



Project Name: Ferguson Crossing

Case Number: C14-2017-0139

Update #: 0

Case Manager: Heather Chaffin

Team: *Formal*

Date Filed: November 07, 2017

Date Dist: November 08, 2017

Comments Due Date: November 21, 2017

Discipline	Name
Transportation Planning	Sangeeta Jain
NPZ Austin Water Utility Review	AWU-Utility Development Service
NPZ Environmental Review	Mike Mcdougal
NPZ Fire Review	Sonny Pelayo
NPZ Legal Department Review	<i>Cathy Curtis - email</i>
NPZ Mapping Review	Mapping Review
NPZ Site Plan Review	Christine Barton-Holmes
NPZ Zoning Review	Heather Chaffin
NPZ Comprehensive Planning Review	Kathleen Fox

*Notice
NPZ - Andrew Rivera*





Report run on: 11/7/17

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # C14-2017-0139

TYPE/SUBTYPE: Zoning/Rezoning/

PROJECT: Ferguson Crossing

LOCATION: 3207 FERGUSON LN

CASE MANAGER: Heather Chaffin

PHONE 512-974-2122

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE:

REPORT DATE:

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT)

LOTS:

EXISTING ZONING: W/LO, NO,SF-1,IRR

EXISTING USE:

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

W/LO

WATERSHED: Walnut Creek, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Suburban Watershed

GRIDS:

WATER:

GRIDS:

ELECTRIC:

GRIDS:

SEWERAGE:

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0233300605

DEED REFERENCE:

VOL./PAGE /

LEGAL DESCRIPTION:

LOT 1 BLK A FERGUSON CROSSING

RELATED CASES (if any):

CONTACTS:



Applicant

FERGI AV LAND, LLC

512-517-0603

Colin Armstrong

5905 FAIRLANE DRIVE AUSTIN TX 78757

ZONING

APPLICATION FOR ZONING

DEPARTMENT USE ONLY

11819715

APPLICATION DATE _____	FILE NUMBER(S) _____	
TENTATIVE ZAP/PC DATE _____	TENTATIVE CC DATE _____	
CASE MANAGER _____	CITY INITIATED	YES NO
APPLICATION ACCEPTED BY _____	ROLLBACK	YES NO

PROJECT DATA

OWNER'S NAME: <u>Fergi AV Land, LLC</u>		
PROJECT NAME: <u>Ferguson Crossing</u>		
PROJECT STREET ADDRESS (or Range): <u>3207 Ferguson Lane</u>		
<u>Austin, Texas</u>	ZIP <u>78754</u>	COUNTY: <u>Travis</u>

If project address cannot be defined, provide the following information:

_____	ALONG THE _____	SIDE OF _____	APPROXIMATELY
<i>Frontage ft.</i>		<i>(N,S,E,W)</i>	<i>Frontage road</i>
_____	FROM ITS INTERSECTION WITH _____		
<i>Distance</i>	<i>Direction</i>		<i>Cross street</i>

TAX PARCEL NUMBER(S): 0233300605

Is Demolition proposed? NO

If Yes, how many residential units will be demolished? 0 Unknown NA

Number of these residential units currently occupied**: 0

Is this zoning request to rezone a parcel that contains an existing mobile home park with five or more occupied units? 00 If Yes, how many? 0

Type of Residential Unit: SF, duplex, triplex, townhouse/condo, multi-family, manufactured home: NA

Number of Proposed Residential units (if applicable): 0 If Yes, how many of the following:

<u>0</u> 1 Bedroom	<u>0</u> Affordable	<u>0</u> 2 Bedroom	<u>0</u> Affordable
<u>0</u> 3 Bedroom	<u>0</u> Affordable	<u>0</u> 4 or more Bedroom	<u>0</u> Affordable
			<u>NA</u> Unknown

** If 5 or more, tenant notification may be required and a certified form may be required with your application (LDC 25-1-712).
Tenants must receive notification at least 270 days before the application is eligible for final ordinance readings by City Council.

AREA TO BE REZONED: ACRES <u>13.04</u> OR SQ FT <u>568,002</u>					
Existing Zoning	Existing Use	Tract #	# of Acres/SF	Max # of Res Units Per Acre	
<u>W/LO</u>	<u>VACANT</u>	<u>1</u>	<u>7.10</u>	<u>0</u>	
<u>NO</u>	<u>VACANT</u>	<u>1</u>	<u>2.29</u>	<u>0</u>	
<u>SF-1</u>	<u>VACANT</u>	<u>1</u>	<u>3.60</u>		
<u>IRR</u>	<u>VACANT</u>	<u>1</u>	<u>0.061</u>		
Proposed Zoning	Proposed Use	Tract #	Proposed # of Acres/SF	Max # of Res Units Per Acre	Proposed Total # of Units Per Acre
<u>W/LO</u>	<u>Business</u>	<u>1</u>	<u>13.04</u>	<u>0</u>	<u>0</u>
	<u>Park</u>				

Name of Neighborhood Plan: None

ZONING

RELATED CASES

NEIGHBORHOOD PLAN AMENDMENT (YES / NO)	FILE NUMBER: <u>NONE</u>
ACTIVE ZONING CASE (YES / NO)	FILE NUMBER: <u>NONE</u>
RESTRICTIVE COVENANT (YES / NO)	FILE NUMBER: <u>NONE</u>
SUBDIVISION (YES / NO)	FILE NUMBER: <u>NONE</u>
SITE PLAN (YES / NO)	FILE NUMBER: <u>NONE</u>

PROPERTY DESCRIPTION

(For the portion affected by this application) Provide either subdivision reference OR metes & bounds description.

1. **SUBDIVISION REFERENCE:** Name: Ferguson Crossing Block(s) A
2. **METES AND BOUNDS** (Attach two copies of certified field notes) **FILE NUMBER:** _____

DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER:

VOLUME: _____ PAGE: _____ OR DOCUMENT # 2017088235

SQ. FT: _____ or ACRES 13.04

Is this a SMART Housing Project? Yes ☐ No ☒

If residential, is there other Tax Credits or Local/State/Federal funding? Yes ☐ No ☒

OTHER PROVISIONS

IS A VARIANCE TO THE SIGN ORDINANCE BEING REQUESTED? Yes ☐ No ☒

IS PROPERTY IN A COMBINING DISTRICT / OVERLAY ZONE? Yes ☐ No ☒

TYPE OF COMBINING DIST/OVERLAY ZONE (NP, NCC, CVC, WO, etc) NONE

NATIONAL REGISTER DISTRICT? Yes ☐ No ☒

URBAN RENEWAL ZONE? Yes ☐ No ☒

IS A TIA REQUIRED? Yes ☐ No ☒ TRIPS PER DAY: _____

GRID NUMBER (S) _____

WATERSHED: Walnut Creek WS CLASS: Suburban

WATER UTILITY PROVIDER: Austin Water Utility

WASTEWATER UTILITY PROVIDER: Austin Water Utility

ELECTRIC UTILITY PROVIDER: Austin Energy

SCHOOL DISTRICT: AISD

OWNERSHIP INFORMATION

TYPE OF OWNERSHIP ☐ SOLE ☐ COMMUNITY PROPERTY ☒ PARTNERSHIP ☐ CORPORATION ☐ TRUST

If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

ZONING

OWNER INFORMATION

SIGNATURE: _____



NAME: Colin Armstrong, Manager, Fergi AV Land, LLC

FIRM NAME: Fergi AV Land, LLC

TELEPHONE NUMBER: (512) 517-0603

STREET ADDRESS: 5905 Fairlane Drive

CITY/STATE/ZIP: Austin, Texas 78757

AGENT / PRINCIPAL CONTACT (If applicable)

SIGNATURE: _____

NAME: _____

FIRM NAME: _____

TELEPHONE NUMBER: _____

STREET ADDRESS: _____

CITY/STATE/ZIP: _____

CONTACT PERSON: _____

TELEPHONE NUMBER: _____

ZONING

ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)

Estimated selling price of units (specify range): \$ 0 to \$ 0

Estimated rental rates (if applicable): 0

Range of monthly rental rates to be demolished: \$ 0.00 to \$ 0.00

Estimated increase in rental rates (specify percentage of increase): 0

If project is multifamily, will a tax credit be applied for as part of the Smart Housing™ Program? 0

