

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 3329 EAST STATE HIGHWAY 71 WESTBOUND
3 AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE FAMILY
4 RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO NEIGHBORHOOD
5 COMMERCIAL (LR) DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim-single family residence standard lot (I-SF-2) district
11 to neighborhood commercial (LR) district on the property described in Zoning Case No.
12 C14-2014-0197, on file at the Planning and Development Review Department, as follows:
13

14 Lot 1, Block 7, Davidson City Addition Subdivision, a subdivision in the City of
15 Austin, Travis County, Texas, according to the map or plat of record in Plat Book
16 4, Page 176 of the Plat Records of Travis County, Texas (the "Property") SAVE
17 AND EXCEPT 0.069 acre tract of land, more or less, out of the Santiago Del Valle
18 Grant the tract of land being more particularly described by metes and bounds in
19 Exhibit "A" incorporated into this ordinance,
20

21 locally known as 3329 East State Highway 71 Westbound in the City of Austin, Travis
22 County, Texas, and generally identified in the map attached as Exhibit "B".
23

24 **PART 5.** This ordinance takes effect on _____, 2015.
25

26 **PASSED AND APPROVED**
27

28 §
29 §
30 §

_____, 2015

Steve Adler
Mayor

35 **APPROVED:** _____ **ATTEST:** _____
36

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk

EXHIBIT "A"

1

Page 1 of 5
Parcel 64
March 26, 2014

EXHIBIT " — "

County: Travis
Parcel No.: 64
Highway: F.M. 973
Project Limits: From: Harold Green Dr. (CR 1594)
To: 0.5 MI S of S.H. 71
Right-of-Way CSJ: 1200-03-048 & 1200-03-049
Construction CSJ: 1200-03-028 & 1200-03-033

PROPERTY DESCRIPTION FOR PARCEL 64

DESCRIPTION OF 0.069 OF ONE ACRE (3,006 SQ. FT.) OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO CALLAHAN'S GENERAL STORE OF AUSTIN, INC., OF RECORD IN VOLUME 9310, PAGE 892, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, BLOCK 7, DAVIDSON CITY ADDITION, A SUBDIVISION OF RECORD IN BOOK 4, PAGE 176, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.069 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap to be replaced with a TxDOT Type II concrete monument after acquisition, in the proposed northeast right-of-way (ROW) line of State Highway 71, 227.67 feet left of Engineer's Baseline Station 11152+34.65, at the north corner of this tract, being in the northwest line of said Callahan's General Store tract and of said Lot 1, and the existing southeast ROW line of Bessie Avenue, from which point a 1/2" iron rod found at the north corner of said Callahan's General Store tract, and the west corner of that tract described in a deed to John Drake, of record in Volume 7519, Page 50, Deed Records, Travis County, Texas, same being in the northwest line of Lot 2, Block 7, of said Davidson City Addition, bears N42°11'27"E 47.59 feet, and from which point of beginning a 1/2" iron rod found at the north corner of said Lot 2, Block 7, and the west corner of Lot 3, Block 7, of said Davidson City Addition, bears N42°11'27"E 47.59 feet, and N42°02'10"E 50.01 feet;

