

**ORDINANCE NO. 20201210-069**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 316 SAXON LANE AND 6328 EL MIRANDO STREET 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. C14-2020-0044, on file at the Housing and Planning Department, as follows:

2.898 acres of land, more or less, in the Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, said 2.898 acres being described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 316 Saxon Lane and 6328 El Mirando Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

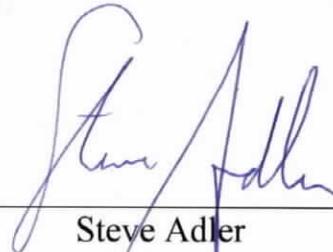
**PART 2.** The Property is subject to Ordinance No. 010927-28 that established zoning for the Montopolis Neighborhood Plan.

**PART 3.** This ordinance takes effect on December 21, 2020.

**PASSED AND APPROVED**

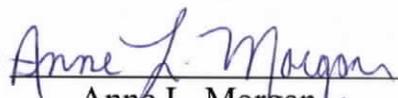
December 10, 2020

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§  
§



Steve Adler  
Mayor

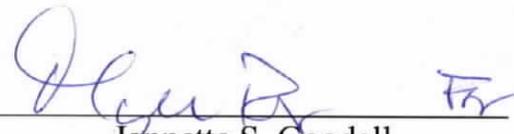
**APPROVED:**



Anne L. Morgan  
City Attorney

by  
N Thomas

**ATTEST:**



Jannette S. Goodall  
City Clerk

**PROPERTY DESCRIPTION:** Exhibit A

BEING A 2.474 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT, AS RECORDED IN ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO JOSE MENDOZA, AS RECORDED IN VOLUME 11601, PAGE 70, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS (BEING DESCRIBED BY METES AND BOUNDS IN VOLUME 7370, PAGE 231, DEED RECORDS, TRAVIS COUNTY, TEXAS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTH CORNER OF SAID MENDOZA TRACT, SAID IRON ROD BEING THE WEST CORNER OF SAXON LANE, AND BEING ON THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JIMMY BUTLER AND WIFE, MARY BUTLER, AS RECORDED IN VOLUME 7763, PAGE 426, SAID DEED RECORDS;

THENCE NORTH 47° 42' 00" WEST ALONG THE COMMON LINE OF SAID MENDOZA AND BUTLER TRACTS, PASSING A FENCE CORNER AT THE NORTH CORNER OF SAID BUTLER TRACT AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ERNESTINE FISHER, AS RECORDED IN VOLUME 11609, PAGE 211, AFORESAID REAL PROPERTY RECORDS, AT A DISTANCE OF 253.57 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MENDOZA AND FISHER TRACTS, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID FISHER TRACT AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ERIND HALLIJAJ AND BEGUM UNLU, AS RECORDED IN INSTRUMENT NO. 2017201694, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AT A DISTANCE OF 308.57 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MENDOZA AND HALLIJAJ UNLU TRACTS, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID HALLIJAJ UNLU TRACT AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JUANITA C. SEPEDA, AS RECORDED IN VOLUME 8379, PAGE 151, SAID DEED RECORDS, AT A DISTANCE OF 378.20 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MENDOZA AND SEPEDA TRACTS A TOTAL DISTANCE OF 423.20 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE MOST SOUTHERLY WEST CORNER OF SAID MENDOZA TRACT AND THE NORTH CORNER OF SAID SEPEDA TRACT, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAVID FLORES GONZALES, AS RECORDED IN INSTRUMENT NO. 2004002716, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 28° 05' 00" EAST, A DISTANCE OF 37.60 FEET ALONG THE COMMON LINE OF SAID MENDOZA AND GONZALES TRACTS TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE EAST CORNER OF SAID GONZALES TRACT;

