**ORDINANCE NO. 20170928-088**

**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 October 9, 2017.

**PASSED AND APPROVED**

September 28, 2017 § Steve Adler
§ Mayor
§

**APPROVED:** Anne L. Morgan
City Attorney

**ATTEST:** Jannette S. Goodall
City Clerk

# 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° 20' E. 90.04 FEET AND N. 3°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°19'00" W. (CALLED N. 3°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°19'00" W., 24.15 FEET (CALLED N. 0°18' W., 24.245 FEET), A CURVE DISTANCE OF 24.16 FEET (CALLED 24.25 FEET) TO A ½' IRON ROD & CAP "EXACTA" SET FOR CORNER (CALLED TO AN IRON STAKE);

THENCE S. 86°5 E. 149.78 FEET (CALLED 151.26 FEET) TO A 1/2" IRON ROD FOUND (CALLED IRON STAKE) FOR CORNER;

THENCE S. 3°25'10 E. (CALLED S. 3°18' E.) 64.85 FEET (CALLED 65 FEET) TO A 1/2" IRON ROD FOUND (CALLED IRON STAKE) FOR CORNER;

THENCE S. 87°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**

PREPARED BY:

**EXACTA**
TEXAS SURVEYORS, INC.

7416 Canal Drive, Lake Worth, FL 33467
LB# 10193731 | exacta365.com | p: 866 735 1916 | f: 866 741 2882

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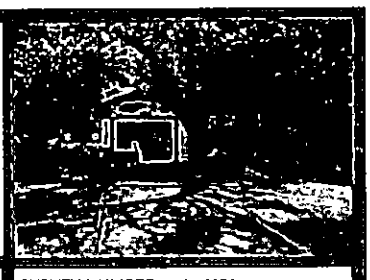
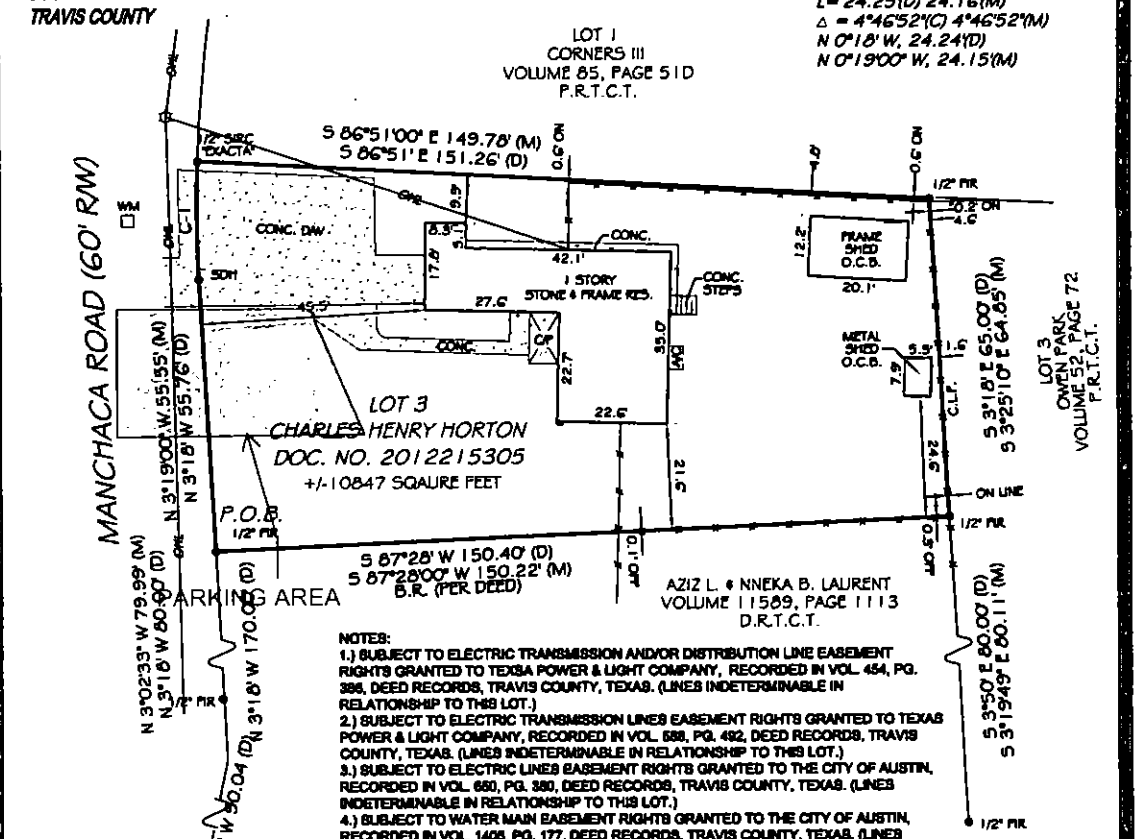


