

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 508 KEMP STREET IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) 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-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district on the property described in Zoning Case No. C14-2020-0038, on file at the Housing and Planning Department, as follows:

2.158 acres of land out of Santiago Del Valle Grant situated in Travis County, Texas, said 2.158 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 508 Kemp Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** The Property is subject to Ordinance No. 010927-28 that established zoning for the Montopolis Neighborhood Plan.

**PASSED AND APPROVED**

§§§

Steve Adler  
Mayor

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING ALL THAT TRACT OF LAND CONVEYED TO JOHNNY A. STEEN BY DEED RECORDED IN VOLUME 4999, PAGE 1554, OF THE TRAVIS COUNTY, TEXAS DEED RECORDS; SAID TRACT BEING 2.158 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found for the most westerly corner of said Steen tract, same being the the most northerly corner of that certain tract of land conveyed to Home Trees LLC by deed recorded in Document No. 2014149898, Official Public Records, Travis County, Texas, and being in the southeast line of that certain tract of land conveyed to Ecology Action of Texas by deed recorded in Document No. 2011119592, Official Public Records, Travis County, Texas; for the most westerly corner of the herein described tract;

THENCE, with the northwest line of said Steen tract, and the southeast line of said Ecology Action of Texas tract, the following two (2) courses and distances:


1. N53°30'03"E, 38.97 feet to an iron pin found for an angle point;
2. N54°41'11"E, 174.11 feet to an iron pin set for the most northerly corner of said Steen tract, same being the most easterly corner of of said Ecology Action of Texas tract and being in the southwest line of that certain tract of land conveyed to the City of Austin, for the most northerly corner of the herein described tract;

THENCE, with the northeast line of said Steen tract and the southwest line of said City of Austin tract, S59°22'00"E, 439.20 feet to an iron pin found in the west right-of-way line of Kemp Street, same being the most easterly corner of said Steen tract, and the southeast corner of said City of Austin tract, for the most easterly corner of herein described tract,

THENCE, with the west right-of-way line of said Kemp Street, S30°30'00"W, 194.44 feet to an iron pin found for the most southerly corner of said Steen tract, same being the most easterly corner of said Home Trees LLC tract, for the most southerly corner of the herein described tract;

THENCE, with the southwest line of said Steen tract and the northeast line of said Home Trees LLC tract, N59°25'00"W, 525.76 feet to the POINT OF BEGINING containing 2.158 acres of land.

Dated, this the 24th day of AUGUST, 2019

  
BRYSON SURVEYING CO, INC.  
7525 HIGHWAY 71 W.  
AUSTIN, TX 78735  
512-775-4064  
STEVE BRYSON RPLS 4248  
COPYRIGHT 2019: BRYSON SURVEYING CO, INC.

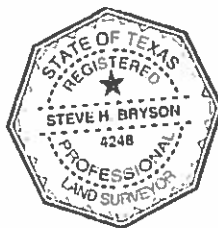


Exhibit A

# SURVEY PLAT OF

Local Address: 508 Kemp Street

Re: \_\_\_\_\_

Legal Description: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING ALL THAT TRACT OF LAND CONVEYED TO JOHNNY A. STEEN BY DEED RECORDED IN VOLUME 4999, PAGE 1554, OF THE TRAVIS COUNTY, TEXAS DEED RECORDS; SAID TRACT BEING 2.158 ACRES OF LAND.

