

ORDINANCE NO. 20220728-156

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1215 WEST MARY STREET FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO FAMILY RESIDENCE (SF-3) 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 (CS) district and family residence (SF-3) district to family residence (SF-3) district on the property described in Zoning Case No. C14-2022-0057, on file at the Housing and Planning Department, as follows:

Being 0.208 acres out of LOT 1, BLOCK 1, FREDERICKSBURG ROAD ACRES, a subdivision in Travis County, Texas, recorded in Volume 3, Page 168, of the Plat Records of Travis County, Texas; and being that same tract of land conveyed to Bruce Lynn Riley in General Warranty Deed recorded in Document No. 202118197 of the Deed Records of Travis County, Texas; said 0.208 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1215 West Mary Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on August 8, 2022.

PASSED AND APPROVED

_____, July 28, 2022

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§

Steve Adler
Mayor

APPROVED: Anne L. Morgan
Anne L. Morgan
City Attorney

ATTEST: Myrna Rios
Myrna Rios
City Clerk

EXHIBIT "A"

BEING A DESCRIPTION OF 0.208 ACRE OF LAND, MORE OR LESS, OUT OF LOT 1, BLOCK 1, OF FREDERICKSBURG ROAD ACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 3, PAGE 168, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING THAT SAME TRACT OF LAND CONVEYED TO BRUCE LYNN RILEY IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.208 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar found in the south right-of-way line of West Mary Street at the northeast corner of Lot 3, Block 1 of Rutherford Addition, a subdivision of record in Volume 29, Page 39, Plat Records of Travis County, Texas, and the northwest corner of said Riley tract, for the northwest corner and **Place of Beginning** hereof;

THENCE with the south right-of-way line of said West Mary Street and the north line of said Riley tract, N 83°15'23" E, 62.88 feet to a ½" iron pipe found at the northwest corner of Lot 1 of 1211 West Mary Subdivision, a subdivision of record in Document No. 200200201, Official Public Records of Travis County, Texas, and the northeast corner of said Riley tract, for the northeast corner hereof;

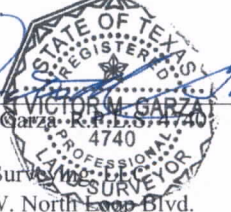
THENCE with the west line of said Lot 1 and Lot 3 of said 1211 West Mary Subdivision, same being the east line of said Riley tract, S 00°21'00" E (Bearing Basis), 188.62 feet to a ½" rebar with cap found at an inside corner of said Lot 3, at the southeast corner of said Riley Tract, for the southeast corner hereof;

THENCE with a north line of said Lot 3 of said 1211 West Mary Subdivision, and the south line of said Riley tract, S 80°24'38" W, 33.28 feet to a ½" rebar with B&G Surveying cap set in the east line of said Lot 3 of said Rutherford Addition, at the southwest corner of said Riley tract, for the southwest corner hereof, from which a ½" iron pipe found at the southeast corner of said Lot 3 and the northeast corner of Lot 2 of said Rutherford Addition bears S 09°21'33" W, 30.74 feet;

THENCE with the east line of said Lot 3 of said Rutherford Addition and the west line of said Riley tract, N 09°21'33" W, 189.30 feet to the **Place of Beginning** and containing 0.208 acre of land, more or less.

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

Victor Garza

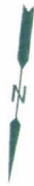

B&G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, TX 78756
512-458-6969
www.bandgsurvey.com
Firm Registration No. 100363-00

Date

3/28/22

Job No: B0312622_TA

20' 0 20'



