ORDINANCE NO. 20240321-051

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10801 AND 10803 BRADSHAW ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) 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 interim-rural residence (I-RR) base district to family residence (SF-3) base district on the property described in Zoning Case No. C14-2023-0121, on file at the Planning Department, as follows:

> 2.01 acres of land out of the Santiago Del Valle Survey, Abstract No. 24, in Travis County, Texas, being that same called 2.00 acre tract of land described in an affidavit recorded in Document No. 2009102463, Official Public Records of Travis County, Texas, said 2.01 acres being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 10801 and 10803 Bradshaw Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on April 1, 2024.

PASSED AND APPROVED

March 21, 2024 § Kirk Watson
§ Mayor
§

APPROVED: Anne L. Morgan
City Attorney

ATTEST: Myrna Rios
City Clerk

EXHIBIT "A"

ASH & ASSOCIATES
SURVEYING · ENGINEERING · ARCHITECTURE
"Serving the Community of Texas"
142 Jackson Lane
San Marcos, Texas 78666
Phone: 512-392-1719
ashandassociates.net

STATE OF TEXAS
COUNTY OF BASTROP

2.01 ACRES
SANTIAGO DEL VALLE SURVEY
ABSTRACT # 24

BEING A 2.01 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT # 24, TRAVIS COUNTY, TEXAS, SAME BEING THAT CALLED 2.00 ACRE TRACT OF LAND CONVEYED TO WANDA DAUGHERTY IN DOCUMENT # 2009102463, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron found in the east right of way line of Bradshaw Road (Public R.O.W. Varies), same being at the southwest corner of the above mentioned 2.00 acre Daugherty tract, for the southwest corner of the herein described tract of land;

THENCE North 27°11'03" East (North 27°10'20 East Record), with the east line of said Bradshaw Road, and the common west line of said 2.00 acre Daugherty tract, a distance of **300.03 feet** (299.84' Record) to a 1/2 inch iron rod found at the northwest corner of said 2.00 acre Daugherty tract, for the northwest corner of the herein described tract of land;

THENCE South 69°10'31" East (South 69°07'25" East Record), at a distance of 25.00 feet passing a 1/2" iron rod found at a southwestern corner of Lot 32 of Block J and the east line of said Bradshaw Road as widened, as shown by Plat of Legends Way, Section 4, as recorded in Document # 201400239, Official Public Records of Travis County, Texas, and continuing for a total distance of **294.08 feet** (294.34' Record), to a 1/2 inch iron rod found at a southeastern corner of said Lot 32, same being at the northeast corner of said 2.00 acre Daugherty tract, for the northeast corner of the herein described tract of land, same being at a northwestern corner of Lot 31 of Block J of said Legends Way, Section 4;

THENCE South 27°36'29" West (South 27°39'35" West Record), with the west line of said Lot 31, and the common east line of said 2.00 acre Daugherty tract, a distance of **300.48 feet** (300.48' Record) to a 1/2 inch iron rod with "ASH 5687" cap set at the southeast corner of said 2.00 acre Daugherty tract, same being at a corner of said Lot 31, for the southeast corner of the herein described tract of land;

THENCE North 69°08'13" West (North 69°03'22" West Record), with the south line of said 2.00 acre Daugherty tract, and the common line of said Lot 31, at a distance of 266.75 feet passing a 1/2" iron rod found at a corner of said Lot 31 and the east line of said Bradshaw Road, as widened, and continuing for a total distance of **291.82 feet** (291.73' Record) to the **POINT OF BEGINNING** and **CONTAINING 2.01 ACRES OF LAND.**

