimum of 50% of the following invasive species from the Property: Ligustrum, Chinaberry, Chinese Tallow, and Japanese Honeysuckle.

PART 10. Transportation.

- A. Prior to the issuance of the first consolidated site plan for the Property, the Landowner shall make a fee-in-lieu payment of \$250,000 to the City to

provide for the construction of an urban trail connection to Airport Boulevard and Bolm Road.

- B. The Springdale Green PUD shall provide required parking in a separate structure onsite as shown in **Exhibit "C"** (*Land Use Plan*). A minimum of 75% of the parking structure's frontage on Springdale Road will include pedestrian oriented uses as defined in City Code Section 25-2-691(C).

PART 11. Code Modifications. In accordance with Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Development*) of the Code, the following site development regulations apply to the Springdale Green PUD instead of otherwise applicable City regulations:

A. General

1. Section 25-1-21(46) (*Definition of Gross Floor Area*) is modified to provide that this term does not include balconies and outdoor terraces.

B. Zoning

1. Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) is modified to establish a specific set of permitted, conditional, and prohibited uses to be applicable to the Springdale Green PUD as shown in **Exhibit "C"** (*Land Use Plan*).
2. Section 25-2-492 (*Site Development Regulations*) is modified to establish a set of site development regulations applicable to the Springdale Green PUD, as shown in **Exhibit "C"** (*Land Use Plan*).
3. Section 25-2-531 (*Height Limit Exceptions*) is modified as follows:
 - a. 25-2-531(B) is modified to create a new subsection (B)(3) to include an elevator lobby and restrooms appurtenant to outdoor amenities.
 - b. 25-2-531(B)(1) is modified to add light poles.
 - c. 25-2-531(C) is modified to allow a structure described in subsection 25-2-531(B) to exceed the zoning district base height limit established by this ordinance by the greater of:
 - i. 18 percent;

- ii. the amount necessary to comply with a federal or state regulation;
 - iii. for a stock or vent, the amount necessary to comply with generally accepted engineering standards;
 - iv. for a light pole, 35 feet;
 - v. for an elevator penthouse with an enclosed equipment room and improvements necessary for pedestrian elevator access, 22 feet; or
 - vi. for a spire, 30 percent.
4. Section 25-2-1063(C) (*Height Limitations and Setbacks for Large Sites*) is modified to waive the compatibility standards as necessary to allow the buildings shown in **Exhibit "C"** (*Land Use Plan*) to achieve 64 feet of height at 85 feet from the property line of an urban family residence (SF-5) or more restrictive zoning district and to achieve 93 feet of height at 140 feet from the property line of an urban family residence (SF-5) or more restrictive zoning district.
5. Chapter 25-2, Subchapter E, Article 2 (*Site Development Standards*), is modified as follows:
- a. Section 2.2.2 (B)-(E) (*Core Transit Corridors: Sidewalks and Building Placements*) is modified to provide that the requirements do not apply to development within the Springdale Green PUD.
 - b. Section 2.2.3 (C) (*Urban Roadways: Supplemental Zone*) is modified to provide that the regulations related to the supplemental zone do not apply within the PUD. If the Landowner provides a supplemental zone, it must be a minimum of 10 feet in width.
 - c. Section 2.2.5 (E)(1) (*Internal Circulation Routes: Sidewalks*) is modified to allow for the construction of sidewalks on only one side of an Internal Circulation Route. The Landowner shall at a minimum ensure that sidewalks or pedestrian paths connect to all buildings and amenities.
 - d. Section 2.3.1 (B)(1) (*Improvements to Encourage Pedestrian, Bicycle, and Vehicular Connectivity; Vehicular and Pedestrian Connections Between Sites*) is modified to waive the requirement that the Springdale Green PUD provide a connection to Saucedo Street.

6. Chapter 25-2, Subchapter E, Article 3 (*Building Design Standards*), is modified as follows:
 - a. Section 3.2.2 (*Glazing and Façade Relief on Building Facades*) is modified to allow a minimum of 50% of the total area of all glazing on facades that face the principal street to have a Visible Transmittance (VT) of 0.3 or higher.
 - b. Section 3.3.2 (*Building Design Options*) is modified to require a minimum total of four base points in the aggregate for all building structures within the PUD.

C. Environmental

1. Sections 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-262 (*Critical Water Quality Zone Crossings*) are modified during the time of construction to allow for a construction staging area as shown in **Exhibit “E”** (*Restoration Plan*) and to allow for construction activities specified in **Exhibit “F”** (*Creek Plan*). The construction staging area may only be used for the laydown and storage of building materials, storage of building construction equipment and vehicles, temporary construction offices, temporary access roads, and the daytime parking of personal vehicles. Upon completion of construction shown on the consolidated site plan, the Landowner shall de-compact and restore the impacted area in accordance with **Exhibit “E”** (*Restoration Plan*).
2. Sections 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-262 (*Critical Water Quality Zone Crossings*) are modified to allow for the construction of trails, elevated boardwalks, decks, and pedestrian bridges within the critical water quality zone as shown in **Exhibit “F”** (*Creek Plan*).
3. Section 25-8-261(B)(3)(C) (*Critical Water Quality Zone Development*) is modified to allow trails, elevated boardwalks, decks, and pedestrian bridges wider than 12 feet as shown in **Exhibit “F”** (*Creek Plan*).
4. Section 25-8-365 (*Interbasin Diversion*) is modified to allow an interbasin diversion of not more than nine acres from the Tannehill watershed to the Boggy Creek watershed as shown in **Exhibit “H”** (*Interbasin Transfer*).
5. Sections 25-8-621 (*Permit Required for Removal of Protected Trees: Exceptions*) and 25-8-641(B) (*Removal Prohibited*) are modified to allow

the removal of eight trees (Tree Numbers 5214, 5241, 5245, 5258, 5293, 5303, 5305, and 5309, as shown on the Tree Survey prepared by 4Ward Land Surveying dated April 21, 2020 and attached as **Exhibit “G”** (*Tree Survey*)).

D. Signs

1. Section 25-10-101(B)(1) (*General On-Premise Signs*) is modified to allow a freestanding or wall sign, such as those typically used to direct the movement or placement of vehicular traffic or pedestrian traffic that are within 20 feet of the public right-of-way provided that:
 - a. No more than eight signs are permitted for each building;
 - b. Sign area shall not exceed 18 square feet; and
 - c. Sign height shall not exceed six feet, for a freestanding sign.
2. Section 25-10-191 (*Sign Setback Requirements*) is modified to the extent necessary to allow one freestanding sign to be located no closer than eight feet from the street right-of-way and no closer than 10 feet from a driveway entrance or exit. The sign shall not exceed 38 inches in height, 11 feet in length, and 18 inches in width.

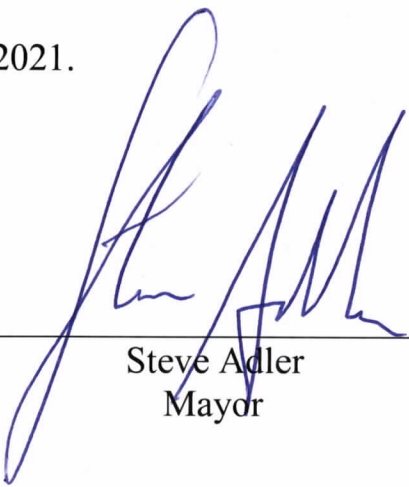
PART 12. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

PART 13. This ordinance takes effect on June 21, 2021.

PASSED AND APPROVED


____ June 10 _____, 2021

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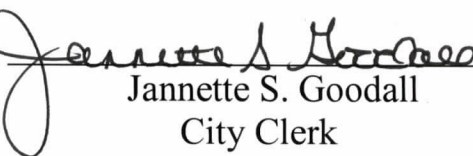
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 30.1182 ACRES (1,311,948 SQUARE FEET) OUT OF THE JESSE C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 19.1704 ACRE TRACT (CALLED TRACT 1), BEING A PORTION OF A CALLED 6.6576 ACRE TRACT (CALLED TRACT 2), AND BEING ALL OF A CALLED 4.376 ACRE TRACT (CALLED TRACT 3), ALL OF WHICH WAS CONVEYED TO AUS SPRINGDALE, LLC, IN DOCUMENT NO. 2020027902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 30.1182 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

BEGINNING, at a 1/2-inch iron rod with "4Ward-Boundary" cap set in the east right-of-way line of Springdale Road (right-of-way varies), and being the in the north line of said Tract 1, being the southwest corner of Lot 1, Block A, 1023 Subdivision, a subdivision recorded in Document No. 201600134 (O.P.R.T.C.T.), and being the northwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "Survcon" cap found in the east right-of-way line of said Springdale Road, and being the northwest corner of said Tract 1 bears, S61°55'24"W, a distance of 11.84 feet;

THENCE, leaving the east right-of-way line of said Springdale Road, with the common line of said Lot 1 and said Tract 1, S61°55'24"E, a distance of 971.89 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof;

THENCE, with the north line of said Tract 1, in part with the south line of said Lot 1 of said 1023 Subdivision, in part with the south line of Lots 9 and 12 of Springdale Addition, recorded in Volume 4, Page 325 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and in part with the south terminus of Berger Street (50' right-of-way, dedicated in part per said Springdale Addition), the following two (2) courses and distances:

- 1) S61°57'24"E, a distance of 239.39 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 2) S61°58'09"E, passing at a distance of 115.68 feet, a 1-inch iron pipe found at the common corner of said Lot 12 and the southwest terminus of said Berger Street, passing at a distance of 165.70 feet, a 1/2-inch iron rod found at the common corner of said Lot 9 and the southeast terminus of said Berger Street, and continuing for a total distance of 338.40 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the northeast corner hereof, said point being in the west line of Lot 11 of Brookwood, a subdivision recorded in Volume 58, Page 57 (P.R.T.C.T.), and being the southeast corner of Lot 9 of said Springdale Addition, and being the northeast corner of said Tract 1;

THENCE, with the common line of said Brookwood Subdivision and said Tract 1, the following three (3) courses and distances:

- 1) S27°32'21"W, a distance of 432.86 feet to a 1/2-inch iron rod found for angle point hereof,
- 2) S25°56'49"W, a distance of 81.27 feet to a 1/2-inch iron rod found for an angle point hereof, and

Exhibit A

- 3) **S26°24'51"W**, a distance of **190.29** feet to a 1-inch iron pipe found for an angle point hereof, said point being in the northwest right-of-way line of Southern Pacific Transportation Company Railroad (right-of-way varies), and being the common south corner of Lots 19 and 20 of said Brookwood Subdivision, and being an angle point in the east line of said Tract 1;

THENCE, with the northwest right-of-way line of said Southern Pacific RR and the southeast line of said Tract 1, **S70°59'43"W**, a distance of **559.83** feet to a 1/2-inch iron pipe found for the southeast corner hereof, said point being at the northeast corner of a called 3.553 acre tract conveyed to 10611 Research L C, in Document No. 2001025561 (O.P.R.T.C.T.), and being the southeast corner of said Tract 1;

THENCE, leaving the northwest right-of-way line of said Southern Pacific RR, with north line of said 3.553 acre 10611 Research tract, in part with the south line of said Tract 1, and in part with the south line of said Tract 3, **N62°14'06"W**, passing a distance of 208.26 feet, a 1/2-inch iron rod with "Survcon" cap found at the common south corner of said Tract 1 and said Tract 3, and from which found corner, a 3/4-inch iron pipe in concrete found bears, **N26°01'53"W**, a distance of 0.37 feet, and continuing for a total distance of **776.03** feet to a 1/2-inch iron rod found for the southwest corner hereof, said point being in the northeast right-of-way line of Airport Boulevard (right-of-way varies), and being the common west corner of said 3.553 acre 10611 Research tract and said Tract 3, from which a 3/4-inch iron rod in concrete found at an angle point in the northeast right-of-way line of said Airport Boulevard and the southwest line of said 3.553 acre 10611 Research tract bears, **S20°12'52"E**, a distance of 104.69 feet;

THENCE, with the northeast right-of-way line of said Airport Boulevard and the west line of said Tract 3, **N20°09'28"W**, a distance of **30.06** feet to a 3/4-inch iron rod in concrete found for an exterior ell-corner hereof, said point being an angle point in the northeast right-of-way line of said Airport Boulevard, and being the southwest corner of a called 6.054 acre tract conveyed to 10611 Research, L C, in Document No. 2001025561 (O.P.R.T.C.T.), and being a southwest corner of said Tract 3, from which a 3/4-inch iron rod in concrete found for an angle point in the northeast right-of-way line of said Airport Boulevard and the southwest line of said 6.054 acre 10611 Research tract bears, **N20°25'37"W**, a distance of 65.80 feet;

THENCE, leaving the northeast right-of-way line of said Airport Boulevard, with the common line of said 6.054 acre 10611 Research tract and said Tract 3, the following two (2) courses and distances:

- 1) **S62°13'40"E**, a distance of **253.47** feet to a 3/4-inch iron rod in concrete found for an interior ell-corner hereof, and
- 2) **N27°57'50"E**, a distance of **532.10** feet to a 3/4-inch iron rod in concrete found for an exterior ell-corner hereof, said point being in the southwest line of said Tract 2, and being the common north corner of said 6.054 acre 10611 Research tract and said Tract 3;

THENCE, with the common line of said 6.054 acre 10611 Research tract and said Tract 2, **N62°06'46"W**, a distance of **626.12** feet to a 1/2-inch iron rod for an exterior ell-corner hereof, said point being in the east right-of-way line of said Springdale Road, and being the common west corner of said 6.054 acre 10611 Research tract and said Tract 2, and being the southeast corner of a called 0.096 acre tract conveyed to the City of Austin in a Street Deed in Volume 10505, Page 485 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), from which a 3/4-inch iron rod in concrete found at the intersection of the east right-of-way line of said Springdale Road with the east right-of-way line of said Airport Boulevard, and being the southwest corner of said 6.054 acre 10611 Research tract bears, **S27°49'26"W**, a distance of 153.58 feet;

THENCE, with the east right-of-way line of said Springdale Road and the east line of said Street Deed, and with the west line of said Tract 2, the following two (2) courses and distances:

- 1) **N27°48'56"E**, a distance of **79.10** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **N24°55'54"E**, a distance of **103.05** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap found;

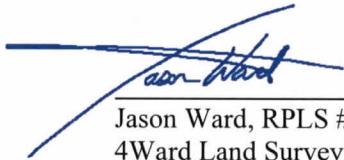
THENCE, leaving the east right-of-way line of said Springdale Road, over and across said Tract 2 the following two (2) courses and distances:

- 1) **N27°15'06"E**, a distance of **93.76** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 2) **N27°43'49"E**, a distance of **24.60** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof, being in the common line of said Tract 1 and said Tract 2;

THENCE, leaving the north line of said Tract 2, over and across said Tract 1, **N27°46'25"E**, a distance of 266.31 feet to the **POINT OF BEGINNING** and containing 30.1182 Acres (1,311,948 Square Feet) more or less.

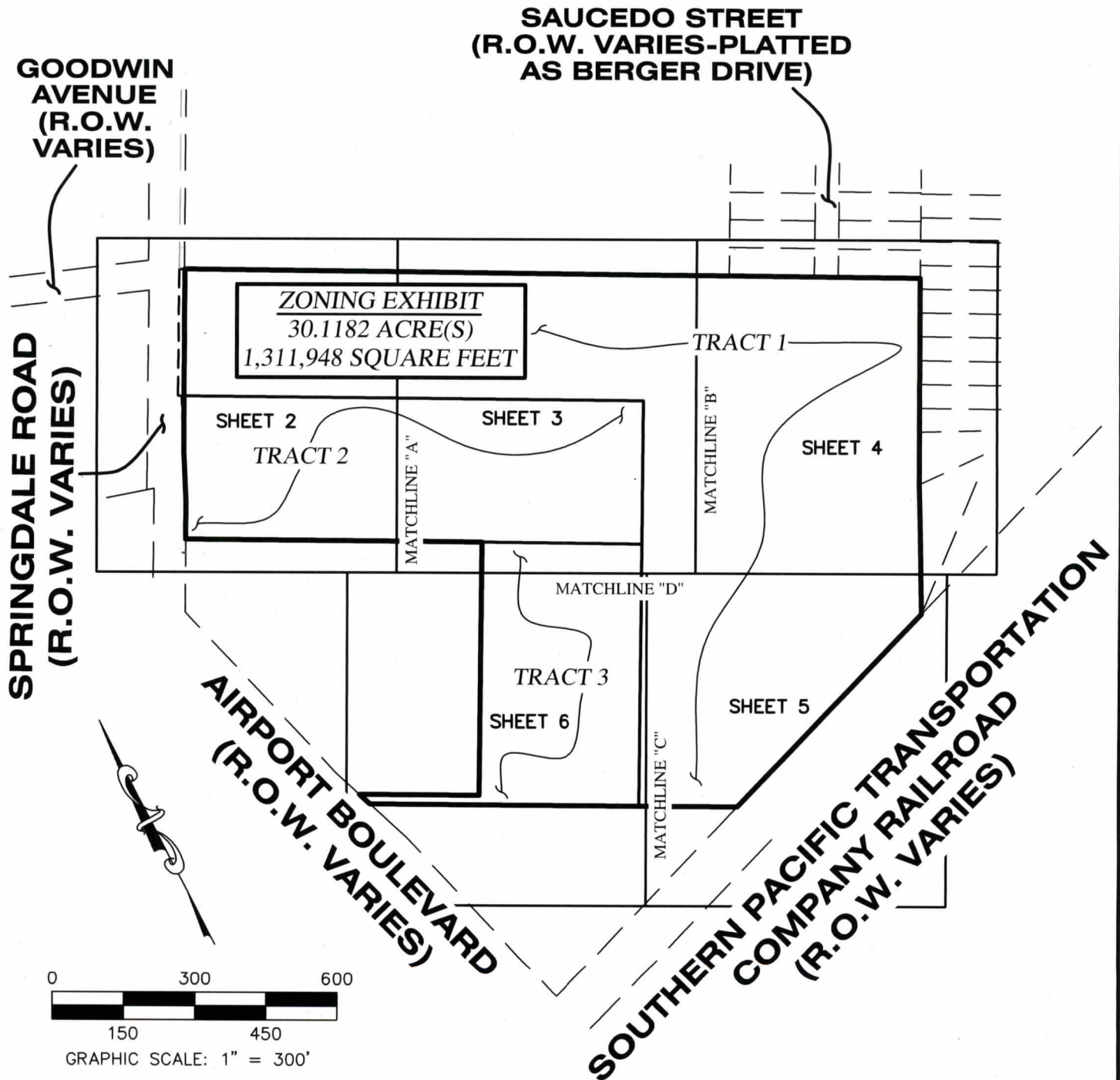
Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000058721388. See attached sketch (reference drawing: 00773_M&B 30.1 acres.dwg.)


