

- Clarifying edits to Part 12.  
- Removed Part 13 and  
renumbered the remaining.

Version 2

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 200 EAST RIVERSIDE DRIVE IN THE GREATER SOUTH RIVER CITY COMBINED NEIGHBORHOOD PLAN AREA FROM LAKE COMMERCIAL-NEIGHBORHOOD PLAN (L-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.**

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

**PART 1.** The 200 East Riverside Planned Unit Development (the “200 East Riverside PUD”) is comprised of 3.9555 acres of land generally located on the north side of East Riverside Drive between Interstate Highway 35 and South Congress Avenue and is more particularly described as follows:

3.9555 acres of land, more or less, being out of the Isaac Decker Survey No. 20, Abstract No. 8, in Travis County, Texas, being all of a called 3.955 acre tract of land conveyed by deed recorded in Document No. 2019011895 of the Official Public Records of Travis County, Texas, and being a portion of a called 6.951 acre tract of land conveyed by deed recorded in Volume 10565, Page 321 of the Real Property Records of Travis County, Texas, said 3.9555 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from lake commercial-neighborhood plan (L-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2023-0057, on file at the Planning Department, and locally known as 200 East Riverside Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 3. Exhibits.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

- Exhibit A: Legal Description
- Exhibit B: Zoning Map
- Exhibit C: Land Use Plan

**PART 4.** This ordinance and the attached Exhibits A through C constitute the land use plan (the "Land Use Plan") for the 200 East Riverside PUD created by this ordinance. Development of and uses on the Property shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached

36 exhibits conflict, this ordinance controls. Except as otherwise specifically modified by this  
37 ordinance, all other rules, regulations, and ordinances of the City of Austin ("City") apply  
38 to the 200 East Riverside PUD.

39 **PART 5. Definitions.**

- 40 (A) In this ordinance, LANDOWNER means the owner of the Property, or the  
41 owner's successors and assigns, or the owner of the Property or that portion of  
42 the Property at the time of dedication or transfer to City. Landowner does not  
43 include City.
- 44 (B) Unless otherwise specifically defined, all terms in this ordinance shall have the  
45 meaning established in Title 25 of Code of the City of Austin, Texas (the "Land  
46 Development Code").

47 **PART 6. Land Use.**

48 Except as specifically modified by this ordinance or the Land Use Plan, the Property  
49 shall be developed in accordance with the regulations applicable in the lake  
50 commercial (L) district.

51 **PART 7. Affordable Housing.**

- 52 (A) Landowner shall satisfy the affordable housing requirement as set out in this  
53 Part 7.
- 54 (B) If residential units are constructed on the Property:
- 55 (1) Landowner shall provide affordable dwelling units equal to:
- 56 (a) at least 10 percent of the bonus area square footage if  
57 residential rental units are developed on the Property; and
- 58 (b) at least 5 percent of the bonus area square footage if  
59 residential ownership units are developed on the Property.
- 60 (2) An affordable unit constructed on the Property is subject to the  
61 following:
- 62 (a) Affordable Rental Units-
- 63 (i) An affordable rental unit shall be reserved as  
64 affordable for a minimum of 40 years following the  
65 issuance of the certificate of occupancy.  
66

67 (ii) An affordable rental unit shall be made available to a  
68 household earning 60 percent or less of the current  
69 Austin-Round Rock Metropolitan Statistical Area  
70 Median Family Income as determined by the Director  
71 of the Housing Department.

72 (b) Affordable Owner-Occupied Units-

73 (i) An affordable owner-occupied unit shall be reserved  
74 as affordable for a minimum of 99 years following the  
75 issuance of a certificate of occupancy.

76  
77 (ii) An affordable owner-occupied unit shall be made  
78 available to a household earning 80 percent or less of  
79 the current Austin-Round Rock Metropolitan  
80 Statistical Area Median Family Income as determined  
81 by the Director of the Housing Department.

82  
83 (3) To satisfy the affordable housing requirements, Landowner must  
84 comply with Division 1 (*General Provisions*), Article 2 (*Density*  
85 *Bonus and Incentive Programs*) of Chapter 4-18 before applying for  
86 a site plan or building permit that relies on code modifications as  
87 described in Part 16 (*Code Modifications*) of this ordinance. Section  
88 4-18-22 (*Pre-Certification Requirement*) shall not apply.

89 (C) If residential unit are not constructed on the Property, Landowner shall  
90 comply with the requirements of this subsection.

91 (1) In this Part 7, the following definitions apply:

92  
93 (a) Bonus area means the square footage difference between  
94 maximum base height, maximum building coverage, and  
95 maximum floor-to-area ratio (FAR) allowed in the lake  
96 commercial (L) district and building height, building  
97 coverage, and FAR, represented in the building permit  
98 application.

99  
100 (2) Bonus Area.

101 (a) The bonus area is calculated:

102 (i) for each building; and  
103  
104

105 (ii) at the time a building permit is issued.

106 (b) The bonus area is categorized as residential or non-residential  
107 based on the square feet of residential or non-residential area  
108 constructed within the building.

109 (3) Landowner shall pay an in-lieu donation to the Housing Trust Fund  
110 for the Bonus Area allowed within the 200 East Riverside PUD per  
111 City Code Chapter 25-2, Subchapter B, Article 2, Division 5,  
112 Section 2.5.6 (*In Lieu Donation*).

113 **PART 8. Public Art.**

114 Landowner will participate in the Art in Public Places (AIPP) program. Landowner  
115 shall spend a minimum of one hundred thousand dollars (\$100,000.00) on an art piece  
116 and installation with a preference for local artists. Landowner shall procure and provide  
117 the art piece approved by the Director of Economic Development Department to be  
118 displayed in a prominent location on the Property or incorporated into nearby public  
119 areas, including bus stop, rail line, or other location as approved by the director. The  
120 City shall not issue the final certificate of occupancy for the final phase of development  
121 in the 200 East Riverside PUD until the \$100,000.00 is expended on an approved art  
122 piece and is on display in an approved location.

