

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4604 AND 4608 EAST HOWARD LANE FROM INTERIM-SINGLE-FAMILY RESIDENCE SMALL LOT (I-SF-4A) DISTRICT TO SINGLE-FAMILY RESIDENCE SMALL LOT (SF-4A) 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 interim-single-family residence small lot (I-SF-4A) district to single-family residence small lot (SF-4A) district on the property described in Zoning Case No. C14-2017-0035, on file at the Planning and Zoning Department, as follows:

All that certain tract or parcel of land out of and a part of the Mariguita Castro Survey Number 50, Abstract Number 160 situated in Travis County, Texas, said tract of land being more particularly described as being all of Tract 3A conveyed to Cantarra Ventures II, in Document Number 2015158593 of the Official Public Records of Travis County, Texas, said 48.812 acre tract of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 4604 and 4608 East Howard Lane 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
City Attorney

Jannette S. Goodall
City Clerk

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MARIGUITA CASTRO SURVEY NUMBER 50, ABSTRACT NUMBER 160 SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF TRACT 3A CONVEYED TO CANTARRA VENTURES II, IN DOCUMENT NUMBER 2015158593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 48.812 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/4" iron rod with Aluminum cap found at the southeastern corner of said tract "3A", also being the northeastern corner of that certain called 0.963 acre tract conveyed to Travis County in Document Number 2007207720 of the Official Public Records of Travis County, Texas (O.P.R.T.C.TX.) and also being the southwestern corner of that certain called 1.55 acre tract of land conveyed to Donman, LLC in Document Number 2011034212 (O.P.R.T.C.TX.) for the southeastern corner and POINT OF BEGINNING of the herein described tract,

THENCE with the common boundary line of said tract "3A" and said Travis County tract, N62°56'10"W, a distance of 786.94 feet to a 1/4" iron rod with Aluminum cap found at a southwestern corner of said tract "3A", also being the northwestern corner of said Travis County tract and also being in the eastern line of Cantarra Section One, a subdivision recorded in Document Number 200800024 (O.P.R.T.C.TX.),

THENCE with the common boundary line of said tract "3A" and said Cantarra Section One, N27°37'24"E, a distance of 2695.70 feet to a 1/4" iron rod found at the northwestern corner of said tract "3A" and also being in the western line of that certain called 74.5 acre tract of land called Exhibit A-2 conveyed to Pflugerville Independent School District in Volume 9509, Page 234 (R.P.R.T.C.TX.),

THENCE with the common boundary line of said tract "3A" and said Pflugerville Independent School District, S63°07'54"E, a distance of 789.90 feet to a 1/4" iron rod found at the northeastern corner of said tract "3A", also being in the southern line of said Pflugerville Independent School District and also being the northwestern corner of that certain called 21.32 acre tract of land conveyed to Donman, LLC in Document Number 2011034211 (O.P.R.T.C.TX.),

THENCE, with the common boundary line of said tract "3A" and said Donman, LLC tract, S27°41'08"W, for a distance of 2698.43 feet to the POINT OF BEGINNING and containing 48.812 acres of land.

Surveyed by:

 13 Oct 2016

Aaron V. Thomason ~ R.P.L.S. No. 6214
Carlson, Brigrance & Doering, Inc.
5501 West William Cannon Drive
Austin, TX 78749
Phone: (512) 280-5160

