

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12401 TECH RIDGE BOULEVARD FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) 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 community commercial (GR) district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-2021-0024, on file at the Housing and Planning Department, as follows:

A 1,625 square foot tract, more or less, out of Lot 4, Block A, TECH RIDGE CENTER PHASE VI LOT 4, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201800132, Office Public Records of Travis County, Texas, said 1,625 square foot tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 12401 Tech Ridge Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. This ordinance takes effect on _____, 2021.

PASSED AND APPROVED

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, 2021

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

1625 Sq. Ft. Tract
01/29/2021

Travis County, Texas
Page 1 of 1
FN17213-2

METES AND BOUNDS DESCRIPTION

OF A 1625 SQUARE FOOT TRACT, MORE OR LESS, OUT OF LOT 4, BLOCK A, TECH RIDGE CENTER PHASE VI LOT 4, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 201800132, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED IN THE DEED TO FACTOR REAL ESTATE, LLC, RECORDED IN DOCUMENT NO. 2018137491, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1625 SQUARE FOOT TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT AN IRON ROD FOUND WITH CAP STAMPED "CHAPPARAL SURVEYING" IN THE EAST LINE OF CANYON RIDGE DRIVE (RIGHT-OF-WAY WIDTH VARIES) RECORDED IN THE DEED TO THE CITY OF AUSTIN, TEXAS, RECORDED IN DOCUMENT NO. 2008003493, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF SAID LOT 4, AND NORTHWEST CORNER OF LOT 5, BLOCK A, TECH RIDGE CENTER PHASE VI LOT 5, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 201700094, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE, S 88°04'59" E, WITH THE COMMON LINE OF SAID LOT 4 AND SAID LOT 5, A DISTANCE OF 90.35 FEET TO A CALCULATED POINT, FROM WHICH AN IRON ROD WITH CAP STAMPED "CHAPPARAL SURVEYING" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 4 BEARS, S 88°04'59" E, A DISTANCE OF 184.07 FEET;

THENCE, N 01°55'01" E, INTO THE INTERIOR OF SAID LOT 4, A DISTANCE OF 31.83 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF AND **POINT OF BEGINNING**;

THENCE, N 01°55'01" E, A DISTANCE OF 65.00 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER HEREOF;

THENCE, S 88°04'59" E, A DISTANCE OF 25.00 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 01°55'01" W, A DISTANCE OF 65.00 FEET TO A CALCULATED POINT FOR THE SOUTHEAST CORNER HEREOF;

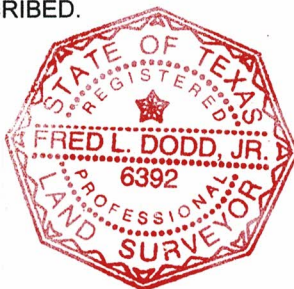
THENCE, N 88°04'59" W, A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 1625 SQUARE FEET, MORE OR LESS.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, WITH A COMBINED SCALE FACTOR OF 0.99990271 AND CONVERGENCE ANGLE 01°22'22".

SEE PLAT OF EVEN DATE

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 01-29-2021
DODD SURVEYING & MAPPING
PROFESSIONAL SURVEYORS
P. O. BOX 1695
LIBERTY HILL, TX 78642



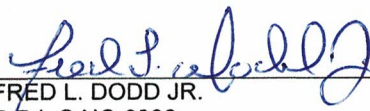

FRED L. DODD JR.
R.P.L.S. NO. 6392
STATE OF TEXAS
TBPELS FIRM NO. 10194646

Exhibit A

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF A 1625 SQUARE FOOT TRACT, OUT OF LOT 4, BLOCK A, TECH RIDGE CENTER PHASE VI LOT 4, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 201800132, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED IN THE DEED TO FACTOR REAL ESTATE, LLC, RECORDED IN DOCUMENT NO. 2018137491, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TECH RIDGE BOULEVARD

130' RIGHT-OF-WAY 13245/107
140' RIGHT-OF-WAY DOC. NO. 200200269
(S 85°14'57" E 260.00')
S 88°05'19" E 259.95'

LINE	BEARING	DISTANCE
L1	N 01°55'01" E	31.83'
L2	S 88°04'59" E	25.00'
L3	N 88°04'59" W	25.00'

MAP SYMBOLS

● IRON ROD FOUND CAPPED 'CHAPPARAL SURVEYING'

() RECORD INFORMATION

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.04'	679.00'	4°13'21"	N 01°07'25" W	50.03'
C2	31.53'	20.00'	90°19'34"	N 46°39'10" E	28.36'
(C1)	49.97'	678.98'	04°13'00"	N 01°42'03" E	49.96'
(C2)	31.70'	20.00'	90°48'20"	N 49°21'17" E	28.48'

CANYON RIDGE DRIVE

RIGHT-OF-WAY WIDTH VARIES
DOC. NO. 2008003493

(N 03°48'33" E 179.86')
N 01°00'05" E 179.86'

SLOPE EASEMENT
DOC. NO. 2006044556

1625 SQUARE
FOOT TRACT

LOT 4, BLOCK A
TECH RIDGE CENTER
PHASE VI LOT 4
1.594 ACRES

POINT OF
BEGINNING

PROPOSED
BUILDING

POINT OF
COMMENCEMENT

90.35'

WASTEWATER LINES EASEMENT DOC. NO. 2015169841
184.07'

S 88°04'59" E 274.42'
(S 85°14'57" E 274.39')

