

ORDINANCE NO.

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 3201, 3203, 3205, 3209, AND 3211 1/2 EAST STATE HIGHWAY 71 SERVICE ROAD WESTBOUND; 3214 BESSIE AVENUE; AND 3174 AND 3176 EVA STREET AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-single family residence standard lot (I-SF-2) district and community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2019-0059, on file at the Housing and Planning Department, as follows:

Tract 1:

0.510 acre (called .509 acre) tract of land situated in Travis County, Texas, out of the Santiago Del Valle Survey, Abstract No. 24, Travis County, Texas being the remainder of Tract "A", DAVIDSON CITY ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4, Page 176, Plat Records of Travis County, Texas, said .510 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2

Lot 1, Block 1, Tract “B”, RESUBDIVISION OF TRACT “B” and TRACT “C” OF DAVIDSON CITY ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 719, Page 1, of the Plat Records of Travis County, Texas, SAVE and EXCEPT a 0.029 acre parcel of land conveyed to the State of Texas in Deed recorded in Document No. 2013182042, in the Official Public Records of Travis County, Texas, and

Tract 3

Lot 2, Block 1, Tract "B", RESUBDIVISION OF TRACT "B" & "C" OF DAVIDSON CITY ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 719, Page 1, Plat Records of Travis County, Texas, SAVE

1 and EXCEPT a 0.029 acre parcel of land conveyed to the State of Texas in Deed
2 recorded in Document No. 2013219837, in the Official Public Records of Travis
3 County, Texas, and
4

5 Lot 3, Block 1, Tract "B", RESUBDIVISION OF TRACT "B" & "C" OF DAVIDSON
6 CITY ADDITION, a subdivision in Travis County, Texas, according to the map or plat
7 thereof recorded in Volume 719, Page 1, Plat Records of Travis County, Texas, SAVE
8 and EXCEPT a 0.029 acre parcel of land conveyed to the State of Texas in Document
9 No. 2013219835, in the Official Public Records of Travis County, Texas, and
10

11 **Tract 4**

12 Lot 1, Block 1, Tract "C", RESUBDIVISION OF TRACT "B" & "C" OF DAVIDSON
13 CITY ADDITION, a subdivision in Travis County, Texas, according to the map or plat
14 thereof recorded in Volume 719, Page 1, Plat Records of Travis County, Texas, SAVE
15 and EXCEPT a 0.03 acre parcel of land conveyed to the State of Texas in Document
16 Nos. 2015059076 and 2017159365, in the Official Public Records of Travis County,
17 Texas, and
18

19 Lot 2, Block 1, Tract "C", RESUBDIVISION OF TRACT "B" & "C" OF DAVIDSON
20 CITY ADDITION, a subdivision in Travis County, Texas, according to the map or plat
21 thereof recorded in Volume 719, Page 1, Plat Records of Travis County, Texas, SAVE
22 and EXCEPT 0.03 acre parcel of land conveyed to the State of Texas in Document No.
23 2015093699, in the Official Public Records of Travis County, Texas, and
24

25 **Tract 5**

26 Lot 3, Block 8, DAVIDSON CITY ADDITION, a subdivision in Travis County, Texas,
27 according to the map or plat thereof recorded in Volume 4, Page 176, Plat Records of
28 Travis County, Texas, and
29

30 **Tract 6**

31 Lots 5 & 6, Block 1, Tract "B", RESUBDIVISION OF TRACT "B" & TRACT "C" OF
32 DAVIDSON CITY ADDITION, a subdivision in Travis County, Texas, according to
33 the map or plat thereof recorded in Volume 719, Page 1, Deed Records of Travis
34 County, Texas (cumulatively referred to as the "Property"),
35

36 locally known as 3201, 3203, 3205, 3209, and 3211 1/2 East State Highway 71 Service
37 Road Westbound; 3214 Bessie Avenue; and 3174 and 3176 Eva Street in the City of
38 Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.
39

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

1 (A) The following uses are prohibited uses on the Property:
2

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Business or trade school
Business support services	Commercial off-street parking
Communications services	Drop-off recycling collection facility
Exterminating services	Food preparation
Funeral services	Hotel-motel
Indoor entertainment	Indoor sports and recreation
Outdoor entertainment	Outdoor sports and recreation
Research services	Theater

3 (B) The following uses are conditional uses of the Property:
4
5

Alternative financial services	Community recreation (private)
Community recreation (public)	Hospital services (limited)
Medical offices (exceeding 5,000 square feet of gross floor area)	

6 (C) The following land uses on the Property are subject to City Code Section 25-2-
7 587 (*Requirements for Certain Uses in a Neighborhood Commercial (LR)*
8 *District*):
9

General retail sales-general	Personal improvement services
Restaurant (general)	

11 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
12 developed and used in accordance with the regulations established for the community
13 commercial (GR) district and other applicable requirements of the City Code.
14
15

