

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 109, 111, AND 113 MILDRED STREET, 2305, 2307, 2309, 2311, 2315, AND 2317 EAST 2ND STREET, AND 2300, 2302, 2304, 2306, 2308, 2324, 2326, AND 2328 EAST CESAR CHAVEZ STREET IN THE HOLLY NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT, GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-MIXED USE-NEIGHBORHOOD PLAN (CS-CO-MU-NP) COMBINING DISTRICT, LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT, AND LIMITED OFFICE-CONDITIONAL OVERLAY-MIXED USE-NEIGHBORHOOD PLAN (LO-CO-MU-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-MU-V-CO-DB90-NP) 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 family residence-neighborhood plan (SF-3-NP) combining district, general commercial services-conditional overlay-mixed use-neighborhood plan (CS-CO-MU-NP) combining district, limited office-neighborhood plan (LO-NP) combining district, and limited office-conditional overlay-mixed use-neighborhood plan (LO-CO-MU-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-MU-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0027, on file at the Planning Department, as follows:

Tract 1:

1.5086 acres of land, being all of the following tracts: (1) Lots 13 and 14 of the University of San Antonio Subdivision of Portions of Outlots 25 & 26, Division "O", a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 4, Page 32, of the Plat Records of Travis County, Texas, conveyed by deed recorded in Document No. 2012123344, of the Official Public Records of Travis County, Texas; (2) Lot 1 of the University of San Antonio Subdivision of Portions of Outlots 25 & 26, Division "O", a subdivision in Travis County, Texas, according to the map or plat thereof as recorded in Volume 4, Page 32, of the Plat Records of Travis County, Texas, SAVE AND EXCEPT a 7.5 feet right-of-way dedication recorded in Volume 2319, Page 175, of the Deed Records

40 of Travis County, Texas, conveyed by deed recorded in Document No.  
41 2017197059, of the Official Public Records of Travis County, Texas; (3) Lot 2 of  
42 the University of San Antonio Subdivision of Portions of Outlots 25 & 26,  
43 Division "O", a subdivision in Travis County, Texas, according to the map or plat  
44 thereof as recorded in Volume 4, Page 32, of the Plat Records of Travis County,  
45 Texas, SAVE AND EXCEPT a 7.5 feet right-of-way dedication recorded in  
46 Volume 2354, Page 450, of the Deed Records of Travis County, Texas, conveyed  
47 by deed in Document No. 2015078093, of the Official Public Records of Travis  
48 County, Texas; (4) Lots 1-4 of the F.H. Jones Subdivision of the Southeast 1/4 of  
49 Outlot 25, a subdivision in Travis County, Texas, according to the map or plat  
50 thereof as recorded in Volume 2, Page 218, of the Plat Records of Travis County,  
51 Texas, conveyed by deed recorded in Document Nos. 2013077117 (Lot 1),  
52 2013077116 (Lots 2&3), and 2013137611 (Lot 4), of the Official Public Records  
53 of Travis County, Texas; (5) Lot 5 of the F.H. Jones Subdivision of the Southeast  
54 1/4 of Outlot 25, a subdivision in Travis County, Texas, according to the map or  
55 plat thereof as recorded in Volume 2, Page 218, of the Plat Records of Travis  
56 County, Texas, conveyed by deed in Volume 6468, Page 1900, of the Deed  
57 Records of Travis County, Texas; and (6) Lot 6 of said F.H. Jones Subdivision of  
58 the Southeast 1/4 of Outlot 25, a subdivision in Travis County, Texas, according to  
59 the map or plat thereof as recorded in Volume 2, Page 218, of the Plat Records of  
60 Travis County, Texas; said 1.5086 acres being more particularly described by  
61 metes and bounds in **Exhibit "A"** incorporated into this ordinance, and  
62

63 Tract 2:

64  
65 1.7574 acres of land, being all of the following tracts: (1) Lots 6, 8, and 9 of the  
66 University of San Antonio Subdivision of Portions of Outlots 25 & 26, Division  
67 "O", recorded in Volume 4, Page 32, of the Plat Records of Travis County, Texas,  
68 SAVE AND EXCEPT a 5 feet right-of-way dedication recorded in Volume 4008,  
69 Page 141, of the Deed Records of Travis County, Texas and a 7.5 feet right-of-way  
70 dedication recorded in Volume 2354, Page 120, of the Deed Records of Travis  
71 County, Texas, and Lot 2 of the Resubdivision of Lot 11-A, Sun Tex Subdivision,  
72 a subdivision in Travis County, Texas, according to the map or plat thereof as  
73 recorded in Document No. 200500337 of the Official Public Records of Travis  
74 County, Texas, all conveyed by deed recorded in Document No. 2019201106 of  
75 the Official Public Records of Travis County, Texas; (2) Lot 7 of the University of  
76 San Antonio Subdivision of Portions of Outlots 25 & 26, Division "O", recorded in  
77 Volume 4, Page 32, of the Plat Records of Travis County, Texas, SAVE AND  
78 EXCEPT a 7.5 feet right-of-way dedication recorded in Volume 2354, Page 92, of  
79 the Deed Records of Travis County, Texas, conveyed by deed recorded in  
80 Document No. 2022166639, of the Official Public Records of Travis County,

81 Texas; and (3) Lot 1 of the Resubdivision of Lot 11-A, Sun Tex Subdivision, a  
82 subdivision in Travis County, Texas, according to the map or plat thereof as  
83 recorded in Document No. 200500337 of the Official Public Records of Travis  
84 County, and Lots 3 and 12 of said University of San Antonio Subdivision of  
85 Portions of Outlots 25 & 26, Division "O", recorded in Volume 4, Page 32, of the  
86 Plat Records of Travis County, Texas, SAVE AND EXCEPT a 5 feet right-of-way  
87 dedication recorded in Volume 4008, Page 141, of the Deed Records of Travis  
88 County, Texas and a 7.5 feet right-of-way dedication recorded in Volume 2354,  
89 Page 120, of the Deed Records of Travis County, Texas, conveyed by deed as a  
90 called 0.660 acre tract recorded in Document No. 2021220754, of the Official  
91 Public Records of Travis County, Texas; said 1.7574 acres being more particularly  
92 described by metes and bounds in **Exhibit "B"** incorporated into this ordinance,

