

*JB*

# CERTIFICATE OF ORDINANCE

I, Shirley A Brown, the undersigned, hereby certify that I am the City Clerk of the City of Austin, a home-rule and municipal corporation duly organized and existing under Chapter 9, Texas Local Government Code (the "City") and authorized to deliver this Certificate

I further certify that at a meeting of the City Council of the City, duly and legally called and held in accordance with the laws of the State of Texas and the City Code on 2 August 2001, at which meeting a quorum was present and voting throughout, **Ordinance No. 010802-89**, attached to this certificate and by this reference incorporated in it, was duly adopted, and such Ordinance is now in full force and effect and has not been amended, modified or revoked

IN WITNESS WHEREOF, I subscribe my name and affix the seal of the City on  
28 October 2002



By *Shirley A Brown*  
Shirley A. Brown  
Assistant Secretary

STATE OF TEXAS )

COUNTY OF )

This instrument was acknowledged before me on 28<sup>th</sup> October 2002 by Shirley A Brown, City Clerk of the City of Austin, a home-rule and municipal corporation, on behalf of said corporation



LENDAL V. VICHA  
Notary Public, State of Texas  
My Commission Expires  
FEBRUARY 3, 2004

*Lenda L V. Vicha*  
Notary Public, State of Texas

*Rel*

*Jim Williams  
City of Austin Law  
P.O. 1546  
Austin Tx 78746*

**ORDINANCE NO. 010802-89**

**AN ORDINANCE MODIFYING THE URBAN RENEWAL PLAN FOR THE EAST 11<sup>th</sup> and 12<sup>th</sup> STREETS URBAN RENEWAL AREA.**

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

**PART 1.** A proposed First Plan Modification to the East 11<sup>th</sup> and 12<sup>th</sup> Streets Plan, supported by Resolution No. 010515-01 of the Urban Renewal Agency, described in Exhibit "A" attached to and made a part of this ordinance, was prepared and referred to the City Council for review and approval. The Planning Commission submitted a resolution recommending the First Plan Modification to the City Council and the Council has considered that recommendation. On August 2, 2001 the City Council held a public hearing in accordance with Section 374.014(c) of the Local Government Code regarding the modification of the East 11<sup>th</sup> and 12<sup>th</sup> Streets Plan.

**PART 3.** In accordance with Section 374.014(e) of the Texas Local Government Code, the City Council adopts the First Modification to the East 11<sup>th</sup> and 12<sup>th</sup> Streets Plan.

**PART 4.** The City Clerk is directed to file a copy of the First Plan Modification with the minutes of this meeting and to file a certified copy in the real property records of Travis County, Texas.

**PART 5.** The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

**PART 6.** This ordinance takes effect on August 13, 2001.

**PASSED AND APPROVED.**

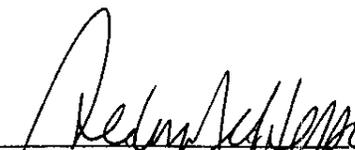
August 2, 2001

§  
§  
§



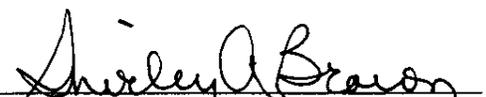
Kirk Watson  
Mayor

APPROVED:



Sedora Jefferson  
Acting City Attorney

ATTEST:



Shirley A. Brown  
City Clerk

**PROPOSED CHANGES TO E. 11<sup>TH</sup> & 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN**

**PROJECT NUMBER/NAME**

**11-1/JUNIPER MIXED USE**

**Project Location:**

North side of 11<sup>th</sup> St Between Branch St and Curve St

**Reuse Objective:**

Provide New Mixed Use Development (Residential and Non-Residential)