PART 4. 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



Professional Land Surveying, Inc.
Surveying and Mapping

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

3500 McCall Lane
Austin, Texas 78744

**0.510 ACRES
TRAVIS COUNTY, TEXAS
SANTIAGO DEL VALLE SURVEY, ABSTRACT 24**

LEGAL DESCRIPTION OF A 0.510 ACRE (CALLED 0.509 ACRE) TRACT OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT 24, TRAVIS COUNTY, TEXAS, BEING THE REMAINDER OF TRACT "A" OF THE DAVIDSON CITY ADDITION, ACCORDING TO THE ESTABLISHED MAP AND PLAT THEREOF RECORDED IN VOLUME 4, PAGE 176 OF THE PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT SAME TRACT OF LAND DESCRIBED BY DEED DATED APRIL 11, 2001, CONVEYED FROM FRANCES STEWART, EXECUTOR TO DON BLACKMON AS RECORDED IN INSTRUMENT NO. 2001055262 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND LATER CONVEYED TO STRIPES LLC IN DOCUMENT NO. 2016030955; SAID 0.509 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron pipe found in the southwesterly right-of-way line of Eva Street (50-foot R.O.W.) for the east corner of said 0.509 acre tract, same being the north corner of Lot 6, Block 1, Resubdivision of Tract B and C of the Davidson City Addition, a subdivision recorded in Volume 719, page 1, Plat Records of Travis County, Texas;

THENCE, S 41°52'05" W a distance of **277.91 feet** to a TXDOT 1/2" iron rod with aluminum cap for the south corner of said 0.509 acre tract and the west corner of Lot 1, Block 1 of said Resubdivision of Tract B and C; same also being the north corner of that certain 0.029 acre tract described as Parcel 58 conveyed to the State of Texas for right-of-way purposes in Document No. 2013182042 of the Official Public Records of Travis County, Texas;

THENCE, with the northeasterly right-of-way line of State Highway 71 (R.O.W. varies), **N 60°57'58" W** a distance of **29.21 feet** to a cut-back corner in said R.O.W. line for an angle point of said 0.509 acre tract;

THENCE, N 05°38'00" W a distance of **61.03 feet** to a 1/2" iron rod set with cap stamped "Chaparral" at the south corner of that certain 0.0022 acre tract described as Parcel 20-Part 1 conveyed to the State of Texas in Document 2014116365 for another cut-back corner in said R.O.W. line and an angle point of said 0.509 acre tract;

THENCE, with the common line of said Parcel 20-Part 1 and said 0.509 acre tract, **N 13°47'42" E** a distance of **30.00 feet** to a 1/2" iron rod set with cap stamped "Chaparral" at a cut-back corner of the northeasterly intersection of said SH 71 and Alice Avenue (50-foot R.O.W.), from which a TXDOT Type II Monument at the west corner of said Parcel 20-Part 1 bears **S 41°58'27" W** a distance of 13.51 feet;

THENCE, with the southeasterly right-of-way line of said Alice Avenue and the northwesterly line of said 0.509 acre tract **N 41°58'27" E** a distance of **197.01 feet** to a 1/2" Iron pipe found in the southwesterly right-of-way line of said Eve Street for the north corner of said 0.509 acre tract;

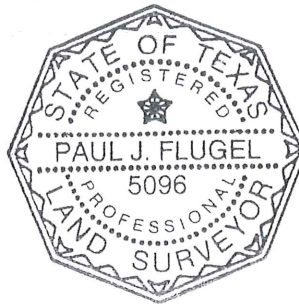
THENCE, with said southwesterly right-of-way line of said Eve Street **S 60°51'14" E** a distance of **89.42 feet** to the **POINT OF BEGINNING**, containing 0.509 acre of land, more or less.

Surveyed on the ground August 13, 2021.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone (4203).

Paul J. Flugel 8-16-2021

Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
TBPELS Firm No. 10124500



AN ALTA/NSPS LAND TITLE SURVEY AND TOPOGRAPHIC & TREE SURVEY OF 1.573 ACRES (APPROXIMATELY 68,531 SQ. FT.) IN THE SANTIAGO DEL VALLE SURVEY ABSTRACT 24, TRAVIS COUNTY, TEXAS, CONSISTING OF:

TRACT 1: BEING A 0.12 ACRE TRACT OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE SANTIAGO DEL VALLEY SURVEY, ABSTRACT 24, TRAVIS COUNTY, TEXAS, BEING THE REMAINDER OF LOT 1, BLOCK 1, TRACT "B" OF THE RESUBDIVISION OF TRACT "B" & TRACT "C", DAVIDSON CITY ADDITION, ACCORDING TO THE ESTABLISHED MAP AND PLAT THEREOF RECORDED **VOLUME 719, PAGE 1** OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED BY WARRANTY DEED DATED APRIL 4, 2008, CONVEYED FROM JOHNNIE MAE EAKLES TO BENNY HOWARD AS RECORDED IN INSTRUMENT NO. **2008056657** OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2: BEING A 0.509 ACRE TRACT OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT 24, TRAVIS COUNTY, TEXAS, BEING THE REMAINDER OF TRACT "A" OF THE DAVIDSON CITY ADDITION, ACCORDING TO THE ESTABLISHED MAP AND PLAT THEREOF RECORDED IN **VOLUME 4, PAGE 176** OF THE PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT SAME TRACT OF LAND DESCRIBED BY DEED DATED APRIL 11, 2001, CONVEYED FROM FRANCES STEWART, EXECUTOR TO DON BLACKMON AS RECORDED IN INSTRUMENT NO. **2001055262** OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

