ORDINANCE N	NO		
AN ORDINANCE ESTABLISHING OF PROPERTY LOCATED AT 2363 E AND CHANGING THE ZONING MARR) DISTRICT TO GENERAL COMPANDED TO THE COMPAND CHANGING THE ZONING MARR) DISTRICT TO GENERAL COMPAND CHANGING THE ZONING MARRIED CHANGING THE ZONING THE	CAST STATE AP FROM IN	E HIGHWAY 71 WE TERIM-RURAL RES	ESTBOUND IDENCE (I-
BE IT ORDAINED BY THE CITY	Y COUNCIL	OF THE CITY OF A	USTIN:
PART 1. The zoning map established by change the base district from interim-rurs services (CS) district on the property descate the Planning and Development Review	al residence (I cribed in Zoni	I-RR) district to general ng Case No. C14-2015-	commercial
0.694 acre tract of land, more or less of land being more particularly des incorporated into this ordinance (the	scribed by me	antiago Del Valle Granetes and bounds in Ex	t the tract hibit "A"
locally known as 2363 East State Highwood County, Texas, and generally identified in	way 71 Westb	oound in the City of Arched as Exhibit "B".	ustin, Travis
PART 2. This ordinance takes effect on			, 2015.
PASSED AND APPROVED			
. 2015	§ § §		
	3	Steve Adler Mayor	
APPROVED: Anne L. Morgan	_ATTEST: _	Jannetta C Cas	do11
Interim City Attorney		Jannette S. Goo City Clerk	uall

Draft 3/10/2015

0.694 ACRE 1 OF 2

DESCRIPTION OF A 0.694 ACRE TRACT LOCATED IN THE SANTIAGO DEL VALLE GRANT, LOCATED IN TRAVIS COUNTY, TEXAS, PREPARED FOR ZONING PURPOSES ONLY, BY DELTA SURVEY GROUP IN FEBRUARY 2015, SAID 0.694 ACRE TRACT BEING ALL OF A 0.694 ACRE TRACT DESCRIBED IN VOLUME 12358, PAGE 1474, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOTS 1 AND 2, NATIONAL MOBILE PARKS SUBDIVISION SECTION 1, A SUBDIVISION OF RECORD IN BOOK 64, PAGE 10, PLAT RECORDS, TRAVIS COUNTY, TEXAS. SAID 0.694 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found for the south corner of said Lot 2, same being the west corner of Lot A, Jim Dobson Addition, a subdivision of record in Book 68, Page 30, Plat Records, Travis County, Texas, same being in the north right-of-way (ROW) line of State Highway 71, for the POINT OF BEGINNING;

THENCE with said ROW line and the southwest lines of said Lots 1 and 2, N53°10'17"W, a distance of 174.77 feet to a mag nail found in the southwest line of said Lot 1, for the west corner of said 0.694 acre tract, same being the south corner of a 0.387 acre tract of land described in Document Number 2002028309, Official Public Records, Travis County, Texas;

THENCE leaving said ROW line, crossing said Lot 1, with the southeast line of said 0.387 acre tract and the northwest line of said 0.694 acre tract, N42°38'43"E, a distance of 181.60 feet to a calculated point for the north corner of said 0.694 acre tract, same being an angle point in the south line of a 0.98 acre tract described in Document Number 2014015388, Official Public Records, Travis County, Texas;

THENCE crossing said Lots 1 and 2, with the south line of said 0.98 acre tract and the northeast line of said 0.694 acre tract, S48°02'17"E, a distance of 173.92 feet to a ½ inch iron rod found in the southeast line of said Lot 2, for the east corner of said 0.694 acre tract, same being in the northwest line of said Lot A;

THENCE with the southeast line of said Lot 2, and the northwest line of said Lot A, S42°39'24"W, a distance of 165.96 feet to the **POINT OF BEGINNING** and containing 0.694 acre of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/HARN