10' ELECTRIC/TELEPHONE ESMT.
DOC. NO. 201700094

0' 50' 100'

SCALE: 1 Inch = 50 Feet

LOT 5, BLOCK A
TECH RIDGE CENTER
PHASE VI LOT 5
DOC. NO. 201700094

S 01°54'30" W 249.97'
(S 04°45'03" W 250.00')

LOT 3, BLOCK A
TECH RIDGE CENTER
PHASE VI
DOC. NO. 201800133

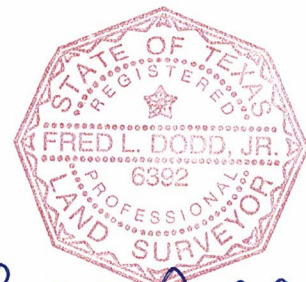
NOTES:

1. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS, SETBACKS, OR OTHER MATTERS OF RECORD THAT EXIST THAT ARE NOT SHOWN HEREON.
2. BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.99990271 AND CONVERGENCE ANGLE OF 01°22'22".

DODD SURVEYING & MAPPING CO., INC.
TBPELS FIRM NO. 10194646
P.O. BOX 1695 LIBERTY HILL, TX 78642
OFFICE: (512) 953-5705
WWW.DODDSURVEYING.COM

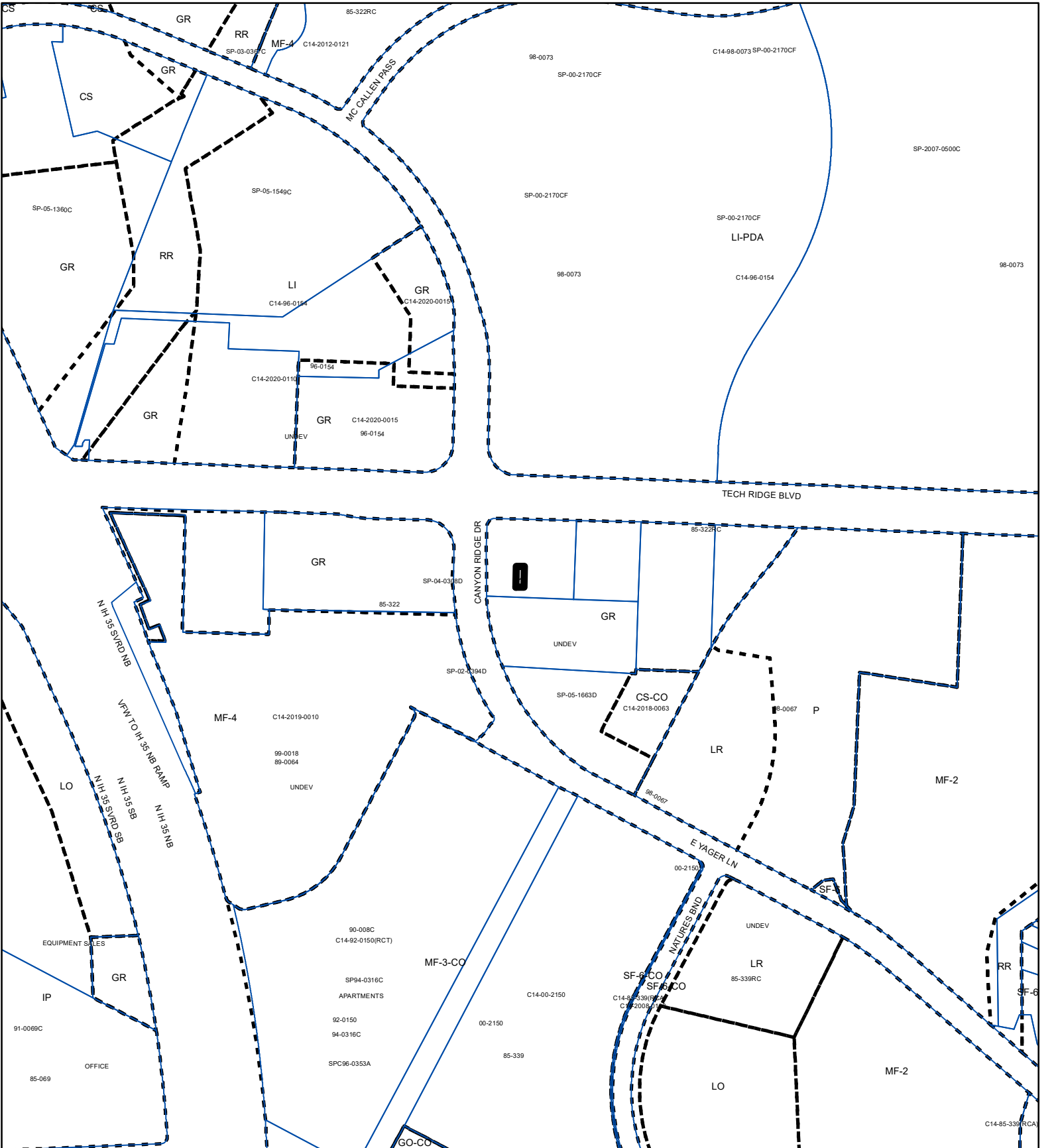


STATE PLANE
NORTH



FRED L. DODD, JR.
DATE: 01/29/2021

RPLS NO. 6392
JOB NO. TC17213-2



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2021-0024

Exhibit B

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 3/9/2021