

1 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
2 developed and used in accordance with the regulations established for the limited office
3 (LO) district and other applicable requirements of the City Code.
4

5 **PART 4.** The Property is subject to Ordinance No. 20050818-Z003 that established zoning
6 for the West Congress Neighborhood Plan.
7

8 **PART 5.** This ordinance takes effect on _____, 2020.
9

10 **PASSED AND APPROVED**

11
12
13 §
14 §
15 _____, 2020 § _____
16 Steve Adler
17 Mayor
18
19

20
21 **APPROVED:** _____ **ATTEST:** _____
22 Anne L. Morgan Jannette S. Goodall
23 City Attorney City Clerk
24

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

0.979 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 0.979 ACRES (APPROXIMATELY 42,654 SQ. FT.), BEING A PORTION OF A 1.223 ACRE TRACT OF LAND CONVEYED TO CCD-RADAM LN, LTD IN A DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2000134466 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.979 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "RPLS 4048" cap found for an angle point in the southwest right-of-way line of Radam Lane (right-of-way width varies) as described in Document No. 2001060693 of the Official Public Records of Travis County, Texas, being in the northwest line of the said 1.223 acre tract, also being in the southeast line of a 0.45 acre tract described in Document No. 2020156718 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with "Point-Line" cap found for an angle point in the southeast right-of-way line of said Radam Lane, being the easternmost corner of the said 0.45 acre tract, bears North 27°06'22" East, a distance of 17.48 feet;

THENCE South 61°52'04" East with the southwest right-of-way line of said Radam Lane and crossing the said 1.223 acre tract, a distance of 465.02 feet to a 1/2" rebar found in the north right-of-way line of Bergstrom Field Railroad Spur (50' right-of-way width) as shown on City of Austin Section Map No. 564, being in the south line of the said 1.223 acre tract;

THENCE with the north right-of-way line of said Bergstrom Field Railroad Spur and the south line of the said 1.223 acre tract, the following two (2) courses and distances:

1. With a curve to the left, having a radius of 942.19 feet, an arc length of 313.70 feet, a delta angle of 19°04'35", and a chord which bears North 83°23'05" West, a distance of 312.25 feet to a 1/2" rebar with an illegible cap found;
2. South 87°04'02" West, a distance of 199.20 feet to a 5/8" rebar found for the westernmost corner of the said 1.223 acre tract, being the southernmost corner of the said 0.45 acre tract, also being the easternmost corner of a 0.42 acre tract described in Volume 4488, Page 2212 of the Deed Records of Travis County, Texas, from which a 1/2" rebar found for the southeast corner of the said 0.42 acre tract, bears South 32°20'31" West, a distance of 8.98 feet;

THENCE North 27°06'22" East with the northwest line of the said 1.223 acre tract and the southeast line of the said 0.45 acre tract, a distance of 217.35 feet to the **POINT OF BEGINNING**, containing 0.979 acres of land, more or less.

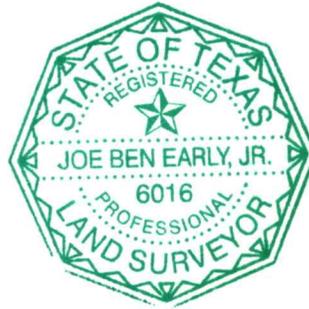
Surveyed on the ground on September 23, 2020.

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

Attachments: Survey Drawing No. 1080-001-ZONING 411

 9/25/2020

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





1" = 60'



9/23/2020

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.979 ACRES
 (APPROXIMATELY 42,654 SQ. FT.) BEING A PORTION OF A 1.223
 ACRE TRACT OF LAND CONVEYED TO CCD-RADAM LN, LTD IN A DEED
 WITHOUT WARRANTY RECORDED IN DOCUMENT NO. 2000134466 OF
 THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

RADAM LANE
 (R.O.W. WIDTH VARIES)
 (2001060693)

S61°52'04"E 465.02'
 (S60°26'43"E 465.51')

0.979 ACRES
 APPROX. 42,654 SQ. FT.
 CCD - RADAM LN LTD.
 PORTION OF 1.223 ACRES
 (2000134466)

CCD RADAM
 LN LTD
 0.45 ACRES
 (2020156718)

N27°06'22"E 234.83' (N28°30'00"E 235.00')
 N27°06'22"E 217.35'
 (N28°30'00"E 217.40')

PL N27°06'22"E 17.48'

P.O.B.

