

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2432 WEST BEN WHITE BOULEVARD SERVICE ROAD WESTBOUND AND CHANGING THE ZONING MAP FROM UNZONED (UNZ) DISTRICT TO GENERAL COMMERCIAL SERVICES (CS) 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 unzoned (UNZ) district to general commercial services (CS) district on the property described in Zoning Case No. C14-2018-0094, on file at the Planning and Zoning Department, as follows:

Being a 1.5295 acre (66,624 square feet) tract situated in the Charles H. Riddle Survey, Abstract Number 676, Travis County, Texas, and being a portion of a called 6.792 acre tract conveyed to the State of Texas in a Deed recorded on March 9, 1967 in Volume 3250, Page 2116 of the Deed Records of Travis County, Texas, and also shown on Texas Department of Transportation (TXDOT) ROW Map of Loop 360, CSJ No. 113-13-10, dated July 1966, and being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 2432 West Ben White Boulevard Service Road Westbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. This ordinance takes effect on _____, 2018.

PASSED AND APPROVED

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Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

EXHIBIT " A "

County: Travis
Highway: Loop 343/Highway 290
CSJ: 0113-13-160

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TRACT 4

BEING A 1.5295 ACRE (66,624 SQUARE FEET) TRACT SITUATED IN THE CHARLES H. RIDDLE SURVEY, ABSTRACT NUMBER 676, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 6.792 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN A DEED RECORDED ON MARCH 9, 1967 IN VOLUME 3250, PAGE 2116 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), AND ALSO SHOWN ON TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) ROW MAP OF LOOP 360, CSJ NO. 113-13-10, DATED JULY 1966, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the existing east right-of-way line of Loop 343 (also known as South Lamar Boulevard), same being in the west line of Lot 1, Barton Market Square, a legal subdivision according to the plat of record in Volume 71, Page 41 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being in the east line of said 6.792 acre tract, said point having state plane coordinates of X=3,098,951.10 and Y=10,059,705.16;

THENCE with said existing east right-of-way line of Loop 343 (also known as South Lamar Boulevard), and said east line of the 6.792 acre tract, in part with said west line of Lot 1, S24°05'58"W at a distance of 408.63 feet passing a 1/2-inch iron rod found for the most westerly common corner of Lot 4, Barton Market Square Section Three, a legal subdivision according to the plat of record in Volume 76, Page 325, P.R.T.C.T. and Lot 2, of said Barton Market Square, in all a total distance of 483.63 feet to a 5/8-inch iron rod with aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" found for an angle point of the tract described herein;

CONTINUING with said existing east right-of-way line of Loop 343 (also known as South Lamar Boulevard), said east line of the 6.792 acre tract, and the west line of said Lot 2, S00°26'15"E a distance of 73.68 feet to a PK nail with shiner stamped "HALFF ASSOC. INC." set in concrete for the southeast corner of the tract described herein;

THENCE leaving said existing east right-of-way line of Loop 343 (also known as South Lamar Boulevard), over and across said 6.792 acre tract, S82°47'18"W a distance of 22.24 feet to a 5/8-inch iron rod with aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set for a point of tangency of a curve to the left;

CONTINUING over and across said 6.792 acre tract, with the arc of a curve to the left, a distance of 118.05 feet, said curve having a radius of 140.00 feet, a central angle of 48°18'45", and a chord bearing S58°37'55"W a distance of 114.58 feet to a 5/8-inch iron rod with aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" set in the proposed north right-of-way line of U.S. Highway 290 (also known as W. Ben White Boulevard), from which a Texas Department of Transportation (TxDOT) Type I concrete monument found at the intersection of said existing north right-of-way line of U.S. Highway 290 (also known as W. Ben White Boulevard), with said existing east right-of-way line of Loop 343 (also known as South Lamar Boulevard), same being in the west line of said Lot 2, and the east line of said 6.792 acre tract, same also being the most westerly corner of that certain 0.035 acre tract described in a Judgment Nunc Pro Tunc to the State of Texas and recorded on July 27, 1993 in Volume 11860, Page 936 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.) bears S44°38'32"E a distance of 261.04 feet;

