

ORDINANCE NO. 20140213-068

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2801 MONTOPOLIS DRIVE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM LIMITED INDUSTRIAL SERVICE-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT TO PUBLIC-NEIGHBORHOOD PLAN (P-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 limited industrial service-neighborhood plan (LI-NP) combining district to public-neighborhood plan (P-NP) combining district on the property described in Zoning Case No. C14-2013-0141, on file at the Planning and Development Review Department, as follows:

2.0 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2801 Montopolis Drive in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property is subject to Ordinance No. 01092-28 that established the Montopolis neighborhood plan combining district.

PART 3. This ordinance takes effect on February 24, 2014.

PASSED AND APPROVED

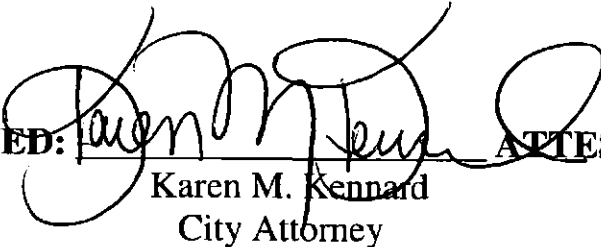
February 13, 2014

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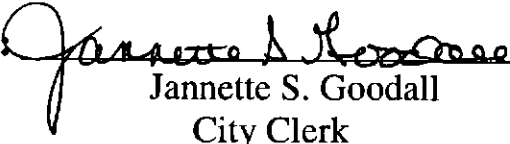
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

EXHIBIT " _____ "

WILSON OXYGEN AND
SUPPLY COMPANY
TO
CITY OF AUSTIN
(WATER TANK EASEMENT)

DESCRIPTION FOR PARCEL NO. 4710.01 TANK

LEGAL DESCRIPTION OF A 2.005 ACRE (87,347 SQUARE FOOT) TRACT OF LAND IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 11.413 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO WILSON OXYGEN AND SUPPLY COMPANY, EXECUTED ON AUGUST 21, 1994, AND RECORDED IN VOLUME 12257, PAGE 1837 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, ALSO DESCRIBED IN A PARTITION DEED TO RPC INVESTMENTS, INC., AND ROBERTA P. CRENSHAW AND CARTER INVESTMENTS, EXECUTED DECEMBER 23, 1988, AND RECORDED IN VOLUME 10793, PAGE 501 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.005 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set in the northeast line of said 11.413 acre tract and the southwest line of Lot 2, Block A, Montopolis - Ben White Subdivision, a subdivision of record in Doc. No. 200100029 of the Official Public Records of Travis County, Texas, having Texas Coordinate System (Central Zone-4203, NAD83, U.S. Survey Feet) values of N=10,052,073.53, E=3,126,356.75, for the north corner and **POINT OF BEGINNING** of the herein described tract, from which a ½" iron rod found at an angle point in the southeast right-of-way line of Montopolis Drive (right-of-way width varies) and the northwest line of said 11.413 acre tract, bears N17°06'36"W, a distance of 30.81 feet, N52°07'56"W, a distance of 835.61 feet and S28°02'43"W, a distance of 117.50 feet;

THENCE, S17°06'36"E, with the northeast line of said 11.413 acre tract and the southwest line of said Lot 2, a distance of 295.80 feet to a ½" iron rod found at the east corner of said 11.413 acre tract, and the common north corner of Lot 2 and Lot 1 of said Montopolis - Ben White Subdivision, for the east corner of this tract;

THENCE, S76°15'23"W, with the southeast line of said 11.413 acre tract and the northwest line of said Lot 1, at a distance of 262.93 feet pass a ½" iron rod found at the common corner of said Lot 1, and Lot 1 Block "A", Circle "B" Homes Subdivision, a subdivision of record in Volume 100, Page 289 of the Plat Records of Travis County, Texas, continuing in all a distance of 295.80 feet to a 60d nail set for the south corner of this tract, from which a ½" iron rod found in the southeast line of a 4.15 acre tract described in Volume 12407, Page 2589 of the Real Property Records of Travis County, Texas, at the south corner of said 11.413 acre tract and the northwest corner of said Lot 1, Block "A", of said Circle "B" Homes Subdivision, bears S76°15'23"W, a distance of 339.83 feet;

THENCE, over and across said 11.413 acre tract, the following two (2) courses:

- 1) N17°06'36"W, a distance of 295.80 feet to a 60d nail set for the west corner of this tract;
- 2) N76°15'23"E, a distance of 295.80 feet to the **POINT OF BEGINNING**, containing 2.005 acre (87,347 square feet) of land.

