

**ORDINANCE NO. 20180628-106**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 200 EAST 18<sup>th</sup> STREET FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT AND COMMERCIAL LIQUOR SALES (CS-1) DISTRICT TO CENTRAL BUSINESS (CBD) 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 general commercial services (CS) district and commercial liquor sales (CS-1) district to central business (CBD) district on the property described in Zoning Case No. C14-2018-0029, on file at the Planning and Zoning Department, as follows:

A tract of land containing 2.0422 acres (88,957 square feet), being all of Outlot 51, Division "E" of the Government Outlots adjoining the Original City of Austin, Travis County, Texas, according to the plat on file at the General Land Office of the State of Texas, conveyed to the Employees Retirement System of Texas in Volume 4963, Page 1453; Volume 2936, Page 354; Volume 4531, Page 1041; Volume 4537, Page 2266; and Volume 5336, Page 2373, all of the Deed Records of Travis County, Texas; said 2.0422 acres being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

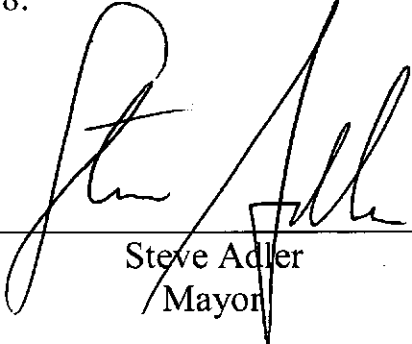
locally known as 200 East 18<sup>th</sup> Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on July 9, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_, June 28, 2018

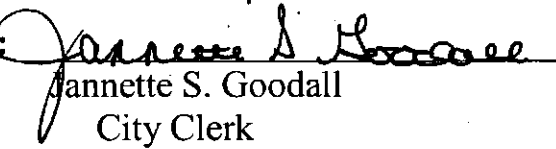
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§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.0422 ACRES (88,957 SQUARE FEET), BEING ALL OF OUTLOT 51, DIVISION "E" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT ON FILE AT THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, CONVEYED TO THE EMPLOYEES RETIREMENT SYSTEM OF TEXAS IN VOLUME 4963, PAGE 1453; VOLUME 2936, PAGE 354; VOLUME 4531, PAGE 1041; VOLUME 4537, PAGE 2266; AND VOLUME 5336, PAGE 2373, ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.0422 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



TBPLS Firm #10174300  
PO Box 90876  
Austin, TX 78709  
512.537.2384  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a Mag nail with "4Ward Boundary" washer set at the southwest corner of said Outlot 51, same being the intersection of the north right-of-way line of E. 18<sup>th</sup> Street (60' right-of-way width) and the east right-of-way line of Brazos Street (80' right-of-way width), for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with illegible cap found at the southeast corner of Outlot 50, Division "E" of the Government Outlots Adjoining the Original City of Austin, Travis County, Texas, same being at the intersection of the north right-of-way line of E. 18<sup>th</sup> Street and the west right-of-way line of Brazos Street, bears N73°31'22"W, a distance of 80.00 feet;

**THENCE**, with the east right-of-way line of Brazos Street, same being the west line of said Outlot 51, **N16°34'40"E**, a distance of **322.91** feet to a Mag nail with "4Ward Boundary" washer set for the northwest corner hereof, being the northwest corner of said Outlot 51, and being the intersection of the east right-of-way line of Brazos Street and the south right-of-way line of E. Martin Luther King Jr. Boulevard (80' right-of-way width), from which a Mag nail with "Cobb Fendley" washer found at the northeast corner of said Outlot 50, being the intersection of the west right-of-way line of Brazos Street and the south right-of-way line of E. Martin Luther King Jr. Boulevard, bears N73°46'43"W, a distance of 79.98 feet;

**THENCE**, with the south right-of-way line of E. Martin Luther King Jr. Boulevard, being the north line of said Outlot 51, **S73°34'36"E**, a distance of **275.44** feet to a Mag nail with "4Ward Boundary" washer set for the northeast corner hereof, being the northeast corner of said Outlot 51, and being the intersection of the south right-of-way line of E. Martin Luther King Jr. Boulevard and the west right-of-way line of San Jacinto Boulevard (80' right-of-way width);

