

**ORDINANCE NO. 20151112-073**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7016 CIRCLE S ROAD FROM SINGLE FAMILY RESIDENCE-STANDARD LOT (SF-2) DISTRICT TO FAMILY RESIDENCE (SF-3) DISTRICT.**

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

**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, a 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".

**PART 2.** This ordinance takes effect on November 23, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_, November 12, 2015

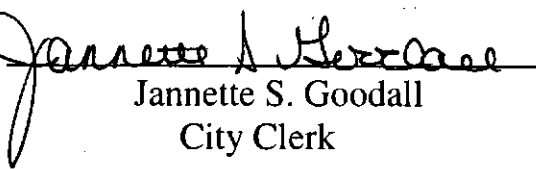
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§  
§

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

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
Interim City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**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.

**EXACTA***David L. Mayfield***Exhibit A**

www.exacta365.com  
P. 281.763.7766 F. 281.763.7767  
7116 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  
TRAVIS COUNTY

NOTES:  
PENCE OWNERSHIP NOT DETERMINED  
1/A = TELEPHONE CASSETTE

TITLE NOTES  
1.) SUBJECT TO A PERMANENT EASEMENT FOR  
UNDERGROUND TELECOMMUNICATION SYSTEMS  
AND LINES, AND APPURTENANCES TO  
SOUTHWESTERN BELL TELEPHONE COMPANY  
RECORDED IN VOLUME 10589, PG. 387, REAL  
PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.  
(AS SHOWN HEREON).

7200 SOUTH CONGRESS  
LOT NO. 2029600-1-2 PLAT RECORDS  
LOT 1, BLOCK A

REMAINDER OF  
LOT B  
BLK P  
(NOT INCLUDED)

N 14°56'47" E 84.73' (M)  
N 14°56'50" E 84.67' (D)  
WIRE FENCE

0.9' OFF  
1/2" FIR

14°56'47" E 84.75' (M)  
WIRE FENCE 14°56'50" E 84.67' (D)

7200 SOUTH CONGRESS  
DOC. NO. 200203013, FLAT RECORDS  
LOT 1, BLOCK A

S 75°05'44" E 149.63' (M)  
S 75°06'54" E 149.62' (D)

0.359 ACRES

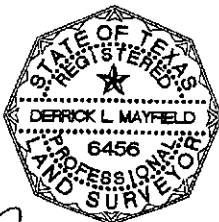
FRANCIS LANGAN & CHARLES MCCOY  
(CALLED 0.359 ACRES OF LOTS 8 & 19)  
DOC. NO. 2006002936, OFFICIAL RECORDS.

A PART OF  
LOT 9  
B.M.F.

REMAINDER OF  
LOT 9  
BLK F  
(NOT INCLUDED)

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 27TH DAY OF APRIL 2015; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY TEXAS AMERICAN TITLE COMPANY, G# NO. 9101-15-1106, EFFECTIVE APRIL 22, 2015, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.  
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.



Derrick L. Mayfield

## FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR [WWW.FEMA.GOV](http://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.

CLIENT NUMBER: 9101-15-1106

DATE: 5/1/2015

**BUYER:**

SELLER: LANGAN & MCCOY

CERTIFIED TO: TEXAS AMERICAN TITLE COMPANY; TITLE RESOURCES  
GUARANTY COMPANY

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST  
NONE VISIBLE

POWERED BY

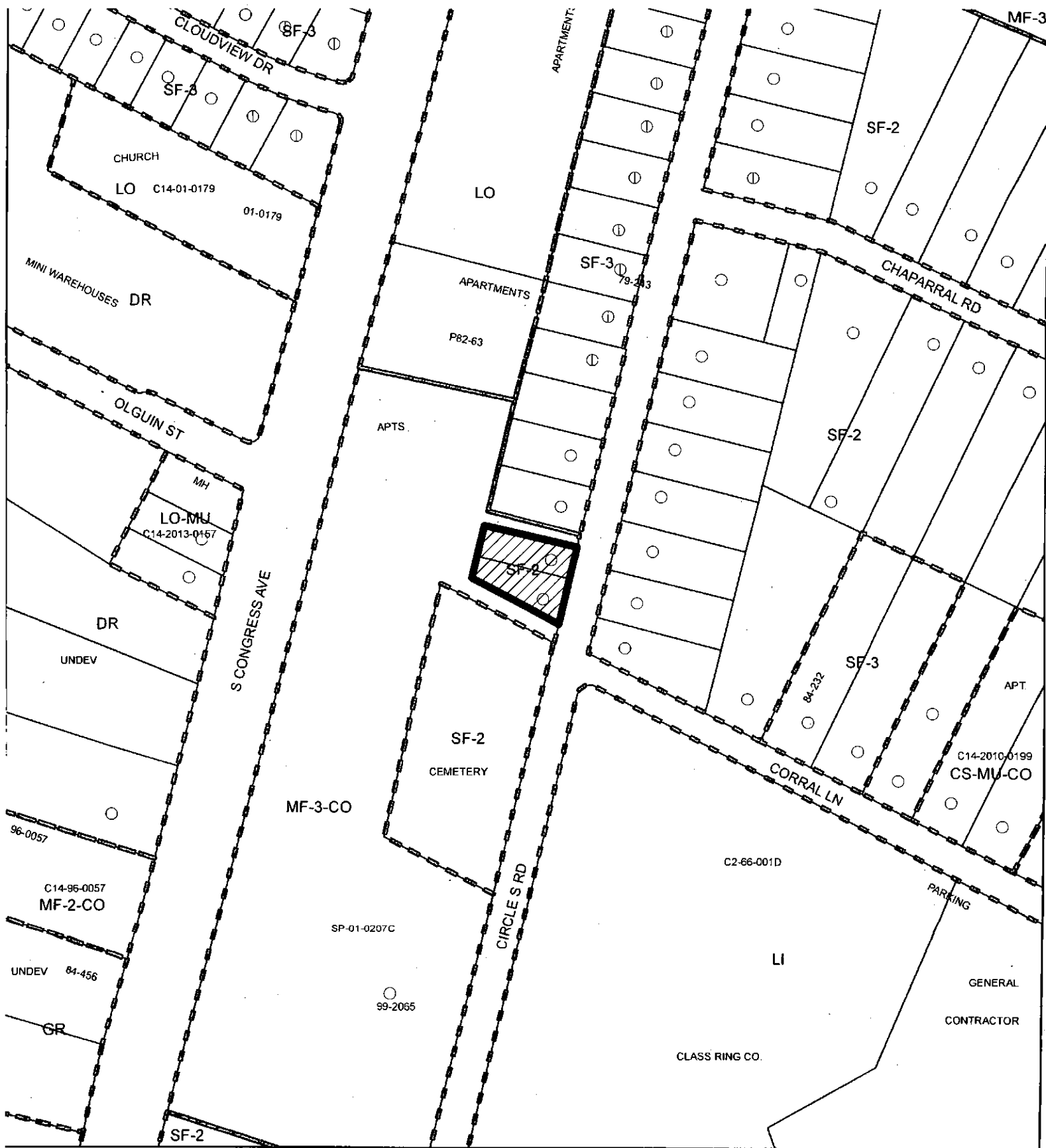
surveystars 

[www.surveystars.com](http://www.surveystars.com)

**E E A C T A**  
TEXAS SURVEYORS, INC.

[illegible]








## ZONING

ZONING CASE#: C14-2015-0123

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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