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

10/7/2020





**30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 300'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	1 OF 7

**GOODWIN
AVENUE
(R.O.W.
VARIES)**

**SPRINGDALE ROAD
(R.O.W. VARIES)**

P.O.B.
GRID N: 10070867.30
GRID E: 3129642.90

LOT 1, BLOCK A
1023 SUBDIVISION
DOC. NO. 201600134, O.P.R.T.C.T.

STREET DEED
DOC. NO. _____

TRACT 1
CALLED 19.1704 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.



GRAPHIC SCALE: 1" = 80'

TRACT 2
CALLED 6.6576 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

ZONING EXHIBIT
30.1182 ACRE(S)
1,311,948 SQUARE FEET

MATCHLINE "A"

N62°06'46"W 626.12'
[N60°43'34"W 626.03']

MATCHLINE "D"

30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas



A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	2 OF 7

S61°55'24"E 983.73'
(S59°58'00"E 983.80')
[[S59°55'07"E 983.91']]
971.89'

LOT 1, BLOCK A
1023 SUBDIVISION
DOC. NO. 201600134, O.P.R.T.C.T.

(S60°00'00"E 239.41')
S61°57'24"E 239.39'

TRACT 1
CALLED 19.1704 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

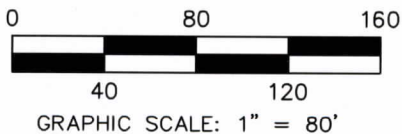
ZONING EXHIBIT
30.1182 ACRE(S)
1,311,948 SQUARE FEET

{{S59°31'15"E 974.33'}}
S62°02'52"E 969.23'

MATCHLINE "A"

TRACT 2
CALLED 6.6576 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

MATCHLINE "B"



{{S30°28'50"W 299.84'}}
S27°55'53"W 299.95'

N27°55'53"E 850.76'
(N29°59'40"E 851.16')

{{N59°32'09"W 962.40'}}

[B]

3/4"
IN CONC.

N61°59'47"W 336.36'
((N60°43'34"W 336.52'))

[C]

"ACCUTEX
RPLS 3991"

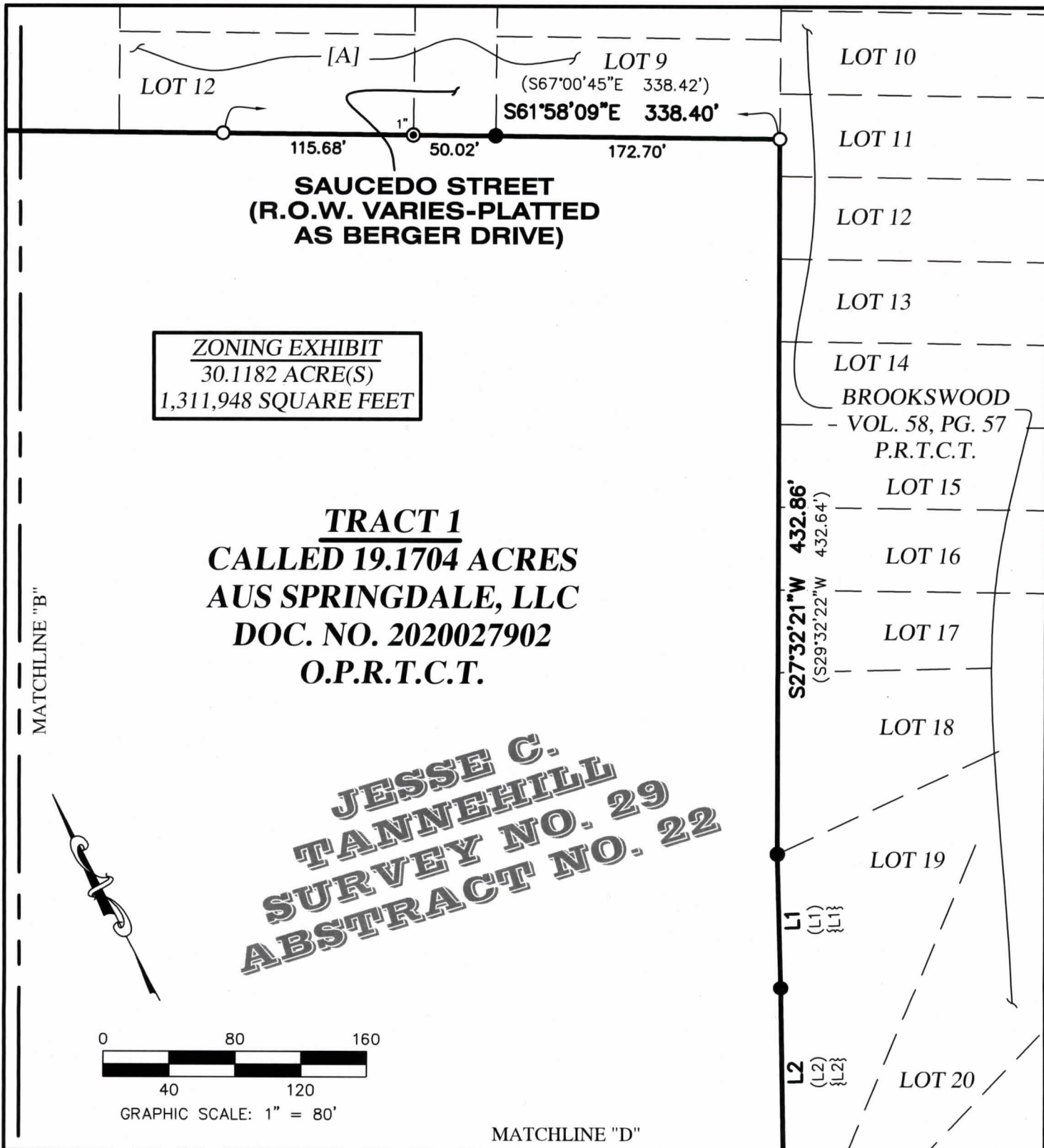
MATCHLINE "D"

30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	3 OF 7



30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	4 OF 7

MATCHLINE "D"

ZONING EXHIBIT
30.1182 ACRE(S)
1,311,948 SQUARE FEET

TRACT 1
CALLED 19.1704 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

MATCHLINE "C"

(207.96')
208.26'

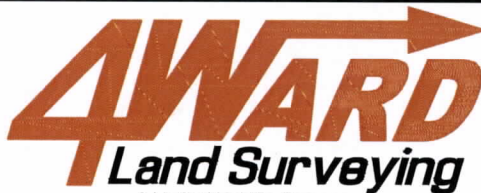
CALLED 3.553 ACRES
10611 RESEARCH, L.C.
DOC. NO. 2001025561
O.P.R.T.C.T.

S70°59'43"W 559.83'
(S72°55'00"W 560.30')

SOUTHERN PACIFIC TRANSPORTATION
COMPANY RAILROAD
(R.O.W. VARIES)



**30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	5 OF 7

MATCHLINE "D"

ZONING EXHIBIT
30.1182 ACRE(S)
1,311,948 SQUARE FEET

[B]
CALLED 6.054 ACRES
10611 RESEARCH, L C
DOC. NO. 2001025561
O.P.R.T.C.T.

[N29°17'47"E 531.96']
((N29°17'47"E 531.96'))
N27°57'50"E 532.10'

[C]
TRACT 3
CALLED 4.376 ACRES
AUS SPRINGDALE, LLC
DOC. NO. 2020027902
O.P.R.T.C.T.

((S29°18'24"W 551.64'))
S27°55'53"W 550.81'



[S60°52'53"E 253.60']
((S60°52'53"E 253.60'))
S62°13'40"E 253.47'

3/4"
IN CONC.

FROM WHICH A 3/4" IRON
PIPE FOUND BEARS,
N26°01'53"W, 0.37'

((567.60'))
567.76'

N62°14'06"W 776.03'
[N60°50'05"W 775.70']

CALLED 3.553 ACRES
10611 RESEARCH, L C
DOC. NO. 2001025561
O.P.R.T.C.T.

3/4"
IN CONC.

AIRPORT BOULEVARD
(R.O.W. VARIES)

MATCHLINE "C"

**30.1182 ACRES
ZONING EXHIBIT
City of Austin,
Travis County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

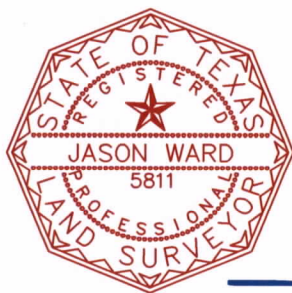
Date:	10/7/2020
Project:	00773
Scale:	1" = 80'
Reviewer:	PRB
Tech:	EBD
Field Crew:	JZ/FH
Survey Date:	JUL. 2020
Sheet:	6 OF 7

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S25°56'49"W	81.27'
L2	S26°24'51"W	190.29'
L3	N20°09'28"W	30.06'
L4	N27°48'56"E	79.10'
L5	N24°55'54"E	103.05'
L6	N27°15'06"E	93.76'
L7	N27°43'49"E	24.60'
L8	N24°55'54"E	118.51'
L9	N62°02'52"W	7.94'
L10	N61°55'24"W	11.84'
L11	N62°02'52"W	5.00'
L12	S20°12'52"E	104.69'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S27°53'27"W	81.11'
{L1}	S27°45'00"W	80.66'
(L2)	S28°26'14"W	190.66'
{L2}	S28°54'00"W	190.50'
((L3))	N18°53'21"W	30.08'
[L12]	S18°53'21"E	104.64'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "SURVCON" CAP FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2019093971
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2001025561
{.....}	RECORD INFORMATION PER PLAT VOL. 58 PG. 57
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2019093972
[[.....]]	RECORD INFORMATION PER DEED DOC. NO. 201600134
{{.....}}	RECORD INFORMATION PER DEED DOC. NO. 2013154774

[A]
 SPRINGDALE ADDITION
 VOL. 4, PG. 325
 P.R.T.C.T.



