

ORDINANCE NO. 20220303-059

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3501, 3509, 3511, 3525, AND 3535 EAST 7TH STREET AND 621 GUNTER STREET IN THE GOVALLE/JOHNSTON TERRACE COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-V-CO-NP) COMBINING DISTRICT, GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-CO-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 general commercial services-vertical mixed use building-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district and general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0124, on file at the Housing and Planning Department, as follows:

Tract 1: Metes and bounds description of 0.24 acres of land, out of Outlot 17, Division "A", in the City of Austin, Travis County, Texas and being a portion of Tracts 1 and 3 described in a Corrected Warranty Deed recorded in Volume 8948, Page 404, Real Property Records of Travis County, Texas, said 0.24 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2: Metes and bounds description of 0.15 acres of land, out of Outlot 17, Division "A", in the City of Austin, Travis County, Texas and being all of Tract 2 and a portion of Tract 3 described in a Corrected Warranty Deed recorded in Volume 8948, Page 404, Real Property Records of Travis County, Texas, said 0.15 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance, and

Tract 3: Metes and bounds description of 0.467 acres of land, out of Outlot 17, Division “A”, in the City of Austin, Travis County, Texas and being all of Tract called 20,366 square feet of land conveyed to Elena Herrera Family Bypass Trust by Trustee’s Distribution Deed recorded in Document No. 2019008859, Official Public Records of Travis County, Texas, said 0.467 acres of land being more particularly described by metes and bounds in **Exhibit “C”** incorporated into this ordinance, and

Tract 4: Metes and bounds description of 0.169 acres of land, being a portion of Lot 1, Pipkin Addition No. Four, a subdivision recorded in Book 4, Page 180, Plat Records of Travis County, Texas, and being all of that tract conveyed to Elena Herrera Family Bypass Trust By Trustee’s Distribution Deed recorded in Document No. 2019008858, Official Public Records of Travis County, Texas, said 0.169 acres of land being more particularly described by metes and bounds in **Exhibit “D”** incorporated into this ordinance, and

Tract 5: Metes and bounds description of 0.449 acres of land, being Lot 2 and part of Lots 3 and 4, Pipkin Addition No. 4, a subdivision recorded in Book 4, Page 180 of the Plat Records of Travis County, Texas, and being all of that tract conveyed to Elena Herrera Family Bypass Trust By Trustee’s Distribution Deed recorded in Document No. 2019008857, Official Public Records of Travis County, Texas, said 0.449 acres of land being more particularly described by metes and bounds in **Exhibit “E”** incorporated into this ordinance, and

Tract 6: Metes and bounds description of 0.231 acres of land, being a part of Outlot 17, Division “A”, and being a part of that 3.95 acres of land described in Deed of Conveyance recorded in Volume 8733, Page 166, Travis County Deed Records, said 0.231 acres of land being more particularly described by metes and bounds in **Exhibit “F”** incorporated into this ordinance, (all 6 tracts collectively referred to as the “Property”),

locally known as 3501, 3509, 3511, 3525, and 3535 East 7TH Street and 621 Gunter Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “G”**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) The following uses are prohibited uses on the Property:

Adult-oriented businesses
Kennels

Campground
Pawn shop services

Vehicle storage

(B) The following uses are conditional uses of the Property:

Agricultural sales and services

Construction sales and services

Equipment sales

Limited warehousing and distribution

Building maintenance services

Equipment repair services

Laundry services

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 030327-11a that established zoning for the Govalle Neighborhood Plan.

PART 5. This ordinance takes effect on March 14, 2022.

PASSED AND APPROVED

March 3, 2022

§
§
§

Steve Adler
Mayor

APPROVED:

Anne L. Morgan
City Attorney

ATTEST:

Myrna Rios
City Clerk

EXHIBIT "A"

FIELD NOTES DESCRIBING 0.24 OF AN ACRE OF LAND OUT OF OUTLOT 17 DIVISON A IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF TRACTS 1 AND 3 DESCRIBED IN A CORRECTED WARRANTY DEED RECORDED IN VOLUME 8948, PAGE 404 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT PROPERTY CONVEYED TO EL OTRO LADO INC. IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2011026175 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail found in the existing south right of way line of East 7th Street same being the northwest corner of that 0.15 acre tract conveyed to El Otro Lado Inc. recorded in Document No. 2011026175 of the Official Public Records of Travis County, Texas for the northwest corner hereof;

THENCE along the west line of the 0.15 acre tract and the east line of the herein described tract S 22° 32' 49" West 20.63 feet to a mag nail found in the proposed south right of way line of East 7th Street and S 23° 24' 46" W, 107.16 feet to a capped iron rod set in the north line of the Ernesto B. Herrera and Roberto Eulalio Trust described in Document No. 2017026923 of the Official Public Records of said County for the southeast corner hereof;

THENCE along the north line of the above described tract and the south line of the herein described tract N 66° 58' 58" W, 75.08 feet to a capped iron rod set in the east right of way line of Gunther Street for the southwest corner hereof same being the northwest corner of the Herrera And Eulalio Trust tract;