Number of Certified Affordable Dwelling Units (Proposed or Existing) 0

OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT

(Open to the public – attach location plan)

Parks / Greenbelts: _____

Recreation Centers: _____

Public Schools: _____

PARKLAND DEDICATION

Parkland dedication required? ☐ YES ☒ NO

If yes, please indicate if applicant plans to request fee in lieu or provide parkland:

Fee: ☐ YES ☐ NO

Land: ☐ YES ☐ NO

ON-SITE FAMILY AMENITIES PROPOSED

Will space be provided for childcare services? ☐ YES ☒ NO ☐ Unknown at this time

Amount of open space required in acres: 0

Amount of open space provided in acres: 0

Other proposed amenities (pools, clubhouse, recreation area): 0

TRANSPORTATION LINKAGES

Closest Public Transit Location: _____

Pedestrian / Bike Routes: _____

ZONING

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

Colin Armstrong 10/10/17
Signature Date

Colin Armstrong, Manager

Name (Typed or Printed)

Fergi AV Land, LLC

Firm

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

Colin Armstrong 10/10/17
Signature Date

Colin Armstrong, Manager

Name (Typed or Printed)

Fergi AV Land, LLC

Firm

ZONING

ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions
Restrictive Covenants

I, Colin Armstrong have checked the subdivision plat notes,
(Print name of applicant)

deed restrictions, and/or restrictive covenants prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at:

3207 Ferguson Lane, Austin, Texas 78754
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, and/or restrictive covenants, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, and/or restrictive covenants.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, and/or restrictive covenants as information which may apply to this property.



(Applicant's signature)

10/10/17

(Date)

POSTPONEMENT POLICY ON ZONING HEARINGS

- | Sets a postponement date and time at the City Council hearing so that renotification of residents and property owners is not necessary.
- | Limits the time a hearing can be postponed to two months for both proponents and opponents, unless otherwise approved by Council so that renotification of residents and property owners is not necessary.
- | Allows only one postponement for either side, unless otherwise approved by Council.
- | Requires that all requests for postponements be submitted in writing to the director of the Planning and Zoning Department at least one week prior to the scheduled Council meeting. The written request must specify reasons for the postponement.
- | The Director of the Planning and Zoning Department shall provide a recommendation regarding the validity of the postponement request as the Director deems appropriate.
- | Eliminates the automatic granting of a postponement of the first request.
- | Authorizes Council to consider requests that are not submitted timely.

COLIN ARMSTRONG

ARM Management, LLC
1800 Lavaca Street
Suite 110
Austin, TX 78701
+1 (512) 517- 0603
www.armmgmt.com

As the owner of 3207 Ferguson Lane, Austin, Texas, we have been preparing a zoning application for uniform zoning across our (I don't care, but just to stay consistent with the tense throughout email) single lot. We have a scheduled meeting with City staff on Tuesday November 7th and just wanted to proactively reach out so that you will be aware of the project. We have met with Chris Hutchins in Ora Houston's office on several occasions as well as much of the staff in the Development Assistance center to make sure that we identified and addressed all concerns and issues.

Our property is a platted lot that contains three different zoning classifications that create a challenge to any project. Our goal is to have uniform zoning across the subject property so we can produce a viable project in benefit of everyone. We envision this property as a single property and a single project. Uniform zoning not only allows for the consistent land use but also consistent development code restrictions across the whole property. With the recent updates to the CWQ zones, the developable acreage here is impacted greatly, making the uniform zoning inside the developable area more important.

The property is currently zoned SF1, NO and a majority W/LO, Warehouse. We're asking the City of Austin consider uniform zoning of W/LO, Warehouse, across the entire property. This would be consistent with all other zoned property that surrounds us. We have received support from multiple neighbors inside the City of Austin and have been in contact with many other neighbors in the immediate area, including meeting with the president of the Neighborhood Association who expressed support in our project and endeavors.

Thanks you in advance for your assistance and we look forward to following up you soon. Please feel free to reach out with any questions or comments. As the property owners, we want to be open to direct communication and easily available for the entire process.

Regards,

Colin Armstrong

Alex Altamirano

INTAKE SUBMITTAL CHECKLIST ZONING

City Of Austin Planning and Zoning Department

505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-2681, 974-2350, 974-7208
Fax 974-2620

Departmental Use Only:

File Number: _____ Date Issued: _____

Intake Specialist: _____ Date: _____

Information Required for Submittal:

- ☒ 1. Completed application form with all appropriate signatures & Application Fee
- ☒ 2. Signed Submittal Verification and Site Check Permission Forms
- ☒ 3. TIA Determination Form
- ☒ 4. If required, provide five (5) copies of TIA
- ☒ 5. TIA fee, if applicable
- ☒ 6. Two (2) copies of certified field notes for footprint zoning and portion(s) of lot(s) *Legal lot*
- ☒ 7. Full size tax maps (1"=100') showing properties within **500'** of zoning request (for CS-1 zoning red-line to include footprint and entire tract); For projects located outside of Travis County, submit a list of names and addresses of all property owners within a 500' radius of the subject tract on a separate 8 1/2"x11" sheet
- ☒ 8. Current Tax Certificate or letter from County Tax Office
- ☒ 9. Copy of receipt if refund for Development Assessment is requested/ granted
- ☒ 10. Letter from Neighborhood Association(s) and positive staff recommendation, if consent agenda is requested.
- ☒ 11. Zoning map showing property to be rezoned
- ☒ 12. Subject to: ZAP or PC _____

Additional Submittal Requirements for Planned Unit Development (PUD):

- ☒ A. Verification that the project has obtained and completed the Developmental Assistance process, including sign-off from the Customer Assistance Team; comment report with sign-off sheet will suffice
- ☒ B. Eighteen (18) copies of a 24" x 36" generalized land use map which shall include all of the following: Project name, legal description, boundary lines with bearings and dimensions, total acreage, north arrow, scale and location map. Existing topography using USGS or City datum at two (2) foot intervals for the property and adjacent property within 100 feet of the project boundary
- ☒ C. Eighteen (18) copies of the proposed site development regulations to be established by the Land Use Plan (PUD Report/ Summary)



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt

No.: 6581655

Payment

Date: 11/07/2017

Invoice

No.: 6643005

Description: Zoning

Sub Description: Zoning/Rezoning

Work Description:

Payer Information

Company/Facility Name: Fergi AV Land LLC

Payment Made By: Colin Armstrong

Phone No.:

5905 FAIRLANE DRIVE

AUSTIN TX 78757

(512)517-0603

Payment Method:

Check

Payment Received:

\$7,208.24

Amount Applied:

\$7,208.24

Cash Returned:

\$0.00

Comments:

ck2001

Additional Information

Department Name: Development Services Department

Receipt Issued By: Adrian Christopher Moreno

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9100 4181	Regular Rezoning Zoning	11819715	3207 FERGUSON LN	2017-140750-ZC	\$4,967.00
1000 5300 9770 4177	Regular Rezoning Dev	11819715	3207 FERGUSON LN	2017-140750-ZC	\$935.00
5100 6300 9700 4177	Regular Rezoning Env	11819715	3207 FERGUSON LN	2017-140750-ZC	\$141.00
1000 6800 9100 4060	Sign Fee - PAZ	11819715	3207 FERGUSON LN	2017-140750-ZC	\$246.00
1000 5300 9770 4192	Basic Notification	11819715	3207 FERGUSON LN	2017-140750-ZC	\$498.00
1000 5300 9770 4192	Newspaper Notification	11819715	3207 FERGUSON LN	2017-140750-ZC	\$144.00
8131 6807 1113 4066	Development Services Surcharge	11819715	3207 FERGUSON LN	2017-140750-ZC	\$277.24
TOTAL :					\$7,208.24

Ferguson Crossing

Subject Site Tax Certificate

3207 Ferguson Lane, Austin, Texas 78754

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2261385

ACCOUNT NUMBER: 02-3330-0605-0000

PROPERTY OWNER:

FERGI AV LAND LLC
5905 FAIRLANE DR
AUSTIN, TX 78754

PROPERTY DESCRIPTION:

LOT 1 BLK A FERGUSON CROSSING

ACRES 13.0400 MIN% .000000000000 TYPE

SITUS INFORMATION: 3207 FERGUSON LN

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2016	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	MANOR ISD	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2016 \$10,441.71

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2016 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 08/29/2017

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: Brooke Houghton



Site Location Map

3207 Ferguson Lane
Austin, Travis County, Texas

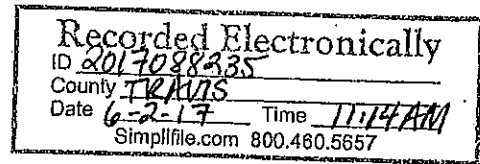
15 Feb. 2017

0 500 1,000 2,000 Feet



Ferguson Crossing Subject Site Deed

3207 Ferguson Lane, Austin, Texas 78754



GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: June 1st, 2017

GRANTOR: FHJV, Ltd., a Texas limited partnership

GRANTOR'S MAILING ADDRESS: 7914 Burleson Rd., Austin, TX 78744

GRANTEE: Fergi AV Land, LLC, a Texas limited liability company

GRANTEE'S MAILING ADDRESS: 5905 Fairlane Drive, Austin, TX 78754

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

Lot 1, Block A, FERGUSON CROSSING, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 100, Page 173, of the Plat Records of Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2017 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor

and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural,

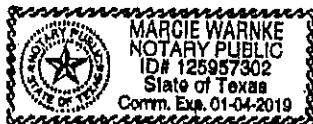
FHJV, Ltd., a Texas limited partnership

By: FMT, L.L.C., a Texas limited liability company, its General Partner

By: Brenda Horton
Brenda Horton, Manager

STATE OF Texas
COUNTY OF Travis

This instrument was acknowledged before me on the 1st day of June, 2017, by Brenda Horton, Manager of FMT, L.L.C., a Texas limited liability company, on behalf of said company, as General Partner of FHJV, Ltd., a Texas limited partnership, on behalf of said partnership.



MWarnke
Notary Public, State of Texas

Prepared by:
Hardie Bleau Hancock & McGill, LLLP
Attorneys at Law
File No. 201700209
After Recording Return To:

M-GF# MW
RETURN TO: HERITAGE TITLE
401 CONGRESS AVE., STE. 1500
AUSTIN, TEXAS 78701

Dm0209-fw



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

June 02 2017 11:14 AM

FEE: \$ 30.00 2017088235

Ferguson Crossing

Legal Description

Legal Description:

Lot 1, Block A, FERGUSON CROSSING, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 100, Page 173, Plat Records, Travis County, Texas.

Ferguson Crossing

Subject Site Subdivision Plat

3207 Ferguson Lane, Austin, Texas 78754

.....

CG 92-23113AA C:\FBI\OWMC\273150WCE (JEB)

PHOTOGRAPHIC MYLAN

FERGUSON CROSSING

A RECONSTRUCTION OF LOTS 1, 2, 3, AND 4,
AMENDED PLAT OF FERGUSON CROSSING COMMERCIAL PARK

Vol. 100 Page 174

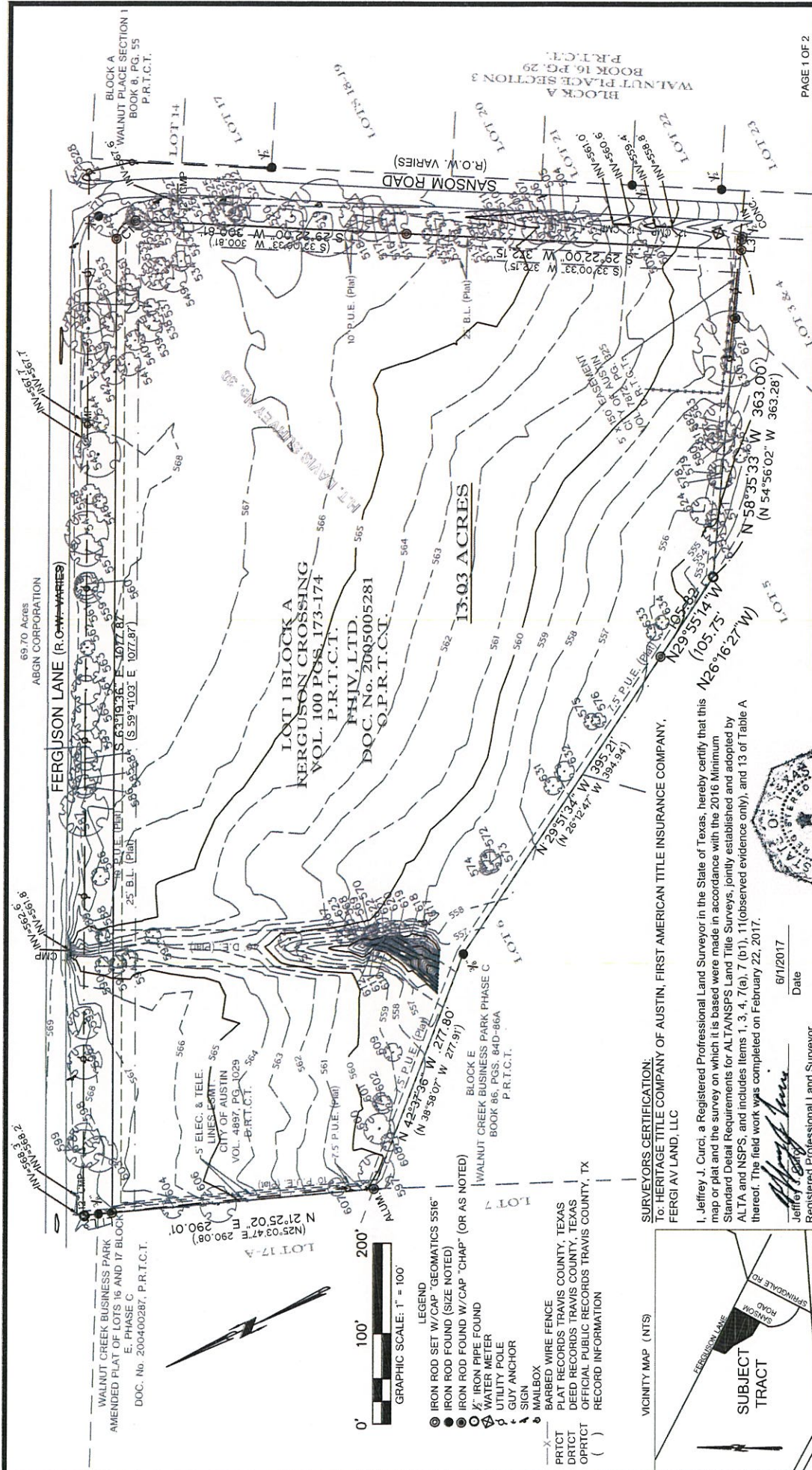
HISC FILM CODE
0000973719

NOTES:

- 1) WATERFRESH STATUS - THIS SUBDIVISION IS LOCATED IN THE WALNUT CREEK WATERSHED. IT IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 26, ARTICLE V AND CHAPTER 15-17, ARTICLE 1 OF THE CITY LAND DEVELOPMENT CODE.
- 2) THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE CONSTRUCTION OF THE SUBDIVISION AND SHALL COMPLY WITH ALL APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 3) NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE APPROVED BY THE CITY OF AUSTIN. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE RESPECTED BY THE CITY OF AUSTIN.
- 4) PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 5) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE PAID TO THE AMOUNT DURING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 6) THERE IS NO EXISTING SUPERVIOUS COVER ON LOT 1 AND ALL SLOPES IN THIS SUBDIVISION ARE LESS THAN 15%.
- 7) NO BARRIERS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- 8) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 9) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 10) THE OWNER OF THE SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN WITH A RECORDING OF THE SUBDIVISION/LOT WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERMETER OF THIS SUBDIVISION/LOT.
- 11) THE ELECTRIC UTILITY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS.
- 12) ANY ELECTRIC UTILITY ACTIVITY WHERE THE SUBDIVISION SHALL BE INCLUDED UNDER THE GENERAL DEVELOPMENT PERMIT.
- 13) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED IN RECORDS "C" OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS, ON JANUARY 17, 1997. THE SUBDIVISION/LOT SHALL BE MAINTAINED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
- 14) FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOL. 13, PAGE 174 IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- 15) EASEMENTS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION(S), AMENDED PLAT OF FERGUSON CROSSING COMMERCIAL PARK, SHALL APPLY TO THIS AMENDED RECONSTRUCTION PLAT.
- 16) SIDEWALKS ALONG FERGUSON LANE AND SANSON ROAD ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ADJUTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF TITLE AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF CONSTRUCTION OF THE SIDEWALKS AND CURBS.
- 17) THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES AND TREE PROTECTION FOR ELECTRICAL UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE EROSION CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED WITHIN THE LIMITS OF THE PROJECT.
- 18) NO MORE THAN 4 SHALE ACRES/LOT CAN BE COVERED FROM THIS Subdivision
- 19) BUILDING, UTILITY LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS

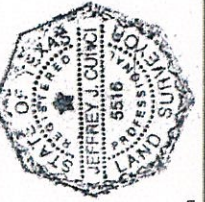
Ferguson Crossing Subject Site Survey

3207 Ferguson Lane, Austin, Texas 78754



GEOMATICS
SURVEYING AND MAPPING INC.
10415 Old Manchaca Rd., #202, Austin, TX 78748
(512) 917-0184 | TBM'S FIRM REGISTRATION No. 101941011

BOUNDARY IMPROVEMENTS,
TREE & TOPOGRAPHIC SURVEY
LOT 1, BLOCK A
FERGUSON CROSSING
VOL. 100, PG. 173 - P.R.T.C.T.



SURVEYORS CERTIFICATION:
To: HERITAGE TITLE COMPANY OF AUSTIN, FIRST AMERICAN TITLE INSURANCE COMPANY,
FERGI AV LAND, LLC
I, Jeffrey J. Curci, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 7(a), 7 (b), 11 (observed evidence only), and 13 of Table A thereof. The field work was completed on February 22, 2017.

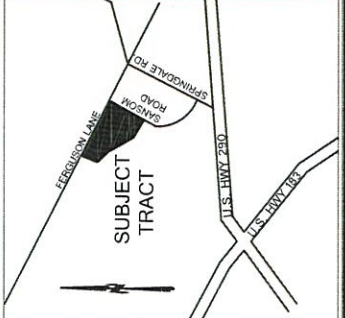
Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 - State of Texas
Date: 6/1/2017

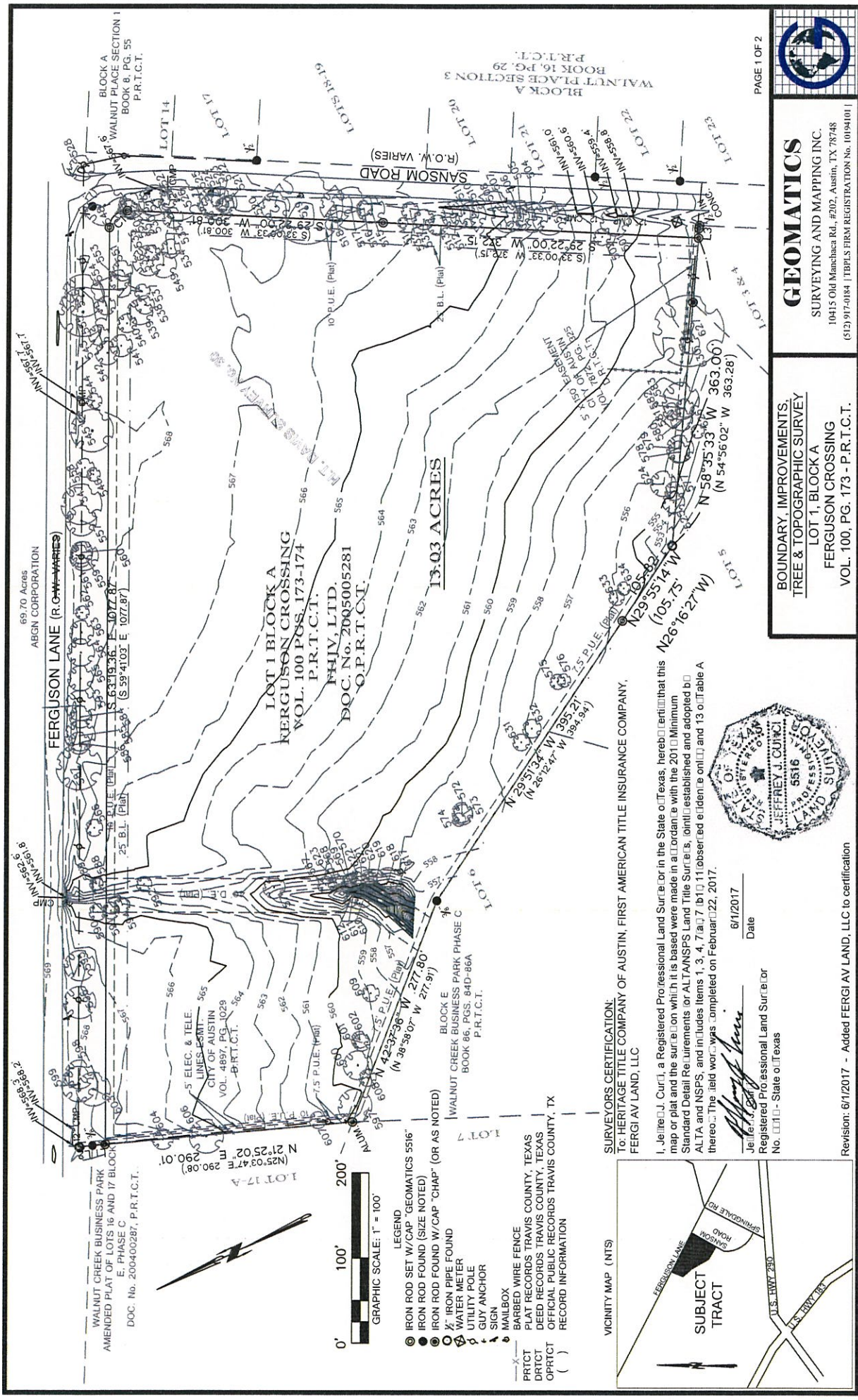
Revision: 6/1/2017 - Added FERGI AV LAND, LLC to certification

- LEGEND**
- IRON ROD SET W/CAP "GEOMATICS 5516"
 - IRON ROD FOUND (SIZE NOTED)
 - IRON ROD FOUND W/CAP "CHAP" (OR AS NOTED)
 - K' IRON PIPE FOUND
 - WATER METER
 - UTILITY POLE
 - GUY ANCHOR
 - SIGN
 - MAILBOX
 - BARBED WIRE FENCE
 - PLAT RECORDS TRAVIS COUNTY, TEXAS
 - DEED RECORDS TRAVIS COUNTY, TEXAS
 - OPRTCT
 - OPRTCT
 - OPRTCT



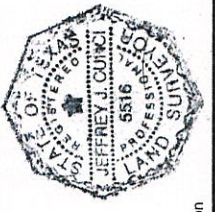
VICINITY MAP (NTS)





GEOMATICS
SURVEYING AND MAPPING INC.
10415 Old Manchaca Rd., #202, Austin, TX 78748
(512) 917-0184 | TBPLS FIRM REGISTRATION NO. 10194101 |

BOUNDARY IMPROVEMENTS,
TREE & TOPOGRAPHIC SURVEY
LOT 1, BLOCK A
FERGUSON CROSSING
VOL. 100, PG. 173 - P.R.T.C.T.



