58
HPD

**ORDINANCE NO. _____**

**AN ORDINANCE AMENDING ORDINANCE NO. 860807-H, REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 146 ½, 200, 200 ½, AND 204 1/2 ACADEMY DRIVE AND 1006 AND 1020 MELISSA LANE IN THE FAIRVIEW PARK NEIGHBORHOOD CONSERVATION COMBINING DISTRICT AND IN THE SOUTH RIVER CITY NEIGHBORHOOD PLAN FROM COMMERCIAL LIQUOR SALES- NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (CS-1-NCCD-NP) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-MIXED USE-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (CS-1-MU-NCCD-NP) COMBINING DISTRICT ON TRACT 1 AND FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (CS-NCCD-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (CS-MU-NCCD-NP) COMBINING DISTRICT ON TRACT 2 AND FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY- NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (MF-4-NCCD-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD CONSERVATION-NEIGHBORHOOD PLAN (MF-4-NCCD-NP) COMBINING DISTRICT ON TRACT 3.**

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

**PART 1.** The Fairview Park Neighborhood Conservation Combing District (NCCD) was approved on August 7, 1986, under Ordinance No. 860807-H (hereafter the "Original Ordinance") and amended under Ordinance Nos. 030717-119, 030717-120 and 20100923-120.

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from commercial liquor sales- neighborhood conservation-neighborhood plan (CS-1-NCCD-NP) combining district to commercial liquor sales-mixed use-neighborhood conservation-neighborhood plan (CS-1-MU-NCCD-NP) combining district on Tract 1 and from general commercial services- neighborhood conservation-neighborhood plan (CS-NCCD-NP) combining district to general commercial services-mixed use-neighborhood conservation-neighborhood plan (CS-MU-NCCD-NP) combining district on Tract 2 and from multifamily residence moderate-high density- neighborhood conservation-neighborhood plan (MF-4-NCCD-NP) combining district to multifamily residence moderate-high density- neighborhood conservation-neighborhood plan (MF-4-NCCD-NP) combining district on Tract 3 on the property described in Zoning Case No. C14-2020-0147, on file at the Housing and Planning Department, as follows:

**Tract 1**:
Being 1.8393 acres (80,119 square feet), more or less, out of (i) the Issac Decker League situated in Travis County Texas and (ii) all of Block 73, portions of Blocks 75 and 76, and all of Block 75 of Fairview Park, a subdivision in Travis County Texas according to the map or plat thereof, recorded in Volume 1, Page 46, Plat Records Travis, Texas, said 1.8393 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

**Tract 2**:
Being 0.388 acres more or less, out of (i) the Issac Decker League situated in Travis County Texas and (ii) all of Block 73, portions of Blocks 75 and 76, and all of Block 75 of Fairview Park, a subdivision in Travis County Texas according to the map or plat thereof, recorded in Volume 1, Page 46, Plat Records Travis, Texas, said 0.388 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

**Tract 3**:
Being 2.446 acres (106, 548 square feet) out of the that certain tract of land conveyed to Spearhead Academy, Ltd. By Special Warranty Deed recorded in Document No. 2012222395, Official Public Records of Travis County, Texas, being portions of LOTS 1-13, BLOCK 3, AND THAT LOT DESIGNATED AS "RESERVED" IN BLOCK 3, OF NORWOOD HEIGHTS, a subdivision in Travis County, Texas according to the map or plat thereof recorded in Volume 3, Page 169, Plat Records of Travis County, Texas, said 2.446 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance

(Tract 1, Tract 2, and Tract 3 collectively referred to as the "Property"),

locally known as 146 ½, 200, 200 ½, and 204 1/2 Academy Drive; and 1006 and 1020 Melissa Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B".**

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**PART 3.** The Fairview Park NCCD is amended as follows:

(A) The following uses are additional permitted uses on Tract 1 and Tract 2:

| | |
|---|---|
| Administrative and business offices | Alternative financial services |
| Art gallery | Art workshop |
| Bed and breakfast (group 1) | Bed and breakfast (group 2) |
| Business or trade school | Business support services |
| College and university facilities | Commercial off-street parking |
| Community garden | Communication service facilities |
| Communication services | Community recreation (private) |
| Community recreation (public) | Condominium residential |
| Consumer convenience services | Counseling services |
| Cultural services | Custom manufacturing |
| Day care services (commercial) | Day care services (general) |
| Day care services (limited) | Duplex residential |
| Family home | Financial services |
| Food preparation | Food sales |
| General retail sales (convenience) | General retail sales (general) |
| Group home, class I (general) | Group home, class I (limited) |
| Group home, class II | Group residential |
| Guidance services | Hospital services (limited) |
| Hotel-motel | Indoor entertainment |
| Indoor sports and recreation | Local utility services |
| Medical offices (less than 5,000 square feet gross floor area) | Medical offices (greater than 5,000 square feet gross floor area) |
| Multifamily residential | Off-site accessory parking |
| Outdoor sports and recreation | Personal improvement services |
| Personal services | Pet services |
| Plant nursery | Printing and publishing |
| Private primary educational facilities | Private secondary education facilities |
| Professional office | Religious assembly |
| Restaurant (general) | Restaurant (limited) |
| Safety services | Short-term rental |
| Single-family attached residential | Single-family residential |
| Software development | Telecommunication tower |
| Theater | Townhouse residential |
| Two-family residential | Urban farm |

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(B) The following uses are conditional uses on Tract 1 and Tract 2:

Limited warehousing and distribution  Outdoor entertainment

(C) Cocktail lounge use is a conditional use on Tract 1 and may not exceed *(TBD)* square feet of gross floor area.

(D) The following site development standards and regulations apply to Tract 1 and Tract 2.

1. The maximum height of a building or structure shall not exceed 60 feet.

2. The maximum building coverage is 75 percent.

3. The maximum impervious cover is 95 percent.

4. The maximum floor-to-area ratio (FAR) on the Property is 1.5:1.

5. The maximum density is 43 dwelling units per acre.

(E) The following site development standards and regulations apply to Tract 3.

1. No building or structure shall exceed two stories or thirty feet in height within seventy-five (75) feet of a property zoned SF-3-NCCD.

2. The maximum building coverage is 60 percent.

3. The maximum impervious cover is 70 percent.

4. The maximum density is 36-54 dwelling units per acre.

**PART 4.** Except as otherwise provided in this ordinance the Property is subject to the Original Ordinance as amended and in all other aspects, the terms and conditions of the Original Ordinance, as amended, remain in full force and effect.

**PART 5.** The Property is subject to Ordinance No. 20050929-Z003 that established zoning for the South River City Neighborhood Plan.

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**PART 6.** This ordinance takes effect on _____, 2022.

**PASSED AND APPROVED**

§
§
_____, 2022 § _____
Steve Adler
Mayor

**APPROVED:** _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

DRAFT

October 29, 2021

**FIELD NOTES**

**BEING TRACT 1: 1.8393 ACRES; TRACT 2: 0.3888 ACRES; & TRACT 3: 2.4460 ACRES OF LAND OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO SPEARHEAD ACADEMY, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2012222395, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING PORTIONS OF LOTS 1-13, BLOCK 3, AND THAT LOT DESIGNATED AS "RESERVED" IN BLOCK 3, OF NORWOOD HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 169 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; ALONG WITH ALL OF THAT CERTAIN 2.226 ACRE TRACT OF LAND, MORE OR LESS, OUT OF (i) THE ISAAC DECKER LEAGUE SITUATED IN TRAVIS COUNTY, TEXAS, AND (ii) ALL OF BLOCK 73, PORTIONS OF BLOCKS 75 AND 76, AND ALL OF BLOCK 75 OF FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 46 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AND MADE A PART HEREOF.**

