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PART 2. This ordinance takes effect on _____, 2016.

PASSED AND APPROVED

_____, 2016

§
§
§

Steve Adler
Mayor

APPROVED: _____
Anne L. Morgan
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk

C14-2016-0064

FIELD NOTES FOR
SOUTH ONE-HALF OF ALMA DRIVE
SOUTH FIRST ADDITION, SECTION ONE
TRAVIS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A TRACT OF LAND BEING THE SOUTH ONE-HALF OF ALMA DRIVE, A FIFTY (50') FOOT WIDE STREET IN SOUTH FIRST ADDITION, SECTION ONE, A SUBDIVISION RECORDED IN BOOK 49, PAGE 92 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID ALMA DRIVE VACATED PER VOLUME 15, PAGE 224 OF THE MINUTES OF THE COMMISSIONER'S COURT, TRAVIS COUNTY, TEXAS AS SHOWN ON PLAT FOR BEACONRIDGE III, A SUBDIVISION RECORDED IN BOOK 74, PAGE 92 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found on the westerly line of Lot 10, Block "K, Beaconridge III, at the northeast corner of Lot 1, Block "A" of South First Addition, Section One, for the southeast corner of Alma Drive and the tract herein described;

THENCE, departing the westerly line of Lot 10 and along the common line of Alma Drive and Lot 1, N 55°15'30"W, a distance of 74.59 FEET to a ½" iron rod found at the Point of Curvature of a curve to the left;

THENCE, along said curve an arc distance of 39.16 feet to a ½" iron pipe found at the Point of Tangency on the easterly right-of-way line of South First Street, for the southwest corner of the tract herein described. Said curve having a radius of 25.00 feet and a chord bearing S 80°18'47"W, a distance of 35.28 FEET;

THENCE, departing the northerly line of Lot 1 and crossing into Alma Drive with the easterly right-of-way line of South First Street, N 35°00'59"E, a distance of 49.89 FEET to a ½" iron rod found in the centerline of Alma Drive, at the southwest corner of Lot 19, Block "K", Beaconridge III, for the northwest corner of the tract herein described;

THENCE, departing the easterly right-of-way line of South First Street and along the centerline of Alma Drive with the southerly line of Lot 19, S 55°04'28"E, a distance of 99.87 FEET to a ½" iron rod found on the westerly line of Lot 10, at the southeast corner of Lot 19, for the northeast corner of the tract herein described;

THENCE, along the common line of Lot 10 and Alma Drive, S 35°29'24"W, a distance of 24.88 FEET to the POINT OF BEGINNING.

See SNS Engineering "Plat of Survey" No. 06300, page 2 of 2 attached hereto and made a part hereof.

Mary P. Hawkins

Mary P. Hawkins
Registered Professional Land Surveyor No. 4433
State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

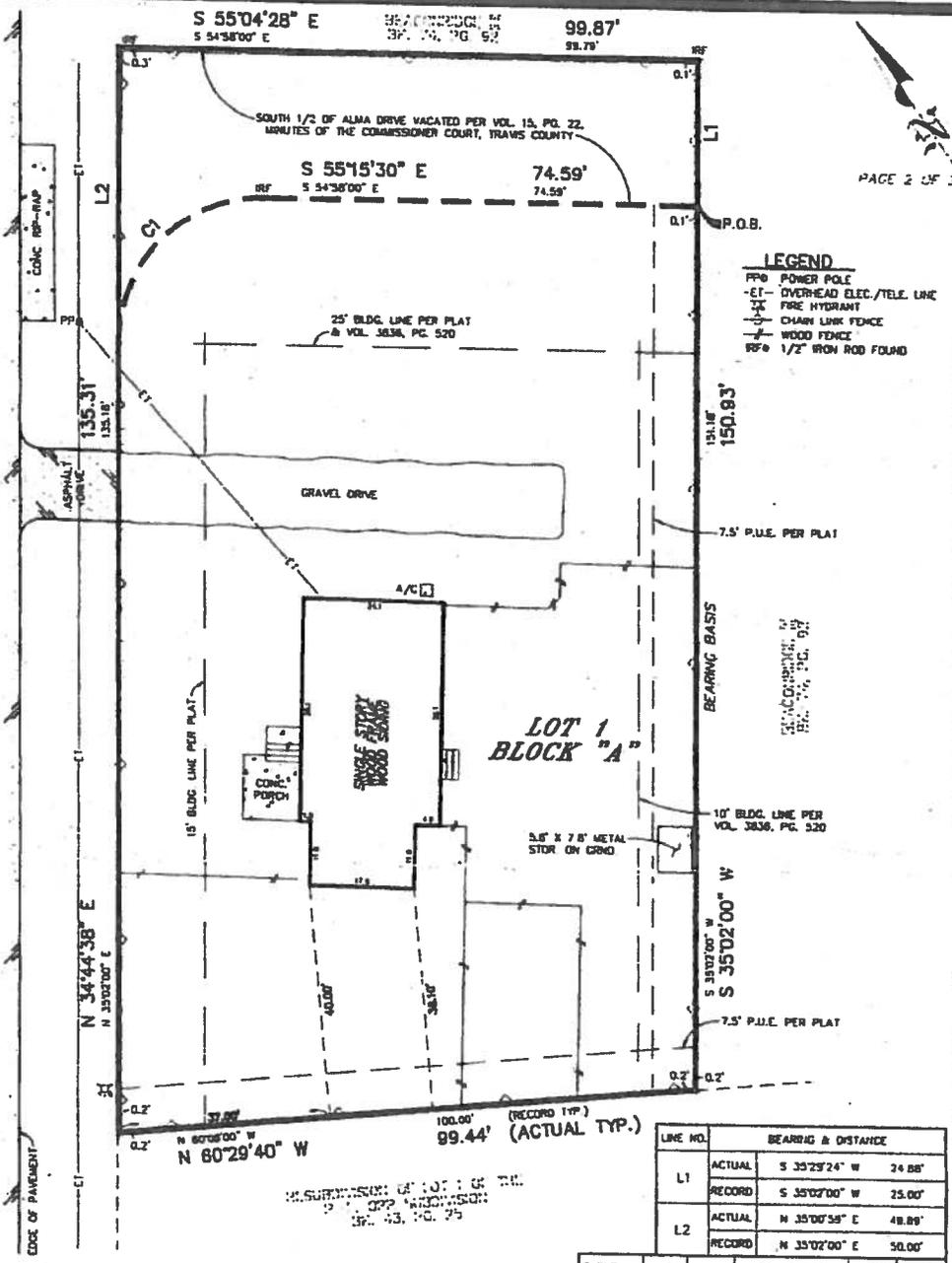
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ESPINOZAC \$72.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

