1 2	ORDINANCI	E NO	<u>. </u>
3 4 5 6 7	AN ORDINANCE REZONING ANI PROPERTY LOCATED AT 7016 RESIDENCE-STANDARD LOT (SF 3) DISTRICT.	CIRCLE S RO	DAD FROM SINGLE FAMILY
8 9	BE IT ORDAINED BY THE CIT	TY COUNCIL	OF THE CITY OF AUSTIN:
10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence-standard lot (SF-2) district to family residence (SF-3) district on the property described in Zoning Case No. C14-2015-0123, on file at the Planning and Zoning Department, as follows: A 0.359 acre tract of land out of Lots 8 and 9, San Antonio Road Addition, subdivision in Travis County, as recorded in Book 3, Page 208, of the Plat Records of Travis County, Texas (P.R.T.C.Tx.), and being all of that called 0.36 acre tract of land conveyed to Erich L. Paul, by deed recorded in Volume 5996, Page 2148 of the Deed Records of Travis County, Texas (D.R.T.C.Tx.), and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"), locally known as 7016 Circle S Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".		
26 27	PART 2. This ordinance takes effect or	i	, 2015.
28 29 30 31 32 33	PASSED AND APPROVED, 2015	600 600 600	Steve Adler
34 35 36 37			Mayor
38	APPROVED:	ATTEST: _	
39 40	Anne L. Morgan Interim City Attorney		Jannette S. Goodall City Clerk
	Draft 10/21/2015	Page 1 of 1	COA Law Department

OB NUMBER: 1504.0150

DATE: 5/1/2015

REVISION DATE(S): (REV.0 5/4/2015)

Exhibit A

Being a 0.359 acre tract of land out of Lots 8 and 9, San Antonio Road Addition, a subdivision in Travis County, Texas as recorded in Book 3, Page 208, of the Plat Records of Travis County, Texas (P.R.T.C.Tx.), and being all of that called 0.36 acre tract of land conveyed to Erich L. Paul, by deed recorded in Volume 5996, Page 2148 of the Deed Records of Travis County, Texas (D.R.T.C.Tx.), and being more particularly described by metes and bounds as follows:

COMMENCING at ½ inch iron rod found in the West Right-of-Way line of Circle S Road for a Southeasterly corner of Lot 1, Block A, 7200 South Congress Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200200013 of the Official Public Records of Travis County, Texas (O.P.R.T.C.Tx.), and for the Northeast corner of the Cemetery known as "CEMETARIO MEXICANO De Maria De La Luz";

THENCE with said West Right-of-Way line and an Easterly line of said Lot 1, North 15°14'33" East (Record North 15°18'28" East), a distance of 30.09 feet (Record 30.09 feet) to a ½ inch iron rod found for a Northeasterly corner of said Lot 1, the Southeast corner hereof, and the Point of Beginning hereof;

THENCE with the interior line of said Lot 1 the following three courses and distances;

- 1. North 59°57'01" West (Record North 59°56'58" West), a distance of 154.06 feet (Record 154.06 feet), to a ½ inch iron rod found for corner;
- 2. North 14°56'47" East (Record North 14°56'50" East), a distance of 84.75 feet (Record 84.67 feet), to a ½ inch iron rod found for corner;
- 3. South 75°05'44" East (Record South 75°06'54" East), a distance of 149.63 feet (Record 149.62 feet), to a ½ inch iron rod with plastic cap marked "WATERLOO RPLS 4224" found in said West Right-of-Way line for a Southeasterly corner of said Lot 1 and the Northeast corner hereof;

THENCE with said West Right-of-Way line and the East line hereof, South 15°21'20" West (Record South 15°21'20" West), a distance of 124.97 feet (Record 124.97 feet) to the **Point of Beginning** and containing 0.359 acres of land, more or less.