**THENCE**, with the west right-of-way line of San Jacinto Boulevard, being the east line of said Outlot 51, **S16°35'53"W**, a distance of **323.17** feet to a Mag nail with "4Ward Boundary" washer set for the southeast corner hereof, being the southeast corner of said Outlot 51, and being the intersection of the west right-of-way line of San Jacinto Boulevard and the north right-of-way line of E. 18<sup>th</sup> Street, from which a City of Austin centerline monument found at the centerline intersection of San Jacinto Boulevard and E. 18<sup>th</sup> Street bears S16°28'38"W, a distance of 30.00 feet and S73°31'22"E, a distance of 39.94 feet;

**THENCE**, with the north right-of-way line of E. 18<sup>th</sup> Street, being the south line of said Outlot 51, **N73°31'22"W**, a distance of **275.32** feet to the **POINT OF BEGINNING**, and containing 2.0422 acres (88,957 square feet) of land, more or less.

**Exhibit A**

**NOTE:**

Surveyed on the ground May 4, 2018. All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000064088909. See attached sketch (reference drawing: 00714\_Boundary Exhibit.dwg)

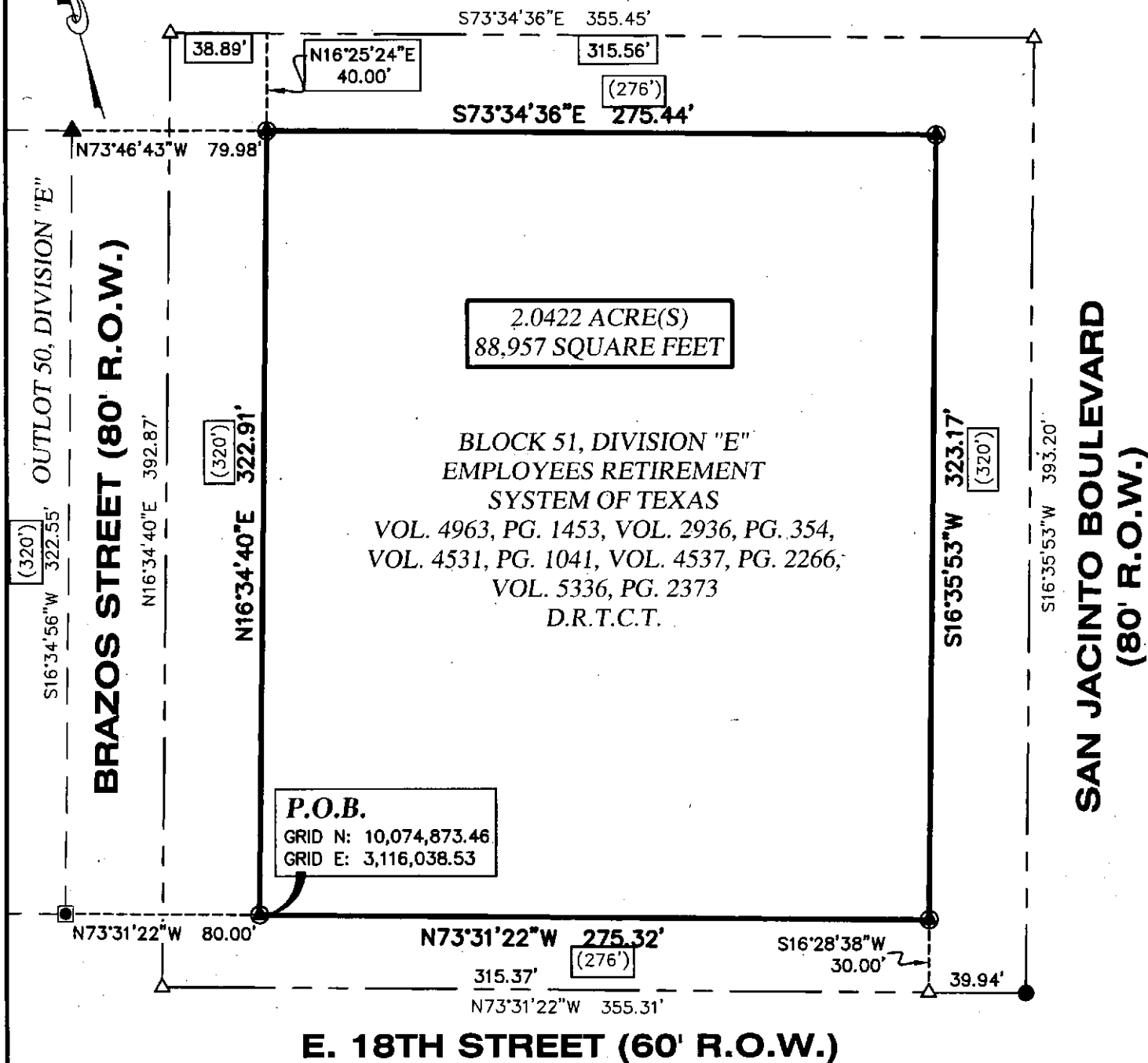
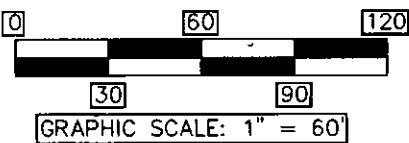