93  
94 (respectively "Tract 1" and "Tract 2", collectively, the "Property")

95  
96 locally known as 109, 111, and 113 Mildred Street, 2305, 2307, 2309, 2311, 2315, and  
97 2317 East 2nd Street, and 2300, 2302, 2304, 2306, 2308, 2324, 2326, and 2328 East Cesar  
98 Chavez Street in the City of Austin, Travis County, Texas, generally identified in the map  
99 attached as **Exhibit "C"**.

100  
101 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
102 established by this ordinance is subject to the following conditions:

103  
104 (A) The following uses are prohibited uses of the Property:

Adult Oriented Businesses	Campground
Convenience Storage	Drop-Off Recycling Collection Facility
Equipment Sales	Kennels
Pawn Shop Services	Transportation Terminal
Vehicle Storage	

105  
106  
107 (B) The following uses are conditional uses of the Property:

Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (of any type)
Commercial Off-Street Parking	Custom Manufacturing
Service Station	

112 **PART 3.** Tract 1 may be developed in compliance and used in accordance with the  
113 regulations established for density bonus 90 (DB90) combining district and other  
114 applicable requirements of the City Code.  
115

116 **PART 4.** Except as specifically provided in this Part 4, Tract 2 may be developed in  
117 compliance and used in accordance with the regulations established for density bonus 90  
118 (DB90) combining district and other applicable requirements of the City Code:  
119

120 A building is not required to be designed with one or more commercial or civic uses  
121 located along the principal street and on the ground floor.  
122

123 **PART 5.** Except as specifically restricted under this ordinance, the Property may be  
124 developed and used in accordance with the regulations established for the general  
125 commercial services (CS) base district, the mixed use combining district, and other  
126 applicable requirements of the City Code.  
127

128 **PART 6.** Except as specifically modified by this ordinance, the Property is subject to  
129 Ordinance No. 011213-44 that established zoning for the Holly Neighborhood Plan.  
130

131 **PART 7.** This ordinance takes effect on \_\_\_\_\_, 2024.  
132

133 **PASSED AND APPROVED**  
134

135 \_\_\_\_\_, 2024 §  
136 §  
137 § \_\_\_\_\_  
138

Kirk Watson  
Mayor

141 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
142 Deborah Thomas Myrna Rios  
143 Acting City Attorney City Clerk  
144  
145

# EXHIBIT "A"

EXHIBIT “ ”

(Zoning Exhibit)

## Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.5086 ACRES (65,714 SQUARE FEET), BEING ALL OF THE FOLLOWING TRACTS: (1) LOTS 13&14 OF THE UNIVERSITY OF SAN ANTONIO SUBDIVISION OF PORTIONS OF OUTLOTS 25 & 26, DIVISION “O”, RECORDED IN VOLUME 4, PAGE 32 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), CONVEYED TO LAFAYETTE 2109, LLC, IN DOCUMENT NO. 2012123344 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), (2) LOT 1 OF SAID UNIVERSITY OF SAN ANTONIO SUBDIVISION OF PORTIONS OF OUTLOTS 25 & 26, DIVISION “O”, SAVE AND EXCEPT A 7.5’ RIGHT-OF-WAY DEDICATION RECORDED IN VOLUME 2319, PAGE 175 (D.R.T.C.T.), CONVEYED TO LAFAYETTE 2109, LLC, IN DOCUMENT NO. 2017197059 (O.P.R.T.C.T.), (3) LOT 2 OF SAID UNIVERSITY OF SAN ANTONIO SUBDIVISION OF PORTIONS OF OUTLOTS 25 & 26, DIVISION “O”, SAVE AND EXCEPT A 7.5’ RIGHT-OF-WAY DEDICATION RECORDED IN VOLUME 2354, PAGE 450 (D.R.T.C.T.), CONVEYED TO ISDALE INVESTMENTS, LLC, IN DOCUMENT NO. 2015078093 (O.P.R.T.C.T.), (4) LOTS 1-4 OF THE F.H. JONES SUBDIVISION OF THE SOUTHEAST 1/4 OF OUTLOT 25, RECORDED IN VOLUME 2, PAGE 218 (P.R.T.C.T.), CONVEYED TO LAFAYETTE 2109, LLC, IN DOCUMENT NOS. 2013077117 (LOT 1), 2013077116 (LOTS 2&3), AND 2013137611 (LOT 4) (O.P.R.T.C.T.), (5) LOT 5 OF SAID F.H. JONES SUBDIVISION OF THE SOUTHEAST 1/4 OF OUTLOT 25, CONVEYED TO PATRICIA ANN POPE IN VOLUME 6468, PAGE 1900 (D.R.T.C.T.), AND (6) LOT 6 OF SAID F.H. JONES SUBDIVISION OF THE SOUTHEAST 1/4 OF OUTLOT 25, CONVEYED TO PATRICIA ANN POPE (PER TCAD), SAID 1.5086 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