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Parcel 64
March 26, 2014

- 1) THENCE, with the proposed northeast ROW line of S.H. 71 and the northeast line of this tract, crossing said Callahan's General Store tract and said Lot 1, Block 7, S60°36'51"E 118.62 feet to a 1/2" iron rod set with a TxDOT aluminum cap to be replaced with a TxDOT Type II concrete monument after acquisition, 226.92 feet left of Engineer's Baseline Station 11153+53.27, at the east corner of this tract, being in a south line of said Callahan's General Store tract and of said Lot 1, Block 7, and in the existing northeast ROW line of S.H. 71, same being in the north line of that tract described as 0.023 of one acre in a deed to the State of Texas, of record in Volume 623, Page 543, Deed Records, Travis County, Texas, from which point a TxDOT Type I concrete monument found at the southeast corner of said Callahan's General Store tract and at the southeast corner of said Lot 1, Block 7, in the existing northwest ROW line of Fallwell Lane, same being the east corner of said 0.023 State of Texas tract, bears N82°27'57"E 27.11 feet, and from which east corner of this tract a 1/2" iron rod found at the east corner of said Callahan's General Store tract, and the south corner of said Drake tract, same being in the southeast line of said Lot 2, Block 7, bears N82°27'57"E 27.11 feet and N39°47'48"E 31.42 feet;
- 2) THENCE, with the existing northeast ROW line of S.H. 71 and the north line of said 0.023 of one acre State of Texas tract, the southeast line of this tract, of said Callahan's General Store tract, and of said Lot 1, Block 7, S82°27'57"W 48.43 feet to a point in the existing northeast ROW line of S.H. 71 and in the northeast line of that tract described as 1.730 acres in a deed to the State of Texas, of record in Volume 629, Page 454, Deed Records, Travis County, Texas, same being at the south corner of this tract, of said Callahan's General Store tract and of said Lot 1, Block 7, and the west corner of Fallwell Lane, from which point a TxDOT Type II concrete monument found bears S29°03'05"W 0.80 feet;
- 3) THENCE, with the existing northeast ROW line of S.H. 71 and the northeast line of said 1.730 of one acre State of Texas tract, the southwest line of this tract, of said Callahan's General Store tract, and of said Lot 1, Block 7, N60°56'55"W 86.63 feet to a point at the west corner of this tract, of said Callahan's General Store tract, and of said Lot 1, Block 7, and at the south corner of Bessie Avenue, from which point a TxDOT Type II concrete monument found bears S42°11'27"W 0.79 feet;

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- 4) THENCE, with the northwest line of this tract, of said Callahan's General Store tract, and of said Lot 1, Block 7 and the existing southeast ROW line of Bessie Avenue, N42°11'27"E 30.35 feet to the POINT OF BEGINNING and containing 0.069 of one acre within these metes and bounds, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 26th day of March, 2014 A.D.

SURVEYED BY:
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731, (512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description.

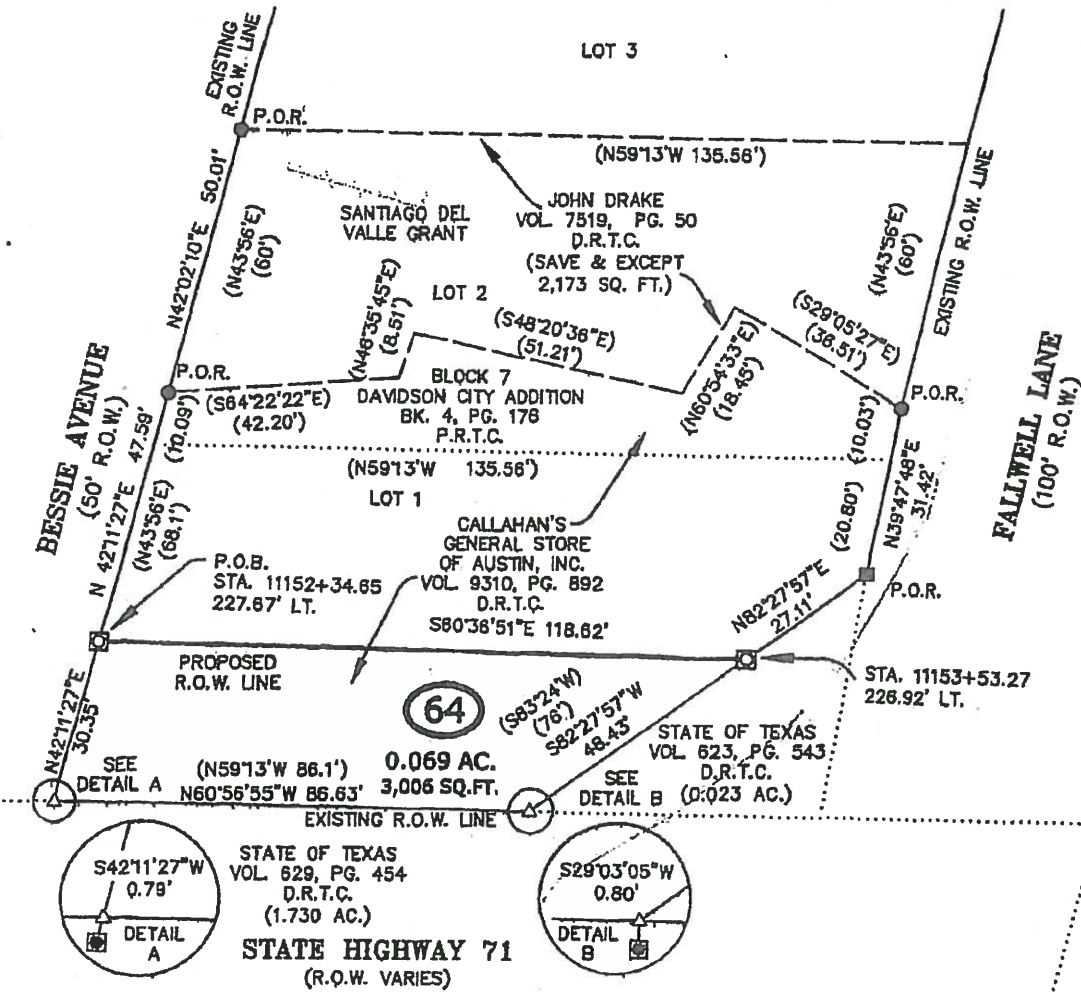
Descriptions 2009/FM 973-SH 71 Merge/Rev FM973-SH71/FM 973 P 64 Rev
Issued 12/11/09, Revised 3/26/14

