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

A 0.375 of an acre tract, more or less, being a portion of Lot 4 and all of Lot 5, Outlot 18, Louis Horst's Subdivision of Outlots in Divisions D & E of the government outlots adjoining the Original City of Austin, Travis County, Texas, of record in Volume Z, Page 613 of the Deed Records of Travis County, same being all of that certain tract described in the deed to the House Association of Beta Xi Chapter of Kappa Kappa Gamma, recorded in Volume 548, Page 524 of the Deed Records of Travis County, Texas, said 0.375 of an acre tract, as shown on the accompanying sketch, being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

A. The following uses are not permitted uses for the Property:

Personal services
Medical offices – not exceeding
5000 sq. ft. gross floor area

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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 office (GO) district and
41 other applicable requirements of the City Code.

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43 **PART 3.** The Property is subject to Ordinance No. 20040826-057 that established zoning
44 for the Central Austin Combined Neighborhood Plan.

45
46 **PART 4.** This ordinance takes effect on _____, 2016.

47
48
49 **PASSED AND APPROVED**

50
51 §
52 §
53 _____, 2016 § _____
54 Steve Adler
55 Mayor

56
57
58 **APPROVED:** _____ **ATTEST:** _____
59 Anne L. Morgan Jannette S. Goodall
60 City Attorney City Clerk

METES AND BOUNDS DESCRIPTION

OF A 0.375 OF AN ACRE TRACT, MORE OR LESS, BEING A PORTION OF LOT 4 AND ALL OF LOT 5, OUTLOT 18, LOUIS HORST'S SUBDIVISION OF OUTLOTS IN DIVISIONS D & E OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN THE DEED TO THE HOUSE ASSOCIATION OF BETA XI CHAPTER OF KAPPA KAPPA GAMMA, RECORDED IN VOLUME 548, PAGE 524 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.375 OF AN ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT IN THE EAST RIGHT-OF-WAY OF UNIVERSITY AVENUE (120' RIGHT-OF-WAY), ALSO BEING IN THE WEST LINE OF SAID LOT 4, FOR THE NORTHWEST CORNER OF SAID HOUSE ASSOCIATION TRACT, AND NORTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON PIPE FOUND BEARS N 83°58'50" W, A DISTANCE OF 0.34 FEET;

THENCE, S 83°58'50" E, OVER AND ACROSS SAID LOT 4, ALONG THE NORTH LINE OF SAID HOUSE ASSOCIATION TRACT, A DISTANCE OF 124.63 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID HOUSE ASSOCIATION TRACT AND NORTHEAST CORNER HEREOF;

THENCE, S 05°48'03" W, WITH THE EAST LINE OF SAID HOUSE ASSOCIATION TRACT, A DISTANCE OF 131.12 FEET TO A CHISELED "X" FOUND ON TOP OF A BRICK WALL IN THE NORTH RIGHT-OF-WAY OF WEST 20TH STREET (70' RIGHT-OF-WAY), FOR THE SOUTHEAST CORNER OF SAID HOUSE ASSOCIATION TRACT AND SOUTHEAST CORNER HEREOF;

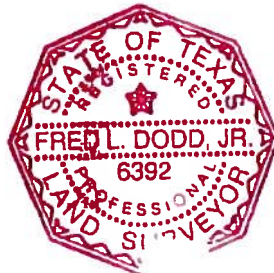
THENCE, N 83°37'29" W, ALONG THE NORTH RIGHT-OF-WAY OF SAID WEST 20TH STREET, A DISTANCE OF 125.09 FEET TO A 1/2 INCH IRON ROD SET IN THE EAST RIGHT-OF-WAY OF SAID UNIVERSITY AVENUE FOR THE SOUTHWEST CORNER HEREOF;

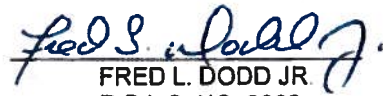
THENCE, N 06°00'00" E, A DISTANCE OF 130.34 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.375 ACRES OF LAND, MORE OR LESS.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS BASED ON THE DEED RECORDED IN VOLUME 548, PAGE 524 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 4-22-2016
DODD SURVEYING & MAPPING
PROFESSIONAL SURVEYORS
122 PECAN STREET WEST
PFLUGERVILLE, TEXAS 78660