Jason Ward
 10/7/2020

TCAD PARCEL #193704, #193705 & #544200
 COA GRID #L22

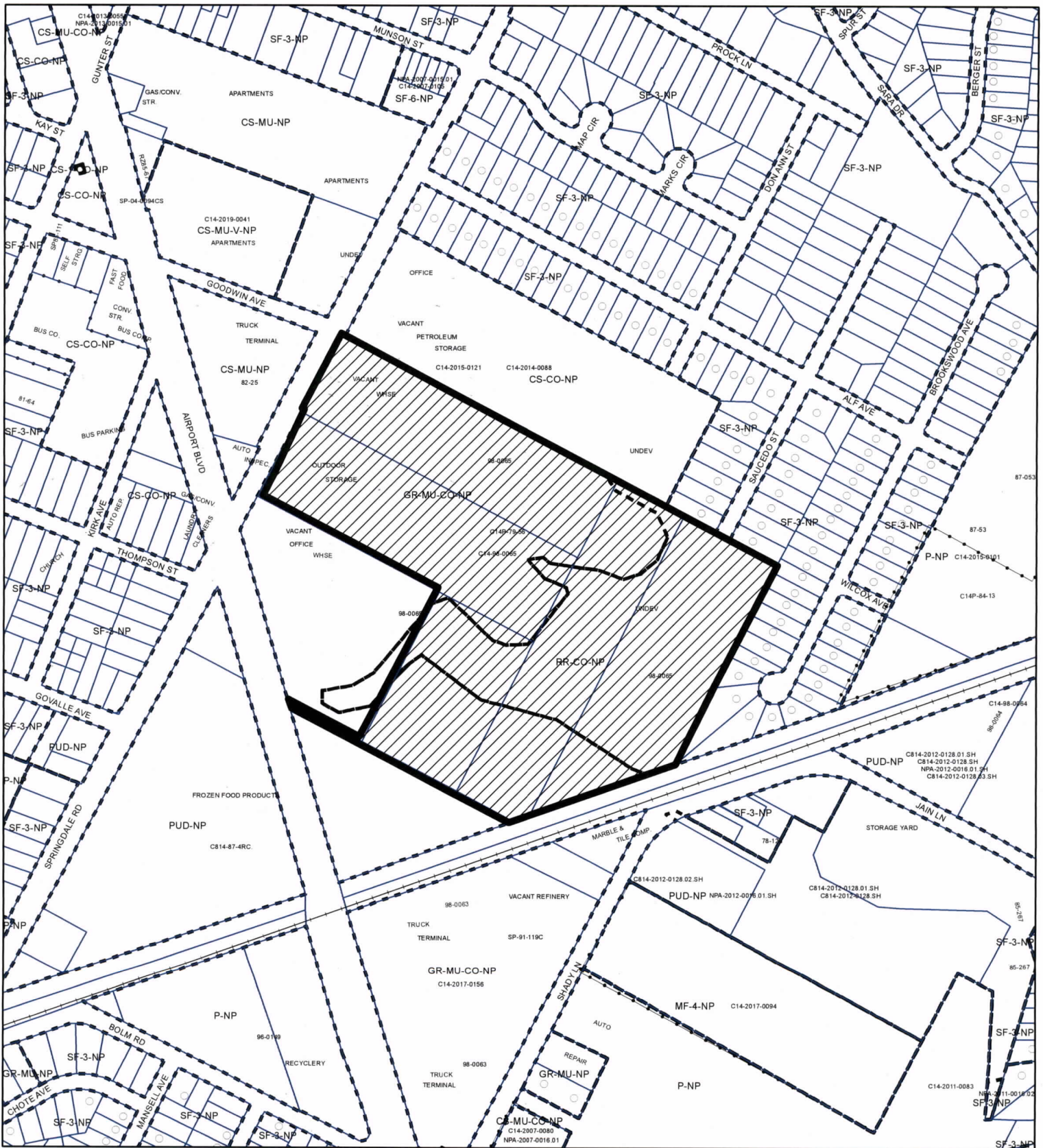
NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000058721388.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**30.1182 ACRES
 ZONING EXHIBIT
 City of Austin,
 Travis County, Texas**

 4WARD <i>Land Surveying</i> A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174300	Date:	10/7/2020
	Project:	00773
	Scale:	N/A
	Reviewer:	PRB
	Tech:	EBD
	Field Crew:	JZ/FH
	Survey Date:	JUL. 2020
	Sheet:	7 OF 7



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2020-0104

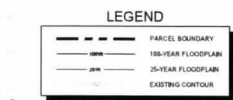
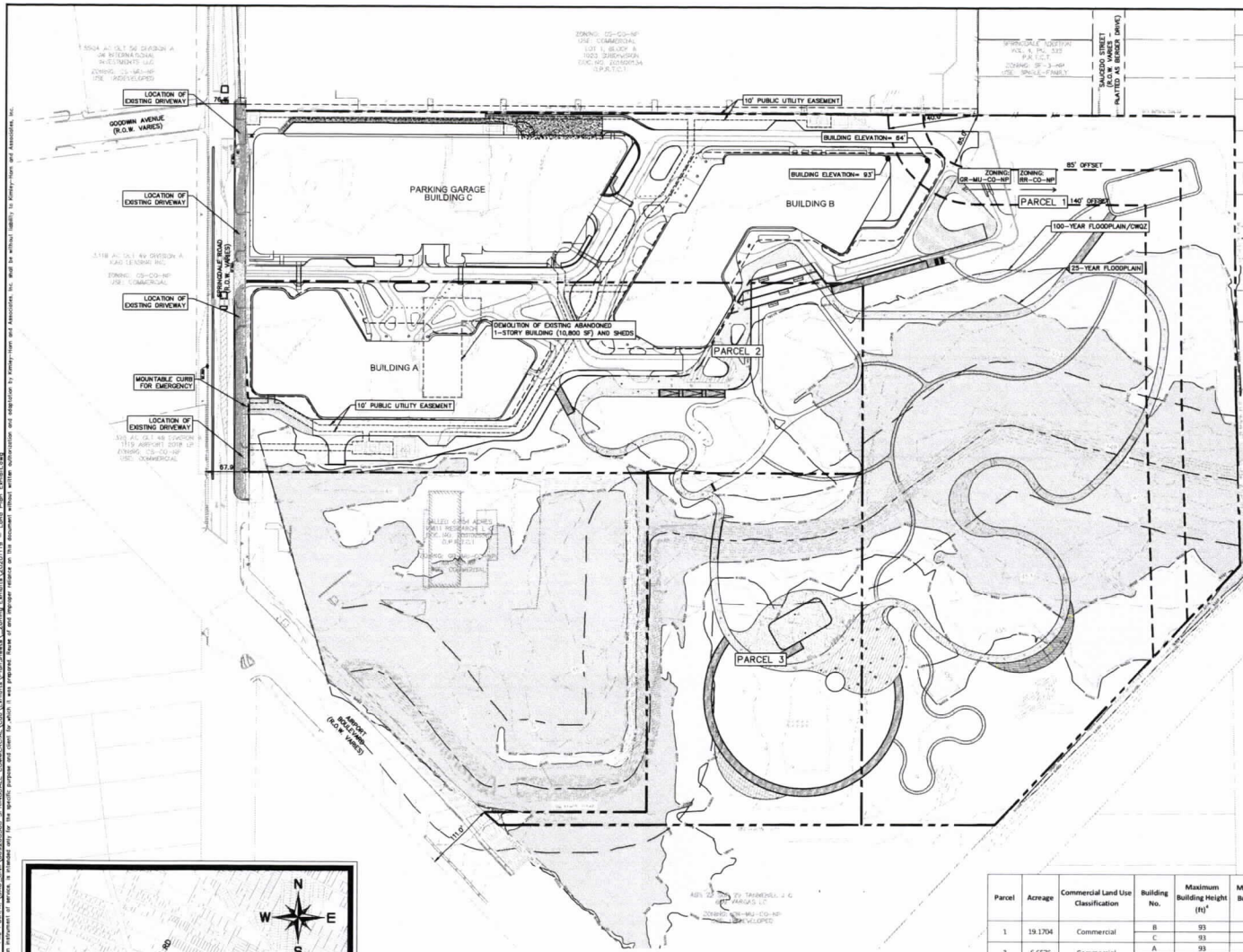
Exhibit B

1" = 400'

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.