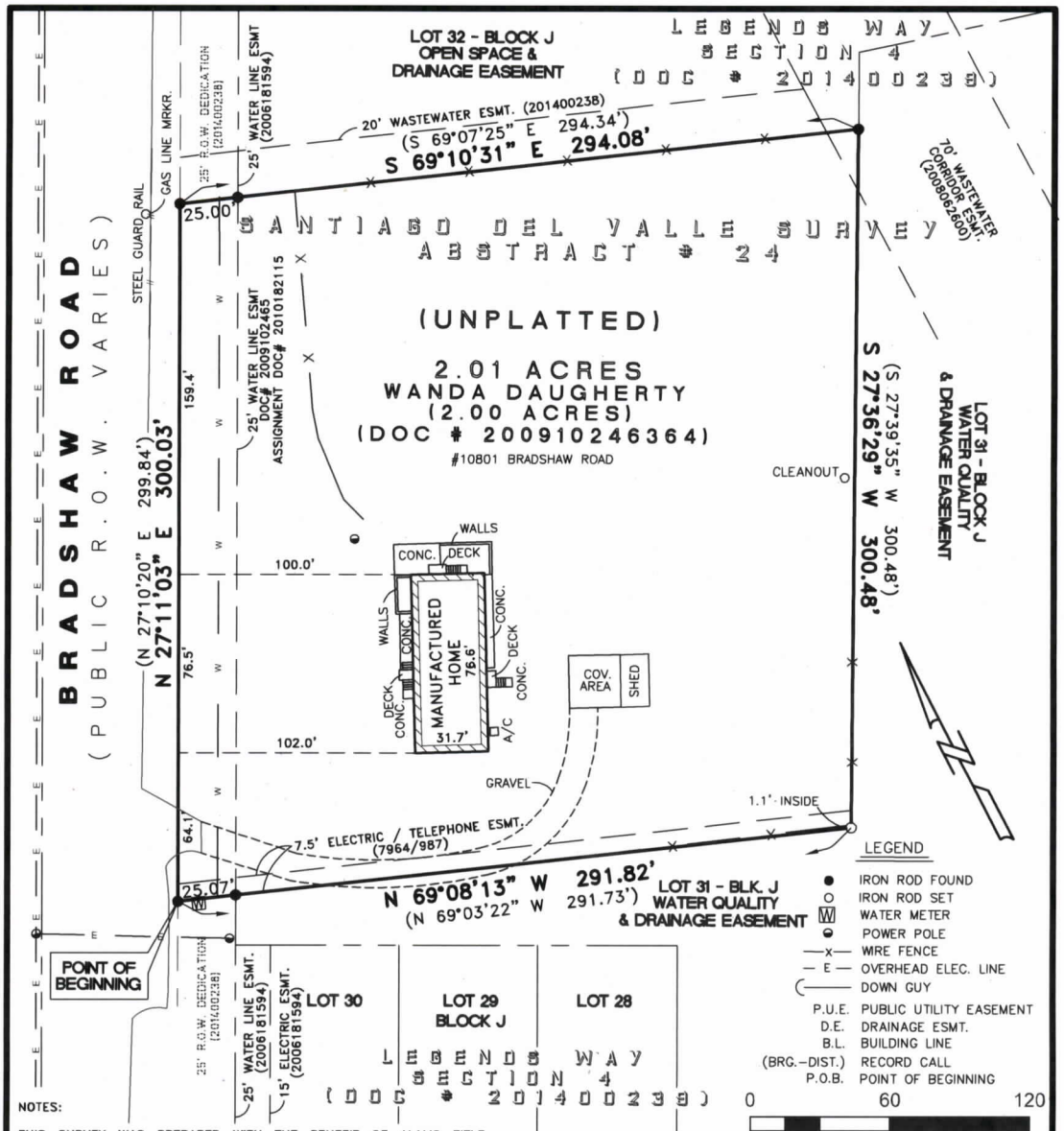
BEARING BASIS HEREIN DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES (TEXAS SOUTH CENTRAL ZONE) & NAD83.

I, Richard H. Taylor, do certify that this description and associated exhibit were prepared this date from a boundary survey performed under my direction during August 2016, and is true and correct to the best of my knowledge and belief.

