

**ORDINANCE NO. 20201210-069**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 316 SAXON LANE AND 6328 EL MIRANDO 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. C14-2020-0044, on file at the Housing and Planning Department, as follows:

2.898 acres of land, more or less, in the Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, said 2.898 acres being described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 316 Saxon Lane and 6328 El Mirando 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.

**PART 3.** This ordinance takes effect on December 21, 2020.

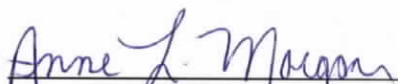
**PASSED AND APPROVED**

December 10, 2020

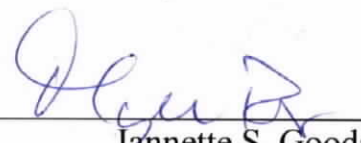
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Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

## Exhibit A

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTH CORNER OF SAID MENDOZA TRACT, SAID IRON ROD BEING THE WEST CORNER OF SAXON LAND, AND BEING ON THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JIMMY BUTLER AND WIFE, MARY BUTLER, AS RECORDED IN VOLUME 7763, PAGE 426, SAID DEED RECORDS:

THENCE NORTH 28° 05' 00" EAST, A DISTANCE OF 37.60 FEET ALONG THE COMMON LINE OF SAID MENDOZA AND GONZALES TRACTS TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE EAST CORNER OF SAID GONZALES TRACT:

TENCE NORTH 21° 00' EAST ALONG THE COMMON LINE OF SAID MENDOZA TRACT AND SAID TRACT 2, PASSING THE EAST CORNER OF SAID TRACT 2 AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EFRAIN CARDENAS, AS RECORDED IN INSTRUMENT NO. 2002122740, SAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 75.31 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MENDOZA AND CAHUENAS TRACTS A TOTAL DISTANCE OF 197.33 FEET TO A POINT FROM WHICH A FENCE CORNER TRACT 2, BEING THE SAME, WILL BE RUN; SAID POINT BEING THE NORTH CORNER OF SAID MENDOZA TRACT AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SANTOS MONREAL, AS RECORDED IN INSTRUMENT NO. 2004199895, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 31° 53' 05" WEST, A DISTANCE OF 231.55 FEET ALONG SAID NORTHWEST LINE TO THE POINT OF BEGINNING AND CONTAINING 107,746 SQUARE FEET OR 2.474 ACRES OF LAND.

316 SAXON LANE  
CITY OF AUSTIN  
DAVIS COUNTY, TEXAS

FIELD: TM	FIELD DATE: 10/07/18
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TBM = TEMPORARY BENCHMARK  
CONTOUR INTERVAL EQUALS ONE FOOT.  
ELEVATIONS ARE BASED ON BENCHMARK "L-19-2001" WITH AN ELEVATION OF 479.85' (NAVD 1988)  
THIS PROPERTY IS AFFECTED BY THE FOLLOWING:  
1100-CLARKET EASEMENT, DEC. NO. 1999156395, O.P.R.T.C.T.  
1101-IN ANKET EASEMENT, DEC. NOS. 2000029760 & 2000025346, O.P.R.T.C.T.

## FEMA NOTE

**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. 13050C02. J. DATED JANUARY 8, 2014.

### SLAVEWORK'S CONTINUING ATTACK

[illegible]

## GENERAL NOTES:

THE BASIS OF BR340 FOR THIS SURVEY IS THE HIGHWAY DATA PROVIDED ON THE DEED  
RECORDED IN DEED 77310, PAGES 231, 232, 233.

1. THERE ARE NO OTHER EASEMENTS OR PREVIOUS SURVEYS OF COMICES MAY BE  
MEANINGFUL.

2. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE MARINE CLUB, MOHAWKE COMPANY, TITLE  
OF NUMBERED LOTS.

3. THE SURVEY IS SUBJECT TO THE RIGHTS OF WAY OR OTHER LOCATABLE, MAPPING OR RECORD  
SHOWING ON NOTATION HEREIN SHOWING HOW THE HIGHWAY PASSES THE VESTING DEEDS OF THE  
PROPERTY AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE  
SURVEY AND ARE BEING SUBMITTED TO THE COMICES COUNTY CLERK FOR RECORDING.  
FURTHER SURVEYING MARCHING INFORMATION IS NOT TO THE ACCURACY OF COURSE, LENGTH OR  
DIRECTION OF THE SURVEYED LINES. THE SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF  
WAY OR OTHER LOCATABLE, MAPPING OR RECORD SHOWING ON NOTATION HEREIN SHOWING  
HOW THE PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.