**TRACT 1:**

**BEGINNING** at a 1/2" iron rod found in the north right-of-way line of academy drive, being the southeast corner of that certain tract conveyed to 112 Academy, LLC by deed recorded in document no. 2006197905, Official Public Records of Travis County, Texas, and **POINT OF BEGINNING** of herein described tract 1 also being the point of commencement for tracts 2 & 3, from which a found 1/2" iron rod bears S3°32'27"W at a distance of 2.24 feet;

**THENCE** with the common line between said 112 Academy tract and herein described tract 1, N14°04'20"W for a distance of 179.58 feet to a 1/2" iron rod found in an asphalt parking lot;

**THENCE** continuing with the common line of said 112 Academy tract and herein described tract, N81°00'27"W for a distance of 250.00' to a set capped iron rod stamped "WATERLOO RPLS 4324" for the westerly most corner of herein described tract 1, and the east line of that certain tract Hotel Saint Cecilia Residential Condominiums recorded in document no. 2018200253, Official Public Records;

**THENCE** with the common line with said Saint Cecilia Condos, N8°37'39"E for a distance of 212.55 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for the northwest corner of said tract 1;

**THECNE** S82°21'46"E for a distance of 196.21 feet to a point in the face of a wall for an angle point of herein described tract 1;

**THENCE** N55°26'51"E for a distance of 86.01 feet to a found capped iron rod stamped "RL SURVEYING" for an angle point;

**THENCE** with the common line of herein described tract 1 and tract 3, the following seven (7) calls:

1.) S2°23'47"W for a distance of 96.48 feet to a found 1/2" iron rod for an angle point;
2.) S54°40'05'E for a distance of 40.45 feet to a found 1/2" iron rod for an angle point;
3.) S23°15'14"E for a distance of 37.70 feet to a found 1/2" iron rod for an angle point;
4.) S0°17'51"W for a distance of 91.47 feet to a found 1/2" iron rod for an angle point;
5.) S19°42'05"W for a distance of 44.93 feet to a found 1/2" iron rod for an angle point;
6.) S7°38'37"E for a distance of 87.70 feet to a found 1/2" iron rod for an angle point;
7.) S16°59'11"W for a distance of 77.98 feet to a found 1/2" iron rod in the north R.O.W. line of Academy Drive;

**THENCE** N81°25'02"W for a distance of 23.98 feet to the **POINT OF BEGINNING**, containing 1.8393 acres (80119 square feet), more or less.

**TRACT 2:**

**COMMENCING** at a 1/2" iron rod found in the north right-of-way line of academy drive, being the southeast corner of that certain tract conveyed to 112 Academy, LLC by deed recorded in document no. 2006197905, Official Public Records of Travis County, Texas, from which a found 1/2" iron rod bears S3°32'27"W at a distance of 2.24 feet;

**THENCE** with the common line between said 112 Academy tract and herein described tract 1, N14°04'20"W for a distance of 179.58 feet to a 1/2" iron rod found in an asphalt parking lot;

**THENCE** continuing with the common line of said 112 Academy tract and herein described tract, N81°00'27"W for a distance of 250.00' to a set capped iron rod stamped "WATERLOO RPLS 4324" for the westerly most corner of herein described tract 1, and the east line of that certain tract Hotel Saint Cecilia Residential Condominiums recorded in document no. 2018200253, Official Public Records;

**THENCE** with the common line with said Saint Cecilia Condos, N8°37'39"E for a distance of 212.55 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for the **POINT OF BEGINNING** or herein described tract 2;

**THENCE** with the common line with said Saint Cecilia Condos N81°42'33"W for a distance of 50.75 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" in the southeast R.O.W. of Music Lane;

**THENCE** with the SE R.O.W. of Music Lane the following two (2) calls:

1.) N18°44'34"W for a distance of 5.12 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for an angle point;
2.) N59°28'31"E for a distance of 11.38 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for an angle point, also being a point in the SW line of that certain Cityview Condominium tract as recorded in document no. 2019202836, Official Public Records;

