

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1411 MONTOPOLIS DRIVE IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) 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-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district on the property described in Zoning Case No. C14-2019-0093, on file at the Planning and Zoning Department, as follows:

2.681 acres of land out of the Santiago Del Valle Ten League Grant, Abstract No. 24, Travis County, Texas, said 2.681 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1411 Montopolis Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** The Property is subject to Ordinance No. 010927-28 that established zoning for the Montopolis Neighborhood Plan.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2019.

**PASSED AND APPROVED**

	§	
	§	
_____, 2019	§	_____
		Steve Adler
		Mayor

<b>APPROVED:</b> _____	<b>ATTEST:</b> _____
Anne L. Morgan	Jannette S. Goodall
City Attorney	City Clerk

## **HOLT CARSON, INCORPORATED**

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

Texas Licensed Surveying Firm Registration No. 10050700

e-mail: hci@austin.tx.com

March 12, 2019

### **"EXHIBIT A"**

**FIELD NOTE DESCRIPTION OF 2.681 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, ABSTRACT NO. 24, AND BEING ALL OF THAT CERTAIN (2.68 ACRE) TRACT OF LAND AS CONVEYED TO EBC CONSTRUCTION, LLC BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2008016005 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS:**

**BEGINNING** at a ½" iron pipe found at an angle corner in the Northwest line of Block 7, same being the Northwest corner of Lot 9, Block 7, Chernosky Subdivision No. 15, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5, Page 92 of the Plat Records of Travis County, Texas, also being an angle corner in the Southeast line of that certain (2.68 acre) tract of land as conveyed to EBC Construction, LLC by Warranty Deed recorded in Document No. 2008016005 of the Official Public Records of Travis County, Texas and being an angle corner in the Southeast line and the **PLACE OF BEGINNING** of the herein described tract;

**THENCE** with the Northwest line of Block 7, Chernosky Subdivision No. 15, and with the Southeast line of said (2.68 acre) EBC Construction, LLC tract, S 33 deg. 46'45" W 170.96 ft. to a 3/8" iron rod found at the Southeast corner of said (2.68 acre) EBC Construction, LLC tract, from which a ½" iron rod found at the Northeast corner of Lot 1, San Jose Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 33, Page 5 of the Plat Records of Travis County, Texas bears, N 38 deg. 13' E 1.29 ft.;

**THENCE** with the Southwest line of said (2.68 acre) EBC Construction, LLC tract, N 58 deg. 27'57" W 606.71 ft. to a calculated point, from which a ½" iron rod found with a plastic cap imprinted "Premier" bears, S 51 deg. 18' E 1.58 ft.;

**THENCE** with a Westerly line of said (2.68 acre) tract, N 30 deg. 07'20" E at a distance of 49.98 ft. passing a ½" iron pipe found and continuing along said bearing for a total distance of 52.98 ft. to a calculated point;

**THENCE** N 58 deg. 27'57" W 20.00 ft. to a calculated point from which a ½" iron rod found with a plastic cap imprinted "Premier" bears, S 48 deg. 21' E 1.04 ft.;

**THENCE** S 30 deg. 07'20" W 3.00 ft. to a calculated point from which a ½" iron rod found with a plastic cap imprinted "Premier" bears, S 48 deg. 03' E 1.06 ft.;

**THENCE** N 58 deg. 27'57" W 87.93 ft. to a calculated point in the Easterly right-of-way line of Montopolis Drive and being the most Westerly corner of said (2.68 acre) EBC Construction, LLC tract, from which a ½" iron rod found with a plastic cap imprinted "Premier" bears, S 67 deg. 47' E 1.10 ft. and again from said calculated point a MAG nail found at the intersection of the Southerly right-of-way line of Santos Street and the Easterly right-of-way line of Montopolis Drive and being a point in the Northeast line of Lot 1, Block 16, Chernosky Subdivision No. 17, according to the map or plat thereof recorded in Volume 5, Page 130 of the Plat Records of Travis County, Texas bears, S 30 deg. 01'08" W 282.72 ft.;

