

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3003 AND 3005 MANCHACA ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE (LO-MU) 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 family residence (SF-3) district to limited office-mixed use (LO-MU) combining district on the property described in Zoning Case No. C14-2017-0079, on file at the Planning and Zoning Department, as follows:

A tract of land out of the Henry P. Hill League in Travis County, Texas, also known as Lot 3, Mrs Guy Foster Addition, an unrecorded subdivision situated in Travis County, Texas, as conveyed to Charles Henry Horton in Executor's Deed recorded under Document No. 2012215305 of the Official Public Records of Travis County, Texas, being that same tract of land conveyed to Charles H. Horton and wife, Obdulia P. Horton by warranty deed recorded in Volume 2732, Page 119, of the Deed Records of Travis County, Texas, and more fully described by metes and bounds, and;

A 0.276 acre tract of land out of the Henry P. Hill League in Travis County, Texas, being the same tract of land conveyed to First City Texas-Austin, National Association in Volume 11431, Page 193, Deed Records of Travis County, Texas, said 0.276 acre of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (cumulatively referred to as the “Property”),

locally known as 3003 and 3005 Manchaca Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. This ordinance takes effect on _____, 2017.

PASSED AND APPROVED

_____, 2017 § _____
 § _____
 § _____
Steve Adler
Mayor

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

EXHIBIT A

JOB NUMBER: 1606.3278

DATE: 6/21/2016

REVISION DATE(S): (REV.1 6/21/2016)

EXHIBIT "A"

A TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE IN TRAVIS COUNTY, TEXAS, ALSO KNOWN AS LOT 3, MRS GUY FOSTER ADDITION, AN UNRECORDED SUBDIVISION SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO CHARLES HENRY HORTON IN EXECUTOR'S DEED RECORDED UNDER DOCUMENT NO. 2012215305 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO CHARLES H. HORTON AND WIFE, OBDULIA P. HORTON BY WARRANTY DEED RECORDED IN VOLUME 2732, PAGE 119 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE EAST LINE OF MANCHACA ROAD N. $11^{\circ} 20'$ E. 90.04 FEET AND N. $3^{\circ} 18'$ W. 170 FEET FROM THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO A R. FOSTER BY DEED RECORDED IN VOLUME 587, PAGE 392, DEED RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE N. $3^{\circ} 19' 00''$ W. (CALLED N. $3^{\circ} 18'$ W.) ALONG THE EAST LINE OF SAID MANCHACA ROAD, 55.55 FEET (CALLED 55.76 FEET) TO A DRILL HOLE SET IN CONCRETE DRIVEWAY AT THE POINT OF CURVATURE;

THENCE AROUND A CURVE AND THE EAST LINE OF SAID MANCHACA ROAD, HAVING A CHORD WHICH BEARS N. $0^{\circ} 19' 00''$ W., 24.15 FEET (CALLED N. $0^{\circ} 18'$ W., 24.245 FEET), A CURVE DISTANCE OF 24.16 FEET (CALLED 24.25 FEET) TO A $\frac{1}{4}$ " IRON ROD & CAP "EXACTA" SET FOR CORNER (CALLED TO AN IRON STAKE);

THENCE S. $86^{\circ} 5'$ E. 149.78 FEET (CALLED 151.26 FEET) TO A $\frac{1}{2}$ " IRON ROD FOUND (CALLED IRON STAKE) FOR CORNER;

THENCE S. $3^{\circ} 25' 10''$ E. (CALLED S. $3^{\circ} 18'$ E.) 64.85 FEET (CALLED 65 FEET) TO A $\frac{1}{2}$ " IRON ROD FOUND (CALLED IRON STAKE) FOR CORNER;

THENCE S. $87^{\circ} 28'$ W. 150.22 FEET (CALLED 150.4 FEET) BACK TO THE PLACE BEGINNING, AND CONTAINING 10847 SQUARE FEET OF LAND, MORE OR LESS.

EXHIBIT A

EXACTA



PREPARED BY:

EXACTA
TEXAS SURVEYORS, INC.