5/17/18

Eric J. Dannheim, RPLS #6075  
4Ward Land Surveying, LLC



**E. MARTIN LUTHER  
KING JR. BOULEVARD  
(80' R.O.W.)**



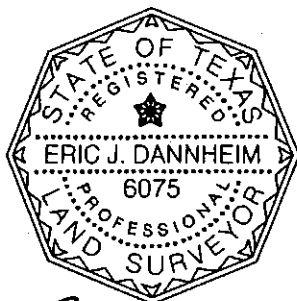
**2.0422 ACRES  
BOUNDARY EXHIBIT  
City of Austin,  
Travis County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	5/17/2018
Project:	00714
Scale:	1" = 60'
Reviewer:	EJD
Tech:	CC
Field Crew:	HT/JR
Survey Date:	MAY 2018
Sheet:	1 OF 2

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	CITY OF AUSTIN CENTERLINE MONUMENT FOUND
	1/2" IRON ROD WITH ILLEGIBLE CAP FOUND
	MAG NAIL WITH "4WARD BOUNDARY" WASHER SET
	MAG NAIL FOUND WITH "COBB FENDLEY" WASHER FOUND
	CALCULATED POINT
	VOLUME, PAGE
	RIGHT-OF-WAY
	POINT OF BEGINNING
	DEED RECORDS, TRAVIS COUNTY, TEXAS
	RECORD INFORMATION PER MAP OR PLAT ON FILE IN THE GENERAL LAND OFFICE