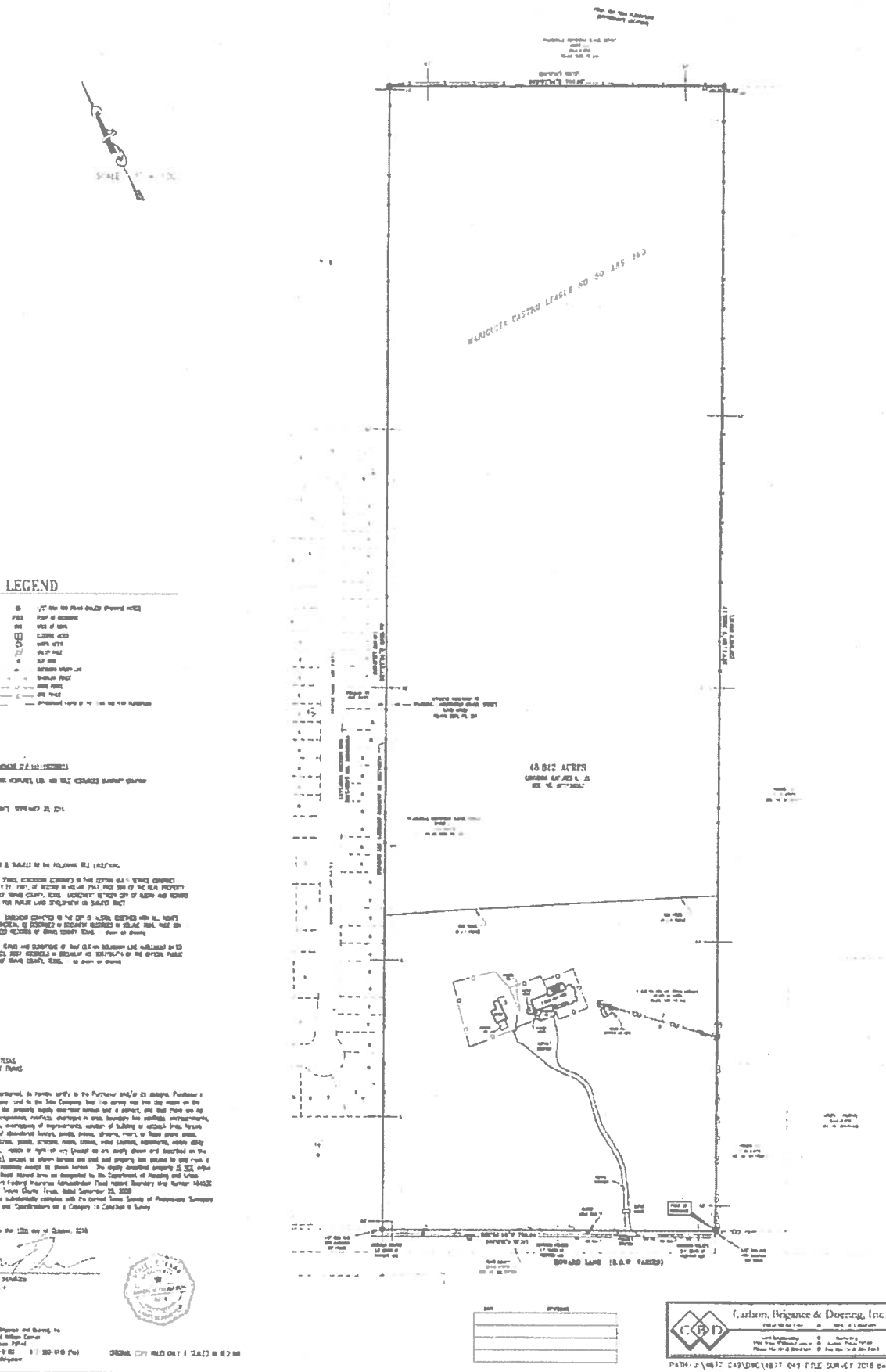


BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203)

PATH: - J:\AUTOCAD2004LP\SURVEY\FIELD NOTES\4677-049 TITLE SURVEY 2016.doc

EXHIBIT A

TITLE SURVEY OF 48.812 ACRES OF LAND, BEING SITUATED IN THE MARIGUITA CASTRO LEAGUE NUMBER 50, ABSTRACT 160, IN TRAVIS COUNTY, TEXAS, CONVEYED TO CANTARRA VENTURES II, LTD., AS TRACT 3A IN DOCUMENT NUMBER 2015158593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



