

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1110, 1122, 1138, 1200, 1202, 1206, 1208, 1210, 1212, 1216, AND 1218 EAST 51ST STREET, 1101, 1105, 1109, 1125 1/2, 1127, 1205, 1209, AND 1215 EAST 52ND STREET, 5121 CAMERON ROAD, AND 5104, 5106, 5108, 5110, 5112, AND 5114 LANCASTER COURT IN THE UNIVERSITY HILLS/WINDSOR PARK COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-V-CO-NP) COMBINING DISTRICT, GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-V-NP) COMBINING DISTRICT, AND COMMERCIAL-LIQUOR SALES-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-1-V-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (CS-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 general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district, general commercial services-vertical mixed use building-neighborhood plan (CS-V-NP) combining district, and commercial-liquor sales-vertical mixed use building-neighborhood plan (CS-1-V-NP) combining district to general commercial services-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (CS-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0055, on file at the Planning Department, as follows:

A 0.104 acre tract of land out of LOT 2, RIDGETOP GARDENS, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 3, Page 50, of the Plat Records of Travis County, Texas, and being all of a called 0.10 acre tract conveyed by deed recorded in Document No. 2018150015, Official Public Records Of Travis County, Texas, said 0.104 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance; and

39 A 0.239 acre tract of land out of LOT 1, RIDGETOP GARDENS, a subdivision in
40 the City of Austin, Travis County, Texas, according to the map or plat of record in
41 Volume 3, Page 50, of the Plat Records of Travis County, Texas, and being all of
42 a called 0.24 acre tract conveyed by deed recorded in Document No. 2018150015,
43 Official Public Records of Travis County, Texas, said 0.239 acre tract of land
44 being more particularly described by metes and bounds in **Exhibit “B”**
45 incorporated into this ordinance; and
46

47 A 0.265 acre tract of land out of LOT 1, H. J. SUBDIVISION, a subdivision in the
48 City of Austin, Travis County, Texas, according to the map or plat of record in
49 Volume 59, Page 1, of the Plat Records of Travis County, Texas, SAVE AND
50 EXCEPT that portion which was replatted as CAPITAL CABLE ADDITION, a
51 subdivision in the City of Austin, Travis County, Texas, according to the map or
52 plat of record in Volume 71, Page 4, of the Plat Records of Travis County, Texas,
53 as conveyed by deed recorded Document No. 2016154717, Official Public
54 Records of Travis County, Texas, said 0.265 acre tract of land being more
55 particularly described by metes and bounds in **Exhibit “C”** incorporated into this
56 ordinance; and
57

58 A 0.340 acre tract of land out of LOTS 1 AND 2, RIDGETOP GARDENS, a
59 subdivision in the City of Austin, Travis County, Texas, according to the map or
60 plat of record in Volume 3, Page 50, of the Plat Records of Travis County, Texas,
61 and being all of a called 0.34 acre tract conveyed by deed recorded Document No.
62 2018150015, Official Public Records of Travis County, Texas, said 0.340 acre
63 tract of land being more particularly described by metes and bounds in **Exhibit**
64 **“D”** incorporated into this ordinance; and
65

66 LOTS 1 AND 2, CAPITAL CABLE ADDITION, A RESUBDIVISION OF H.J.
67 SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas,
68 according to the map or plat of record in Volume 71, Page 4, of the Plat Records
69 of Travis County, Texas; and
70

71 LOTS 1B AND 2A, RESUBDIVISION OF LOT 1, OF THE RESUBDIVISION
72 OF A PART OF LOTS 3 AND 4, RIDGETOP GARDENS, a subdivision in the
73 City of Austin, Travis County, Texas, according to the map or plat of record in
74 Volume 12, Page 26, of the Plat Records of Travis County, Texas; and
75
76
77
78
79