	<u>Existing</u>	<u>Proposed</u>
<b>Project Controls:</b>		
Site Area:	2.0 acres	2 0 acres
<b>Permitted Use:</b>	Mixed Use	<u>Mixed Use/Office/Single family residential</u>
<b>Allowable Height/Permitted FAR:</b>	60 foot maximum/1.0 Total Maximum FAR 0.4 Commercial, 12.5 Units/Acre Residential	60 foot maximum/0.1.0 Total Maximum FAR
<b>New Commercial Space:</b>	25,000-35,000 square feet maximum Downtown & entertainment oriented retail	25,000-35,000 square feet maximum Downtown & entertainment oriented retail
<b>Commercial Space to be Preserved:</b>	0	0
<b>New Housing Units:</b>	15-25 rental flats	15-25 rental flats
<b>Existing Housing to be Preserved:</b>	0	0
<b>Community Parking Spaces:</b>	50-55 (limited on street spaces)	50-55 (limited on street spaces)
<b>Residential Parking Spaces:</b>	25-30	25-30
<b>Potential Demolition:</b>	4 houses, 1 duplex, 12 units, up to 10,000 square feet of commercial/office	4 houses, 1 duplex, 12 units, up to 10,000 square feet of commercial/office

**ANY DEVELOPMENT MUST CONFORM TO CITY'S M.O.A. WITH SHPO AND ANY AMENDMENTS TO IT**

**PROPOSED CHANGES TO E. 11<sup>TH</sup> & 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN**

**PROJECT NUMBER/NAME**

**11-2/11<sup>TH</sup> ST. ENTERTAINMENT RETAIL**

**Project Location:**

North side of 11<sup>th</sup> St Between Curve St & Waller St

**Reuse Objective:**

Create Entertainment Oriented Retail & Office Opportunities on 11<sup>th</sup> St

**Proposed**

**Project Controls:**

**Site Area:**

1.9 acres

1.9 acres

**Permitted Use:**

Mixed Use: Downtown & Entertainment Oriented Retail

Mixed Use: Downtown & Entertainment Oriented Retail/Office

**Allowable Height/Permitted FAR:**

50 foot maximum/0.56 Total Maximum FAR

50 foot maximum/0.96 Total Maximum FAR

**New Commercial Space:**

35,000-45,000 square feet maximum

50,000-60,000 square feet maximum  
Shall not be oriented towards Jumper

**Commercial Space to be Preserved:**

up to 1,700 square feet rehabilitated

Street  
up to 1,700 square feet rehabilitated

**New Housing Units:**

0

10-15 Townhouses

**Existing Housing to be Preserved:**

0

1 historic house to be moved and renovated

**Community Parking Spaces:**

70-80 (limited on street spaces)

175-195 (limited on street spaces)

**Residential Parking Spaces:**

0

10-15

**Potential Demolition:**

1 house and up to 2,500 square feet of commercial/retail

1 house and up to 2,500 square feet of commercial/retail

**PROPOSED CHANGES TO E. 11<sup>TH</sup> & 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN**

<b>PROJECT NUMBER/NAME</b>	<b>11-4/SHORTY'S</b>	
<b>Project Location:</b>	South Side of 11 <sup>th</sup> St at Waller St	
<b>Reuse Objective:</b>	Create Stand Alone Retail on 11 <sup>th</sup> St	
<b>Project Controls:</b>	<b>Existing</b>	<b>Proposed</b>
<b>Site Area:</b>	0.2 acres	0.2 acres
<b>Permitted Use:</b>	Mixed Use	Mixed Use/Office
<b>Allowable Height/Permitted FAR:</b>	35 foot maximum	35 foot maximum
<b>New Commercial Space:</b>	0	0
<b>Commercial Space to be Preserved:</b>	up to 2,100 square feet rehabilitated	up to 2,100 square feet rehabilitated
<b>New Housing Units:</b>	0	0
<b>Existing Housing to be Preserved:</b>	0	0
<b>Community Parking Spaces:</b>	4-6 (limited on street spaces)	4-6 (limited on street spaces)
<b>Residential Parking Spaces:</b>	0	0
<b>Potential Demolition:</b>	0	0