SURVEYORS CERTIFICATION:
To: HERITAGE TITLE COMPANY OF AUSTIN, FIRST AMERICAN TITLE INSURANCE COMPANY,
FERGUSON LAND, LLC
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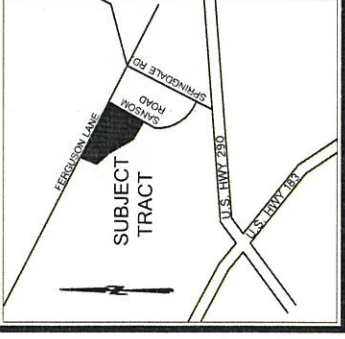
Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 - State of Texas
Date: 6/1/2017

Revision: 6/1/2017 - Added FERGUSON LAND, LLC to certification

- LEGEND**
- IRON ROD SET W/CAP "GEOMATICS 5516"
 - IRON ROD FOUND (SIZE NOTED)
 - IRON ROD FOUND W/CAP "CHAP" (OR AS NOTED)
 - K" IRON PIPE FOUND
 - WATER METER
 - UTILITY POLE
 - GUY ANCHOR
 - SIGN
 - MAILBOX
 - BARBED WIRE FENCE
 - PLAT RECORDS TRAVIS COUNTY, TEXAS
 - DEED RECORDS TRAVIS COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX
 - OPRTCT
 - RECORD INFORMATION



VICINITY MAP (NTS)



TREE No.	TREE SIZE DIA.	TYPE	TREE No.	TREE SIZE DIA.	TYPE
501	17"	HACKBERRY	564	16"	HACKBERRY
502	10"	PECAN	565	15"	HACKBERRY
503	20"	HACKBERRY	566	10"	CHINABERRY
504	18"	HACKBERRY	567	10"	HACKBERRY
505	10"	HACKBERRY	568	10"	HACKBERRY
506	18"	HACKBERRY	569	8"	HACKBERRY
507	19"	HACKBERRY	570	8"	HACKBERRY
508	28"	HACKBERRY	571	13"	ASH
509	16"	HACKBERRY	572	12"	ASH
510	17"	HACKBERRY	573	12"	ASH
511	17"	HACKBERRY	574	8"	ASH
512	17"	HACKBERRY	575	9"	PECAN
513	12"	CHINABERRY	576	8"	PECAN
514	9"	SPANISH OAK	577	15"	CHINABERRY
515	16"	MESQUITE	578	13"	HACKBERRY
516	9"	HACKBERRY	579	16"	HACKBERRY
517	25"	HACKBERRY	580	13"	HACKBERRY
518	19"	HACKBERRY	581	10"	CHINABERRY
519	43"	HACKBERRY	582	13"	CHINABERRY
520	10"	HACKBERRY	583	22"	HACKBERRY
521	17"	ELM	584	13"	MESQUITE
522	8"	ELM	585	18"	HACKBERRY
523	20"	HACKBERRY	586	13"	HACKBERRY
524	16"	HACKBERRY	587	27"	HACKBERRY
525	17"	HACKBERRY	588	9"	HACKBERRY
526	24"	HACKBERRY	589	8"	HACKBERRY
527	10"	HACKBERRY	590	10"	HACKBERRY
528	15"	HACKBERRY	591	10"	HACKBERRY
529	18"	HACKBERRY	592	9"	HACKBERRY
530	15"	HACKBERRY	593	18"	HACKBERRY
531	12"	ASH	594	9"	HACKBERRY
532	13"	MESQUITE	595	18"	HACKBERRY
533	13"	HACKBERRY	596	19"	HACKBERRY
534	11"	HACKBERRY	597	17"	HACKBERRY
535	9"	HACKBERRY	598	17"	HACKBERRY
536	18"	CHINABERRY	599	21"	HACKBERRY
537	9"	CHINABERRY	603	20"	CHINABERRY
538	11"	HACKBERRY	604	12"	HACKBERRY
539	11"	HACKBERRY	606	20"	CHINABERRY
540	11"	HACKBERRY	607	10"	CHINABERRY
541	14"	HACKBERRY	608	10"	CHINABERRY
542	14"	HACKBERRY	609	10"	ASH
543	12"	HACKBERRY	610	10"	HACKBERRY
544	9"	HACKBERRY	611	8"	HACKBERRY
545	25"	HACKBERRY	612	8"	HACKBERRY
546	8"	HACKBERRY	617	8"	HACKBERRY
547	24"	HACKBERRY	618	16"	HACKBERRY
548	24"	PECAN	619	13"	MESQUITE
549	15"	CHINABERRY	620	10"	HACKBERRY
550	11"	CHINABERRY	621	14"	HACKBERRY
551	35"	CHINABERRY	622	8"	HACKBERRY
552	10"	CHINABERRY	623	8"	HACKBERRY
553	12"	HACKBERRY	624	11"	CHINABERRY
554	11"	HACKBERRY	625	13"	CHINABERRY
555	25"	HACKBERRY	626	8"	HACKBERRY
556	25"	HACKBERRY	627	42"	HACKBERRY
557	18"	HACKBERRY	630	12"	HACKBERRY
558	11"	MESQUITE	631	10"	ASH
559	17"	MESQUITE	632	11"	ASH
560	13"	HACKBERRY	633	9"	PECAN
561	13"	HACKBERRY	634	8"	PECAN
562	8"	MESQUITE	597	20"	MESQUITE
563	14"	HACKBERRY			

FLOOD NOTE: By graphic plotting only, this property is in "ZONE X" as shown on the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel No. 48453C0460K, effective date, January 6, 2016.

LEGAL DESCRIPTION:
 Lot 1, Block A, FERGUSON CROSSING, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 100, Page 173 of the Plat Records of Travis County, Texas.

SURVEYORS CERTIFICATION:
To: HERITAGE TITLE COMPANY OF AUSTIN, FIRST AMERICAN TITLE INSURANCE COMPANY,
and FERG/AV LAND, LLC

J. J. Curran, a Registered Professional Land Surveyor in the State of Texas, hereby certifies that this map and plan and the information which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, originally established and adopted by the American Land Title Association and the National Society of Professional Surveyors, and is in compliance with the ALTA and NSPS, and includes items 1, 3, 4, 7 and 7(b) observed and identified on the 13 of Table A thereto. The field work was completed on February 22, 2017.

6/1/2017
Date

Jeffrey J. Carr
Jeffrey J. Carr
Registered Professional Land Surveyor
No. 0110 - State of Texas

PAGE 2 OF 2

BOUNDARY IMPROVEMENTS,
TREE & TOPOGRAPHIC SURVEY
LOT 1, BLOCK A
FERGUSON CROSSING
VOL. 100 PG. 173 - P.R.T.C.T.

Revision: 6/1/2017 - Added FERGI AV LAND, LLC to certification

GEOMATICS
SURVEYING AND MAPPING INC.
10415 Old Manchaca Rd., #202, Austin, TX 78748
(512) 917-0184 | TBPL'S FIRM REGISTRATION No. 101941011

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Ferguson Crossing

Tax Plats

Travis Central Appraisal District
 8314 Cross Park Drive
 Austin, Texas 78714
 P.O. Box 149012
 Internet Address: www.travisctad.org
 Main Telephone Number (512) 634-9317
 Appraisal Information (512) 634-9318
 TDD (512) 636-3326