80 LOTS 4C, 5C, 6C, RESUBDIVISION OF LOT 2B OF THE RESUBDIVISION
81 OF LOT 2, OF THE RESUBDIVISION OF A PART OF LOTS 3 AND 4,
82 RIDGETOP GARDENS, AND RESUBDIVISION OF LOTS 3 AND 4, OF THE
83 RESUBDIVISION OF A PART OF LOTS 3 AND 4, RIDGETOP GARDENS, a
84 subdivision in the City of Austin, Travis County, Texas, according to the map or
85 plat of record in Volume 11, Page 42, of the Plat Records of Travis County,
86 Texas; and

87
88 LOTS 1 AND 2, LAFUENTE RESUBDIVISION OF PART OF LOTS 4 AND 5,
89 RIDGETOP GARDENS, a subdivision in the City of Austin, Travis County,
90 Texas, according to the map or plat of record in Volume 18, Page 22, of the Plat
91 Records of Travis County, Texas; and

92
93 LOT 1, ROBERT EBY SUBDIVISION, a subdivision in the City of Austin,
94 Travis County, Texas, according to the map or plat of record in Volume 44, Page
95 23, of the Plat Records of Travis County, Texas; and

96
97 LOTS 1, 2 AND 3, MALONE AND FUNDERBURGH SUBDIVISION, a
98 subdivision in the City of Austin, Travis County, Texas, according to the map or
99 plat of record in Volume 16, Page 31, of the Plat Records of Travis County,
100 Texas; and

101
102 LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 BLOCK 1, RIDGETOP GARDENS, A
103 RESUBDIVISION OF LOTS 6 and 7 and WEST 1/2 OF LOT 8, a subdivision in
104 the City of Austin, Travis County, Texas, according to the map or plat of record in
105 Volume 4, Page 58, of the Plat Records of Travis County, Texas; and

106
107 LOT A, A SUBDIVISION OF A PORTION OF LOTS 1 AND 2, RIDGETOP
108 GARDENS, a subdivision in the City of Austin, Travis County, Texas, according
109 to the map or plat of record in Volume 21, Page 20, of the Plat Records of Travis
110 County, Texas; and

LOTS 1D AND 2D, RESUBDIVISION OF LOT 1A OF THE RESUBDIVISION OF THE RESUBDIVISION OF LOT 1, OF THE RESUBDIVISION OF LOTS 3 AND 4, RIDGETOP GARDENS AND RESUBDIVISION OF LOTS 1C AND 2C OF THE RESUBDIVISION OF LOT 2B OF THE RESUBDIVISION OF LOT 2, OF THE RESUBDIVISION OF LOTS 3 AND 4 OF THE RESUBDIVISION OF PART OF LOTS 3 AND 4, RIDGETOP GARDENS, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 13, Page 80, of the Plat Records of Travis County, Texas;

(collectively, the “Property”),

locally known as 1110, 1122, 1138, 1200, 1202, 1206, 1208, 1210, 1212, 1216, and 1218 East 51st Street, 1101, 1105, 1109, 1125 1/2, 1127, 1205, 1209, and 1215 East 52nd Street, 5121 Cameron Road, and 5104, 5106, 5108, 5110, 5112, and 5114 Lancaster Court in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “E”**.

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

The following uses are prohibited uses of the Property:

Automotive Rentals	Automotive Repair Services
Automotive Sales (exceeding 3,500 square feet)	Automotive Washing (of any type)
Bail Bond Services	Commercial Blood Plasma Center
Convenience Storage	Drive-Through Facilities
Drop-Off Recycling Collection Facility	Equipment Repair Services
Equipment Sales	Exterminating Services
Funeral Services	Pawn Shop Services
Pedicab Storage and Dispatch	Vehicle Storage

PART 3. When a site abuts a principal street, 75 percent of the building frontage must be designed for one or more commercial or civic uses and must comply with the dimensional requirements found in Section 4.3.3.C in Subchapter E (*Design Standards and Mixed Use*).

PART 4. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 5. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20070809-057 that established zoning for the Windsor Park Neighborhood Plan.