**THENCE** with the common line between herein described tract 2 and said Cityview Condos, the following three (3) calls:

1.) S67°22'29"E for a distance of 6.25 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for an angle point;
2.) N59°35'08"E for a distance of 126.93 feet to a found 1/2" iron rod for an angle point
3.) S80°54'20"E for a distance of 86.89 feet to a point on the face of a building wall;

**THENCE** with the face of said building wall, the following 12 calls:

1) N09°19'58"E for a distance of 10.29 feet to a building corner;
2) S81°07'13"E for a distance of 38.7 feet to a building corner, also being a point of beginning of a non-tangent curve to the left having a radius of 69.88 feet;
3) with said curve an arc length of 34.51 feet, whose chord bears S10°16'28"E for a distance of 34.16 feet to a corner;
4) S67°34'32"W a distance of 0.64 feet to a corner;
5) N20°19'28"W a distance of 3.05 feet to a corner;
6) S63°20'32"W a distance of 15.37 feet to a corner;
7) S7°56'32"W a distance of 12.23 feet to a corner;
8) S80°59'28"E a distance of 5.71 feet to a corner;
9) N84°43'41"E a distance of 6.18 feet to a corner;
10) S8°05'19"W a distance of 5.69 feet to a corner;
11) S83°39'23"E a distance of 1.75 feet to a corner;
12) S8°42'14"W a distance of 40.63 feet to a corner;

**THENCE** N82°21'46"W for a distance of 196.21 feet to the **POINT OF BEGINNING** of tract 2, containing 0.3888 acres (16934 square feet), more or less.

**TRACT 3:**

**COMMENCING** at a 1/2" iron rod found in the north right-of-way line of academy drive, being the southeast corner of that certain tract conveyed to 112 Academy, LLC by deed recorded in document no. 2006197905, Official Public Records of Travis County, Texas, from which a found 1/2" iron rod bears S3°32'27"W at a distance of 2.24 feet;

**THENCE** S81°25'02"E for a distance of 23.98 feet to a found 1/2" iron rod for the **POINT OF BEGINNING** of herein describe tract 3, also being the southern most corner of the aforementioned tract 1;

**THENCE** with the common line between herein described tract 3 and the aforementioned tract 1, the following seven(7) calls:

1.) N16°59'11"E for a distance of 77.98 feet to a found 1/2" iron rod for an angle point;
2.) N7°38'37"W for a distance of 87.70 feet to a found 1/2" iron rod for an angle point;
3.) N19°42'05"E for a distance of 44.93 feet to a found 1/2" iron rod for an angle point;
4.) N0°17'51"E for a distance of 91.47 feet to a found 1/2" iron rod for an angle point;
5.) N23°15'14"W for a distance of 37.70 feet to a found 1/2" iron rod for an angle point;
6.) N54°40'05'W for a distance of 40.45 feet to a found 1/2" iron rod for an angle point;
7.) N2°23'47"E for a distance of 96.48 feet to a found capped iron rod stamped "RL SURVEYING" for an angle point, also being in the SE line of the aforementioned Cityview Condos tract;

**THENCE** with the common line of said Cityview tract and herein described tract, the following ten (10)calls:

1) N26°12'32"E for a distance of 39.67 feet to a found ½" iron rod for a common corner;
2) N13°44'56"E for a distance of 49.55 feet to a found capped ½ "iron rod for a common corner;
3) N32°18'04"E for a distance of 23.77 feet to a found "X" on the curb for a common corner;
4) N79°38'32"E for a distance of 28.86 feet to a found capped iron rod for a common corner;
5) N21°59'01"W for a distance of 22.00 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for a common corner;
6) N39°17'09"W for a distance of 43.00 feet to a found capped iron rod for a common corner;
7) N12°47'48"E for a distance of 35.40 feet to a found capped iron rod for a common corner;
8) N16°39'42"E for a distance of 75.30 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for a common corner;
9) N19°48'42"E for a distance of 79.56 feet to a found capped iron rod for a common corner;
10) N21°21'40"E for a distance of 48.42 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for a common corner, also being the southwest corner of lot 9, block 2, of Norwood Heights, a subdivision in Travis County, Texas, recorded in volume 3, page 169 of the Plat Records of Travis County, Texas;

