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**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2019.

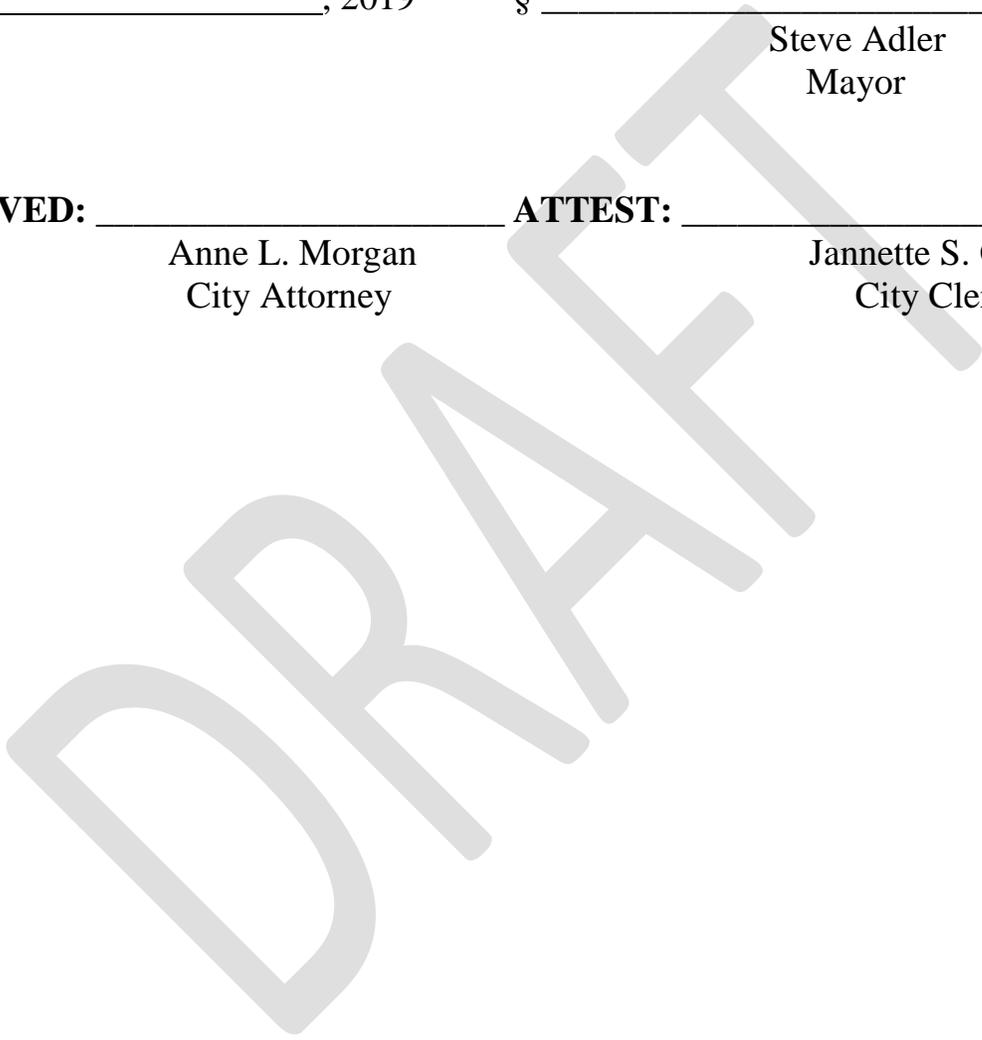
**PASSED AND APPROVED**

\_\_\_\_\_, 2019      §  
   §  
   §

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk



**A METES AND BOUNDS  
DESCRIPTION OF A  
10.828 ACRE TRACT OF LAND**

BEING a 10.828 acre (471,683 square feet) tract of land situated in the Santiago Del Valle Survey, Abstract No. 24, the City of Austin, Travis County, Texas; and being a portion of Lot 1, Block A, Holt Cat Subdivision, as described in Document Number 201600046 of the Official Public Records of Travis County, and being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod found at the southeasterly right-of-way line of Interstate Highway 35, marking the common corner of said Lot 1, Block A, and Lot 1A-1, Block A, Amended Plat Of The Amended Plat of Southpark Crossing, as described in Document Number 201700228 of the Official Public Records of Travis County, same being the most northerly corner of said Lot 1, Block A;

THENCE, along the boundary line of said Lot 1, Block A, the following fourteen (14) courses and distances:

1. South 80°02'55" East, 43.65 feet to a point for corner;
2. South 02°14'01" East, 231.96 feet to a point for corner;
3. South 30°43'08" East, 40.70 feet to the POINT OF BEGINNING of the herein described tract;
4. South 30°43'08" East, 219.34 feet to a 1/2 inch iron rod found for corner;
5. South 00°09'50" West, 604.19 feet to a 1/2 inch iron rod found for corner;
6. South 50°15'04" East, 45.79 feet to a 1/2 inch iron rod found for corner;
7. South 14°51'41" East, 104.67 feet to a point for corner;
8. South 37°16'11" East, 73.45 feet to a point for corner;
9. South 07°51'56" East, 149.54 feet to a point for corner;
10. South 62°50'10" East, 237.51 feet to a 3/4 inch iron rod found for corner;
11. South 44°27'08" East, 109.03 feet to a 1/2 inch iron rod found for corner;
12. South 16°25'00" East, 82.65 feet to a 1/2 inch iron rod found for corner;
13. South 54°13'02" West, 78.14 feet to a point marking the eastern-most corner of Tract B, as described in instrument to Holt Texas, LTD in Volume 18, Page 70 of the Deed Records of Travis County;
14. North 56°52'33" West, at a distance of 1065.06 feet passing an axle found for the northerly corner of said Tract B; continuing for a total distance of 1140.53 feet to a point for corner;

THENCE, crossing said Lot 1, Block A, the following two (2) courses and distances:

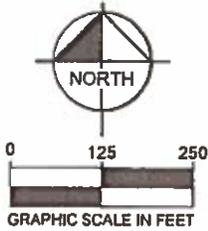
1. North 29°49'21" East, 310.69 feet to a point for a corner;
2. North 29°56'15" East, 632.63 feet to the POINT OF BEGINNING and containing 10.828 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined GRID to SURFACE scale factor of 1.0000986. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas..

*JGM*  
*7/30/2018*

JOHN G. MOSIER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6330  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
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**AREA TO BE REZONED**  
**10.828 ACRES**  
THE SANTIAGO DEL VALLE SURVEY  
ABSTRACT NO. 24  
THE CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

<b>Kimley»Horn</b>					
601 NW Loop 410, Suite 350 San Antonio, Texas 78216		FIRM # 10193973		Tel. No. (210) 541-9166 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	JULY 2018	069285200	1 OF 2



S80°02'55"E  
43.65'  
1/2" IRF  
P.O.C.

S2°14'01"E  
231.96'

S30°43'08"E  
40.70'

S30°43'08"E  
219.34'

1/2" IRF

S0°09'50"W  
604.19'

LOT 1A-1, BLOCK A  
AMENDED PLAT OF THE  
AMENDED PLAT OF  
SOUTHPARK CROSSING  
DOC# 201700228 OPRTC

**10.828 ACRES**  
**471,683 SQ. FT.**

PORTION OF  
LOT 1, BLOCK A  
HOLT CAT SUBDIVISION  
DOC# 201600046 OPRTC

AMENDED PLAT OF  
CROSSING AT ONION  
CREEK SECTION THREE  
AND FOUR DOC#  
200400250 OPRTC

N56°52'33"W  
200.33'

HOLT TEXAS, LTD  
TRACT A  
BASHARA SUBDIVISION  
VOL. 18, PAGE 70 DRTC

S50°15'04"E  
45.79'

1/2" IRF  
1/2" IRF

S14°51'41"E  
104.67'

S37°16'11"E  
73.45'

S7°51'56"E  
149.54'

S62°50'10"E  
237.51'

S44°27'08"E  
109.03'

S16°25'00"E  
82.65'

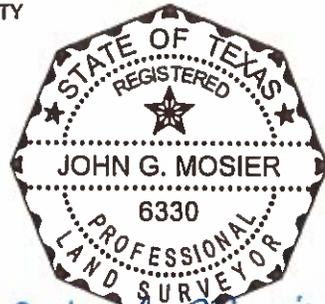
1/2" IR-AXLE-F  
78.14'

1065.06'

N56°52'33"W  
1140.53'

HOLT TEXAS, LTD  
TRACT B  
BASHARA SUBDIVISION  
VOL. 18, PAGE 70 DRTC

- LEGEND**
- ▲ = CALCULATED POINT
  - P.O.C. = POINT OF COMMENCING
  - P.O.B. = POINT OF BEGINNING
  - IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
  - IRFC = IRON ROD W/CAP FOUND
  - 1/2" IRF = 1/2" IRON ROD FOUND
  - 3/4" IRF = 3/4" IRON ROD FOUND
  - DRTC = DEED RECORDS OF TRAVIS COUNTY
  - OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
  - PRTC = PLAT RECORDS TRAVIS COUNTY



