

1 **PART 4.** This ordinance takes effect on _____, 2021.

2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2021 § _____

8 Steve Adler
9 Mayor

10
11
12 **APPROVED:** _____ **ATTEST:** _____
13 Anne L. Morgan Jannette S. Goodall
14 City Attorney City Clerk
15

DRAFT

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.8064 ACRES (35,128 SQUARE FEET) OUT OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6, OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT A-1, BLOCK “A”, KAY CHRISTIAN CARTER SUBDIVISION NO. 2, A SUBDIVISION RECORDED IN DOCUMENT NO. 199900237 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID LOT A-1 CONVEYED TO BARRY & ROBIN WURZEL & BRW HOLDINGS LLC IN DOCUMENT NO. 2017130758 (O.P.R.T.C.T.), SAID 0.8064 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

BEGINNING, at a 1/2-inch iron rod with “Chaparral” cap found in the south line of a called 10.00 acres tract conveyed to Metropolitan Community Church of Austin Inc in Document No. 1999068370 (O.P.R.T.C.T.), being the northeast corner of Lot B-1 of said Kay Christian Carter Subdivision No. 2 conveyed to Maria Salud Otiz in Document No. 2015069434 (O.P.R.T.C.T.), and being the most northerly northwest corner of said Lot A-1, and being the northwest corner and **POINT OF BEGINNING** hereof, from which a cotton spindle found in the east right-of-way line of South First Street (right-of-way varies), being the northwest corner of said Lot B-1, and being the southwest corner of said Metropolitan Community Church of Austin tract, bears, N88°49’00”E, a distance of 182.55 feet;

THENCE, leaving the east line of said Lot B-1, with the common line of said Lot A-1 and said Metropolitan Community Church of Austin tract, N88°49’00”E, a distance of **296.83** feet to a 1/2-inch iron rod found for the northeast corner hereof, being in the south line of said Metropolitan Community Church of Austin tract, and being the northeast corner of said Lot A-1, and being the northwest corner of a called 3.2400 acres tract conveyed to BRW Holdings LLC in Document No. 2015185369 (O.P.R.T.C.T.);

THENCE, leaving the south line of said Metropolitan Community Church of Austin tract, with the common line of said Lot A-1 and said BRW Holdings tract the following two (2) courses and distances:

- 1) **S27°52’48”W**, a distance of **100.83** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **S27°25’34”W**, a distance of **33.59** feet to a calculated point for the southeast corner hereof;

THENCE, leaving the west line of said BRW Holdings tract, over and across said Lot A-1 the following four (4) courses and distances:

- 1) **S85°50’44”W**, a distance of **93.76** feet to a calculated point for an angle point hereof,
- 2) **N04°09’16”W**, a distance of **10.00** feet to a calculated point for an angle point hereof,
- 3) **S85°50’44”W**, a distance of **205.44** feet to a calculated point for the southwest corner hereof,

- 4) **N27°33'50"E**, passing at a distance of 39.67 feet an iron rod with “Chaparral” cap found for the southeast corner of said Lot B-1, in all a distance of **140.45** feet to the **POINT OF BEGINNING** and containing 0.8064 Acres (35,128 Square Feet) more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000048719237. See attached sketch (reference drawing: 01178.dwg.)

TCAD Parcel #920966
COA Grid #F-14





Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

5/4/2021

METROPOLITAN COMMUNITY
 CHURCH OF AUSTIN INC
 CALLED 10.00 ACRES
 DOC. NO. 1999068370
 O.P.R.T.C.T.

[A]

[N89°09'44"E 182.66']
 [N88°49'00"E 182.55']

P.O.B.
 GRID N: 10036923.52
 GRID E: 3097833.79

(N88°47'58"E 296.60')
 N88°49'00"E 296.83'

[B]

N27°33'50"E 140.45'
 39.67'
 N27°33'50"E 100.78'
 [N29°40'39"E 100.86']

ZONING EXHIBIT
 0.8064 ACRE(S)
 35,128 SQUARE FEET

S27°52'48"W 100.83'
 (S27°44'01"W 100.94')
 [S29°53'26"W 100.99']

S85°50'44"W 205.44' L2
 S85°50'44"W 93.76'

LOT A-1, BLOCK "A"
 KAY CHRISTIAN CARTER
 SUBDIVISION NO. 2
 DOC. NO. 199900237, O.P.R.T.C.T.
 OWNER: BARRY & ROBIN WURZEL &
 BRW HOLDINGS LLC
 DOC. NO. 2017130758, O.P.R.T.C.T.

BRW HOLDINGS LLC
 CALLED 3.2400 ACRES
 DOC. NO. 2015185369
 O.P.R.T.C.T.