7416 Canal Drive, Lake Worth, FL 33467
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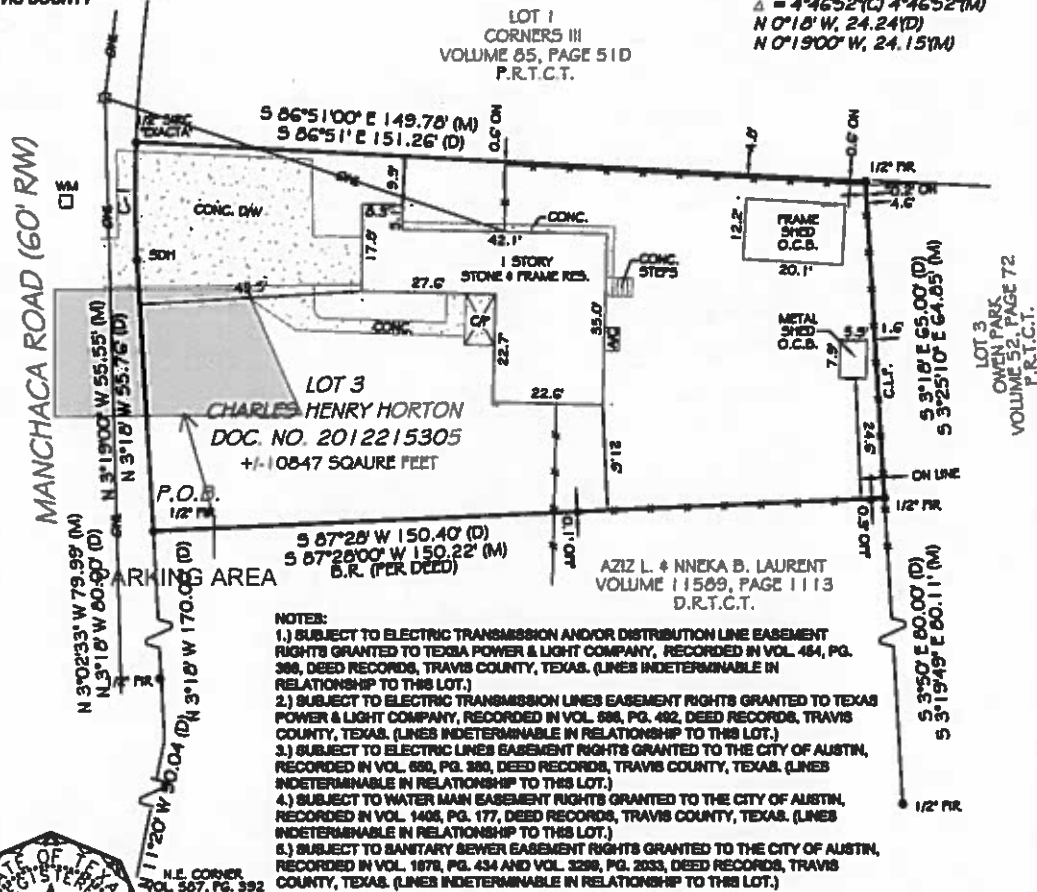
PROPERTY ADDRESS: 3003 MANCHACA ROAD AUSTIN, TEXAS 78704

SURVEY NUMBER: 1606.3278

FIELD WORK DATE: 6/20/2016

REVISION DATE(S): (REV 1 6/21/2016)