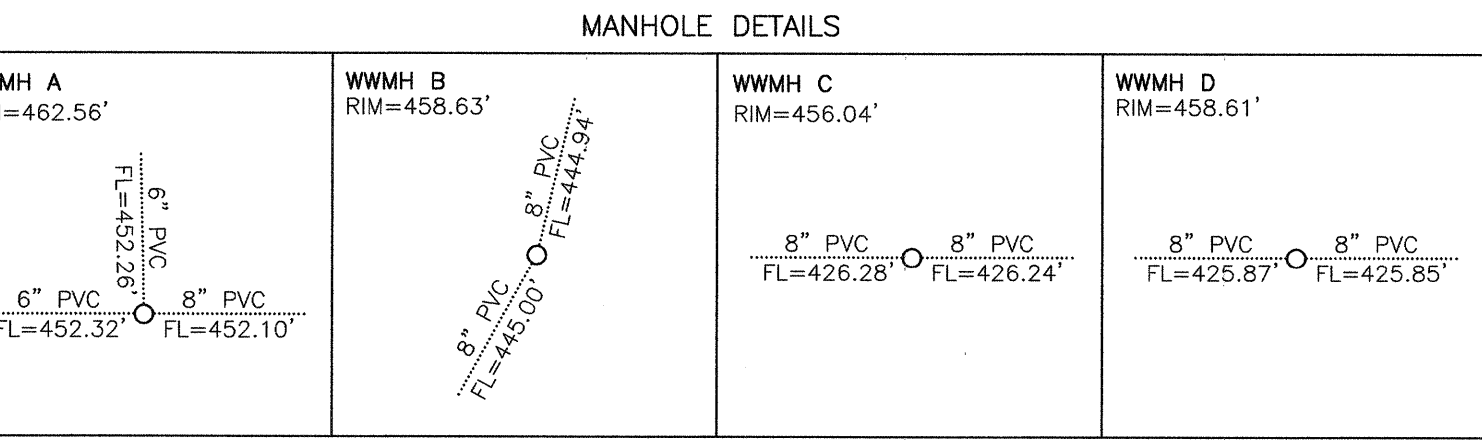
TRACT 3: BEING A 0.243 ACRE TRACT OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT 24, TRAVIS COUNTY, TEXAS, BEING THE REMAINDER OF LOTS 2 & 3, BLOCK 1, TRACT "B" OF THE RESUBDIVISION OF TRACT "B" & TRACT "C", DAVIDSON CITY ADDITION, ACCORDING TO THE ESTABLISHED MAP AND PLAT THEREOF RECORDED IN **VOLUME 719, PAGE 1** OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED BY GENERAL WARRANTY DEED DATED JULY 15, 2015, CONVEYED FROM JONAH M. HUTCHINS, ET AL TO DON BLACKMON AS RECORDED IN INSTRUMENT NO. **20151116715** OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 4: BEING A 0.249 ACRE TRACT OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT 24, TRAVIS COUNTY, TEXAS, BEING THE REMAINDER OF LOTS 1 & 2, BLOCK 1, TRACT "B" & TRACT "C" OF THE RESUBDIVISION OF TRACT "B" & TRACT "C", DAVIDSON CITY ADDITION, ACCORDING TO THE ESTABLISHED MAP AND PLAT THEREOF RECORDED IN **VOLUME 719, PAGE 1** OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED BY WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 10, 1977, CONVEYED FROM LIMUEL HUNTER TO PETRA COLUNGA AND FRANK FLORES AS RECORDED IN **VOLUME 5686, PAGE 496** OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 5: BEING A 0.300 ACRE TRACT OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT 24, TRAVIS COUNTY, TEXAS, BEING LOTS 5 & 6, BLOCK 1, TRACT "B" OF THE RESUBDIVISION OF TRACT "B" & TRACT "C", DAVIDSON CITY ADDITION, ACCORDING TO THE ESTABLISHED MAP AND PLAT THEREOF RECORDED IN **VOLUME 719, PAGE 1** OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED BY DEEDS DATED AUGUST 22, 1996, CONVEYED FROM DEL VALLE I.S.D., TRUSTEE TO PETRA C. FLORES AS RECORDED IN **VOLUME 12757, PAGES 800 AND 803**, RESPECTIVELY, OF THE REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 6: BEING A 0.15 ACRE TRACT OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT 24, TRAVIS COUNTY, TEXAS, BEING LOT 3, BLOCK 8 OF THE DAVIDSON CITY ADDITION ACCORDING TO THE ESTABLISHED MAP AND PLAT THEREOF RECORDED IN **VOLUME 4, PAGE 176** OF THE PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF AND DESCRIBED BY WARRANTY DEED DATED JANUARY 20, 1995, CONVEYED FROM JULIA PETRA COLUNGA FLORES AS RECORDED IN **VOLUME 12358, PAGE 5** OF THE REAL PROPERTY RECORDS, TRAVIS, COUNTY, TEXAS.