Date: 02-27-15

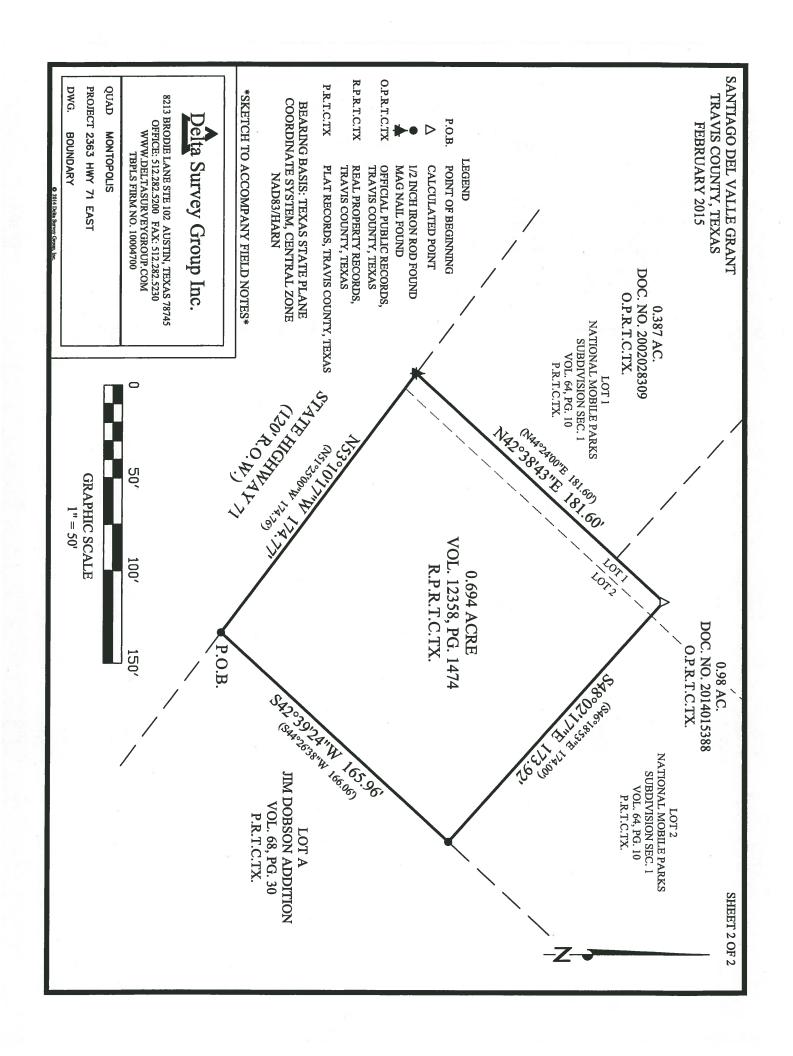
John C. Nielsen

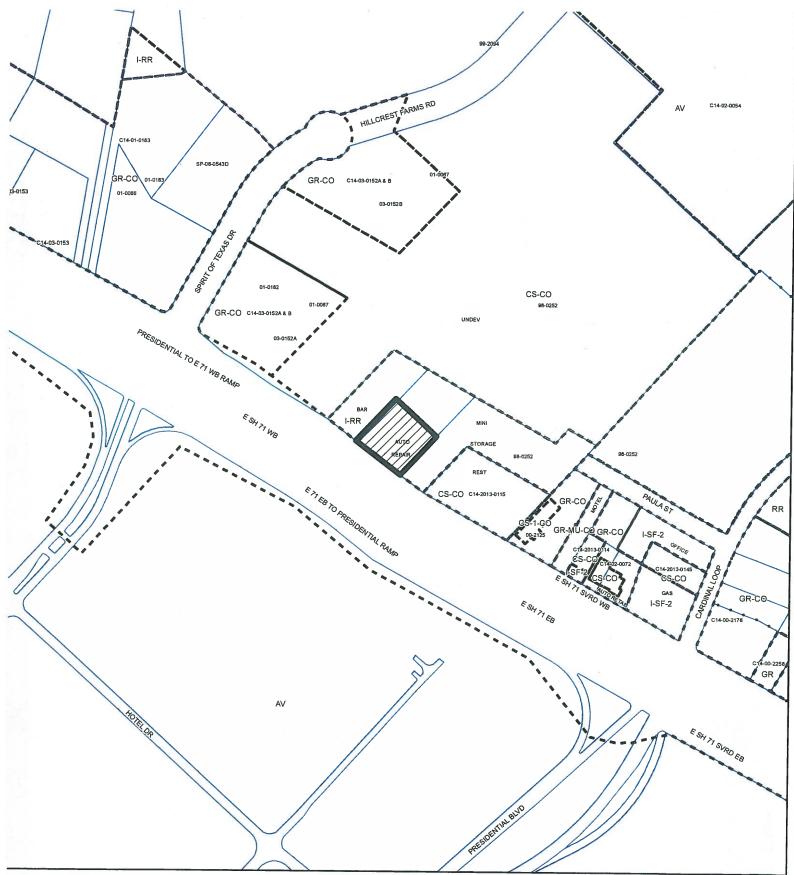
Registered Professional Land Surveyor

No. 5541-State of Texas

Delta Survey Group, Inc. 8213 Brodie Lane, Suite 102 Austin, Texas 78745

Firm No. 10004700









ZONING

ZONING CASE#: C14-2015-0013



PENDING CASE