**PROPOSED CHANGES TO E. 11<sup>TH</sup> & 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN**

**PROJECT NUMBER/NAME**

**11-5/11<sup>TH</sup> ST. ENTERTAINMENT RETAIL**

**Project Location:**

North side of 11<sup>th</sup> St Between Lydia St & Waller St

**Reuse Objective:**

Create Entertainment Oriented Retail & Office Opportunities on 11<sup>th</sup> St

**Proposed**

**Existing**

**Project Controls:**

**Site Area:**

1.6 acres

1.6 acres

**Permitted Use:**

Mixed Use: Downtown & Entertainment Oriented Retail

Mixed Use: Downtown & Entertainment Oriented Retail/Office/Townhouses

**Allowable Height/Permitted FAR:**

50 foot maximum/0.50 Total Maximum FAR

50 foot maximum/0.96 Total Maximum FAR

**New Commercial Space:**

20,000-28,000 square feet maximum

40,000-48,000 square feet maximum  
Shall not be oriented towards Juniper Street

**Commercial Space to be Preserved:**

up to 5,900 square feet rehabilitated

up to 5,900 square feet rehabilitated

**New Housing Units:**

0

10-15 Townhouses, oriented toward Juniper St.

**Existing Housing to be Preserved:**

0

0

**Community Parking Spaces:**

70-80 (limited on street spaces)

135-150 (limited on street spaces)

**Residential Parking Spaces:**

0

10-15

**Potential Demolition:**

up to 2,000 square feet of commercial/retail

up to 2,000 square feet of commercial/retail

**PROPOSED CHANGES TO E. 11<sup>TH</sup> & 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN**

<b>PROJECT NUMBER/NAME</b>	<b>12-2/12<sup>TH</sup> ST. OFFICE INCUBATOR</b>	
<b>Project Location:</b>	North side of 12 <sup>th</sup> St at Waller St	
<b>Reuse Objective:</b>	Provide Office Incubator Space on 12 <sup>th</sup> St	
<b>Project Controls:</b>	<b>Existing</b>	<b>Proposed</b>
<b>Site Area:</b>	0.4 acres	0.4 acres
<b>Permitted Use:</b>	Mixed Use, excluding retail	Mixed Use/commercial excluding retail
<b>Allowable Height/Permitted FAR:</b>	35 foot maximum/0.46 Total Maximum FAR	35 foot maximum/0.46 Total Maximum FAR
<b>New Commercial Space:</b>	0	0
<b>Commercial Space to be Preserved:</b>	8,000-9,000 square feet	8,000-9,000 square feet
<b>New Housing Units:</b>	0	0
<b>Existing Housing to be Preserved:</b>	0	0
<b>Community Parking Spaces:</b>	Existing (10-20)	Existing (10-20)
<b>Residential Parking Spaces:</b>	0	0
<b>Potential Demolition:</b>	0	0

**PROPOSED CHANGES TO E. 11<sup>TH</sup> & 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN**

**PROJECT NUMBER/NAME**

**12-3/SCIP II TOWNHOUSES-SOUTH**

**Project Location:**

South side of 12<sup>th</sup> St between Waller St and Branch St

**Reuse Objective:**

Provide New Ownership Housing Opportunities on 12<sup>th</sup> St

**Proposed**

**Existing**

**Project Controls:**

**Site Area:**

3.2 acres

3.2 acres

**Permitted Use:**

Townhouses

Townhouses, between Curve & Navasota  
Mixed Use, between Branch & Curve

**Allowable Height/Permitted FAR:**

35 foot maximum/0.66 Total Maximum FAR

35 foot maximum/0.46 Total Maximum  
FAR

**New Commercial Space:**

0

0

**Commercial Space to be Preserved:**

0

0

**New Housing Units:**

30-36

10-20

**Existing Housing to be Preserved:**

0

3 historic buildings, 1 to be relocated

**Community Parking Spaces:**

0

0

**Residential Parking Spaces:**

60-77 (2 spaces per unit)