PROPERTY ADDRESS: 3003 MANCHACA ROAD AUSTIN, TEXAS 78704

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 TEXSA POWER & LIGHT COMPANY, RECORDED IN VOL. 454, PG. 386, 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. 492, 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. 650, 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. 1405, 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. 1879, PG. 434 AND VOL. 3299, PG. 2033, DEED RECORDS, TRAVIS COUNTY, TEXAS. (LINES INDETERMINABLE IN RELATIONSHIP TO THIS LOT.)

STATE OF TEXAS REGISTERED PAUL M. VALENTINE 5359 PROFESSIONAL LAND SURVEYOR

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, GF 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

30 0 15 30
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

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EXACTA TEXAS SURVEYORS, INC.
LB# 10193731
exacta365.com
p 866 735 1916
f 866 741 2882
7416 Canal Drive Lake Worth FL 33467

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

LEGAL DESCRIPTION:
SEE EXHIBIT "A"

JOB SPECIFIC SURVEYOR NOTES:
THE BEARING REFERENCE OF SOUTH 87 DEGREES 28 MINUTES WEST IS BASED ON THE SOUTH LINE OF LOT 3, OF MRS GUY FOSTER ADDITION, AN UNRECORDED SUBDIVISION, AS DESCRIBED IN DOCUMENT NO. 2012215305 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL SURVEYOR NOTES:

1. Firm Branch #10193731 is physically located at 7416 Canal Drive in Lake Worth, FL 33467.
2. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
3. Due to varying construction standards, house dimensions are approximate.
4. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners
5. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
6. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8" or 1/2" diameter, 18" iron rebar, with "EXACTA" cap.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POI's) are selected above-ground improvements which may be in contact with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINETYPES: (UNLESS OTHERWISE NOTED)
BOUNDARY LINE
STRUCTURE
CENTERLINE
CHAIN-LINK or WIRE FENCE
EASEMENT
EDGE OF WATER
IRON FENCE
OVERHEAD LINES
SURVEY TIE LINE
WALL OR PARTY WALL
WOOD FENCE
VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)
ASPHALT
BRICK or TILE
CONCRETE
COVERED AREA
WATER
WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)
BENCH MARK
CENTERLINE
CENTRAL ANGLE or DELTA
COMMON ORIENTATION
CONTROL POINT
CONCRETE MONUMENT
CATCH BASIN
ELEVATION
FIRE HYDRANT
FND OR SET MONUMENT
GUYWIRE OR ANCHOR
MANHOLE
TREE
UTILITY OR LIGHT POLE
WELL