**BEGINNING**, at a mag nail found at the intersection of the north right-of-way line of East Cesar Chavez Street (60’ right-of-way) with the east right-of-way line of Mildred Street (50’ right-of-way), and being the southwest corner of Lot 3 of said F.H. Jones Subdivision, for the southwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, with the east right-of-way line of said Mildred Street and the west lines of Lots 3-6 of said F.H. Jones Subdivision, **N20°22’21”E**, passing at a distance of 131.82 feet, a 1/2-inch iron rod found at the common west corner of said Lots 3 and 4, and continuing for a total distance of **282.01** feet to a 1/2-inch iron pipe found for the northwest corner hereof, said point being at the intersection of the east right-of-way line of said Mildred Street with the south right-of-way line of East 2<sup>nd</sup> Street (right-of-way varies), and being the northwest corner of said Lot 6;

**THENCE**, with the south right-of-way line of said East 2<sup>nd</sup> Street and the north line of said Lot 6, **S69°41’05”E**, a distance of **128.51** feet to a calculated point for an angle point hereof, said point being at a corner in the south right-of-way line of said East 2<sup>nd</sup> Street, and being in the west line of Lot 1 of said University of San Antonio Subdivision;

**THENCE**, with the south right-of-way line of said East 2<sup>nd</sup> Street and the west line of Lot 1 of said University of San Antonio Subdivision, **N20°34’22”E**, a distance of **13.50** feet to a mag nail found for an

angle point hereof, said point being at a corner in the south right-of-way line of said East 2<sup>nd</sup> Street, and being the southwest corner of said 7.5' right-of-way dedication recorded in Volume 2319, Page 175 (D.R.T.C.T.);

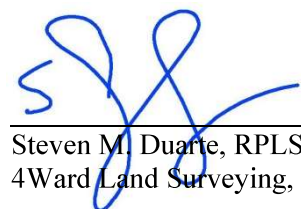
**THENCE**, with the south right-of-way line of said East 2<sup>nd</sup> Street, in part with the south line of said 7.5' right-of-way dedication recorded in Volume 2319, Page 175 (D.R.T.C.T.), and in part with the south line of said 7.5' right-of-way dedication recorded in Volume 2354, Page 450 (D.R.T.C.T.), **S69°17'08"E**, a distance of **100.16** feet to a calculated point for the northeast corner hereof, said point being in the common line of Lots 2&3 of said University of San Antonio Subdivision, and being the southeast corner of said 7.5' right-of-way dedication recorded in Volume 2354, Page 450 (D.R.T.C.T.), and being the common west corner of said 5' right-of-way dedication recorded in Volume 4008, Page 141 (D.R.T.C.T.) and said 7.5' right-of-way dedication recorded in Volume 2354, Page 120 (D.R.T.C.T.);

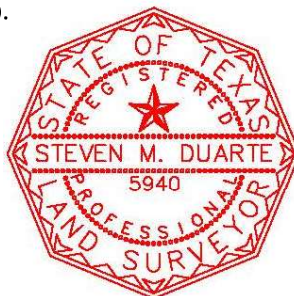
**THENCE**, in part with the south right-of-way line of said East 2<sup>nd</sup> Street, and with the common lines of Lots 2&3 and 12&13 of said University of San Antonio Subdivision, in part with the west line and said 5' right-of-way dedication recorded in Volume 4008, Page 141 (D.R.T.C.T.), **S20°37'23"W**, passing at a distance of 5.00 feet, a 1/2-inch iron rod with illegible cap found at a corner in the south right-of-way line of East 2<sup>nd</sup> Street, and being the northwest corner of a called 0.660 acre tract to 2324 ECC ARC, LLC, in Document No. 2021220754 (O.P.R.T.C.T.), and being the southwest corner of said 5' right-of-way dedication recorded in Volume 4008, Page 141 (D.R.T.C.T.), passing at a distance of 145.59 feet, a 1/2-inch iron rod found at the common corner of said Lots 2, 3, 12 and 13 of said University of San Antonio Subdivision, and continuing for a total distance of **295.58** feet to a 1/2-inch iron rod with "Waterloo" cap found for the southeast corner hereof, said point being in the north right-of-way line of said East Cesar Chavez Street, and being the common south corner of said Lots 12 and 13 of said University of San Antonio Subdivision, and being the southwest corner of said 2324 ECC ARC tract;

**THENCE**, with the north right-of-way line of said East Cesar Chavez Street, in part with the south lines of said Lots 13&14 of said University of San Antonio Subdivision, and Lots 1-3 of said F.H. Jones Subdivision, **N69°29'30"W**, passing at a distance of 99.90 feet, a 1/2-inch iron pipe found at the common south corner of said Lot 14 and said Lot 1, passing at a distance of 142.50 feet, a 1/2-inch iron rod with "Exacta" cap found at the common south corner of said Lots 1 and 2, and continuing for a total distance of **227.42** feet to the **POINT OF BEGINNING** and containing 1.5086 Acres (65,714 Square Feet) of land, more or less.

**NOTE:**

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 1.000055995419. See attached sketch (reference drawing: 01646-rev3.dwg).

  
8/2/2024  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC



P.O.B.  
 GRID N: 10,066,284.68  
 GRID E: 3,121,879.86

E CESAR CHAVEZ ST (60' R.O.W.)

MILDRED ST  
 (50' R.O.W.)