MANHOLE AND INLET NOTE:
THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS. EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.



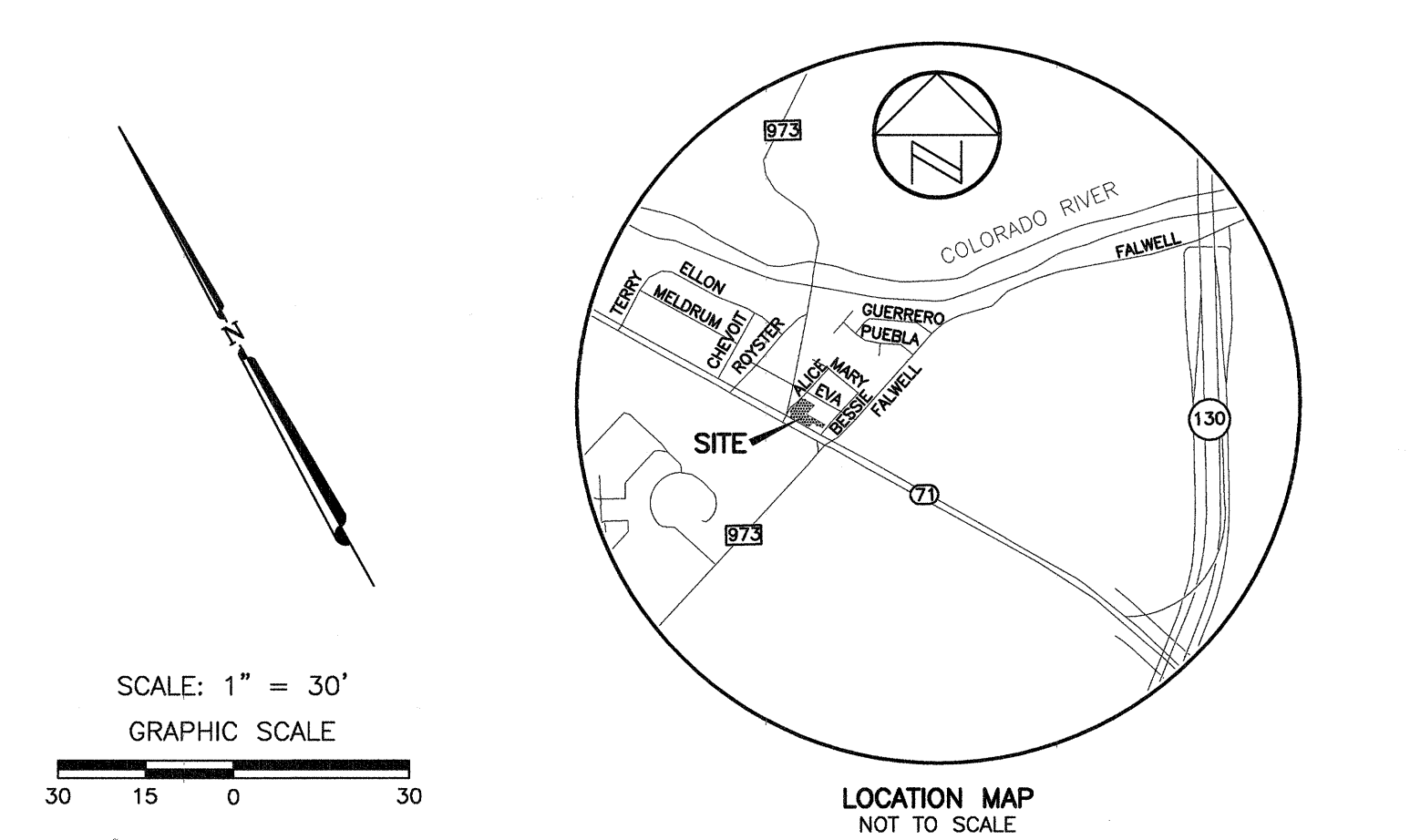
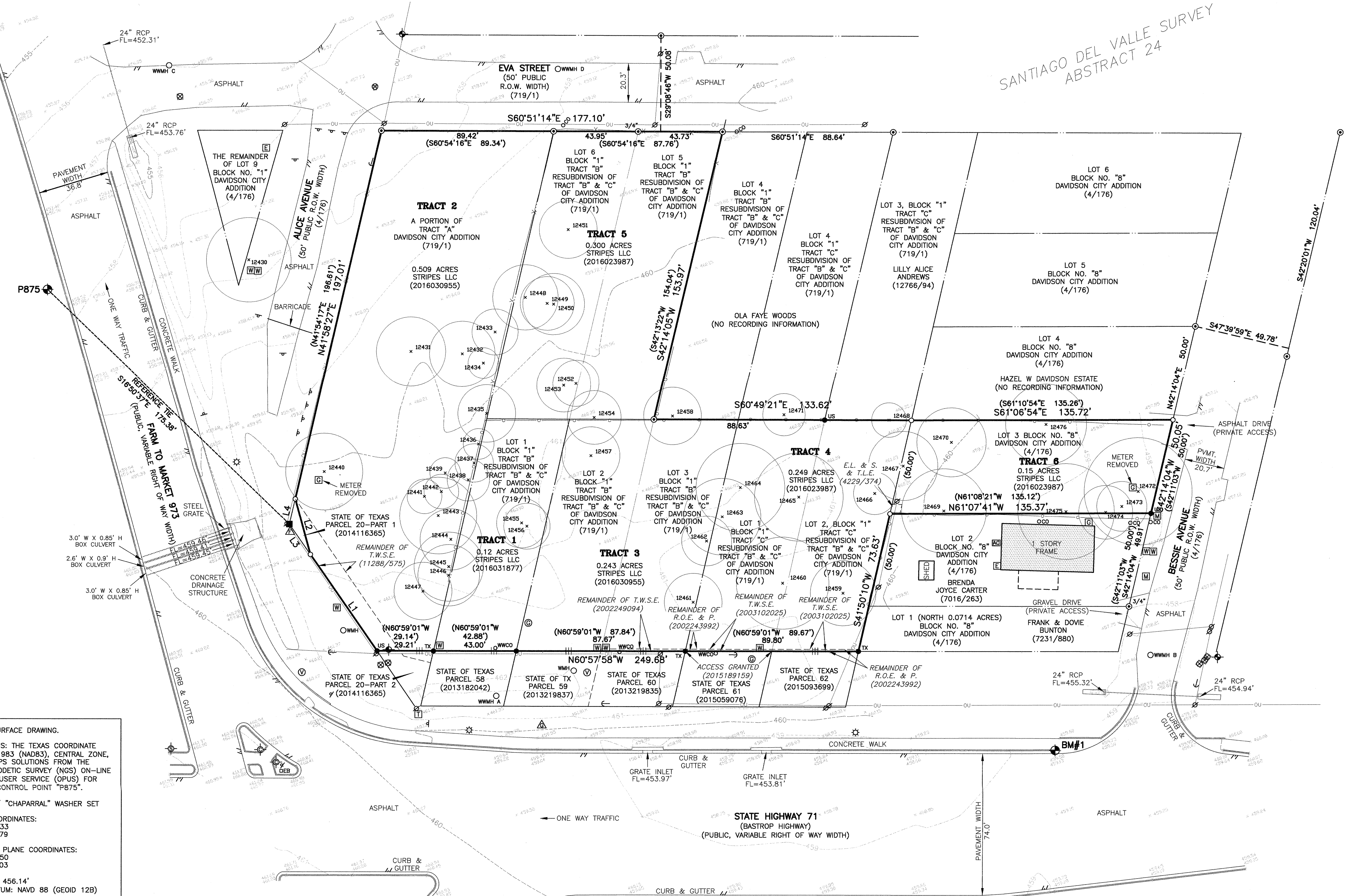
BENCHMARK INFORMATION:
BM #1: SQUARE CUT ON END OF CURB AT NORTHWEST CORNER OF INTERSECTION OF S.H. 71 AND BESSIE AVENUE
ELEVATION = 459.69'
VERTICAL DATUM: NAVD 88 (GEOID 128)

