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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Being a 0.091 acre tract of land situated in the Thomas J. Chambers Survey, Abstract No. 7, Travis County, Texas, being all that certain tract of land described in deed to Jason Blake Tollett Revocable Property Trust, as recorded in Instrument No. 2008005550, Official Public Records, Travis County, Texas, (being described by metes and bounds in Volume 7875, Page 446, Deed Records, Travis County, Texas), and being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The maximum height of a building or structure on the Property shall be limited to 60 feet.

1 C. The following uses are prohibited uses for the Property:
2

Bail bond services
Liquor sales

Cocktail lounge

3 Except as specifically restricted under this ordinance, the Property may be developed and
4 used in accordance with the regulations established for the downtown mixed use (DMU)
5 district and other applicable requirements of the City Code.
6

7 **PART 3.** This ordinance takes effect on _____, 2017.
8

9 **PASSED AND APPROVED**

10
11 §
12 §
13 §

_____, 2017

Steve Adler
Mayor

14
15
16
17
18 **APPROVED:**

Anne L. Morgan
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk

PREMIER SURVEYING LLC

5700 W. Plano Parkway, Suite 2700
Plano, Texas 75093
972-612-3601
Fax: 972-964-7021

Exhibit "A"
(1202 SAN ANTONIO STREET)

BEING A 0.091 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JASON BLAKE TOLLETT REVOCABLE PROPERTY TRUST, AS RECORDED IN INSTRUMENT NO. 2008005550, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 7875, PAGE 446, DEED RECORDS, TRAVIS COUNTY, TEXAS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID TOLLETT TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO TEXAS ASSOCIATION OF COUNTIES RISK MANAGEMENT POOL, AS RECORDED IN INSTRUMENT NO. 2007232001, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE WEST LINE OF SAN ANTONIO STREET;

THENCE SOUTH 18° 59' 00" WEST, A DISTANCE OF 33.00 FEET ALONG SAID WEST LINE TO A FOUND COTTON SPINDLE AT THE COMMON EAST CORNER OF SAID TOLLETT TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT 1 TO OROSOLUTIONS, LLC, AS RECORDED IN INSTRUMENT NO. 2006221710, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 70° 54' 00" WEST ALONG THE COMMON LINE OF SAID TOLLETT TRACT AND SAID TRACT 1, PASSING A FOUND PK NAIL AT THE COMMON NORTH CORNER OF SAID TRACT 1 AND THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 2 IN SAID OROSOLUTIONS DEED AT A DISTANCE OF 82.00 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID TOLLETT TRACT AND SAID TRACT 2 A TOTAL DISTANCE OF 95.00 FEET TO A FOUND PK NAIL AT THE NORTHWEST CORNER OF SAID TRACT 2;

THENCE SOUTH 19° 00' 00" WEST, A DISTANCE OF 47.46 FEET ALONG SAID COMMON LINE TO A FOUND PK NAIL AT THE COMMON SOUTH CORNER OF SAID TOLLETT TRACT AND SAID TRACT 2, SAID PK NAIL BEING ON THE NORTH LINE OF W. 12TH STREET;

THENCE NORTH 70° 46' 00" WEST, A DISTANCE OF 10.00 FEET ALONG SAID NORTH LINE TO A FOUND PK NAIL AT THE COMMON SOUTH CORNER OF SAID TOLLETT TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROBERT STANLEY WRIGHT, AS RECORDED IN VOLUME 5754, PAGE 2377, AFORESAID DEED RECORDS;

THENCE NORTH 19° 00' 00" EAST, A DISTANCE OF 80.45 FEET ALONG THE COMMON LINE OF SAID TOLLETT AND WRIGHT TRACTS TO A FOUND PK NAIL AT THE COMMON NORTH CORNER OF SAID TOLLETT AND WRIGHT TRACTS, SAID PK NAIL BEING ON THE SOUTH LINE OF AFORESAID TEXAS ASSOCIATION TRACT;

THENCE SOUTH 70° 54' 00" EAST, A DISTANCE OF 105.00 FEET ALONG THE COMMON LINE OF SAID TOLLETT AND TEXAS ASSOCIATION TRACTS TO THE POINT OF BEGINNING AND CONTAINING 3,940 SQUARE FEET OR 0.091 OF ONE ACRE OF LAND.