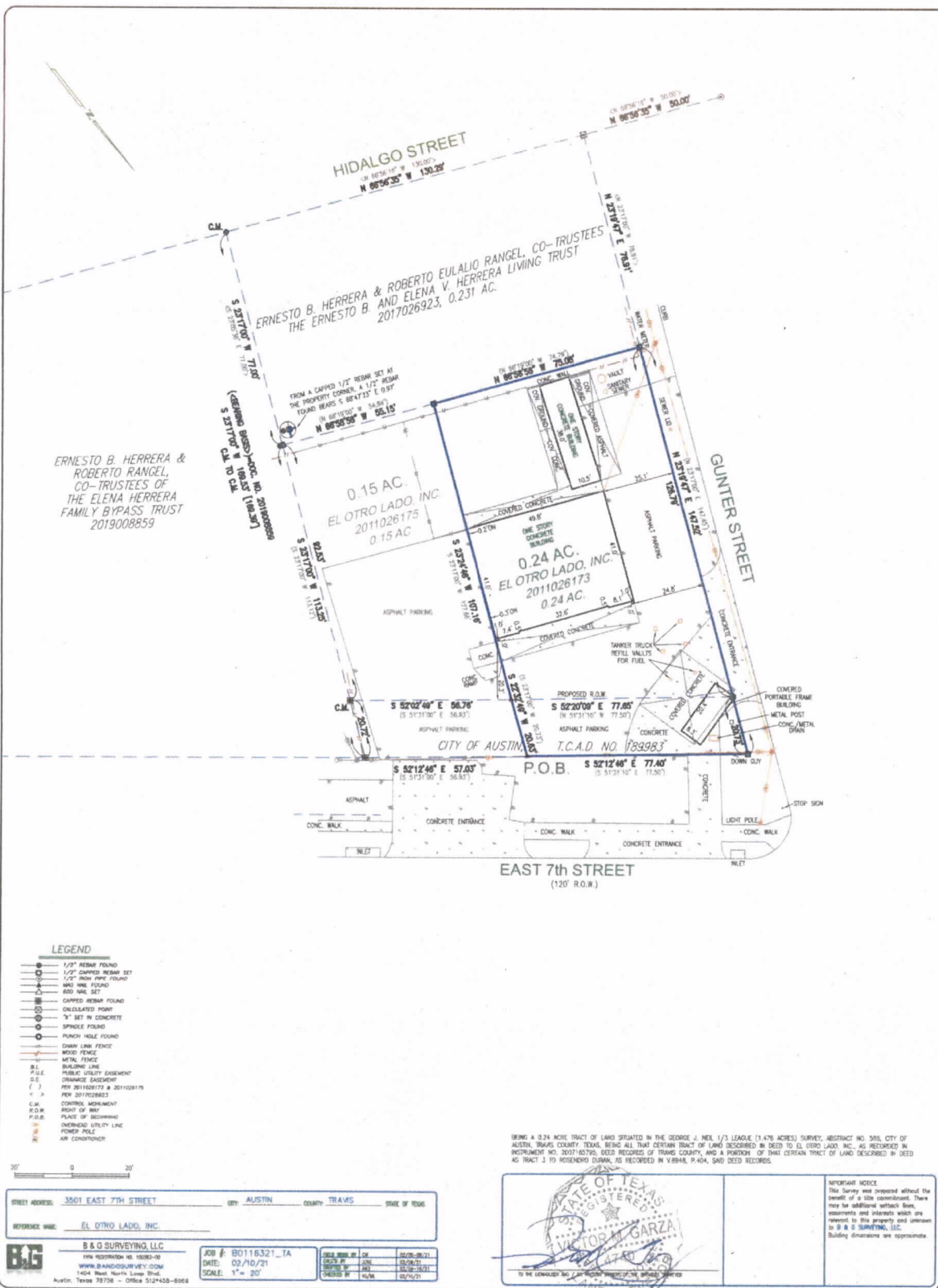
THENCE along the east right of way line of Gunther Street N 23° 19' 47" E, 126.79 feet to an "X" set in concrete in the proposed south right of way line of East 7th Street in all a total distance of 147.52 feet to a capped iron rod set to the existing south right of way line of East 7th Street for the northwest corner hereof;

THENCE along the existing south right of way line of East 7th Street S 52° 12' 46" E, 77.40 feet to the **Place of Beginning** and containing 0.24 of an acre of land, more or less.


Victor M. Garza R.P.L.S. 6740

2/22/21
Date

B&G Surveying, LLC
1404 W. North Loop Blvd.
Austin, TX 78756
512-458-6969
www.bandgsurvey.com
Firm Registration No. 100363-00
B0116321



FIELD NOTES DESCRIBING 0.15 OF AN ACRE OF LAND OUT OF OUTLOT 17 DIVISION A IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING ALL OF TRACT 2 AND A PORTION OF TRACT 3 DESCRIBED IN A CORRECTED WARRANTY DEED RECORDED IN VOLUME 8948, PAGE 404 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT PROPERTY CONVEYED TO EL OTRO LADO INC. IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2011026175 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod found in the existing south right of way line of East 7th Street same being the northwest corner of the Elena Herrera Family Trust described in document no. 2019008859 of the official public records of said County for the northeast corner hereof

THENCE leaving the south right of way line of E 7th Street S 23° 17' 00" W, (Bearing Basis) at 20.72 feet passing a capped iron rod found in the proposed south right of way line of East 7th Street in all a total distance of 113.25 feet to a capped iron rod set for the southeast corner hereof from which a 1/2" iron rod found bears S 68° 47' 23" E, 0.97 feet.

THENCE along the north of Ernesto B. Herrera and the Roberto Eulalio Trustees described in Document No. 2017026923 N 66° 58' 58" W, 55.15 feet to a capped iron rod set for the southwest corner hereof same being the southeast corner of that 0.24 acre tract conveyed to Otro Lado Inc. in document NO. 2011026173.

THENCE along the east line of the 0.24 acre tract and the west line of the herein described tract N 23° 24' 46" E 107.16 feet to a mag nail found in the proposed right of way line of East 7th Street and N 22° 32' 49" E, 20.63 feet to a mag nail found in the existing south right of way line of East 7th Street.

THENCE along the south right of way line of E 7th Street S 52° 13' 46" E, 57.03 feet to the **Place of Beginning** and containing .015 acre of land, more or less.


Victor M. Garza, P.S., No. 4740

2/22/21
Date

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Firm Registration No. 100363-00
B0116421

BEING 0.467 ACRE OF LAND, MORE OR LESS, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF AND A PART OF OUTLOT 17, DIVISION "A", AND BEING ALL OF THAT TRACT CALLED 20,366 SQUARE FEET OF LAND CONVEYED TO THE ELENA HERRERA FAMILY BYPASS TRUST BY TRUSTEE'S DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2019008859 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.467 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rebar found at the intersection of the west line of Lot 1, Pipkin Addition No. Four, a subdivision recorded in Book 4, Page 180 of the Plat Records of Travis County, Texas with the existing south right-of-way line of East 7th Street, said point being the northwest corner of that tract called "a Portion of Lot 1, Pipkin Addition No. Four" (0.169 acre this day surveyed) conveyed to the Elena Herrera Family Bypass Trust by Trustee's Distribution Deed recorded in Document No. 2019008858 of the Official Public Records of Travis County, Texas;

THENCE S 23°13'14" W, with the west line of said Lot 1, and said Elena Herrera Family Bypass Trust tract (0.169 acre this day surveyed), a distance of 20.75 feet to a cotton spindle set for the **PLACE OF BEGINNING** and northeast corner hereof;

THENCE S 23°13'14" W, continuing with the west line of said Lot 1, and said Elena Herrera Family Bypass Trust tract (0.169 acre this day surveyed), a distance of 134.17 feet ½" iron rebar set with cap stamped "B & G Surveying" in the north right-of-way line of Hidalgo Street at the southwest corner of said Elena Herrera Family Bypass Trust tract (0.169 acre this day surveyed), for the southeast corner hereof;

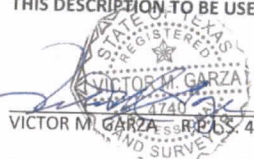
THENCE N 66°19'35" W, following said north right-of-way line of Hidalgo Street, a distance of 134.22 feet to a cotton spindle found at the southwest corner of the herein Elena Herrera Family Bypass Trust tract, same being the southeast corner of that tract called 0.231 acre of land conveyed to the Ernesto B. and Elena V. Herrera Family Trust by General Warranty Deed recorded in Document No. 2017026923, Official Public Records of Travis County, Texas, for the southwest corner hereof;

THENCE N 23°20'07" E, leaving said right-of-way with the west line of said tract containing 20,366 square feet and the east line of said Ernesto B. and Elena V. Herrera Family Trust, and continuing with the west line of said El Otro Lado, Inc tract, a distance of 169.52 feet to a cotton spindle set at the northwest corner of said tract containing 20,366 square feet, same being the southwest corner of a tract conveyed to the City of Austin for right-of-way (recording information unknown, for the northwest corner hereof;

THENCE S 51°33'41" E, with the existing south right-of-way line of East 7th Street and the north line of said Elena Herrera Family Bypass Trust tract containing 20,366 square feet, a distance of 138.74 feet to the **PLACE OF BEGINNING** and containing 0.467 acre of land more or less.