EXHIBIT "A"

PAGE 4 OF 5
03/26/14



PLAT TO ACCOMPANY
PARCEL DESCRIPTION



	ACRES	SQUARE FEET
ACQUISITION	0.069	3,006
DEED AREA	0.231	10,039
REMAINDER AREA	0.162	7,033

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE 66
AUSTIN, TEXAS 78731
(512) 481-8851

PARCEL PLAT SHOWING PROPERTY OF
CALLAHAN'S GENERAL STORE OF AUSTIN, INC.

DISTRICT
AUS

F.M. HIGHWAY 973

SCALE
1" = 30'

FEDERAL AID PROJECT NO.

CONST.-C. S. J. NO.
1200-03-048/1200-03-049

PARCEL
64

COUNTY
TRAVIS



"EXHIBIT _____"

PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.
- 4) ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ADJUTING PROPERTY.

LEGEND

	SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP. TO BE REPLACED BY TX.D.O.T. TYPE II MONUMENT AFTER ACQUISITION
	SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP
	CALCULATED POINT, NOT SET
	FOUND TX.D.O.T. TYPE I MONUMENT, CONCRETE POST
	FOUND TX.D.O.T. TYPE II MONUMENT, DISC IN CONCRETE
	FOUND CONCRETE MARKER POST
	FOUND IRON ROD WITH CAP (1/4" UNLESS NOTED)
	FOUND IRON ROD (1/4" UNLESS NOTED)
	FOUND IRON PIPE (1/4" I.D. UNLESS NOTED)
	FOUND NAIL (TYPE AS NOTED)
	FOUND COTTON-SPINDLE
	FOUND FENCE CORNER POST
	RECORD INFORMATION
	PROPERTY LINE (OWNERSHIP DIVISION)
	ACCESS DENIAL LINE
	DISTANCE NOT TO SCALE
	PROPOSED SH71 ENGINEER'S BASELINE
	123 PARCEL NUMBER FOR R.O.W. ACQUISITION
	R.O.W. RIGHT-OF-WAY
	P.O.B. POINT OF BEGINNING
	P.Q.R. POINT OF REFERENCE
	S&E SAVE AND EXCEPT
	N.T.S. NOT TO SCALE
	P.U.E. PUBLIC UTILITY EASEMENT
	ESMT. EASEMENT
	PI POINT OF INTERSECTION
	PC POINT OF CURVATURE
	PT POINT OF TANGENCY
	POT POINT ON TANGENT
	O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
	D.R.T.C. DEED RECORDS OF TRAVIS COUNTY, TEXAS
	P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
	R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

03/26/14

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5823 DATE

McGRAY & McGRAY
LAND SURVEYORS, INC.3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78701
(512) 451-8801PARCEL PLAT SHOWING PROPERTY OF
CALLAHAN'S GENERAL STORE OF AUSTIN, INC.