1606.3278
BOUNDARY SURVEY
TRAVIS COUNTY



- NOTES:
- 1.) SUBJECT TO ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT RIGHTS GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOL. 484, PG. 388, DEED RECORDS, TRAVIS COUNTY, TEXAS. (LINES INDETERMINABLE IN RELATIONSHIP TO THIS LOT.)
 - 2.) SUBJECT TO ELECTRIC TRANSMISSION LINES EASEMENT RIGHTS GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOL. 588, PG. 482, DEED RECORDS, TRAVIS COUNTY, TEXAS. (LINES INDETERMINABLE IN RELATIONSHIP TO THIS LOT.)
 - 3.) SUBJECT TO ELECTRIC LINES EASEMENT RIGHTS GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 680, PG. 380, DEED RECORDS, TRAVIS COUNTY, TEXAS. (LINES INDETERMINABLE IN RELATIONSHIP TO THIS LOT.)
 - 4.) SUBJECT TO WATER MAIN EASEMENT RIGHTS GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 1408, PG. 177, DEED RECORDS, TRAVIS COUNTY, TEXAS. (LINES INDETERMINABLE IN RELATIONSHIP TO THIS LOT.)
 - 5.) SUBJECT TO SANITARY SEWER EASEMENT RIGHTS GRANTED TO THE CITY OF AUSTIN, RECORDED IN VOL. 1878, PG. 434 AND VOL. 3288, PG. 2033, DEED RECORDS, TRAVIS COUNTY, TEXAS. (LINES INDETERMINABLE IN RELATIONSHIP TO THIS LOT.)



Paul M. Valentine

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 20th DAY OF JUNE 2016; ALL EASEMENTS AND RIGHTS-OF-WAY SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GP NO. 1621209-HAY, EFFECTIVE JUNE 8, 2016, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO THE DEDICATED RIGHT-OF-WAY OF MANCHACA ROAD

NOTES:
FENCE OWNERSHIP NOT DETERMINED

GRAPHIC SCALE (in Feet)
1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 09/26/08.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: 1621209-HAY

DATE: 6/21/2016

BUYER: GOODMAN-LEE, LLC

SELLER: AUDREY YVONNE HORTON, AS INDEPENDENT EXECUTOR OF THE ESTATE OF CHARLES HENRY HORTON, DECEASED

CERTIFIED TO: GOODMAN-LEE, LLC, INDEPENDENCE TITLE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SOUTHSIDE BANK

This is page 1 of 2 and is not valid without all pages.

POWERED BY:

surveystars

www.surveystars.com

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7416 Canal Drive, Lake Worth, FL 33467



American Surveying Company
of Austin

FIELD NOTES

FIELD NOTES OF A SURVEY OF 0.276 ACRE OF LAND OUT OF THE HENRY P. HILL LEAGUE IN TRAVIS COUNTY, TEXAS BEING THAT SAME TRACT CONVEYED TO FIRST CITY TEXAS-AUSTIN, NATIONAL ASSOCIATION IN VOLUME 11431, PAGE 193, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.276 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set on the East right-of-way line of Manchaca Road, being at the Southwest corner of the above said First City tract, same being the Northwest corner of the Wayne Ragland tract of record in Volume 10955, Page 792, Deed Records of Travis County, Texas, same being the Southwest corner of the herein described 0.276 acre of land and the PLACE OF BEGINNING hereof

THENCE with the East right-of-way line of Manchaca Road, N 03° 18' 00" W, 80.00 ft. to an iron rod found at the Northwest corner hereof

THENCE N 87° 10' 33" E, 150.00 ft. to an iron rod set at the Northeast corner hereof

THENCE S 03° 50' 14" E, 80.00 ft. to an iron rod found at the Southeast corner hereof

THENCE S 87° 10' 20" W, 150.75 ft. to the PLACE OF BEGINNING and containing 0.276 acre of land.