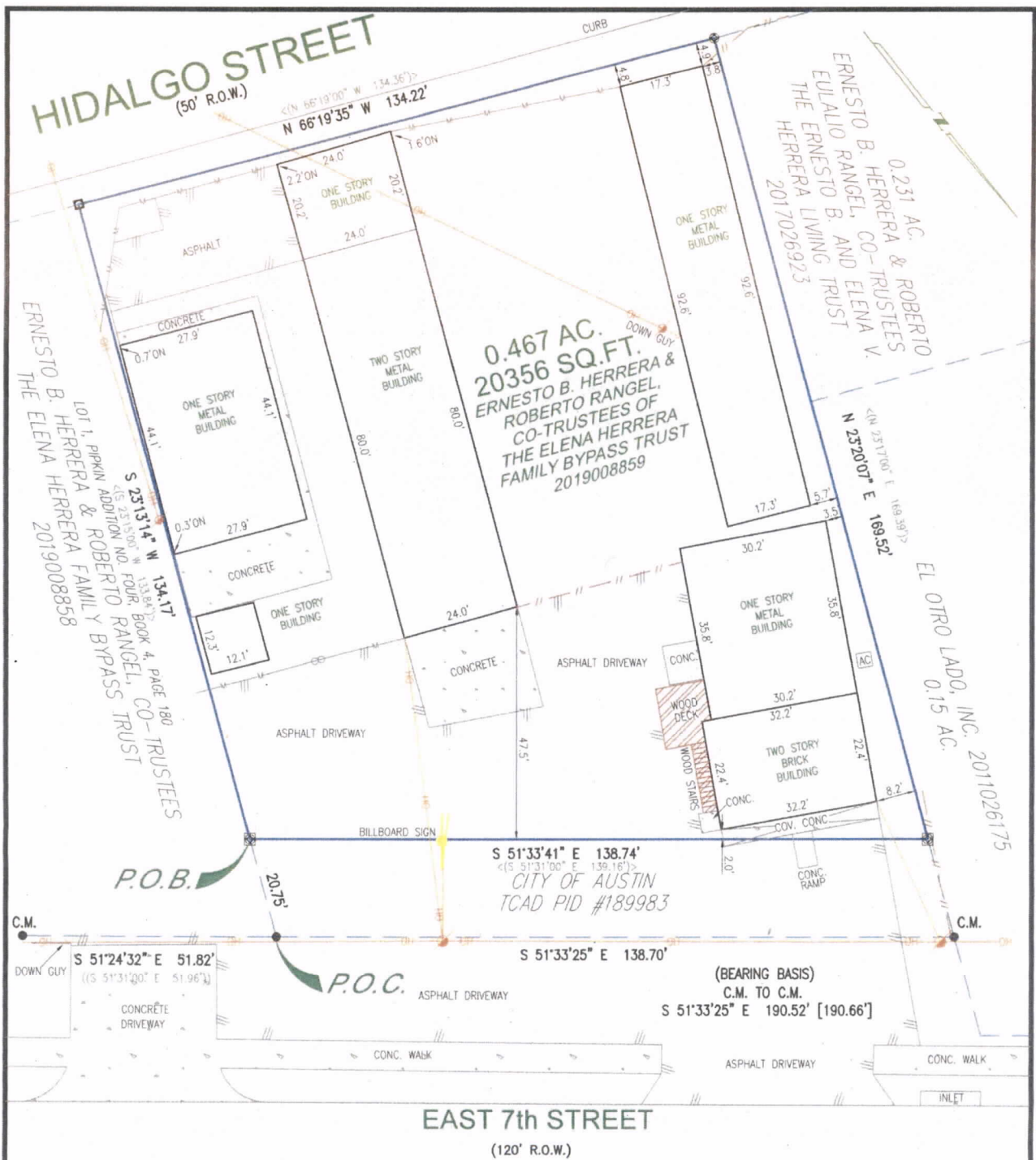
BEARING BASIS: S 51°33'25" E, 190.52' from a ½" iron rebar found at the northeast corner of the herein described tract to a ½" iron rebar found at the northeast corner of that called 0.15 acre tract conveyed to El Otro Lado Inc. by Warranty Deed with Vendor's Lien recorded in Document No. 2011026175, Official Public Records of Travis County, Texas.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.


VICTOR M. GARZA, R.P.S. 4740

1/25/21
DATE

B & G Surveying, LLC
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
www.bandgsurvey.com
Firm Reg. No. 100363-00
B0815420_LEGAL



<p>LEGEND</p> <ul style="list-style-type: none"> 1/2" REBAR FOUND 1/2" CAPPED REBAR SET 1/2" IRON PIPE FOUND 600 NAIL FOUND CAPPED REBAR FOUND "X" SET IN CONCRETE SPINDLE FOUND SPINDLE SET CHAIN LINK FENCE WOOD FENCE METAL FENCE B.L. BUILDING LINE P.U.E. PUBLIC UTILITY EASEMENT D.E. DRAINAGE EASEMENT PER 4/180 [] CALCULATED FROM RECORD DATA () PER 2019008857 (()) PER 2019008858 < > PER 2019008859 C.M. CONTROL MONUMENT R.O.W. RIGHT OF WAY P.O.B. PLACE OF BEGINNING P.O.C. PLACE OF COMMENCEMENT OVERHEAD UTILITY LINE POWER POLE AIR CONDITIONER 		<p>IMPORTANT NOTICE</p> <p>This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC. Building dimensions are approximate.</p>
<p>LEGAL: BEING 0.467 ACRE OF LAND, MORE OR LESS, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF AND A PART OF OUTLOT 17, DIVISION 'A', AND BEING ALL OF THAT TRACT CALLED 20,366 SQUARE FEET OF LAND CONVEYED TO THE ELENA HERRERA FAMILY BYPASS TRUST BY TRUSTEE'S DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2019008859 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.467 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.</p>		
<p>STREET ADDRESS: <u>3511 EAST 7TH STREET</u> CITY: <u>AUSTIN</u> COUNTY: <u>TRAVIS</u> STATE OF TEXAS</p> <p>REFERENCE NAME: <u>ROBERT RANGEL</u></p>		
<p>B & G SURVEYING, LLC</p> <p>FIRM REGISTRATION NO. 100363-00 WWW.BANDGSURVEY.COM 1404 West North Loop Blvd. Austin, Texas 78756 - Office 512*458-6969</p>		
<p>JOB #: <u>B0815420_TA</u> DATE: <u>09/01/20</u> SCALE: <u>1" = 20'</u></p>		
<p>FIELD WORK BY: <u>CM</u> 08/31/20 CALC'D BY: <u>JOSE</u> 09/01/20 DRAFTED BY: <u>AWJ</u> 09/01/20 CHECKED BY: <u>VC</u> 09/01/20</p>		