- LEGEND
- 1/2" IRON PIPE FOUND (OR AS NOTED)
 - 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "TXDOT" CAP FOUND
 - 1/2" REBAR WITH "URBAN SURVEYING" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - CONCRETE HIGHWAY MONUMENT FOUND
 - CONTROL POINT/BENCHMARK LOCATION
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - WATER MANHOLE
 - VENT PIPE
 - UTILITY POLE
 - GUY WIRE
 - OVERHEAD UTILITIES
 - ELECTRIC UTILITY
 - ELECTRIC PULL BOX
 - LIGHT POLE
 - CROSSWALK SIGNAL POLE
 - TRAFFIC SIGNAL POLE
 - CROSSWALK SIGNAL POLE
 - SIGNAL BOX
 - TELEPHONE UTILITY
 - UNDERGROUND FIBER OPTIC MARKER
 - GAS UTILITY
 - GAS VALVE
 - AC PAD
 - CLEANOUT
 - WASTEWATER CLEANOUT
 - WASTEWATER MANHOLE
 - STORMSEWER MANHOLE
 - SIGN
 - MAILBOX
 - EDGE OF ASPHALT PAVEMENT
 - BARB WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - ACCESS DENIAL
 - T.W.S.E. TEMPORARY WORKING SPACE EASEMENT
 - R.O.E. & P. RIGHT OF ENTRY AND POSSESSION
 - E.L. & S. ELECTRIC LINES AND SYSTEMS AND T.U.C. TELEPHONE LINES EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - () RECORD INFORMATION