THENCE NORTH 47° 42' 00" WEST, A DISTANCE OF 50.00 FEET ALONG SAID COMMON LINE TO AN "X" SET IN CONCRETE AT THE COMMON CORNER OF SAID MENDOZA AND GONZALES TRACTS, THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JAMES WILLIAM COX, AS RECORDED IN INSTRUMENT NO. 2016038608, AFORESAID OFFICIAL PUBLIC RECORDS, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT 2 TO TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS, AS RECORDED IN INSTRUMENT NO. 2018038981, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 28° 05' 00" EAST ALONG THE COMMON LINE OF SAID MENDOZA TRACT AND SAID TRACT 2, PASSING THE EAST CORNER OF SAID TRACT 2 AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EFRAIN CARDENAS, AS RECORDED IN INSTRUMENT NO. 2002122740, SAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 75.31 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MENDOZA AND CARDENAS TRACTS A TOTAL DISTANCE OF 197.33 FEET TO A POINT FROM WHICH A FENCE CORNER BEARS SOUTH 27° 11' WEST - 1.5 FEET, SAID POINT BEING THE NORTH CORNER OF SAID MENDOZA TRACT AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SANTOS MONREAL, AS RECORDED IN INSTRUMENT NO. 2004199895, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 47° 42' 00" EAST ALONG THE NORTHEAST LINE OF SAID MENDOZA TRACT, PASSING A 1/2-INCH IRON ROD FOUND AT THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ARNOLD OUEDA, AS RECORDED IN VOLUME 7544, PAGE 579, AFORESAID DEED RECORDS, AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MARY HELEN VERSASTEGUI AND SYLVIA ANN VERSASTEGUI, AS RECORDED IN INSTRUMENT NO. 2017149632, SAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 306.88 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MENDOZA AND VERSASTEGUI TRACTS, PASSING A 1/2-INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID VERSASTEGUI TRACT AND THE WEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT 1 TO SUBURBAN INVESTMENTS, LLC, AS RECORDED IN INSTRUMENT NO. 2015201792, SAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 394.77 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MENDOZA TRACT AND SAID TRACT 1 A TOTAL DISTANCE OF 489.04 FEET TO A FOUND 60D NAIL AT THE EAST CORNER OF SAID MENDOZA TRACT AND THE SOUTH CORNER OF SAID TRACT 1, SAID NAIL BEING ON THE NORTHWEST LINE OF AFORESAID SAXON LANE;

THENCE SOUTH 31° 53' 05" WEST, A DISTANCE OF 231.55 FEET ALONG SAID NORTHWEST LINE TO THE POINT OF BEGINNING AND CONTAINING 107.746 SQUARE FEET OR 2.474 ACRES OF LAND.



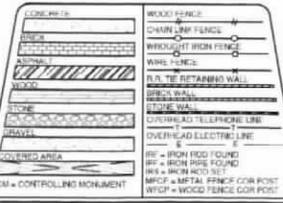
TM = TEMPORARY BENCHMARK  
CONTOUR INTERVAL EQUALS ONE FOOT.  
ELEVATIONS ARE BASED ON BENCHMARK "1-19-2001" WITH AN ELEVATION OF 479.81 (NAVD 1988)  
THIS PROPERTY IS AFFECTED BY THE FOLLOWING:  
100-BLANKET EASEMENT, DOC. NO. 199918399, O.P.R.T.C.T.  
100-IN-SWIFT EASEMENT, DOC. NO. 200002959 & 200002954, O.P.R.T.C.T.

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND HAS A ZONE "X" BEING AS SHOWN BY MAP NO. 180200001, DATED JANUARY 6, 2016.

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUNDS UNDER MY SUPERVISION AND I REFLECT IN THIS AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATIONS AND TYPE OF APPROXIMATIONS THERE ARE NO VISIBLE AND APPARENT ENCUMBRANCES, ENCROACHMENTS, INTERFERENCES OR PROJECTIONS, EXCEPT AS SHOWN, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND FOR THE EXCLUSIVE USE OF THE MEMBER NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE DEED OF GIFT AND MORTGAGE PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THE DATE, THE PARTNER'S RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERGROUND HAS RELEASED OR HAS BEEN ADVISED AS NOTING ON MY 10/11/2018, THE SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE DESCRIBED DEED REFERENCED HEREON.

**GENERAL NOTES:**

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS OBTAINED FROM DATA PROVIDED ON THE DEED RECORDED IN VOL. 7370, PGS. 231, D.R.T.C.T.
- 2.) THERE ARE NO VISIBLE CONFLICTS ON PHOTOGRAPHS, EXCEPT AS SHOWN, FENCES MAY BE MEANINGFUL.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE DEED OF GIFT AND MORTGAGE PROVIDED BY THE MEMBER NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE DEED OF GIFT AND MORTGAGE PROVIDED BY THE MEMBER NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE DEED OF GIFT AND MORTGAGE PROVIDED BY THE MEMBER NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR UTILITY LOCATABLE MATTERS OF RECORD SHOWN ON NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT TO THE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS OR CLAIMS ON THIS PROPERTY PUT IN PLACE BY LOCAL, MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR LONG-TERM PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR ELIMINATE ANY LINES, FAULT LINES, TECTONIC HAZARDOUS WASTY AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE-GROUND EVIDENCE, UTILITIES AND OTHER RECORD INFORMATION THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OR SUBSIDENCE OF UTILITIES, NOR FOR ANY CHANGES BY ANY CONSTRUCTION OR OCCUPANCY ON OR NEAR SAID UTILITIES. ALL SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