FRED L. DODD JR.
R.P.L.S. NO. 6392
STATE OF TEXAS

LAND TITLE SURVEY OF
TRACT 1: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.375 ACRES, MORE OR LESS, AND BEING THE SOUTH 60' OF LOT 4 AND ALL OF LOT 5, LOUIS HORST'S SUBDIVISION OF OUTLOT 18, DIVISIONS "D" AND "E", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK "Z", PAGES 594 & 613, DEED RECORDS, TRAVIS COUNTY, TEXAS.

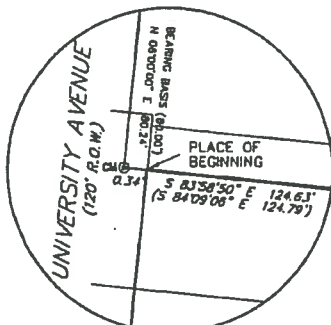
TRACT 2: THE WEST 79' OF LOT 7, OF LOUIS HORST'S SUBDIVISION OF OUTLOT 19, DIVISIONS "D" AND "E", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK "Z", PAGES 594 AND 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

ADDRESS: 2001 & 1911 UNIVERSITY AVENUE, AUSTIN, TX 78705
 BUYER: House Association of Beta Xi Chapter of Kappa Kappa Gamma, a Texas Corporation
 TITLE CO: Heritage Title Company of Austin, Inc.
 GR NO: 201500640
 UNDERWRITER: First American Title Insurance Company
 LENDER: Frost Bank
 JOB NO: TCLS0291
 ISSUE DATE: 03/24/2015
 EFFECTIVE DATE: 03/11/2015

SURVEYOR'S CERTIFICATION:
 THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY. AT THE TIME OF THE SURVEY THERE WERE NO ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, GAPS OR SHORTAGES IN AREA, EXCEPT AS SHOWN.

DATE OF FIELD SURVEY: 04/09/2015
 DATE OF SKETCH: 04/22/2015

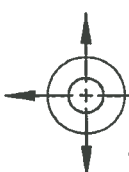
Fred L. Dodd, Jr.
 FRED L. DODD, JR. RPL'S NO. 6392