PREPARED BY TEXAS SURVEYORS, INC www.exacta365.com P. 281.763.7766 F. 281.763.7767 7416 Canal Drive, Lake Worth, FL 33467 PROPERTY ADDRESS: 7016 CIRCLE S ROAD AUSTIN, TEXAS 78745 **SURVEY NUMBER: 1504.0150** FIELD WORK DATE: 4/27/2015 REVISION DATE(S): (REV.D 5/4/2015) 1504.0150 **BOUNDARY SURVEY** TITLE NOTES

1.) SUBJECT TO A PERMANENT EASEMENT FOR UNDERGROUND TELECOMMUNICATION SYSTEMS AND UNES, AND APPLITEMENANCES TO SOUTHWASTERN BELL TELEPTONE COMPANY RECORDED IN VOLUME 10569, PG. 367, REAL PROPERTY RECORDS, TRAVIS COUNTY, TDIAS, (AS SHOWN HEREON). PENCE OWNERSHIP NOT DETERMINED T.E. - TELEPHONE DASEMENT TRAVIS COUNTY 7200 SOUTH CONGRESS DOC. NO. 200200013, PLAT RECORDS LOT 1. BLOCK A \$ 75°05'44° E | 49.63' (M) \$ 75°06'54° E | 49.63' (M) REMAINDER, OF LOT 8 (NOT INCLUDED) કું છે 10 TE MOTE I 28 0.359 ACRES 2 NO SOUTH CONGRESS LOT 1. BLOCK A I FRANCIS LANGAN 4 CHARLES MCCOY (CALLED O 359 ACRES OF LOTS 8 49) POC NO. 2006002936, OFFICIAL RECORDS A PART OF LOT 8 UNDERGROUND O PROPANE O TANK 200 REMAINDER OF BLK F (NOT INCLUDED) V 154.06 (0) W 154.08' MN
? 200 SCUMP CONGRESS
OF OCT OF SCUMP CONGRESS P.O.B. 1/2" PIR TABLE: LI 5 15"18'28" W 30.09' (D) I HEREDY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 27th DAY OF APRIL, 2015; ALL ESSCHAMTS AND GROUND ON THE PLAT AND SET PORTH WITHIN THE THE COMMITMENT ISSUED BY TOWN AMERICAN THE COMPANY, OF NO. 9101-15-1106, PEFFECTIVE APRIL 22, 2015, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCOROCHMENTS OR OVERLAFTING OF MERCOVENENTS EXCEPT AS SHOWN REPORT AND THE AREA OF T N 15°14'33" E 30.09' (M)
L2 N 15°05'12" E 19.94' (D)
N 15°25'36" E 19.94' (M) 1/2° FIR GRAPHIC SCALE (In Feet) 1 inch = 30' ft. Use of This Survey for Purposes other than Intended, Without Written Verification
Nothing hereon shall be Construed to Give ANY Rights or F POINTS OF INTEREST BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV. THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 09/26/08 NONE VISIBLE CLIENT NUMBER: 9101-15-1106 DATE: 5/1/2015 BUYER www.surveystars.com **SELLER: LANGAN & MCCOY** CERTIFIED TO: TEXAS AMERICAN TITLE COMPANY; TITLE RESOURCES GUARANTY COMPANY (Bu (C)9123) P 201761 701 P 201761 701 P 201761 701 P 16 Care Drov Worth R 1987 TEXAS SURVEYORS, INC This is page 1 of 2 and is not valid without all pages.

LEGAL DESCRIPTION: SEE EXHIBIT A

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF SOUTH 15 DEGREES 21 MINUTES 20 SECONDS WEST IS BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CIRCLE 5 ROAD, ACCORDING TO THE DEED AS RECORDED IN DOCUMENT NO. 2006002936 OF THE MAP RECORDS OF TRAVIS COUNTY, TEMAS.

GENERAL SURVEYOR NOTES:

- 1. Firm Branch #10193731 is physically located at 7416 Canal Drive in Lake Worth, FL 33467.

- 1. Firm Branch #10193731 is physically located at 7416 Canal Drive in Lake Worth, FL 33407.

 2. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.

 3. Due to varying construction standards, house dimensions are approximate.

 4. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.

 5. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
- Tectors, encurrorance, restrictive coverants or ownership the evolution.

 6. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.

 7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.

