

**ORDINANCE NO. 20180322-090**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3904 MEDICAL PARKWAY FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE (LO-MU) COMBINING 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 family residence (SF-3) district to limited office-mixed use (LO-MU) combining district on the property described in Zoning Case No. C14-2017-0152, on file at the Planning and Zoning Department, as follows:

Being the north 93.78 feet of Lot 4, Block 4, of Henry B. Seiders Subdivision, an addition to the City of Austin, Travis County, Texas, according to the plat thereof recorded in Volume 1, Page 60, Plat Records, Travis County, Texas, and a portion of a 20 foot alley vacated in Volume 2165, Page 418, Real Property Records, Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 3904 Medical Parkway in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on April 2, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_, March 22, 2018

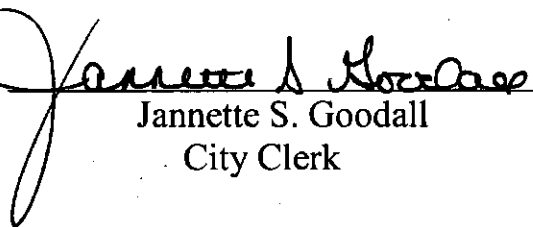
§  
§  
§

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

**APPROVED:**

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

**ATTEST:**

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

**PREMIER SURVEYING LLC**

5700 W. Plano Parkway, Suite 1200  
Plano, Texas 75093  
972-612-3601  
Fax: 972-964-7021

**Exhibit "A"**  
**(3904 MEDICAL PARKWAY)**

BEING THE NORTH 93.78 FEET OF LOT 4, BLOCK 4, OF HENRY B. SEIDERS SUBDIVISION, AN ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 60, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF A 20 FOOT ALLEY VACATED IN VOLUME 2165, PAGE 418, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

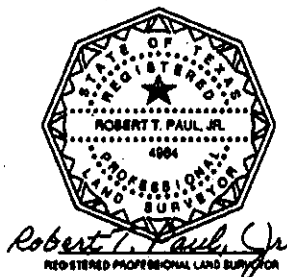
BEGINNING AT A 1/2-INCH IRON PIPE FOUND AT THE EAST CORNER OF SAID LOT 4 AND THE SOUTH CORNER OF DUNN ADDITION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 93, SAID PLAT RECORDS, SAID IRON PIPE BEING ON THE NORTHWEST LINE OF MEDICAL PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 30° 00' 00" WEST, A DISTANCE OF 93.78 FEET ALONG SAID NORTHWEST LINE TO A 5/8-INCH IRON ROD FOUND;

THENCE NORTH 60° 00' 00" WEST, DEPARTING SAID NORTHWEST LINE, PASSING THE EAST CORNER OF THE O. E. BRADSHAW ADDITION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 76, PAGE 295, AFORESAID PLAT RECORDS, AT A DISTANCE OF 4.86 FEET AND CONTINUING ALONG THE NORTHEAST LINE OF SAID O. E. BRADSHAW ADDITION, PASSING THE COMMON LINE OF AFORESAID LOT 4 AND AFORESAID ALLEY AT A DISTANCE OF 152.00 FEET AND CONTINUING A TOTAL DISTANCE OF 162.00 FEET TO A POINT FROM WHICH A FENCE CORNER BEARS NORTH 51° 53' EAST - 1.7 FEET, SAID POINT BEING THE NORTH CORNER OF SAID O. E. BRADSHAW ADDITION, AND BEING ON THE SOUTHEAST LINE OF L. L. THE "CRANE" SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 93, PAGE 59, SAID PLAT RECORDS;

THENCE NORTH 30° 00' 00" EAST, A DISTANCE OF 93.78 FEET ALONG THE SOUTHEAST LINE OF SAID L. L. THE "CRANE" SUBDIVISION TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID SUBDIVISION, SAID IRON ROD BEING ON THE SOUTHWEST LINE OF AFORESAID DUNN ADDITION;

THENCE SOUTH 60° 00' 00" EAST ALONG SAID SOUTHWEST LINE, PASSING THE NORTH CORNER OF AFORESAID LOT 4 AND THE SOUTHEAST LINE OF AFORESAID ALLEY AT A DISTANCE OF 10.00 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 4 AND SAID DUNN ADDITION A TOTAL DISTANCE OF 162.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,192 SQUARE FEET OR 0.349 OF ONE ACRE OF LAND.