TRACT	OWNER	INSTRUMENT NO.	PAGE	DATE
1	JOSE MENDOZA	11601	70	11/12/18
2	JAMES WILLIAM COX	2016038608		08/08/18
3	ERIND HALLIJAJ AND BEGUM UNLU	2017201694		07/20/18
4	JUANITA C. SEPEDA	8379	151	07/20/18
5	DAVID FLORES GONZALES	2004002716		04/02/16
6	JAMES WILLIAM COX	2018038981		03/29/18
7	EFRAIN CARDENAS	2002122740		02/27/16
8	MARY HELEN VERSASTEGUI AND SYLVIA ANN VERSASTEGUI	2017149632		07/20/18
9	SANTOS MONREAL	2004199895		04/19/16
10	ARNOLD OUEDA	7544	579	07/20/18
11	MARY HELEN VERSASTEGUI AND SYLVIA ANN VERSASTEGUI	2017149632		07/20/18
12	SANTOS MONREAL	2004199895		04/19/16
13	ARNOLD OUEDA	7544	579	07/20/18
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100	ARNOLD OUEDA	7544	579	07/20/18



**TOPOGRAPHIC SURVEY**

GPR: C1A-07-01A180261Jean

BORROWER: MSASSI LLC

PREMIER JOB #: 18-08858TOPOTS

TECH: MSP DATE: 11/12/18

FIELD: TM FIELD DATE: 10/07/18

316 SAXON LANE  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

**Premier Surveying Inc.**

5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
972-612-3661 (TX) 817-482-0488 (TX)

www.premiersurveying.com  
premier@premier-surveying.com

**Premier**

NEWSPRING 111  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3661  
Fax: 852-892-0488  
Firm Registration No. 101463700

**Robert T. Paul, Jr.**  
Professional Engineer License No. 46864

Robert T. Paul, Jr.  
Registered Professional Land Surveyor

**PROPERTY DESCRIPTION:**

BEING A 0.424 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SAXON ACRES, L.L.C. AS RECORDED IN INSTRUMENT NO. 2019012237, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND AT THE COMMON CORNER OF SAID SAXON TRACT, THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PAUL AREBALO AND WIFE, MARIA T. AREBALO, AS RECORDED IN VOLUME 3269, PAGE 1771, SAID DEED RECORDS, THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT IV TO VARGAS PROPERTIES I, L.T.D., AS RECORDED IN VOLUME 12842, PAGE 557, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN SAID VARGAS DEED AS TRACT V;

THENCE NORTH 46° 25' 55" WEST, A DISTANCE OF 22.86 FEET ALONG THE COMMON LINE OF SAID SAXON AND AREBALO TRACTS TO A 1/2-INCH IRON ROD FOUND AT THE MOST SOUTHERLY WEST CORNER OF SAID SAXON TRACT AND THE SOUTH CORNER OF EL MIRANDO SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 201800307, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 42° 49' 07" EAST, A DISTANCE OF 95.50 FEET ALONG THE COMMON LINE OF SAID SAXON TRACT AND SAID EL MIRANDO SUBDIVISION TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID EL MIRANDO SUBDIVISION;

THENCE NORTH 47° 20' 22" WEST ALONG SAID COMMON LINE, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID EL MIRANDO SUBDIVISION AT A DISTANCE OF 124.85 FEET AND CONTINUING ALONG THE MOST NORTHEASTERLY SOUTHWEST LINE OF SAID SAXON TRACT A TOTAL DISTANCE OF 263.83 FEET TO A 1/2-INCH IRON ROD FOUND AT THE MOST NORTHERLY WEST CORNER OF SAID SAXON TRACT, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO ERNESTINE FISHER, AS RECORDED IN VOLUME 11009, PAGE 211, AFORESAID REAL PROPERTY RECORDS (DESCRIBED BY METES AND BOUNDS IN VOLUME 1847, PAGE 173, AFORESAID DEED RECORDS);