Richard H. Taylor
Registered Professional Land Surveyor
No. 3986 State of Texas
Attachment: Drawing of 2.01 acres
Job: 16-6264

08/23/16
Date

STATE OF TEXAS
REGISTERED
RICHARD TAYLOR
3986
PROFESSIONAL
LAND SURVEYOR



NOTES:

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF ALAMO TITLE INSURANCE – TITLE COMMITMENT, GF NO. 1631699-STSA, EFFECTIVE DATE 10/17/16 AND ACCORDING TO ITEMS IN SCHEDULE B, "EXCEPTIONS FROM COVERAGE"; THE PROPERTY IS SUBJECT TO THE FOLLOWING:

1) RESTRICTIVE COVENANTS RECORDED IN VOL. 7960, PG. 450, TRAVIS COUNTY DEED RECORDS. (NO PLOTTABLE SURVEY ITEMS)

2) SHELL PIPE LINE CORPORATION EASEMENT RECORDED IN VOL. 434, PG. 125, TRAVIS COUNTY DEED RECORDS. (THERE WAS NO VISIBLE EVIDENCE OF PETROLEUM TRANSMISSION PIPELINES CROSSING THE PREMISES OR INDICATION OF A LINE ACCORDING TO TEXAS RAILROAD COMMISSION MAPS) (GAS LINE MARKER FOUND ALONG BRADSHAW RD.)

3) LOWER COLORADO RIVER AUTHORITY 100' POWER LINE EASEMENT RECORDED IN VOL. 1067, PG. 367, TRAVIS COUNTY DEED RECORDS. (THE R.O.W. LOCATION COULD NOT BE DETERMINED, AS CITED. THERE IS NO EVIDENCE OF A POWER TRANSMISSION LINE CROSSING THE PROPERTY)

4) CITY OF AUSTIN ELECTRIC/TELEPHONE EASEMENT RECORDED IN VOL. 7964, PG. 987, TRAVIS COUNTY DEED RECORDS. (SHOWN)

5) CITY OF AUSTIN 25' WATER LINE EASEMENT OF RECORD UNDER DOCUMENT NO. 2009102465, OFFICIAL PUBLIC RECORDS AS FURTHER AFFECTED BY PARTIAL ASSIGNMENT RECORDED UNDER DOCUMENT NO. 2010182115, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS. (SHOWN)

I, RICHARD H. TAYLOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE PROPERTY SHOWN HEREON, WAS PREPARED FROM A SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION DURING AUGUST 2016, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC RIGHT OF WAY. REVISED SEPTEMBER 8, 2016 PER COMMITMENT FOR TITLE REVIEW. REVISED FEBRUARY 2017 PER FINAL IMPROVEMENTS & REVISED COMMITMENT FOR TITLE DATED 10/17/16.

02/06/17
DATE

RICHARD H. TAYLOR, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 3986 STATE OF TEXAS

©:ASH & ASSOCIATES, L.L.C.

NOTES:

1) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0295J, DATED JANUARY 6, 2016, THIS LOT IS LOCATED IN ZONE "X", WHICH IS AN AREA OUTSIDE THE 100-YEAR FLOODPLAIN.

2) BEARING BASIS DERIVED BY GPS MEASUREMENTS ADJUSTED BY HARN (HIGH ACCURACY REFERENCE NETWORK) & PROJECTED TO TEXAS STATE PLANE COORDINATES & NAD83.

TO:
PURCHASER: JAMES MATTHEW & MICHELLE DIANNE STAFFORD
LENDER: COUNTRYPLACE MORTGAGE, LTD., ISAOA
TITLE CO: INDEPENDENCE TITLE
GF NO: GF NO. 1631699-STSA
ADDRESS: 10801 BRADSHAW ROAD