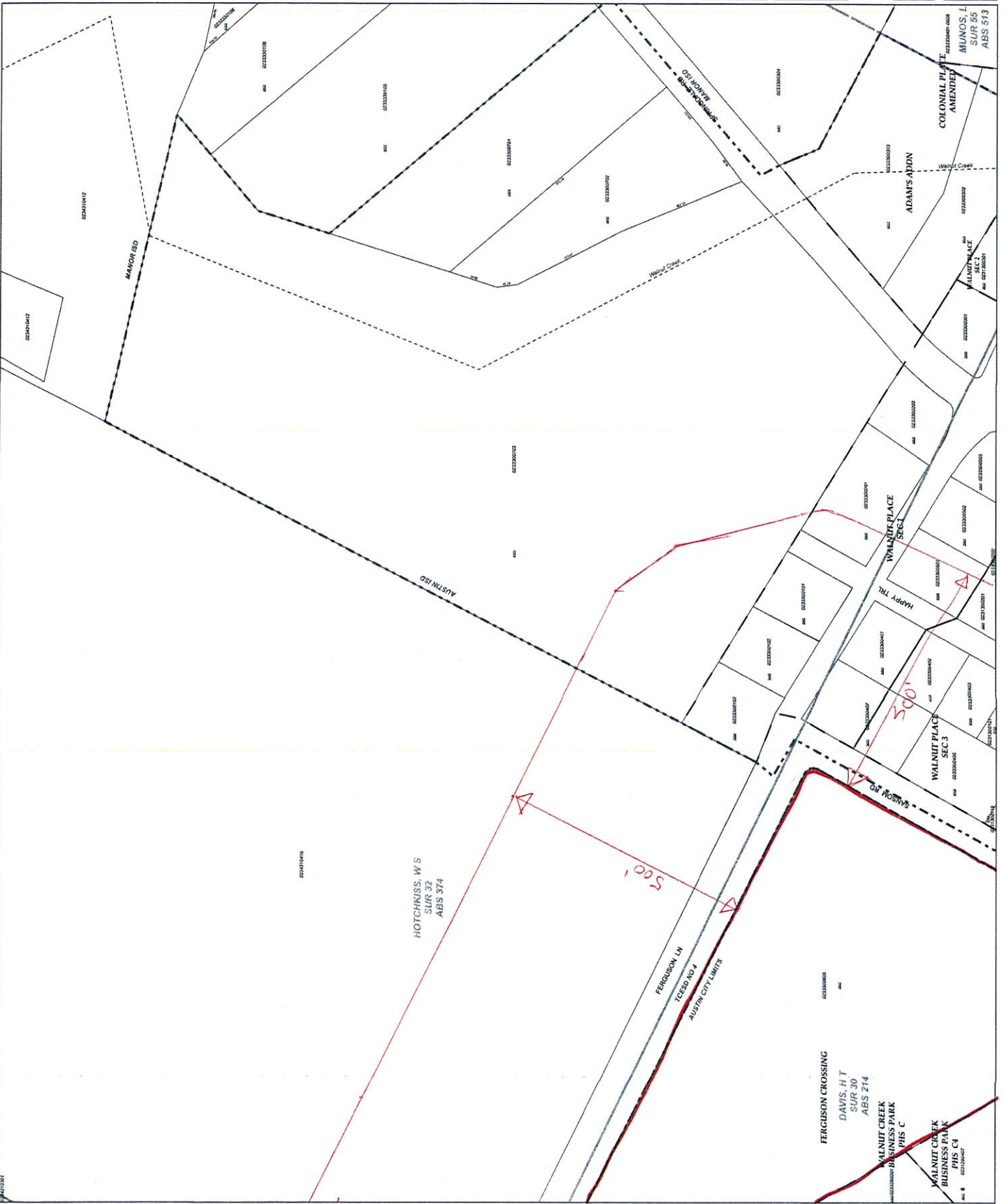
This tax map was compiled solely for the use of TCAD and is not a legal document. Areas depicted by these digital products are approximate and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of the information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

NAD 1983 StatePlane
 Texas Central FIPS 4203 Feet
 Projection: Lambert_Conformal_Conic
 N
 Scale: 1" = 100' scale map
 Bold = 400' scale map

23421	23431	23432
23422	23433	23434
23423	23435	23436

0 100 Feet
 Revision Date: 8/19/2014

23330
 RECEIVED
 SEP 20 2017
 T.C.A.D.



T.C.A.D.

T.C.A.D.

23130
RECEIVEDRevision Date:
11/19/2014

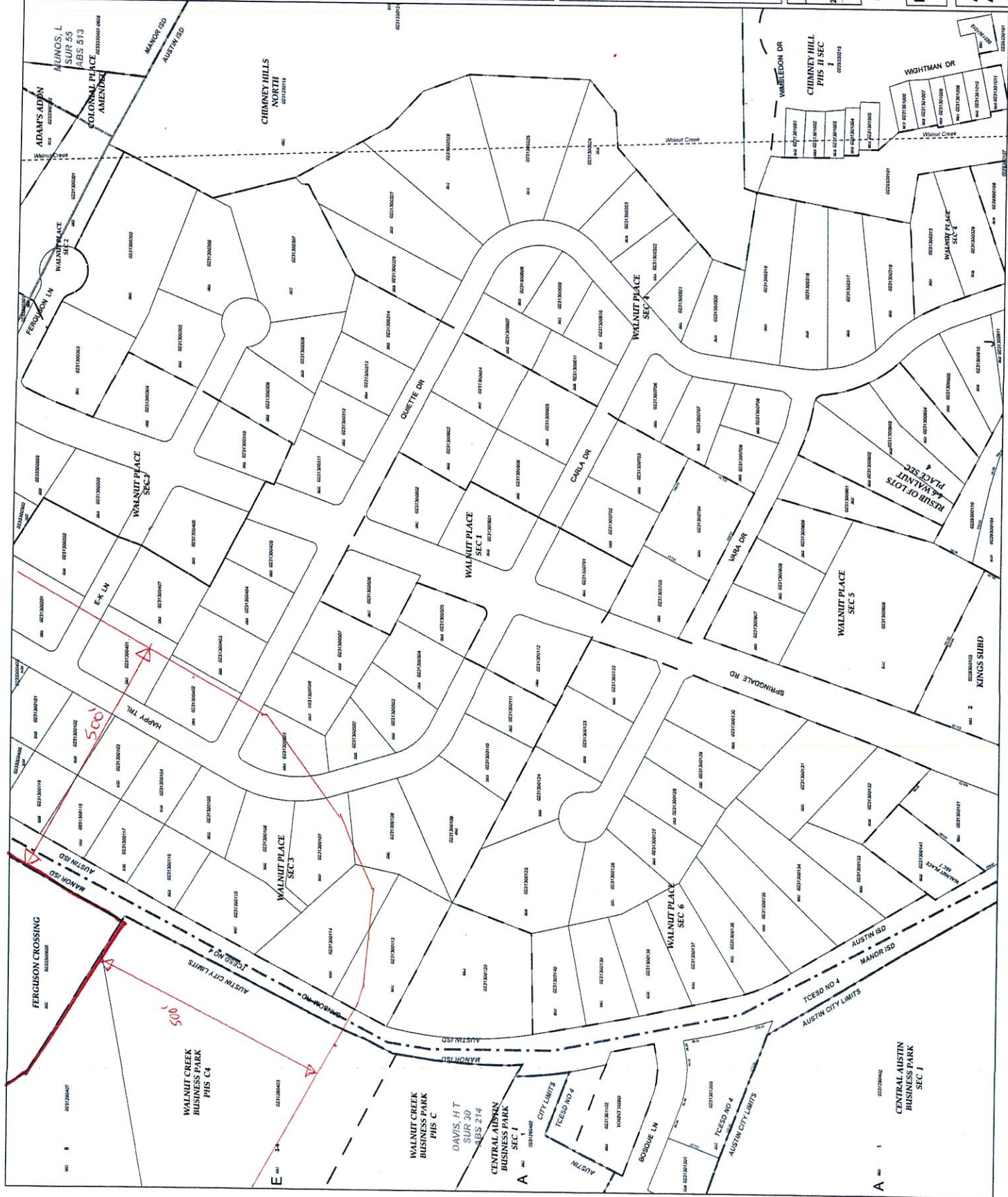
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23328	23332	23335
22621	22631	
23528	22930	22935

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

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Travis Central Appraisal District
P.O. Box 49012
Austin, Texas 78714

Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3326



Ferguson Crossing Neighborhood Support Letter



Walnut Creek Improvement Association
P. O. Box 1222
Lockhart, Texas 78644-1222

October 11, 2016

To whom it may concern:

My name is W.M. Faust, I am president of the Walnut Creek Improvement Association. This Association is the management arm of the Walnut Creek Business Park. Our Park is located between U.S. 290 and Cameron Road. We also border onto U.S. 183 and Ferguson Road.

The property in question is within statutory 300 feet of our Park. Therefore, Mr. Colin Armstrong approached our Association to request that we review his proposed zoning request. We have done that and are in total support of this request. The Association has several lots that are across Ferguson Lane from this property.

As most members of the review Team are aware, Walnut Creek Business Park is wholly zoned LI. Therefore Mr. Armstrong's request is totally within reason.

Sincerely,

W.M. Faust, President

Walnut Creek Improvement Association



October 18, 2017

To Whom It May Concern:

We have met with Colin Armstrong with Fergi AV Land, owner of the 13 acres located at 3207 Ferguson Lane. Colin has shared his intent to create a single project here and we agree that the best way to accomplish that is to have a uniform zoning classification across the entirety of the single lot.