Exhibit A

SOUTH FIRST STREET
(FROM WEST)



LEGEND
 PPO POWER POLE
 -E- OVERHEAD ELEC./TELE. LINE
 FH FIRE HYDRANT
 CL CHAIN LINK FENCE
 WF WOOD FENCE
 IR 1/2" IRON ROD FOUND

LINE NO.	BEARING & DISTANCE
L1	ACTUAL S 35°23'24" W 24.88'
	RECORD S 35°02'00" W 25.00'
L2	ACTUAL N 35°00'58" E 48.89'
	RECORD N 35°02'00" E 50.00'

CURVE NO.	RADIUS	CHORD BEARING	CHORD	ARC
C1	25.00	ACTUAL N 80°18'47" E 35.28'	38.18'	
		RECORD N 80°02'00" E 35.38'	39.27'	

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN VOL. 49, PG. 92, PLAT RECORDS AND VOL. 3836, PG. 520, DEED RECORDS.

* TOGETHER WITH SOUTH ONE-HALF OF ALMA DRIVE (FIELD NOTES ATTACHED)

Survey No. 06300

PLAT OF SURVEY

SCALE 1" = 20'

OF 0503616-BOK

Said lot is in Zone X as identified by the Federal Emergency Management Agency on Community Panel No. 38453C 0215G Dated JAN. 19, 2000

All corners are 1/2-inch iron pipe found unless otherwise noted. To the men, papers and to the owners of the premises surveyed.

LOT NO. 1 BLOCK NO. "A"
 ADDITION OR SUBDIVISION SOUTH FIRST ADDITION, SECTION ONE, VOLUME 49, PAGE 92, PLAT RECORDS
 STREET ADDRESS 311 SOUTH FIRST STREET CITY AUSTIN COUNTY TRAVIS
 SURVEY FOR INDEPENDENCE TITLE COMPANY REFERENCE COATS & BURROFF
 TO TRANSPORTATION TITLE INSURANCE COMPANY



PLATE OF TEXAS, COUNTY OF TRAVIS
 I HEREBY CERTIFY THAT THE ABOVE DEEDS WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT AND THAT THERE ARE NO UNRECORDED ENCUMBRANCES, SUBORDINATED TO ABEL, ENCUMBRANCES, PUBLIC UTILITY LINES OR RIGHTS IN PLACE EXCEPT AS SHOWN HEREON AND ALSO PROPERTY HAS ACCESS TO A DEDICATED HIGHWAY EXCEPT AS SHOWN HEREON
SNS ENGINEERING, INC.
 12486 Los Indios Trail, Suite 101
 Austin, Texas 78729
 (512) 335-3944 • (512) 250-8885 (Fax) *JM*

Mary P. Hawkins
 Date: 04-13-2006



ZONING

Case#: C14-2016-0064

Exhibit B

-  N
-  Subject Tract
-  Pending Case
-  Zoning Boundary

0 200 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 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: 6/21/2016