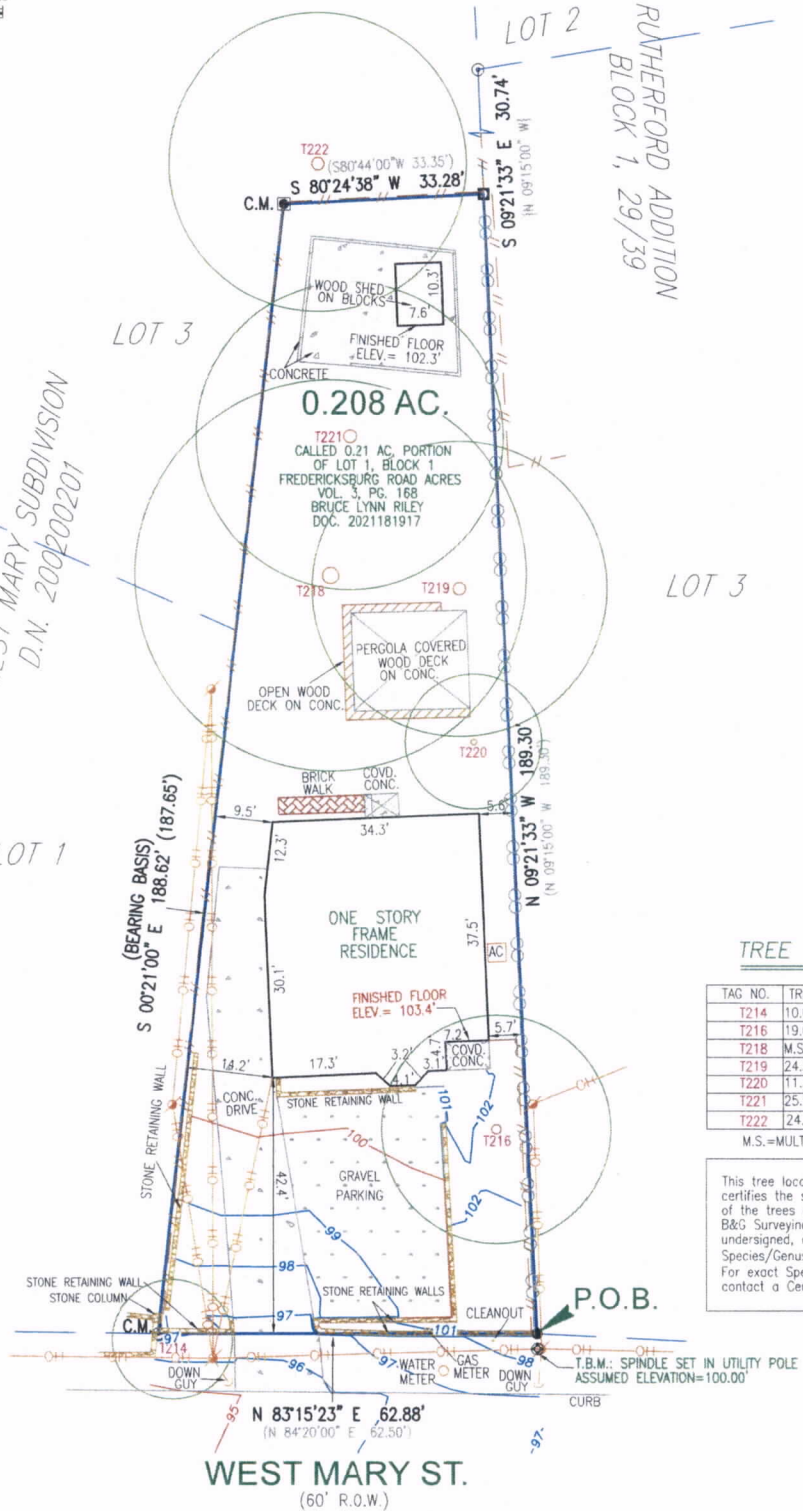
1211 WEST MARY SUBDIVISION
D.N. 20000201

RUTHERFORD ADDITION
BLOCK 1, 29/39

LOT 1

LOT 3

LOT 3



TREE LEGEND

TAG NO.	TREE DESCRIPTION
T214	10.0" ELM
T216	19.0" OAK
T218	M.S. = 32.5" OAK
T219	24.5" OAK
T220	11.3" HACKBERRY
T221	25.5" OAK
T222	24.7" OAK

M.S. = MULTI-STEMMED

This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 600 NAIL FOUND
- 600 NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- BREAK IN SCALE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- BUILDING LINE
- B.L.
- P.U.E.
- D.E.
- ()
- PER 12498/1744
- PER DOC # 200200201
- CONTROL MONUMENT
- RIGHT OF WAY
- POWER POLE
- AIR CONDITIONER
- T.B.M.

LEGAL DESCRIPTION:
BEING 0.208 ACRE OUT OF LOT 1, BLK. 1, FREDERICKSBURG ROAD ACRES, A SUBDIVISION RECORDED IN VOLUME 3 PAGE 168, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING THAT SAME TRACT OF LAND CONVEYED TO BRUCE LYNN RILEY IN GENERALL WARRANTY DEED RECORDED IN DOC. NO. 2021181917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.208 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO.



TO THE LENDERS AND PRESENT OWNERS OF THE PREMISES SURVEYED.

