

SOUTH LAMAR BOULEVARD

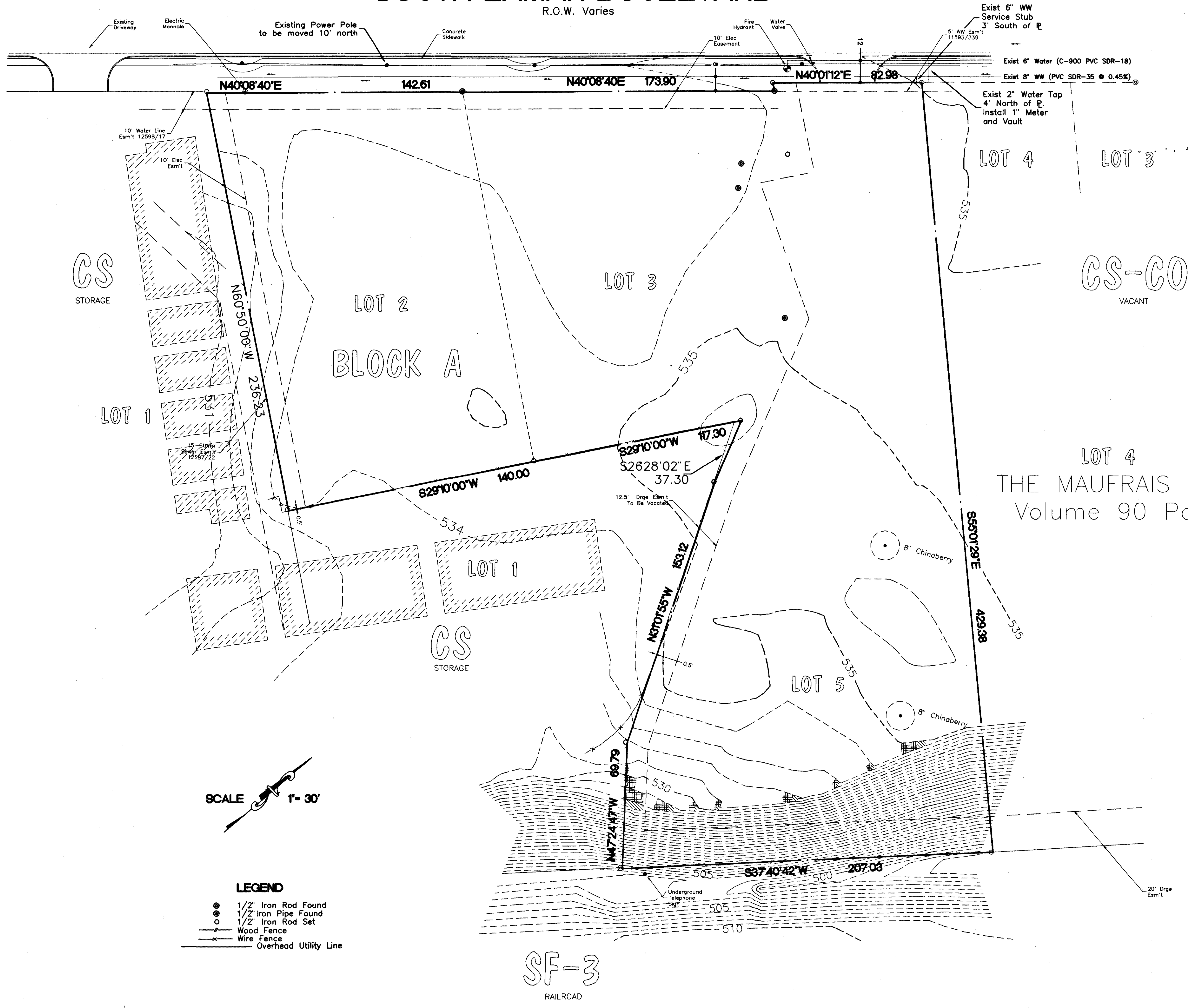
R.O.W. Varies

SURVEY NOTES:

1. Benchmark: Spindle in power pole at the Southwest corner of Lot 1, Block A, Shepherd Addition. Elevation = 534.34'

LEGAL DESCRIPTION:

LOTS 2 AND 3, BLOCK A, SHEPHERD ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 96 PAGES 112-113 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND OF LOT 5, MAUFRAIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 90 PAGES 90-91 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

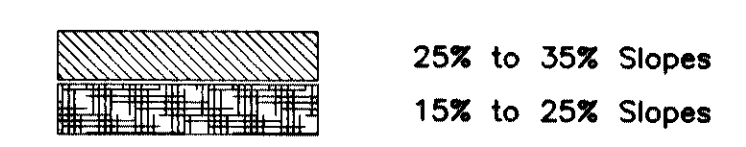


NET SITE AREA CALCULATIONS

Total gross site area = 2.751 Acres (119,842.5 s.f.)
 Site Deductions: Critical Water Quality Zone (CWQZ) = 0.028 Acres (1,199.8 s.f.)
 Water Quality transition = Zone (WQTZ) = 0.000 Acres
 Wastewater irrigation areas = 0.000 Acres
 Deduction subtotal = 0.028 Acres (1,199.8 s.f.)

Upland area (Gross area minus total deductions) = 2.724 Acres (118,642.7 s.f.)

Net Site Area Calculation:
 Area of Uplands with Slopes 0-15% 2.516 X100% = 2.516 Acres (109,613.6 s.f.)
 Area of Uplands with Slopes 15-25% 0.007 X40% = 0.003 Acres (117.6 s.f.)
 Area of Uplands with Slopes 25-35% 0.002 X20% = 0.000 Acres (18.9 s.f.)
 Net Site Area (subtotal) = 2.519 Acres (109,750.1 s.f.)



SCALE 1" = 30'

LEGEND

- 1/2" Iron Rod Found
- 1/2" Iron Pipe Found
- 1/2" Iron Rod Set
- Wood Fence
- Wire Fence
- Overhead Utility Line

SITE PLAN RELEASE Sheet 3 of 14

FILE NUMBER: 22-97-0458C EXPIRATION DATE: 8-26-2002
 CASE MANAGER: L. B. ... APPLICATION DATE: 11-14-97
 APPROVED ADMINISTRATIVELY ON: 8-22-98
 APPROVED BY PLANNING COMMISSION ON: 7-14-98
 APPROVED BY CITY COUNCIL ON: _____
 under Section 114 of Chapter 26-5, of the Austin City Code.

DATE OF RELEASE: 8-25-99 Zoning: CS, CS-50
 Director, Development Review and Inspection Department

Rev. 1 _____ Correction 1 10.6.99 (620)
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____

The seal appearing on this document was authorized by:

Kurt M. Prossner, P.E.
 Texas Reg. No. 58191
 on February 11, 1997



ANBINDER RETAIL CENTER
 1509 SOUTH LAMAR BOULEVARD, AUSTIN, TEXAS 78745
 EXISTING CONDITIONS AND SLOPE MAP

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 Prossner and Associates, Inc.
 Consulting Engineers

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