

ORDINANCE NO. 20130808-104

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10104 EAST U.S. HIGHWAY 290 FROM DEVELOPMENT RESERVE (DR) DISTRICT TO COMMERCIAL HIGHWAY SERVICES-CONDITIONAL OVERLAY (CH-CO) 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 development reserve (DR) district to commercial highway services-conditional overlay (CH-CO) combining district on the property described in Zoning Case No. C14-2013-0054, on file at the Planning and Development Review Department, as follows:

3.14 acre tract of land, more or less, out of the William H. Sanders Survey No. 54, Abstract No. 690 and the James Manor Survey No. 40, Abstract No. 546 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 10104 East U.S. Highway 290 in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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 maximum height, as defined in City Code, of a building or structure on the property may not exceed 90 feet.
- B. The following uses are prohibited uses of the Property:

Adult oriented businesses

Commercial blood plasma center

Pawn shop services

Guidance services

Transitional housing

Campground

Drop-off recycling collection facility

Vehicle storage

Residential treatment

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial highway services (CH) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 19, 2013.

PASSED AND APPROVED

August 8

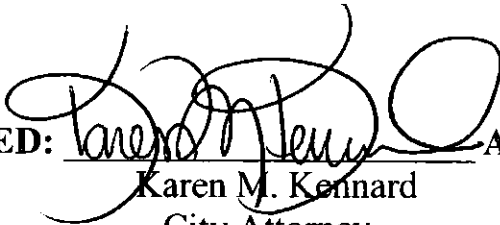
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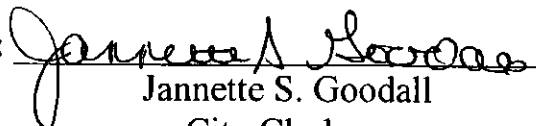
Lee Leffingwell
Mayor

APPROVED:

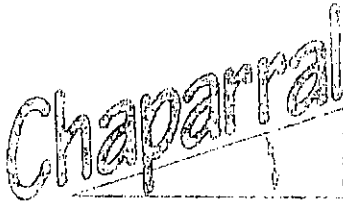


Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

3.142 ACRES

**WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690
JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 3.142 ACRES OF LAND, BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.26 ACRES, MORE OR LESS, SITUATED IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, AND THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 IN TRAVIS COUNTY, TEXAS, DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED FEBRUARY 28, 1997, TO JOHN CHAPMAN, RECORDED IN VOLUME 12881, PAGE 2279 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT CERTAIN 2.138 ACRES AWARDED TO THE STATE OF TEXAS IN CONDEMNATION CLAUSE NO. 2602, PROBATE COURT NO. ONE IN TRAVIS COUNTY, TEXAS; SAID 3.142 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with aluminum TXDOT cap found in the east line of the 5.26 acre tract, also being the west line of a 12.609 acre tract described in Volume 8534, Page 457 of the Deed Records of Travis County, Texas, for the northeast corner of the said 2.138 acre tract (also described in Document No. 2005018755 of the Official Public Records of Travis County, Texas), from which a 1/2" rebar with aluminum TXDOT cap found bears North 65°03'23" East, a distance of 522.72 feet;

THENCE South 65°04'37" West, with the north line of the 2.138 acre tract and over and across the 5.26 acre tract, a distance of 360.76 feet to a 1/2" rebar with aluminum TXDOT cap found in the west line of the 5.26 acre tract, also being the east line of a 365.243 acre tract described in Volume 13100, Page 1 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar with aluminum TXDOT cap found bears South 65°03'58" West, a distance of 1258.13 feet;

THENCE with the east line of the 365.243 acre tract and the west line of the 5.26 acre tract, the following four (4) courses:

1. North 27°52'53" East, a distance of 87.51 feet to a 5/8" rebar found;
2. North 07°12'26" East, a distance of 168.42 feet to a 1.5" iron pipe found;
3. North 28°04'23" East, a distance of 554.98 feet to a 3/8" rebar found;
4. South 62°03'53" East, a distance of 106.19 feet to a 3/8" rebar found for the

northeast corner of the 5.26 acre tract, also being an angle point in the east line of the 365.243 acre tract and angle point in the west line of the 12.609 acre tract;

THENCE South $09^{\circ}34'58''$ West, with the east line of the 5.26 acre tract and the west line of the 12.609 acre tract, a distance of 539.89 feet to the **POINT OF BEGINNING**, containing an area of 3.142 acres of land, more or less.

Surveyed on the ground June, 2006. Bearing basis is Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing No. 014-074-TI5.



Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995

Date



6-16-06

LOCATION MAP
NOT TO SCALE



- 1/2" PEGAS FOUNT (216 NOTED)
- 1/4" MEAS FOUNT (216/ALUMINUM NOTED) CAP
- BURN PIPE FOUNT (216 NOTED)
- FIRST 1995 1/2" DASH FOUNT
- CALCULATED POINT
- 1/2" W/20 W/20
- BAKER VALVE
- WATER MOUNTABLE
- SPRINKLER CONTROL VALVE
- VALVE HOLY
- 1" GUY WIRE
- OVERHEAD CABLES
- TELEPHONE CABLE
- HANDS-ON CABLE MANAGER
- WATER TREATMENT CLEARANCE
- TON
- CODE OF PAVEMENT
- NAME NAME FINDER
- CHAIN LINK FINDER
- MAIL "TAGE"

TITLE COMMITMENT NOTE

COUNTYMASTER FOR TITLE REQUIREMENTS PREPARED BY
HARRIS TOLSON, HARRIS COUNTY, TEXAS

Doc. No: 000619-00 Filed: 01/14/2017

U.S. No. 00051908 Effective Date June 1, 2006 through June 2, 2006

The surveyor has asked upon the referenced Certificate for Title regarding encumbrance, restriction, and other matters affecting the property. The actual report has been sent for the purpose of the survey. Any debts or claims existing to the respondents, followed by necessary notes and/or statements.

Schedule "D" items containing Part's and re-listed items are considered

1) Positive and
negative mixed

106) Correspondence of [redacted] Foreign Affairs/Trade in Case No. 2802, titled State of Texas vs. J. Christopher et al., et al., as evidenced by review of the President dated February 2, 2004, recorded under Document No. 20050323.23 of the Office of Public Records of Trade Canada. Texas - - [redacted] is, as shown

(10) Right-of-way easement granted to the Wilson's Land Survey, by instrument dated September 1963, recorded in Volume 2248, Page 380 of the Deed Records of Travis County, Texas. -- Cross effect.

(11) Right-of-way easement granted to the State of Texas, by instrument dated October 27, 1965, recorded in Volume 3144, Page 1018 of the Deed Records of Travis County, Texas. -- Deed full effect.

104) Motor main entrance and right side entrance crossed in the City of Austin, by instrument dated August 22, 1959, recorded in Volume 3153, Page 1449 of the Real Records of Travis County Texas. -- Same tract 3142 2904 2905

100 West Main westward extended to the (reels County Water Control and Improvement District No. 1 by Wellhead dated February 1, 1907, contained in Volume 3435, Page 2192 of Oil and Gas Records of (reels County, Texas. -- Does not affect 3,142 acre tract)

150) Water rights agreement entered by the Travis County Water Control and Improvement District Inc. by instrument dated February 1, 1957, recorded in Volume 2418, Page 2297 of the Deed Records of Travis County, Texas. - Deed not signed 3/12/57 (over)

SURVEYOR'S CERTIFICATE

CONTINUED ON PAGE 10

JOHN CRISPIN
CARP DEVELOPMENT, INC.
HARTFORD FIRE COMPANY OF AMERICA, INC.
COMMONWEALTH LAND AND FIRE INSURANCE COMPANY

PROPERTY ADDRESS: U.S. 1857447 290

DATE OF SURVEY: June 12, 2009

LEARNER NAME: _____

PLANTAS BAIAS QUA DA MANA LUI JARDIM BOTANICO 2019. 2022/23 MATRI VARIAS QUA LICA MARI
NATURA

ATTACHMENTS: Maps and board description

I hereby certify that a copy of the above


During the time that a majority of the property rights were not actually made known, the ground under the direction and supervision on the same terms, and that to the best of my professional knowledge and belief there are no apparent encroachments, encroachment of improvements.

Consequently, I find that the property rights are not known to the public, and that the property rights are not known to the public, and that the property rights are not known to the public.

The small stream terrace lies within 2000 ft² formed in its bottom 500-year flood plain, as well as by the Federal Emergency Management Agency, Federal Insurance Administration, on stream as Map 2, 48471213, dated June 1, 1971. The terrace, located and approximately 200 ft, and the site is not within an identified special flood hazard area, is a flood stream bed and only that the property and/or the structure therein are to free from flooding or flood damage. The flood stream bed and terrace lies on the part of the terrace.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Division A, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2008 Revised Branch Edition, prepared by the Texas Society of Professional Surveyors.

