

**ORDINANCE NO. 20161215-086**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2004 EAST WILLIAM CANNON DRIVE FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT AND MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL (LR) DISTRICT FOR TRACT 1 AND FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT FOR TRACT 2.**

**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 neighborhood commercial (LR) district and multifamily residence medium density (MF-3) district to neighborhood commercial (LR) district for Tract 1 and from multifamily residence medium density (MF-3) district to multifamily residence medium density (MF-3) district for Tract 2 on the property described in Zoning Case No. C14-2016-0086, on file at the Planning and Zoning Department, as follows:

**Tract 1:**

2.41 acres of land situating in Travis County, Texas, known as Tract 1, being partially out of Lot 5 and all of Lot 6, of the 81 William Cannon Joint Venture Subdivision, as recorded in Volume 87, Pages 156C-156D, in the Plat Records of Travis County, Texas, same being out of that certain tract conveyed to Tati Investment Group, LLC, a Texas limited partnership, by warranty deed with vendor's lien, recorded in Document No. 2015116529 of the Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and;

**Tract 2:**

5.65 acres of land situating in Travis County, Texas, known as Tract 2, being partially out of Lot 5, of the 81 William Cannon Joint Venture Subdivision, as recorded in Volume 87, Pages 156C-156D, in the Plat Records of Travis County, Texas, same being out of that certain tract conveyed to Tati Investment Group, LLC, a Texas limited partnership, by warranty deed with vendor's lien, recorded in Document No. 2015116529 of the Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (cumulatively known as the "Property"),

locally known as 2004 East William Cannon Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on December 26, 2016.

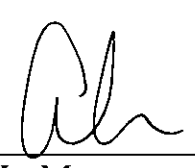
**PASSED AND APPROVED**

December 15, 2016

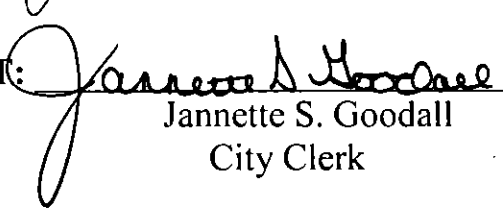
§  
§  
§

  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

FIELD NOTE DESCRIPTION FOR TRACT 1, A 2.41 ACRE TRACT OF LAND,  
TRAVIS COUNTY, TEXAS:

BEING 2.41 ACRES OF LAND SITUATING IN TRAVIS COUNTY, TEXAS, KNOWN AS TRACT 1, BEING PARTIALLY OUT OF LOT 5 AND ALL OF LOT 6, OF THE 81 WILLIAM CANNON JOINT VENTURE SUBDIVISION, AS RECORDED IN VOLUME 87, PAGES 156C-156D, IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING OUT OF THAT CERTAIN TRACT CONVEYED TO TATI INVESTMENT GROUP, LLC, A TEXAS LIMITED PARTNERSHIP, BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2015116529 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at an inch iron rod found lying on the north right-of-way line of William Cannon Drive, a public road, said point marking the west corner of a 1.74 acre tract, known as Lot 7 of the 81 William Cannon Joint Venture Subdivision, as recorded in Volume 87, Pages 156C-156D in the Plat Records of Travis County, Texas, same being that certain tract conveyed to Strategic Housing Finance Corporation of Travis County by Special Warranty Deed, as recorded in Document No. 2014143374, of the Official Public Records of Travis County, Texas, for the south corner of this described tract;

THENCE North  $56^{\circ}59'13''$  West, along the northeast right-of-way line of William Cannon Drive, common with the southwest line of this tract a distance of 51.10 feet, to an iron rod found, for an angle point of this tract;

THENCE North  $57^{\circ}11'28''$  West, along the southwest line of this tract common with the northeast right-of-way line of William Cannon Drive, a distance of 231.91 feet to an iron rod found marking the south corner of a 4.88 acre tract, known as Lot 6 of the Comal Bluff Subdivision, Section 1, as recorded in Volume 84, Page 16B, same being that certain tract conveyed to Ocean Logans Mill, LP, as recorded in Document No. 2012033764, of the Official Public Records of Travis County, Texas, for the west corner of the herein described tract;

THENCE North  $25^{\circ}38'07''$  East, along the southeast line of said Lot 6, Comal Bluff tract common with the northwest line of this tract, at a distance of 252.10 feet, pass an iron rod found marking the north corner of Lot 6 and west corner of Lot 5 of said William Cannon Joint Venture Subdivision and continuing a total distance of 381.04 feet to a calculated point, for the north corner of this described tract;