4. THE SURVEY IS NOT TO BE USED FOR CONVEYANCE PURPOSES.

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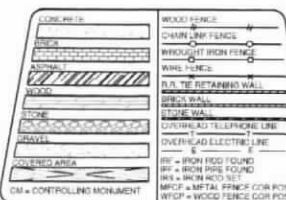
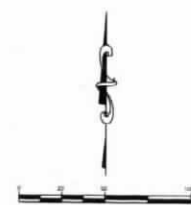
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Robert T. Pauley, Jr.  
Registered Professional Land Surveyor

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Firm Registration No. 101462



BEING A 0.424 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SAXON ACRES, L.L.C. AS RECORDED IN INSTRUMENT NO. 2019012237, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 1/2 INCH IRON PIPE FOUND AT THE COMMON CORNER OF SAID SAXON TRACT, THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PAUL ARREBALO AND WIFE, MARIA T. ARREBALO, AS RECORDED IN VOLUME 3269, PAGE 1771, SAID DEED RECORDS, THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT IV TO VARGAS PROPERTIES I, LTD., AS RECORDED IN VOLUME 12842, PAGE 557, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN SAID VARGAS DEED AS TRACT V;

THENCE NORTH 46° 25' 55" WEST, A DISTANCE OF 22.86 FEET ALONG THE COMMON LINE OF SAID SAXON AND AREBALO TRACTS TO A 1/2-INCH IRON ROD FOUND AT THE MOST SOUTHERLY WEST CORNER OF SAID SAXON TRACT AND THE SOUTH CORNER OF EL MIRANDO SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS; ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 201800307, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 42° 49' 07" EAST, A DISTANCE OF 95.50 FEET ALONG THE COMMON LINE OF SAID SAXON TRACT AND SAID EL MIRANDO SUBDIVISION TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID EL MIRANDO SUBDIVISION:

THENCE NORTH 47° 22' 22" WEST ALONG SAID COMMON LINE, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID EL MIRANDO SUBDIVISION AT A DISTANCE OF 124.85 FEET AND CONTINUING ALONG THE MOST NORTHEASTERLY SOUTHWEST LINE OF SAID SAXON TRACT 1.01AL DISTANCE OF 263.83 FEET TO A 1/2-INCH IRON ROD FOUND AT THE MOST NORTHERLY WEST CORNER OF SAID SAXON TRACT, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO ERNESTINE FISHER, AS RECORDED IN VOLUME 11609, PAGE 211, AFORESAID REAL PROPERTY RECORDS (DESCRIBED BY METES AND BOUNDS IN VOLUME 1847, PAGE 173, AFORESAID DEED RECORDS):

THENCE NORTH 36° 04' 06" EAST, A DISTANCE OF 80.85 FEET ALONG THE COMMON LINE OF SAID SAXON AND FISHER TRACTS TO A 3-4-INCH IRON PIPE FOUND AT THE NORTH CORNER OF SAID SAXON TRACT AND THE EAST CORNER OF SAID FISHER TRACT, SAID IRON PIPE BEING ON THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO JOSE MENDOZA, AS RECORDED IN VOLUME 11601, PAGE 70, SAID REAL PROPERTY RECORDS (DESCRIBED BY METES AND BOUNDS IN VOLUME 7370, PAGE 231, SAID DEED RECORDS);

THENCE SOUTH 47° 42' 00" EAST ALONG THE COMMON LINE OF SAID SAXON AND MENDOZA TRACTS, PASSING A 1/4-INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID MENDOZA TRACT AT A DISTANCE OF 253.02 FEET AND CONTINUING ALONG THE NORTHEAST LINE OF SAID SAXON TRACT A TOTAL DISTANCE OF 275.58 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID SAXON TRACT AND THE MOST SOUTHERLY NORTH CORNER OF AFORESAID TRACT IV:

THENCE SOUTH 36° 15' 49" WEST, A DISTANCE OF 158.43 FEET (DEED = 161.77 FEET) ALONG THE COMMON LINE OF SAID SAXON TRACT AND SAID TRACT IV TO THE POINT OF BEGINNING AND CONTAINING 18.483 SQUARE FEET OR 0.424 OF ONE ACRE OF LAND.

TBM = TEMPORARY BENCHMARK.  
CONTOUR INTERVAL EQUALS ONE FOOT.  
ELEVATIONS ARE BASED ON BENCHMARK "L-19-2091" WITH AN ELEVATION OF 479.88' (NAVD 1988).  
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:  
EASEMENT, VOL. 787, PG. 327, VOL. 8858, PG. 2024, D.R.T.C.T.