We are the owner of multiple properties adjacent to the 13 acres as well as several others in the immediate area. We support their request to change the zoning of that lot from multiple zoning classifications to the single uniform zoning of W/LO.

Best Regards,

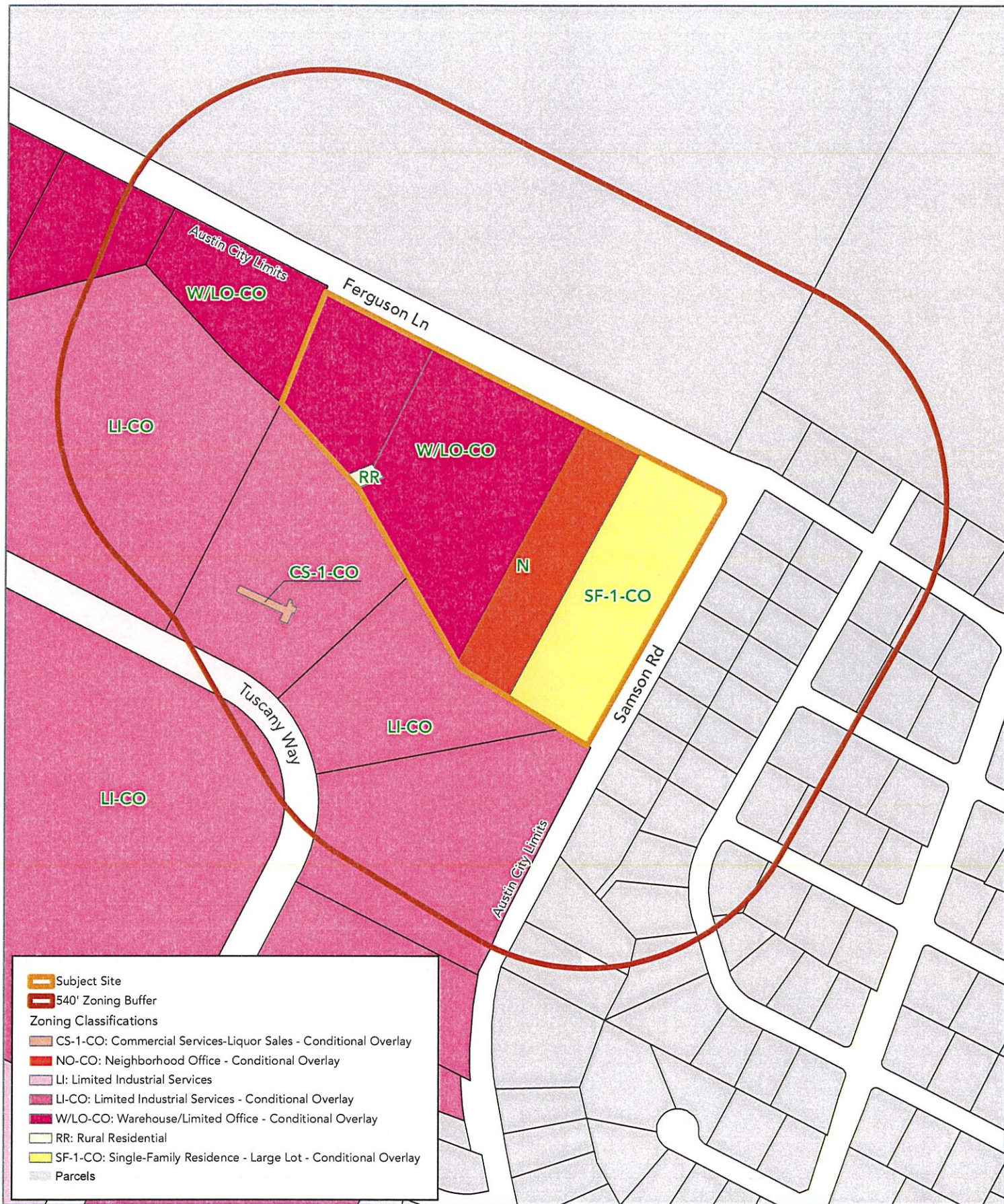
A handwritten signature in black ink, appearing to read 'Tyler Mattox'.

Tyler Mattox
Principal
MCA Realty, Inc
18818 Teller Ave.
Suite 250
Irvine, CA 92612
(949) 988-7951 wk
(949) 300-0495 mobile
(949) 988-7959 fax
tmattox@mca-realty.com

Ferguson Crossing

Subject Site Existing Zoning

3207 Ferguson Lane, Austin, Texas 78754



COA Zoning Map

3207 Ferguson Lane
Austin, Travis County, Texas

15 Feb. 2017

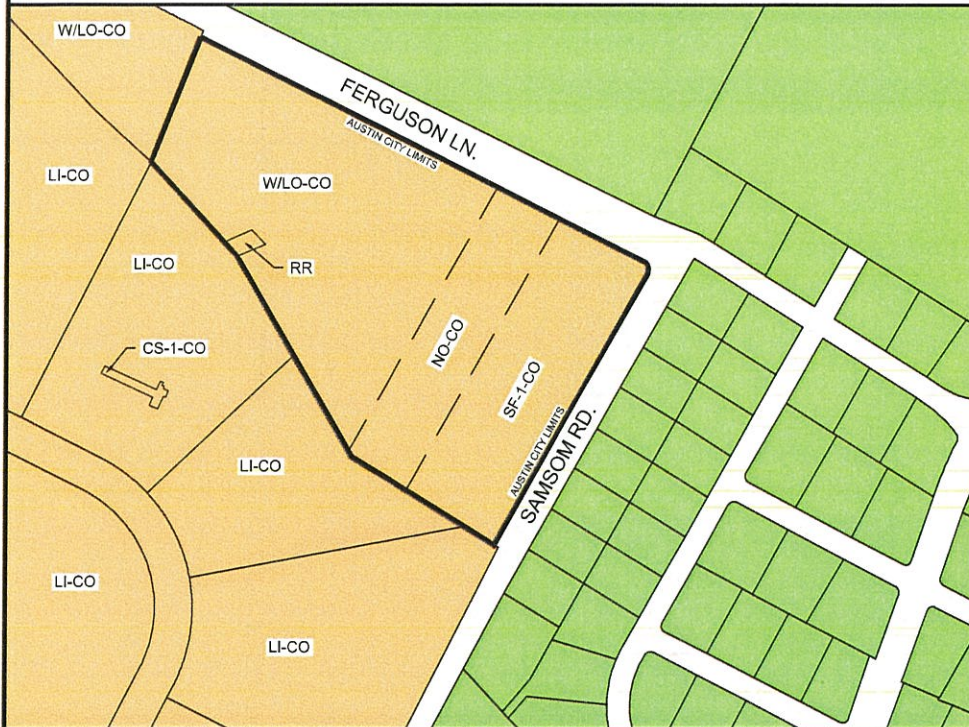
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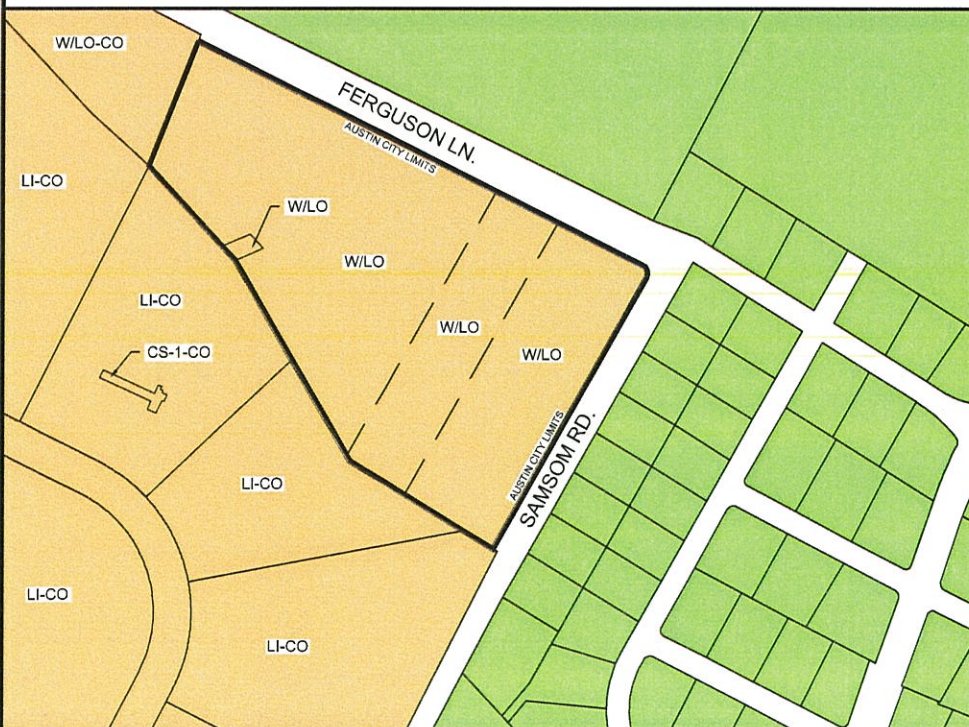