| | |
|---|---|
| A/C | AIR CONDITIONING |
| B.R. | BEARING REFERENCE |
| B.C. | BLOCK CORNER |
| B.F.P. | BACKFLOW PREVENTOR |
| BLK. | BLOCK |
| BLDG | BUILDING |
| BM | BENCHMARK |
| B.R.L. | BUILDING RESTRICTION LINE |
| BSMT. | BASEMENT |
| BW | BAYWOOD WINDOW |
| (C) | CALCULATED |
| C | CURVE |
| CATV | CABLE TV. RISER |
| C.B | CONCRETE BLOCK |
| CHIM | CHIMNEY |
| C.L.F | CHAIN LINK FENCE |
| C.O | CLEAN OUT |
| CONC. | CONCRETE |
| COR. | CORNER |
| CSW | CONCRETE SIDEWALK |
| C.V.G | CONCRETE VALLEY GUTTER |
| CL | CENTER LINE |
| C/P | COVERED PORCH |
| C/S | CONCRETE SLAB |
| (D) | DEED |
| D.F. | DRAIN FIELD |
| DW | DRIVEWAY |
| ELEV | ELEVATION |
| ENCL. | ENCLOSURE |
| ENT. | ENTRANCE |
| EM | ELECTRIC METER |
| E.O.P. | EDGE OF PAVEMENT |
| E.O.W | EDGE OF WATER |
| EUB | ELECTRIC UTILITY BOX |
| (F) | FIELD |
| FCM | FND CONCRETE MONUMENT |
| FDH | FOUND DRILL HOLE |
| F.F. | FINISHED FLOOR |
| FIP | FOUND IRON PIPE |
| FIPC | FOUND IRON PIPE & CAP |
| FIR | FOUND IRON ROD |
| FIRC | FOUND IRON ROD & CAP |
| FN | FOUND NAIL |
| FNHD | FOUND NAIL & DISC |
| FND | FOUND |
| FPKN | FOUND PARKER-KALON NAIL |
| FPKNHD | FOUND PK NAIL & DISK |
| FRRSPK | FOUND RAILROAD SPIKE |
| GAR. | GARAGE |
| GM | GAS METER |
| ID | IDENTIFICATION |
| IL | INELIGIBLE |
| INST. | INSTRUMENT |
| INT. | INTERSECTION |
| L | LENGTH |
| LBE | LICENSE # - BUSINESS |
| LSF | LICENSE # - SURVEYOR |
| (M) | MEASURED |
| M.B | MAP BOOK |
| M.E.S | MITERED END SECTION |
| M.F. | METAL FENCE |
| N.R. | NON RADIAL |
| N.T.S | NOT TO SCALE |
| O.C.S | ON CONCRETE SLAB |
| O.G | ON GROUND |
| OPP | OUTSIDE OF SUBJECT PARCEL |
| OH | OVERHANG |
| OPL | OVERHEAD LINES |
| OW | INSIDE OF SUBJECT PARCEL |
| O.R.B | OFFICIAL RECORD BOOK |
| O.R.V | OFFICIAL RECORD VOLUME |
| OA | OVERALL |
| OFS | OFFSET |
| (P) | PLAT |
| P.B | PLAT BOOK |
| P.C. | POINT OF CURVATURE |
| P.C.C. | POINT OF COMPOUND CURVATURE |
| P.C.P. | PERMANENT CONTROL POINT |
| PE | POOL EQUIPMENT |
| PG | PAGE |
| P.I. | POINT OF INTERSECTION |
| PLS | PROFESSIONAL LAND SURVEYOR |
| PLT | PLANTER |
| P.O.B | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| P.P. | PINCHED PIPE |
| P.R.C. | POINT OF REVERSE CURVATURE |
| P.R.M | PERMANENT REFERENCE MONUMENT |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| P.T. | POINT OF TANGENCY |
| R | RADIUS or RADIAL |
| (R) | RECORD |
| RGE | RANGE |
| REF | REFERENCE |
| R/W | RIGHT OF WAY |
| (S) | SURVEY |
| S.B.L. | SETBACK LINE |
| S.C.L. | SURVEY CLOSURE LINE |
| SCR. | SCREEN |
| SEC | SECTION |
| SOT. | SEPTIC TANK |
| SEW | SEWER |
| SET | SET GLUE DISC |
| SIRC | SET IRON ROD & CAP |
| SNHD | SET NAIL & DISC |
| SQ FT. | SQUARE FEET |
| STY. | STORY |
| S.T.L. | SURVEY TIE LINE |
| SV | SEWER VALVE |
| S/W | SIDEWALK |
| S.W | SEAWALL |
| TBM | TEMPORARY BENCHMARK |
| TEL. | TELEPHONE FACILITIES |
| T.O.B | TOP OF BANK |
| TWP. | TOWNSHIP |
| TX | TRANSFORMER |
| TYP. | TYPICAL |
| U.R. | UTILITY RISER |
| WC | WITNESS CORNER |
| WF | WATER FILTER |
| W.F. | WOODEN FENCE |
| WM | WATER METER/VALVE BOX |
| WV | WATER VALVE |
| V.F. | VINYL FENCE |
| A.E. | ACCESS EASEMENT |
| AN E. | ANCHOR EASEMENT |
| C.M.E | CANAL MAINTENANCE ESMT |
| C.U.E. | COUNTY UTILITY ESMT |
| D.E. | DRAINAGE EASEMENT |
| D.U.E. | DRAINAGE AND UTILITY ESMT. |
| ESMT. | EASEMENT |
| I.E.A.E | INGRESS/EGRESS ESMT. |
| IRR.E. | IRRIGATION EASEMENT |
| L.A.E | LIMITED ACCESS ESMT. |
| L.B.E. | LANDSCAPE BUFFER ESMT |
| L.E. | LANDSCAPE ESMT |
| L.M.E. | LAKE OR LANDSCAPE MAINTENANCE EASEMENT |
| M.E. | MAINTENANCE EASEMENT |
| P.U.E | PUBLIC UTILITY EASEMENT |
| R.O.E. | ROOF OVERHANG ESMT. |
| S.W.E. | SIDEWALK EASEMENT |
| S.W.M.E. | STORM WATER MANAGEMENT ESMT. |
| T.U.E | TECHNOLOGICAL UTILITY ESMT |
| U.E | UTILITY EASEMENT |