123 **PART 9. Austin Water Utility.**

124 (A) Landowner shall construct at Landowner's expense a public reclaimed water  
125 system main along the Property frontage of 200 East Riverside Drive. The  
126 reclaimed water main must either be extended from an adjoining reclaimed  
127 water main at the time of construction or capped at each end for future  
128 connection to a reclaimed water main by others. The public reclaimed water  
129 system main shall be temporarily connected to a public potable water main  
130 unless a serviceable reclaimed water main is available to the Property. Total  
131 off-site construction of reclaimed water main shall not exceed 320 linear feet.

132 (B) Landowner shall install a reclaimed water service and meters and connect to  
133 and utilize reclaimed water systems (purple pipe) for all irrigation, cooling, and  
134 toilet/urinal flushing uses on the Property.

135 (C) Landowner shall dual plumb for reclaimed water for use of non-potable water  
136 in all buildings constructed on the Property after the effective date of this  
137 ordinance.  
138  
139

140 **PART 10. Building Design.**

- 141 (A) Landowner shall design buildings on the Property to increase accessibility and  
142 inclusive design by implementing guidelines established by Leadership in  
143 Energy and Environmental Design (LEED) BD+C “Inclusive Design” pilot  
144 credit design measures in the interior and exterior publicly accessible spaces.
- 145 (B) 75% of the ground floor space of a parking garage of a commercial or mixed  
146 use building fronting Riverside Drive or the future Metro Rail shall provide  
147 pedestrian-oriented uses as defined in City Code Section 25-2-691.

148 **PART 11. Community Amenities.**

- 149 (A) Landowner shall provide at least 450 square feet as community amenity space  
150 in a building on the Property containing mixed-uses, allowing as available and  
151 free of charge, the use of the community amenity space to persons living within  
152 0.25 miles of the Property.
- 153 (B) Landowner shall provide a minimum of 3,500 square feet onsite of commercial  
154 space for lease onsite to an independent retail, restaurant, or local franchisee  
155 whose principal place of business is in the Austin standard metropolitan  
156 statistical area, or a non-profit corporation, for a minimum period of 25 years  
157 beginning on the date of tenant occupancy at a rental rate not to exceed eighty-  
158 percent (80%) of the market rate for similarly sized and located commercial  
159 space as determined by the Director of Economic Development Department.

160 **PART 12. Environmental and Water Quality.**

161 For development on the Property Landowner shall comply with the following  
162 requirements:

- 163 (A) Green Building Rating. All buildings on the Property shall achieve a three-star  
164 or greater rating under the Austin Energy Green Building program using the  
165 applicable rating version in effect at the time a rating registration application is  
166 submitted for the building.
- 167 (B) Exceed by a minimum of 5,000 additional square feet street yard landscape area  
168 requirements.
- 169 (C) Provide 100 percent water quality volume treated on site using Green Stormwater  
170 Infrastructure (GSI) as defined in 1.6.7 of the Environmental Criteria Manual.
- 171 (D) Maximum impervious cover on the Property is 80 percent.
- 172
- 173
- 174

- 175 (E) Austin Energy Green Building Star Rating System Light Pollution Reduction  
176 Criteria ST7 as outlined in the 2022 Commercial Rating System (or latest  
177 applicable version) for all buildings and site lighting using the following  
178 assumptions:
- 180 (1) Along the south and west side of the Property is categorized as Lighting  
181 Zone LZ3; and
  - 182
  - 183 (2) Along the north and east side of the Property is categorized as Lighting  
184 Zone LZ2  
185
- 186 (F) Comply with Option 2 of Austin Energy Green Building Star Rating System Bird  
187 Collision Deterrence Criteria STEL5 as outlined in the 2022 Commercial Rating  
188 System (or latest applicable version) for all buildings.  
189
- 190 (G) 100 percent of all plantings shall be found in the Environmental Criteria Manual  
191 (ECM) Appendix N (*City of Austin Preferred Plant List*) or City's "Grow Green  
192 Native and Adapted Landscape Plants" guide.  
193
- 194 (H) All new perimeter right-of-way trees installed shall be planted with a minimum  
195 soil volume of 1,000 cubic feet at a minimum soil depth of 3 feet. Soil volume of  
196 new perimeter right-of-way may be shared up to 25 percent between trees in  
197 continuous plantings. Load bearing soil cells shall be used to meet the soil  
198 volume requirement, as needed. The city arborist or landscape reviewer may  
199 approve reduction of the minimum soil volume if necessary to reduce utility  
200 conflicts or address other constructability issues.  
201
- 202 (I) Except when authorized by the city arborist or landscape reviewer, street trees  
203 will change at every block. A minimum of five different approved tree species  
204 shall be planted. Street trees will be a minimum of 3-inch caliper as measured 6  
205 inches above grade at the time of planting. No more than 25% of street trees will  
206 be from the same species.  
207
- 208 (J) Street trees shall be planted at a maximum of 20 feet on center adjacent to the  
209 right-of-way. If street trees cannot be located within the right-of-way an  
210 equivalent number of trees shall be planted onsite adjacent to the right-of-way.  
211 The city arborist or landscape reviewer may waive this requirement for spacing  
212 or number of trees when the spacing or quantity requirements are infeasible due  
213 to location of infrastructure including utilities, driveways and public  
214 improvements.  
215

- 216 (K) Provide approximately 18,000 square feet of porous pavement for all pedestrian  
217 areas.  
218
- 219 (L) 100 percent of the required landscape area will be irrigated using rainwater  
220 harvesting or other non-potable source. If non-potable sources are depleted or  
221 unavailable Landowner may supplement landscape with potable or reclaimed  
222 water.  
223
- 224 (M) Stormwater runoff from impervious surfaces will be directed to landscaped areas.  
225 Required landscape area shall be equal to a minimum of 20 percent of the site  
226 area.  
227
- 228 (N) An Integrated Pest Management Plan will be required at site plan submittal.  
229
- 230 (O) Provide 5,000 square feet of pollinator habitat. Plantings will be a minimum of 9  
231 contiguous square feet.