E 2ND ST  
 (R.O.W. VARIES)

N20°22'21"E 282.01'

N69°29'30"W 227.42'

S69°41'05"E 128.51'

1.5086 ACRE(S)  
 65,714 SQUARE FEET

N20°34'22"E 295.94'

S69°17'08"E 100.16'

S20°37'23"W 295.58'

N20°29'38"E 290.33'

S20°37'23"W 295.58'

N20°29'38"E 290.33'

LOT 1 [B] [A]

LOT 2 [B] [D]

LOT 9 [C] [D]

LOT 8 [C] [D]

LOT 6 [C] [D]

LOT 7 [C] [E]

[P][K] LOT 3

[P][K] LOT 2

[O][K] LOT 1

LOT 14 [L] [C]

LOT 13 [L] [C]

LOT 12 [C] [A]

LOT 11 [K] [K]

LOT 10 [K] [K]

LOT 9 [K] [K]

LOT 5 [R][K]

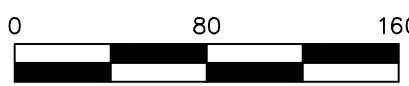
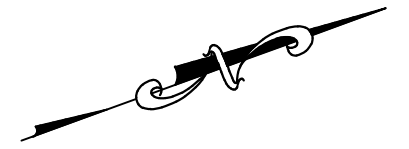
LOT 6 [S][K]

LOT 4 [Q][K]

LOT 3 [M] [C]

LOT 2 [N] [C]

LOT 1 [M] [C]



GRAPHIC SCALE: 1" = 80'

**1.5086 ACRES  
 ZONING EXHIBIT  
 City of Austin,  
 Travis County, Texas**



A Limited Liability Company  
 PO Box 90876, Austin Texas 78709  
 INFO@4WARDLS.COM (512) 537-2384  
 TBPELS FIRM #10174300

Date:	8/2/2024
Project:	01646
Scale:	1" = 80'
Reviewer:	SMD
Tech:	JG
Field Crew:	JJ
Survey Date:	APR. 2023
Sheet:	1 OF 2

[A]  
2324 ECC-ARC LLC  
CALLED 0.660 ACRES  
DOC. NO. 2021220754  
O.P.R.T.C.T.

[J]  
SILVER SHAMROCK  
REAL ESTATE LLC  
CALLED 0.136 ACRES  
DOC. NO. 2012024668  
O.P.R.T.C.T.

[B]  
RE-SUBDIVISION OF LOT  
11-A SUN TEX SUBDIVISION  
DOC. NO. 200500337  
O.P.R.T.C.T.

[K]  
F.H. JONES SUBDIVISION  
OF THE SOUTHEAST 1/4  
OF OUTLOT NO. 25  
VOL. 2, PG. 218  
P.R.T.C.T.

[C]  
UNIVERSITY OF SAN ANTONIO  
SUBDIVISION OF PORTIONS OF  
OUTLOTS 25 & 26, DIVISION "O"  
VOL. 4, PG. 32  
P.R.T.C.T.

[L]  
LAFAYETTE 2109 LLC  
DOC. NO. 2012123344  
O.P.R.T.C.T.

[D]  
2400 ECC-ARC LLC  
DOC. NO. 2019201106  
O.P.R.T.C.T.

[M]  
LAFAYETTE 2109 LLC  
DOC. NO. 2017197059  
O.P.R.T.C.T.

[E]  
2317 E 2ND-ARC LLC  
DOC. NO. 20122166639  
O.P.R.T.C.T.

[N]  
ISDALE  
INVESTMENTS LLC  
DOC. NO. 2015078093  
O.P.R.T.C.T.

[F]  
ALFF ADDITION  
VOL. 4, PG. 57  
P.R.T.C.T.

[O]  
LAFAYETTE 2109 LLC  
DOC. NO. 2013077117  
O.P.R.T.C.T.

[G]  
RESUBDIVISION OF  
LOTS 1 AND 12  
ALFF ADDITION  
VOL. 37, PG. 27  
P.R.T.C.T.

[P]  
LAFAYETTE 2109 LLC  
DOC. NO. 2013077116  
O.P.R.T.C.T.

[H]  
LOT 1  
SANDAHL SUBDIVISION  
OF PART OF  
OUTLOT 27 DIVISION "O"  
VOL. 76 PG. 362  
P.R.T.C.T.

[Q]  
LAFAYETTE 2109 LLC  
DOC. NO. 2013137611  
O.P.R.T.C.T.

[I]  
3423 2300 CESAR CHAVEZ LLC  
CALLED 0.1446 ACRES  
DOC. NO. 2022070274  
O.P.R.T.C.T.

[R]  
PATRICA ANN POPE  
VOL. 6468, PG. 1900  
D.R.T.C.T.

[S]  
PATRICA ANN POPE  
(PER TCAD)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N20°34'22"E	13.50'
L2	S69°17'08"E	49.66'
L3	S69°41'12"E	127.99'
L4	N69°34'41"W	50.50'
L5	N70°23'22"W	49.76'
L6	S69°29'30"E	50.32'

[AA]  
5' R.O.W. DEDICATION  
VOL. 4008, PG. 141  
D.R.T.C.T.

[BB]  
FROM WHICH A 3/8" IRON  
ROD FOUND BEARS  
S29°15'53"W, 0.58'

[EE]  
7.5' R.O.W. DEDICATION  
VOL. 2354, PG. 92  
D.R.T.C.T.

[FF]  
7.5' R.O.W. DEDICATION  
VOL. 2354, PG. 120  
D.R.T.C.T.

[GG]  
FROM WHICH A NAIL FOUND  
WITH NO WASHER BEARS  
N66°53'07"W, 0.62'

[HH]  
FROM WHICH A 1/2" IRON  
PIPE FOUND BEARS  
N74°13'02"E, 1.40'

[II]  
7.5' R.O.W. DEDICATION  
VOL. 2354, PG. 450  
D.R.T.C.T.

[JJ]  
7.5' R.O.W. DEDICATION  
VOL. 2319, PG. 175  
D.R.T.C.T.

## LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	IRON ROD WITH "PREMIER" CAP FOUND (UNLESS NOTED)
	CHISELED "X" FOUND IN CONCRETE
	CONCRETE MONUMENT FOUND
	MAG NAIL FOUND WITHOUT WASHER (UNLESS NOTED)
	SURVEY CONTROL POINT
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 4, PG. 57
[.....]	RECORD INFORMATION PER PLAT VOL. 37, PG. 27
{.....}	RECORD INFORMATION PER PLAT VOL. 2, PG. 218
*.....*	RECORD INFORMATION PER PLAT VOL. 4, PG. 32

### NOTES:

- 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 1.000055995419.
- SEE ATTACHED METES AND BOUNDS DESCRIPTION.