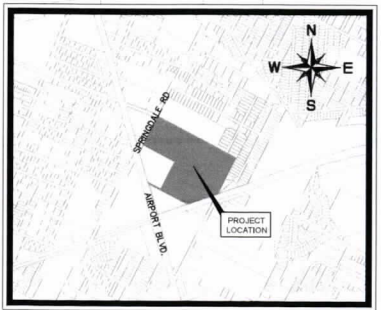
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





- NOTES:
1. BUILDING SQUARE FOOTAGE IS APPROXIMATE AND CAN BE TRANSFERRED AMONG BUILDINGS SO LONG AS THE TOTAL GROSS BUILDING SQUARE FOOTAGE DOES NOT EXCEED 775,000 SQUARE FEET. "GROSS BUILDING SQUARE FOOTAGE" MEANS THE TOTAL ENCLOSED AREA OF ALL FLOORS OF A BUILDING WITH A CLEAR HEIGHT OF MORE THAN TEN FEET MEASURED TO THE OUTSIDE SURFACE OF THE EXTERIOR WALLS. THE TERM INCLUDES LOADING DOCKS AND EXCLUDES ATRIA, AIRSPACE, PARKING FACILITIES, DRIVEWAYS, BALCONIES, OUTDOOR TERRACES, AND ENCLOSED LOADING BERTHS AND OFF-STREET MANEUVERING AREAS.
 2. OVERALL IMPERVIOUS COVER FOR THE GROSS SITE AREA WILL NOT EXCEED 50% AND FLOOD-TOLERANT AREA WILL NOT EXCEED 11%.
 3. THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PREVIOUS AND BETTER OF THIS ORDINANCE.
 4. FINAL LOCATION OF BOARDWALK DEPENDENT ON APPROVAL OF THE FLOODPLAIN MODIFICATION SUBMITTED WITH THE SITE PLAN.
 5. GATED ROADWAYS ARE PROHIBITED.
 6. THE BASE ZONING FOR THIS PLAN IS COMMUNITY COMMERCIAL (CC), EXCEPT TO THE EXTENT THAT THIS BASE ZONING HAS BEEN MODIFIED AS SET FORTH IN THE LAND USE PLAN AND THE ACCOMPANYING FUD ORDINANCE.
 7. ELECTRICAL EASEMENTS SHALL BE REQUIRED FOR ALL DEVELOPMENTS. THEIR LOCATION AND SIZE SHALL BE DETERMINED AT THE SUBDIVISION PLAT/PLANS SUBMITTAL AND MAY REQUIRE MORE SPACE THAN MINIMUM BUILDING SETBACK.
 8. DEVELOPMENT WILL COMPLY WITH CITY CODE SECTION 25-2-015 (DEVELOPMENT NEAR A HAZARDOUS PIPELINE).

- UTILITY NOTES:
1. WATER SERVICE TO CONNECT TO CITY OF AUSTIN EXISTING 8" CI PUBLIC WATER LINE IN SPRINGDALE ROAD.
 - 1.1. TOTAL PEAK DAILY DEMAND = 105,000 GALLONS PER DAY.
 2. WASTEWATER SERVICE TO EXTEND AND CONNECT TO CITY OF AUSTIN EXISTING 8" CONC. WASTEWATER LINE IN SAGECREST STREET.
 - 2.1. PEAK WET WEATHER FLOW = 205,000 GALLONS PER DAY.
 3. SUBJECT TO TCEQ APPROVAL, WATER QUALITY AND DETENTION TO BE PROVIDED BY A MIXTURE OF RAIN GARDENS AND BIORETENTION PONES.



LEGAL DESCRIPTION

PARCEL 1: 19.174 ACRES SITUATED IN THE J.C. TANNERHILL SURVEY NO. 29, ABSTRACT 22, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN DOCUMENT #2020027902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

PARCEL 2: 6.6576 ACRES OF LAND OUT OF THE J.C. TANNERHILL SURVEY NO. 29, ABSTRACT NO. 22, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN DOCUMENT #2020027902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

PARCEL 3: 4.3726 ACRES COMPRISED OF ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE J.C. TANNERHILL SURVEY NO. 29, ABSTRACT NO. 22, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN DOCUMENT #2020027902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

Parcel	Acreage	Commercial Land Use Classification	Building No.	Maximum Building Height (ft)	Maximum Gross Building Square Footage (sf)	Maximum Building Coverage (%)	Setbacks	Minimum Corner Lot Size (sf)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Minimum Dwelling Units Per Lot
1	19.1704	Commercial	B	93	315,000	50%	Front Yard: 0', Street Side Yard: 10', Rear Yard: 10'	5,750	5,750	50	Not Permitted
2	6.6576	Commercial	A	93	125,000						
3	4.3726	Commercial	B	93	30,000						
Total	30.20				775,000						

1. All uses in effect on the date of this ordinance specified as permitted uses and conditional uses in the community commercial (CC) district, and Electronic Prototype Assembly, Electronic Testing, Research Assembly Services, and Research Testing Services uses, as provided in the City Code are permitted uses in the Springdale Green PUD.
2. The ground floor of building C (parking garage) shall contain a minimum of 3,600 square feet for commercial uses.
3. The following land uses are prohibited on the property: Automotive rental, Automotive repair services, Automotive sales, Automotive washing (of any type), Drop-off recycling collection, Exterminating services, Funeral services, Community garden, and Service station.
4. Section 25-2-106(C) (Height Limitations and Setbacks for Large Sites) is modified to waive the compatibility standards as necessary to allow the buildings shown in Exhibit "C" (Land Use Plan) to achieve 64 feet of height at 85 feet from the property line of an SF-5 or more restrictive zoning district and to achieve 93 feet of height at 180 feet from the property line of an SF-5 or more restrictive zoning district.

Parking Garage Summary			Baseline for Determining Development	
Parcel	Garage No.	Maximum Garage Height (ft)	Bonuses per Section 1.3.3	674,853
1	C	93	Bonus Area Square Footage	100,147
2	-	-	Maximum Square Footage	775,000
3	-	-	*Baseline determined using GR base zoning district and applicable compatibility standards.	

Exhibit C

DATE: AUGUST 2020
SCALE: AS SHOWN
DESIGNED BY: KB
DRAWN BY: KB
CHECKED BY: HH

PRELIMINARY
Kimley-Horn
INC.

LAND USE PLAN

SPRINGDALE GREEN
101 SPRINGDALE RD
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
EXHIBIT

Kimley-Horn
2500 VIA FORTUNE TERRACE, SUITE 300
AUSTIN, TX 78746
PHONE: 512.444.7777 FAX: 512.444.7791
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

