

1 C. A 25-foot wide building setback shall be established and maintained along the
2 southern property line.
3

4 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
5 developed and used in accordance with the regulations established for the limited office
6 (LO) district, mixed use (MU) combining district and other applicable requirements of the
7 City Code.
8

9 **PART 4.** The Property is subject to Ordinance No. 20061116-058 that established zoning
10 for the Pleasant Valley Neighborhood Plan.
11

12 **PART 5.** This ordinance takes effect on _____, 2019.
13

14 **PASSED AND APPROVED**

15
16 §
17 §
18 _____, 2019 § _____
19

Steve Adler
Mayor

20
21
22
23 **APPROVED:** _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

EXHIBIT "A"

2.145-ACRE TRACT, OUT OF
LOT 4, RIVERSIDE FARMS SUBDIVISION,
PLAT NO. 713/93
TRAVIS COUNTY, TEXAS

FIELD NOTES

FIELD NOTES FOR A TRACT OF LAND, CONTAINING 2.145 ACRES OF LAND, OUT OF LOT 4, RIVERSIDE FARMS SUBDIVISION, RECORDED IN VOLUME 713, PAGE 93, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAME BEING OUT OF 2.6286 ACRE TRACT OF LAND CONVEYED TO FRANCISCO COLOP AND ELIZABETH R. COLOP, PER WARRANTY DEED, DOCUMENT NUMBER 2000167766, OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND CONTAINING 2.145 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING POINT being a 2 1/2 inch iron pipe found in concrete on the south right of way line of East Riverside Drive, for the north corner of said 2.6286 acre tract of land, a part of said Lot 4, conveyed to Francisco Colop and Elizabeth R. Colop, per Warranty Deed, Document Number 200167766, of the Official Records of Travis County, Texas, thence S 30°12'40" E, 150.00 feet, along the common property line of Lots 4 and 5, Riverside Farms Subdivision, to a calculated point for the POINT OF BEGINNING:

- 1) THENCE S 62°22'44" E, 140.32 feet, traversing Lot 4, to a calculated point on the west right of way line of Riverside Farms Road, same being the east property line of said 2.6286-acre tract of land;
- 2) THENCE S 30°14'00" W, 670.25 feet, along the west right of way line of Riverside Farms Road, same being the east property line of said 2.6286-acre tract of land, to a 1/2' iron rod set for the south corner of said 2.6286-acre tract of land, same being the south corner of the herein described tract;
- 3) THENCE N 59°46'55" W, 139.94 feet, along the south property line of said 2.6286-acre tract of land, to a 1/2' iron rod set for the west corner of said 2.6286-acre tract of land, same being the west corner of the herein described tract;
- 4) THENCE N 30°12'40" E, 663.89 feet, along the common property line of Lots 4 and 5, to the POINT OF BEGINNING and CONTAINING 2.145 acres of land.