THENCE NORTH 36° 14' 06" EAST, A DISTANCE OF 80.85 FEET ALONG THE COMMON LINE OF SAID SAXON AND FISHER TRACTS TO A 3/4-INCH IRON PIPE FOUND AT THE NORTH CORNER OF SAID SAXON TRACT AND THE EAST CORNER OF SAID FISHER TRACT, SAID IRON PIPE BEING ON THE SOUTHWEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO JOSE MENDOZA, AS RECORDED IN VOLUME 11601, PAGE 70, SAID REAL PROPERTY RECORDS (DESCRIBED BY METES AND BOUNDS IN VOLUME 7370, PAGE 231, SAID DEED RECORDS);

THENCE SOUTH 47° 42' 00" EAST ALONG THE COMMON LINE OF SAID SAXON AND MENDOZA TRACTS, PASSING A 1/2-INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID MENDOZA TRACT AT A DISTANCE OF 253.02 FEET AND CONTINUING ALONG THE NORTHEAST LINE OF SAID SAXON TRACT A TOTAL DISTANCE OF 275.58 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID SAXON TRACT AND THE MOST SOUTHERLY NORTH CORNER OF AFORESAID TRACT IV;

THENCE SOUTH 36° 15' 48" WEST, A DISTANCE OF 158.43 FEET (DEED = 161.77 FEET) ALONG THE COMMON LINE OF SAID SAXON TRACT AND SAID TRACT IV TO THE POINT OF BEGINNING AND CONTAINING 18.483 SQUARE FEET OR 0.424 OF ONE ACRE OF LAND.

**TBM = TEMPORARY BENCHMARK.**  
**CONTOUR INTERVAL EQUALS ONE FOOT.**  
**ELEVATIONS ARE BASED ON BENCHMARK 11-19-2001 WITH AN ELEVATION OF 475.85' (NAVD 1983).**  
**THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING EASEMENT, VOL. 787, PG. 327, VOL. 8886, PG. 2024, D.R.T.C.T.**

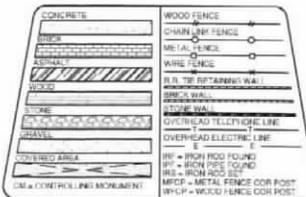
**UTILITY INFORMATION:**  
 THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" NATIONAL FLOOD INSURANCE RATE CATEGORY.

**SURVEYOR'S DECLARATION:**  
 I HEREBY CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE FOREGOING LAND BY ME OR UNDER MY SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS. I HAVE PERSONALLY REVIEWED THE RECORDS OF THE PUBLIC RECORDS AND THE RECORDS OF THE PUBLIC RECORDS TO DETERMINE THE LOCATION AND TYPE OF BENCHMARKS, THEIR HEIGHTS AND ANY OTHER DATA NECESSARY TO DETERMINE THE LOCATION AND TYPE OF BENCHMARKS. I HAVE PERSONALLY REVIEWED THE RECORDS OF THE PUBLIC RECORDS TO DETERMINE THE LOCATION AND TYPE OF BENCHMARKS. I HAVE PERSONALLY REVIEWED THE RECORDS OF THE PUBLIC RECORDS TO DETERMINE THE LOCATION AND TYPE OF BENCHMARKS. I HAVE PERSONALLY REVIEWED THE RECORDS OF THE PUBLIC RECORDS TO DETERMINE THE LOCATION AND TYPE OF BENCHMARKS.

**GENERAL NOTES:**  
 1. THE NAME OF BENCHMARKS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED INSTRUMENT VOL. 778, PG. 231, D.R.T.C.T.  
 2. THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN, FENCES MAY BE INACCURATE.  
 3. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.  
 4. AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATION MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEEDS OR THE TITLE RECORDS, AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY, LISTED HEREON. FURTHER SURVEYING MAY BE REQUIRED TO DETERMINE THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND I HAVE MADE MY BEST EFFORTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THE PROPERTY PLAT BY PLAT OR LOCAL MUNICIPALITIES OR ASSOCIATIONS.  
 5. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.  
 6. THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTES, ASBESTOS, SUBSISTENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.  
 7. THE EXISTING UTILITIES IMPACTS ARE SHOWN AS NOTED ON FIELD LOCATION OF VISIBLE ABOVE GROUND UTILITIES, UTILITIES AND OTHER IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. FURTHER SURVEYING IS NOT INTENDED TO DETERMINE THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION OR ON NEAR SAID UTILITIES.  
 8. SYMBOLS AS SHOWN IN THIS DRAWING ARE NOT TO SCALE, AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