*John G. Mosier*  
7/30/2018

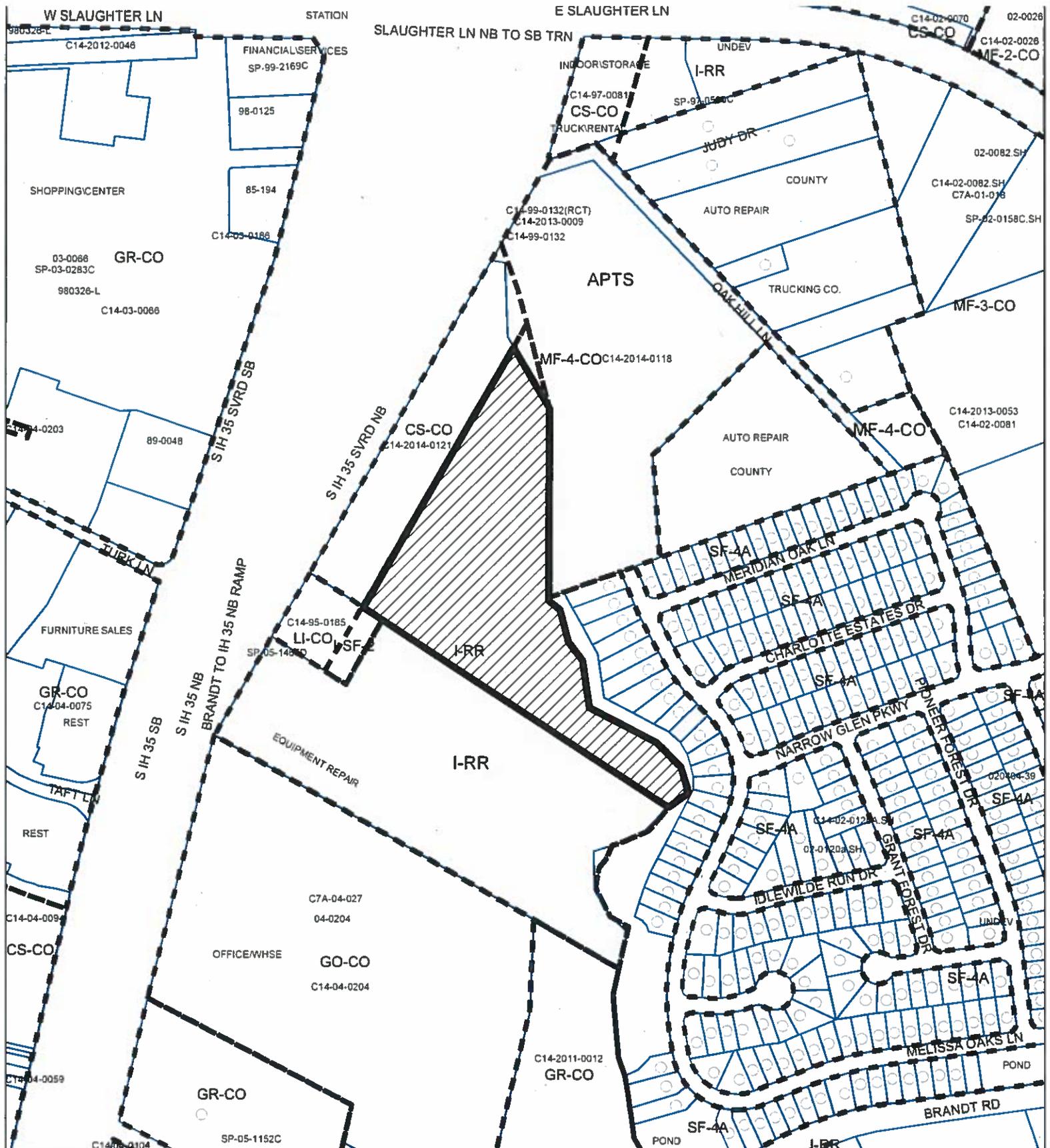
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**AREA TO BE REZONED**  
**10.828 ACRES**  
THE SANTIAGO DEL VALLE SURVEY  
ABSTRACT NO. 24  
THE CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

**Kimley»Horn**

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale 1" = 250'	Drawn by MAV	Checked by JGM	Date JULY 2018	Project No. 069265200	Sheet No. 2 OF 2
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**ZONING**

ZONING CASE#: C14-2018-0106

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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: 12/4/2018