Date Prepared: March 12, 2019

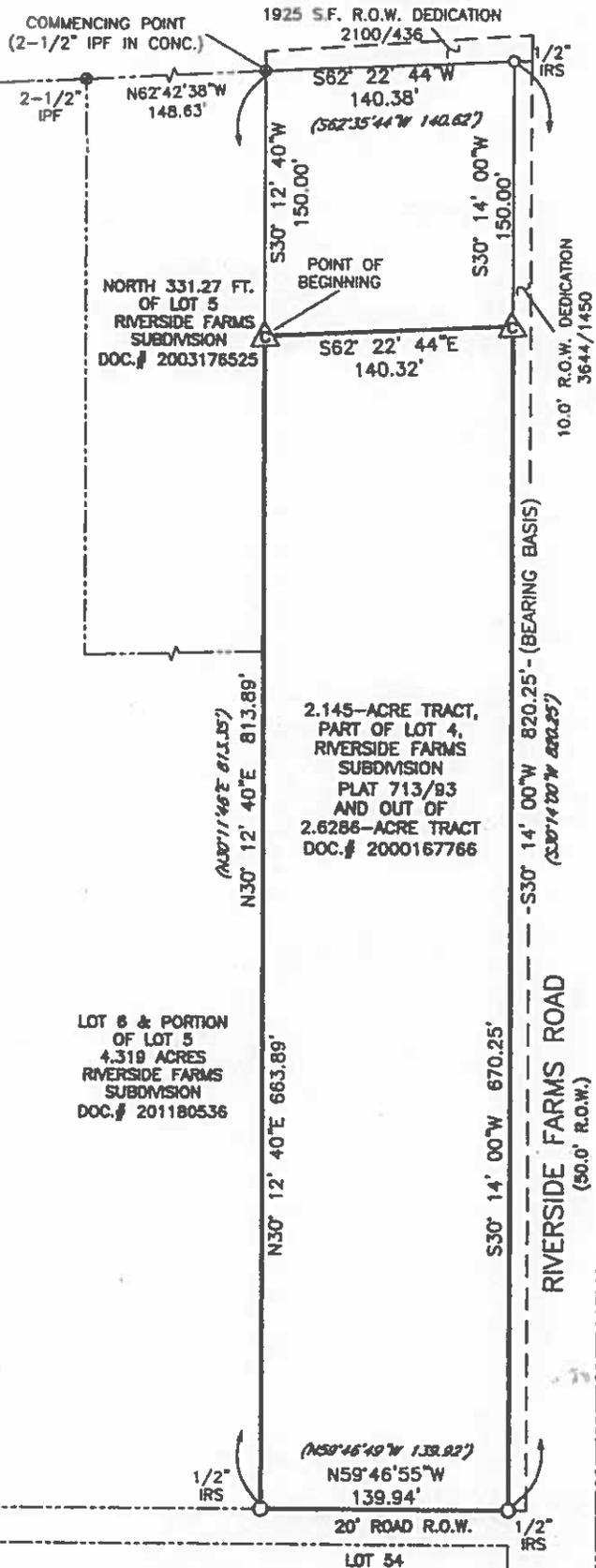


By: _____

I T Gonzalez, R.P.L.S. No. 2780
I T Gonzalez Engineers
3501 Manor Rd
Austin, Tx 78723
512-447-7400

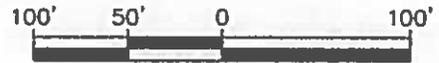
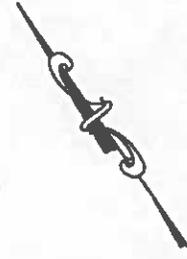
I. T. Gonzalez
3/12/2019

EAST RIVERSIDE DRIVE
(120.0' R.O.W.)



LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- x-x-x- EXISTING FENCE
- ~~~~~ EXISTING ASPHALT
- (xxx) PER RECORD
- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- PROPERTY CORNER SET
- △ CALCULATED POINT



SCALE: 1.0" = 100.0'

SURVEYOR'S CERTIFICATION

The undersigned does hereby certify that this boundary survey, was this day, made on the ground, on the property legally described hereon, and is correct, and there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown here on. This survey was performed with out the benefit of a title search.



I. T. Gonzalez

I.T. GONZALEZ
REGISTERED PROFESSIONAL
LAND SURVEYOR
REG. NO. 2780

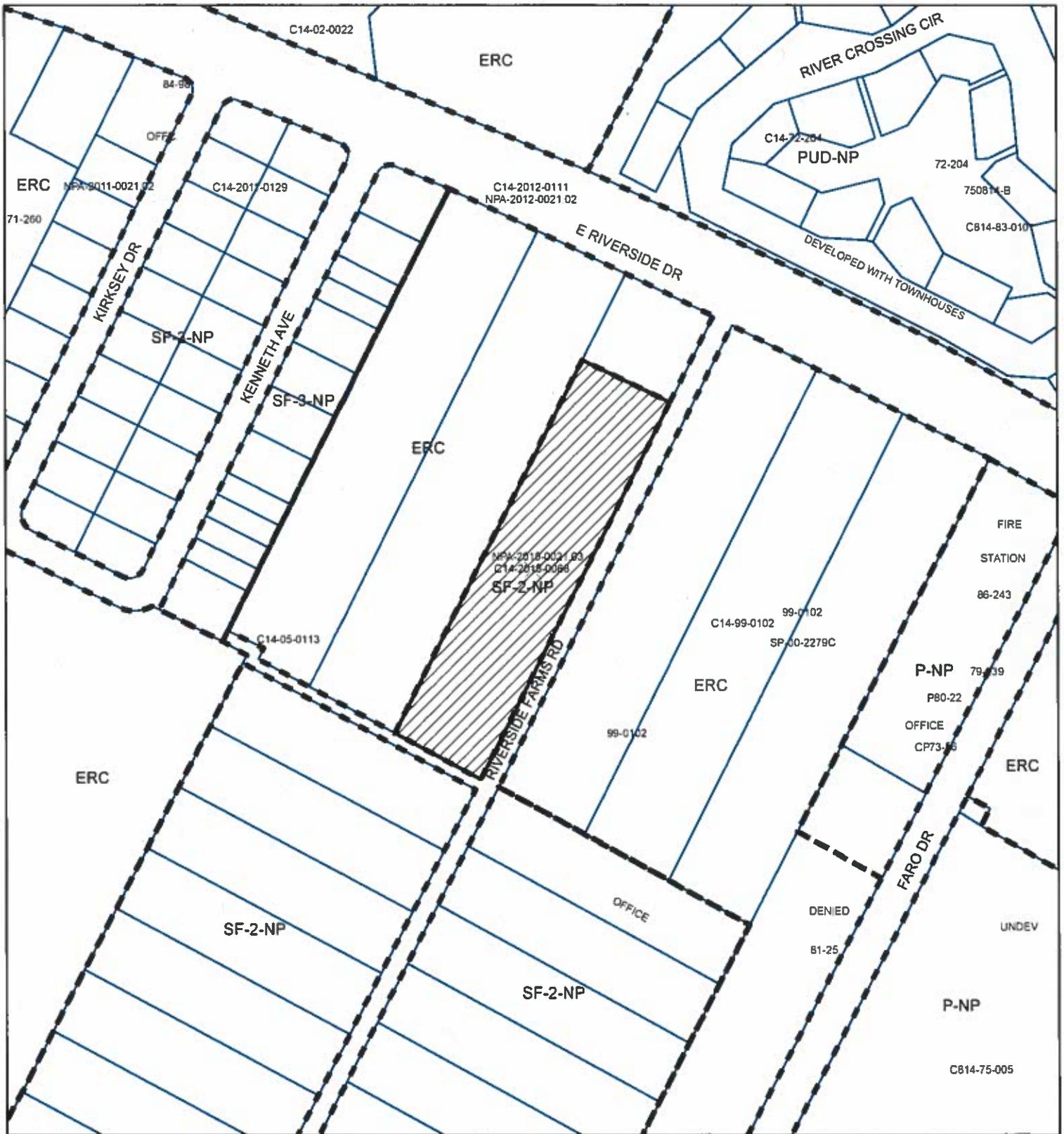
Project No. S19.02.07.01
DATE: 03-12-2019

**BOUNDARY SURVEY - 2.145-ACRE TRACT,
PART OF LOT 4, RIVERSIDE FARMS SUBDIVISION**

**5107 EAST RIVERSIDE DRIVE
AUSTIN, TEXAS 78741**

**ITG I T Gonzalez
Engineers**

SURVEYING FIRM REGISTRATION No. 100573-0
3501 MANOR RD.
(512) 447-7400 AUSTIN, TEXAS 78723 FAX (512) 447-6389



ZONING CASE

Exhibit B

Zoning Case: C14-2018-0088

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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.