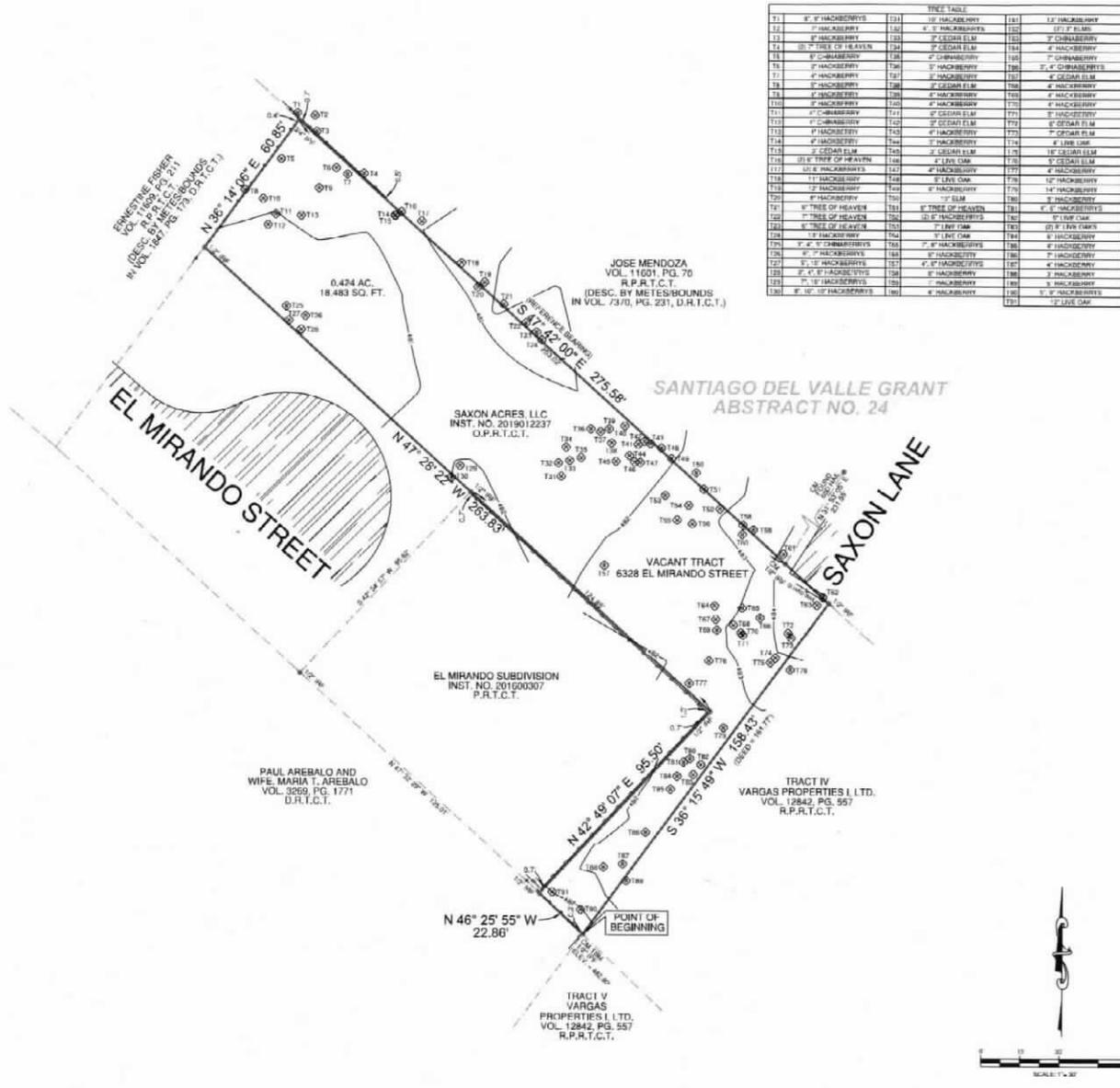
6328 EL MIRANDO STREET  
 CITY OF AUSTIN  
 TRAVIS COUNTY, TEXAS

PREMIER JOB #: 18-0989TOPOTS  
 TECH: MSP DATE: 03/20/19  
 FIELD: TM FIELD DATE: 03/18/19



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 Firm Registration No. 10146200