*Eric J. Dannheim*

5/17/2018

#### NOTES:

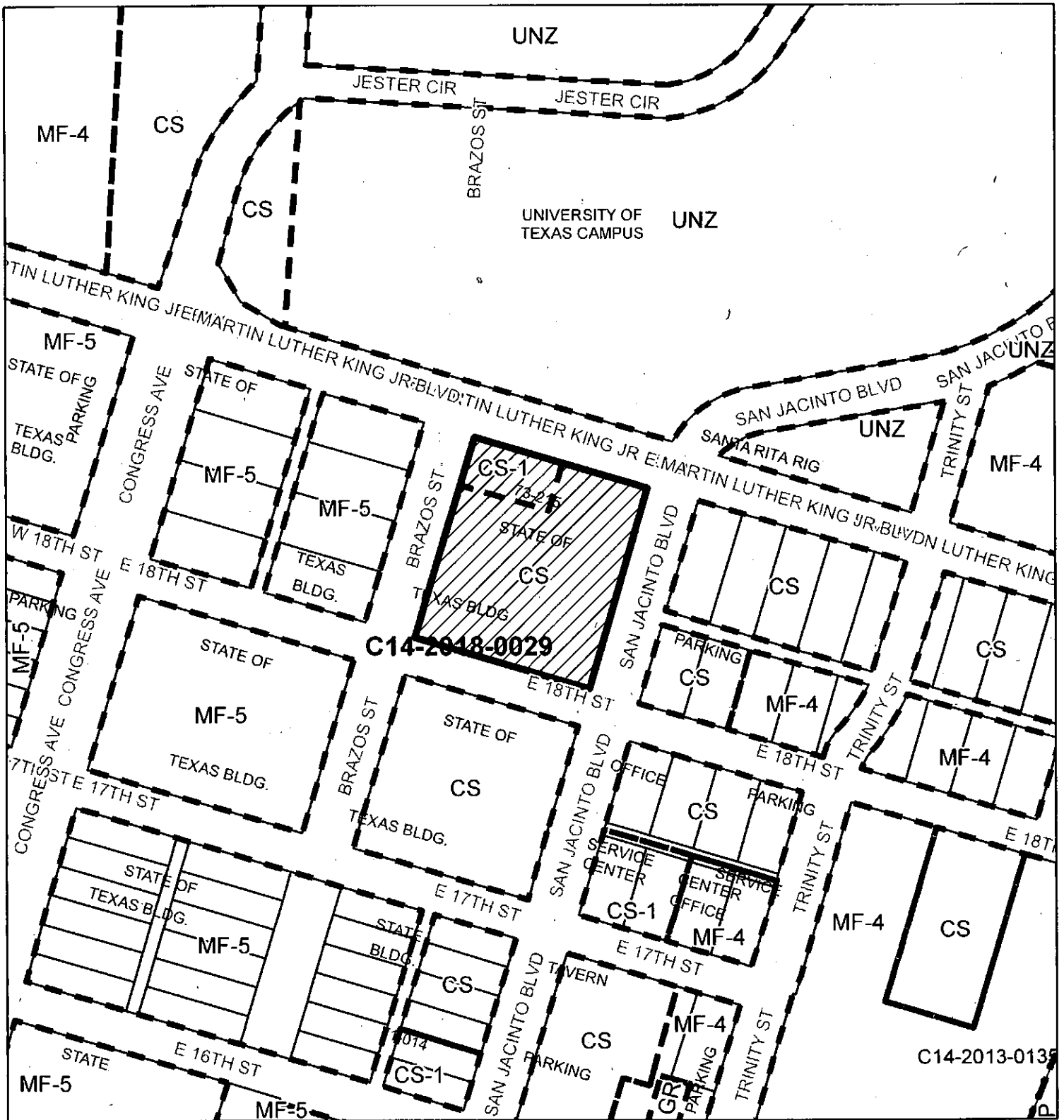
- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000064088909.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.
- 3) BOUNDARY NOTE: MINIMAL EVIDENCE OF BOUNDARY CONTROL WAS RECOVERABLE ON THE GROUND DURING THE SURVEY. CENTERLINE MONUMENTATION ALONG E. MARTIN LUTHER KING BOULEVARD HAS APPARENTLY BEEN DESTROYED OR CONCRETED OVER IN THE PROCESS OF ROADWAY MAINTENANCE AND IMPROVEMENTS; CENTERLINE SHOWN IS BASED ON THE "ACAD-LAVACA GUADALUPE CONTROL.DWG" CAD FILE PROVIDED BY THE CITY OF AUSTIN. RESEARCH WAS PERFORMED REGARDING CENTERLINE MONUMENTATION ALONG SAN JACINTO BOULEVARD, E. 18TH STREET, AND BRAZOS STREET; HOWEVER, NO RECORD INFORMATION PERTINENT TO THE SITE WAS FOUND ON FILE AT THE CITY OF AUSTIN.

**2.0422 ACRES  
BOUNDARY EXHIBIT  
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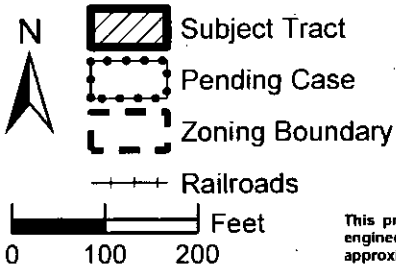
Date:	5/17/2018
Project:	00714
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Reviewer:	EJD
Tech:	CC
Field Crew:	HT/JR
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Sheet:	2 OF 2



## ZONING

Case#: C14-2018-0029

Exhibit B



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: 3/16/2018