20-40 (2 spaces per unit)

**Potential Demolition**

6 houses and up to 1,400 square feet of commercial/retail

6 houses and up to 1,400 square feet of  
commercial/retail

**PROPOSED CHANGES TO E. 11<sup>TH</sup> & 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN**

**PROJECT NUMBER/NAME**

**12-6/SCIP II TOWNHOUSES-NORTH**

**Project Location:**

North side of 12<sup>th</sup> St at Angelina St

**Reuse Objective:**

Provide New Ownership Housing Opportunities on 12<sup>th</sup> St  
Provide New Mixed Use/Commercial Development on E. 12<sup>th</sup> St.

**Proposed**

**Existing**

**Project Controls:**

**Site Area:**

1.0 acres

1.0 acres

**Permitted Use:**

Townhouses

Mixed Use/Commercial

**Allowable Height/Permitted FAR:**

35 foot maximum/0.32 Total Maximum FAR

50 foot maximum/0.71 Total Maximum FAR

**New Commercial Space:**

0

20,000-25,000 square feet

**Commercial Space to be Preserved:**

0

0

**New Housing Units:**

8-10

8-10

**Existing Housing to be Preserved:**

0

0

**Community Parking Spaces:**

0

40-50

**Residential Parking Spaces:**

16-20 (2 spaces per unit)

8-10 (2 spaces per unit)

**Potential Demolition:**

0

0

**PROPOSED CHANGES TO E. 11<sup>TH</sup> & 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN**

**PROJECT NUMBER/NAME**

**12-7/GARDEN APARTMENTS**

**Project Location:**

South side of 12<sup>th</sup> St between Comal St. & Angelina St

**Reuse Objective:**

Provide New Housing Opportunities on 12<sup>th</sup> St

	<u>Existing</u>	<u>Proposed</u>
<b>Project Controls:</b>		
Site Area:	1.4 acres	1.4 acres
<b>Permitted Use:</b>	Garden Apartments	Garden apartments, <u>condominiums,</u> <u>townhouses</u>
<b>Allowable Height/Permitted FAR:</b>	35 foot maximum/0.90 Total Maximum FAR	35 foot maximum/0.90 Total Maximum FAR
<b>New Commercial Space:</b>	0	0
<b>Commercial Space to be Preserved:</b>	0	0
<b>New Housing Units:</b>	0	0
<b>Existing Housing to be Preserved:</b>	35 rental flats	35 units
<b>Community Parking Spaces:</b>	0	0
<b>Residential Parking Spaces:</b>	38-44	38-44
<b>Potential Demolition:</b>	0	0

**PROPOSED CHANGES TO E. 11<sup>TH</sup> & 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN**

**PROJECT NUMBER/NAME**

**12-8/E. 12<sup>TH</sup> ST. DUPLICES**

**Project Location:**

North side of 12<sup>th</sup> St between Comal St & Angelina St

**Reuse Objective:**

Provide New Housing Opportunities on 12<sup>th</sup> St  
Provide mixed use or commercial opportunities on E. 12<sup>th</sup> St

**Proposed**

**Existing**

**Project Controls:**

**Site Area:**

0.7 acres

0.7 acres

**Permitted Use:**

Duplexes

Mixed use, commercial

**Allowable Height/Permitted FAR:**

35 foot maximum/0.37Total Maximum FAR

50 foot maximum/0.71 Total Maximum FAR

**New Commercial Space:**

0

12,000-16,000 square feet

**Commercial Space to be Preserved:**

0

0

**New Housing Units:**

4-8 rental duplex units

4-8 rental units

**Existing Housing to be Preserved:**

0

0

**Community Parking Spaces:**

0

40-50

**Residential Parking Spaces:**

8-16 (2spaces per unit)

8-16 (2spaces per unit)