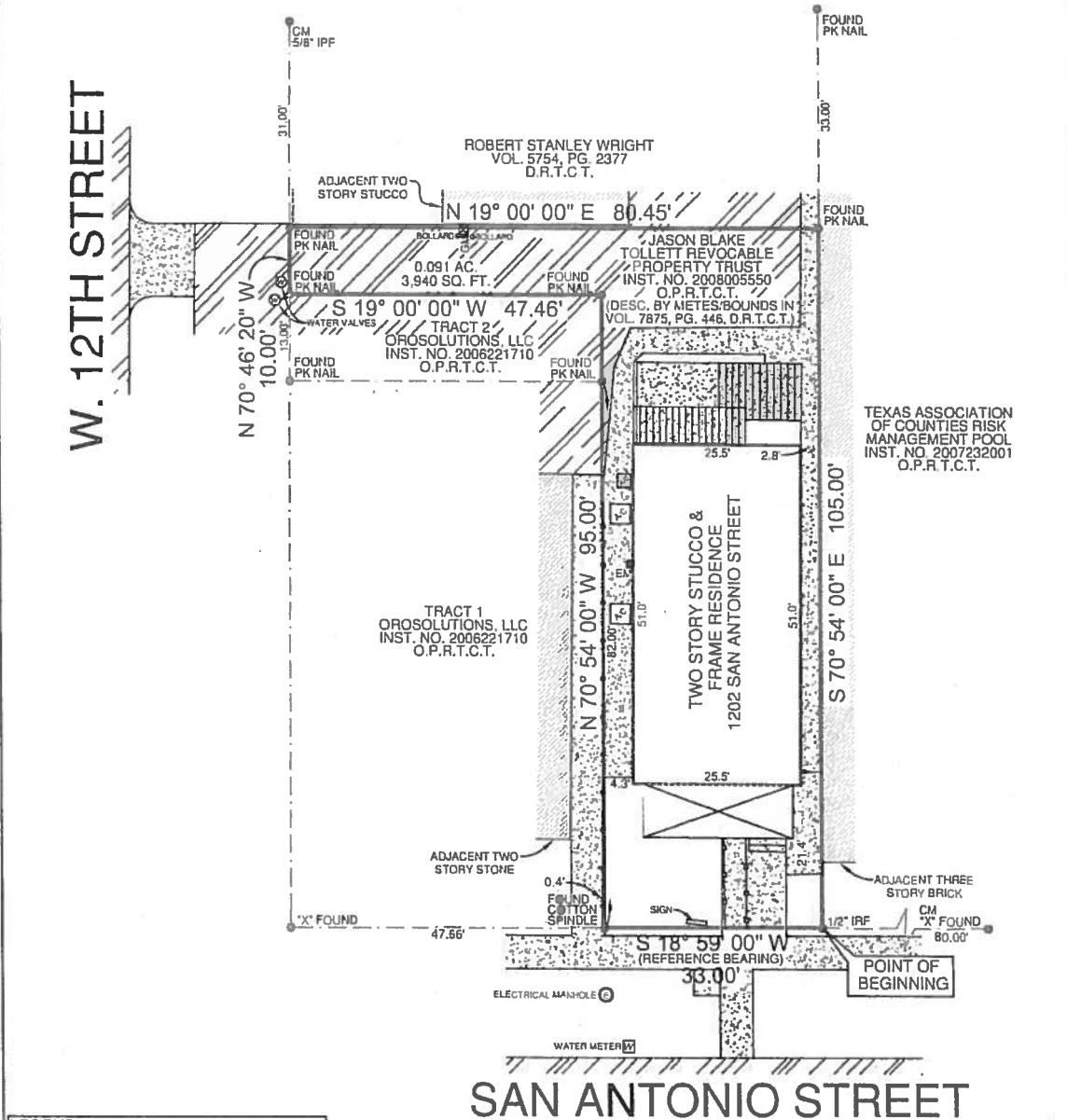
Robert T. Paul, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

EXHIBIT A

Survey Plat of even date attached hereto and made a part hereof.

Date: 02/15/17

W. 12TH STREET



LEGEND:

—●— WIRE FENCE	ASPHALT
—●— CHAINLINK FENCE	CONCRETE
—●— WROUGHT IRON FENCE	GRAVEL
—●— WOOD FENCE	TILE
—●— VINYL FENCE	WOOD
—●— ELECTRIC LINE	BRICK
GM - GAS METER	STONE
EM - ELECTRIC METER	WOOD RAILROAD TIE
IPF - IRON PIPE FOUND	
IRF - IRON ROD FOUND	
IRS - IRON ROD SET	
CM - CONTROLLING MONUMENT	

NOTES:
BEARINGS ARE BASED ON THE RECORDED DEED.
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(100) EASEMENT, VOL. 268, PG. 164, VOL. 283, PG. 324,
VOL. 848, PG. 477, VOL. 5754, PG. 2377, D.R.T.C.T.
(100) EASEMENT, VOL. 305, PG. 430, D.R.T.C.T.

LEGAL DESCRIPTION:

BEING A 0.091 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JASON BLAKE TOLLETT REVOCABLE PROPERTY TRUST, AS RECORDED IN INSTRUMENT NO. 2008005550, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 7875, PAGE 446, DEED RECORDS, TRAVIS COUNTY, TEXAS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

SURVEYOR'S CERTIFICATION:

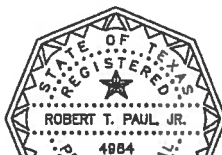
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREIN NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

DATE: 02/18/17
FIELD: 02/19/17

JOB NO.: 17-01004

1202 SAN ANTONIO STREET, AUSTIN, TX 78701

0.091 AC., THOMAS J. CHAMBERS SURVEY, ABS. NO. 7



Robert T. Paul, Jr.
Registered Professional Land Surveyor



DATE:

ACCEPTED BY:

GF. NO.	1702566-BAL
BORROWER	TEXAS ASSOCIATION OF COUNTIES RISK MANAGEMENT POOL
TECH	MSP
FIELD	TM

FLOOD INFORMATION:

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0465 J, DATED JANUARY 8, 2018.



Premier
Surveying & Mapping
5700 W. Plano Parkway
Suite 2700
Plano, Texas 75093
Office 972-632-3601
Fax 972-964-7021
Firm Registration No. 10146200

1" = 125'