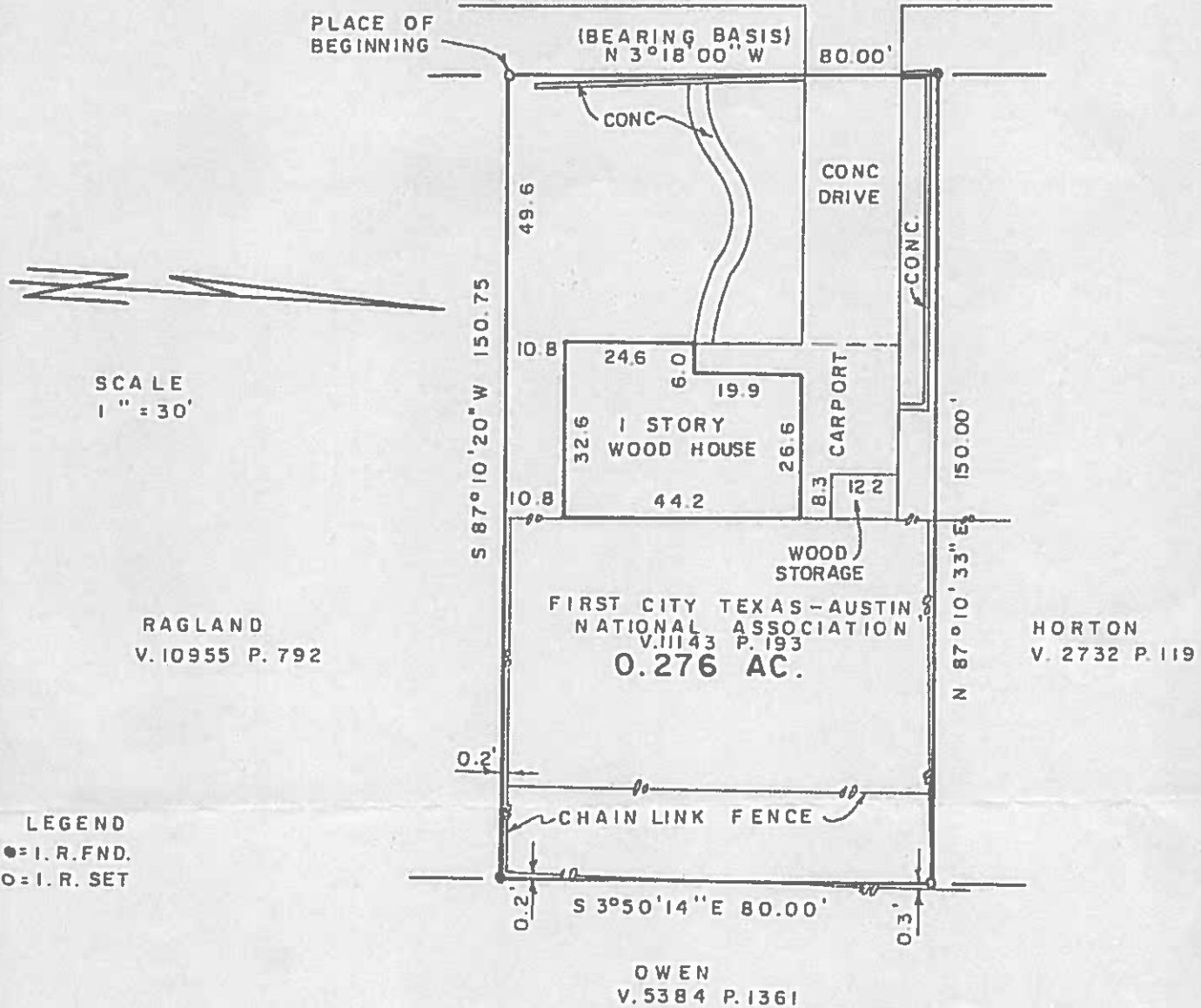
Surveyed by:

David Bell Date 12/12/91
David Bell
Registered Professional Land Surveyor No. 3994



NOTE: EASEMENTS IN VOL. 588 P. 492 VOL. 588 P. 498 VOL. 650 P. 380
DO NOT AFFECT THIS PROPERTY.

3005 MANCHACA ROAD



0.276 AC. OF LAND OUT OF THE HENRY P. HILL LEAGUE IN TRAVIS COUNTY, TEXAS
SEE ATTACHED FIELD NOTES.

LOT NO. _____ BLOCK NO. _____ SUBDIVISION ADDITION _____
SECTION UNIT _____ PHASE _____ BOOK VOLUME CABINET _____ PAGE SLIDE _____ PLAT RECORDS
COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 3005 MANCHACA ROAD
CITY AUSTIN REFERENCE NAME AZIZ LAURENT



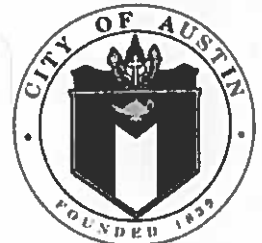
American Surveying Company
of Austin



Subject property DOES NOT
lie within the 100 Year flood
prone area and has a Zone C
rating as shown on the Flood



ZONING CASE: C14-2017-0079



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.