S87°04'02"W 199.20'
 (S88°32'28"W 199.27')
 BERGSTROM FIELD RAILROAD SPUR
 (50' R.O.W. WIDTH)
 (COA SECTION MAP 564)

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 4048 1/2" REBAR WITH "RPLS 4048" CAP FOUND
 - ILL 1/2" REBAR WITH ILLEGIBLE CAP FOUND
 - PL 1/2" REBAR WITH "POINT-LINE" CAP FOUND
 - () RECORD INFORMATION

EARLY LAND SURVEYING, LLC

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 TBPELS FIRM NO. 10194487

CURVE TABLE

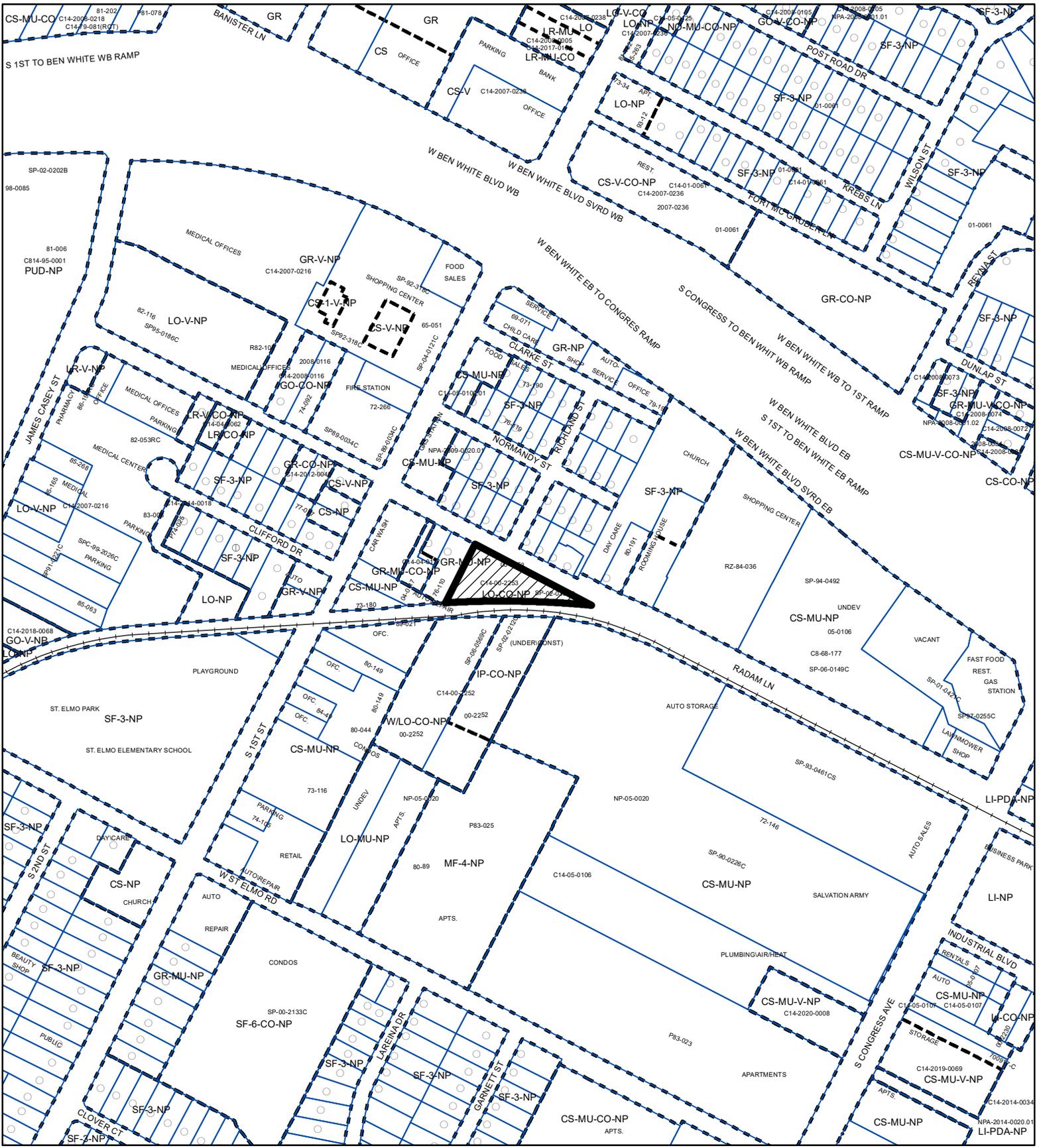
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	942.19'	19°04'35"	313.70'	N83°23'05"W	312.25'	(N81°58'23"W 312.52')

THE ROMAMI COMPANY
 0.42 ACRES
 (4489/2212)

DATE OF SURVEY: 9/23/20
 PLOT DATE: 9/25/20
 DRAWING NO.: 1080-001-ZONING 411
 DRAWN BY: JBE & MAW
 SHEET 1 OF 1

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

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1080-001-ZONING 411



ZONING

ZONING CASE#: C14-2020-0109

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: 10/14/2020