LINE	BEARING	DISTANCE	(RECORD)
L1	N05°38'00"W	61.03'	(N05°22'14"W 61.09')
L2	N13°47'42"E	30.00'	(N13°42'17"E 30.04')
L3	N05°38'00"W	15.18'	(N05°14'47"W 15.18')
L4	S41°58'27"W	13.51'	(N41°57'40"E 13.51')

TAG NO.	TYPE	INDICATES MULTI TRUNK
514	LO	17 14 11
		INDIVIDUAL TRUNK DIA. (IN INCHES)
		CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.
PEC	PECAN	
HB	HICKBERRY	
CB	CHINABERRY	
RD	RED OAK	
ASH	GREEN ASH	
AE	AMERICAN ELM	
LG	WAXLEAF LIGSTRUM	
		THE SPECIES OF TREES SHOWN WERE DETERMINED TO THE BEST OF OUR ABILITIES BY THE GROUND SURVEY CREW. NOT A CERTIFIED ARBORIST. CONSULT A CERTIFIED ARBORIST FOR FINAL DETERMINATION OF SPECIES.
		NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD. HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.
12430	PEC	22
12431	HB	18
12432	HB	17
12433	CB	12
12434	RD	9
12435	HB	15 (DEAD)
12436	HB	8
12437	HB	10
12438	CB	11 (DEAD)
12439	HB	9
12440	HB	20
12441	HB	9
12442	HB	9
12443	HB	20
12444	HB	18
12445	HB	18
12446	HB	18
12447	HB	17
12448	HB	17
12449	HB	14
12450	HB	18
12451	HB	15
12452	HB	12
12453	HB	13
12454	HB	14 (DEAD)
12455	HB	13
12456	HB	12
12457	PEC	15
12458	CB	15
12459	RD	17
12460	ASH	24
12461	HB	11 8
12462	HB	13
12463	PEC	20
12464	ASH	23 (DEAD)
12465	ASH	23 (DEAD)
12466	PEC	11
12467	HB	18 (DEAD)
12468	HB	9
12469	CB	22
12470	AE	18
12471	HB	11
12472	AE	28
12473	HB	13
12474	ASH	14 (DEAD)
12475	ASH	25
12476	LG	21 (MULTI)

THIS IS A SURFACE DRAWING.
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) FOR CHAPARRAL CONTROL POINT "P875".
MAG. NAIL W/ "CHAPARRAL" WASHER SET
SURVEY COORDINATES:
N 10049254.33
E 3147902.79
TEXAS STATE PLANE COORDINATES:
N 10049249.50
E 3147988.03
ELEVATION = 456.14'
VERTICAL DATUM: NAVD 88 (GEOID 128)
COMBINED SCALE FACTOR = 0.999900010 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000100 (FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 1°23'16"



