



1 locally known as 2404 Rio Grande Street in the City of Austin, Travis County, Texas,  
2 generally identified in the map attached as **Exhibit “B”**.  
3

4 **PART 2.** The Property is subject to Ordinance No. 040826-57 that established zoning for  
5 the West University Neighborhood Plan.  
6

7 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2020.  
8

9 **PASSED AND APPROVED**

10  
11 §  
12 §  
13 \_\_\_\_\_, 2020 § \_\_\_\_\_  
14

15 Steve Adler  
16 Mayor

17  
18 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

19 Anne L. Morgan  
20 City Attorney

21 Jannette S. Goodall  
City Clerk

**HOLT CARSON, INC.  
PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
www.hciaustin.com

**"EXHIBIT \_\_\_\_"**

**RE-ZONING TRACT**

**FIELD NOTE DESCRIPTION OF 5,205 SQUARE FEET OF LAND, FOR RE-ZONING, BEING A PORTION OF THE NORTH 76 FEET OF LOT 2, MARY N. MATHIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 143 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND HAVING BEEN CONVEYED TO 2404 RIO GRANDE STREET, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2010188640 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a point of intersection of the South line of a thirteen feet (13') wide Alley and the East line of a fifteen feet (15') wide Alley for the Northwest corner of Lot 2, Mary N. Mathis Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2 Page 143 of the Plat Records of Travis County, Texas, and for the Northwest corner of that certain tract of land as conveyed to 2404 Rio Grande Street, L.P. by Special Warranty Deed recorded in Document No. 2010188640 of the Official Public Records of Travis County, Texas, and being the Northwest corner and **PLACE OF BEGINNING** of the herein portion to be re-zoned, and from which the point of intersection of the South line of said 13' wide Alley and the West right-of-way line of Rio Grande Street for the Northeast corner of said Lot 2 and the Northeast corner of said 2404 Rio Grande Street, L.P. tract bears S 84 deg. 06' 42" E 186.00 ft.;

THENCE with the South line of said 13' wide Alley and with the North line of said Lot 2, S 84 deg. 06' 42" E 68.00 ft. to a point for the Northeast corner of this tract to be re-zoned;

THENCE entering the interior of said Lot 2 and crossing the interior of said 2404 Rio Grande Street, L.P. tract with the East line of this tract to be re-zoned, S 05 deg. 13' 20" W 76.00 ft. to a point in the South line of said 2404 Rio Grande Street, L.P. tract for the Southeast corner of this tract to be re-zoned, and from which a ½" iron rod found in the West right-of-way line of Rio Grande Street and in the East line of said Lot 2 for the Southeast corner of said 2404 Rio Grande Street, L.P. tract bears S 84 deg. 06' 36" E 117.00 ft.;

Page 2 of 2

5,205 SQUARE FEET – RE-ZONING TRACT

THENCE continuing through the interior of said Lot 2 with the South line of said 2404 Rio Grande Street, L.P. tract, N 84 deg. 06' 36" W 69.00 ft. to a point in the East line of the aforementioned 15' wide Alley and in the West line of said Lot 2 for the Southwest corner of said 2404 Rio Grande Street, L.P. tract and being the Southwest corner of this tract to be re-zoned;

THENCE with the East line of said 15' wide Alley and with the West line of said Lot 2, N 05 deg. 58' 37" E 76.00 ft. to the **PLACE OF BEGINNING**, containing 5,205 square feet of land.

**PREPARED:** July 14, 2020



Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying exhibit map: C 1020134a