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at http://www.fileformat.info/tool/md5sum.htm. To Electronically Sign any survey PDF, 1. Save the PDF onto your computer. 2. Use the online tool at http://www.fileformat.info/tool/md5sum.htm to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

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1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab
2. Select a printer with legal sized paper
3. Under "Print Range", click select the "All" toggle
4. Under the "Page Handling" section, select the number of copies that you would like to print
5. Under the "Page Scaling" selection drop down menu, select "None"
6. Uncheck the "Auto Rotate and Center" checkbox
7. Check the "Choose Paper size by PDF" checkbox
8. Click OK to print

**TO PRINT IN BLACK + WHITE:**

1. In the main print screen, choose "Properties"
2. Choose "Quality" from the options
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

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*Offer only valid for the buyer listed on the 1st page of survey & only for updates in relationship to existing improvements. Offer not valid for brand new construction & total discount not to exceed $500

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

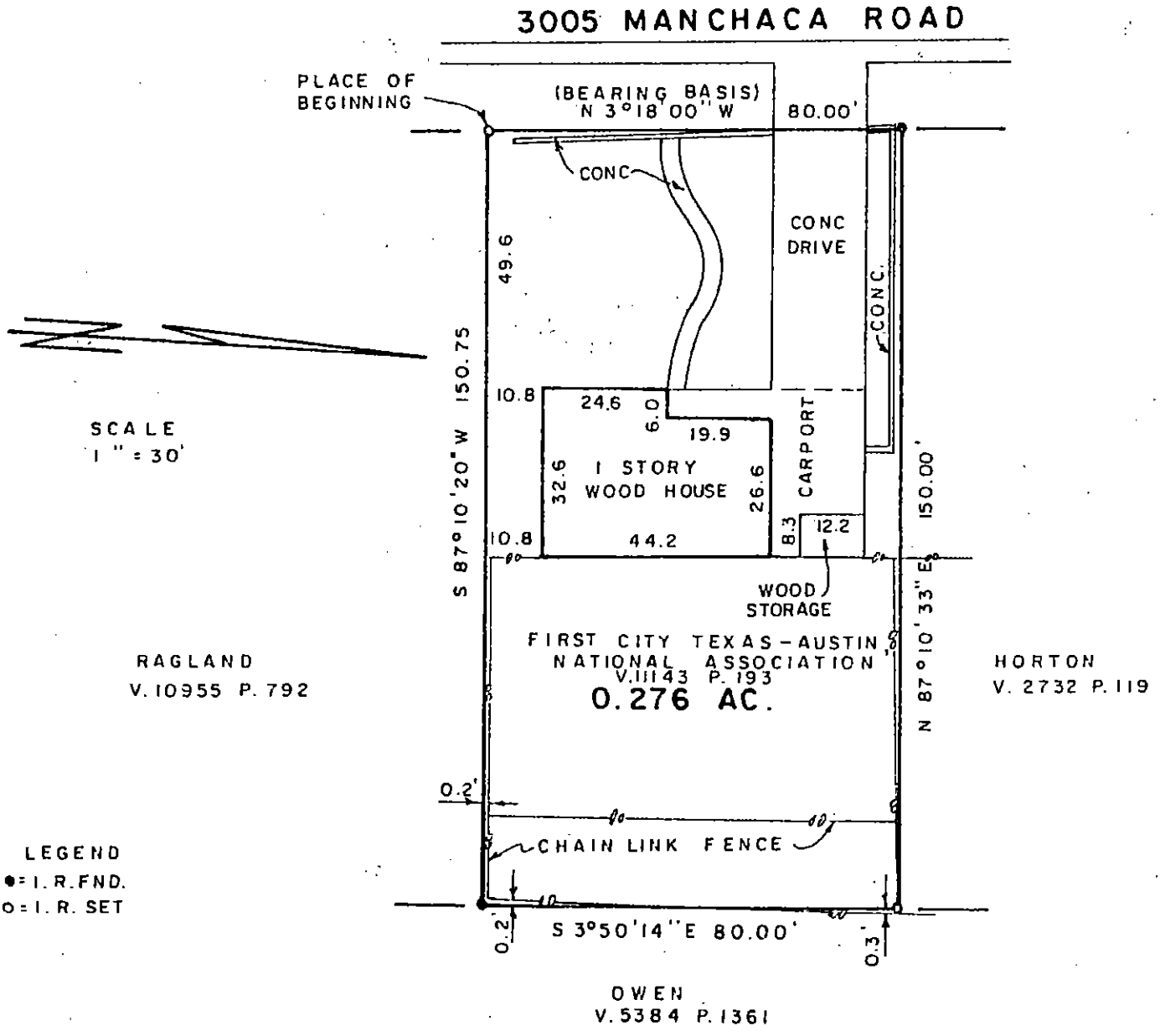
David Bell
Registered Professional Land Surveyor No. 3994