**THENCE** with the common line between said lot 9 and herein described tract, S63°10'04"E for a distance of 113.38 feet to a 1/2" iron rod found in the west right-of-way line of Melissa Lane and Bonnieview Street, from which a found 1/2" iron rod for the southeast corner of said lot 9 bears, S62°17'54"E for a distance of 61.33 feet;

**THENCE** with the west right-of-way line of Melissa Lane and the east line of herein described tract, the following 5 calls:

1) S13°23'08"W for a distance of 190.56 feet to a found 1/2" iron rod for an angle point;
2) S9°17'11"W for a distance of 171.87 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for the point of beginning of a tangent curve to the left having a radius of 88.82 feet;
3) with said curve and arc length of 27.91 feet, whose chord bears S0°09'33"W for a distance of 27.79 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for a point of tangency;
4) S9°52'51"E for a distance of 195.29 feet to a found mag nail in a driveway;
5) S12°30'22"E for a distance of 158.77 feet to a found 1/2" iron rod for the intersection of the west right-of-way line of Melissa Lane and the north right-of-way line of Academy Drive,

**THENCE** with the north right-of-way line of Academy Drive, S68°46'28"W for a distance of 171.92 feet to a found 60D nail in an asphalt driveway for an angle point;

**THENCE** continuing with the north right-of-way line of Academy Drive, N80°52'42"W for a distance of 29.11 feet to the **POINT OF BEGINNING** of herein described tract 3, containing 2.4460 acres (106548 square feet) more or less.

Bearing based on the Texas Coordinate System of 1983(NAD83) Central Texas Zone, based on local observation.
All records Travis County, Texas.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.



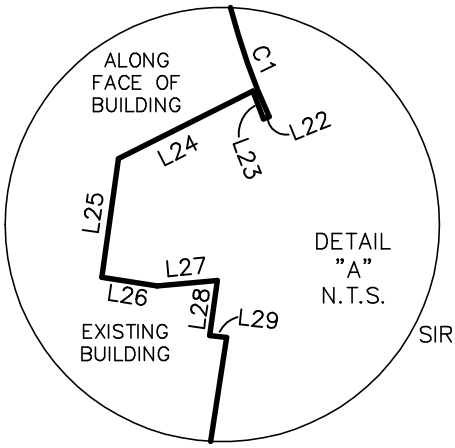
Thomas P. Dixon R.P.L.S. 4324,
Waterloo Surveyors
P.O. Box 160176 Austin, Tx 78716
(512) 481-9602 TBPLS FIRM# 10124400