232 **PART 13. Open Space.**

- 233 (A) Landowner shall satisfy the open space requirements as set out in this Part 14.
- 234 (B) Landowner shall provide 12,845 square feet (0.295 acres) of publicly accessible  
235 and privately operated and maintained pocket parks (“Pocket Parks”) generally  
236 located as indicated on **Exhibit “C” – Land Use Plan**.
- 237 (C) Landowner shall grant to City a public access easement over and across the  
238 Pocket Parks in a form approved by the city attorney prior to issuance of the  
239 final certificate of occupancy for a vertical building on the Property.
- 240 (D) Landowner shall grant to City a public access easement providing ingress and  
241 egress from East Riverside Drive to the Pocket Parks including public access  
242 between the Pocket Parks in a form approved by the city attorney prior to  
243 issuance of the final certificate of occupancy for a vertical building on the  
244 Property.

245 **PART 14. Transportation.**

- 246 (A) The development of the Property is subject to Transportation Impact Analysis  
247 (TIA) memorandum from the Transportation and Public Works Department  
248 (TPW) dated April 25, 2024, and as amended. The TIA memo limits the site  
249 development to uses and intensities that will not exceed or vary from the  
250 projected traffic conditions assumed in the final TIA.  
251

- 252 (B) The applicant has agreed to Transportation Criteria Manual (TCM) standards for  
253 all roadways and back-of-curb improvements, with the flexibility that the  
254 required improvements may be modified as needed, per the approval of the  
255 director of TPW, in consideration of Project Connect improvements.  
256
- 257 (C) Landowner shall provide right-of-way (ROW) dedication, in accordance with the  
258 Austin Strategic Mobility Plan (ASMP), for adjacent roadways as required by  
259 director of TPW at the time of site plan. Any ASMP required right-of-way and  
260 its associated rough proportionality impacts shall be based on land uses and  
261 intensities encompassed within the planned unit development (PUD) zoning  
262 boundaries at the time of effective date of this ordinance.

263 **PART 15. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article  
264 2, Division 5 (*Planned Unit Development*) of the Code, the following site development  
265 regulations apply to the 200 East Riverside PUD instead of otherwise applicable City  
266 regulations:

267 (A) Zoning

- 268 (1) City Code Section 25-2-144(D) (*Planned Unit Development (PUD)*  
269 *District Designation*) and 25-2, Subchapter B, Article 2, Division 5,  
270 Section 2.3.1(L) are modified to allow the 200 East Riverside PUD to  
271 include less than 10 acres of land without being characterized by special  
272 circumstances.
- 273 (2) Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) is  
274 modified to establish the specific set of permitted, conditional, and  
275 prohibited uses on the Property in **Exhibit "C" - Land Use Plan.**
- 276 (3) Section 25-2-492 (*Site Development Regulations*) is modified to establish  
277 the principal site development regulations applicable to the Property in  
278 **Exhibit "C" - Land Use Plan.**
- 279 (4) City Code Section 25-2-742(F) (*South Shore Central Subdistrict*  
280 *Regulations*) shall not apply to the Property.
- 281 (5) City Code Section 25-2-742(G)(4) (*South Shore Central Subdistrict*  
282 *Regulations*) is modified to allow a maximum building height of 500 feet.  
283  
284  
285



286 (B) Transportation

287 City Code Section 25-6-532 (*Off-Street Loading Standards*) is modified to  
288 allow shared loading and unloading spaces for the various uses on the Property  
289 regardless of where the use or loading and unloading is located within the  
290 Property.

291 (C) Sign Regulations

292 All signage on the Property shall comply with the requirements of City Code  
293 Section 25-10-129 (*Downtown Sign District Regulations*).

294 **PART 16.** Council makes the following findings:

295 (A) 200 East Riverside PUD provides superiority and meets the objectives of  
296 City Code;

297 (B) the code modifications in Part 16 are necessary to provide community benefits  
298 and achieve greater consistency with planning goals than is achievable without  
299 approving the code modifications; and

300 (C) the impacts of the code modifications are offset by the imposed site development  
301 requirements applicable to the Property.

302 **PART 17.** Except as specifically modified by this ordinance, the Property is subject to  
303 Ordinance No. 20050929-Z003 that established zoning for the South River City  
304 Neighborhood Plan.

305 **PART 18.** This ordinance takes effect on \_\_\_\_\_, 2025.

306 **PASSED AND APPROVED**

307  
308 §  
309 §  
310 \_\_\_\_\_, 2025 § \_\_\_\_\_

311 Kirk Watson  
312 Mayor

313  
314 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
315 Deborah Thomas Myrna Rios  
316 Interim City Attorney City Clerk  
317



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

EXHIBIT “ \_\_\_\_\_ ”