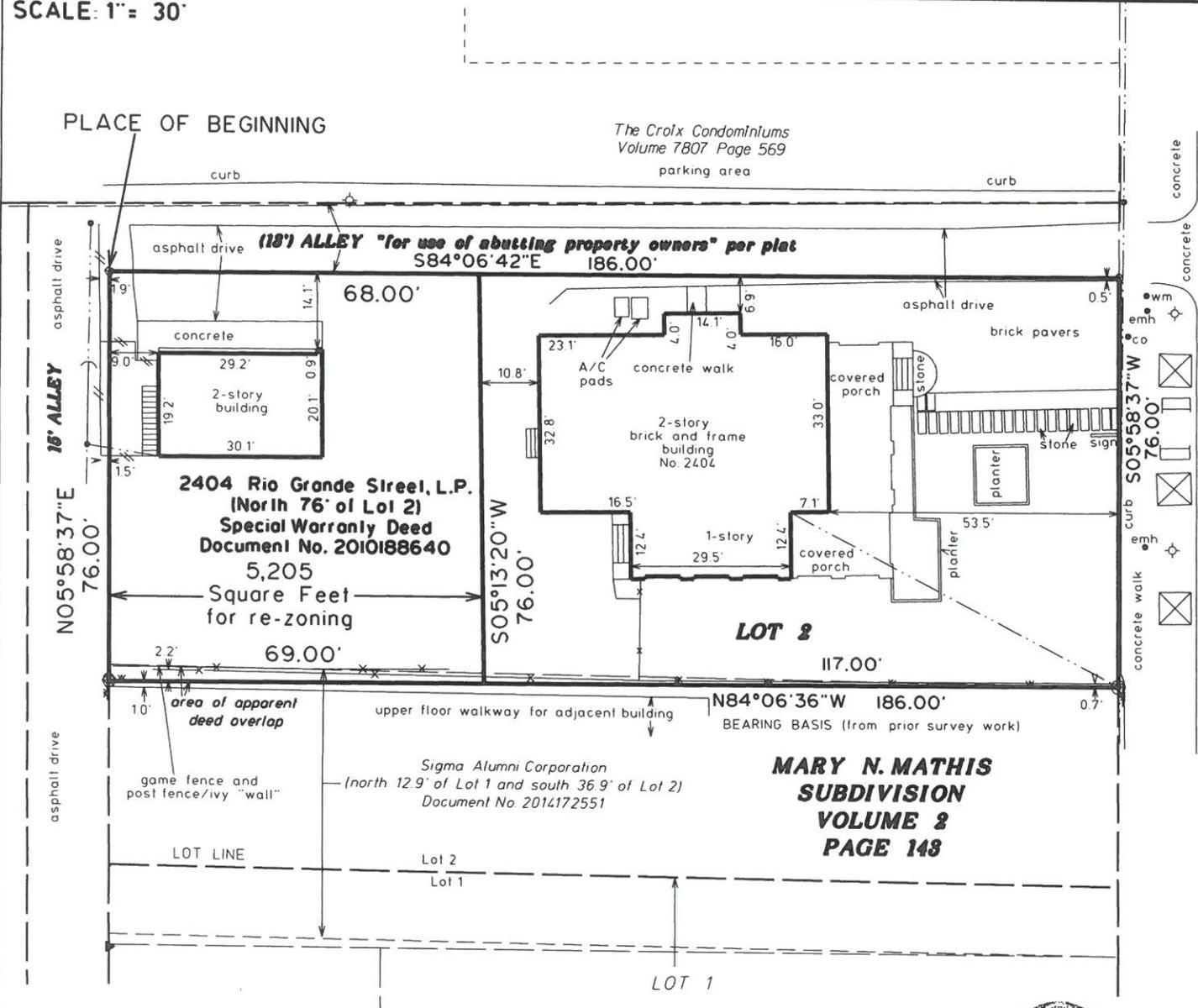
**REFERENCES:**

TCAD Parcel No. 02 1401 08 12

City of Austin Grid: J24



SCALE: 1" = 30'



- LEGEND**
- ⊙ Calculated Point
  - ⊙ 1/2" Iron Rod Found
  - Wood Fence
  - Chain Link Fence
  - Wrought Iron Fence
  - Overhead Utility Line
  - guy wire
  - ⊙ Lamp Post
  - ⊗ Metal Grate and Tree Planter (Trees Under 6')
  - wm Water Meter
  - Metal Bench
  - co Clean-Out
  - emh Electric Manhole