 8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- 9. Dimensions are in feet and decimals thereof.
- To All pins marked as set are 5/8" or 1/2" diameter, 18" iron rebar, with "EXACTA" cap.

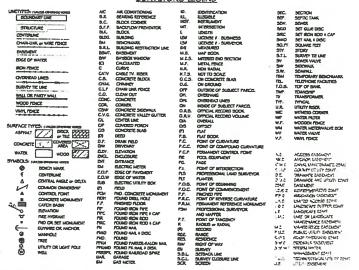
 11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.

 12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
- 13. Points of interest (POI's) are selected above-ground improvements which may be in contact with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.

14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

15. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

SURVEYOR'S LEGEND



ELECTRONIC SIGNATURE:

n order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at http://www.fileformat.info/tool/mdSsum.htm. To Electronically Sign any survey PDF PDF onto your computer. 2. Use the online tool as http://www.fileformat.info/tool/indfsum.htm to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4, Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match

exactly, your PDF is not authentic

PRINTING INSTRUCTIONS:

- 1 While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
- 2. Select a printer with legal sized paper
- 3. Under "Print Range", dick select the "All" toggle.
- 4. Under the "Page Handling" section, select the number of copies that you would like to print.
- 5. Under the "Page Scaling" selection drop down menu, select "None."
- 6. Uncheck the "Auto Rotate and Center" checkbox
- 7 Check the "Choose Paper size by PDF" checkbox
- 8. Cáck OK to print
- TO PRINT IN BLACK + WHITE:
- 1. In the main print screen, choose "Properties"
- 2. Choose "Quality" from the options.
- 3 Change from "Auto Color" or "Full Color" to "Gray Scale"

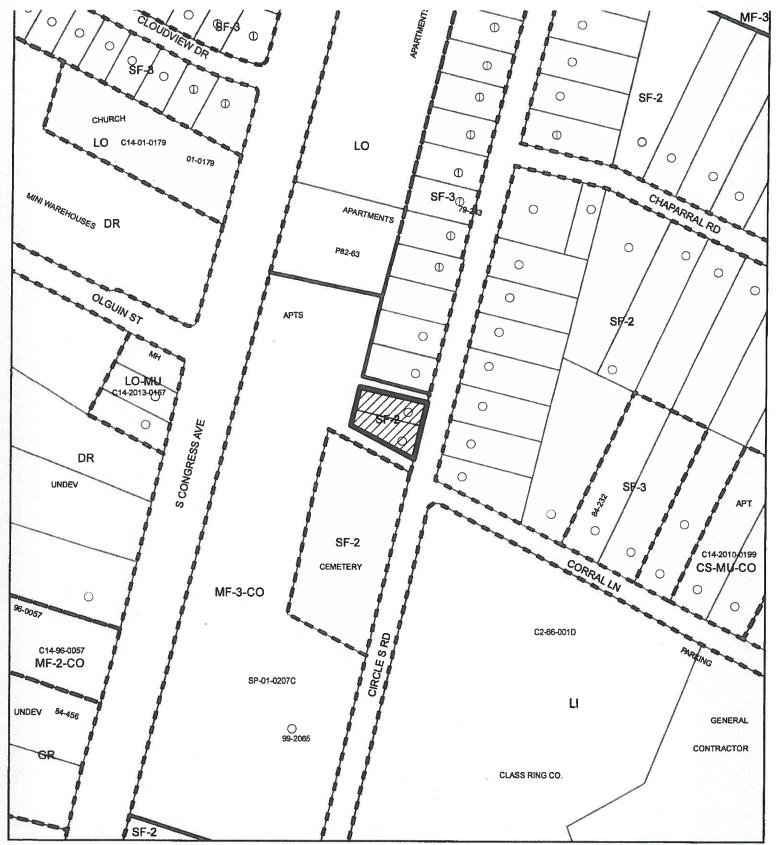
OFFER VALID ONLY FOR:

J.



EXACTA Exacta Texas Surveyors, Inc. LB# 10193731

74 F Cant (Rto)



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2015-0123

Exhibit B

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 reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