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3.9555 ACRES (172,301 SQUARE FEET) OF LAND MORE OR LESS, BEING OUT OF ISAAC DECKER SURVEY NO. 20, ABSTRACT NO. 8 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.955 ACRE LEASE TRACT FROM GARWALD COMPANY, INC. TO 200 E. RIVERSIDE, LLC, RECORDED IN DOCUMENT NO. 2019011895 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.R.R.T.C.T.), AND BEING A PORTION OF A CALLED 6.951 ACRE TRACT CONVEYED TO GARWALD COMPANY, INC. IN VOLUME 10565, PAGE 321 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.) AND IN VOLUME 5692, PAGE 1763 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 3.9555 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a 1/2-inch iron pipe found the north corner of said 3.955 acre lease tract, being in the northwest line of said 6.951 acre tract, being in the southeast line of Lot A, Mae Crockett Estate Subdivision No. 2, a subdivision recorded in Volume 77, Page 232 of the Plat Records of Travis County, Texas (P.R.T.C.T.), said Lot A having been conveyed to Mae Crockett Partners, Ltd. in Document No. 2017093381 (O.P.R.T.C.T.), being in the southeast line of a 60' private access easement as dedicated in said Mae Crockett Estate Subdivision, and being the west corner of Lot 1, Riverside Square subdivision, a subdivision recorded in Document No. 200600245 (O.P.R.T.C.T.), said Lot 1, Riverside Square having been conveyed to CWS Riverside Square, L.P. (described as "Tract 1") in Document No. 2014181757 (O.P.R.T.C.T.), for the north corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch pipe found for an angle point in the east line of said Lot A, being in the northwest line of said Lot 1, Riverside Square, and being an angle point in the south line of Lot 1, Miller Subdivision, a subdivision recorded in Volume 77, Page 284 (P.R.T.C.T.), said Lot 1, Miller Subdivision having been conveyed to Richard T. Suttle, Jr., as trustee, in Document No. 2015198181 (O.P.R.T.C.T.), bears, N37°38'13"E, a distance of 105.10 feet;

**THENCE**, with the northeast line of said 3.955 acre lease tract, over and across said 6.951 acre tract, and with the southwest line of said Lot 1, Riverside Square, **S36°09'46"E**, a distance of **457.21** feet to a 1/2-inch iron rod found for the east corner hereof, said point being the east corner of said 3.955 acre lease tract, being in the southeast line of said 6.951 acre tract, being the south corner of said Lot 1, Riverside Square, and being in the northwest line of a called 3.889 acre tract conveyed to CWS Riverside 300, L.P. in Document No. 2006204578 (O.P.R.T.C.T.), from which a mag nail found in concrete for the east corner of said 6.951 acre tract, being the east corner of said Lot 1, Riverside Square, being the north corner of said 3.889 acre tract, bears, N53°49'25"E, a distance of 165.28 feet;

**THENCE**, with the southeast line of said 3.955 acre lease tract, with the southeast line of said 6.951 acre tract, and with the northwest line of said 3.889 acre tract, **S53°49'25"W**, a distance of **441.95** feet to a mag nail in concrete found for the south corner hereof, said point being in the northeast right-of-way line of East Riverside Drive (right-of-way varies), being the south corner of said 3.955 acre lease tract, and being the south corner of said 6.951 acre tract;

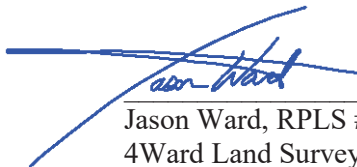
**THENCE**, with the northeast right-of-way line of said East Riverside Drive, with the southwest line of said 3.955 acre lease tract, and with the southwest line of said 6.951 acre tract, the following three (3) courses and distances:

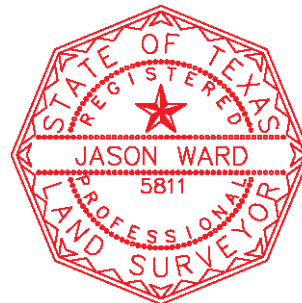
- 1) **N26°28'10"W**, a distance of **0.11** feet to a calculated point for a point of curvature hereof,
- 2) Along a curve to the left, whose radius is **636.21** feet, whose arc length is **146.23** feet, and whose chord bears **N33°03'39"W**, a distance of **145.91** feet to a 1/2-inch iron rod found for a point of tangency hereof, and
- 3) **N39°39'43"W**, a distance of **182.51** feet to a calculated point for the west corner hereof, said point being the west corner of said 3.955 acre lease tract, being the west corner of said 6.951 acre tract, and being the south corner of said Lot A, Mae Crockett Estate Subdivision, from which a 1/2-inch iron rod found bears **N14°12'39"W**, a distance of 0.67 feet, also from which a 1/2-inch iron rod found in the northeast right-of-way line of said East Riverside Drive, being the west corner of said Lot A, Mae Crockett Estate, and being the south corner of Lot 1, Mae Crockett Estate Subdivision, a subdivision recorded in Volume 75, Page 123 (P.R.T.C.T.), bears, **N39°39'43"W**, a distance of 358.58 feet;