8/2/2024

**1.5086 ACRES  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**



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

Date:	8/2/2024
Project:	01646
Scale:	1" = 80'
Reviewer:	SMD
Tech:	JG
Field Crew:	JJ
Survey Date:	APR. 2023
Sheet:	2 OF 2



# EXHIBIT "B"

EXHIBIT “ ”

(Zoning Exhibit)

## Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 1.7574 ACRES (76,554 SQUARE FEET), BEING ALL OF THE FOLLOWING TRACTS: (1) LOTS 6, 8, AND 9 OF THE UNIVERSITY OF SAN ANTONIO SUBDIVISION OF PORTIONS OF OUTLOTS 25 & 26, DIVISION “O”, RECORDED IN VOLUME 4, PAGE 32 (P.R.T.C.T.), SAVE AND EXCEPT 5’ RIGHT-OF-WAY DEDICATION RECORDED IN VOLUME 4008, PAGE 141 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.) AND A 7.5’ RIGHT-OF-WAY DEDICATION RECORDED IN VOLUME 2354, PAGE 120 (D.R.T.C.T.), AND LOT 2 OF THE RESUBDIVISION OF LOT 11-A, SUN TEX SUBDIVISION, RECORDED IN DOCUMENT NO. 200500337 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), ALL CONVEYED TO 2400 ECC-ARC, LLC, IN DOCUMENT NO. 2019201106 (O.P.R.T.C.T.), (2) LOT 7 OF SAID UNIVERSITY OF SAN ANTONIO SUBDIVISION OF PORTIONS OF OUTLOTS 25 & 26, DIVISION “O”, SAVE AND EXCEPT A 7.5’ RIGHT-OF-WAY DEDICATION RECORDED IN VOLUME 2354, PAGE 92 (D.R.T.C.T.), CONVEYED TO 2317 E 2ND-ARC, LLC, IN DOCUMENT NO. 2022166639 (O.P.R.T.C.T.), AND (3) LOT 1 OF SAID RESUBDIVISION OF LOT 11-A, SUN TEX SUBDIVISION, AND LOTS 3 AND 12 OF SAID UNIVERSITY OF SAN ANTONIO SUBDIVISION OF PORTIONS OF OUTLOTS 25 & 26, DIVISION “O”, SAVE AND EXCEPT 5’ RIGHT-OF-WAY DEDICATION RECORDED IN VOLUME 4008, PAGE 141, (D.R.T.C.T.) AND A 7.5’ RIGHT-OF-WAY DEDICATION RECORDED IN VOLUME 2354, PAGE 120, (D.R.T.C.T.), CONVEYED AS A CALLED 0.660 ACRE TRACT TO 2324 ECC-ARC, LLC, IN DOCUMENT NO. 2021220754 (O.P.R.T.C.T.), SAID 1.7574 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a 1/2-inch iron rod with "Waterloo" cap found in the north right-of-way line of East Cesar Chavez Street (60' right-of-way), and being the common south corner of Lots 12 and 13, both of said University of San Antonio Subdivision, and being the southwest corner of said 2324 ECC-ARC tract, for the southwest corner and **POINT OF BEGINNING**;

**THENCE**, leaving the north right-of-way line of said East Cesar Chavez Street, with the west line of said 2324 ECC-ARC tract, and with the common lines of Lots 12 and 13 and Lots 2 and 3, all of said University of San Antonio Subdivision, **N20°37'23"E**, a distance of **290.51** feet to a 1/2-inch iron rod with illegible cap found for the northwest corner hereof, said point being a corner in the south right-of-way line of East 2nd Street (60' right-of-way), and being the northwest corner of said 2324 ECC-ARC tract, and being the southwest corner of said 5' right-of-way dedication recorded in Volume 4008, Page 141 (D.R.T.C.T.);

**THENCE**, with the south right-of-way line of said East 2nd Street and the south line of said 5' right-of-way dedication recorded in Volume 4008, Page 141 (D.R.T.C.T.), in part over and across Lots 3 and 6 of said University of San Antonio Subdivision, in part with the north lines of Lots 1 and 2 of said Re-Subdivision of Lot 11-A Sun Tex Addition, and in part with the north line of said 2324 ECC-ARC tract, **S69°17'08"E**, a distance of **199.73** feet to a calculated point for an angle point hereof, said point being a corner in the south right-of-way line of said East 2nd Street, and being in the common line of Lots 6 and 7 of said University of San Antonio Subdivision, and being the southeast corner of said 5' right-of-way dedication recorded in Volume 4008, Page 141 (D.R.T.C.T.);

**THENCE**, with the south right-of-way line of said East 2nd Street and the east line of said 5' right-of-way dedication recorded in Volume 4008, Page 141 (D.R.T.C.T.), and with the common line of Lots 6 and 7 of said University of San Antonio Subdivision, **N20°55'27"E**, a distance of **5.00** feet to a calculated point for an angle point hereof, said point being a corner in the south right-of-way line of said East 2nd Street, and being the northeast corner of said 5' right-of-way dedication recorded in Volume 4008, Page 141 (D.R.T.C.T.), and being the southwest corner of said 7.5' right-of-way dedication recorded in Volume 2354, Page 92 (D.R.T.C.T.);