PART 6. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

_____, 2024

§
§
§

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

EXHIBIT "A"

0.104 ACRE

AUSTIN, TX

PROJECT NO.: 302-429

JANUARY 21, 2021

LEGAL DESCRIPTION

BEING A 0.104 ACRE TRACT OUT OF LOT 2, RIDGETOP GARDENS, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 50, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.); AND BEING ALL OF THAT CALLED 0.10 ACRE TRACT CONVEYED TO 51ST CENTER, LLC AS TRACT 3 BY DEED OF RECORD IN DOCUMENT NO. 2018150015, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.104 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a ½ inch iron rod found in the easterly right-of-way line of Cameron Road (right-of-way width varies) as conveyed to the State of Texas by deed of record in Volume 4613, Page 1251, Deed Records of Travis County, Texas (D.R.T.C.T.), at the southwesterly common corner of said 0.104 acre tract and of a called 0.34 acre tract conveyed to 51st Center, LLC as Tract 2 by deed of record in Document No. 2018150015, O.P.R.T.C.T.;

THENCE, along the common line of said 0.104 acre tract and of said 0.34 acre tract, N46°14'27"E, a distance of 92.45 feet to a ½ inch iron rod with "CEC" cap set at the westerly common corner of said 0.104 acre tract and of Lot A, Resubdivision of a Portion of Lots 1 and 2, Ridgetop Gardens, a subdivision of record in Volume 21, Page 20, P.R.T.C.T.;

THENCE, along the common line of said 0.104 acre tract and of said Lot A, S61°01'36"E, a distance of 35.01 feet to a ½ inch iron rod with "CEC" cap set at the northerly common corner of said 0.104 acre tract and of Lot 1, H.J. Subdivision, a subdivision of record in Volume 59, Page 1, P.R.T.C.T. Except for that Portion Replatted as Capital Cable Addition, a subdivision of record in Volume 71, Page 4, P.R.T.C.T.;

THENCE, along the common line of said 0.104 acre tract and of said Lot 1, the following two (2) courses and distances:

1. S41°37'29"W, a distance of 80.61 feet to a found ½ inch iron pipe;
2. S28°12'40"W, a distance of 44.87 feet to a ½ inch iron rod found in the northerly right-of-way line of East 51st Street as conveyed to the State of Texas by deed of record in Volume 4660, Page 1123, D.R.T.C.T., at the southerly common corner of said 0.104 acre tract and of said Lot 1, said point being in a 5,669.58 foot radius non-tangent curve to the left;

THENCE, along the common line of said 0.104 acre tract and the northerly right-of-way line of East 51st Street, being the arc of said 5,669.58 foot radius curve, a distance of 16.58 feet through a central angle of 0°10'03", and having a chord which bears N60°16'39"W, a distance of 16.58 feet to a ½ inch iron rod found at the intersection of the northerly right-of-way line of East 51st Street and of the easterly right-of-way line of Cameron Road;

0.104 ACRE

AUSTIN, TX

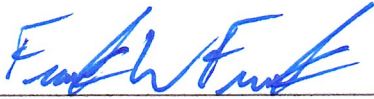
PROJECT NO.: 302-429

JANUARY 21, 2021

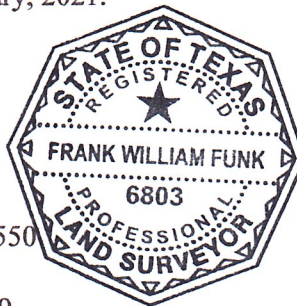
THENCE, along the common line of said 0.104 acre tract and of the easterly right-of-way line of Cameron Road, N10°28'41"W, a distance of 45.35 feet to the **POINT OF BEGINNING**, and containing 0.104 acre (4,517 square feet) of land, more or less.

THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NSRS 2011(2012A), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 21st day of January, 2021.



Frank William Funk, R.P.L.S. 6803
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5669.58'	16.58'	0°10'03"	N60°16'39"W	16.58'
(C1)	(5669.58')	(16.64')	(0°10'05")	(N59°59'34"W)	(16.64')

51ST CENTER, LLC
DOC. NO. 2016082440
O.P.R.T.C.T.