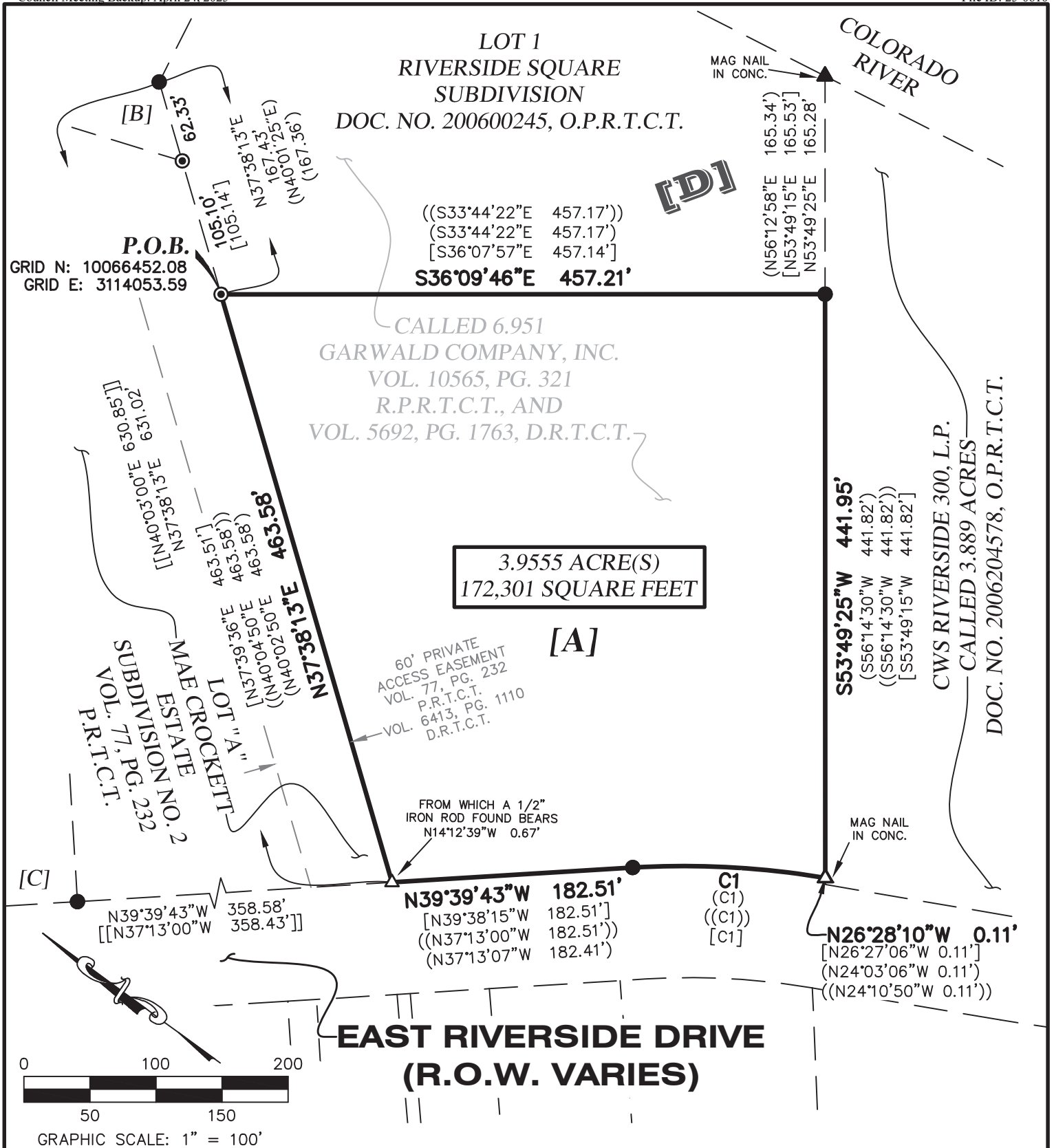
**THENCE**, leaving the northeast right-of-way line of said East Riverside Drive, with the northwest line of said 3.955 acre lease tract, with the northwest line of said 6.951 acre tract, and with the southeast line of said Lot A, same being the southeast line of said 60' private access easement, **N37°38'13"E**, a distance of **463.58** feet to the **POINT OF BEGINNING** and containing 3.9555 Acres (172,301 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 1.000055574278. See attached sketch (reference drawing: 01332 Exhibit.dwg).

  
1/26/2022  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC





**EXHIBIT FOR  
3.9555 ACRES  
City of Austin,  
Travis County, Texas**

**4WARD**  
*Land Surveying*  
A Limited Liability Company

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

Date:	1/26/2022
Project:	01332
Scale:	1" = 100'
Reviewer:	DV
Tech:	DV
Field Crew:	SV/JJ
Survey Date:	NOV. 2021
Sheet:	1 OF 2

**[A]**  
**CALLED 3.955 ACRE  
 LEASE TRACT  
 LESSOR: GARWALD  
 COMPANY, INC.  
 LESSEE: 200 E. RIVERSIDE, LLC  
 DOC. NO. 2019011895, O.P.R.T.C.T.  
 OWNER: GARWALD  
 COMPANY, INC.  
 3.955 ACRE REMAINDER  
 OF 6.951 ACRES  
 10565, PG. 321, R.P.R.T.C.T., AND  
 5692, PG. 1763, D.R.T.C.T.**

<b>[B]</b>	<b>[C]</b>
LOT 1	LOT 1, MAE CROCKETT
MILLER SUBDIVISION	ESTATE SUBDIVISION
VOL. 77, PG. 284	VOL. 75, PG. 123
P.R.T.C.T.	P.R.T.C.T.

**[D]**  
**ISAAC DECKER  
 LEAGUE  
 SURVEY NO. 20  
 ABSTRACT NO. 8**

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	CALCULATED POINT
	NAIL FOUND AS NOTED
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
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 DOC. NO. 200600245
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2019011895
[[.....]]	RECORD INFORMATION PER PLAT VOL. 77, PG. 232
((.....))	RECORD INFORMATION PER DEED VOL. 11956 PG. 1468

**NOTES:**

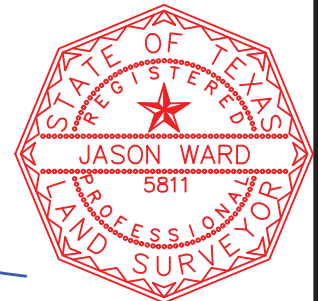
1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000055574278.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	636.21'	146.23'	13°10'10"	N33°03'39"W	145.91'

RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	636.21'	146.38'	13°10'59"	N30°38'53"W	146.06'
((C1))	636.21'	146.38'	13°10'59"	N30°38'53"W	146.06'
[C1]	636.21'	146.38'	13°10'59"	N30°38'53"W	146.06'

