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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

A 2.749 acre tract out of the Santiago Del Valle Grant, situated in the City of Austin, Travis County, and being that certain 2.750 acre tract conveyed to Timothy Edward Metcalfe, Robert Charles Metcalfe, and Laverne Rose Metcalfe Hernandez, by deed of record in Document No. 2006193434, of the Official Public Records of Travis County, Texas; said 2.749 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) district and other applicable requirements of the City Code.

PART 3. The Property is subject to Ordinance No. 20061116-056 that established zoning for the East Riverside/Oltorf Combined Neighborhood Plan.

PART 4. This ordinance takes effect on _____, 2016.

PASSED AND APPROVED

_____, 2016

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§
§

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

2.749 ACRES
SANTIAGO DEL VALLE GRANT
AUSTIN, TX

FIELD NOTE FILE: 16.033
PROJECT NO. 183-005
APRIL 11, 2016

FIELD NOTES

BEING A 2.749 ACRE TRACT OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING THAT CERTAIN 2.750 ACRE TRACT CONVEYED TO TIMOTHY EDWARD METCALFE, ROBERT CHARLES METCALFE, AND LAVERNE ROSE METCALFE HERNANDEZ, BY DEED OF RECORD IN DOCUMENT NO. 2006193434, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.749 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 3/4-inch iron pipe found at an angle point in the north line of Lot 1, Block A, Shire's Court Subdivision, of record in Document No. 200600325, of said Official Public Records, for the southwesterly corner of said 2.750 acre tract and hereof;

THENCE, N27°08'04"E, along a north line of said Lot 1, being the west line of said 2.750 acre tract, a distance of 359.62 feet to a 1/2-inch iron rod with "KBGE" cap set at the northeast corner of said Lot 1, being in the south line of that certain 1.28 acre tract conveyed to George Washington Sanders, Jr., by Deed of record in Document No. 2002249519, of said Official Public Records, for the northwesterly corner of said 2.750 acre tract and hereof, from which a 1/2-inch iron rod found bears N27°08'04"E, a distance of 19.92 feet;

THENCE, S61°35'52"E, along the south line of said 1.28 acre tract, being the north line of said 2.750 acre tract, a distance of 304.92 feet to a 3/4-inch iron pipe found at the southeast corner of said 1.28 acre tract, being in the west right-of-way line of Metcalfe Road (unspecified width), for the northeasterly corner of said 2.750 acre tract and hereof;

THENCE, along said west right-of-way line of Metcalfe Road, being the east line of said 2.750 acre tract, the following five (5) courses and distances:

- 1.) S17°40'32"W, a distance of 170.59 feet to a 3/4-inch iron pipe found, for an angle point;
- 2.) S17°30'14"W, a distance of 84.66 feet to an axle found at the point of curvature of a curve to the left;
- 3.) Along said curve, having a radius of 129.99 feet, a central angle of 18°57'37", an arc length of 43.02 feet, and a chord which bears S07°54'57"W, a distance of 42.82 feet to a 3/4-inch iron pipe found at the end of said curve;
- 4.) S12°48'39"W, a distance of 38.53 feet to a 3/4-inch iron pipe found, for an angle point;
- 5.) S13°06'22"W, a distance of 23.75 feet to a 1/2-inch iron rod found in the north line of said Lot 1, for the southeasterly corner of said 2.750 acre tract and hereof;

2.749 ACRES
SANTIAGO DEL VALLE GRANT
AUSTIN, TX

FIELD NOTE FILE: 16.033
PROJECT NO. 183-005
APRIL 11, 2016

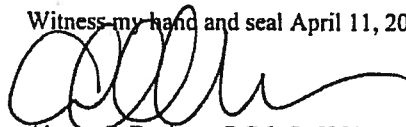
THENCE, leaving said west right-of-way line, along a north line of said Lot 1, being the south line of said 2.750 acre tract, the following two (2) courses and distances:

- 1.) N63°00'51"W, a distance of 290.36 feet to a 1/2-inch iron rod with "KBGE" cap set, for an angle point;
- 2.) N62°34'55"W, a distance of 86.07 feet to the **POINT OF BEGINNING**, and containing 2.749 acres (119,748 square feet) of land, more or less.