**THENCE**, with the south right-of-way line of said East 2nd Street and the south line of said 7.5' right-of-way dedication recorded in Volume 2354, Page 92 (D.R.T.C.T.), over and across said Lot 7, **S69°17'08"E**, a distance of **65.41** feet to a calculated point for an angle point hereof, said point being in the common line of Lot 7 of said University of San Antonio Subdivision and Lot 7 of Alff Addition, recorded in Volume 4, Page 57 (P.R.T.C.T.), and being the southeast corner of said 7.5' right-of-way dedication recorded in Volume 2354, Page 92 (D.R.T.C.T.);

**THENCE**, leaving the south right-of-way line of said East 2nd Street, in part with the common line of Lot 7 of said University of San Antonio Subdivision and Lot 7 of said Alff Addition, **S20°55'27"W**, passing at a distance of 144.45 feet, a calculated point at the corner of a building, and being the common corner of Lots 7 & 8 of said University of San Antonio Subdivision and Lots 6 & 7 of said Alff Addition, and continuing along the face of said building with the common line of Lot 8 of said University of San Antonio Subdivision and Lot 6 of said Alff Addition, a distance of **294.64** feet to a calculated point at the corner of a building for the southeast corner hereof, said point being in the north right-of-way line of said East Cesar Chavez Street, and being the common south corner of Lot 6 of said Alff Addition and Lot 8 of said University of San Antonio Subdivision, from which a 3/8-inch iron pipe found at the southwest corner of Lot 1-A of the Resubdivision of Lots 1 and 12 Alff Addition, recorded in Volume 37, Page 27 (P.R.T.C.T.), and being the southeast corner of Lot 2 of said Alff Addition bears, **S69°28'29"E**, a distance of 239.94 feet;

**THENCE**, with the north right-of-way line of said East Cesar Chavez Street, with the south lines of Lots 8-9 of said University of San Antonio Subdivision, **N69°28'29"W**, a distance of **113.30** feet to a chiseled "X" found in concrete for an angle point hereof, said point being a corner in the north right-of-way line of said East Cesar Chavez Street, and being the southwest corner of Lot 9 of said University of San Antonio Subdivision;

**THENCE**, with the north right-of-way line of said East Cesar Chavez Street and the west line of Lot 9 of said University of San Antonio Subdivision, **N20°29'38"E**, a distance of **4.62** feet to a calculated point for an angle point hereof, said point being a corner in the north right-of-way line of said East Cesar Chavez Street, and being the southeast corner of Lot 2 of said Re-Subdivision of Lot 11-A Sun Tex Addition;

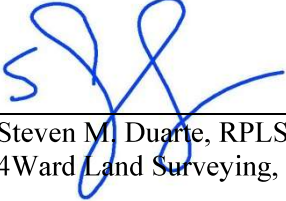
**THENCE**, with the north right-of-way line of said East Cesar Chavez Street, with the south lines of Lots 1 and 2 of said Re-Subdivision of Lot 11-A Sun Tex Addition, and in part with the south line of said 2324 ECC-ARC tract, **N69°28'29"W**, a distance of **100.00** feet to a 1/2-inch iron rod with "Premier" cap found for an angle point hereof, said point being a corner in the north right-of-way line of said East Cesar Chavez Street, and being in the east line of Lot 12 of said University of San Antonio Subdivision;

**THENCE**, with the north right-of-way line of said East Cesar Chavez Street, the south line of said 2324 ECC-ARC tract, and the east line of Lot 12 of said University of San Antonio Subdivision, **S20°29'38"W**, a distance of **4.62** feet to a 1-inch iron pipe found for an angle point hereof, said point being a corner in the north right-of-way line of said East Cesar Chavez Street, and being the southeast corner of Lot 12 of said University of San Antonio Subdivision;

**THENCE**, with the north right-of-way line of said East Cesar Chavez Street, and with the south lines of said 2324 ECC-ARC tract and Lot 12 of said University of San Antonio Subdivision, **N69°28'29"W**, a distance of **50.32** feet to the **POINT OF BEGINNING** and containing 1.7574 Acres (76,554 Square Feet) of land, more or less.

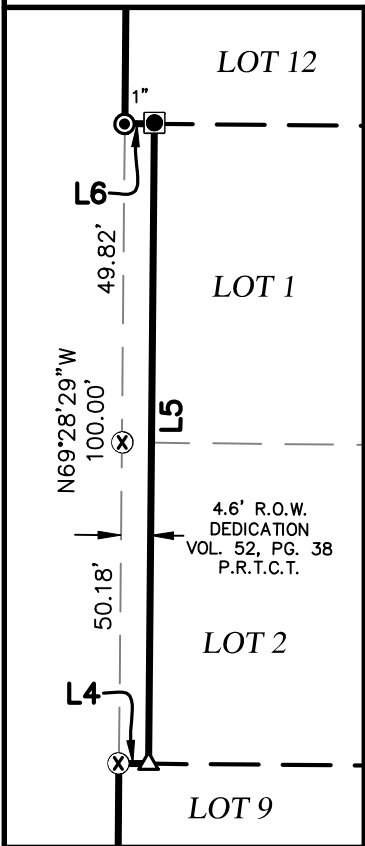
**NOTE:**

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 1.000055995419. See attached sketch (reference drawing: 01646-rev.dwg).