1/26/2022



TCAD PARCEL187830  
 COA GRID #J21

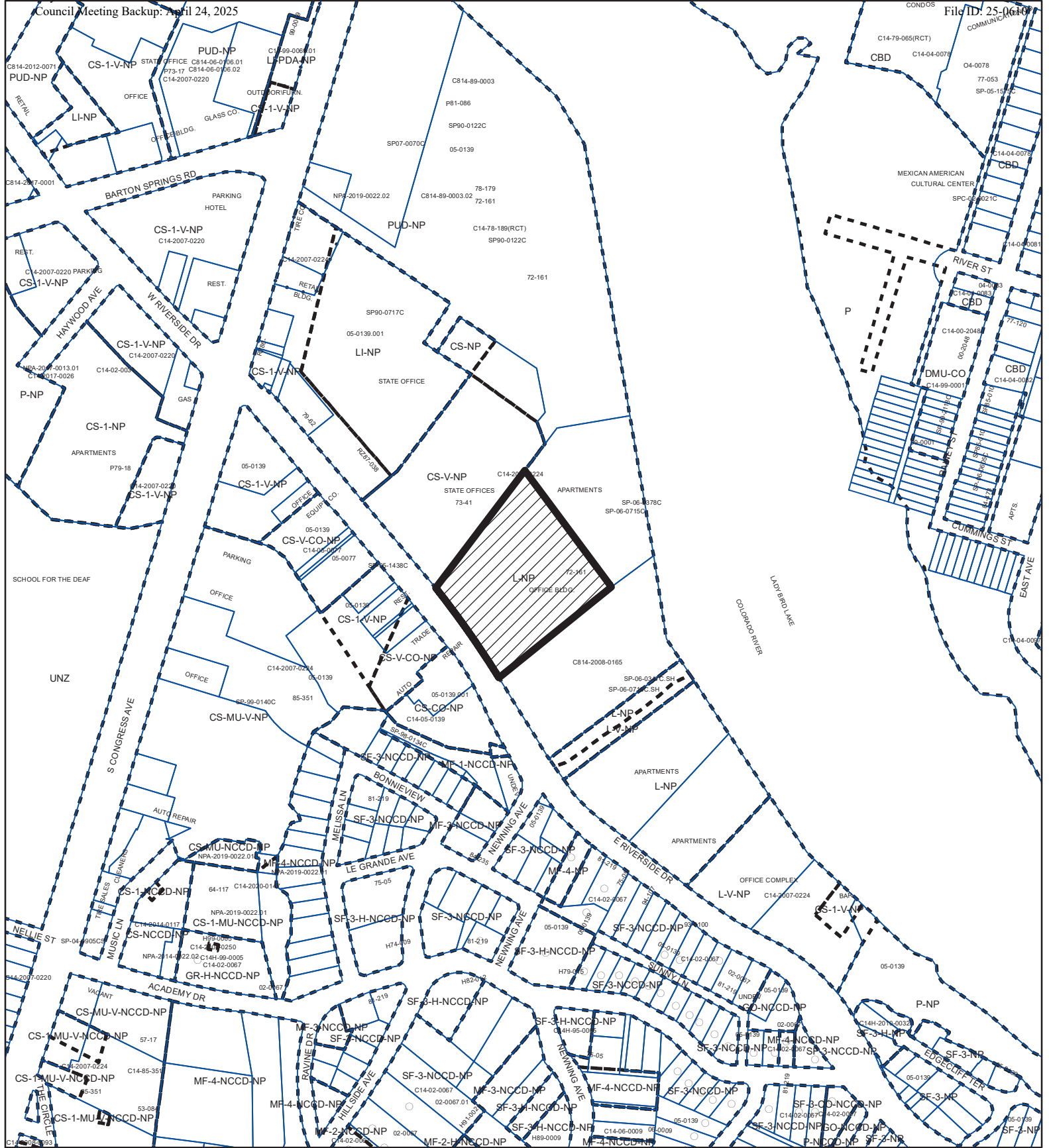
**EXHIBIT FOR  
 3.9555 ACRES  
 City of Austin,  
 Travis County, Texas**



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

Date:	1/26/2022
Project:	01332
Scale:	N/A
Reviewer:	DV
Tech:	DV
Field Crew:	SV/JJ
Survey Date:	NOV. 2021
Sheet:	2 OF 2