LOT A
RESUBDIVISION OF A PORTION OF
LOTS 1 AND 2 RIDGETOP GARDENS
VOL. 21, PG. 20
P.R.T.C.T.

51ST CENTER, LLC
CALLED 0.34 ACRES
(TRACT 2)
DOC. NO. 2018150015
O.P.R.T.C.T.

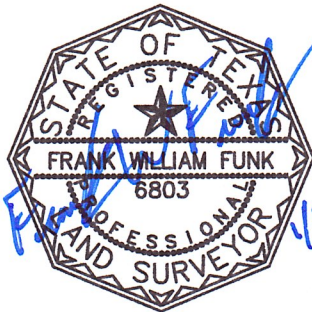
51ST CENTER, LLC
CALLED 0.10 ACRES
(TRACT 3)
DOC. NO. 2018150015
O.P.R.T.C.T.

0.104 ACRES
(4,517 SQ. FT.)

POINT OF BEGINNING

CP 1431 PROPERTIES, LLC
LOT 1, H.J. SUBDIVISION
VOL. 59, PG. 1
P.R.T.C.T.
EXCEPT THAT PORTION
REPLATTED AS
CAPITAL CABLE ADDITION
VOL. 71, PG. 4
P.R.T.C.T.

BEARING BASIS:
TEXAS COORDINATE SYSTEM NSRS
2011(2012A), CENTRAL ZONE, UTILIZING
THE LEICA SMARTNET CONTINUALLY
OPERATING REFERENCE NETWORK.



SCALE IN FEET



EXISTING LEGEND:

- 1/2" IRON ROD FOUND
- TXDOT TYPE II MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND
- 1/2" IRON ROD WITH "CEC" CAP SET
- EXISTING PROPERTY LINE
- - - EXISTING ADJACENT PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION PER DOC. NO. 2018150015



Civil & Environmental Consultants, Inc.

3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746

Ph: 512.439.0400 · Fax: 512.329.0096
Texas Registered Surveying Firm 10194419 www.cecinc.com

Texas Registered Engineering Firm F-38

0.104 ACRES
EXHIBIT
Situates In
AUSTIN, TX
TRAVIS COUNTY
Made For
UNITED PROPERTIES

CAMERON RD & 51ST ST

DATE:	JAN. 2021	SCALE:	1"=30'	DRAWING NO.:
DRAWN BY:	FWF	CHECKED BY:	ESH	SV01
PROJECT NO:	302-429	APPROVED BY:	FWF	SHEET 1 OF 1

EXHIBIT "B"

0.239 ACRE

AUSTIN, TX

PROJECT NO.: 302-429

JANUARY 21, 2021

LEGAL DESCRIPTION

BEING A 0.239 ACRE TRACT OUT OF LOT 1, RIDGETOP GARDENS, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 50, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.); AND BEING ALL OF THAT CALLED 0.24 ACRE TRACT CONVEYED TO 51ST CENTER, LLC AS TRACT 1 BY DEED OF RECORD IN DOCUMENT NO. 2018150015, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.239 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a ½ inch iron rod with "CEC" cap set at the intersection of the southerly right-of-way line of East 52nd Street (right-of-way width varies) and of the easterly right-of-way line of Cameron Road (right-of-way width varies) as conveyed to the State of Texas by deed of record in Volume 4613, Page 1256, Deed Records of Travis County, Texas, for the **POINT OF BEGINNING**, hereof;

THENCE, along the common line of said 0.239 acre tract and of the southerly right-of-way line of East 52nd Street, S63°26'32"E, a distance of 110.89 feet to a ½ inch iron rod with "CEC" cap set at the northerly corner of said 0.239 acre tract and of Lot A, Resubdivision of a Portion of Lots 1 and 2, Ridgetop Gardens, a subdivision of record in Volume 21, Page 20, P.R.T.C.T.;