BEING 0.169 ACRE OF LAND, MORE OR LESS, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, PIPKIN ADDITION NO. FOUR, A SUBDIVISION RECORDED IN BOOK 4, PAGE 180 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT CONVEYED TO THE ELENA HERRERA FAMILY BYPASS TRUST BY TRUSTEE'S DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2019008858 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.169 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rebar found in the east line of said Lot 1, same being the west line of Lot 4 of said subdivision, at the intersection with the existing south right-of-way line of East 7th Street, said point being the northeast corner of said Elena Herrera Family Bypass Trust tract and the northwest corner of that tract called "Lot 2 and a portion of Lots 3 and 4, Pipkin Addition No. Four" (0.449 acre this day surveyed) conveyed to the Elena Herrera Family Bypass Trust by Trustee's Distribution Deed recorded in Document No. 2019008857 of the Official Public Records of Travis County, Texas, for the northeast corner hereof;

THENCE S 23°13'45" W, with the west line of said Lots 2, 3, and 4, same being the east line of said Lot 1, and the common line of said Elena Herrera Family Bypass Trust tracts, a distance of 141.55 feet to a 1/2" iron rebar set with cap stamped "B & G Surveying" in the north right-of-way line of Hidalgo Street at the southeast corner of said Lot 1, the southwest corner of said Lot 2, and the common south corner of said Elena Herrera Family Bypass Trust tracts, for the southeast corner hereof;

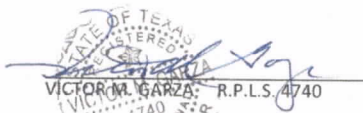
THENCE N 67°00'35" W, with the south line of said Lot 1, the south line of said Elena Herrera Family Bypass Trust tract, and the north right-of-way line of Hidalgo Street, a distance of 49.95 feet to a 1/2" iron rebar set with cap stamped "B & G Surveying" at the southwest corner of said Lot 1, the southwest corner of said Elena Herrera Family Bypass Trust tract, and the southeast corner of that tract called 20,366 square feet of land (0.467 acre this day surveyed) conveyed to the Elena Herrera Family Bypass Trust by Trustee's Distribution Deed recorded in Document No. 2019008859 of the Official Public Records of Travis County, Texas, for the southwest corner hereof;

THENCE N 23°13'14" E, leaving said right-of-way with the west line of said Lot 1, and the east line of said tract containing 20,366 square feet, passing at a distance of 134.15' a cotton spindle set at the northeast corner of said tract containing 20,366 square feet, same being the southeast corner of a tract conveyed to the City of Austin for right-of-way (recording information unknown), and continuing for a total distance of 154.90 feet to a 1/2" iron rebar found in the south right-of-way line of East 7th Street, for the northwest corner hereof;

THENCE S 51°24'32" E, into and across said Lot 1 with the existing south right-of-way line of East 7th Street and the north line of said Elena Herrera Family Bypass Trust tract, a distance of 51.82 feet to the **PLACE OF BEGINNING** and containing 0.169 acre of land more or less.

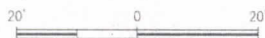
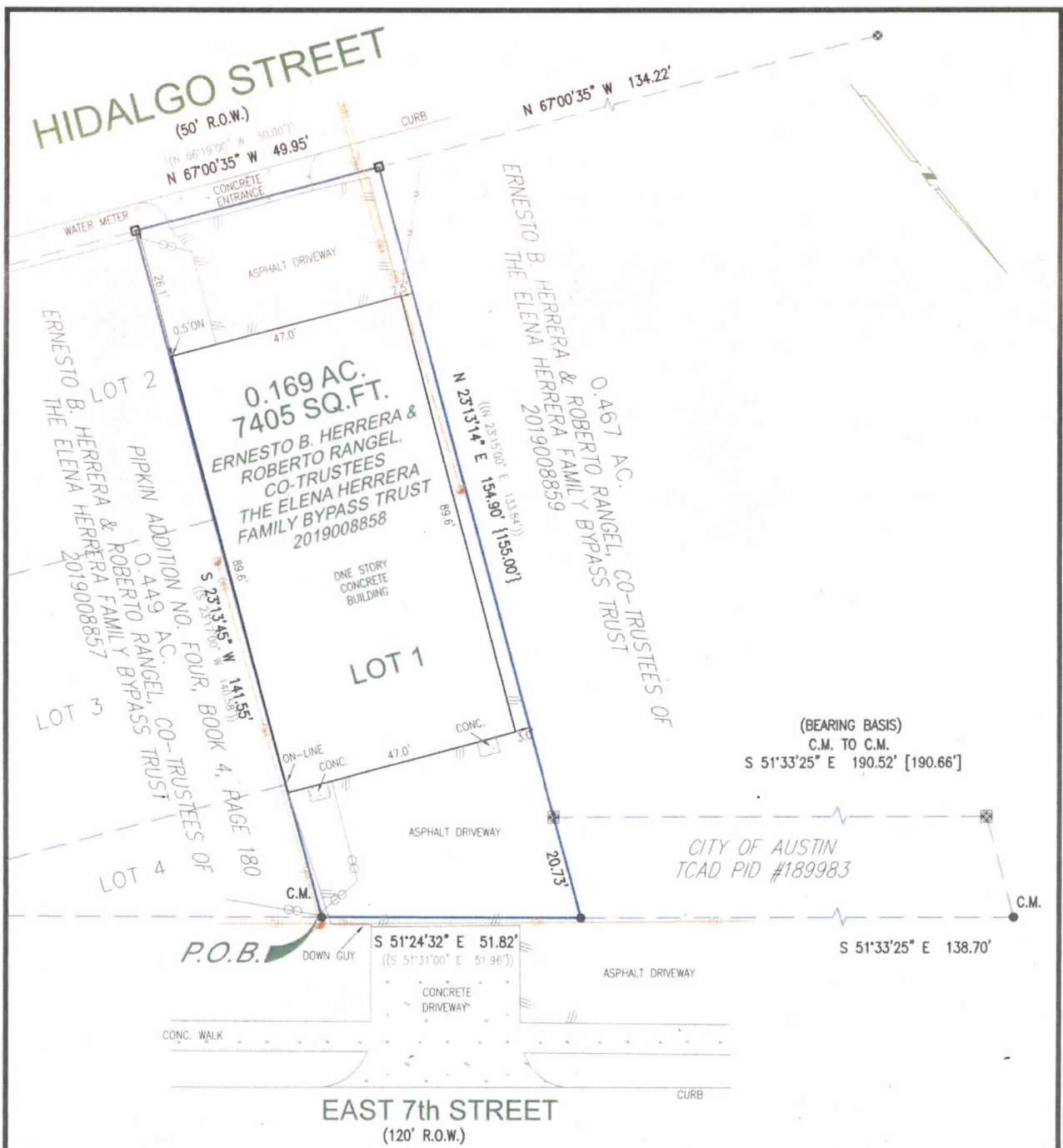
BEARING BASIS: S 51°33'25" E, 190.52' from a ½" iron rebar found at the northeast corner of the herein described tract to a ½" iron rebar found at the northeast corner of that called 0.15 acre tract conveyed to El Otro Lado Inc. by Warranty Deed with Vendor's Lien recorded in Document No. 2011026175, Official Public Records of Travis County, Texas.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.


