ORDINANCE NO. 20170126-088

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1608 BARCLAY DRIVE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single-family residence standard lot (SF-2) district on the property described in Zoning Case No. C14-2016-0127, on file at the Planning and Zoning Department, as follows:

A 1.615 acre tract of land out of the Alexander Eanes Survey No. 508 in Travis County, Texas, and being a portion of that property conveyed to Megan D. Harris and Adam J. Harris by deed recorded in Document No. 2000121184 of the Official Public Records of Travis County, Texas and being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”), locally known as 1608 Barclay Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. This ordinance takes effect on February 6, 2017.

PASSED AND APPROVED

January 26, 2017

Steve Adler
Mayor

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

B E G I N N I N G  F O R  R E F E R E N C E  a t  a ½  i n c h  i r o n  r o d  f o u n d  i n  t h e  n o r t h  l i n e  o f  t h a t  c e r t a i n  t r a c t  c o n v e y e d  t o  t h e  C i t y  o f  A u s t i n  b y  d e e d  r e c o r d e d  i n  V o l u m e  1 2 0 4 0  P a g e  4 8 3  o f  t h e  R e a l  P r o p e r t y  R e c o r d s  o f  T r a v i s  C o u n t y ,  T e x a s ,  a n d  b e i n g  a t  t h e  s o u t h  c o m m o n  c o r n e r  o f  L o t s  1  a n d  2 ,  A n i t a  S u b d i v i s i o n ,  a  s u b d i v i s i o n  i n  T r a v i s  C o u n t y ,  T e x a s ,  a c c o r d i n g  t o  t h e  m a p  o r  p l a t  t h e r e o f  r e c o r d e d  i n  V o l u m e  7 9  P a g e  1 1 4  o f  t h e  T r a v i s  C o u n t y  P l a t  R e c o r d s ,  a n d  b e i n g  a t  t h e  s o u t h e a s t  c o r n e r  o f  t h a t  c e r t a i n  t r a c t  c o n v e y e d  t o  M e g a n  D .  H a r r i s  a n d  A d a m  J .  H a r r i s  b y  d e e d  r e c o r d e d  i n  D o c u m e n t  N o .  2 0 0 0 1 2 1 1 8 4  o f  t h e  T r a v i s  C o u n t y  O f f i c i a l  P u b l i c  R e c o r d s ;

T H E N C E  w i t h  t h e  s o u t h  l i n e  o f  s a i d  L o t  1 ,  b e i n g  t h e  s o u t h  l i n e  o f  s a i d  H a r r i s  t r a c t ,  
N 59 deg. 29' 49" W 171.47 ft. to a calculated point at the southwest corner of said Lot 1, and being the southeast corner and PLACE OF BEGINNING of the herein described tract;

T H E N C E  c o n t i n u i n g  w i t h  t h e  s o u t h  l i n e  o f  s a i d  H a r r i s  t r a c t ,  N 59 deg. 29' 49" W 201.50 ft. to a ½ inch iron rod found at the southwest corner of said Harris tract, and being at the southeast corner of that certain tract conveyed to AR and JR Radio Towers No. 1 LP, and being at the southwest corner of this tract; and from which a ½ inch iron rod found at the southwest corner of said AR and JR Radio Towers tract bears N 59 deg. 28' 07" W 99.89 ft.;

T H E N C E  w i t h  t h e  c o m m o n  l i n e s  o f  s a i d  H a r r i s  t r a c t  a n d  s a i d  A R  a n d  J R  R a d i o  T o w e r s  tract the following two courses:

1) N 31 deg. 04' 16" E 100.30 ft. to a ½ inch iron rod found;

2) N 59 deg. 37' 26" W 100.15 ft. to a ½ inch iron rod found in the east line of Block D, Lost Creek Hilltop, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 77 Page 196 of the Travis County Plat Records, and being at the northwest corner of said AR and JR Radio Towers, and being an angle corner of said Harris tract, and being an angle corner of this tract;
1.615 Acre tract

THENCE with the west line of said Harris tract, N 30 deg. 58' 07" E 173.73 ft. to a ½ inch iron rod found at the northwest corner of said Harris tract, and being at the northwest corner of this tract;

THENCE with the north line of said Harris tract, the following four courses:

1) S 63 deg. 59' 26" E 92.90 ft. to calculated point;
2) S 12 deg. 37' 21" W 26.42 ft. to a calculated point;
3) S 76 deg. 19' 04" E 51.48 ft. to a calculated point;

4) S 29 deg. 20' 55" E at 4.87 ft. passing a ½ inch iron rod found with cap marked "CA" at the south common corner of Lots 9 and 10, Block A, Barclay Subdivision, and continuing on the same course 234.38 ft. more, for a total distance on this course of 239.25 ft., to a calculated point at the northwest corner of said Lot 1, and being at an angle point of said Harris tract, and being at an angle point of this tract, and from which a 1/2 inch iron rod found in the west right-of-way line of Barclay Drive at the northeast corner of said Lot 1 bears S 48 deg. 34' 00" E 66.40 ft., N 86 deg. 16' 50" E 70.70 ft.; and S 48 deg. 36' 27" E 111.35 ft.;

THENCE crossing the interior of said Harris tract with the west line of said Lot 1, S 51 deg. 26' 00" W 161.30 ft. to the Place of Beginning, containing 1.615 Acres or 70,390 square feet of land.

PREPARED: October 4, 2016

BY: Anne Thayer
Registered Professional Land Surveyor No. 5850

see sketch 986084

REFERENCES
TCAD parcel: 01-0921-07-01
City Grid: E-23
SKETCH TO ACCOMPANY FIELD NOTES TO A 1.615 ACRE TRACT OF LAND OUT OF THE ALEXANDER EANES SURVEY NO. 508 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT CONVEYED TO MEGAN D. HARRIS AND ADAM J. HARRIS BY DEED RECORDED IN DOCUMENT NO. 2000121184 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

This map was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown hereon.

This tract is subject to an easement for access to and from the AR & JR Radio Towers tract as described in Volume L57 Page 607 of the Travis County Deed Records.

LEGEND
- ½ Iron Rod Found
- Calculated Point

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
Texas Licensed Surveying Firm No. 10050700

PREPARED October 6, 2016
BY
Anne Thayer
Registered Professional Land Surveyor No. 5850
Subject Tract

ARIZONING

Case#: C14-2016-0127

EXHIBIT B

Pending Case

Zoning Boundary

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

Created: 11/22/2016