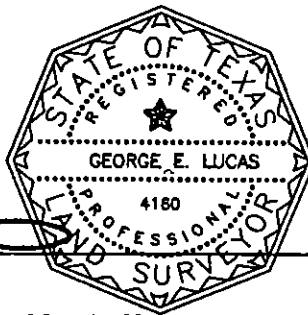
THENCE South  $64^{\circ}19'06''$  East, along the northeast line this tract through and across Lot 5 of said William Cannon Tract Venture Subdivision, a distance of 253.18 feet to a calculated point, lying on the northwest line of a 25.69 acre tract, known as Lot 2 of said William Cannon Joint Venture Subdivision, same being that certain tract conveyed to Strategic Housing Finance Corporation of Travis County by Special Warranty Deed, as

recorded in Document No. 2014143374, of the Official Public Records of Travis County, Texas, for the east corner of this tract;

THENCE South  $33^{\circ}59'07''$  West, along the northwest line of said Lot 2 common with the southeast line of this tract, a distance of 28.88 feet to an iron rod found, marking an angle corner of said Lot 2, for an angle corner of this tract;

THENCE South  $20^{\circ}57'07''$  West, along the southwest line of said Lot 2 and southeast line of this tract, at a distance of 133.89 feet pass a  $\frac{1}{2}$  inch iron rod found marking the west corner of said Lot 2 and north corner of said Lot 7, and continuing a total distance of 389.38 feet to the POINT OF BEGINNING, containing 2.41 acres of land, more or less.

BEARING BASIS: TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83.



George E. Lucas  
Registered Professional Land Surveyor No. 4160  
Celco Surveying, Firm Registration No. 10193975  
2205 Stonecrest Path  
New Braunfels, Texas 78130  
Date: August 16, 2016

FIELD NOTE DESCRIPTION FOR TRACT 2, A 5.65 ACRE TRACT OF LAND,  
TRAVIS COUNTY, TEXAS:

BEING 5.65 ACRES OF LAND SITUATING IN TRAVIS COUNTY, TEXAS, KNOWN AS TRACT 2, BEING PARTIALLY OUT OF LOT 5, OF THE 81 WILLIAM CANNON JOINT VENTURE SUBDIVISION, AS RECORDED IN VOLUME 87, PAGES 156C-156D IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING OUT OF THAT CERTAIN TRACT CONVEYED TO TATI INVESTMENT GROUP, LLC, A TEXAS LIMITED PARTNERSHIP, BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2015116529 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at an iron rod found lying on the west line of a 25.69 acre tract, known as Lot 2 of said 81 William Cannon Joint Venture Subdivision, same being that certain tract conveyed to Strategic Housing Finance Corporation, as recorded in Document No. 2014143374, of the Official Public Records of Travis County, Texas, also marking the most southerly corner of a 4.88 acre tract, known as Lot 1 of said 81 William Cannon Joint Venture Subdivision, same being that certain tract conveyed to Tati Investment Group, LLC by Special Warranty Deed, as recorded in Document No. 2014143374, of the Official Public Records of Travis County, Texas, for the most easterly corner of this described tract;

THENCE South  $33^{\circ}59'07''$  West, along the northwest line of said Lot 2 and southeast line of this tract, a distance of 699.98 feet, to a calculated point, marking the south corner of this tract;

THENCE North  $64^{\circ}19'06''$  West, along the southwest line of this tract through and across Lot 5 of said William Cannon Joint Venture Subdivision, a distance of 253.18 feet to a calculated point, lying on the east line of a 4.88 acre tract, known as Lot 6 of said Comal Bluff Subdivision, as recorded in Volume 84, Page 16B of Travis County, Texas, same being that certain tract conveyed to Ocean Logans Mill, LP, as recorded in Document No. 2012033764, of the Official Public Records of Travis County, Texas, for the west corner of the herein described tract;

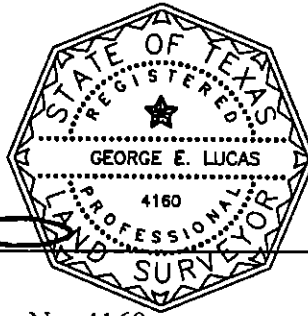
THENCE North  $25^{\circ}38'07''$  East, along the southeast line of said Lot 6 of the Comal Bluff Subdivision common with the northwest line of this tract, a distance of 836.45 feet, to an iron rod found, marking the most westerly corner of said Lot 1, for the north corner of this tract;

THENCE South  $67^{\circ}12'54''$  East, along the southwest line of said Lot 1 and northeast line of this tract, a distance of 154.93 feet to  $\frac{1}{2}$  inch iron rod found, for an angle corner of the herein described tract;

THENCE South  $16^{\circ}11'54''$  East, along the southwest line of said Lot 1 and northeast line of this tract, a distance of 109.93 feet to an iron rod found, marking an angle corner of this tract;

THENCE South  $35^{\circ}29'53''$  East, along the southwest line of said Lot 1 and northeast line of this tract, a distance of 144.76 feet to the POINT OF BEGINNING, containing 5.65 acres of land, more or less.