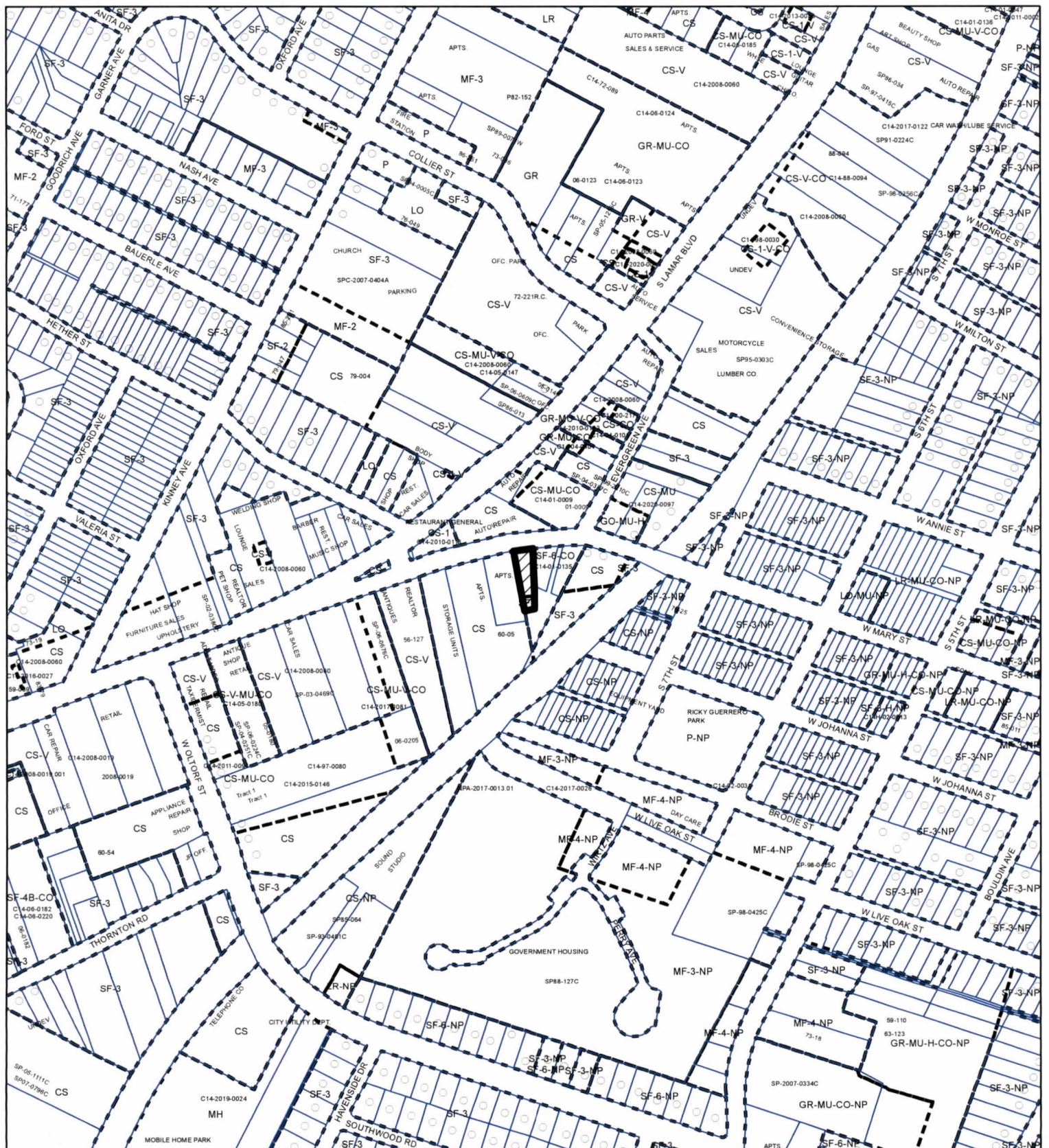
STREET ADDRESS: 1215 WEST MARY STREET
REFERENCE NAME: ZAYVIAN CAMACHO
CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS

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

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.

JOB #:	B0312622_TA
ORIGINAL SURVEY DATE:	10/13/21
SCALE:	1" = 20'
FIELD WORK BY:	WILLIAM
CALC'D BY:	JOSE
DRAFTED BY:	MAYA
CHECKED BY:	VG/ML
	10/08/21

GF DESCRIPTION WRITTEN: 03/28/22 VPO/AN/UPDATE SURVEY: 03/22/22



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

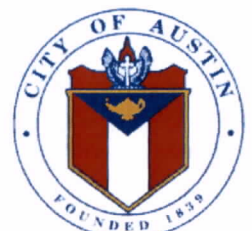
ZONING

ZONING CASE#: C14-2022-0057

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: 5/3/2022