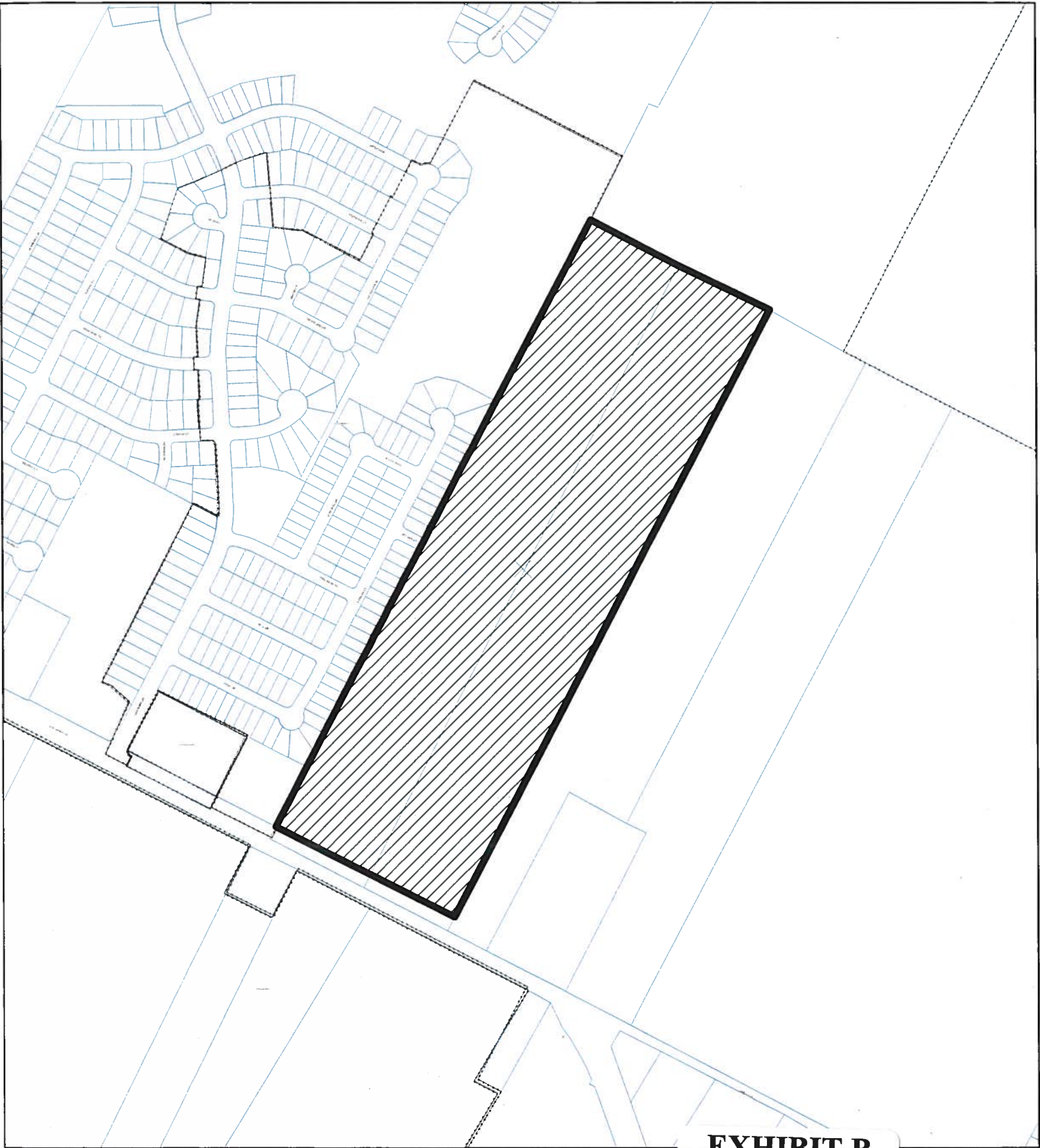


EXHIBIT B

ZONING

ZONING CASE#:C14-2017-0035



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 500'

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.