WILLIAM CANNON
 LEAGUE
 SURVEY NO. 19
 ABSTRACT NO. 6



ZONING EXHIBIT
0.8064 ACRES
City of Austin,
Travis County, Texas



A Limited Liability Company
 PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	5/4/2021
Project:	01178
Scale:	1" = 60'
Reviewer:	PRB
Tech:	JB
Field Crew:	JO/MW
Survey Date:	FEB. 2021
Sheet:	1 OF 2

LEGEND

- PROPERTY LINE
- - - - - EXISTING PROPERTY LINES
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ◐ IRON ROD WITH "CHAPARRAL" CAP FOUND (UNLESS NOTED)
- ⊗ COTTON SPINDLE FOUND
- △ CALCULATED POINT
- DOC. # DOCUMENT NUMBER
- VOL./PG. VOLUME, PAGE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- [.....] RECORD INFORMATION PER PLAT DOC. NO. 199900237
- (.....) RECORD INFORMATION PER PLAT DOC. NO. 201600090

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S27°25'34"W	33.59'
L2	N04°09'16"W	10.00'

[A]
SOUTH FIRST STREET
(R.O.W. VARIES)

[B]
LOT B-1, BLOCK "A"
KAY CHRISTIAN CARTER
SUBDIVISION NO. 2
DOC. NO. 199900237
O.P.R.T.C.T.
OWNER: MARIA SALUD ORTIZ
DOC. NO. 2015069434
O.P.R.T.C.T.

TCAD PARCEL # 920966
 COA GRID # F-14



Jason Ward

5/3/2021

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000048719237.

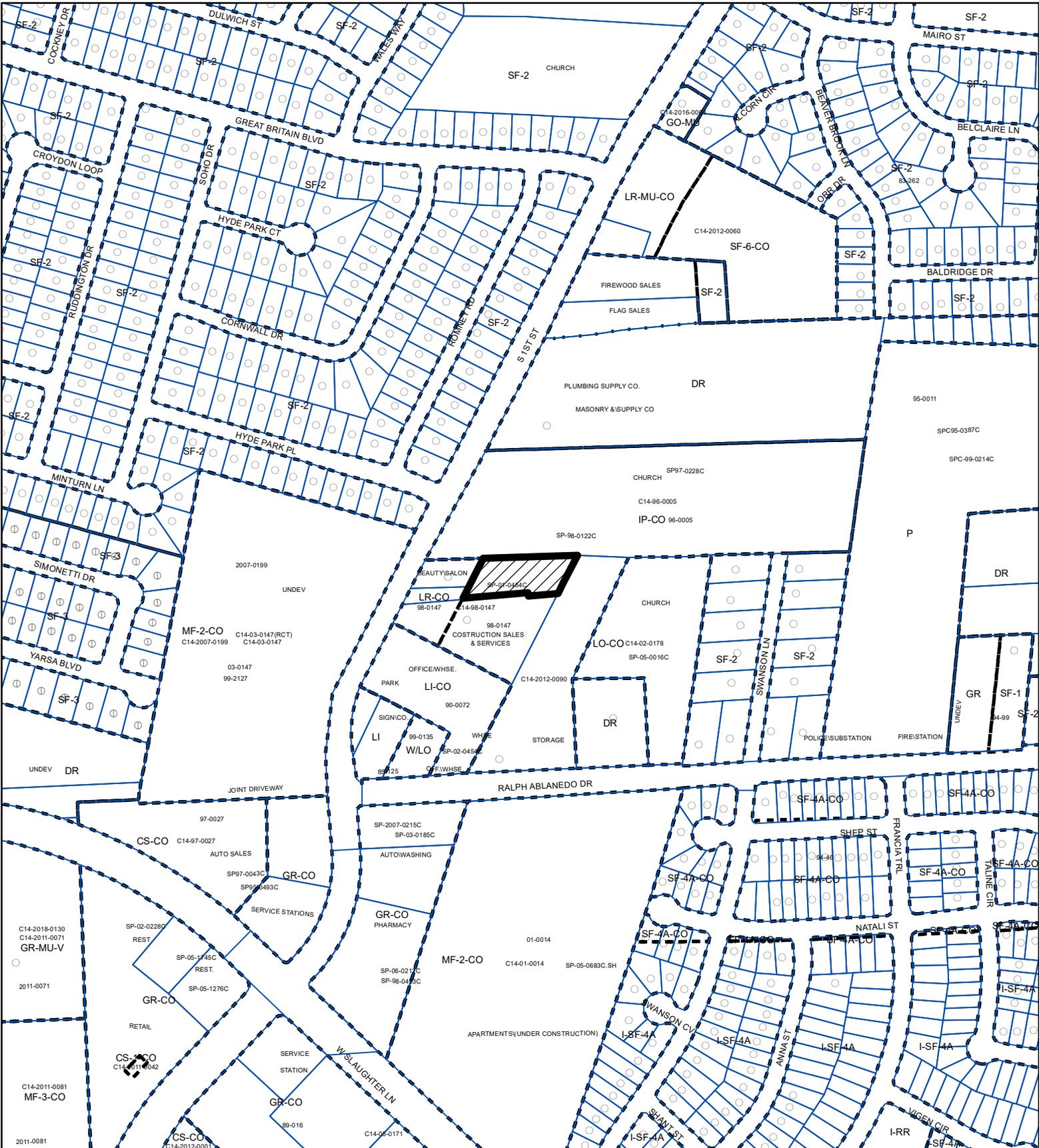
2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

ZONING EXHIBIT
0.8064 ACRES
City of Austin,
Travis County, Texas

A Limited Liability Company

PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	5/4/2021
Project:	01178
Scale:	1" = 60'
Reviewer:	PRB
Tech:	JB
Field Crew:	JO/MW
Survey Date:	FEB. 2021
Sheet:	2 OF 2



ZONING

ZONING CASE#: C14-2021-0108

Exhibit B



-  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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 6/30/2021