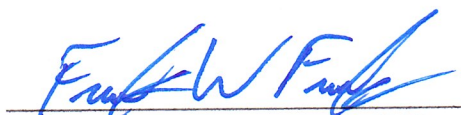
THENCE, along the common line of said 0.239 acre tract and of said Lot A, S45°58'26"W, a distance of 106.03 feet to a ½ inch iron rod with "CEC" cap set at the easterly common corner of said 0.239 acre tract and of a called 0.34 acre tract conveyed to 51st Center, LLC as Tract 2 by deed of record in Document No. 2018150015, O.P.R.T.C.T.;

THENCE, along the common line of said 0.239 acre tract and of said 0.34 acre tract, N63°26'38"W, a distance of 97.20 feet to a ½ inch iron rod with "CEC" cap set in the easterly right-of-way line of Cameron Road at the westerly common corner of said 0.239 acre tract and of said 0.34 acre tract;

THENCE, along the common line of said 0.239 acre tract and of the easterly right-of-way line of Cameron Road, N38°43'23"E, a distance of 102.30 feet to the **POINT OF BEGINNING**, and containing 0.239 acre (10,405 square feet) of land, more or less.

THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NSRS 2011(2012A), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

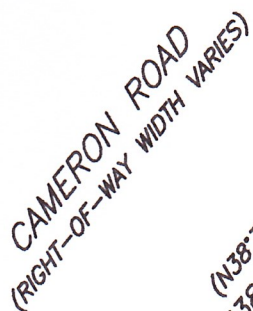
Witness my hand and seal this 21st day of January, 2021.


Frank William Funk, R.P.L.S. 6803
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419





SCALE IN FEET



(N38°34'30"E 102.30')
N38°43'23"E 102.30'

- POINT OF BEGINNING

EAST 52ND STREET
(RIGHT-OF-WAY WIDTH VARIES)

S63°26'32"E 110.89'

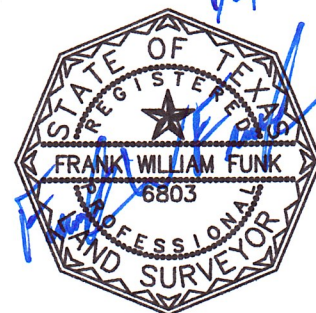
51ST CENTER, LLC
CALLED 0.24 ACRES
(TRACT 1)
DOC. NO. 2018150015
O.P.R.T.C.T.

0.239 ACRES
(10,405 SQ. FT.)

N63°26'38"W 97.20'
(N63°35'16"W 97.20')

51ST CENTER, LLC
CALLED 0.34 ACRES
(TRACT 2)
DOC. NO. 2018150015
O.P.R.T.C.T.

S45°58'26"W 106.03'
(S45°49'42"W 106.03')



LOT A
RESUBDIVISION OF A
PORTION OF LOTS 1 AND 2
RIDGETOP GARDENS
VOL. 21, PG. 20
P.R.T.C.T.

●	1/2" IRON ROD FOUND
■	TXDOT TYPE II MONUMENT FOUND
◎	1/2" IRON PIPE FOUND
○	1/2" IRON ROD WITH "CEC" CAP SET
—————	EXISTING PROPERTY LINE
- - - - -	EXISTING ADJACENT PROPERTY LINE
- . - . -	EXISTING RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
P.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
()	RECORD INFORMATION PER DOC. NO. 2018150015



Civil & Environmental Consultants, Inc.

3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746

Texas Registered
Surveying Firm 10194419

Ph: 512.439.0400 · Fax: 512.329.0096

www.cecinc.com

Texas Registered
Engineering Firm F-38

0.239 ACRES
EXHIBIT
Situates In
AUSTIN, TX
TRAVIS COUNTY

Made For
UNITED PROPERTIES

CAMERON RD & 51ST ST.