**Potential Demolition:**

0

0

**PROPOSED CHANGES TO E. 11<sup>TH</sup> & 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN**

<b>PROJECT NUMBER/NAME</b>	<b>12-10/CHICON ST. RETAIL NODE</b>	
<b>Project Location:</b>	North side of 12 <sup>th</sup> St at Chicon St	
<b>Reuse Objective:</b>	Stabilize Existing Retail Node	
<b>Project Controls:</b>	<b>Existing</b>	<b>Proposed</b>
<b>Site Area:</b>	0.9 acres	0.9 acres
<b>Permitted Use:</b>	Mixed use	Mixed use
<b>Allowable Height/Permitted FAR:</b>	35 foot maximum/0.36 Total Maximum FAR	<u>50 foot maximum/1.00 Total Maximum FAR</u>
<b>New Commercial Space:</b>	2,000-3,000 square feet	<u>12,000-15,000 square feet maximum</u>
<b>Commercial Space to be Preserved:</b>	10,000 – 11,000 square feet	10,000 – 11,000 square feet
<b>New Housing Units:</b>	0 (except mixed use residential allowed)	0
<b>Existing Housing to be Preserved:</b>	0	0
<b>Community Parking Spaces:</b>	40-45	40-45
<b>Residential Parking Spaces:</b>	0	0
<b>Potential Demolition:</b>	0	0

**PROPOSED CHANGES TO E. 11<sup>TH</sup> & 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN**

**PROJECT NUMBER/NAME**

**12-12/CHICON ST. RETAIL NODE**

**Project Location:**

North side of 12<sup>th</sup> St at Poquito St

**Reuse Objective:**

Stabilize Existing Retail Node

**Proposed**

**Existing**

**Project Controls:**

**Site Area:**

0.9 acres

0.9 acres

**Permitted Use:**

Retail, except mixed use residential allowed

Retail, except mixed use residential allowed

**Allowable Height/Permitted FAR:**

35 foot maximum/0.40 Total Maximum FAR

50 foot maximum/1.00 Total Maximum FAR

**New Commercial Space:**

4,000-5,000 square feet maximum

12,000-15,000 square feet maximum

**Commercial Space to be Preserved:**

up to 10,000 square feet rehabilitated

up to 10,000 square feet rehabilitated

**New Housing Units:**

0

0

**Existing Housing to be Preserved:**

0

0

**Community Parking Spaces:**

50-55

50-55

**Residential Parking Spaces:**

0

0

**Potential Demolition:**

0

0

**PROPOSED CHANGES TO E. 11<sup>TH</sup> & 12<sup>TH</sup> STREETS URBAN RENEWAL PLAN**

**PROJECT NUMBER/NAME**

**12-13/CHICON ST. RETAIL NODE**

**Project Location:**

South side of 12<sup>th</sup> St at Poquito St

**Reuse Objective:**

Stabilize Existing Retail Node

**Proposed**

**Existing**

**Project Controls:**

**Site Area:**

0.9 acres

0.9 acres

**Permitted Use:**

Retail, except mixed use residential allowed

Retail, except mixed use residential allowed

**Allowable Height/Permitted FAR:**

35 foot maximum/0.40 Total Maximum FAR

50 foot maximum/0.71 Total Maximum FAR

**New Commercial Space:**

8,000-10,500 square feet maximum

20,000-24,000 square feet maximum

**Commercial Space to be Preserved:**

up to 10,000 square feet rehabilitated

up to 10,000 square feet rehabilitated

**New Housing Units:**

0

0

**Existing Housing to be Preserved:**

0

0

**Community Parking Spaces:**

40-45

40-45

**Residential Parking Spaces:**

0

0

**Potential Demolition:**

1,500 square feet

1,500 square feet

Exhibit A-1

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR A TRACT OF LAND  
SITUATED IN OUTLOTS 2, 3, 4 & 55,  
DIVISION B OF THE GOVERNMENT OUTLOTS  
ADJOINING THE ORIGINAL CITY OF AUSTIN  
ON FILE IN GENERAL LAND OFFICE OF THE  
STATE OF TEXAS, SAID TRACT OF LAND  
BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGINNING at the intersection of the south right-of-way line Juniper Street with the east right-of-way line of Branch Street, which point of beginning is the northwest corner of the herein described tract of land;

