

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**  
2 **PROPERTY LOCATED AT 2363 EAST STATE HIGHWAY 71 WESTBOUND**  
3 **AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-**  
4 **RR) DISTRICT TO GENERAL COMMERCIAL SERVICES (CS) DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from interim-rural residence (I-RR) district to general commercial  
10 services (CS) district on the property described in Zoning Case No. C14-2015-0013, on file  
11 at the Planning and Zoning Department, as follows:

12  
13 0.694 acre tract of land, more or less, out of the Santiago Del Valle Grant the tract  
14 of land being more particularly described by metes and bounds in Exhibit "A"  
15 incorporated into this ordinance (the "Property"),

16  
17 locally known as 2363 East State Highway 71 Westbound in the City of Austin, Travis  
18 County, Texas, and generally identified in the map attached as Exhibit "B".

19  
20 **PART 2.** This ordinance takes effect on \_\_\_\_\_, 2015.

21  
22  
23 **PASSED AND APPROVED**

24  
25 §  
26 §  
27 §

\_\_\_\_\_, 2015

\_\_\_\_\_  
Steve Adler  
Mayor

28  
29  
30  
31  
32 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

33 Anne L. Morgan  
34 Interim City Attorney

Jannette S. Goodall  
City Clerk

0.694 ACRE

1 OF 2

**DESCRIPTION OF A 0.694 ACRE TRACT LOCATED IN THE SANTIAGO DEL VALLE GRANT, LOCATED IN TRAVIS COUNTY, TEXAS, PREPARED FOR ZONING PURPOSES ONLY, BY DELTA SURVEY GROUP IN FEBRUARY 2015, SAID 0.694 ACRE TRACT BEING ALL OF A 0.694 ACRE TRACT DESCRIBED IN VOLUME 12358, PAGE 1474, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOTS 1 AND 2, NATIONAL MOBILE PARKS SUBDIVISION SECTION 1, A SUBDIVISION OF RECORD IN BOOK 64, PAGE 10, PLAT RECORDS, TRAVIS COUNTY, TEXAS. SAID 0.694 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½ inch iron rod found for the south corner of said Lot 2, same being the west corner of Lot A, Jim Dobson Addition, a subdivision of record in Book 68, Page 30, Plat Records, Travis County, Texas, same being in the north right-of-way (ROW) line of State Highway 71, for the **POINT OF BEGINNING**;

**THENCE** with said ROW line and the southwest lines of said Lots 1 and 2, N53°10'17"W, a distance of 174.77 feet to a mag nail found in the southwest line of said Lot 1, for the west corner of said 0.694 acre tract, same being the south corner of a 0.387 acre tract of land described in Document Number 2002028309, Official Public Records, Travis County, Texas;

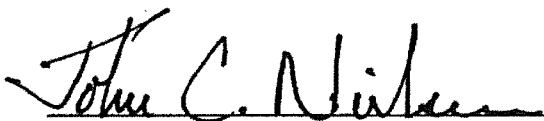
**THENCE** leaving said ROW line, crossing said Lot 1, with the southeast line of said 0.387 acre tract and the northwest line of said 0.694 acre tract, N42°38'43"E, a distance of 181.60 feet to a calculated point for the north corner of said 0.694 acre tract, same being an angle point in the south line of a 0.98 acre tract described in Document Number 2014015388, Official Public Records, Travis County, Texas;

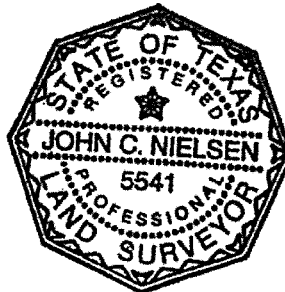
**THENCE** crossing said Lots 1 and 2, with the south line of said 0.98 acre tract and the northeast line of said 0.694 acre tract, S48°02'17"E, a distance of 173.92 feet to a ½ inch iron rod found in the southeast line of said Lot 2, for the east corner of said 0.694 acre tract, same being in the northwest line of said Lot A;

**THENCE** with the southeast line of said Lot 2, and the northwest line of said Lot A, S42°39'24"W, a distance of 165.96 feet to the **POINT OF BEGINNING** and containing 0.694 acre of land, more or less.