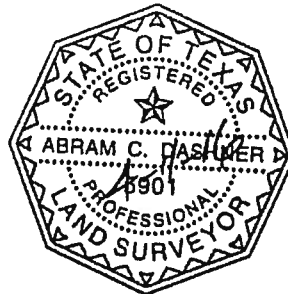
BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, REFERENCING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

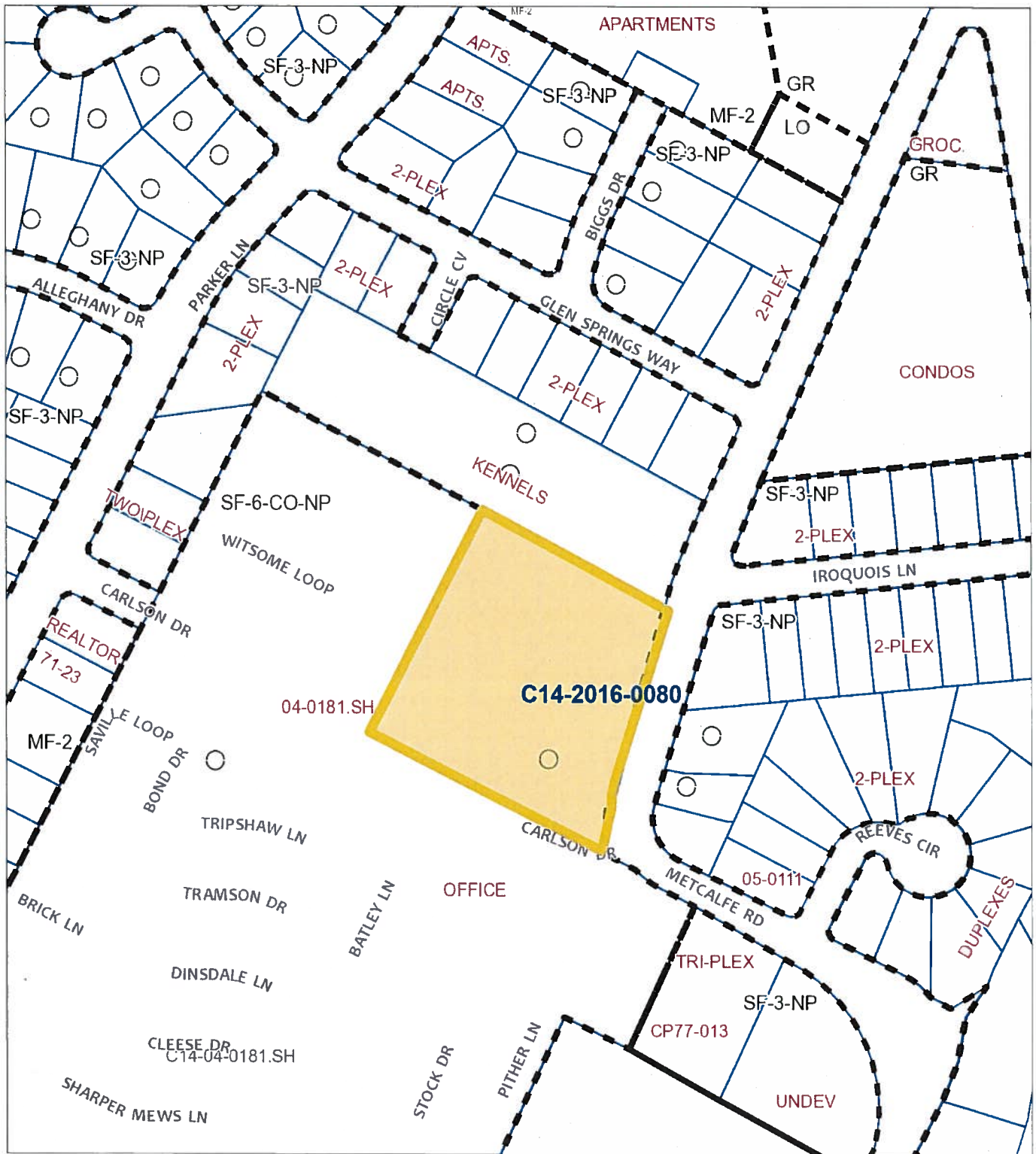
I HEREBY CERTIFY THAT THIS DESCRIPTION AND ANY ACCOMPANYING SKETCHES ARE THE RESULT OF AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF APRIL, 2016, AND ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

Witness my hand and seal April 11, 2016



Abram C. Dashner, R.P.L.S. 5901
PROJECT NO. 183-005

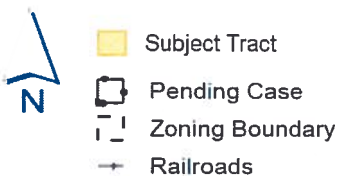




ZONING

ZONING CASE#: C14-2016-0080

Exhibit B



100 200 Feet

1" = 200'

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.



Created 07/29/16