VICTOR M. GARZA, R.P.L.S. 4740

1/28/21
DATE

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1404 W. North Loop Blvd.
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Phone (512) 458-6969
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Firm Reg. No. 100363-00
B0815520_LEGAL



LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 600 NAIL FOUND
- MAG NAIL SET W/WASHER
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- SPINDLE FOUND
- SPINDLE SET
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PER 4/180
- PER 2019008857
- PER 2019008858
- PER 2019008859
- CONTROL MONUMENT
- RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OVERHEAD UTILITY LINE
- POWER POLE
- AIR CONDITIONER



TO THE LIEBHOLD AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

IMPORTANT NOTICE
This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC. Building dimensions are approximate.

LEGAL: BEING 0.169 ACRE OF LAND, MORE OR LESS, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, PIPKIN ADDITION NO. FOUR, A SUBDIVISION RECORDED IN BOOK 4, PAGE 180 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT CONVEYED TO THE ELENA HERRERA FAMILY BYPASS TRUST BY TRUSTEE'S DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2019008858 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.169 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STREET ADDRESS: 3525 EAST 7TH STREET CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
REFERENCE NAME: ROBERT RANGEL

CP. UPDATE LEGAL: 01/27/21



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 - Office 512-458-6969

JOB #: B0815520_TA
DATE: 09/01/20
SCALE: 1" = 20'

FIELD WORK BY	CM	08/31/20
CALCD BY	AKS	09/01/20
DRAWN BY	AKS	09/01/20
CHECKED BY	VG	09/01/20

BEING 0.449 ACRE OF LAND, MORE OR LESS, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING LOT 2 AND PART OF LOTS 3 AND 4, PIPKIN ADDITION NO. FOUR, A SUBDIVISION RECORDED IN BOOK 4, PAGE 180 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT CONVEYED TO THE ELENA HERRERA FAMILY BYPASS TRUST BY TRUSTEE'S DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2019008857 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.449 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rebar found in the west line of said Lot 4, same being the east line of Lot 1 of said subdivision, at the intersection with the existing south right-of-way line of East 7th Street, said point being the northwest corner of said Elena Herrera Family Bypass Trust tract, for the northwest corner hereof;

THENCE S 51°22'51" E, into and across said Lot 4 and said Lot 3, following said right-of-way line and the north line of said Elena Herrera Family Bypass Trust tract, a distance of 177.16 feet to a 1/2" iron rebar set with cap stamped "B & G Surveying" in the East line of said Lot 3 at the intersection of the south right-of-way line of East 7th Street and the west right-of-way line of Springdale Road, for the northeast corner hereof;

THENCE S 30°30'39" W, with the east line of said Lots 3 and 2, the east line of said Elena Herrera Family Bypass Trust tract, and the west right-of-way line of Springdale Road, a distance of 94.64 feet to a 1/2" iron rebar set with cap stamped "B & G Surveying" at the southeast corner of said Lot 2, the southeast corner of said Elena Herrera Family Bypass Trust tract, same being the intersection of the west right-of-way line of Springdale Road and the north right-of-way line of Hidalgo Street, for the southeast corner hereof; from which a capped 1/2" iron rebar found bears S 30°30'39" W, a distance of 95.26 feet, and from that point, a 1/2" iron pipe found bears S 30°34'11" W, a distance of 50.31 feet,

THENCE N 67°00'35" W, with the south line of said Lot 2, the south line of said Elena Herrera Family Bypass Trust tract, and the north right-of-way line of Hidalgo Street, a distance of 158.91 feet to a 1/2" iron rebar set with cap stamped "B & G Surveying" at the southwest corner of said Lot 2, the southwest corner of said Elena Herrera Family Bypass Trust tract, the southeast corner of said Lot 1, and the southeast corner of that tract called "A Portion of Lot 1, Pipkin Addition No. 4" (0.169 acres this day surveyed) conveyed to the Elena Herrera Family Bypass Trust tract by Trustee's Distribution Deed recorded in Document No. 2019008858 of the Official Public Records of Travis County, Texas, for the southwest corner hereof;

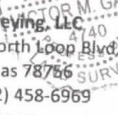
THENCE N 23°13'45" E, with the west line of said Lots 2, 3, and 4, same being the east line of said Lot 1, and the common line of said Elena Herrera Family Bypass Trust tracts, a distance of 141.55 feet to the **PLACE OF BEGINNING** and containing 0.449 acre of land more or less.