DATE: JAN. 2021 SCALE: 1"=30' DRAWING NO.:

DRAWN BY:	FWF	CHECKED BY:	FSH
-----------	-----	-------------	-----

PROJECT NO:	302-429	APPROVED BY:	FWE
-------------	---------	--------------	-----

DRAWING NO.:

SV01

SHEET 1 OF 1

EXHIBIT "C"

0.265 ACRE

AUSTIN, TX

PROJECT NO.: 302-429

JANUARY 29, 2021

LEGAL DESCRIPTION

BEING A 0.265 ACRE TRACT OUT OF LOT 1, H. J. SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 59, PAGE 1, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.) SAVE AND EXCEPT THAT PORTION WHICH WAS REPLATTED AS CAPITAL CABLE ADDITION, A SUBDIVISION OF RECORD IN VOLUME 71, PAGE 4, P.R.T.C.T., AS CONVEYED TO CP 1431 PROPERTIES, LLC BY DEED OF RECORD IN DOCUMENT NO. 2016154717, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID 0.265 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a ½ inch iron rod found in the northerly right-of-way line of East 51st Street at the southerly common corner of said 0.265 acre tract and of a called 0.10 acre tract conveyed to 51st Center, LLC by deed of record in Document No. 2018150015, O.P.R.T.C.T.;

THENCE, along the common line of said 0.265 acre tract and of said 0.10 acre tract, the following two (2) courses and distances:

1. N28°12'40"E, a distance of 44.87 feet to a found ½ inch iron pipe;
2. N41°37'29"E, a distance of 80.61 feet to a ½ inch iron rod with "CEC" cap set in the southerly line of Lot A, Resubdivision of a Portion of Lots 1 and 2, Ridgetop Gardens, a subdivision of record in Volume 21, Page 20, P.R.T.C.T., at the northerly common corner of said 0.265 acre tract and of said 0.10 acre tract;

THENCE, along the common line of said 0.265 acre tract and of said Lot A, S61°01'36"E, a distance of 84.20 feet to a ½ inch iron rod with "CEC" cap set in the westerly line of Lot 1, said Capital Cable Addition (CCA), at the easterly common corner of said 0.265 acre tract and of said Lot A;

THENCE, along the common line of said 0.265 acre tract and of said Lot 1 (CCA), the following three (3) courses and distances:

1. S37°18'24"W, a distance of 64.05 feet to a set ½ inch iron rod with "CEC" cap;
2. S52°41'36"E, a distance of 12.50 feet to a set ½ inch iron rod with "CEC" cap;
3. S37°18'24"W, a distance of 59.54 feet to a set ½ inch iron rod with "CEC" cap set in the northerly right-of-way line of East 51st Street, being in a non-tangent curve to the right having a radius of 5,669.58 feet;

0.265 ACRE

AUSTIN, TX

PROJECT NO.: 302-429

JANUARY 29, 2021

THENCE, along the arc of said 5,669.58 foot radius curve, a distance of 95.72 feet through a central angle of $0^{\circ}58'02''$, and having a chord which bears $N60^{\circ}40'57''W$, a distance of 95.72 feet to the **POINT OF BEGINNING**, and containing 0.265 acre (11,544 square feet) of land, more or less.

THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NSRS 2011(2012A), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 29th day of January, 2021.



Frank William Funk, R.P.L.S. 6803
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419





NORTH

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5669.58'	95.72'	0°58'02"	N60°40'57"W	95.72'
(C1)	(5669.58')	(87.52')	-	(N58°08'W)	(87.52')

SCALE IN FEET



51ST CENTER, LLC
DOC. NO. 2016082440
O.P.R.T.C.T.

LOT A
RESUBDIVISION OF A
PORTION OF LOTS 1 AND 2
RIDGETOP GARDENS
VOL. 21, PG. 20
P.R.T.C.T.

CAMERON ROAD
(RIGHT-OF-WAY WIDTH VARIES)

51ST CENTER, LLC
CALLED 0.10 ACRES
(TRACT 3)
DOC. NO. 2018150015
O.P.R.T.C.T.

CP 1431 PROPERTIES, LLC
DOC. NO. 2016154717
O.P.R.T.C.T.

