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39 Except as specifically restricted under this ordinance, the Property may be developed and
40 used in accordance with the regulations established for the general commercial services
41 (CS) district and other applicable requirements of the City Code.
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43 **PART 3.** The Property is subject to Ordinance No. 20050818-Z002 that established zoning
44 for the Sweetbriar Neighborhood Plan.
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46 **PART 4.** This ordinance takes effect on _____, 2016.
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48
49 **PASSED AND APPROVED**
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51
52
53 _____, 2016

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§
§

Steve Adler
Mayor

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56
57
58 **APPROVED:** _____ **ATTEST:** _____
59

60 Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

**FIELD NOTES
2.116-ACRE TRACT**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE WILLIAM CANNON SURVEY NO. 19, TRAVIS COUNTY, TEXAS; BEING THE REMAINING PORTION OF A 9.653-ACRE TRACT AS CONVEYED TO TALAVERA APARTMENTS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2001137541 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the intersection of the north right-of-way line of Little Texas Lane with the east right-of-way line of South Congress Avenue, at the southwest corner of the above-described Talavera Apartments remainder tract, for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the east right-of-way line of said South Congress Avenue and the west line of said Talavera Apartments remainder tract, N11°11'51"E, pass a ½" iron rod found for reference at a distance of 5.17 feet, and continuing on for a total distance of 219.04 feet to a ½" iron rod set with cap stamped TERRA FIRMA at an angle point;

THENCE, continuing with the east right-of-way line of said South Congress Avenue and the west line of said Talavera Apartments remainder tract, N12°46'50"E a distance of 114.63 feet to a ½" iron rod set with cap stamped TERRA FIRMA at the southwest corner of Lot 1, The Alman Addition, a subdivision as recorded in Book 85, Page 85A of the Travis County Plat Records, at most westerly northwest corner of said Talavera Apartments remainder tract, for the most westerly northwest corner of this tract, from which a ½" iron rod found bears N15°08'59"E a distance of 149.83 feet;

THENCE, with the south line of said Lot 1 and the north line of said Talavera Apartments remainder tract, S64°31'59"E a distance of 250.11 feet to a ½" iron rod found at the southeast corner of said Lot 1, at an inside corner of said Talavera Apartments remainder tract, for an inside corner of this tract;

THENCE, with the east line of said Lot 1 and a west line of said Talavera Apartments remainder tract, N29°35'58"E a distance of 147.26 feet to a ½" iron rod found at the northeast corner of said Lot 1, at the southeast corner of Lot A, Block A, Flournoy's I East, a subdivision as recorded in Document No. 200800205 of the Official Public Records of Travis County, Texas, for an angle point of this tract;

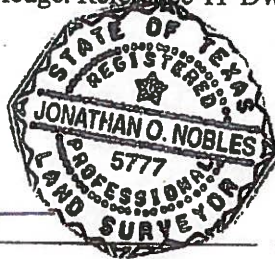
THENCE, with a west line of said Talavera Apartments remainder tract, N29°21'59"E a distance of 210.60 feet to a ½" iron rod set with cap stamped TERRA FIRMA at an outside corner of said Talavera Apartments remainder tract, for an outside corner of this tract;

THENCE, with the north line of said Talavera Apartments remainder tract, S62°52'38"E a distance of 32.61 feet to a ½" iron rod found with cap stamped "RL Surveying" at the northwest corner of a 7.537-acre tract as conveyed to SCI City Lights of Austin Fund, LLC, Et Al by instrument recorded in Document No. 2007153379 of the Official Public Records of Travis County, Texas, for the northeast corner of this tract;

THENCE, with the west line of said SCI City Lights of Austin Fund 7.537-acre tract, S28°21'23"W, pass a ½" iron rod found at the southwest corner of said SCI City Lights of Austin Fund 7.537-acre tract at a distance of 682.26 feet, and continuing on for a total distance of 687.13 feet to an X-mark found in concrete on the north right-of-way line of said Little Texas Lane for the southeast corner of this tract;

THENCE, with the north right-of-way line of said Little Texas Lane and the south line of said Talavera Apartments remainder tract, N62°44'01"W a distance of 193.93 feet to the POINT OF BEGINNING, and containing 2.116 acres of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on October 1, 2014 under my supervision and are true and correct to the best of my knowledge. Reference TF Dwg No. A399-0002



Jonathan O. Nobles
Jonathan O. Nobles

10/6/2014
Date

Registered Professional Land Surveyor No. 5777

Client: Jimmy Nassour

Date: October 6, 2014

Job No.: 0A399-0002-00

File:

J:\Projects\A399...\002... \Survey\Point Files\A399-0002.crd

J:\Projects\A399...\002... \Survey\Legal Desc\A399-0002.doc

BASIS OF BEARINGS:

Horizontal Datum based upon State Plane Coordinate System, NAD 83, Texas Central Zone.