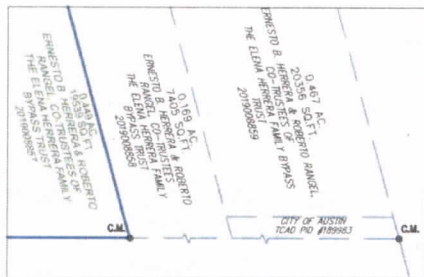
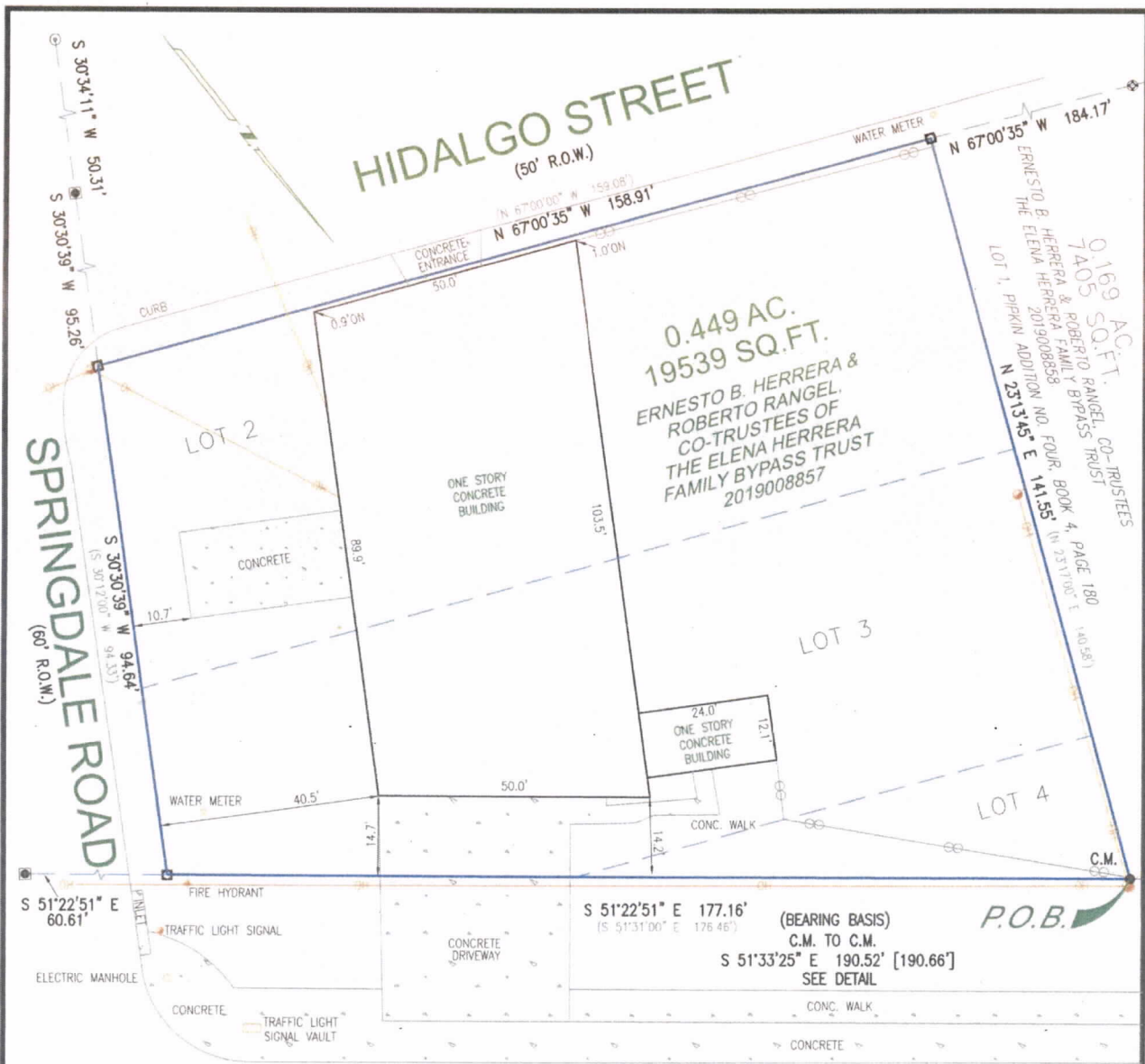
BEARING BASIS: S 51°33'25" E, 190.52' from a ½" iron rebar found at the northeast corner of the herein described tract to a ½" iron rebar found at the northeast corner of that called 0.15 acre tract conveyed to El Otro Lado Inc. by Warranty Deed with Vendor's Lien recorded in Document No. 2011026175, Official Public Records of Travis County, Texas.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.


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B0815620_LEGAL



LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 600 NAIL FOUND
- MAG NAIL SET W/WASHER
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- SPINDLE SET
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER 2019008857
- () PER 2019008858
- () PER 2019008859
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OVERHEAD UTILITY LINE
- POWER POLE
- AIR CONDITIONER

TO THE LIEHOLDERS AND TO THE SUCCESSORS OF THE PREMISES SURVEYED

IMPORTANT NOTICE
This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC. Building dimensions are approximate.

LEGAL: BEING 0.449 ACRE OF LAND, MORE OR LESS, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING LOT 2 AND PART OF LOTS 3 AND 4, PIPKIN ADDITION NO. FOUR, A SUBDIVISION RECORDED IN BOOK 4, PAGE 180 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT TRACT CONVEYED TO THE ELENA HERRERA FAMILY BYPASS TRUST BY TRUSTEE'S DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2019008857 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.449 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STREET ADDRESS: 3535 EAST 7TH STREET CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS

REFERENCE NAME: ROBERT RANGEL

OP. UPDATE LEGAL: 01/27/21

B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 - Office 512-458-6969

JOB #: B0815620_TA
DATE: 09/01/20
SCALE: 1" = 20'

FIELD WORK BY:	CM	08/31/20
CALC'D BY:	JOSK	09/01/20
DRAWN BY:	AMG	09/01/20
CHECKED BY:	VC	09/01/20

EXHIBIT

JOB NUMBER: 1701.3185

DATE: 2/7/2017

REVISION DATE(S): (REV.0 2/7/2017)

BEING A PART OF OUTLOT NO. SEVENTEEN (17) IN DIVISION "A", OF THE GOVERNMENT TRACT FORMERLY ADJOINING, BUT NOW WITHIN THE LIMITS OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 3.95 ACRES OF LAND DESCRIBED IN THAT CERTAIN DEED OF CONVEYANCE DATED AUGUST 5, 1936, EXECUTED BY MRS. MYRTLE PIPKIN ET AL TO CALLIE JENNINGS ET VIR, AND NOW OF RECORD IN VOLUME 8733, PAGE 166 (CALLED VOLUME 548, PAGE 169), OF THE TRAVIS COUNTY DEED RECORDS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES, AND WHICH TRACT HEREBY CONVEYED IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID HEREINABOVE MENTIONED 3.95 ACRE TRACT, AT THE INTERSECTION OF HIDALGO AND GUNTER STREETS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 23°17'00" EAST (CALLED NORTHERLY) ALONG THE EASTERLY LINE OF GUNTER STREET AND THE WESTERLY LINE OF SAID 3.95 ACRE TRACT, 76.91 FEET (CALLED 77 FEET), TO A 1/2" IRON ROD FOUND AT THE NORTHWESTERLY POINT OF THIS TRACT;

THENCE SOUTH 66°58'27" EAST (CALLED EASTERLY) (CALCUALTED SOUTH 66°19' EAST) PARALLEL WITH THE NORTHERLY AND SOUTHERLY LINES OF SAID 3.95 ACRE TRACT FOR A DISTANCE OF 131.09 FEET (CALLED 122 FEET) (CALDULAED 129.73 FEET) TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEASTERLY CORNER OF THE TRACT HEREBY CONVEYED;

THENCE SOUTH 24°05'38" WEST (CALLED SOUTHERLY) PARALLEL WITH THE EASTERLY AND WESTERLY LINES OF SAID 3.95 ACRE TRACT, 77.00 FEET (CALLED 77 FEET) TO A 1/2" IRON ROD WITH CAP "EXACTA" SET FOR CORNER IN THE SOUTHERLY LINE OF SAID 3.95 ACRE TRACT AND THE NORTHERLY LINE OF HIDALGO STREET FOR THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE NORTH 66°56'16" WEST (CALLED WESTERLY) (CALCULATED NORTH 66°19' WEST) ALONG THE SOUTHERLY LINE OF SAID 3.95 ACRE TRACT AND THE NORTHERLY LINE OF HIDALGO STREET FOR A DISTANCE OF 130.00 FEET (CALLED 122 FEET) (CALCULATED 129.73 FEET) BACK TO THE PLACE OF BEGINNING.