TREE TABLE			
71	8" S HACKBERRY	121	12" HACKBERRY
72	8" S HACKBERRY	122	12" HACKBERRY
73	8" S HACKBERRY	123	12" HACKBERRY
74	8" S HACKBERRY	124	12" HACKBERRY
75	8" S HACKBERRY	125	12" HACKBERRY
76	8" S HACKBERRY	126	12" HACKBERRY
77	8" S HACKBERRY	127	12" HACKBERRY
78	8" S HACKBERRY	128	12" HACKBERRY
79	8" S HACKBERRY	129	12" HACKBERRY
80	8" S HACKBERRY	130	12" HACKBERRY
81	8" S HACKBERRY	131	12" HACKBERRY
82	8" S HACKBERRY	132	12" HACKBERRY
83	8" S HACKBERRY	133	12" HACKBERRY
84	8" S HACKBERRY	134	12" HACKBERRY
85	8" S HACKBERRY	135	12" HACKBERRY
86	8" S HACKBERRY	136	12" HACKBERRY
87	8" S HACKBERRY	137	12" HACKBERRY
88	8" S HACKBERRY	138	12" HACKBERRY
89	8" S HACKBERRY	139	12" HACKBERRY
90	8" S HACKBERRY	140	12" HACKBERRY
91	8" S HACKBERRY	141	12" HACKBERRY
92	8" S HACKBERRY	142	12" HACKBERRY
93	8" S HACKBERRY	143	12" HACKBERRY
94	8" S HACKBERRY	144	12" HACKBERRY
95	8" S HACKBERRY	145	12" HACKBERRY
96	8" S HACKBERRY	146	12" HACKBERRY
97	8" S HACKBERRY	147	12" HACKBERRY
98	8" S HACKBERRY	148	12" HACKBERRY
99	8" S HACKBERRY	149	12" HACKBERRY
100	8" S HACKBERRY	150	12" HACKBERRY
101	8" S HACKBERRY	151	12" HACKBERRY
102	8" S HACKBERRY	152	12" HACKBERRY
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109	8" S HACKBERRY	159	12" HACKBERRY
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112	8" S HACKBERRY	162	12" HACKBERRY
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122	8" S HACKBERRY	172	12" HACKBERRY
123	8" S HACKBERRY	173	12" HACKBERRY
124	8" S HACKBERRY	174	12" HACKBERRY
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126	8" S HACKBERRY	176	12" HACKBERRY
127	8" S HACKBERRY	177	12" HACKBERRY
128	8" S HACKBERRY	178	12" HACKBERRY
129	8" S HACKBERRY	179	12" HACKBERRY
130	8" S HACKBERRY	180	12" HACKBERRY
131	8" S HACKBERRY	181	12" HACKBERRY
132	8" S HACKBERRY	182	12" HACKBERRY
133	8" S HACKBERRY	183	12" HACKBERRY
134	8" S HACKBERRY	184	12" HACKBERRY
135	8" S HACKBERRY	185	12" HACKBERRY
136	8" S HACKBERRY	186	12" HACKBERRY
137	8" S HACKBERRY	187	12" HACKBERRY
138	8" S HACKBERRY	188	12" HACKBERRY
139	8" S HACKBERRY	189	12" HACKBERRY
140	8" S HACKBERRY	190	12" HACKBERRY
141	8" S HACKBERRY	191	12" HACKBERRY
142	8" S HACKBERRY	192	12" HACKBERRY
143	8" S HACKBERRY	193	12" HACKBERRY
144	8" S HACKBERRY	194	12" HACKBERRY
145	8" S HACKBERRY	195	12" HACKBERRY
146	8" S HACKBERRY	196	12" HACKBERRY
147	8" S HACKBERRY	197	12" HACKBERRY
148	8" S HACKBERRY	198	12" HACKBERRY
149	8" S HACKBERRY	199	12" HACKBERRY
150	8" S HACKBERRY	200	12" HACKBERRY



**ZONING**

ZONING CASE#: C14-2020-0044  
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: 4/2/2020