LAND TITLE SURVEY PLAT

Address 5711 South Congress Reference Jimmy Nossour

2.116 ACRES OUT OF THE WILLIAM CANNON LEAGUE NO. 19, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING THE REMAINING PORTION OF A 9.653-ACRE TRACT CONVEYED TO TALavera APARTMENTS, L.P., BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2001137541 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD FOUND
- ✕ 2" FOUND IN CONCRETE
- 1/2" IRON ROD SET BY CAP
- STAMPED "TERRA FIRMA"
- () RECORD INFORMATION (Doc. Nos. 2001137541 & 2010078833)
- WATER MAIN
- STORM SEWER MAIN
- WATER SPIGOT
- WATER VALVE
- ELECTRIC MANHOLE
- UTILITY POLE
- CITY ANCHOR
- TRAFFIC SIGNAL POLE
- CROSSWALK SIGNAL POLE
- TRAFFIC CONTROL BOX
- TELEPHONE MANHOLE
- TELEPHONE CABLE MARKER
- GAS LINE MARKER
- OVERHEAD UTILITIES
- METAL CABLE FENCE
- CHAIN LINK FENCE
- METAL FENCE
- WOOD FENCE
- METAL RAILING
- EDGE OF ASPHALT
- AREA OF CONCRETE
- AREA OF WOOD DECK

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.

RESTRICTIVE COVENANT AND EASEMENT NOTE:

1. Restrictive covenants and easements, as conveyed by instruments recorded in Document Nos. 2001024005, 2001148509 and 2001456510 of the Official Public Records of Travis County, Texas, DO NOT AFFECT the subject tract.
- 10a. Electric easement conveyed to Texas Power & Light Company as recorded in Volume 548, Page 548, Deed Records of Travis County, Texas, MAY AFFECT the subject tract, but is unable to be plotted from information currently available.
- 10b. Electric easement conveyed to Texas Power & Light Company as recorded in Volume 550, Page 22, Deed Records of Travis County, Texas, MAY AFFECT the subject tract, but is unable to be plotted from information currently available.
- 10c. Electric and telephone easement conveyed to Texas Power & Light Company as recorded in Volume 544, Page 305, Deed Records of Travis County, Texas, MAY AFFECT the subject tract, but is unable to be plotted from information currently available.
- 10d. Terms, conditions and stipulations in that certain Declaration of Restrictive Covenants and Maintenance and Access Easement as recorded in Document No. 2001144510, Official Public Records of Travis County, Texas, DO NOT AFFECT the subject tract.
- 10e. Drainage easement conveyed to the City of Austin as recorded in Document No. 2001148576, Official Public Records of Travis County, Texas, DOES AFFECT the subject tract.
- 10f. Access and Cable easement conveyed to Southwestern Bell Telephone Company as recorded in Document No. 2002218172, Official Public Records of Travis County, Texas, DOES NOT AFFECT the subject tract.
- 10g. Terms, conditions and stipulations in that certain Easement and Memorandum of Agreement as recorded in Document No. 2005187271, Official Public Records of Travis County, Texas, DO NOT AFFECT the subject tract.

The property described herein is contained within Flood Zone "X", as identified on F.I.R.M. Community Panel No. 480825-0008, dated September 28, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

All easements of which I have knowledge and those recorded easements furnished by Stewart Title Surety Company, according to File No. 1425678-CDM, issued September 17, 2014, are shown or depicted herein. Other than utility easements, no unrecorded or unwritten easements which may exist are shown hereon.

To Jimmy Nossour, Talavera Apartments, L.P., a Texas Limited Partnership, Stewart Title Surety Company and Independence Title Company:

I HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.



Jonathan G. Nobles
Jonathan G. Nobles
Registered Professional Land Surveyor No. 5777
Date: October 1, 2014

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL OF THE ABOVE SURVEYOR

terra firma LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10040101
1701 DIRECTORS BUILDING, SUITE 400 • AUSTIN, TEXAS 78744
TEL. (512) 358-5575 • FAX (512) 445-2258

No surveyor shall be responsible for the accuracy of the survey if the survey is not made in accordance with the rules and regulations of the State of Texas. The surveyor shall be responsible for the accuracy of the survey if the survey is not made in accordance with the rules and regulations of the State of Texas.

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Date : October 1, 2014
Client : Jimmy Nossour
Date : October 1, 2014
Office : J. Nobles, M. Carney
Crew : E. May, J. Jones, J. Thompson
F.S. : 657/23
Job No : 04388-0002-001/001
File : z:\Projects\A338\001\Survey\Drawing File\001\A338-0002-00_T18a.dwg
z:\Projects\A338\001\Survey\Point File\A338-0002-00.dwg