BEARING BASIS NOTE

The coordinates and bearings shown hereon are based on the Texas State Plane Coordinate System (Central Zone-4203, NAD83, Combined Scale Factor = 1.000023). All distances shown are surface distances.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

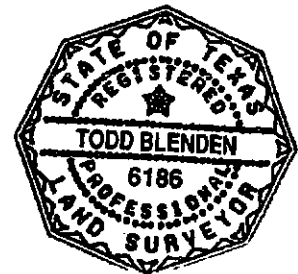
That I, Todd Blenden, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 8th day of August, 2012, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875



Todd Blenden
Registered Professional Land Surveyor
No. 6186 – State of Texas



REFERENCES

MAPSCO 2009, 646-E
AUSTIN GRID NO. L-18
TCAD PARCEL ID NO. 03-1413-0207
MACIAS & ASSOCIATES, L.P., PROJECT NO. 519-02-12

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

MONTOPOLIS DRIVE
(R.O.W. VARIES)

(N30°16'00"E 117.43')
(N28°02'43"W 117.50')
(N29°54'00"E 432.89')
(N27°45'07"E 432.86')

10' P.U.E. EASEMENT
DOC. NO. 200100029
O.P.R.T.C.Tx.

LOT 3, BLOCK A
MONTOPOLIS-BEN WHITE
SUBDIVISION, DOC. NO.
200100029, O.P.R.T.C.Tx.

11.413 ACRES
WILSON OXYGEN & SUPPLY CO.
VOL. 12257, PG. 1837,
R.P.R.T.C.Tx.
TCAD NO. 0314130207

4.15 ACRES
WILSON OXYGEN &
SUPPLY CO. VOL. 12407,
PG. 2589 R.P.R.T.C.Tx.

POINT OF BEGINNING
N=10,052,073.53
E=3,126,356.75
GRID

N17°06'36"W 30.81'

N76°15'23"E 295.80'
N17°06'36"W 295.80'
S17°06'36"E 295.80'

LOT 2, BLOCK A
MONTOPOLIS-BEN WHITE
SUBDIVISION, DOC. NO.
200100029, O.P.R.T.C.Tx.

30' GAS EASEMENT
VOL. 3265, PG. 1566
D.R.T.C.Tx.

PARCEL 4710.01
WATER TANK
EASEMENT
2.005 AC.
87,347 SQ. FT.

LOT 1, BLOCK "A"
CIRCLE "B" HOMES
SUBDIVISION, VOL. 100,
PG. 289, P.R.T.C.Tx.

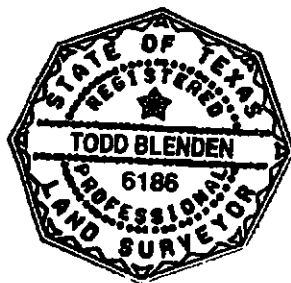
S76°15'23"W 339.83'
(N78°23'30"E 372.70')
(S78°23'29"W 635.75')
S76°15'23"W 635.63'

LOT 1, BLOCK A
MONTOPOLIS-BEN WHITE
SUBDIVISION, DOC. NO.
200100029, O.P.R.T.C.Tx.

BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED
ON THE TEXAS COORDINATE SYSTEM, NAD83,
CENTRAL ZONE. ALL DISTANCES SHOWN
HEREON ARE SURFACE DISTANCES. SURFACE
ADJUSTMENT SCALE FACTOR IS 1.000023.

The easements shown or noted and addressed on
this subject tract are those listed in Schedule B of
title commitment issued by Chicago Title Insurance
Company of Austin, GF No. CTA-07-CTA11000255JP,
effective date: June 14, 2011.



LEGEND

- 1/2" IRON ROD FOUND
- ▲ 60D NAIL SET
- P.O.B. POINT OF BEGINNING
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- P.R.T.C.Tx. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.Tx. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- () RECORD INFORMATION

\\DDBS\ZAMORA\519-02-12 11.413AC TR EASEMENTS.DWG\5180212TANK.DWG

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS



5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: WWW.MACIASWORLD.COM

PAGE 3 OF 3

DATE: 08-01-12
DRAWN BY: TB
MAI JOB NO.: 519-02-12
REFERENCE: 813/08

Todd Blenden 8/8/2012
Registered Professional Land Surveyor
No. 6186 - State of Texas