2.681 Acres  
End of Page 1 of 2

**EXHIBIT "A"**

**THENCE** with the Easterly right-of-way line of Montopolis Drive and with the West line of said (2.68 acre) EBC Construction, LLC tract, N 30 deg. 01'08" E 65.34 ft. to a 1/2" iron rod found at the Southwest corner of that certain (0.1556 acre) tract of land as conveyed to Zoila Portillo by deed recorded in Document No. 2016013568 of the Official Public Records of Travis County, Texas, and being an angle corner of the herein described tract;

**THENCE** leaving the Easterly right-of-way line of Montopolis Drive and with the South, East and North lines of said (0.1556 acre) Portillo tract, the following three (3) courses:

- 1.) S 58 deg. 35'27" E 178.41 ft. to a calculated point;
- 2.) N 30 deg. 07'22" E 37.82 ft. to a 1/2" iron rod found;
- 3.) N 58 deg. 35'27" W 178.71 ft. to a 1/2" iron rod found in the Easterly right-of-way line of Montopolis drive at the Northwest corner of said (0.1556 acre) Portillo tract, same being an angle corner of said (2.68 acre) EBC Construction, LLC tract and an angle corner of the herein described tract;

**THENCE** with the Easterly right-of-way line of Montopolis Drive and with the West line of said (2.68 acre) EBC Construction, LLC tract, N 30 deg. 06'20" E 24.56 ft. to a calculated point being the most Northerly or Northwest corner of said (2.68 acre) EBC Construction, LLC tract, same being the Southwest corner of that certain (1.0204 acre) tract of land as conveyed to Oficina Legal Del Pueblo Unido, Inc. by deed recorded in Document No. 2002253516 of the Official Public Records of Travis County, Texas, from which a 1/2" iron pipe found at the Northwest corner of said (1.0204 acre) tract bears, N 30 deg. 06'02" E 63.60 ft.

**THENCE** leaving the Easterly right-of-way line of Montopolis Drive with the Northeast line of said (2.68 acre) EBC Construction, LLC tract which deviates from the Southwest line of said (1.0204 acre) tract, S 58 deg. 41'17" E 726.31 ft. to a calculated point in the West line of Lot 8, Block 7, Chernosky Subdivision No. 15 and being the most Easterly or Northeast corner of the herein described tract, from which a 1/2" iron pipe found at the Southeast corner of said (1.0204 acre) tract bears, N 74 deg. 09' W 1.19 ft.

**THENCE** with the Southeast line of said (2.68 acre) EBC Construction, LLC tract and with the Northwest line of Lot 8, Block 7, Chernosky Subdivision No. 15, S 34 deg. 14'00" W 9.64 ft. to the **PLACE OF BEGINNING** and containing 2.681 acres of land.

Prepared: March 12<sup>th</sup>, 2019

  
Holt Carson

Registered Professional Land Surveyor No. 5166  
see accompanying map C 1030156



REFERENCES:

TCAD Parcel No. 03 0715 02 46  
City of Austin Grid: L19

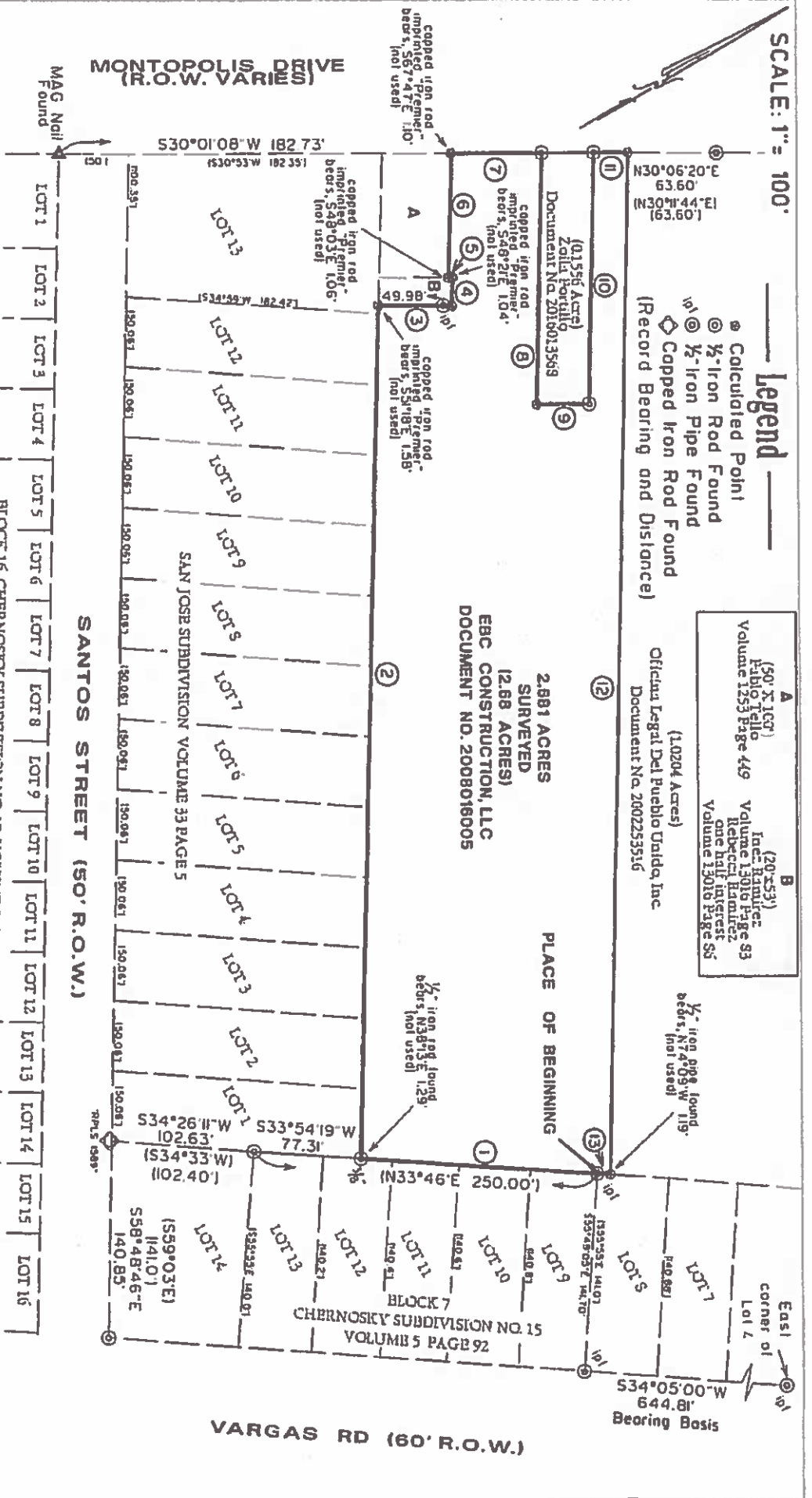
SCALE: 1" = 100'

# Legend

- Calculated Point
- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ Copied Iron Rod Found
- (Record Bearing and Distance)

A	B
(50' X 100') Public Right of Way Volume 1253 Page 49	(20' X 53') Inc. Right of Way Volume 1310 Page 33
	Record Right of Way Volume 1310 Page 33

Official Legal Del Pueblo Unido, Inc.  
Document No. 2002253516



SKETCH TO ACCOMPANY DESCRIPTION OF  
2681 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE, TEN LEAGUE GRANT, BEING ALL OF THAT CERTAIN 12.68 ACRE TRACT OF LAND  
AS CONVEYED TO EBC CONSTRUCTION, LLC BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2008016005 OF THE OFFICIAL PUBLIC RECORDS  
OF TAVIS COUNTY, TEXAS.