STATE OF TEXAS
REGISTERED
DAVID BELL
3994
PROFESSIONAL
LAND SURVEYOR

**EXHIBIT A**

812 San Antonio Street, Suite G-17 • Austin, Texas 78701 • (512) 482-0071

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




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

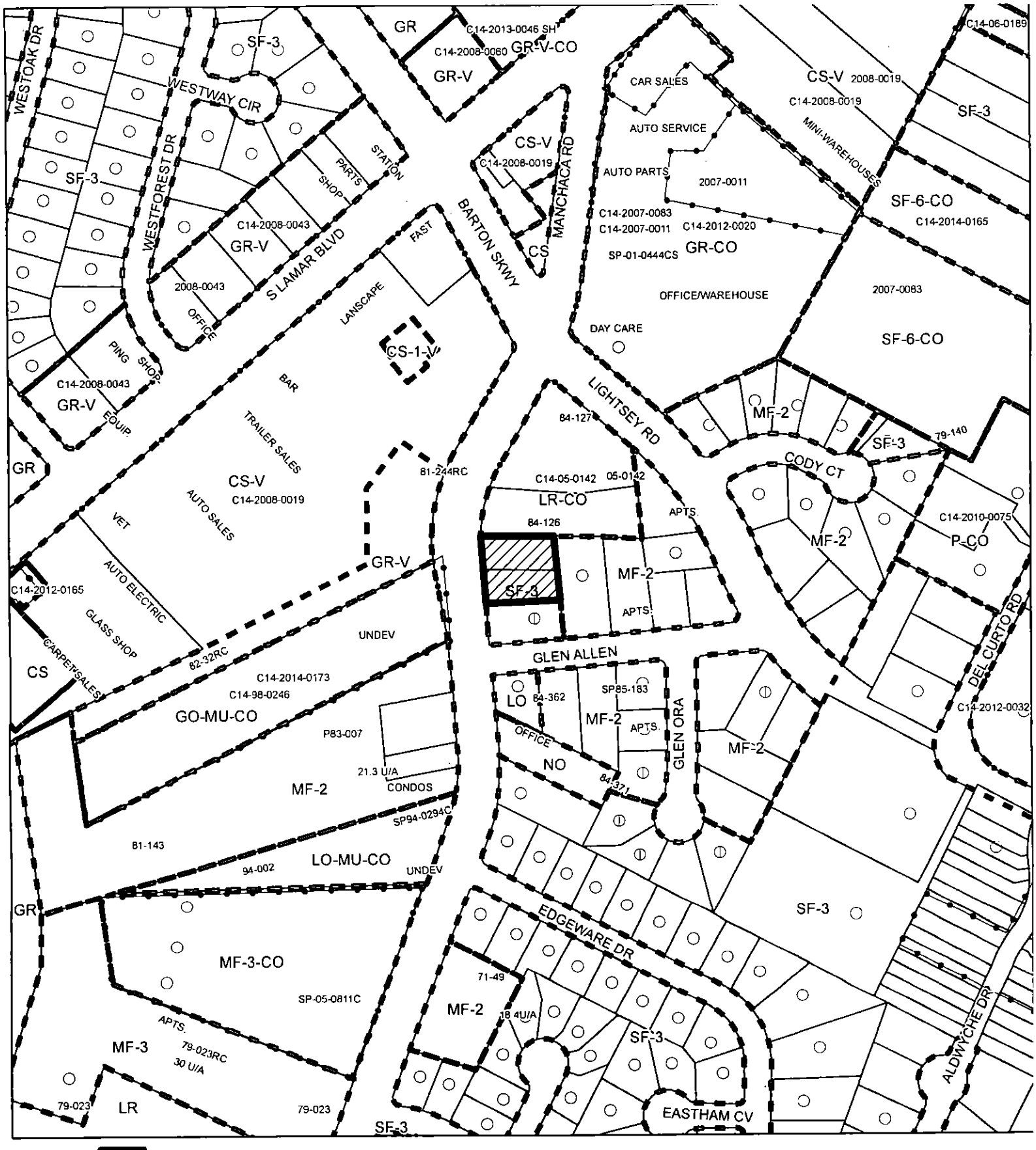
COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 3005 MANCHACA ROAD

CITY AUSTIN REFERENCE NAME AZIZ LAURENT

American Surveying Company of Austin

STATE OF TEXAS REGISTERED

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




N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 250 '

**ZONING CASE: C14-2017-0079**

# 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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839