

ORDINANCE NO. 20191114-090

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 November 25, 2019.

PASSED AND APPROVED

____ November 14 _____, 2019

§
§
§



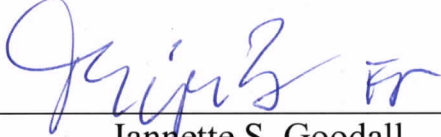
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
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.rr.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"

2.681 Acres
Page 2 of 2

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 ½" 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 ½" iron rod found;
- 3.) **N 58 deg. 35'27" W 178.71 ft.** to a ½" 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 ½" 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 ½" 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 12th, 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'

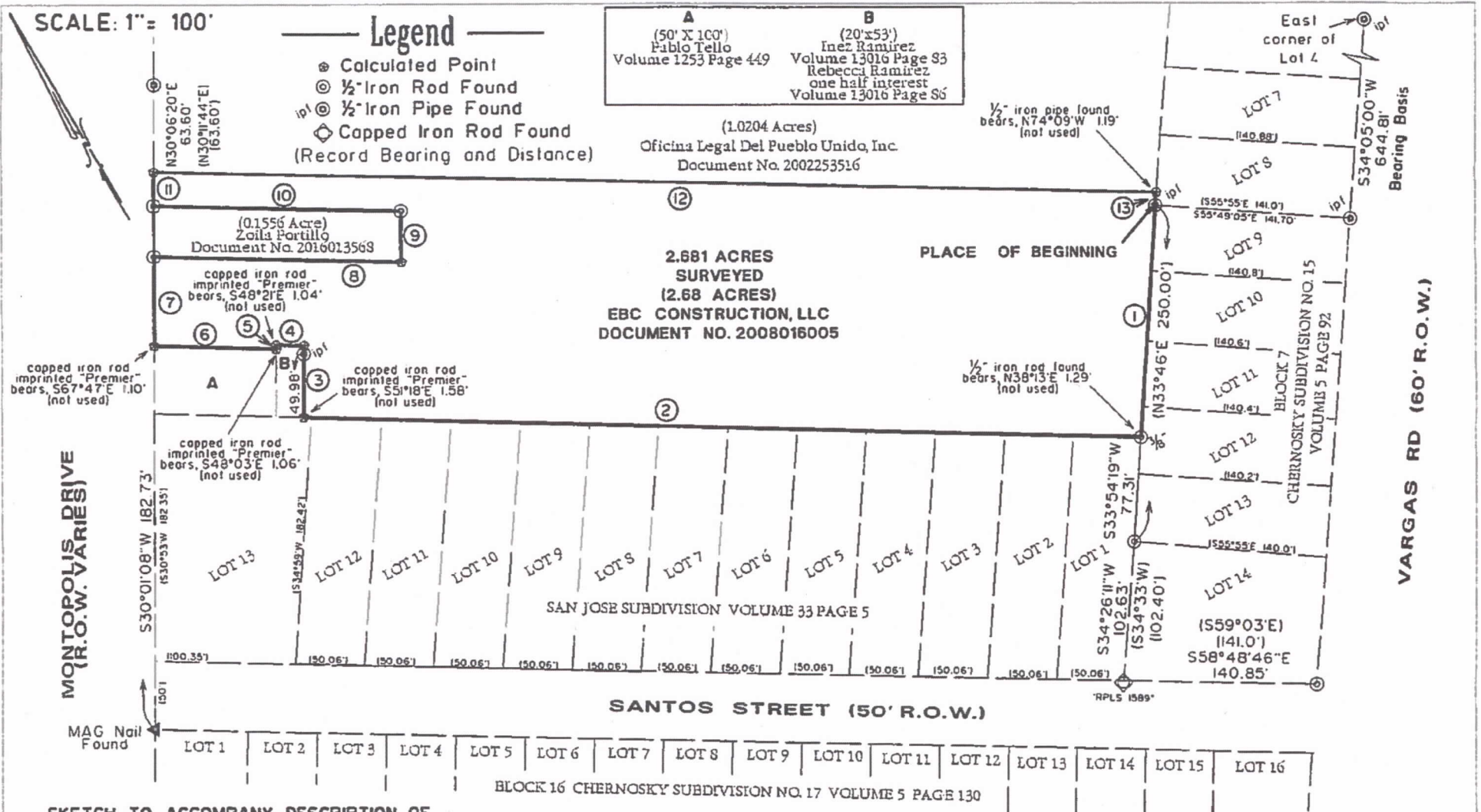
Legend

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

A	B
(50' X 100')	(20' X 53')
Pablo Tello	Inez Ramirez
Volume 1253 Page 449	Volume 13016 Page 83
	Rebecca Ramirez
	one half interest
	Volume 13016 Page 86

(1.0204 Acres)
Oficina Legal Del Pueblo Unido, Inc.
Document No. 2002253516

2.681 ACRES
SURVEYED
(2.68 ACRES)
EBC CONSTRUCTION, LLC
DOCUMENT NO. 2008016005



SKETCH TO ACCOMPANY DESCRIPTION OF
2.681 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE, TEN LEAGUE GRANT, 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 TAVIS COUNTY, TEXAS. LOCATED AT 1411 MONTOPOLIS DRIVE

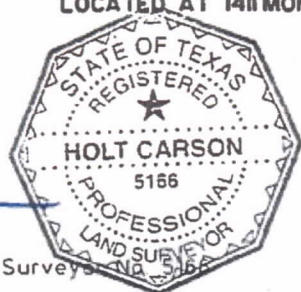
PREPARED MARCH 12, 2019

BY

Holt Carson

Holt Carson

Registered Professional Land Surveyor



NUMBERED COURSES	RECORD COURSES
1 S 33°46'45" W - 170.96'	1 S 33°10' W - 170.88'
2 N 58°27'57" W - 606.71'	2 N 58°59' W - 607.53'
3 N 30°07'20" E - 52.98'	3 N 29°35' E - 53.0'
4 N 58°27'57" W - 20.00'	4 N 59°59' W - 20.0'
5 S 30°07'20" W - 3.00'	5 S 29°35' W - 3.0'
6 N 58°27'57" W - 87.93'	6 N 59°59' W - 87.93'
7 N 30°01'08" E - 65.34'	7 N 29°59' E - 65.34'
8 S 58°35'27" E - 178.41'	8 S 59°15' E - 178.41'
9 N 30°06'20" E - 37.82'	9 N 29°35' E - 38.0'
10 N 58°35'27" W - 178.41'	10 N 59°15' W - 178.41'
11 N 30°06'20" E - 24.56'	11 N 29°59' E - 24.56'
12 S 58°41'17" E - 726.31'	12 S 59°15' E - 726.31'
13 S 34°14'00" W - 9.64'	

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

Texas Licensed Surveying Firm Registration No. 10050700

© copyright 2019 C 1030156



ZONING

ZONING CASE#: C14-2019-0093

EXHIBIT "B"



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

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