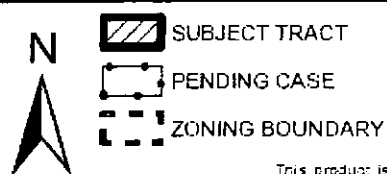
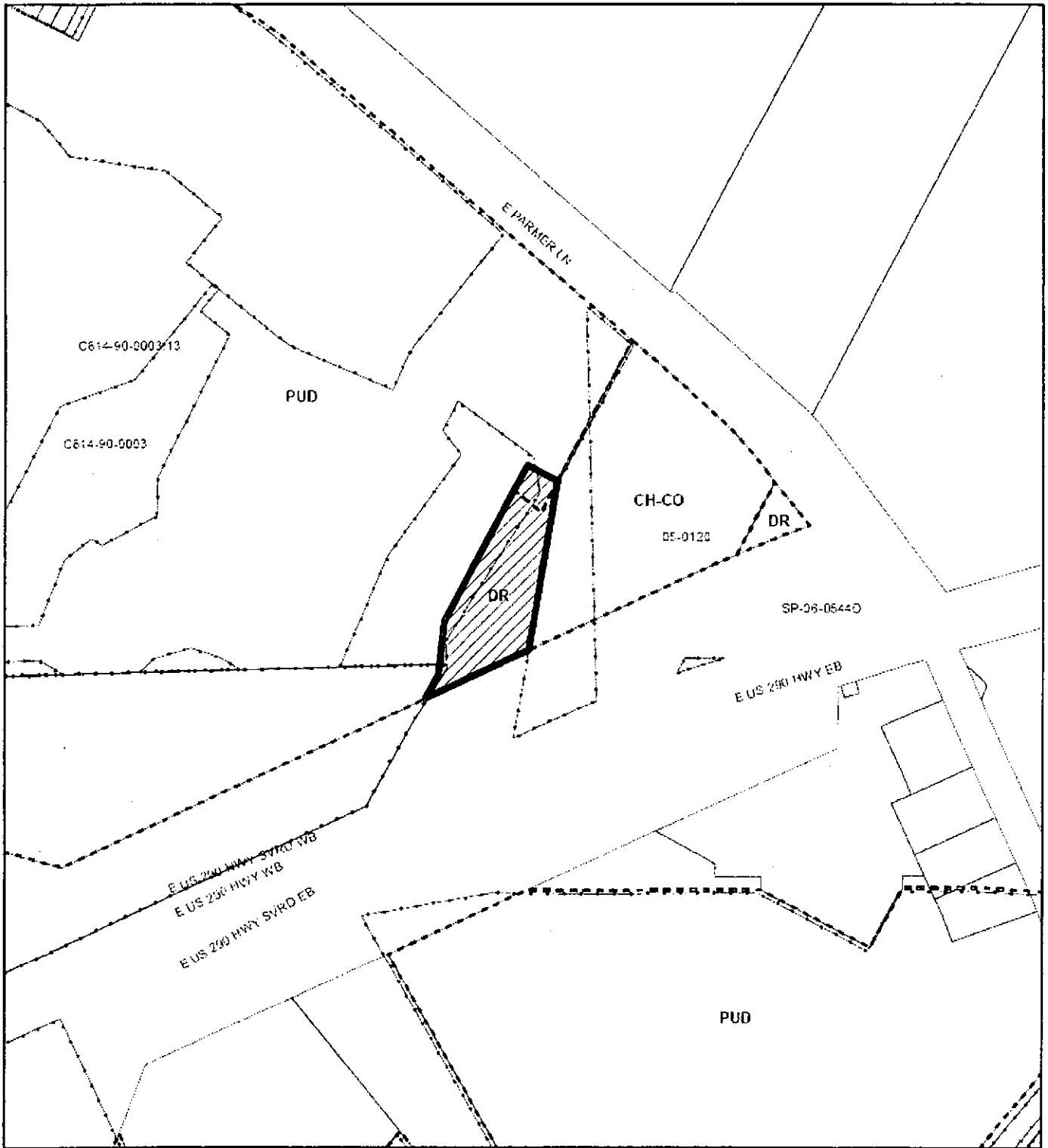
Robert E. White, Jr. Date
Registered Professional Land Surveyor
State of Texas No. 4993



Amberl C. Glotts, Jr.
A.P.A. No. 0003

Chaparra
Professional Land Surveyors
Surveying and Mapping
2807 Branchwood Rd., #202
Austin, Texas 78704
512-443-1324

PROJECT NO.:
014-D74
OPENING NO.:
014-D74-15
PLOT DATE:
06/10/06
PLOT SCALE:
1"=50'
DRAWN BY:
JND
SHEET



1" = 400'

ZONING
ZONING CASE#: C14-2013-0054

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

