

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2108 PRATHER LANE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO URBAN FAMILY RESIDENCE (SF-5) 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 urban family residence (SF-5) district on the property described in Zoning Case No. C14-2020-0071, on file at the Planning and Zoning Department, as follows:

0.388 acre of land (approximately 16,904 square feet), in the C.H. Riddle Survey, Abstract No. 676, Travis County, Texas, said 0.388 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 2108 Prather 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 \_\_\_\_\_, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, 2020      §  
                                         §  
                                         § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk

# EARLY LAND SURVEYING, LLC

P.O. Box 92588  
Austin, TX 78709  
512-202-8631  
earlysurveying.com  
TBPELS Firm No. 10194487

## 0.388 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.388 ACRES (APPROXIMATELY 16,904 SQ. FT.), IN THE C.H. RIDDLE SURVEY, ABSTRACT NO. 676, TRAVIS COUNTY, TEXAS, BEING ALL OF A 0.390 ACRE TRACT CONVEYED TO DONALD B. WAIT IN A WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 9, 2019 AND RECORDED IN DOCUMENT NO. 2019121488 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.388 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found at the intersection of the southeast right-of-way line of Keats Drive (50' right-of-way width) as described in Volume 2142, Page 441 of the Deed Records of Travis County, Texas, and the northeast right-of-way line of Prather Lane (60' right-of-way width) as shown on E.E. Dudley Subdivision, a subdivision of record in Volume 5, Page 145 of the Plat Records of Travis County, Texas, being also the westernmost corner of the said 0.390 acre tract, from which a 1/2" rebar in concrete found in the southwest right-of-way line of Prather Lane, bears South 37°54'11" West, a distance of 61.79 feet;

**THENCE** North 37°39'26" East with the southeast right-of-way line of said Keats Drive and the northwest line of the said 0.390 acre tract, a distance of 246.10 feet to a 1/2" rebar found for the northernmost corner of the said 0.390 acre tract, being the westernmost corner of Lot 1, Porter Heights, a subdivision of record in Volume 21, Page 24 of the Plat Records of Travis County, Texas;

**THENCE** South 63°11'36" East with the northeast line of the said 0.390 acre tract and the southwest line of said Lot 1, passing a 1/2" rebar with "Premier Surveying" cap found at a distance of 0.51 feet and continuing for a total distance of 48.69 feet to a 1/2" rebar found for the easternmost corner of the said 0.390 acre tract, being the northernmost corner of a tract of land (no acreage given) conveyed to Robert H. Fernald, and described in Volume 5566, Page 1753 of the Deed Records of Travis County, Texas;

**THENCE** South 27°15'21" West with the southeast line of the said 0.390 acre tract and the northwest line of the said Robert H. Fernald tract, a distance of 236.70 feet to a 1/2" rebar found in the northeast right-of-way line of said Prather Lane, being the

southernmost corner of the said 0.390 acre tract, being also the westernmost corner of the said Robert H. Fernald tract, from which a 1/2" rebar found in the northeast right-of-way line of Prather Lane, being the southernmost corner of a 0.3955 acre tract described in Document No. 2006134961 of the Official Public Records of Travis County, Texas, bears South 66°10'49" East, a distance of 149.55 feet;

**THENCE** North 66°16'27" West with the northeast right-of-way line of said Prather Lane and the southwest line of the said 0.390 acre tract, a distance of 93.29 feet to the **POINT OF BEGINNING**, containing 0.388 acres of land, more or less.

Surveyed on the ground on May 27, 2020.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1001-017-BASE



Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016  
TBPELS Firm No. 10194487

5/29/2020

Date

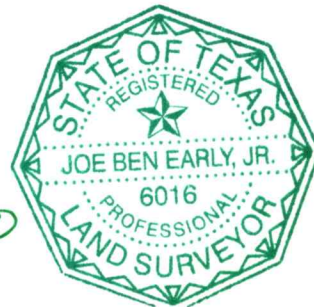


SKETCH TO ACCOMPANY A DESCRIPTION OF 0.388 ACRES (APPROXIMATELY 16,904 SQ. FT.), IN THE C.H. RIDDLE SURVEY, ABSTRACT NO. 676, TRAVIS COUNTY, TEXAS, BEING ALL OF A 0.390 ACRE TRACT CONVEYED TO DONALD B. WAIT IN A WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 9, 2019, AND RECORDED IN DOCUMENT NO. 2019121488 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- <sup>P</sup> 1/2" REBAR WITH "PREMIER SURVEYING" CAP FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION

  
5/29/2020



**EARLY LAND SURVEYING, LLC**

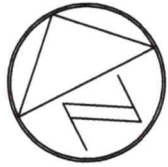
P.O. BOX 92588  
AUSTIN, TX 78709  
512-202-8631  
TBPELS FIRM NO. 10194487

DATE OF SURVEY: 5/27/20  
PLOT DATE: 5/29/20  
DRAWING NO.: 1001-017-BASE  
DRAWN BY: JBE & MAW  
SHEET 1 OF 2

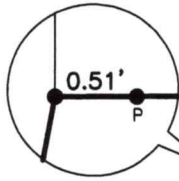
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83),  
CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1001-017-BASE





1" = 40'



LOT 1  
PORTER HEIGHTS  
(21/24)

LOT 2  
PORTER HEIGHTS  
(21/24)

AUSTIN INDEPENDENT  
SCHOOL DISTRICT  
PORTION OF  
19.19 ACRES  
(1646/138)

KEATS DRIVE  
(50' R.O.W. WIDTH)  
(2142/441)

0.388 ACRES  
APPROX. 16,904  
SQ. FT.

DONALD B. WAIT  
0.390 ACRES  
(2019121488)

ROBERT H. FERNALD  
NO ACREAGE GIVEN  
(5566/1753)

PHILLIP GROVE  
0.3955 ACRES  
(2006134961)



P.O.B.

N66°16'27"W 93.29'  
(N63°30'32"W 93.30')

PRATHER LANE  
(60' R.O.W. WIDTH)  
(5/145)

S66°10'49"E 149.55'

S37°54'11"W 61.79'

S23°45'54"W 59.99'

S66°14'06"E 108.39'

S66°14'06"E 521.63'

S66°14'06"E 630.02' (S63°30'E 629.92')

IN CONCRETE

**EARLY LAND SURVEYING, LLC**

P.O. BOX 92588

AUSTIN, TX 78709

512-202-8631

TBPELS FIRM NO. 10194487

DRAWING NO.: 1001-017-BASE  
SHEET 2 OF 2