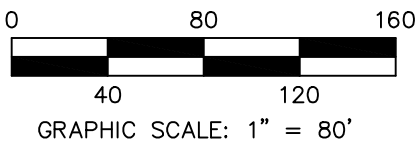
  
5/8/2023  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC



P.O.B.  
 GRID N: 10,066,205.07  
 GRID E: 3,122,092.89



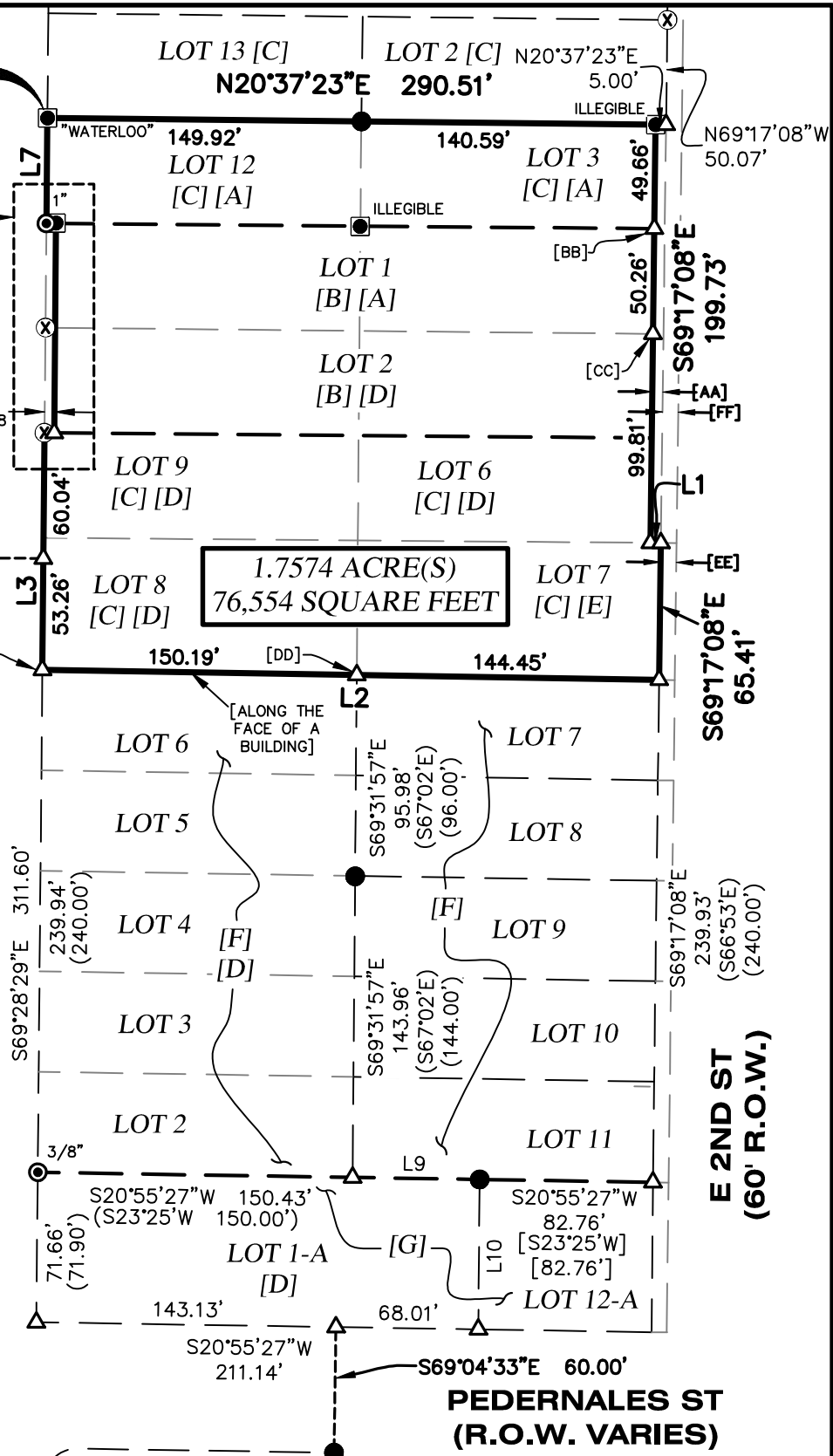
DETAIL "A"  
 1" = 30'



E CESAR CHAVEZ ST (60' R.O.W.)

E 2ND ST (60' R.O.W.)

PEDERNALES ST (R.O.W. VARIES)



**1.7574 ACRES  
 ZONING EXHIBIT  
 City of Austin,  
 Travis County, Texas**



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

Date:	5/8/2023
Project:	01646
Scale:	1" = 80'
Reviewer:	SMD
Tech:	ABW
Field Crew:	JJ
Survey Date:	APR. 2023
Sheet:	1 OF 2

[A]  
2324 ECC-ARC LLC  
CALLED 0.660 ACRES  
DOC. NO. 2021220754  
O.P.R.T.C.T.

[B]  
RE-SUBDIVISION OF LOT  
11-A SUN TEX SUBDIVISION  
DOC. NO. 200500337  
O.P.R.T.C.T.

[C]  
UNIVERSITY OF SAN ANTONIO  
SUBDIVISION OF PORTIONS OF  
OUTLOTS 25 & 26, DIVISION "O"  
VOL. 4, PG. 32  
P.R.T.C.T.

[D]  
2400 ECC-ARC LLC  
DOC. NO. 2019201106  
O.P.R.T.C.T.

[E]  
2317 E 2ND-ARC LLC  
DOC. NO. 2022166639  
O.P.R.T.C.T.

[F]  
ALFF ADDITION  
VOL. 4, PG. 57  
P.R.T.C.T.

[G]  
RESUBDIVISION OF  
LOTS 1 AND 12  
ALFF ADDITION  
VOL. 37, PG. 27  
P.R.T.C.T.

[H]  
LOT 1  
SANDAHL SUBDIVISION  
OF PART OF  
OUTLOT 27 DIVISION "O"  
VOL. 76 PG. 362  
P.R.T.C.T.

[I]  
3423 2300 CESAR  
CHAVEZ LLC  
CALLED 0.1446 ACRES  
DOC. NO. 2022070274  
O.P.R.T.C.T.

[J]  
SILVER SHAMROCK  
REAL ESTATE LLC  
CALLED 0.136 ACRES  
DOC. NO. 2012024668  
O.P.R.T.C.T.