**BEARING BASIS:** Texas State Plane Coordinate System, Central Zone, NAD83/HARN

Date: 02-27-15

  
John C. Nielsen  
Registered Professional Land Surveyor  
No. 5541-State of Texas



Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745

Firm No. 10004700

SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS  
FEBRUARY 2015

SHEET 2 OF 2

0.387 AC.  
DOC. NO. 2002028309  
O.P.R.T.C.TX.

LOT 1  
NATIONAL MOBILE PARKS  
SUBDIVISION SEC. 1  
VOL. 64, PG. 10  
P.R.T.C.TX.

0.98 AC.  
DOC. NO. 2014015388  
O.P.R.T.C.TX.

LOT 2  
NATIONAL MOBILE PARKS  
SUBDIVISION SEC. 1  
VOL. 64, PG. 10  
P.R.T.C.TX.

LEGEND  
P.O.B. POINT OF BEGINNING  
Δ CALCULATED POINT  
● 1/2 INCH IRON ROD FOUND  
▲ MAG NAIL FOUND

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS,  
TRAVIS COUNTY, TEXAS  
R.P.R.T.C.TX. REAL PROPERTY RECORDS,  
TRAVIS COUNTY, TEXAS

P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS

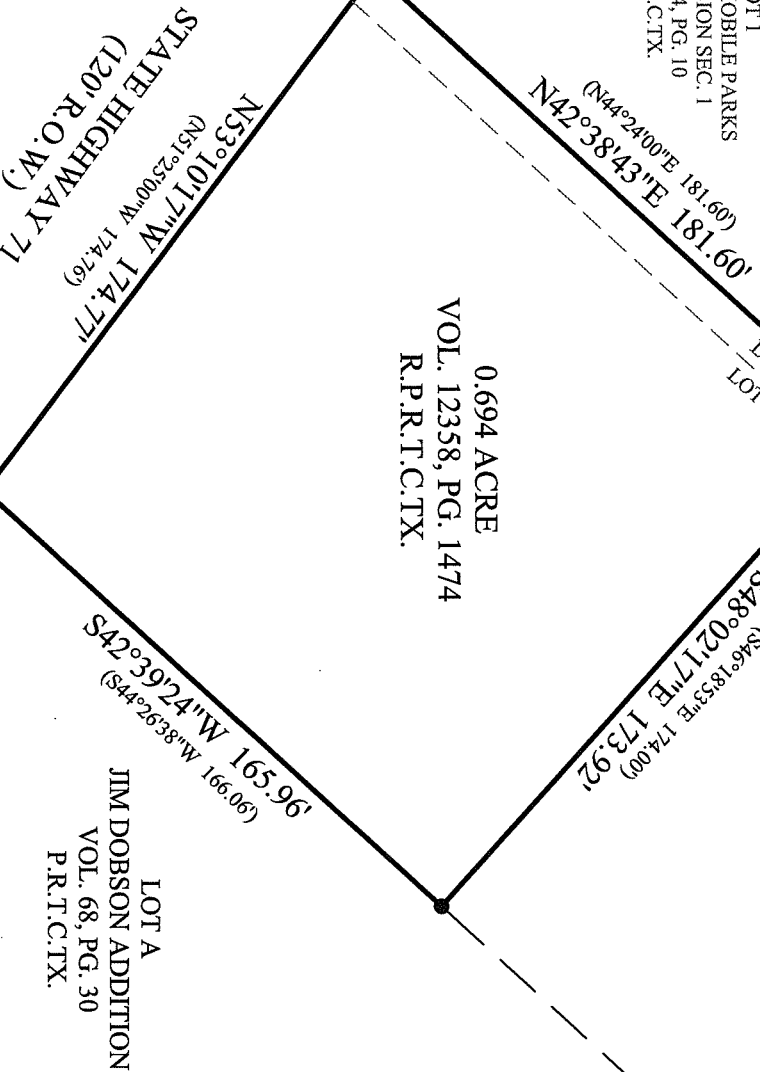
BEARING BASIS: TEXAS STATE PLANE  
COORDINATE SYSTEM, CENTRAL ZONE  
NAD83/HARN

\*SKETCH TO ACCOMPANY FIELD NOTES\*

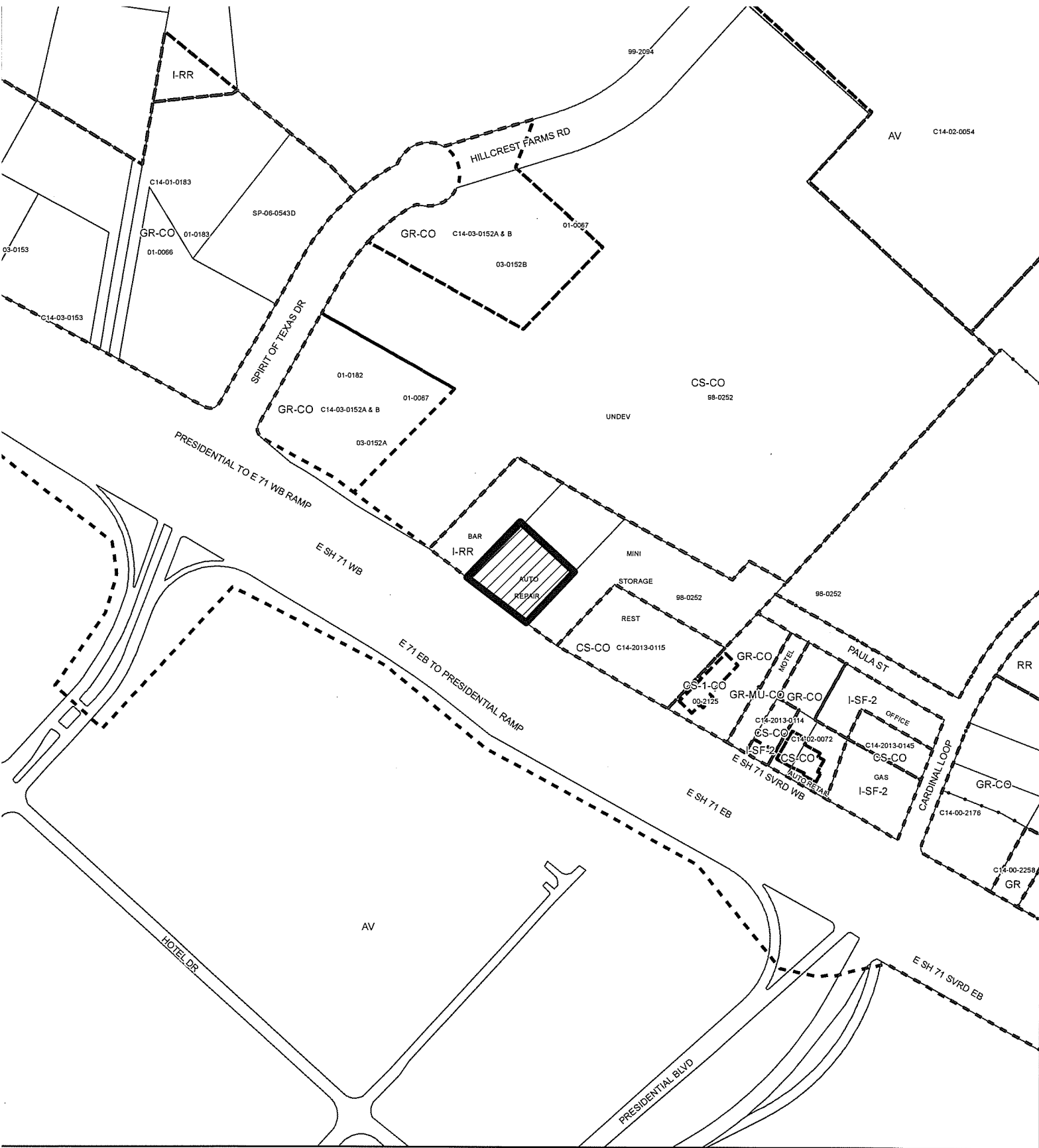
**Delta Survey Group Inc.**





8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745  
OFFICE: 512.282.5200 FAX: 512.282.5230  
WWW.DELTASURVEYGROUP.COM  
TBPLS FIRM NO. 10004700

QUAD MONTOPOLIS  
PROJECT 2363 HWY 71 EAST  
DWG. BOUNDARY



GRAPHIC SCALE  
1" = 50'



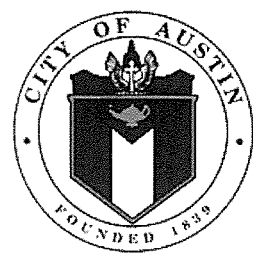

 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2015-0013

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 geographic by the City of Austin regarding specific accuracy or completeness.



1" = 300'