CONTAINING 0.231 ACRE OF LAND, MORE OR LESS.



ORDERED BY:



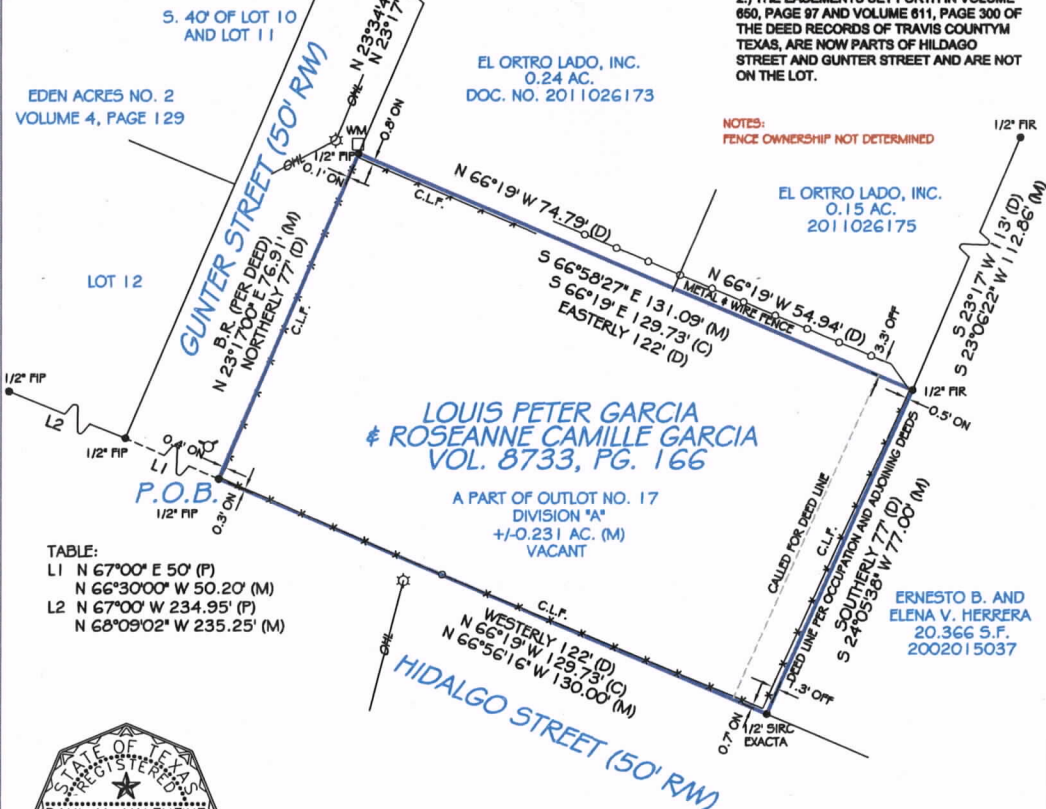
PROPERTY ADDRESS: 621 GUNTER STREET AUSTIN, TEXAS 78702

SURVEY NUMBER: 1701.3185

FIELD WORK DATE: 2/11/2017
1701.3185
BOUNDARY SURVEY
TRAVIS COUNTY

REVISION DATE(S): (REV. 0) 2/2017 1/2" F.I.R.

NOTES:
1) LOT IS NOT SUBJECT TO EASEMENT RIGHTS GRANTED TO THE CITY OF AUSTIN, VOL. 2727, PG. 589, DEED RECORDS OF TRAVIS COUNTY, TEXAS.
2) THE EASEMENTS SET FORTH IN VOLUME 650, PAGE 97 AND VOLUME 611, PAGE 300 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, ARE NOW PARTS OF HILDAO STREET AND GUNTER STREET AND ARE NOT ON THE LOT.



Paul M. Valentine

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 5th AND 7th DAYS OF FEBRUARY 2017; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE, OF NO. AUT-60-104-AUT17000789, EFFECTIVE JANUARY 27, 2017, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing herein shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 01/06/16.

CLIENT NUMBER: AUT17000789

DATE: 2/7/2017

BUYER: ERNESTO B. AND ELENA V. HERRERA LIVING TRUST

SELLER: ROSEANNE C. GARCIA AND LOUIS P. GARCIA

CERTIFIED TO: ERNESTO B. AND ELENA V. HERRERA LIVING TRUST;
AUSTIN TITLE COMPANY

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST
NONE VISIBLE

POWERED BY



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EXACTA
TEXAS SURVEYORS, INC.

1804 101191731
exacta365.com
p. 866.735.1916
f. 866.744.2882

7416 Canal Drive, Lake Worth, FL 33467

LEGAL DESCRIPTION:
SEE EXHIBIT "A"

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 23 DEGREES 17 MINUTES EAST IS BASED ON THE WESTERLY LINE OF THE LAND CONVEYED IN WARRANTY DEED RECORDED IN VOLUME 8733, PAGE 166 OF TEH DEED RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF GUNTER STREET.