0 400' 800'
SCALE: 1" = 400'

EXISTING ZONING



PROPOSED ZONING



LEGEND

-  AUSTIN CITY LIMITS
-  AUSTIN 2 MILE ETJ

LAND DEV
CONSULTING, LLC
OFFICE: 512.872.6696
FIRM NO. 16384

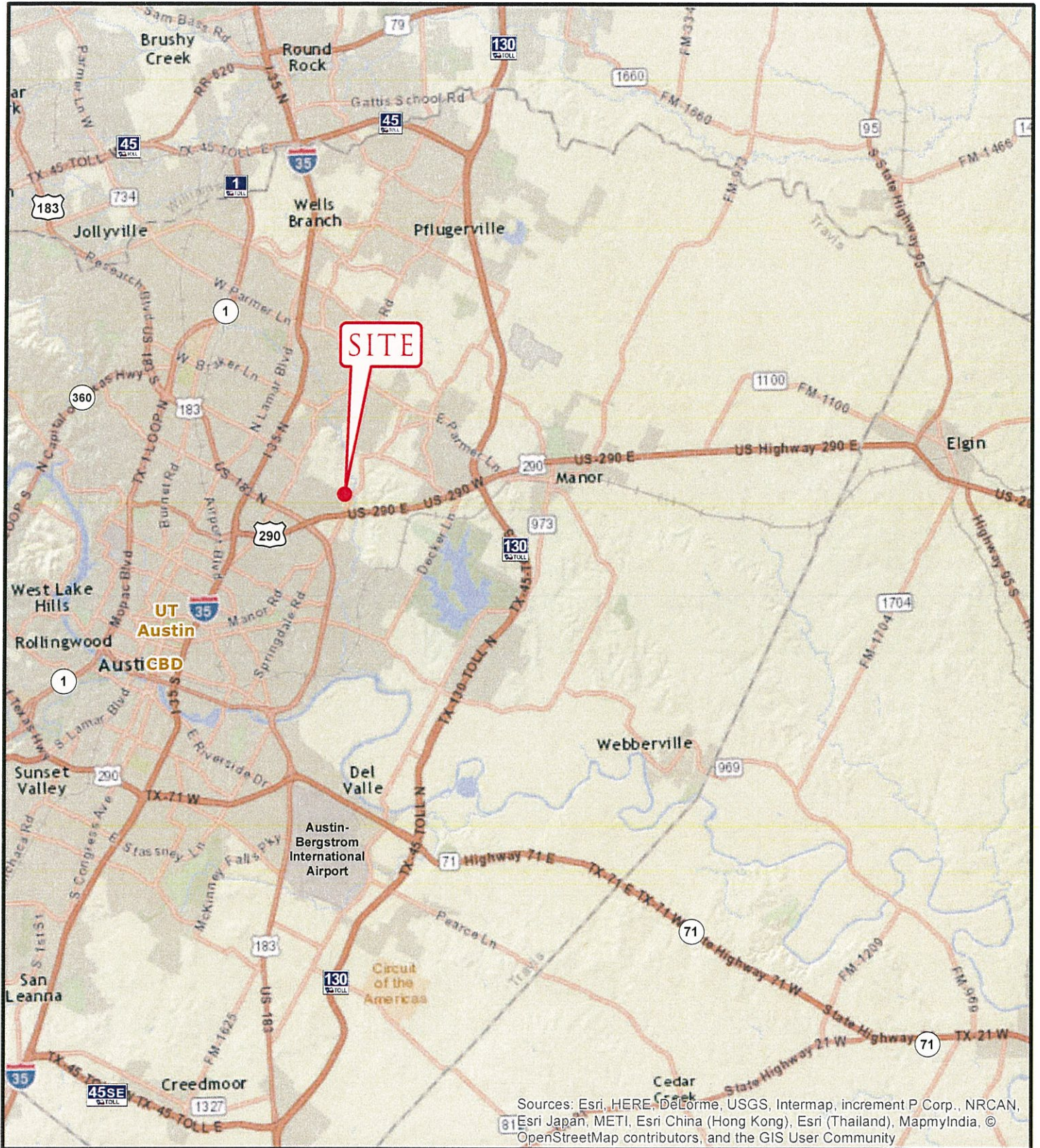
ZONING EXHIBIT
3207 FERGUSON LN.
AUSTIN, TRAVIS COUNTY, TEXAS

Ferguson Crossing

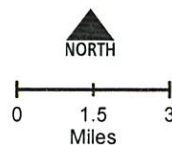
Subject Site Location Map

3207 Ferguson Lane, Austin, Texas 78754

FERGUSON LN & SANSOM RD



COLIN ARMSTRONG
ARM MANAGEMENT
 ARMSTRONG ASSOCIATES
 +1 (512) 517-0603
 WWW.ARMMGMT.COM
 COLIN@ARMMGMT.COM



All information shown, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by Armstrong Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of Armstrong Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of Armstrong Associates.

ZONING

SUBMITTAL CHECKLIST

- | Application Form
- | TIA Determination Form
- | Submittal Verification Form
- | Site Check Permission Form
- | Additional Submittal Requirements for Planned Unit Development (PUD)
- | Postponement policy
- | Acknowledgment Form
- | Full size tax maps (1"=100') showing properties within 500' of zoning request.
- | Tax certificate (Not a tax receipt).
- | If required, provide the number of copies of TIA as determined by Transportation Review
- | Copy of receipt, if refund for Development Assessment is requested/granted
- | Application fee
- | TIA fee, if applicable
- | Educational Impact Statement (EIS) Determination Form (Exhibit A)



EXHIBIT VIII

EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION PART A

If your project is located in one or more of the following school districts, and requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

☐ YES	☒ NO	100 or more single family units are proposed
☐ YES	☒ NO	200 or more multifamily units are proposed
☐ YES	☒ NO	100 or more multifamily units are proposed and a tax credit is requested
☐ YES	☒ NO	project will demolish more than 50 residential existing units in a structure more than 20 years old

Please check the appropriate school district(s).

- ☒ Austin Independent School District
- ☐ Leander Independent School District
- ☐ Pflugerville Independent School District
- ☐ Hays County Independent School District
- ☐ Del Valle Independent School District
- ☐ Round Rock Independent School District
- ☐ Manor Independent School District

If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.

ZONING



EDUCATIONAL IMPACT ANALYSIS FORM Part B

OFFICE USE ONLY

CASE MANAGER: _____

APPLICANT / AGENT: _____

CASE NUMBER: _____

PROJECT NAME: _____

PROJECT ADDRESS: _____

PROPOSED USE: _____

EXISTING RESIDENTIAL UNITS

Existing number of Residential Units: 0 _____

Number of existing residential units to be demolished: 0 _____

Age of units to be demolished: 0 _____

PROPOSED DEVELOPMENT

Gross Project Acreage: _____

Number of lots: _____

Lots per acre: _____

PROPOSED RESIDENTIAL UNITS

Proposed number of Residential Units: 0 _____

Size of proposed units in square feet (specify range): 0.00 _____ to 0.00 _____

Number of bedrooms per unit: 0 _____