REVISIONS
DATE
BY

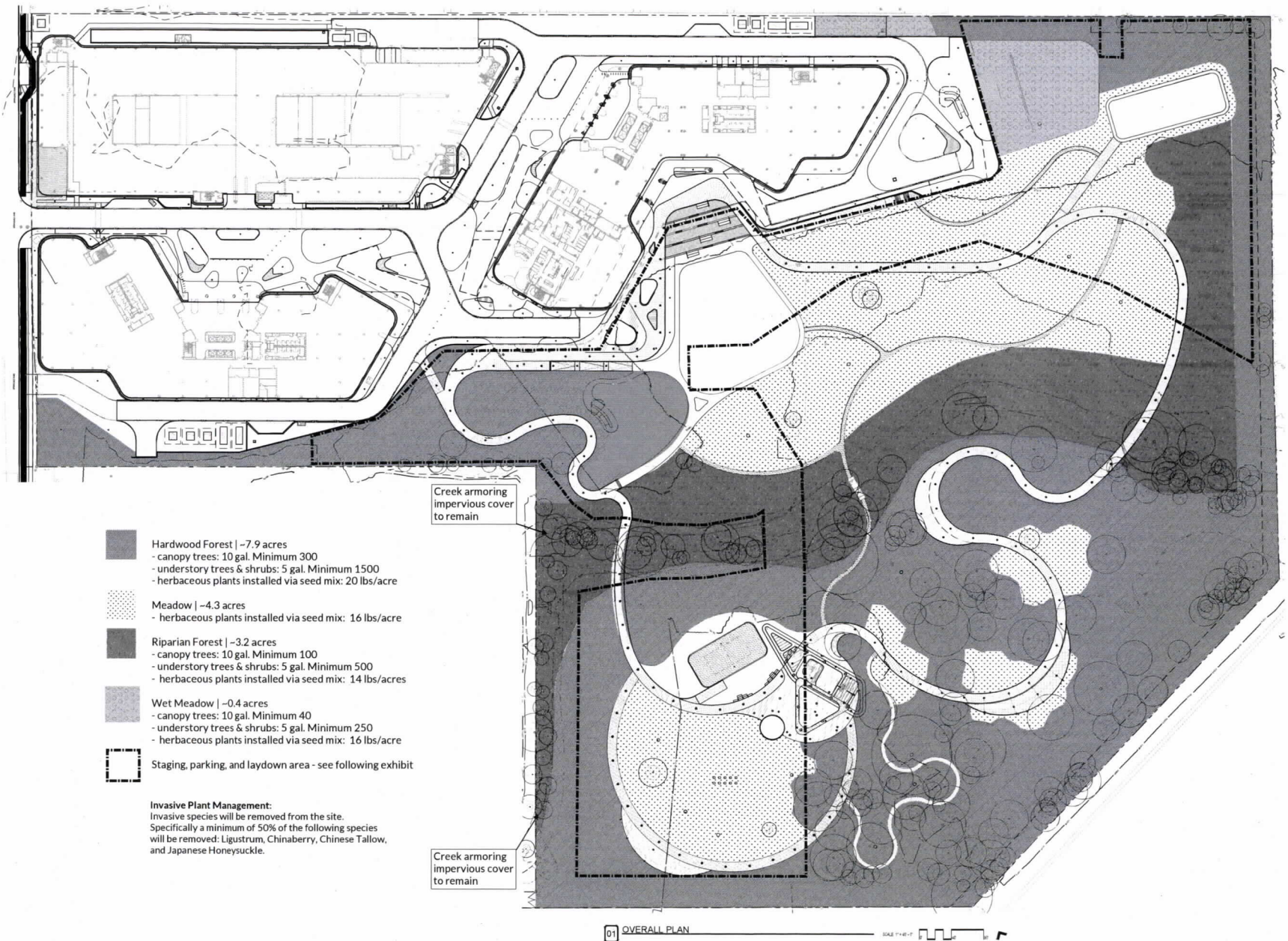
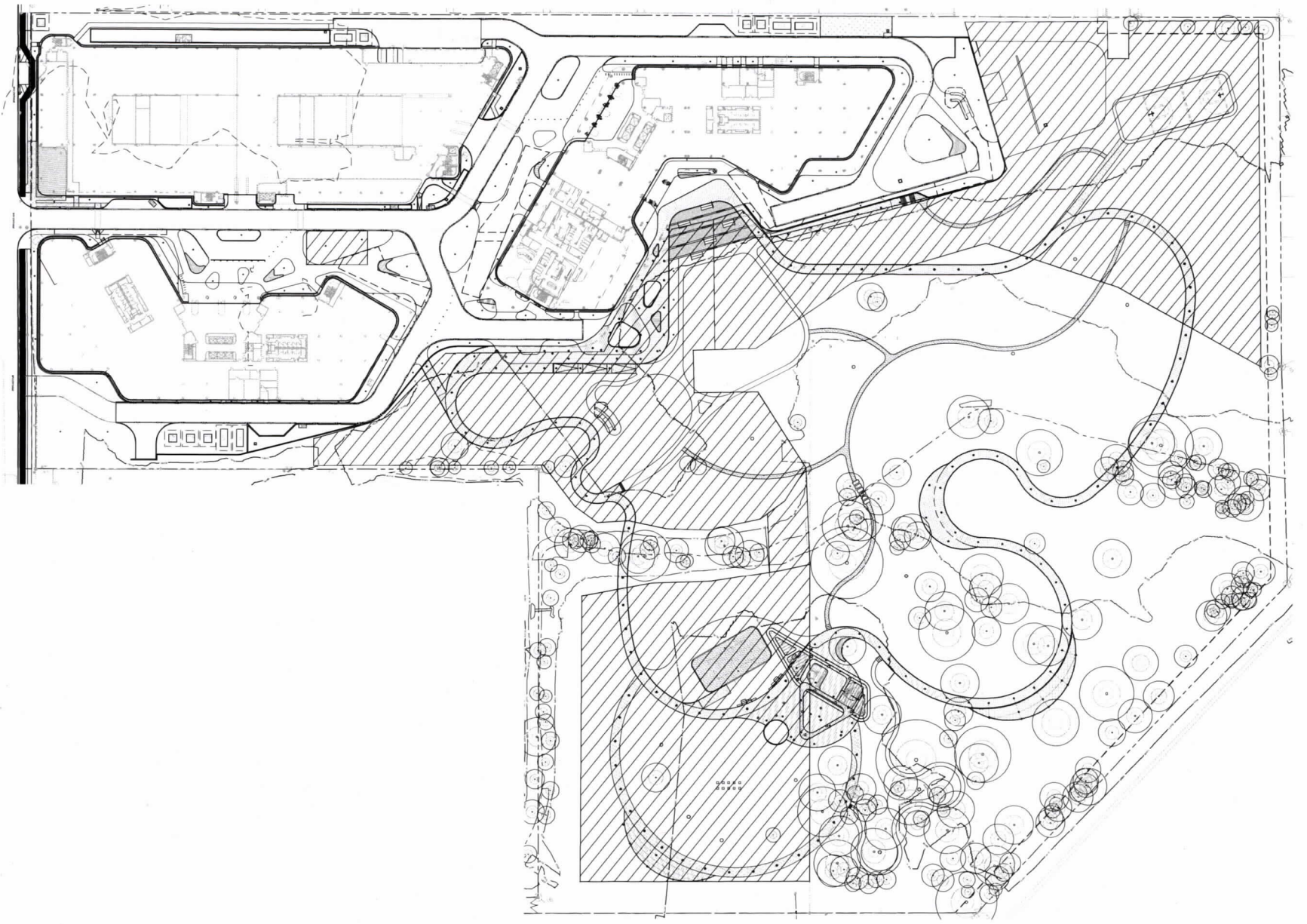
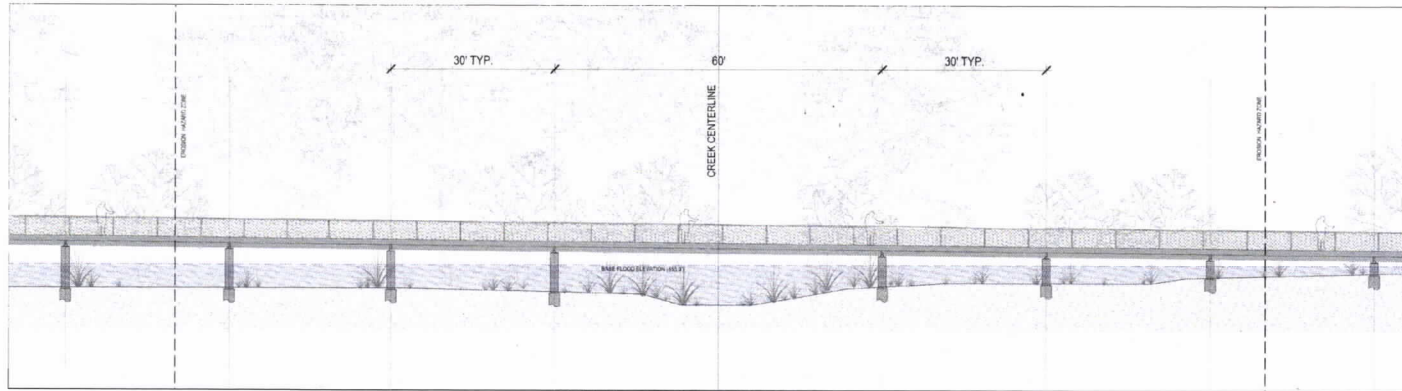


Exhibit E

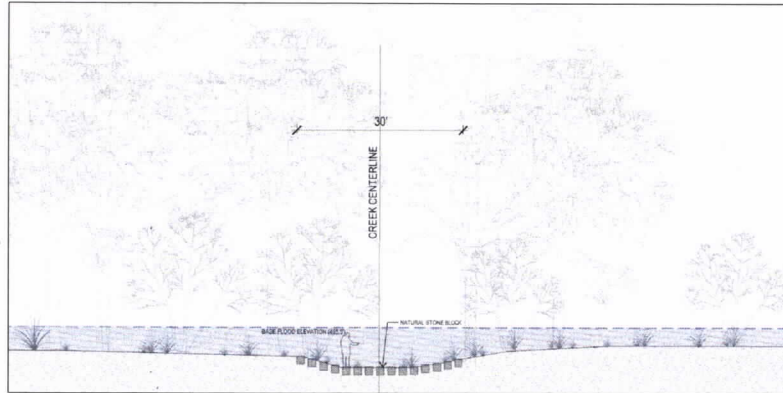


01 OVERALL PLAN

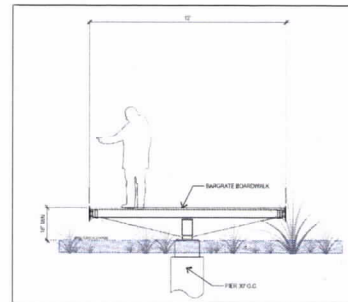
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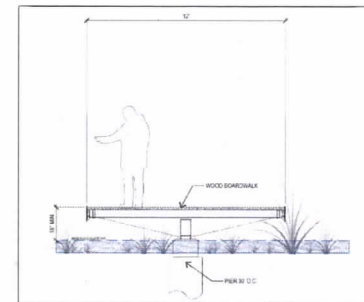
CREEK CROSS SECTION A-A
 SCALE: NTS



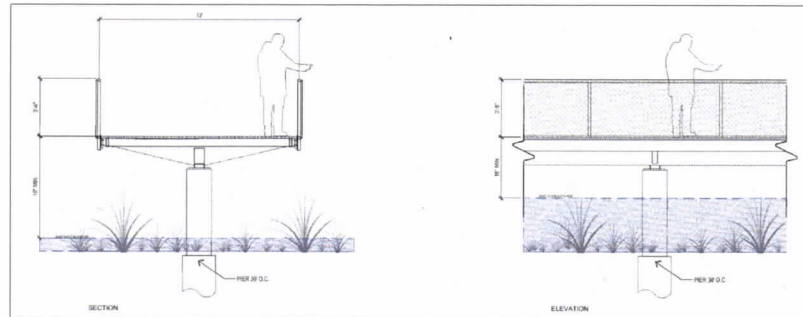
PEDESTRIAN CREEK CROSSING, TYP.
 CROSS SECTION B-B
 SCALE: NTS



BAR GRATE BOARDWALK, TYP.
 CROSS SECTION C-C
 SCALE: NTS



LOW ELEVATED BOARDWALK, TYP.
 CROSS SECTION D-D
 SCALE: NTS



HIGH ELEVATED BOARDWALK, TYP.
 CROSS SECTION E-E
 SCALE: NTS

NO.	REVISIONS	DATE	BY

Kimley-Horn
 2500 VA FORT MEADE, SUITE 300
 AUSTIN, TX 78748
 PHONE: (512) 477-1000 FAX: (512) 477-1791
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 DATE: 08/20/2020

KHA PROJECT	082508500
DATE	AUGUST 2020
SCALE	AS SHOWN
DESIGNED BY	KJB
DRAWN BY	KJB
CHECKED BY	HH

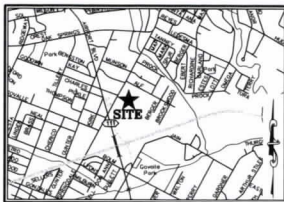
CREEK CROSS SECTIONS

SPRINGDALE GREEN
 1011 SPRINGDALE RD
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS

EXHIBIT

VICINITY MAP

SCALE: 1" = 200'



GENERAL NOTES:

- 1) PROPERTY ADDRESS: 1011 SPRINGDALE RD, AUSTIN, TX 78721
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.
- 3) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
- 4) THERE WERE 54 REGULAR PARKING SPACES AND 2 HANDICAP PARKING SPACES ON THIS SITE AT THE TIME OF SURVEY.