**PLANNED UNIT DEVELOPMENT EXHIBIT "B"**

**ZONING CASE#: C814-2023-0057**



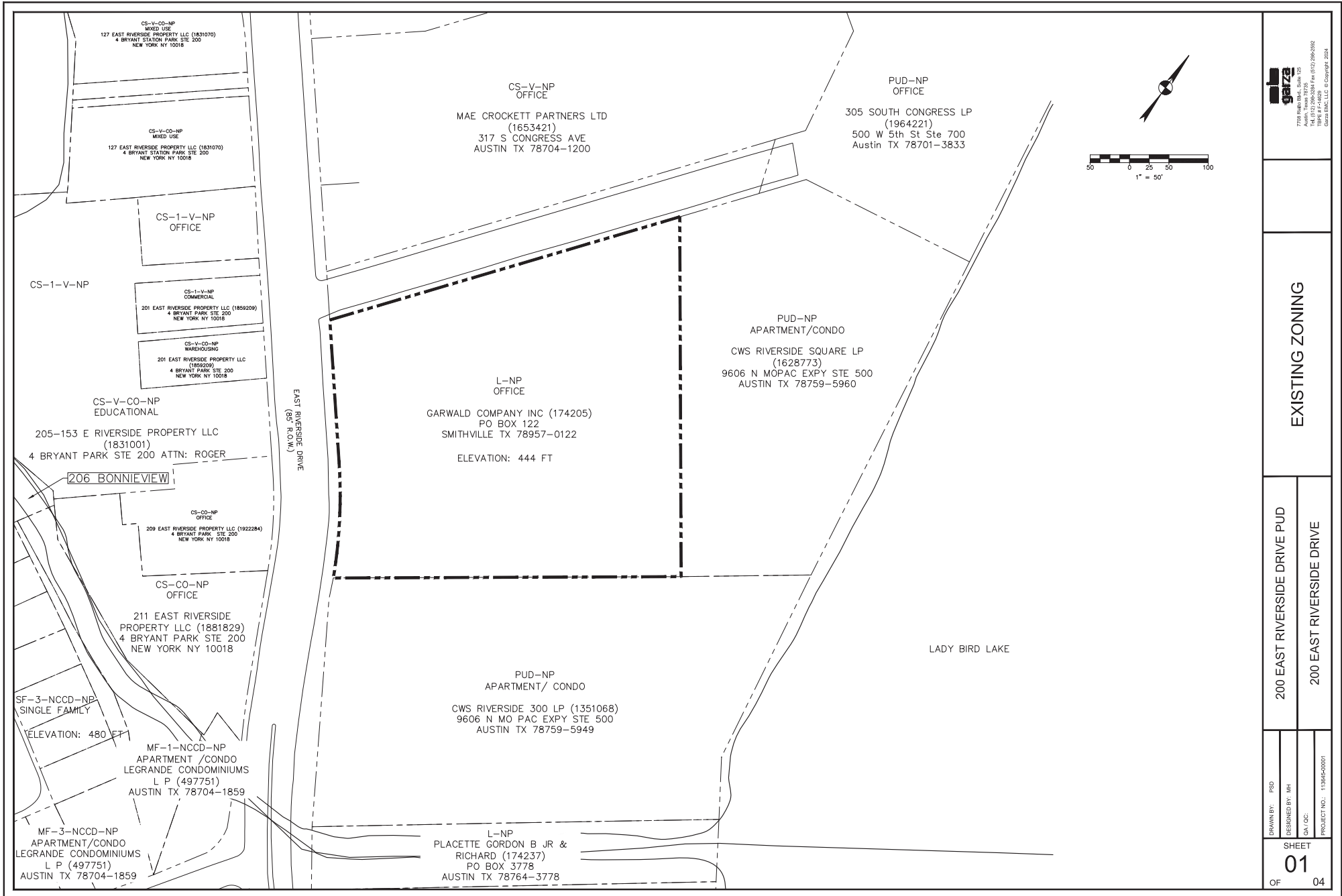
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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