PREPARED MARCH 12, 2019

BY

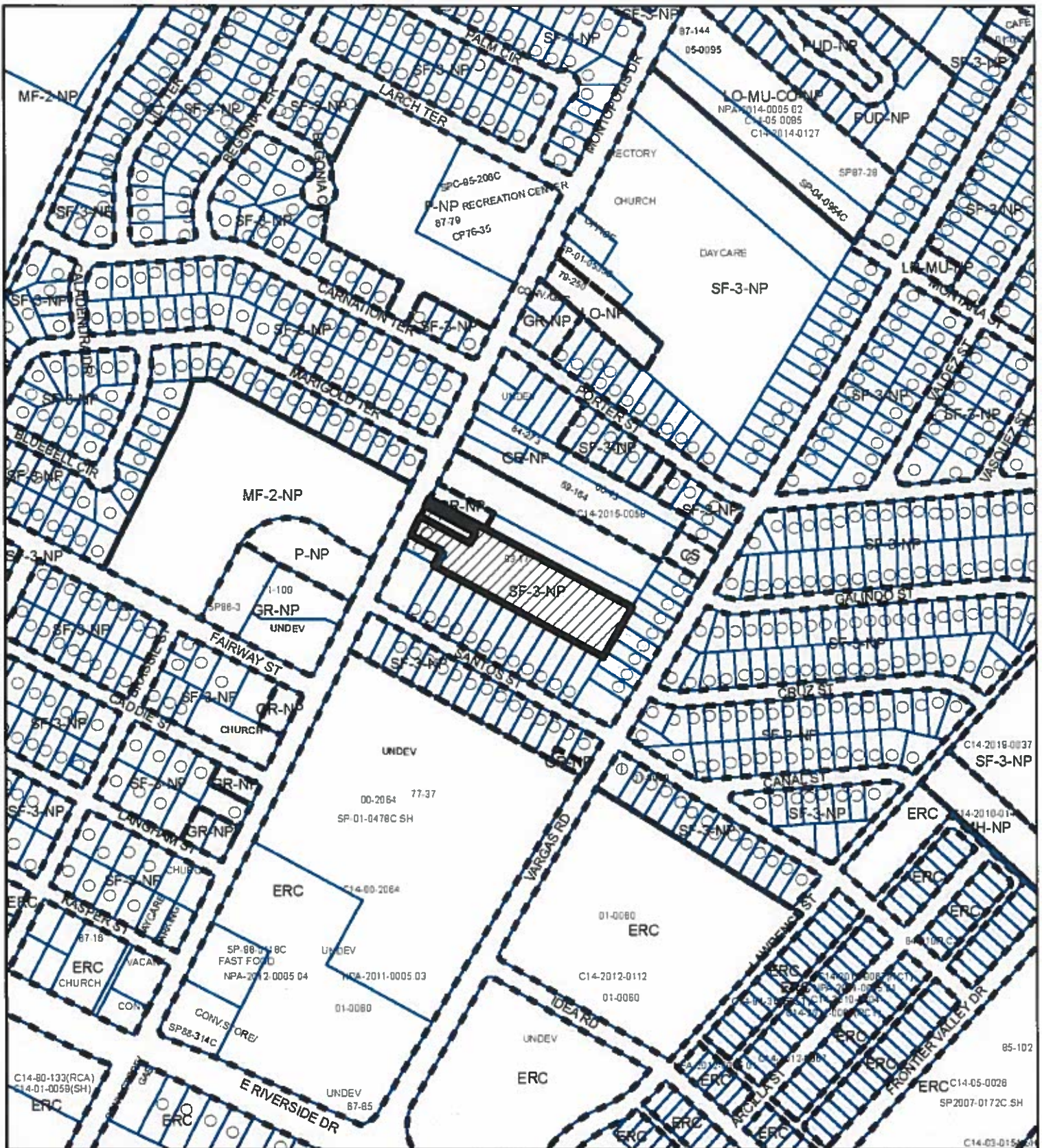





Holt Carson  
Registered Professional Land Surveyor

NUMBERED COURSES	RECORD COURSES
1 S 33°46'45\"	1 S 33°46'45\"
2 N 58°27'37\"	2 N 58°27'37\"
3 N 30°07'20\"	3 N 30°07'20\"
4 N 58°27'37\"	4 N 58°27'37\"
5 S 30°07'20\"	5 S 30°07'20\"
6 N 58°27'37\"	6 N 58°27'37\"
7 N 30°07'20\"	7 N 30°07'20\"
8 S 30°07'20\"	8 S 30°07'20\"
9 N 58°27'37\"	9 N 58°27'37\"
10 N 30°07'20\"	10 N 30°07'20\"
11 N 58°27'37\"	11 N 58°27'37\"
12 S 33°46'45\"	12 S 33°46'45\"

HOLT CARSON, INCORPORATED  
PROFESSIONAL LAND SURVEYORS  
1904 FORTVIEW ROAD  
AUSTIN, TX 78704  
(512) 442-0990  
Texas Licensed Surveying Firm Registration No. 0030700  
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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

ZONING CASE#: C14-2019-0093

## 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.



Created: 7/23/2019