LOT 1, H. J. SUBDIVISION
VOL. 59, PG. 1
P.R.T.C.T.
EXCEPT THAT PORTION
REPLATTED AS
CAPITAL CABLE ADDITION
VOL. 71, PG. 4
P.R.T.C.T.

0.265 ACRE
(11,544 SQ. FT.)

S61°01'36"E 84.20'

S52°41'36"E
12.50'
[S51°46'E
12.50']

51ST CENTER, LLC
DOC. NO. 2014104164
O.P.R.T.C.T.

LOT 1
CAPITAL CABLE ADDITION
VOL. 71, PG. 4
P.R.T.C.T.



BEARING BASIS:
TEXAS COORDINATE SYSTEM NSRS
2011(2012A), CENTRAL ZONE, UTILIZING
THE LEICA SMARTNET CONTINUALLY
OPERATING REFERENCE NETWORK.

EAST 51ST STREET
(RIGHT-OF-WAY WIDTH VARIES)
C1
[C1]

EXISTING LEGEND:

- 1/2" IRON ROD FOUND
- TXDOT TYPE II MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND
- 1/2" IRON ROD WITH "CEC" CAP SET

EXISTING PROPERTY LINE
EXISTING ADJACENT PROPERTY LINE
EXISTING RIGHT-OF-WAY

P.R.T.C.T. PLAT RECORDS OF
TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS
() RECORD INFORMATION PER
VOL. 59, PG. 1
[] RECORD INFORMATION PER
VOL. 71, PG. 4



Civil & Environmental Consultants, Inc.

3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746
Ph: 512.439.0400 · Fax: 512.329.0096
Texas Registered Surveying Firm 10194419 www.cecinc.com Texas Registered Engineering Firm F-38

0.265 ACRES
EXHIBIT

Situate in
AUSTIN, TX
TRAVIS COUNTY
Made For
UNITED PROPERTIES

CAMERON RD & 51ST ST.

DATE:	JAN. 2021	SCALE:	1"=30'	DRAWING NO.:
DRAWN BY:	FWF	CHECKED BY:	ESH	SV01
PROJECT NO:	302-429	APPROVED BY:	FWF	

SHEET 1 OF 1

0.340 ACRE

AUSTIN, TX

PROJECT NO.: 302-429

JANUARY 21, 2021

LEGAL DESCRIPTION

BEING A 0.340 ACRE TRACT OUT OF LOTS 1 AND 2, RIDGETOP GARDENS, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 50, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.); AND BEING ALL OF THAT CALLED 0.34 ACRE TRACT CONVEYED TO 51ST CENTER, LLC AS TRACT 2 BY DEED OF RECORD IN DOCUMENT NO. 2018150015, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.340 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a ½ inch iron rod found in the easterly right-of-way line of Cameron Road (right-of-way width varies) as conveyed to the State of Texas by deed of record in Volume 4613, Page 1251, Deed Records of Travis County, Texas, at the southwesterly common corner of said 0.340 acre tract and of a called 0.10 acre tract conveyed to 51st Center, LLC as Tract 3 by deed of record in Document No. 2018150015, O.P.R.T.C.T.;

THENCE, along the common line of said 0.340 acre tract and of the easterly right-of-way line of Cameron Road, the following two (2) courses and distances:

1. N10°28'41"W, a distance of 88.24 feet to a found TxDOT Type II monument;
2. N38°43'23"E, a distance of 140.21 feet to a ½ inch iron rod with "CEC" cap set at the westerly common corner of said 0.340 acre tract and of a called 0.24 acre tract conveyed to 51st Center, LLC as Tract 1 by deed of record in Document No. 2018150015, O.P.R.T.C.T.;