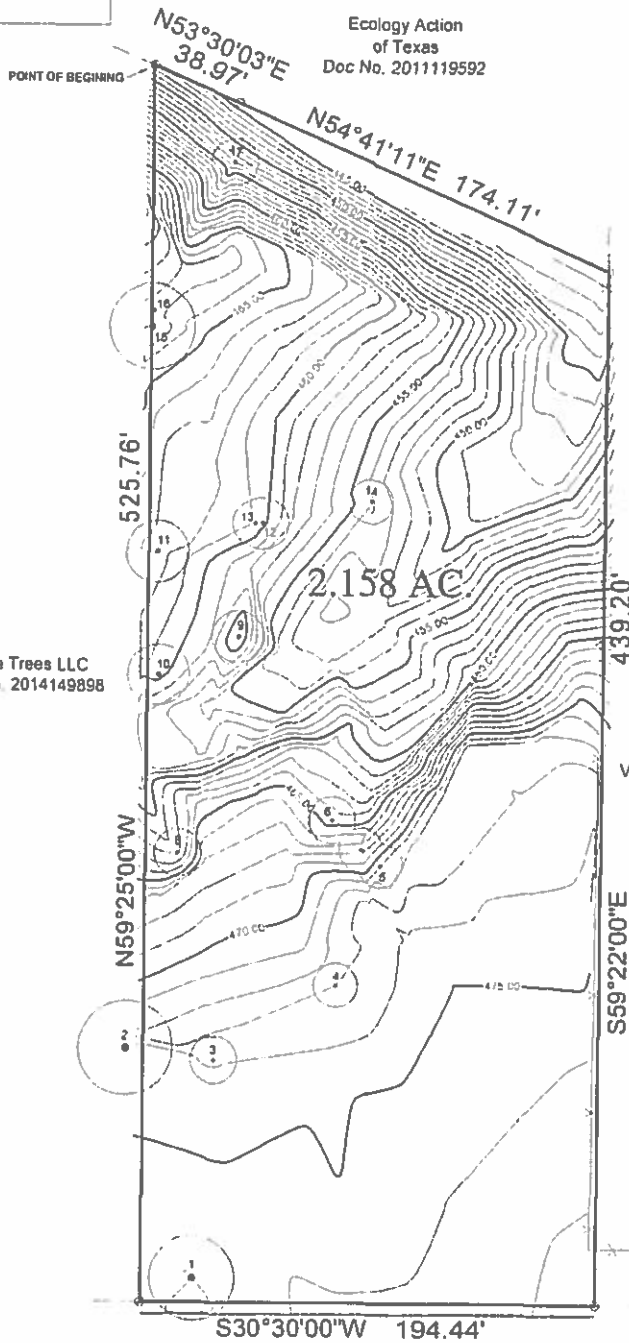
BENCHMARK USED:  
Monument Reference No. L-20-2002  
4" Brass Disk in Southwest Corner of  
the Intersection of Hergatz Lane and  
Herrera Street.  
Elevation = 454.89

Ecology Action  
of Texas  
Doc No. 2011119592

Scale 1" = 60'  
○ = Iron Pin Found  
○ = Iron Pin Set  
—X— Wire Fence

Home Trees LLC  
Doc No. 2014149898

City of Austin  
Vol. 10018 Pg. 255

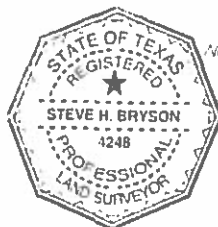


TREE LIST	
Tree #1	36" OAK
Tree #2	40" OAK
Tree #3	20" OAK
Tree #4	19" HACKBERRY
Tree #5	19" OAK
Tree #6	20" OAK
Tree #7	19" ELM
Tree #8	20" ELM
Tree #9	22" OAK
Tree #10	26" OAK
Tree #11	26" OAK
Tree #12	22" OAK
Tree #13	19" OAK
Tree #14	19" ELM
Tree #15	36" TWN OAK
Tree #16	24" OAK
Tree #17	30" ELM