THENCE, with the south right-of-way line of said Juniper Street in an easterly direction, crossing Curve Street, Waller Street and Lydia Street, to the most northerly northeast corner of the herein described tract of land, same being a point in the west right-of-way line of Navasota Street;

THENCE, with the west right-of-way line of said Navasota Street in a southerly direction to the most easterly corner of Sigmor Subdivision, a subdivision of record in Book 66 at Page 30 of the Plat Records of Travis County, Texas, same being a point in the north right-of-way line of Rosewood Avenue;

THENCE, with a line perpendicular to the south right-of-way line of said East 11<sup>th</sup> Street in a southerly direction to a point in the south right-of-way line of said East 11<sup>th</sup> Street,

THENCE, with the south right-of-way line of said East 11<sup>th</sup> Street in an easterly direction to the most easterly northeast corner of the herein described tract of land,

same being a point in the west right-of-way line of said Navasota Street;

THENCE, with the west right-of-way line of said Navasota Street in a southerly direction to the southeast corner of the herein described tract of land, same being a point in the north right-of-way line of the East 11<sup>th</sup> Street Alley,

THENCE, with the north right-of-way line of said East 11<sup>th</sup> Street Alley in a westerly direction to a point in the east right-of-way line of Wheelless Street;

THENCE, in a westerly direction to the southeast corner of Lot 15, Stuart and Mairs Subdivision of record Volume W at Page 230 of the Real Property Records of Travis County, Texas, same being a point in the west right-of-way line of said Wheelless Street;

THENCE, with the south line of said Lot 15 in a westerly direction to the southwest corner of said Lot 15, same being a point in the east right-of-way line of Lydia Street;

THENCE, in a westerly direction to the intersection of the north right-of-way line of East 11<sup>th</sup> Street Alley with the west right-of-way line of said Lydia Street;

THENCE, with the north right-of-way line of said East 11<sup>th</sup> Street Alley in a westerly direction to the most southerly southwest corner of the herein described tract of land, same being a point in the east right-of-way line of San Marcos Street;

THENCE, with the east right-of-way line of said San Marcos Street, and its northerly prolongation, in a northerly direction to a point in the north right-of-way line of the aforesaid East 11<sup>th</sup> Street;

THENCE, with the north right-of-way line of said East 11<sup>th</sup> Street in a westerly direction to the most westerly southwest corner of the herein described tract of land, same being the intersection of the east right-of-way line of the aforesaid Branch Street with the north right-of-way line of East 11<sup>th</sup> Street;

THENCE, with the east right-of-way line of said Branch Street in a northerly direction to the point of beginning.

LEGAL DESCRIPTION. Al Martinez

APPROVED: 01-06-99

Ansel Gary Glover, RPLS NO.4783  
Engineering Support Section  
Infrastructure Support Services  
City of Austin

REFERENCES

TCAD 2 0605 2 0507 & 2 0806  
Austin Grid J & K-22

Exhibit A-2

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR A TRACT OF LAND  
SITUATED IN OUTLOTS 34, 36, 38, 41, 55,  
56, 57, & 58, DIVISION B OF THE  
GOVERNMENT OUTLOTS ADJOINING THE  
ORIGINAL CITY OF AUSTIN ON FILE IN  
GENERAL LAND OFFICE OF THE STATE OF  
TEXAS, SAID TRACT OF LAND BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the intersection of the east right-of-way line of Interstate 35 with the south right-of-way line of the East 13<sup>th</sup> Street Alley, and which point of beginning is the northwest corner of the herein described tract of land;

THENCE, with the south right-of-way line of East 13<sup>th</sup> Street Alley in an easterly direction to the east right-of-way line of Leona Street;