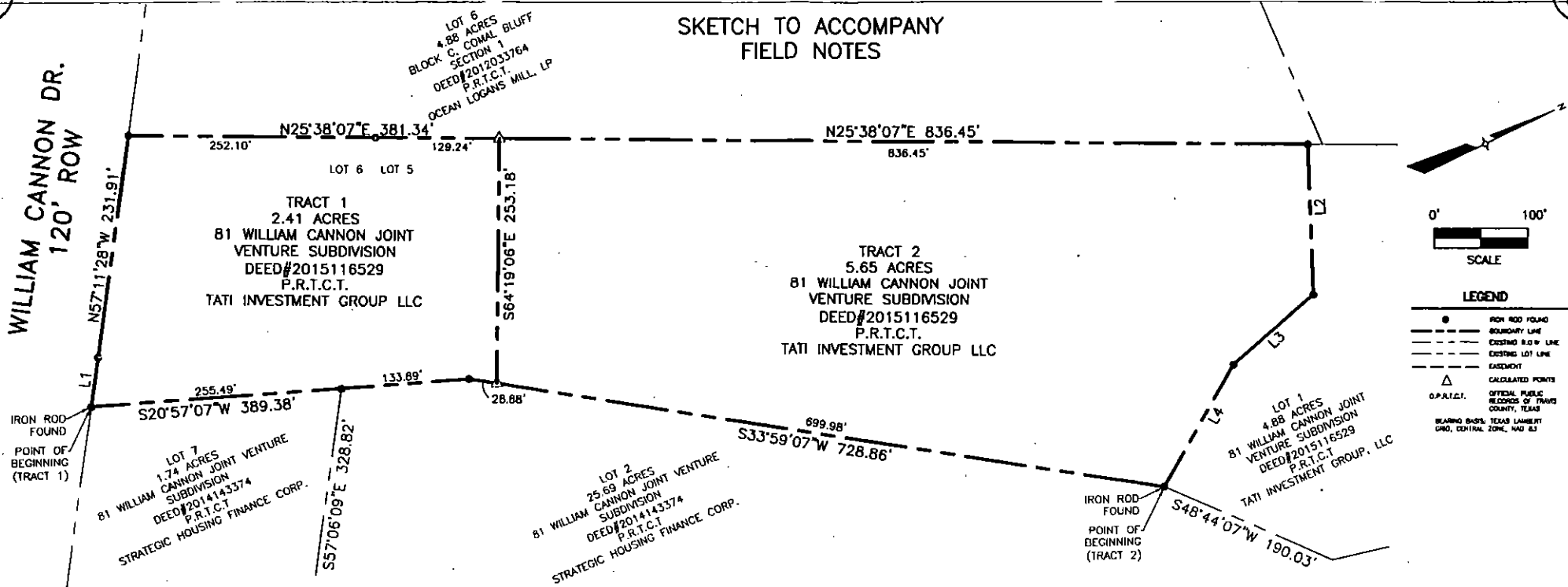
BEARING BASIS: TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83.



George E. Lucas  
Registered Professional Land Surveyor No. 4160  
Celco Surveying, Firm Registration No. 10193975  
2205 Stonecrest Path  
New Braunfels, Texas 78130  
Date: August 16, 2016

WILLIAM CANNON DR.  
120' ROW

# SKETCH TO ACCOMPANY FIELD NOTES



## LEGAL DESCRIPTION

TRACT 1: BEING 2.41 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING PARTIALLY OUT OF LOT 5 AND ALL OF LOT 6, OF THE 81 WILLIAM CANNON JOINT VENTURE SUBDIVISION, AS RECORDED IN VOLUME 87, PAGES 154C-154D, IN THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING OUT OF THAT CERTAIN TRACT CONVEYED TO TATI INVESTMENT GROUP, LLC, A TEXAS LIMITED PARTNERSHIP, BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2015116529 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

TRACT 2: BEING 5.65 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING PARTIALLY OUT OF LOT 5, OF THE 81 WILLIAM CANNON JOINT VENTURE SUBDIVISION OF THE PLAT RECORDED IN VOLUME 87, PAGES 154C-154D OF TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN TRACT CONVEYED TO TATI INVESTMENT GROUP, LLC, A TEXAS LIMITED PARTNERSHIP, BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2015116529 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

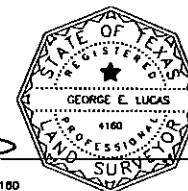
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A SURVEY.

FLOOD INFORMATION: I HEREBY CERTIFY THAT NO PORTION OF THIS PROPERTY DESCRIBED HEREIN IS WITHIN A SPECIFIC FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF H.U.D..