KEMP STREET

Dated, this the 24th day of AUGUST, 2019

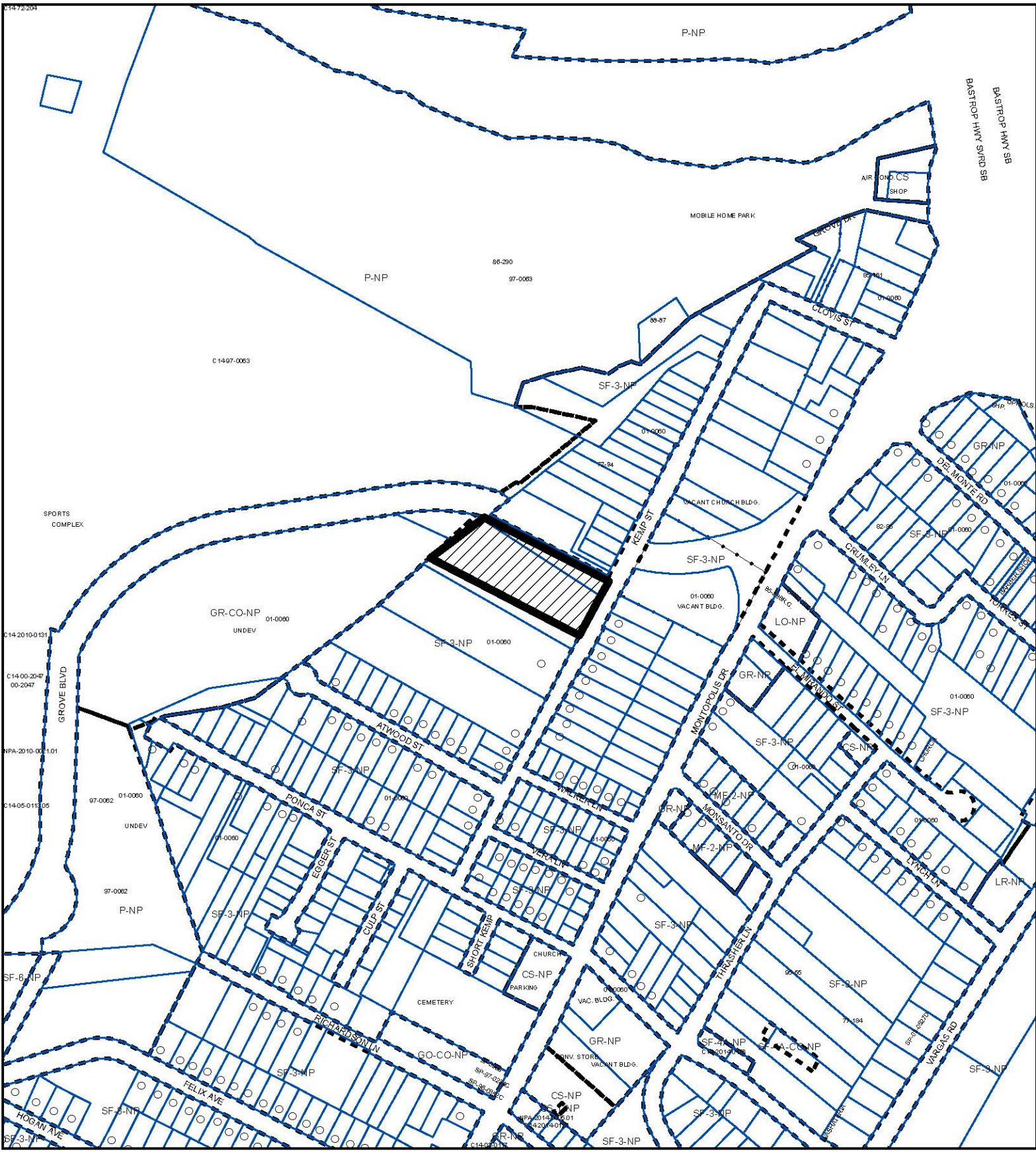
*Steve H. Bryson*  
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AUSTIN, TX 78735  
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



Note: Survey was made without the  
Benefit of a Title Commitment.

Note: Property may be subject to other  
Easements, Restrictions, and Building Lines  
Not Shown on Plat.

JOB NO: 19-785



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

**ZONING CASE#: C14-2020-0038**

**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.



1" = 400'

**Created: 3/19/2020**