TITLE COMMITMENT NOTE:
COMMITMENT FOR TITLE INSURANCE PREPARED BY:
Republic Title of Texas, Inc.
Commitment No.: 1002-328548-RTT Effective Date: February 8, 2021 Issued: March 1, 2021
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 worded according to the commitment, followed by surveyor's notes and/or observations.
Schedule "B" items contained therein and re-listed below were considered:
Restrictive Covenants: **Tract 1:** County Clerk's File No. 2013182042, Official Public Records of Travis County, Texas; **Tract 2:** Volume 709, Page 626, Deed Records of Travis County, Texas and under County Clerk's File No. 2014116355, Official Public Records of Travis County, Texas; **Tract 3:** County Clerk's File No. 2013219837 and 2013219835, Official Public Records of Travis County, Texas; **Tract 4:** County Clerk's File No. 2015059076, 2015093699 and 2017159365, Official Public Records of Travis County, Texas. — **Subject to** 10.
b. Electric and Telephone Easement to the City of Austin recorded December 27, 1971 in Volume 4229, Page 374, Deed Records of Travis County, Texas. (Tract 6) — **Subject to, as shown.**
c. Temporary Working Space Easement to the City of Austin recorded August 03, 1990 in Volume 11243, Page 258, Official Public Records of Travis County, Texas. (Tract 3) — **Not subject to, lies within the current right-of-way of State Highway 71.**
d. Terms, Conditions, and Stipulations in the Right of Entry and Possession Agreement by and between James Jones, Johnnie Mae Eakles and City of Austin recorded November 25, 2002 under County Clerk's File No. 2002227667, Official Public Records of Travis County, Texas. (Tract 1) — **Not subject to, lies within the current right-of-way of State Highway 71.**
e. Terms, Conditions, and Stipulations in the Right of Entry and Possession Agreement by and between Frank Flores, Petra Colunga, aka Petra Flores and City of Austin recorded December 18, 2002 under County Clerk's File No. 2002243992, Official Public Records of Travis County, Texas. (Tract 4) — **Subject to, remainder of easement shown.**
f. Terms, Conditions, and Stipulations in the Right of Entry and Possession Agreement by and between Lulu Mae Hutchins, Johnnie Mae Hutchins, Johnnie Mae Hutchins, Johnnie Mae Hutchins and the City of Austin recorded December 28, 2002 under County Clerk's File No. 2002249094, Official Public Records of Travis County, Texas. (Tract 3) — **Subject to, remainder of easement shown.**
g. Terms, Conditions, and Stipulations in the Right of Entry and Possession Agreement by and between Lulu Mae Hutchins, Johnnie Mae Hutchins, Johnnie Mae Hutchins, Johnnie Mae Hutchins and the City of Austin recorded December 28, 2002 under County Clerk's File No. 2002249094, Official Public Records of Travis County, Texas. (Tract 3) — **Subject to, remainder of easement shown.**
h. Wastewater Easement to the City of Austin recorded January 27, 2003 under County Clerk's File No. 2003018953, Official Public Records of Travis County, Texas. (Tract 1) — **Not subject to, lies within the current right-of-way of State Highway 71.**
i. Wastewater Easement to the City of Austin recorded March 14, 2003 under County Clerk's File No. 2003057027, Official Public Records of Travis County, Texas. (Tract 3) — **Not subject to, lies within the current right-of-way of State Highway 71.**
j. Wastewater Easement to the City of Austin recorded May 11, 2004 under County Clerk's File No. 2004089349, Official Public Records of Travis County, Texas. (Tract 5) — **Not subject to, lies within the current right-of-way of State Highway 71.**
k. Restricted rights of ingress, egress and direct access on and off the highway facility as contained in Deed (Parcel 58) to the State of Texas filed October 03, 2013 under County Clerk's File No. 2013182042, Official Public Records of Travis County, Texas. (Tract 1) — **Subject to, as shown.**
l. Restricted rights of ingress, egress and direct access on and off the highway facility as contained in Deed (Parcel 60) to the State of Texas filed December 16, 2013 under County Clerk's File No. 2013219835, Official Public Records of Travis County, Texas. (Tract 3) — **Subject to, as shown.**
m. Restricted rights of ingress, egress and direct access on and off the highway facility as contained in Deed (Parcel 59) to the State of Texas filed December 16, 2013 under County Clerk's File No. 2013219837, Official Public Records of Travis County, Texas. (Tract 3) — **Subject to, as shown.**
n. Restricted rights of ingress, egress and direct access on and off the highway facility as contained in Deed (Parcel 59) to the State of Texas filed December 16, 2013 under County Clerk's File No. 2013219837, Official Public Records of Travis County, Texas. (Tract 3) — **Subject to, as shown.**
o. Restricted rights of ingress, egress and direct access on and off the highway facility as contained in Deed (Parcel 20 Part 1, and 2) to the State of Texas filed August 8, 2014 under County Clerk's File No. 2014116365, Official Public Records of Travis County, Texas. (Tract 2) — **Subject to, as shown.**
p. Restricted access from State Highway 71 as contained in Judgment of Court in Absence of Objection Cause No. C-1-CV-14-001571 (Parcel 61) filed April 20, 2015, under County Clerk's File No. 2015059076, Official Public Records of Travis County, Texas. (Tract 4) — **Subject to, as shown.**
q. Restricted access from State Highway 71 as contained in Judgment of Court in Absence of Objection Cause No. C-1-CV-14-001574 (Parcel 62) filed December 1, 2015, under County Clerk's File No. 2015059099, Official Public Records of Travis County, Texas. (Tract 4) — **Subject to, as shown.**
r. Terms, conditions and stipulations contained in Grant of Access from the Texas Transportation Commission and on behalf of the Texas Department of Transportation to Frank Flores and Petra Colunga a/k/a Petra Flores, filed November 30, 2015 under County Clerk's File No(s). 2015189159, Official Public Records of Travis County, Texas. (Tract 4) — **Subject to, as shown.**
s. Terms, conditions and stipulations contained in Variance Grant for Temporary Type III Permit filed August 11, 2016 under County Clerk's File No. 2016131648, Official Public Records of Travis County, Texas. (Tract 2) — **Subject to.**
t. Restricted access from State Highway 71 as contained in Judgment of Court in Absence of Objection Cause No. C-1-CV-14-001571 (Parcel 61) filed October 3, 2017, under County Clerk's File No. 2017159365, Official Public Records of Travis County, Texas. (Tract 4) — **Subject to.**

ALTA/NSPS SURVEY NOTES:
(Table A, Item 7b1)
Square footage of buildings, if shown, is based on the outside, ground floor footprint. Unless noted otherwise, the surveyor has not accessed the inside of the building for measurement purposes.

FLOOD-PLAIN NOTE:
The tract shown hereon does not lie within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0610L, dated January 22, 2020, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, 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.