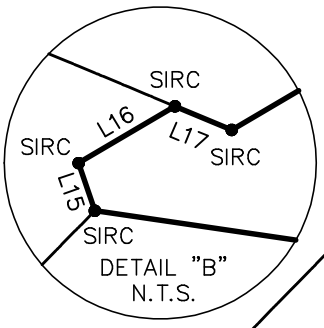


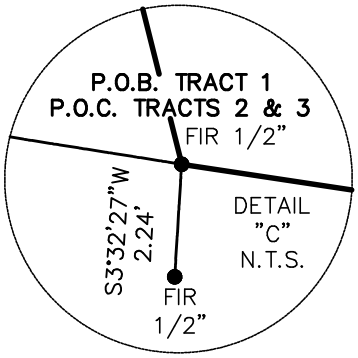
# Waterloo Surveyors
# SURVEY PLAT

**NOTE:**
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

**LEGAL DESCRIPTION:**
BEING TRACT 1: 1.8393 ACRES; TRACT 2: 0.3888 ACRES; & TRACT 3: 2.4460 ACRES OF LAND OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO SPEARHEAD ACADEMY, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2012222395, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING PORTIONS OF LOTS 1–13, BLOCK 3, AND THAT LOT DESIGNATED AS "RESERVED" IN BLOCK 3, OF NORWOOD HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 169 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; ALONG WITH ALL OF THAT CERTAIN 2.226 ACRE TRACT OF LAND, MORE OR LESS, OUT OF (i) THE ISAAC DECKER LEAGUE SITUATED IN TRAVIS COUNTY, TEXAS, AND (ii) ALL OF BLOCK 73, PORTIONS OF BLOCKS 75 AND 76, AND ALL OF BLOCK 75 OF FAIRVIEW PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 46 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AND MADE A PART HEREOF.




CORNER FALLS IN CREEK
LOT 9, BLOCK 2 (VOL. 3, PG. 169)
SIRC
SIRC
L49
L50
FIR 1/2"
FIRC
L57
FIR 1/2"
L48
SIRC
LOTS 1–13 AND RESERVED LOT, BLOCK 3 NORWOOD HEIGHTS (VOL. 3, PG. 169)
L51
L47
FIRC
CITYVIEW CONDOS (DOC# 2019202836)
L46
FIRC
L45
SIRC
FIR 1/2"
FOUND "X" ON CURB
L44
FIRC
L43
FIRC
FACE OF WALL
SEE DETAIL "A"
FIR 1/2"
L20
L21
L42
L52
FIR 1/2"
L19
L41
L18
TRACT 2
0.3888 ACRES
16934 SQ.FT.
L40
FIRC "RL SURVEYING"
SIRC
L14
L31
L4
L30
L5
SIRC
P.O.B. TRACT 2
FACE OF WALL
SEE DETAIL "B"
L6
L39
C2
SIRC
MELISSA LANE
FIR 1/2"
L38
FIR 1/2"
L7
L37
L8
FIR 1/2"
2.226 ACRES out of FARIVIEW PARK (VOL. 1, PG. 46)
L3
L53
TRACT 1
1.8393 ACRES
80119 SQ.FT.
L9
L36
FIR 1/2"
FOUND MAG NAIL
SIRC
L2
FIR 1/2"
L10
L35
FIR 1/2"
112 ACADEMY, LLC. (DOC# 2006197905)
TRACT 3
2.4460 ACRES
106548 SQ.FT.
L54
L34
L11
FIR 1/2"
L1
HOTEL SAINT CECILIA RESIDENTIAL CONDOS (DOC# 2018200253)
L12
L33
FIR 1/2"
L55
L13
L56
SEE DETAIL "C"
L32
FIR 1/2"
P.O.B. TRACT 3
FOUND 60D NAIL IN ASPHALT
MUSIC LANE
ACADEMY DRIVE
NORTH
SCALE
1" = 100'

LEGEND
RECORD CALL ( )
FOUND PK NAIL FPK
FOUND IRON ROD FIR
SET IRON ROD WITH CAP SIRC
FOUND IRON ROD WITH CAP FIRC

P.O. Box 160176, Austin, Texas 78716–0176 Phone: 481–9602 FIRM #10124400

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*Waterloo Surveyors*

# *SURVEY PLAT*

**OWNER:**
SPEARHEAD ACADEMY, LTD.

**ADDRESS:**
200 ACADEMY DRIVE
AUSTIN, TEXAS 78704

| TRACT 1 | | | |
|---|---|---|---|
| NUM | BEARING | DISTANCE | (RECORD) |
| L1 | N14°04'20"W | 179.58' | (179.53') |
| L2 | N81°00'27"W | 250.00' | (250.14') |
| L3 | N8°37'39"E | 212.55' | (212.55') |
| L4 | S82°21'46"E | 196.21' | —— |
| L5 | N55°26'51"E | 86.01' | (86.17') |
| L6 | S2°23'47"W | 96.48' | —— |
| L7 | S54°40'05"E | 40.45' | —— |
| L8 | S23°15'14"E | 37.70' | —— |
| L9 | S0°17'51"W | 91.47' | —— |
| L10 | S19°42'05"W | 44.93' | —— |
| L11 | S7°38'37"E | 87.70' | —— |
| L12 | S16°59'11"W | 77.98' | —— |
| L13 | N81°25'02"W | 23.98' | (23.99') |