THENCE, with the east right-of-way line said Leona Street in a northerly direction to the northwest corner of that certain tract of land conveyed to Elee Houston by warranty deed of record in Volume 1869 at Page 490 of the Real Property Records of Travis County, Texas;

THENCE, with the north line of said Houston tract of land in an easterly direction to the northeast corner of said Houston tract of land, same being the northwest corner of that certain tract of land conveyed to Mount Carmel Grand Lodge by warranty deed of record in Volume 1869 at Page 214 of the Real Property Records of Travis County, Texas;

THENCE, with the north line of said Mount Carmel Grand Lodge tract of land in an easterly direction to the northeast corner of said Mount Carmel Grand Lodge tract of land, same being the northwest corner of that certain tract of land conveyed to Ray D Ates by warranty deed of record

in Volume 12602 at Page 1344 of the Real Property Records of Travis County, Texas;

THENCE, with the north line of said Ates tract of land in an easterly direction to a point in west right-of-way line of Salina Street;

THENCE, with the west right-of-way line of Salina Street in a southerly direction to a point in the westerly prolongation of the south right-of-way line of said East 13<sup>th</sup> Street Alley,

THENCE, with the south right-of-way line of said East 13<sup>th</sup> Street Alley, and its westerly prolongation, in an easterly direction to the northeast corner of the herein described tract of land, same being a point in the west right-of-way line of Poquito Street;

THENCE, with the west right-of-way line of said Poquito Street in a southerly direction, crossing East 12<sup>th</sup> Street, to the southeast corner of the herein described tract of land, same being a point in the north right-of-way line of the East 12<sup>th</sup> Street Alley,

THENCE, with the north right-of-way line East 12<sup>th</sup> Street Alley in a westerly direction, crossing Chicon Street, Leona Street and Comal Street, to a point in the east line of Alice T King Subdivision a subdivision of record in Book 49 at Page 68 of the Plat Records Travis County, Texas;

THENCE, with the east and south lines of said Alice T King Subdivision, in a southerly and westerly directions to a point in the east right-of-way line of San Bernard Street,

THENCE, with the east right-of-way line of said San Bernard Street in a northerly direction to a point in the easterly prolongation of the north line of that certain tract of land conveyed to Willis E. Adams, et al by warranty deed of record in Volume 12480 at Page 1215 of the Real Property Records of Travis County, Texas;

THENCE, with the north line of said Adams tract of land and its easterly prolongation in a westerly direction to the a point in the east line of a certain tract of land

conveyed to Dan E Niendorff, et al, by warranty deed of record in Volume 12746 at Page 2072 of the Real Property Records of Travis County, Texas;

THENCE, with the east, south and west lines of said Niendorff tract of land, in a southerly, westerly and northerly directions to the southeast corner of that certain tract of land conveyed to Anderson Community Development Corporation by warranty deed of record in Volume 12912 at Page 1053 of the Real Property Records of Travis County, Texas;

THENCE, with the south line of said Anderson Community Development Corporation tract of land, as described in said Volume 12912 at Page 1053, in a westerly direction to the east right-of-way line of Navasota Street;

THENCE, with the east right-of-way line of said Navasota Street, in a northerly direction to a point in the easterly prolongation of the north line of that certain tract of land conveyed to Anderson Community Development Corporation by warranty deed of record in Volume 13070 at Page 1733 of the Real Property Records of Travis County, Texas,

THENCE, with the north line of said Anderson Community Development Corporation tract of land, and its easterly prolongation, as described in Volume 13070 at Page 1733, in a westerly direction to the northwest corner of said Anderson Community Development Corporation tract of land, same being a point in the east right-of-way line of Waller Street;

THENCE, departing from with the east right-of-way line of said Waller Street in a westerly direction to the northeast corner of Lot 7, Resubdivision of the Southerly Part of Lots 15,16,32,33 & 34, George L. Robertson Subdivision of Outlot 55, Division B, City of Austin, a subdivision of record in Book 101 at Page 250 of the Plat Records of Travis County, Texas;