DETAIL
 NOT TO SCALE



SCALE: 1 Inch = 30 Feet
 PLAT NORTH



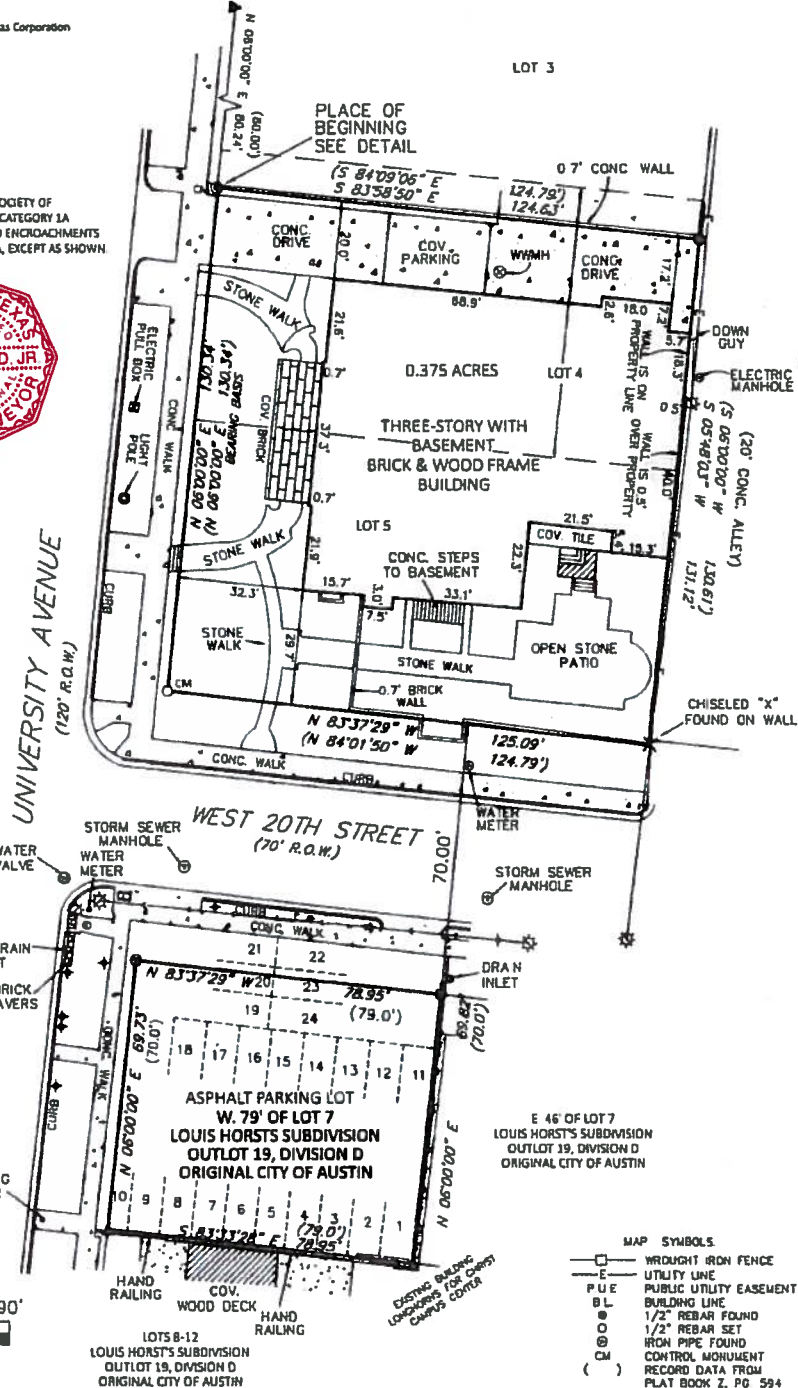
DODD
 SURVEYING & MAPPING CO.
 PROFESSIONAL LAND SURVEYORS
 TEXAS FIRM LICENSE NO. 10193745

NOTES:

- (BOTH TRACTS) THESE LOTS ARE SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN PARKING AGREEMENT RECORDED IN DOCUMENT NO. 2005197089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (TRACT 1) THIS LOT IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN EASEMENT AND MEMORANDUM OF AGREEMENT (AND RESIDENTIAL SERVICE AGREEMENT REFERENCED THEREIN) GRANTED TO TIME WARNER CABLE RECORDED IN DOCUMENT NO. 2006200593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

QUESTIONS, COMMENTS OR TO
 ORDER A SURVEY EMAIL US AT:
 INFO@DODDSURVEYING.COM

112 W. PECAN STREET
 PFLUGERVILLE, TX 78660
 (512) 843-3633



- MAP SYMBOLS**
- WROUGHT IRON FENCE
 - UTILITY LINE
 - PUBLIC UTILITY EASEMENT
 - BUILDING LINE
 - 1/2" REBAR FOUND
 - 1/2" REBAR SET
 - IRON PIPE FOUND
 - CONTROL MONUMENT
 - RECORD DATA FROM PLAT BOOK Z, PG. 594
 - DRAINAGE EASEMENT
 - RIGHT-OF-WAY
 - POWER POLE
 - WASTE WATER MANHOLE
 - CONCRETE NAIL FOUND
 - ELECTRIC MANHOLE
 - SPINDLE SET
 - VARIATION OF SIGNS
 - BOLLARDS



1" = 400'



ZONING MAP - EXHIBIT A

ZONING CASE#: C14-2016-0059
 ZONING CHANGE: MF-4-H-NP to GO-H-NP
 LOCATION: 2001 University Avenue
 SUBJECT AREA: 0.375 ACRES



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.