| TRACT 2 | | | |
|---|---|---|---|
| NUM | BEARING | DISTANCE | (RECORD) |
| L14 | N81°42'33"W | 50.75' | (50.75') |
| L15 | N18°44'34"W | 5.12' | |
| L16 | N59°28'31"E | 11.38' | |
| L17 | S67°22'29"E | 6.25' | |
| L18 | N59°35'08"E | 126.93' | (126.96') |
| L19 | S80°54'20"E | 86.89' | (86.91') |
| L20 | N9°19'58"E | 10.29' | |
| L21 | S81°07'13"E | 38.70' | |
| L22 | S67°34'32"W | 0.64' | |
| L23 | N20°19'28"W | 3.05' | |
| L24 | S63°20'32"W | 15.37' | |
| L25 | S7°56'32"W | 12.23' | |
| L26 | S80°59'28"E | 5.71' | |
| L27 | N84°43'41"E | 6.18' | |
| L28 | S8°05'19"W | 5.69' | |
| L29 | S83°39'23"E | 1.75' | |
| L30 | S8°42'14"W | 40.63' | |
| L31 | N82°21'46"W | 196.21' | |

| TRACT 3 | | | |
|---|---|---|---|
| NUM | BEARING | DISTANCE | (RECORD) |
| L32 | S81°25'02"E | 23.98' | (23.99') |
| L33 | N16°59'11"E | 77.98' | |
| L34 | N7°38'37"W | 87.70' | |
| L35 | N19°42'05"E | 44.93' | |
| L36 | N0°17'51"E | 91.47' | |
| L37 | N23°15'14"W | 37.70' | |
| L38 | N54°40'05"W | 40.45' | |
| L39 | N2°23'47"E | 96.48' | |
| L40 | N26°12'32"E | 39.67' | (39.84') |
| L41 | N13°44'56"E | 49.55' | (50.10') |
| L42 | N32°18'04"E | 23.77' | (23.60') |
| L43 | N79°38'32"E | 28.86' | (29.10') |
| L44 | N21°59'01"W | 22.00' | |
| L45 | N39°17'09"W | 43.00' | (43.00') |
| L46 | N12°47'48"E | 35.40' | (35.40') |
| L47 | N16°39'42"E | 75.30' | (75.10') |
| L48 | N19°48'42"E | 79.56' | (79.35') |
| L49 | N21°21'40"E | 48.42' | |
| L50 | S63°10'04"E | 113.38' | (114.18') |
| L51 | S13°23'08"W | 190.56' | (190.85') |
| L52 | S9°17'11"W | 171.87' | (171.87') |
| L53 | S9°52'51"E | 195.29' | (196.33') |
| L54 | S12°30'22"E | 158.77' | (158.73') |
| L55 | S68°46'28"W | 171.92' | (172.05') |
| L56 | N80°52'42"W | 29.11' | (29.18') |
| L57 | S62°17'54"E | 61.33' | (60.75') |

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|---|---|---|---|---|---|
| C1 | 28°17'53" | 34.51' | 69.88' | S10°16'28"E | 34.16' |
| C2 | 18°00'09" | 27.91' | 88.82' | S0°09'33"W | 27.79' |