COMMUNITY PANEL NUMBER: 4845300585H  
FLOOD MAP DATE: SEPTEMBER 26, 2008

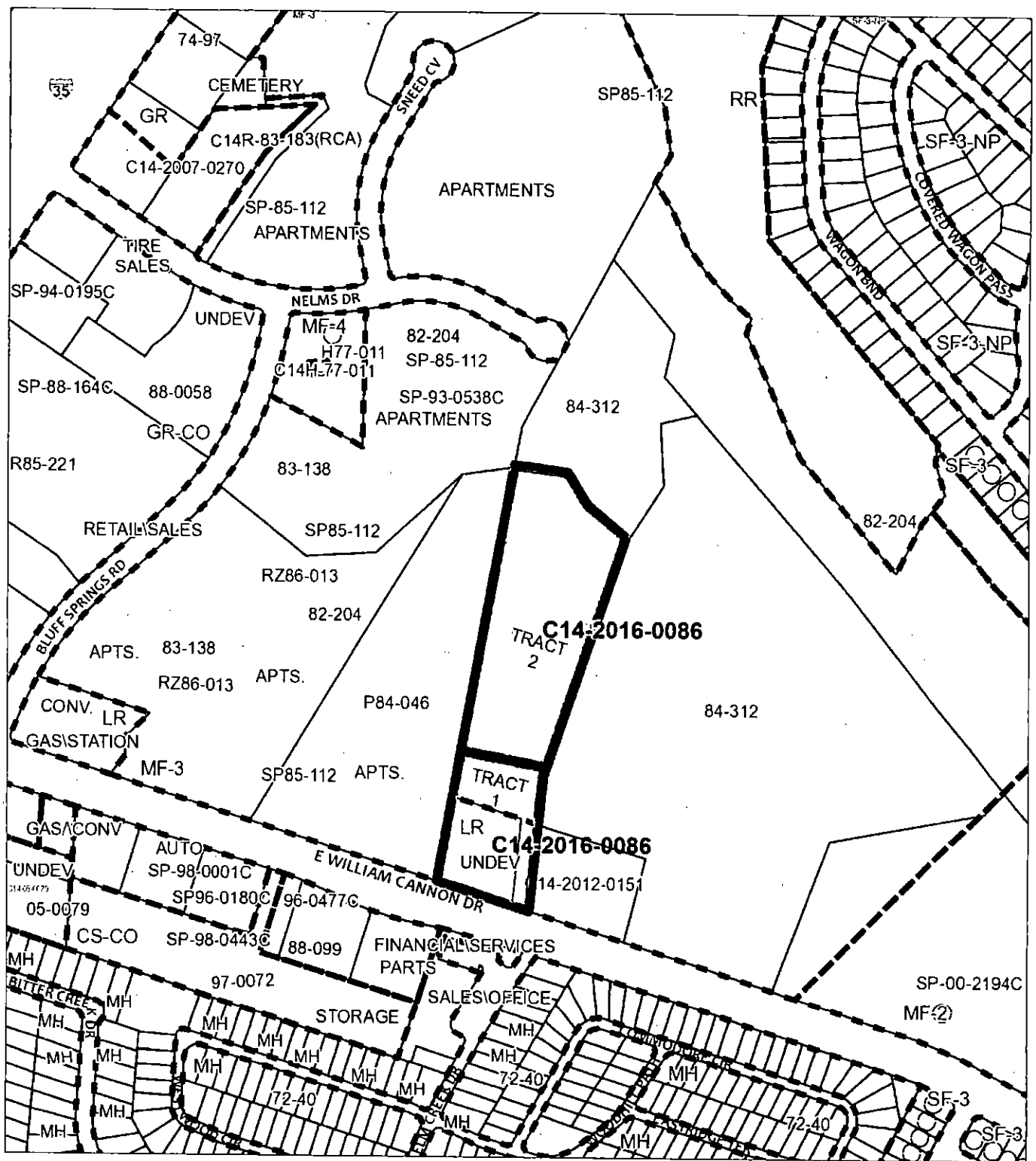
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	51.10'	N56°59'13"W
L2	154.93'	S67°12'54"E
L3	109.93'	S16°11'54"E
L4	144.76'	S35°29'53"E



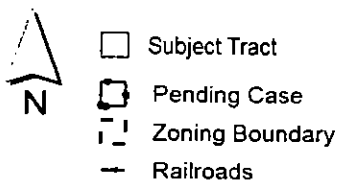
GEORGE E. LUCAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4180  
CLCO SURVEYING, FIRM REGISTRATION NO. 10193975  
2205 STONECREST PATH  
NEW BRAUNFELS, TEXAS 78130  
OFFICE (512) 635-4857

8-16-16  
DATE

**CUATRO**  
consultants, LTD  
1001 Lb. Crossing, Suite A, P.O. Box 111111, 76111-1111  
Killeen, Texas 76111



## EXHIBIT B



### ZONING

ZONING CASE#: C14-2016-0086



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.

Created 09/20/16

1" = 400'