EXHIBIT " A "

County: Travis
Highway: Loop 343/Highway 290
CSJ: 0113-13-160

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TRACT 4

CONTINUING with said proposed north right-of-way line of U.S. Highway 290 (also known as W. Ben White Boulevard), and continuing over and across said 6.792 acre tract, N44°38'32"W a distance of 49.54 feet to a 5/8-inch iron rod with aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" found for an angle point in said existing right-of-way line at the intersection of U.S. Highway 290 (also known as W. Ben White Boulevard) and said Loop 343 (also known as South Lamar Boulevard);

CONTINUING with said proposed east right-of-way line of Loop 343 (also known as South Lamar Boulevard) and continuing over and across said 6.792 acre tract, N00°26'09W a distance of 197.43 feet to a 5/8-inch iron rod with aluminum cap stamped "TX DEPT OF TRANSPORTATION PROPERTY CORNER" found for an angle point of the tract described herein;


CONTINUING with said proposed east right-of-way line of Loop 343 (also known as South Lamar Boulevard) and continuing over and across said 6.792 acre tract, N45°40'27"E a distance of 493.62 feet to said **POINT OF BEGINNING** of the tract described herein, and containing 1.5295 acres (66,624 square feet).

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All coordinates and distances shown hereon are surface and may be converted to grid by using the surface adjustment factor of 1.00012. Units: U.S. Survey Feet.

This survey was prepared without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

These property descriptions are accompanied by a parcel plat of even date.

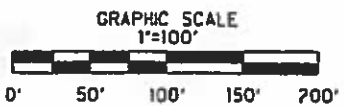
I, Dan Clark, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.



Dan Clark, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6011
Halff Associates, Inc.,
TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410
Austin, Texas 78759, 512-777-4600

9/30/2016
Date





CHARLES H. RIDDLE SURVEY ABST. 676

P.O.B.
1/2" IRON ROD
N13.098,551.10
T110.051,705.16

EXHIBIT "A"
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LEGEND

- 1/2-INCH IRON ROD WITH CAP STAMPED "HALFF" SET
- ⊗ 5/8-INCH IRON ROD WITH ALUMINUM CAP MARKED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" SET
- ⊠ 5/8-INCH IRON ROD WITH ALUMINUM CAP MARKED "TX DEPT OF TRANSPORTATION PROPERTY CORNER" FOUND (UNLESS NOTED)
- 1/2" IRON ROD FOUND - UNLESS NOTED
- ▲ TYPE I CONCRETE MONUMENT FOUND
- ▲ SET PK NAIL WITH SHINER STAMPED "HALFF ASSOC. INC."
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- ℓ PROPERTY LINE

LINE	BEARING	DISTANCE
L1	S00°26'15"E	73.68'
L2	S82°47'18"W	22.24'
L3	N44°38'32"W	49.54'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE
C1	48°18'45"	140.00'	118.05'	S58°37'55"W	114.58'

NOTES

1. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203 (NAD 83/2011). ALL COORDINATE AND DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OR OTHER MATTERS OF RECORD MAY EXIST WHERE NONE ARE SHOWN.

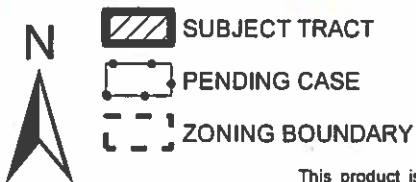
I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this parcel plat and accompanying legal description of even date represent an actual survey made on the ground under my supervision.

DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NUMBER 6011
TBPLS FIRM NO. 10029007



HALFF

NO.	STATE	CRAT	CRD NO.
1	TEXAS	TRAHS	US 290
14		0113	13 150 4



1" = 300'

Zoning Case C14-2018-0094

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