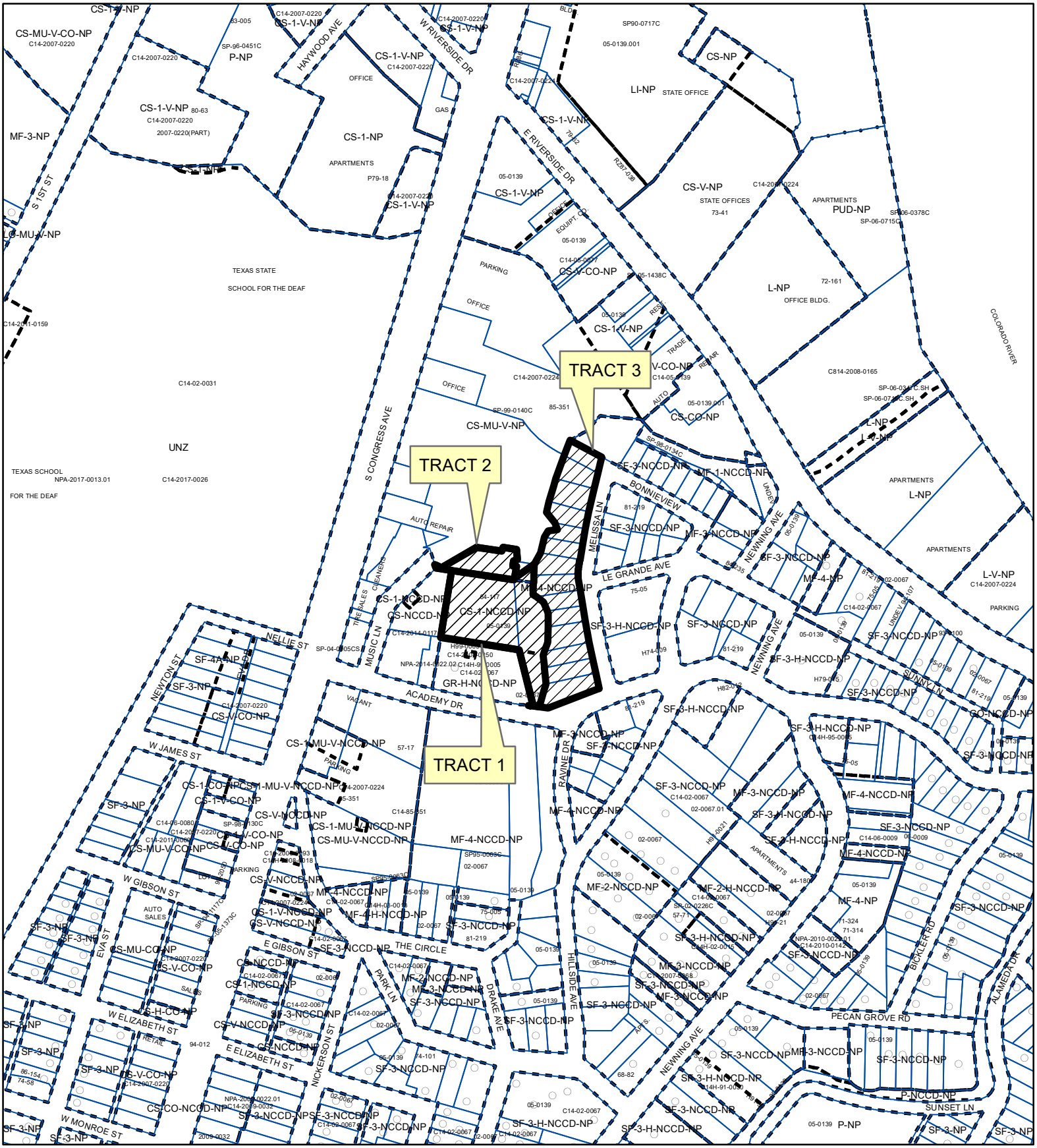
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE FIELD NOTES AND ACCOMPANYING SKETCH WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY UNDER MY DIRECT SUPERVISION AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STATE OF TEXAS
REGISTERED
THOMAS P. DIXON
4324
PROFESSIONAL
LAND SURVEYOR

Thomas P. Dixon R.P.L.S. 4324
FIRM #10124400

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602 FIRM #10124400

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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

# ZONING

## ZONING CASE#: C14-2020-0147

Exhibit B

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by 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

CITY OF AUSTIN FOUNDED 1839

**Created: 11/2/2021**