



City of Austin

Founded by Congress, Republic of Texas, 1839
Development Services Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767

August 11, 2015

J.B. Branton, Jr.
11101 Christensen Cove
Austin, TX 78739

RE: 701 Red River (C17-2015-0009), Capital View Corridor Determination

Dear Mr. Branton,

I have conducted a Capitol View Corridor analysis for the site located at 701 Red River (C17-2015-0009). The subject parcel is comprised of one lot at the northeast corner of E 7th Street and Red River Street. This area is intersected by CVC 14, the Court Building Corridor, and CVC 17, the Longhorn Shores Corridor. These view corridors were established in the City of Austin Capitol View Preservation Ordinances 840802-T and 841220-CC.

Five points on the site (1-5) were identified where the view corridor intersects corners or lot lines. These points were analyzed to determine the maximum elevation above sea level (MSL) at which a structure may be constructed at each respective point. CVC limits can be compared to geometric planes projecting from the Capitol dome towards specified endpoints. Due to variation in the endpoint elevation, CVCs are not always flat and have some degree of tilt.

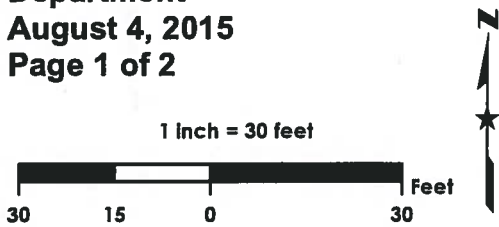
CVC 17 extends approximately 28.0 feet north and 23.4 east from the southwest corner of the property. CVC 14 intersects the west property line approximately 70.3 feet north of the southwest corner, and intersects the eastern property line approximately 1.6 feet north of the southeast corner of the property. Within the subject parcel, elevation values range from 541.77 to 545.75 MSL in CVC 14, and from 597.98 to 598.68 MSL in CVC 17, and represent the maximum allowable building elevations at the identified locations.

The site is zoned CBD, and there is no height limit for the base zoning. Within the CVC, height limits will be set by CVC elevations. Complete tabular results of the analysis and coordinates of Spot Elevations are included in the following exhibit.