FLOODPLAIN NOTE:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE "AC" AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. ZONE "X" (SHADOWED) AREAS DETERMINED TO BE HIGHER THAN THE 0.2% ANNUAL CHANCE FLOODING AND FEWER THAN ONE SQUARE MILE, AND ZONE "X" AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON F.F.M. OF PANEL NO. 49453C SHEET, TRAVIS COUNTY, TEXAS DATED JANUARY 4, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BEARING BASES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203). NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000059721368.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" GRID ROAD WITH "WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAD 83) SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON OCTOBER 1, 2016. STATIC DATA PROCESSED BY DJV/LLS. WARD CONTROL POINT WAS CHANGED TO LORA WGN 0332, HAVING A PUBLISHED GRID COORDINATE & NAD 83 ELEVATION OF N 15089.10747, E 3156.36337, ELEV. 514.35'

UTILITY NOTE:

THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY). ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

BENCHMARK NOTE:

BM #1 - 500' MARK IN POWER POLE ON THE EAST SIDE OF SPRINGDALE ROAD ±500' NORTH OF INTERSECTION SPRINGDALE ROAD AND AIRPORT BOULEVARD.

ELEVATION = 460.24'.

BM #2 - SQUARE OUT ON TOP OF CONCRETE CURB ON THE EAST SIDE OF SPRINGDALE ROAD NEAR A BUS STOP AND ±74' SOUTHEAST OF THE INTERSECTION OF SPRINGDALE ROAD AND GOODWIN AVENUE.

ELEVATION = 460.45'.

LEGAL DESCRIPTION:

BEING 6.6576 ACRES OF LAND, MORE OR LESS, OUT OF THE JESSE TANNERHILL SURVEY, ABSTRACT NO. 22, IN TRAVIS COUNTY, TEXAS, BEING ALL THAT SAME PROPERTY CONVEYED IN WARRANTY DEED WITH VENDOR'S LIEN EXECUTED BY PIZZA PARTNERS, A TEXAS GENERAL PARTNERSHIP, TO THE VOICE OF THE CONGREGATION CHURCH CORP., DATED JANUARY 28, 2000, RECORDED IN DOCUMENT NO. 2000018765, AMENDED WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 200304044 AND IN SECOND AMENDED WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 201354774, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVED AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUSTIN, IN STREET DEED, DATED SEPTEMBER 5, 1997 IN VOLUME 12006, PAGE 485, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
C.F. NO. 1913413AM
EFFECTIVE DATE: AUGUST 12, 2019
ISSUED: AUGUST 23, 2019

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDS ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. ()

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD (ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTIO):

THOSE RESTRICTIVE COVENANTS OF RECORD IN/ANDER 13017/400, 13017/400, 13025/078, 13025/081, 200304044 AND 201354774, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO]

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

F. EASEMENT EXECUTED BY G.F. HAMMOND AND WIFE, MRS. MAUDE M. HAMMOND, TO TEXAS POWER & LIGHT COMPANY, DATED JUNE 15, 1938, RECORDED IN/ANDER VOLUME 414, PAGE 484, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS. [POSSIBLY SUBJECT TO - NO DESCRIPTION GIVEN FOR AFFECTED TRACT]

G. EASEMENT EXECUTED BY G.F. HAMMOND AND WIFE, MRS. MAUDE M. HAMMOND, TO TEXAS POWER & LIGHT COMPANY, DATED JUNE 15, 1938, RECORDED IN/ANDER VOLUME 414, PAGE 485, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS. [POSSIBLY SUBJECT TO - NO DESCRIPTION GIVEN FOR AFFECTED TRACT]

H. EASEMENT EXECUTED BY G.F. HAMMOND AND WIFE, MRS. MAUDE M. HAMMOND, TO TEXAS POWER & LIGHT COMPANY, DATED MARCH 15, 1938, RECORDED IN/ANDER VOLUME 414, PAGE 486, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS. [POSSIBLY SUBJECT TO - NO DESCRIPTION GIVEN FOR AFFECTED TRACT]

I. EASEMENT RESERVED IN WARRANTY DEED EXECUTED BY TEXAS PIPE LINE COMPANY, TO MAGNOLIA PETROLEUM COMPANY, DATED DECEMBER 11, 1947, RECORDED IN/ANDER VOLUME 873, PAGE 385, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

J. EASEMENT EXECUTED BY HUMBLE OIL & REFINING COMPANY, A TEXAS CORPORATION, TO GULF REFINING COMPANY, A CORPORATION, DATED JUNE 10, 1934, RECORDED IN/ANDER VOLUME 1474, PAGE 84, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]

K. EASEMENT EXECUTED BY HUMBLE OIL & REFINING COMPANY, A DELAWARE CORPORATION, TO GULF REFINING COMPANY, DATED MARCH 11, 1934, RECORDED IN/ANDER VOLUME 3474, PAGE 1788, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT]

L. SMOELAK AND PUBLIC UTILITY EASEMENT EXECUTED BY MOBILE OIL CORPORATION, FORMERLY NAMED SOCONY-VACUUM OIL COMPANY, INCORPORATED, THAT NAME LATER CHANGED TO SOCONY MOBILE OIL COMPANY, INC. ON APRIL 1955, WHICH NAME CHANGED TO MOBILE OIL COMPANY, INC. ON MAY 16, 1966, TO THE CITY OF AUSTIN, DATED SEPTEMBER 23, 1977, RECORDED IN/ANDER VOLUME 598/742, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [DOES NOT AFFECT - EASEMENT FALLS WITHIN STREET DEED TRACT (0905/485)]

M. EASEMENT PIPELINE APPURTENANCES EXECUTED BY MOBILE OIL CORPORATION, TO TEXACO PIPELINE, INC., A CORPORATION OF DELAWARE, DATED MARCH 26, 1951, RECORDED IN/ANDER VOLUME 1142/204, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

N. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN EASEMENT AND MAINTENANCE AGREEMENT EXECUTED BY AND BETWEEN CITRO PETROLEUM CORPORATION, A DELAWARE CORPORATION, EXXON COMPANY, U.S.A., A DIVISION OF EXXON CORPORATION, A NEW JERSEY CORPORATION (FORMERLY KNOWN AS HUMBLE OIL & REFINING COMPANY, MOBILE OIL CORPORATION, A NEW YORK CORPORATION (FORMERLY KNOWN AS MAGNOLIA PETROLEUM COMPANY), STAM ENTERPRISE, A NEW YORK GENERAL PARTNERSHIP AND TEXACO PIPELINE, INC., A DELAWARE CORPORATION (SUCCESSOR IN INTEREST TO THE TEXAS PIPELINE COMPANY, A TEXAS CORPORATION, AND EACH OTHER, DATED AUGUST 31, 1955, RECORDED IN/ANDER 1235/465, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO - SHOWN ON SURVEY]

O. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT FOR ACCESS TO PREMISES AFTER TRANSFER OF TITLE EXECUTED BY AND BETWEEN MOBILE OIL CORPORATION, A NEW YORK CORPORATION, AND PIZZA PROPERTY PARTNERS, DATED SEPTEMBER 5, 1997, RECORDED IN/ANDER 13017/400, AS CORRECTED IN 13025/081 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. [SUBJECT TO]

TREE LIST

NUMBER	DESCRIPTION
5001	18" CEDARWOOD 10-7-5
5002	12" HACKBERRY 8-7
5003	25" LIVE OAK
5004	8" HACKBERRY
5005	18" CEDAR ELM 9-8-8
5006	18" CEDAR ELM 9-8-8
5007	8" HACKBERRY
5008	8" HACKBERRY
5009	18" HACKBERRY 11-8
5010	8" HACKBERRY
5011	12" HACKBERRY 9-5
5012	17" COTTONWOOD 12-10
5013	12" COTTONWOOD
5014	8" HACKBERRY
5015	8" HACKBERRY
5016	8" HACKBERRY
5017	12" COTTONWOOD 10-4
5018	8" CEDAR ELM
5019	13" ASH
5020	8" ASH
5021	13" ASH
5022	22" CEDAR ELM 16-11
5023	8" ASH
5024	13" CEDAR ELM
5025	10" PECAN
5026	13" CEDAR ELM
5027	11" PECAN
5028	8" PECAN
5029	8" PECAN
5030	17" CEDAR ELM
5031	18" PECAN
5032	11" ASH
5033	18" ASH
5034	13" CEDAR ELM
5035	17" CEDAR ELM
5036	8" CEDAR ELM
5037	8" ASH
5038	11" CEDAR ELM ADP
5039	13" CEDAR ELM
5040	8" PECAN
5041	8" CEDAR ELM
5042	21" CEDAR ELM
5043	11" CEDAR ELM
5044	15" PECAN
5045	23" CEDAR ELM
5046	23" CEDAR ELM
5047	40" ASH
5048	27" ASH 21-11
5049	15" CEDAR 10-10
5050	11" CHINESE PISTACHE
5051	18" CEDAR ELM
5052	13" CEDAR ELM
5053	13" CEDAR ELM
5054	14" CEDAR ELM
5055	18" CEDAR ELM 15-7
5056	18" CEDAR ELM 13-4
5057	28" MESQUITE 17-11-7-6
5058	18" CEDAR ELM 12-8
5059	27" CEDAR ELM 20-13
5060	18" CEDAR ELM 9-8-8
5061	20" CEDAR ELM 9-8-8
5062	20" CEDAR ELM 9-8-8
5063	17" HACKBERRY 9-8-8
5064	11" HACKBERRY
5065	28" PECAN
5066	8" HACKBERRY
5067	18" HACKBERRY
5068	35" HACKBERRY 23-11-6-4 ADP
5069	15" HACKBERRY
5070	45" AMERICAN ELM
5071	11" ASH
5072	17" ASH 11-7-5
5073	13" ASH 8-6-3
5074	13" ASH 9-7
5075	24" HACKBERRY 16-18
5076	17" CEDAR
5077	ASH
5078	9" ASH
5079	13" ASH 9-8