GENERAL SURVEY NOTES:
BUILDING NOTE: No buildings were observed on the subject tracts at the time of this survey.
PROPERTY ADDRESS:
Tract 1: 3203 Bastrop Hwy (SH 71), Del Valle, TX 78617
Tract 2: 3201 Bastrop Hwy (SH 71), Del Valle, TX 78617
Tract 3: 3205 Bastrop Hwy (SH 71), Del Valle, TX 78617
Tract 4: 3209 Bastrop Hwy (SH 71), Del Valle, TX 78617
Tract 5: 3174 & 3176 Eva St., Del Valle, TX 78617
Tract 6: 3214 Bessie Ave., Del Valle, TX 78617

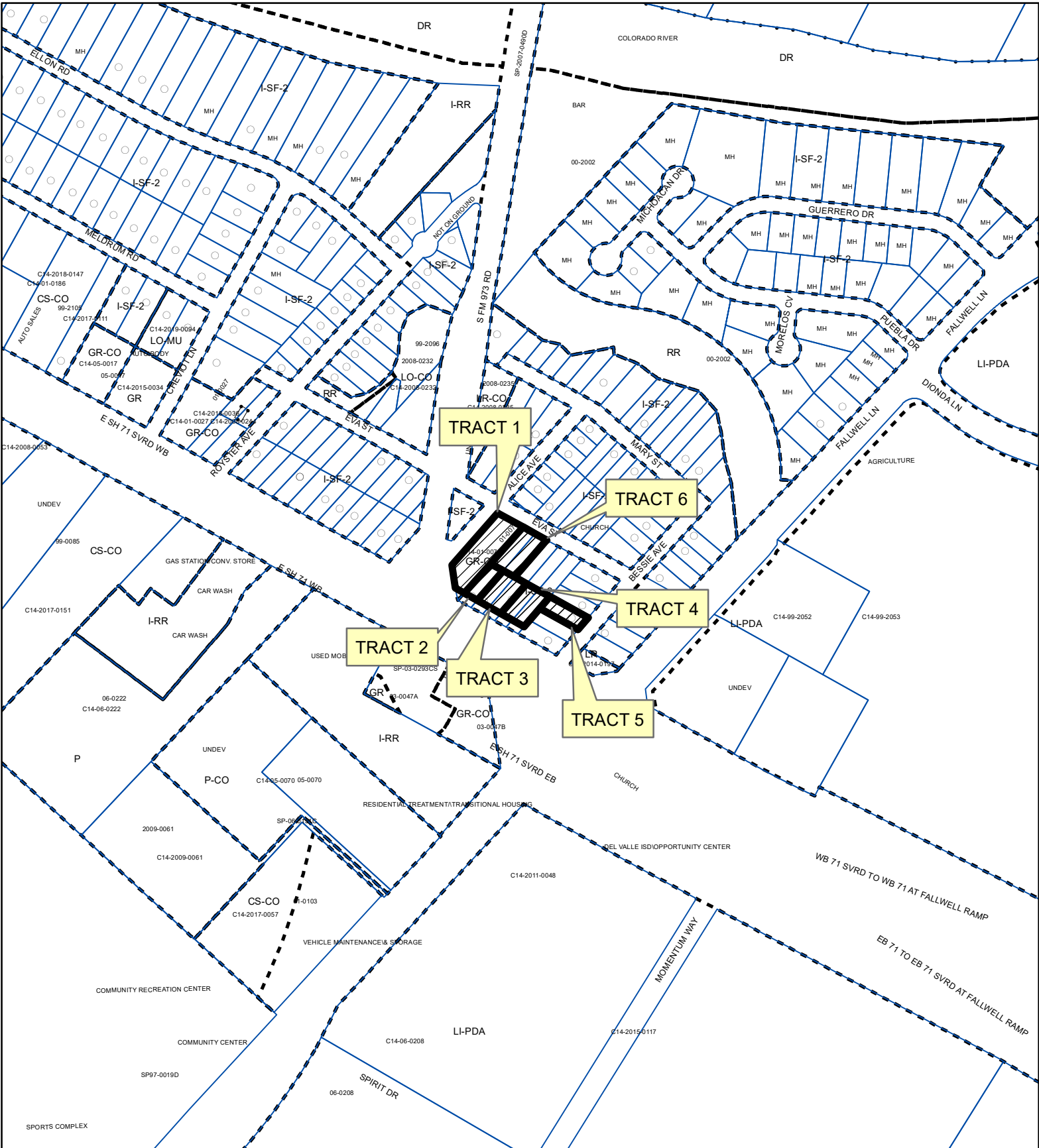
SURVEYOR'S CERTIFICATE:
CERTIFIED TO:
Stripes LLC, a Texas limited liability company
7-Eleven, Inc., a Texas corporation
Republic Title of Texas, Inc.
First American Title Insurance Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7a, 7b(1), 8, 9, 13 and 14 of Table A thereof.
The field work was completed on January 25, 2021.

Paul J. Flugel 3-1-2021

Paul J. Flugel Date
Registered Professional Land Surveyor
State of Texas No. 5096
Paul@chapsurvey.com

PROJECT NO.: 406-012
DRAWING NO.: 406-012-T12
PLOT DATE: 03/01/21
PLOT SCALE: 1"=30'
DRAWN BY: STS/PAQ
SHEET 01 OF 01

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0059

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 8/10/2021