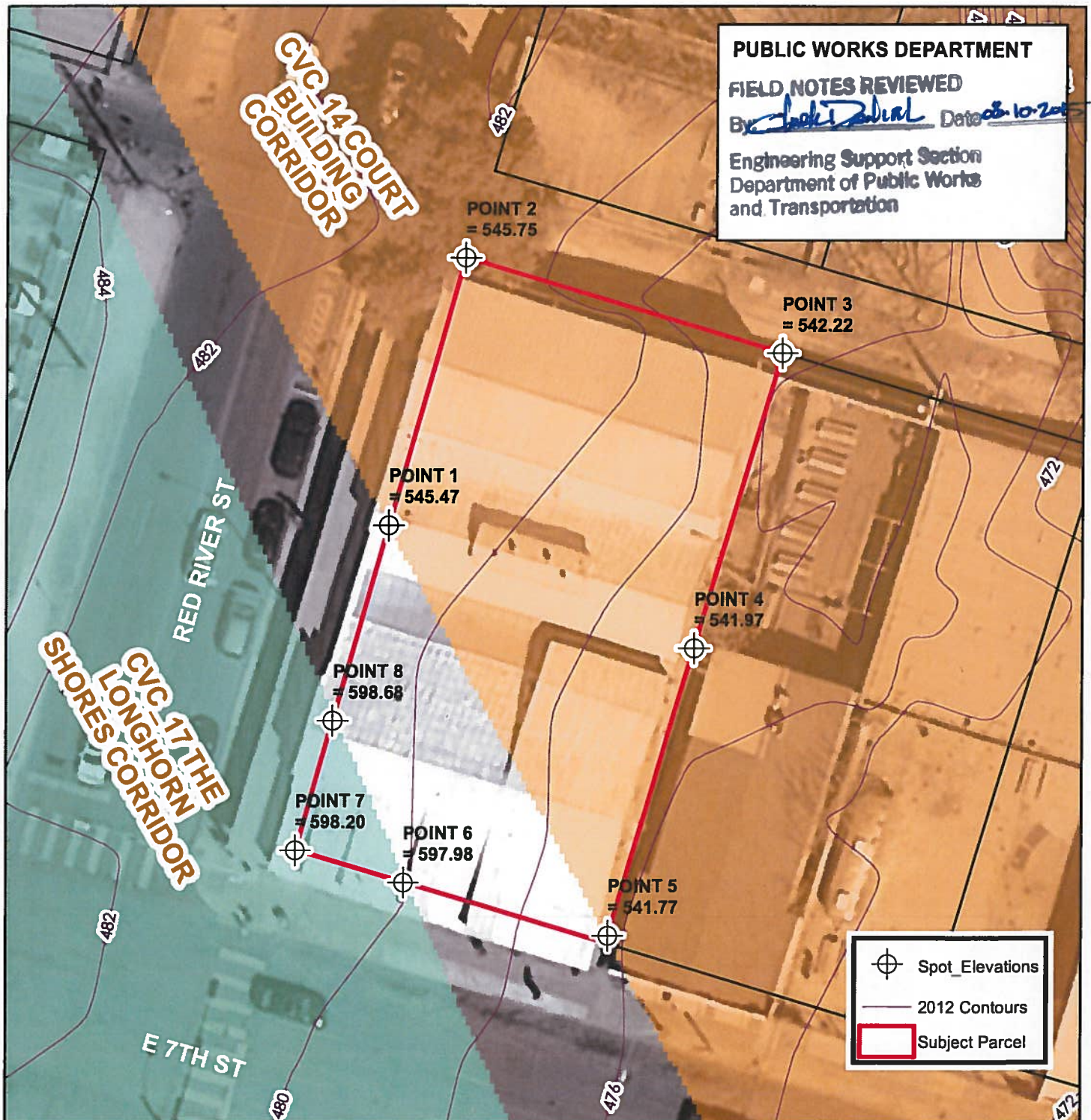
Please note the information with regard to location of the view corridors and the property boundary are based upon the City of Austin's Geographic Information System with an accuracy of approximately one foot. If development is proposed approaching maximum elevations, or the corridor boundary, a more detailed analysis performed by a licensed professional land surveyor is recommended. If you have any questions about this determination, please feel free to contact me.

Sincerely,

Scott Grantham, AICP
Development Services Department
512-974-2942
scott.grantham@austintexas.gov



The map is comprised of Geographic Information Systems (GIS) features maintained by the City of Austin, Travis County, State of Texas and other regulatory resources. This map provides geographic context of features coincident to or in proximity to the owner's site that are considered by the Land Use Reviewer. This map is not intended to provide an opinion to an individual or entity. This information is made available as a public service to the Owner and is intended to be used with independent professional judgment as to its applicability to the referenced project. The Owner and a Texas Licensed Professional Architect, Surveyor, Engineer, or other individual acting as a faithful agent for the owner shall take responsible charge of interpretations, computations, and results of using this information. The City expressly disclaims liability for errors, omissions, promises, or guarantees about the accuracy, completeness, or adequacy of the contents of this map in comparison to Texas Government Code, Title 11. State Symbols And Honors; Preservation, Subtitle B. Preservation, Chapter 3151. Preservation of View Of State Capitol. No warranty of any kind, implied, expressed, or statutory, including but not limited to the warranties of non-infringement of third party rights, title, merchantability, or fitness for a particular purpose, is given with respect to the contents of these data and references.



**701 Red River
C17-2015-0009
CVC Determination
Development Services
Department
August 4, 2015
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POINT NO	CVC NO	CVC ELEVATION*	EASTING (X)**	NORTHING (Y)**
1	14	545.47	3,116,271.82	10,070,662.03
2	14	545.75	3,116,287.74	10,070,717.70
3	14	542.22	3,116,354.01	10,070,697.89
4	14	541.97	3,116,335.69	10,070,636.55
5	14	541.77	3,116,317.85	10,070,576.82
6	17	597.98	3,116,274.91	10,070,587.80
7	17	598.20	3,116,252.50	10,070,594.45
8	17	598.68	3,116,260.21	10,070,621.40

* CVC Elevations are NGVD29

** Coordinates are NAD83 Texas State Plane Grid (Central Zone)