F.M. HIGHWAY 973

DISTRICT
AUS
SCALE
1" = 30'

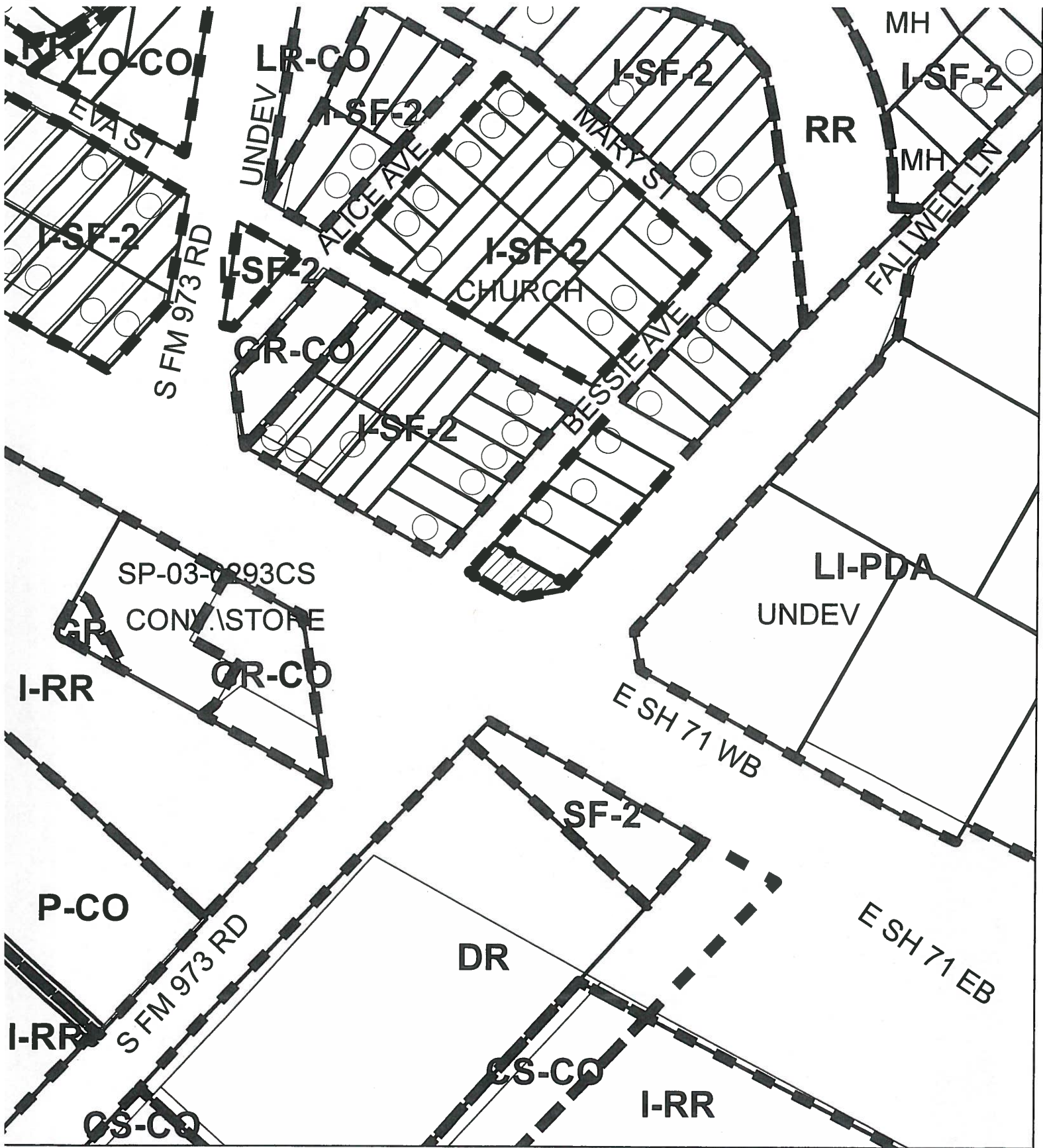
FEDERAL AID PROJECT NO.

CONST.-C. S. J. NO.

1200-03-048/1200-03-049

PARCEL
64COUNTY
TRAVIS

Texas
Department
of Transportation
© 2003 by TxDOT



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING CASE
C14-2014-0197

1" = 200'

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 CTM for the sole purpose of geogr by the City of Austin regarding specific accuracy or completeness.