GENERAL SURVEYOR NOTES:

1. Firm Branch #10193731 is physically located at 7416 Canal Drive in Lake Worth, FL 33467.
2. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
3. Due to varying construction standards, house dimensions are approximate.
4. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
5. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
6. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8" or 1/2" diameter, 18" iron rebar, with "EXACTA" cap.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POI's) are selected above- ground improvements which may be in contact with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINE TYPES (UNLESS OTHERWISE NOTED)

BOUNDARY LINE

STRUCTURE

CENTERLINE

CHAIN LINE or WIRE FENCE

EASEMENT

EDGE OF WATER

IRON FENCE

OVERHEAD LINES

CHIMNEY

SURVEY TIE LINE

WALL OR PARTY WALL

WOOD FENCE

VINYL FENCE

SURFACE TYPES (UNLESS OTHERWISE NOTED)

ASPHALT

BRICK or TILE

CONCRETE

COVERED AREA

WATER

WOOD

SYMBOLS (UNLESS OTHERWISE NOTED)

BENCH MARK

CENTRAL ANGLE or DELTA

COMMON OWNERSHIP

CONTROL POINT

FOUND CONCRETE MONUMENT

CATCH BASIN

ELEVATION

FIRE HYDRANT

FND OR SET MONUMENT

GLIMMER OR ANCHOR

MANHOLE

TREE

UTILITY OR LIGHT POLE

WELL

A/C	AIR CONDITIONING	IS	IDENTIFICATION	SEC	SECTION
B.R.	BEARING REFERENCE	IL	ILLEGIBLE	SEP	SEPTIC TANK
B.C.	BLOCK CORNER	INT	INTERSECTION	SEW	SEWER
B.F.F.	BACKFLOW PREVENTOR	INT	INTERSECTION	SGL	SET GLUE DISC
B.K.	BLOCK	L	LENGTH	SIRC	SET IRON ROD & CAP
B.L.D.	BUILDING	L.S.F.	LICENSE # - BUSINESS	SND	SET NAIL & DISC
B.M.	BENCHMARK	L.S.F.	LICENSE # - SURVEYOR	SQ.FT.	SQUARE FEET
B.K.L.	BUILDING RESTRICTION LINE	M	MEASURED	STY	STORY
B.S.M.	BASIN	M.F.	METAL FENCE	S.T.L.	SURVEY TIE LINE
B.W.	BAVOR WINDOW	M.E.S.	METERED END SECTION	SV	SEWER VALVE
C	CURVE	M.F.	METAL FENCE	SW	SIDEWALK
CATV	CABLE TV RISER	N.R.	NON-RADIAL	SW	SEWALL
C.B.	CONCRETE BLOCK	N.T.S.	NOT TO SCALE	TM	TEMPORARY BENCHMARK
C.H.	CHIMNEY	O.G.S.	ON CONCRETE SLAB	TEL	TELEPHONE FACILITIES
C.L.F.	CHAIN LINK FENCE	O.S.	ON GROUND	T.O.B.	TOP OF BANK
C.O.	CLEAN OUT	OFF	OUTSIDE OF SUBJECT PARCEL	TWP	TOWNSHIP
CONE	CONCRETE	OH	OVERHEAD	TX	TRANSFORMER
COR.	CORNER	OH	OVERHEAD LINES	TYF	TYPICAL
C.S.W.	CONCRETE SIDEWALK	ON	INSIDE OF SUBJECT PARCEL	U.K.	UTILITY RISER
C.V.G.	CONCRETE VALLEY GUTTER	O.R.B.	OFFICIAL RECORD BOOK	W.C.	WITNESS CORNER
C.L.	CENTERLINE	O.R.V.	OFFICIAL RECORD VOLUME	WF	WATER FILTER
C.P.	COVERED PORCH	O.V.	OVERALL	W.F.	WOODEN FENCE
C.S.	CONCRETE SLAB	OS	OFFSET	WM	WATER METER/VALVE BOX
D	DEED	P	PLAT	WV	WATER VALVE
D.F.	DEAD FIELD	P.B.	PLAT BOOK	V.F.	VINYL FENCE
D.H.	DECK HOLE	P.C.	POINT OF CURVATURE		
D.W.	DRAINAGE	P.C.C.	POINT OF COMPOUND CURVATURE		
ELEV.	ELEVATION	P.E.	PERMANENT CONTROL POINT	A.E.	ACCESS EASEMENT
ENCL.	ENCLOSURE	P.F.	POOL EQUIPMENT	A.H.E.	ANCHOR EASEMENT
ENT.	ENTRANCE	P.S.	PAGE	C.M.E.	CANAL MAINTENANCE EASEMENT
EM	ELECTRIC METER	PL	POINT OF INTERSECTION	C.U.E.	UTILITY EASEMENT
EM	ELECTRIC METER	PLS	PROFESSIONAL LAND SURVEYOR	D.E.	DRAINAGE EASEMENT
E.O.W.	EDGE OF WATER	PLT	PLANTER	D.I.E.	DRAINAGE AND UTILITY EASEMENT
EUP	ELECTRIC UTILITY BOX	P.O.B.	POINT OF BEGINNING	S.E.	SEWER
F	FIELD	P.O.C.	POINT OF COMPLETION	I.E.E.	INDENTED EASEMENT
FCM	FOUND CONCRETE MONUMENT	P.F.	PHINCHED PIPE	IR.E.	IRIGATION EASEMENT
FND	FOUND CONCRETE MONUMENT	P.E.C.	POINT OF REVERSE CURVATURE	L.A.E.	LIMITED ACCESS EASEMENT
F.F.	FINISHED FLOOR	P.E.M.	PERMANENT EASEMENT MONUMENT	L.R.E.	LANDSCAPE BUFFER EASEMENT
F.F.	FOUND IRON PIPE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	L.E.	LANDSCAPE EASEMENT
F.F.C.	FOUND IRON PIPE & CAP			L.M.E.	LANDSCAPE MAINTENANCE EASEMENT
F.F.R.	FOUND IRON ROD & CAP	PT	POINT OF TANGENCY	M.E.	MAINTENANCE EASEMENT
F.N.	FOUND NAIL	R	RADIUS or RADIAL	P.U.E.	PUBLIC UTILITY EASEMENT
F.N.D.	FOUND NAIL & DISC	R	RADIUS	R.O.E.	ROOF OVERHANG EASEMENT
FND	FOUND	R.E.S.	RESIDENCE	S.W.E.	SEWER EASEMENT
FFN	FOUND FENCE NAIL	R.W.	RIGHT OF WAY	S.W.W.	SEWER WATER
FFNAD	FOUND FENCE NAIL & DISC	S	SURVEY	M.A.E.	MANAGEMENT EASEMENT
FFR.F.	FOUND RAILROAD SPIKE	S.B.L.	SET BACK LINE	T.O.E.	TECHNICAL UTILITY EASEMENT
G.M.	GAS METER	S.C.L.	SURVEY CURVATURE LINE	U.E.	UTILITY EASEMENT
OM	GAS METER	SCK	SCREEN		

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
 2. Select a printer with legal sized paper.
 3. Under "Print Range", click select the "All" toggle.
 4. Under the "Page Handling" section, select the number of copies that you would like to print.
 5. Under the "Page Scaling" selection drop down menu, select "None."
 6. Uncheck the "Auto Rotate and Center" checkbox.
 7. Check the "Choose Paper size by PDF" checkbox.
 8. Click OK to print.
- TO PRINT IN BLACK + WHITE:**
1. In the main print screen, choose "Properties".
 2. Choose "Quality" from the options.
 3. Change from "Auto Color" or "Full Color" to "Gray Scale".

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Created: 2/25/2022