**RIO GRANDE STREET**



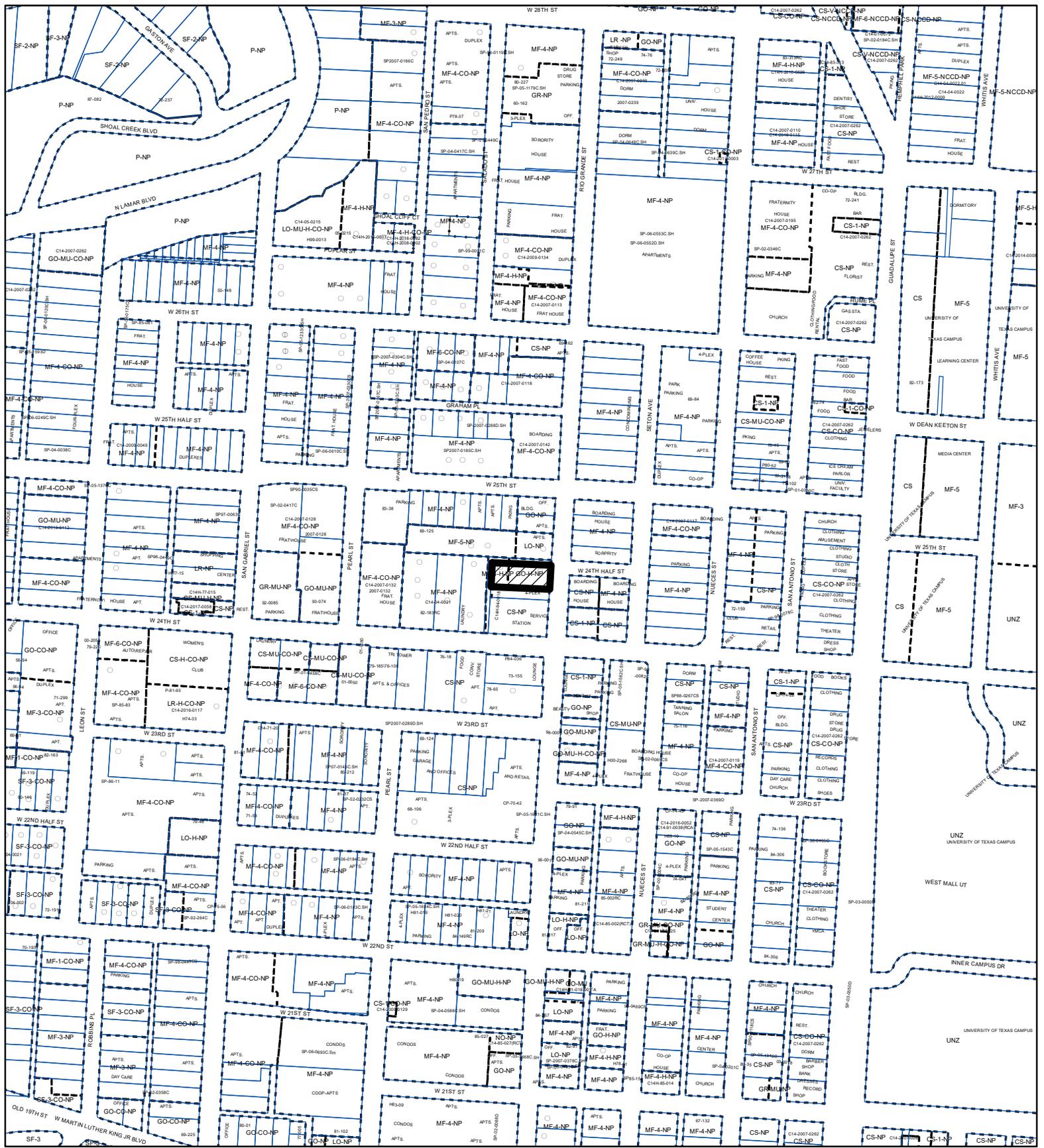
PREPARED: July 14, 2020  
BY:

Holt Carson  
Registered Professional Land Surveyor No. 5166

**EXHIBIT MAP TO ACCOMPANY FIELD NOTE DESCRIPTION OF 5,205 SQUARE FEET OF LAND, BEING A PORTION OF THE NORTH 76 FEET OF LOT 2, MARY N. MATHIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 143 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO 2404 RIO GRANDE STREET, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2010188640 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**



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**ZONING**

ZONING CASE#: C14-2019-0108

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: 8/5/2019