TREE LIST

NUMBER	DESCRIPTION
5080	12" AMERICAN ELM 8-7
5081	8" HACKBERRY
5082	23" AMERICAN ELM 9-8-8-8-7-6-6
5083	21" ASH 8-8-8-5-5
5084	11" ASH 8-8
5085	21" ASH 11-8-8
5086	11" CEDAR ELM
5087	11" HACKBERRY
5088	8" HACKBERRY
5089	11" AMERICAN ELM 14-8
5090	8" AMERICAN ELM
5091	10" HACKBERRY
5092	20" ASH 8-7-6-8-5
5093	12" HACKBERRY
5094	18" HACKBERRY 8-8-5
5095	11" HACKBERRY
5096	8" AMERICAN ELM
5097	10" ASH
5098	10" ASH
5099	10" ASH
5100	8" ASH
5101	8" WALNUT
5102	8" AMERICAN ELM
5103	10" ASH
5104	10" ASH
5105	24" BOX ELDER 9-8-7-7-7
5106	11" WALNUT
5107	10" BOX ELDER
5108	12" AMERICAN ELM 8-7
5109	11" CEDAR ELM
5110	BOX ELDER 11-8
5111	11" CEDAR ELM
5112	11" CEDAR ELM
5113	13" COTTONWOOD
5114	8" HACKBERRY
5115	12" AMERICAN ELM
5116	28" AMERICAN ELM
5117	17" CEDAR ELM
5118	14" PECAN
5119	18" CEDAR ELM
5120	12" PECAN
5121	12" PECAN
5122	12" PECAN
5123	12" AMERICAN ELM
5124	25" CEDAR 17-15
5125	12" CEDAR
5126	31" CEDAR 17-15-13
5127	12" CEDAR
5128	14" PECAN
5129	11" PECAN
5130	10" PECAN
5131	18" PECAN
5132	24" AMERICAN ELM
5133	11" CHINAERRY
5134	12" CHINAERRY 8-7
5135	8" CHINAERRY
5136	14" CHINAERRY 8-8-5
5137	11" HACKBERRY
5138	22" CEDAR ELM
5139	8" BOX ELDER
5140	18" AMERICAN ELM
5141	18" AMERICAN ELM
5142	23" AMERICAN ELM
5143	17" PECAN
5144	20" PECAN
5145	11" CHINAERRY
5146	12" CHINAERRY 8-7
5147	12" CHINAERRY 8-8
5148	14" AMERICAN ELM
5149	18" CHINAERRY 12-8
5150	24" HACKBERRY 17-10-4
5151	13" HACKBERRY
5152	8" CHINAERRY
5153	18" PECAN
5154	13" PECAN
5155	11" AMERICAN ELM
5156	10" PECAN
5157	21" AMERICAN ELM
5158	8" PECAN

TREE LIST

NUMBER	DESCRIPTION
5159	28" AMERICAN ELM
5160	12" PECAN
5161	13" PECAN
5162	14" HACKBERRY
5163	28" PECAN
5164	18" HACKBERRY
5165	10" PECAN
5166	23" BOX ELDER
5167	18" PECAN
5168	14" PECAN
5169	14" PECAN
5170	8" BOX ELDER
5171	38" PECAN
5172	10" PECAN
5173	12" PECAN
5174	8" PECAN
5175	15" PECAN
5176	11" PECAN
5177	15" PECAN
5178	25" PECAN 17-15
5179	18" PECAN 10-10-7
5180	12" HACKBERRY
5181	34" PECAN
5182	28" PECAN
5183	10" PECAN
5184	8" PECAN
5185	8" PECAN
5186	8" PECAN
5187	18" PECAN
5188	23" AMERICAN ELM
5189	20" AMERICAN ELM
5190	25" AMERICAN ELM
5191	13" HACKBERRY ADP
5192	18" HACKBERRY
5193	24" AMERICAN ELM
5194	28" AMERICAN ELM 24-22
5195	24" AMERICAN ELM ADP
5196	17" CEDAR 24-21
5197	24" PECAN
5198	12" AMERICAN ELM 9-4
5199	18" PECAN
5200	18" PECAN
5201	8" PECAN
5202	25" PECAN
5203	18" PECAN
5204	28" CEDAR 17-15
5205	23" PECAN
5206	12" PECAN
5207	18" PECAN
5208	17" AMERICAN ELM 10-10
5209	18" HACKBERRY
5210	17" AMERICAN ELM 11-11
5211	8" STYCAMORE
5212	13" STYCAMORE 11-8
5213	25" AMERICAN ELM
5214	20" AMERICAN ELM 14-8
5215	21" COTTONWOOD
5216	18" PECAN ADP
5217	18" PECAN
5218	14" PECAN
5219	18" PECAN 14-10
5220	13" PECAN
5221	8" PECAN
5222	8" PECAN
5223	20" PECAN
5224	24" AMERICAN ELM
5225	13" AMERICAN ELM
5226	18" AMERICAN ELM
5227	28" AMERICAN ELM 20-12
5228	25" AMERICAN ELM
5229	12" AMERICAN ELM
5230	15" AMERICAN ELM
5231	13" AMERICAN ELM
5232	10" AMERICAN ELM
5233	11" PECAN
5234	8" PECAN
5235	8" PECAN
5236	12" AMERICAN ELM 9-8
5237	12" AMERICAN ELM 9-8
5238	12" AMERICAN ELM 9-8
5239	12" AMERICAN ELM 9-8
5240	12" AMERICAN ELM 9-8
5241	12" AMERICAN ELM 9-8
5242	12" AMERICAN ELM 9-8
5243	12" AMERICAN ELM 9-8
5244	12" AMERICAN ELM 9-8
5245	12" AMERICAN ELM 9-8
5246	12" AMERICAN ELM 9-8
5247	12" AMERICAN ELM 9-8
5248	12" AMERICAN ELM 9-8
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5250	12" AMERICAN ELM 9-8
5251	12" AMERICAN ELM 9-8
5252	12" AMERICAN ELM 9-8
5253	12" AMERICAN ELM 9-8
5254	12" AMERICAN ELM 9-8
5255	12" AMERICAN ELM 9-8
5256	12" AMERICAN ELM 9-8
5257	12" AMERICAN ELM 9-8
5258	12" AMERICAN ELM 9-8
5259	12" AMERICAN ELM 9-8
5260	12" AMERICAN ELM 9-8
5261	12" AMERICAN ELM 9-8
5262	12" AMERICAN ELM 9-8
5263	12" AMERICAN ELM 9-8
5264	12" AMERICAN ELM 9-8
5265	12" AMERICAN ELM 9-8
5266	12" AMERICAN ELM 9-8
5267	12" AMERICAN ELM 9-8
5268	12" AMERICAN ELM 9-8
5269	12" AMERICAN ELM 9-8
5270	12" AMERICAN ELM 9-8
5271	12" AMERICAN ELM 9-8
5272	12" AMERICAN ELM 9-8
5273	12" AMERICAN ELM 9-8
5274	12" AMERICAN ELM 9-8
5275	12" AMERICAN ELM 9-8
5276	12" AMERICAN ELM 9-8
5277	12" AMERICAN ELM 9-8
5278	12" AMERICAN ELM 9-8
5279	12" AMERICAN ELM 9-8
5280	12" AMERICAN ELM 9-8
5281	12" AMERICAN ELM 9-8
5282	12" AMERICAN ELM 9-8
5283	12" AMERICAN ELM 9-8
5284	12" AMERICAN ELM 9-8
5285	12" AMERICAN ELM 9-8
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5287	12" AMERICAN ELM 9-8
5288	12" AMERICAN ELM 9-8
5289	12" AMERICAN ELM 9-8
5290	12" AMERICAN ELM 9-8
5291	12" AMERICAN ELM 9-8
5292	12" AMERICAN ELM 9-8
5293	12" AMERICAN ELM 9-8
5294	12" AMERICAN ELM 9-8
5295	12" AMERICAN ELM 9-8
5296	12" AMERICAN ELM 9-8
5297	12" AMERICAN ELM 9-8
5298	12" AMERICAN ELM 9-8
5299	12" AMERICAN ELM 9-8
5300	12" AMERICAN ELM 9-8
5301	12" AMERICAN ELM 9-8
5302	12" AMERICAN ELM 9-8
5303	12" AMERICAN ELM 9-8
5304	12" AMERICAN ELM 9-8
5305	12" AMERICAN ELM 9-8
5306	12" AMERICAN ELM 9-8
5307	12" AMERICAN ELM 9-8
5308	12"