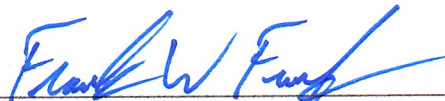
THENCE, along the common line of said 0.340 acre tract and of said 0.24 acre tract, S63°26'38"E, a distance of 97.20 feet to a ½ inch iron rod with "CEC" cap set in the westerly line of Lot A, Resubdivision of a Portion of Lots 1 and 2, Ridgetop Gardens, a subdivision of record in Volume 21, Page 20, P.R.T.C.T., at the easterly common corner of said 0.340 acre tract and of said 0.24 acre tract;

THENCE, along the common line of said 0.340 acre tract and of said Lot A, S45°58'26"W, a distance of 127.72 feet to a ½ inch iron rod with "CEC" cap set at the westerly common corner of said Lot A and of said 0.10 acre tract;

THENCE, along the common line of said 0.340 acre tract and of said 0.10 acre tract, S46°14'27"W, a distance of 92.45 feet to the **POINT OF BEGINNING**, and containing 0.340 acre (14,795 square feet) of land, more or less.

THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NSRS 2011(2012A), UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

Witness my hand and seal this 21st day of January, 2021.


Frank William Funk, R.P.L.S. 6803
Civil & Environmental Consultants, Inc.
3711 S. MoPac Expressway, Building 1, Suite 550
Austin, TX 78746
Texas Registered Surveying Firm No. 10194419

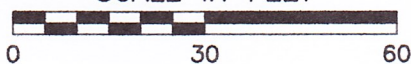




NORTH

BEARING BASIS:
TEXAS COORDINATE SYSTEM NSRS
2011(2012A), CENTRAL ZONE, UTILIZING
THE LEICA SMARTNET CONTINUALLY
OPERATING REFERENCE NETWORK.

SCALE IN FEET



CAMERON ROAD
(RIGHT-OF-WAY WIDTH VARIES)

(N38°34'30"E 140.21')
N38°43'23"E 140.21'

51ST CENTER, LLC
CALLED 0.34 ACRES
(TRACT 2)
DOC. NO. 2018150015
O.P.R.T.C.T.

0.340 ACRES
(14,795 SQ. FT.)

(S63°35'16"E 97.20')
S63°26'38"E 97.20'
S45°58'26"W 127.72'
(S45°49'42"W 127.87')

51ST CENTER, LLC
DOC. NO. 2016082440
O.P.R.T.C.T.

LOT A
RESUBDIVISION OF A
PORTION OF LOTS 1 AND 2
RIDGETOP GARDENS
VOL. 21, PG. 20
P.R.T.C.T.

51ST CENTER, LLC
CALLED 0.10 ACRES
(TRACT 3)
DOC. NO. 2018150015
O.P.R.T.C.T.



CAMERON ROAD
(RIGHT-OF-WAY WIDTH VARIES)
N10°28'41"W 88.24'
(N10°28'23"W 88.33')

POINT OF
BEGINNING

S46°14'27"W 92.45'
(S46°07'27"W 92.55')

EXISTING LEGEND:

- 1/2" IRON ROD FOUND
- TXDOT TYPE II MONUMENT FOUND
- ⊙ 1/2" IRON PIPE FOUND
- 1/2" IRON ROD WITH "CEC" CAP SET
- EXISTING PROPERTY LINE
- - - EXISTING ADJACENT PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION PER DOC. NO. 2018150015



Civil & Environmental Consultants, Inc.

3711 South MoPac Expressway · Building 1, Suite 550 · Austin, TX 78746

Texas Registered Ph: 512.439.0400 · Fax: 512.329.0096 Texas Registered
Surveying Firm 10194419 www.cecinc.com Engineering Firm F-38

0.340 ACRES
EXHIBIT

Situate In
AUSTIN, TX
TRAVIS COUNTY
Made For
UNITED PROPERTIES

CAMERON RD & 51ST ST

DATE:	JAN. 2021	SCALE:	1"=30'	DRAWING NO.:
DRAWN BY:	FWF	CHECKED BY:	ESH	SV01
PROJECT NO:	302-429	APPROVED BY:	FWF	

SHEET 1 OF 1

1" = 400'

Exhibit A