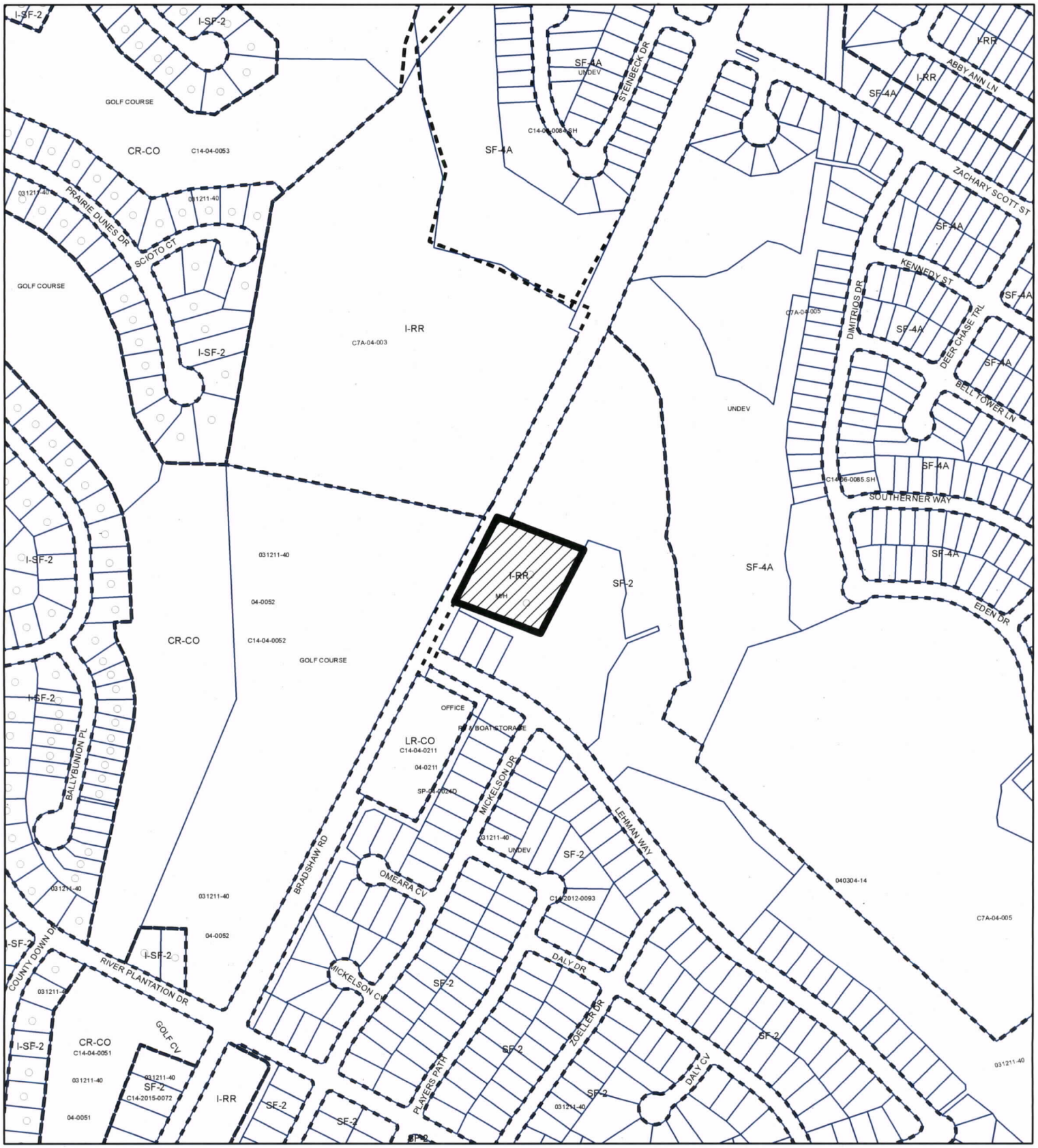
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION OF:

2.01 ACRES SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT # 24, TRAVIS COUNTY, TEXAS, SAME BEING THAT CALLED 2.00 ACRE TRACT OF LAND CONVEYED TO WANDA DAUGHERTY IN DOCUMENT # 2009102463, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED:

STATE OF TEXAS
REGISTERED
RICHARD TAYLOR
3986
PROFESSIONAL
LAND SURVEYOR

ASH & ASSOCIATES
SURVEYING - ENGINEERING - ARCHITECTURE
142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
FAX (512) 392-1928
ashandassociates.net
Surveying: 100847-00
Engineering: F-13483
Architecture: TX20240
"SERVING THE COMMUNITY OF TEXAS"

JOB NO: 16-6264 DRAWN BY: ADP/RHT FB: 179/53



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

EXHIBIT "B"

ZONING CASE#: C14-2023-0121

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

CITY OF AUSTIN FOUNDED 1839

Created: 10/18/2023