Survey Plat of even date attached hereto and made a part hereof.

Date: 10/31/17

VACATED ALLEY -  
VOL. 2165, PG. 418  
R.P.R.T.C.T.

N 30° 00' 00" E 93.78'

FENCE CORNER BEARS  
N 51° 53' E 1.7'

THE O.E. BRADSHAW  
ADDITION  
VOL. 76, PG. 295  
P.R.T.C.T.

NORTH 93.78' OF  
LOT 4, BLOCK 4  
HENRY B. SEIDERS SUBDIVISION







0.349 AC.  
15,192 SQ. FT.


DUNN ADDITION  
VOL. 10, PG. 93  
P.R.T.C.T.

# MEDICAL PARKWAY

(ALICE AVENUE PER PLAT)  
(VARIABLE WIDTH R.O.W.)

**LEGEND:**

-  WIRE FENCE  
 CHAIN LINK FENCE  
 WROUGHT IRON FENCE  
 WOOD FENCE  
 VINYL FENCE  
 ELECTRIC LINE  
  
 GA = GAS METER  
 EM = ELECTRIC METER  
 IPF = IRON PIPE FOUND  
 IRF = IRON ROD FOUND  
 IRS = IRON ROD SET W/ CAP "PREMIER"  
 CR = CONTROLLING MONUMENT

- |              |   |
|--------------|---|
| ASPHALT      |  |
| CONCRETE     |  |
| GRAVEL       |  |
| TILE         |  |
| WOOD         |  |
| BRICK        |  |
| STONE        |  |
| RAILROAD TIE |  |

NOTES:  
BEARINGS ARE ASSUMED

**LEGAL DESCRIPTION:**

BEING THE NORTH 03.78 FEET OF LOT 4, BLOCK 4, OF HENRY B. SEIDERS SUBDIVISION, AN ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 80, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND A PORTION OF A 20 FOOT ALLEY VACATED IN VOLUME 2165, PAGE 418, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND, REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OF OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL GOVERNANTS AND RESTRICTIONS PERTAINING TO THE RECORDS IN THAT REFERENCED HEREON.

GF. NO.	17-323667-AM
BORROWER	RIEGER MARTIN HOLDINGS, LLC
TECH	SYSMSP
FIELD	TG

FLOOD INFORMATION:  
THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 45453C0465 J, DATED JANUARY 6, 2010.

DATE: 12-05-17 JOB NO.: 17-085244W  
FIELD: 10/31/17

3904 MEDICAL PARKWAY, AUSTIN, TX 78756

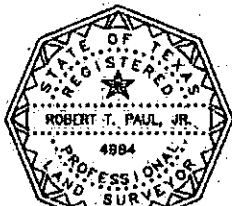
THE NORTH 93.78 FEET OF LOT 4, BLOCK 4  
HENRY B. SEIDERS SUBDIVISION, AND A PORTION OF  
A VACATED 20' ALLEY ADJACENT TO SAID BLOCK



**Capital Title.**  
A Shaddock Company

DATE \_\_\_\_\_

ACCEPTED BY:



*Robert L. Paul, Jr.*  
Registered Professional Land Surveyor

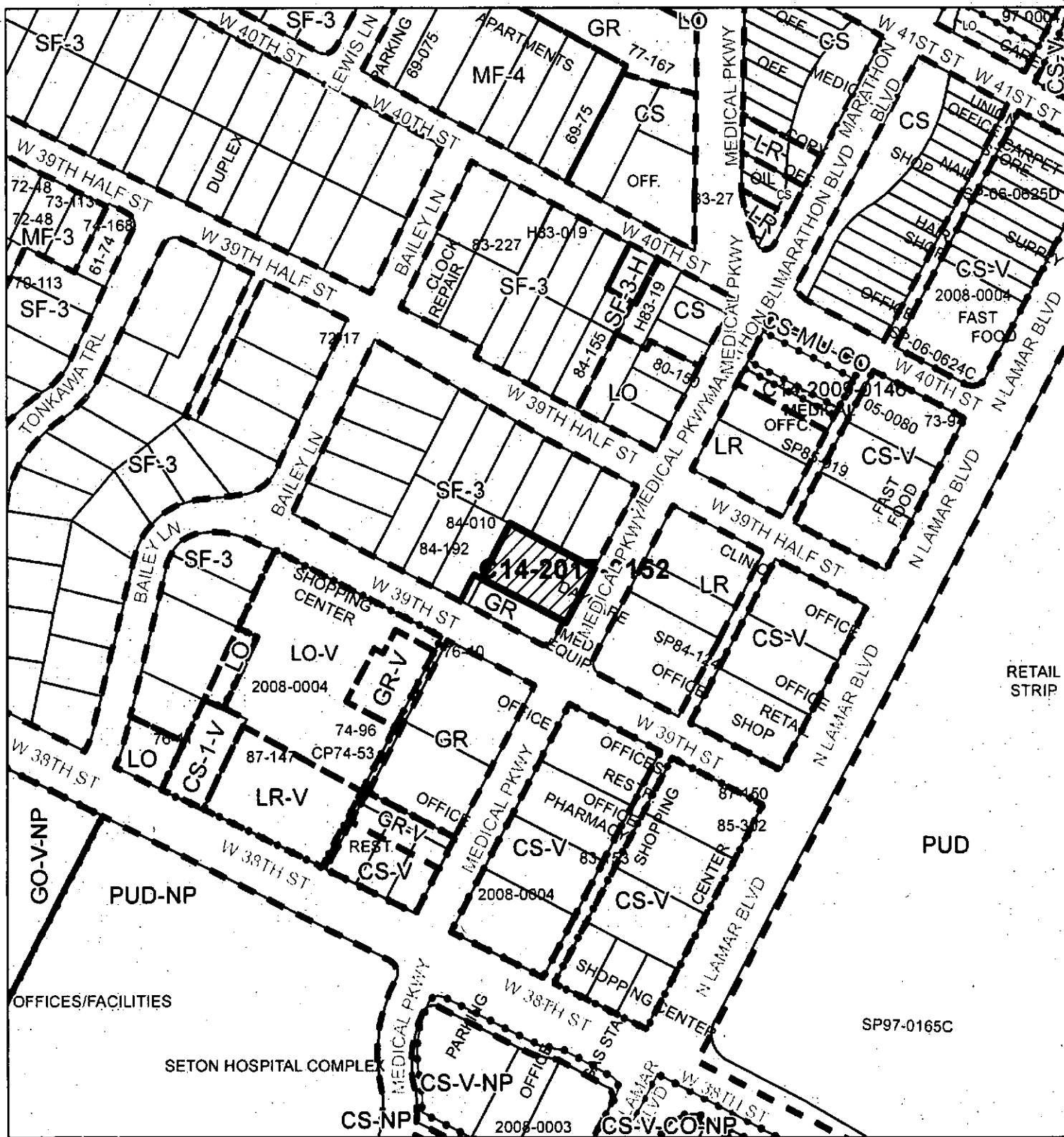


*Premier*

Surveying Inc.

5700 W. Plano Parkway  
Suite 1700  
Plano, Texas 75092  
Office: 972-612-3601

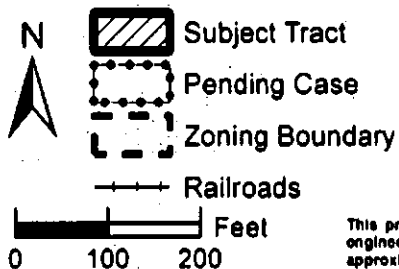
For more information, call 800-352-6460  
 Form AD-100 (Rev. 10-1-90)



## ZONING

Case#: C14-2017-0152

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 12/18/2017