## FEMA NOTE

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. 48453C000, DATED JANUARY 9, 2015.

## SURVEYING CERTIFICATION

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE CHAINED, UNCHAINED SUPERSEDES AND  
 NARRATES 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,  
 INTERUSION OR PROHIBITION. EXCEPT AS SHOWN THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION  
 PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE  
 COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN  
 HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL  
 EASEMENTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEEDS REFERENCED HEREON.

## GENERAL NOTES:

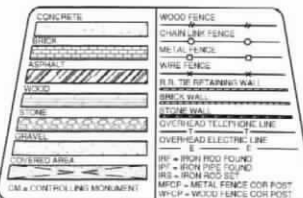
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 RESTRICTIONS, EXCEPT AS SHOWN, FENCES MAY BE  
 OF THE NAMED CLIENT MORTGAGE COMPANY, TITLE  
 OF-OR MAY OR OTHER LOCATING MATTERS OF RECORD  
 FROM THE RECORDED ROLL, THE VESTING DEEDS, OR THE  
 ALL SUCH ITEMS WERE OBTAINED DURING THE  
 BY THE CLIENT/COMPANY, LISTED HEREON.  
 TO THE ACCURACY OR COMPLETENESS OF SUCH  
 OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR  
 OR ASSOCIATIONS.  
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 OR CREDITARY MATTERS, TALK, LINE, TOWER OR  
 ANY OTHER ENVIRONMENTAL OR GEOLOGICAL  
 AIR, BASED ON FIELD LOCATIONS OF VESSELS ABOVE  
 IMPROVEMENTS TO THE PROPERTY, THE  
 FROM THE EXACT LOCATION OF SURFACE  
 INSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.  
 BY NO SCALE, AND MAY HAVE BEEN MADE WITH THE

6328 EL MIRANDO STREET  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

PREMIER JOB #: 18-09899TOPOTS

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FIELD: TM	FIELD DATE: 03/18/19
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Premier

5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
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TIME TABLE			
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20	1 <sup>st</sup> 4 <sup>th</sup> 8 <sup>th</sup> 12 <sup>th</sup> HADACHYRIS	150	5 <sup>th</sup> 4 <sup>th</sup> HADACHYRIS
21	1 <sup>st</sup> 4 <sup>th</sup> 8 <sup>th</sup> 12 <sup>th</sup> HADACHYRIS	151	6 <sup>th</sup> 4 <sup>th</sup> HADACHYRIS
22	1 <sup>st</sup> 4 <sup>th</sup> 8 <sup>th</sup> 12 <sup>th</sup> HADACHYRIS	152	7 <sup>th</sup> 4 <sup>th</sup> HADACHYRIS
23	1 <sup>st</sup> 4 <sup>th</sup> 8 <sup>th</sup> 12 <sup>th</sup> HADACHYRIS	153	8 <sup>th</sup> 4 <sup>th</sup> HADACHYRIS
24	1 <sup>st</sup> 4 <sup>th</sup> 8 <sup>th</sup> 12 <sup>th</sup> HADACHYRIS	154	9 <sup>th</sup> 4 <sup>th</sup> HADACHYRIS
25	1 <sup>st</sup> 4 <sup>th</sup> 8 <sup>th</sup> 12 <sup>th</sup> HADACHYRIS	155	10 <sup>th</sup> 4 <sup>th</sup> HADACHYRIS
26	1 <sup>st</sup> 4 <sup>th</sup> 8 <sup>th</sup> 12 <sup>th</sup> HADACHYRIS	156	11 <sup>th</sup> 4 <sup>th</sup> HADACHYRIS
27	1 <sup>st</sup> 4 <sup>th</sup> 8 <sup>th</sup> 12 <sup>th</sup> HADACHYRIS	157	12 <sup>th</sup> 4 <sup>th</sup> HADACHYRIS
28	1 <sup>st</sup> 4 <sup>th</sup> 8 <sup>th</sup> 12 <sup>th</sup> HADACHYRIS	158	1 <sup>st</sup> 4 <sup>th</sup> HADACHYRIS
29	1 <sup>st</sup> 4 <sup>th</sup> 8 <sup>th</sup> 12 <sup>th</sup> HADACHYRIS	159	2 <sup>nd</sup> 4 <sup>th</sup> HADACHYRIS
30	1 <sup>st</sup> 4 <sup>th</sup> 8 <sup>th</sup> 12 <sup>th</sup> HADACHYRIS	160	3 <sup>rd</sup> 4 <sup>th</sup> HADACHYRIS



## ZONING

ZONING CASE#: C14-2020-0044

Exhibit B



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

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