THENCE, with the north line of said Resubdivision of the Southerly Part of Lots 15,16,32,33 & 34, George L. Robertson Subdivision of Outlot 55, Division B, City of Austin, in a westerly direction to the northwest corner of Lot 1, in said Resubdivision of the Southerly Part of Lots

15,16,32,33 & 34, George L. Robertson Subdivision of Outlot 55, Division B, City of Austin, same being a point in the east right-of-way line of Curve Street,

THENCE, departing from the east right-of-way line of said Curve Street in a westerly direction to the southeast corner of that certain tract of land conveyed to Mildred Medearis, et al by deed of record in Volume 12233 at Page 289 of the Plat Records of Travis County, Texas, same being a point in the west right-of-way line of said Curve Street,

THENCE, with the south line of said Medearis tract of land in a westerly direction to a point in a line fifty (50.00) feet east of parallel with the west line of Lot 17, George L. Robertson Subdivision of Outlot 55, Division B, of record in Volume Z at Page 599 of the Real Property Records of Travis County, Texas;

THENCE, with a line fifty (50 00) east of parallel with the west line of said Lot 17 in a southerly direction to a point in the north right-of-way line of Catalpa Street;

THENCE, with the north right-of-way line of said Catalpa Street in a westerly direction to the southwest corner of said Lot 17;

THENCE, with the west line of said Lot 17 in a northerly direction to the southeast corner of that certain tract of land conveyed to Deborah Attal by deed of record in Volume 10442 at Page 695 of the Real Property Records of Travis County, Texas;

THENCE, with the south line of said Attal tract of land in a westerly direction to the southwest corner of said Attal tract of land, same being the southeast corner of that certain tract of land conveyed to Agustine Garza III of record in Volume 8927 at Page 692 of the Real Property Records of Travis County, Texas, same being a point in the common line of said Lot 18 & Lot 19, in said George L. Robertson Subdivision of Outlot 55, Division B, City of Austin;

THENCE, with the south line of said Garza tract of land in westerly direction to the southwest corner of said Garza tract of land, same being the southeast corner of

that certain tract of land Jean Daniels by deed of record in Volume 5381 at Page 1831 of the Real Property Records of Travis County, Texas,

THENCE, with the south and west lines of said Daniels tract of land in westerly direction to the southeast corner of that certain tract of land conveyed to Anderson Community Development Corporation by deed of record in Volume 12877 at Page 669 of the Real Property Records of Travis County, Texas;

THENCE, with the south line of said Anderson Community Development Corporation tract of land as described in said Volume 12877 at Page 669 in a westerly direction to the west right-of-way line Branch Street;

THENCE, with the east right-of way line of said Branch Street and its northerly prolongation to the north right-of-way line East 12<sup>th</sup> Street;

THENCE, with the north right-of-way line of said East 12<sup>th</sup> street in a westerly direction to a point in the east right-of-way line of Interstate Highway 35,

THENCE, with the east right-of-way of said Interstate Highway 35 in a northerly direction to the point of beginning.

LEGAL DESCRIPTION Al Martinez

APPROVED 01-04-99

Ansel Gary Glover, RPLS NO 4783  
Engineering Support Section  
Infrastructure Support Services  
City of Austin

REFERENCES

TCAD 2 0806, 2 0708 & 2 0809  
Austin Grid K 22 & 23

**EXHIBIT A**

**First Plan Modifications to the Urban Renewal Plan of the  
East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Area  
in Austin, Travis County, Texas**

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Dana Debeauvoir*

10-28-2002 04 17 PM 2002204815  
BENAVIDESV \$53 00  
DANA DEBEAUVOIR , COUNTY CLERK  
TRAVIS COUNTY, TEXAS

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc All blockouts, additions and changes were present at the time the instrument was filed and recorded