[AA]  
5' R.O.W. DEDICATION  
VOL. 4008, PG. 141  
D.R.T.C.T.

[BB]  
FROM WHICH A 3/8" IRON  
ROD FOUND BEARS  
S29°15'53"W, 0.58'

[CC]  
FROM WHICH A NAIL FOUND  
WITH NO WASHER BEARS  
S20°34'56"W, 0.60'

[DD]  
AT THE CORNER  
OF A BUILDING

[EE]  
7.5' R.O.W. DEDICATION  
VOL. 2354, PG. 92  
D.R.T.C.T.

[FF]  
7.5' R.O.W. DEDICATION  
VOL. 2354, PG. 120  
D.R.T.C.T.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N20°55'27"E	5.00'
L2	S20°55'27"W	294.64'
L3	N69°28'29"W	113.30'
L4	N20°29'38"E	4.62'
L5	N69°28'29"W	100.00'
L6	S20°29'38"W	4.62'
L7	N69°28'29"W	50.32'
L8	S20°31'31"W	59.76'
L9	N20°55'27"E	60.66'
L10	S69°30'51"E	71.66'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	IRON ROD WITH "PREMIER" CAP FOUND (UNLESS NOTED)
	CHISELED "X" FOUND IN CONCRETE
	CONCRETE MONUMENT FOUND
	SURVEY CONTROL POINT
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 4, PG. 57
[.....]	RECORD INFORMATION PER PLAT VOL. 37, PG. 27

**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 1.000055995419.

2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.



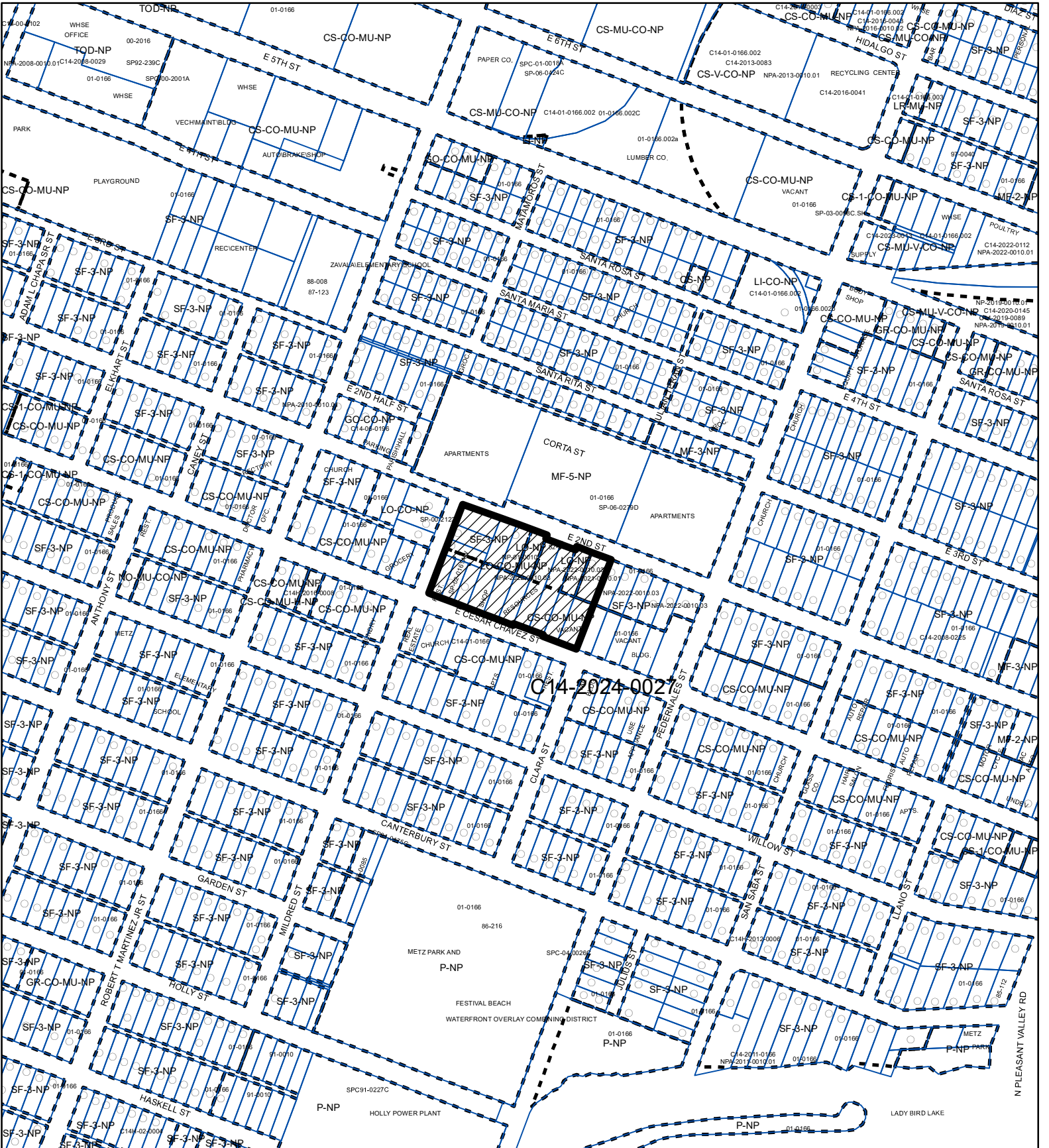
*[Handwritten Signature]*  
5/8/2023

**1.7574 ACRES  
ZONING EXHIBIT  
City of Austin,  
Travis County, Texas**



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

Date:	5/8/2023
Project:	01646
Scale:	1" = 80'
Reviewer:	SMD
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



**ZONING**

**EXHIBIT "C"**

ZONING CASE#: C14-2024-0027



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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



Created: 3/6/2024