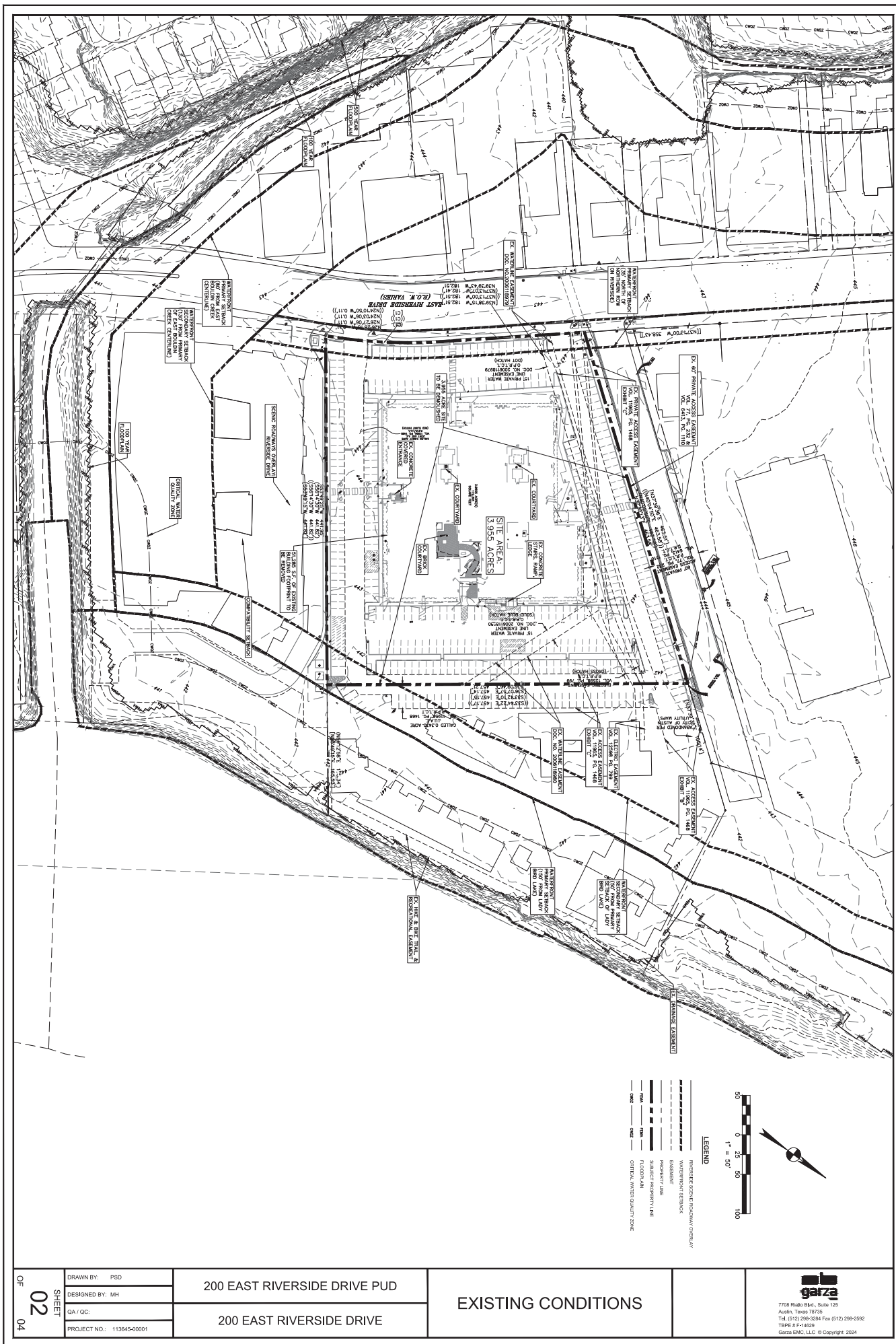
EXISTING ZONING

200 EAST RIVERSIDE DRIVE PUD

200 EAST RIVERSIDE DRIVE

DRAWN BY: PSD  
DESIGNED BY: AM  
DATE: 11/26/2024  
PROJECT NO.: 113646-0001

SHEET  
**01**  
OF 04



OF <b>02</b> SHEET OF 04	DRAWN BY: PSD
	DESIGNED BY: MH
	QA / QC:
	PROJECT NO.: 113645-00001

200 EAST RIVERSIDE DRIVE PUD

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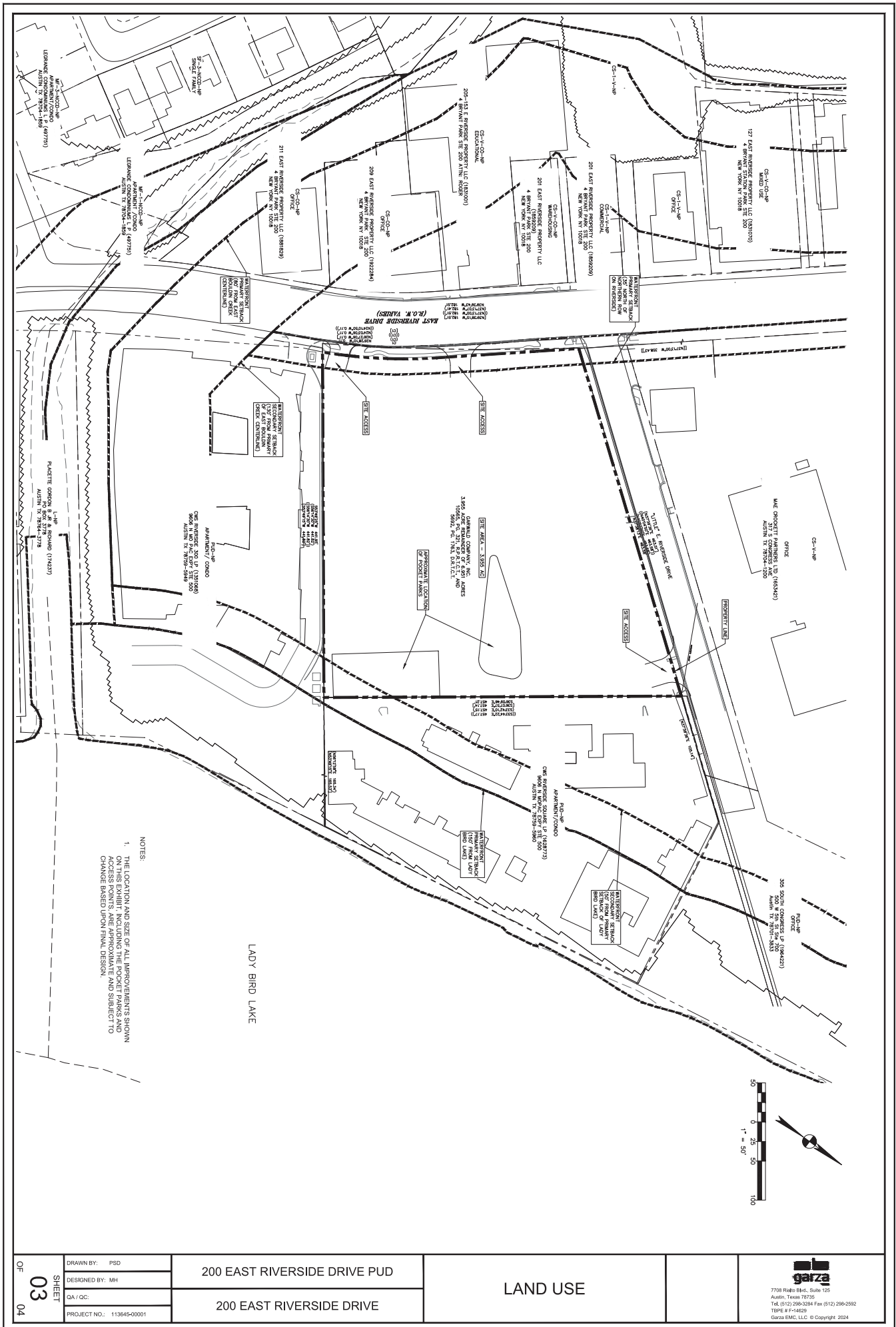
200 EAST RIVERSIDE DRIVE

**EXISTING CONDITIONS**

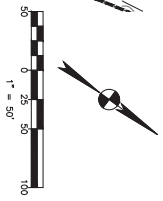



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 TBPE # F-14629  
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NOTES:  
1. THE LOCATION AND SIZE OF ALL IMPROVEMENTS SHOWN  
ACCESS POINTS ARE APPROXIMATE AND SUBJECT TO  
CHANGE BASED UPON FINAL DESIGN.



SHEET <span style="font-size: 2em; font-weight: bold;">03</span> OF 04	DRAWN BY: PSD DESIGNED BY: MH QA / QC:	<b>200 EAST RIVERSIDE DRIVE PUD</b>  <b>200 EAST RIVERSIDE DRIVE</b>	<b>LAND USE</b>	 7708 Riber Blvd., Suite 105 Austin, Texas 78725 Tel: (512) 298-6284 Fax: (512) 298-2992 TBP# F-14629 Garza EMC, LLC © Copyright 2024
	PROJECT NO.: 113645-0001			

