

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7009 ED BLUESTEIN BOULEVARD FROM FAMILY RESIDENCE (SF-3) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) 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 (SF-3) district and community commercial (GR) district to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-2021-0021, on file at the Housing and Planning Department, as follows:

A 9.26 acres of land out of J. C. Tannehill Survey No. 29, Abstract No. 22, Travis County, Texas, being a called 9.745 acre tract of land recorded in Volume 12514, page 2928, Real Property Records of Travis County, Texas, said 9.26 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 7009 Ed Bluestein 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

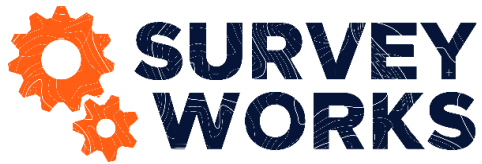
_____, 2021 § _____
§ _____
§ _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk



FIELD NOTE DESCRIPTION

9.26 ACRE TRACT ±

Being out of the J.C. Tannehill survey no. 29, abstract no. 22 in Travis county, Texas, being a called 9.745 acre tract of land, as recorded in volume 12514, page 2928, real property records of Travis county, Texas, conveyed to Hassan Rahimi, and a fifty (50) percent interest in said 9.745 acre tract of land, as recorded in document number 2019101178, official public records of Travis county Texas, conveyed to 726 LLC, save and except a called 0.450 acre tract of land, as recorded in document no. 2005189336, official public records of Travis county, Texas, conveyed to state of Texas, being more particularly described by metes and bounds as follows:

Beginning at a 7-inch diameter concrete monument with iron rod found (1/2-inch diameter) for the south corner of said 9.745 acre tract, being the southwest corner of a called 14.294 acre tract, as recorded in document no. 2018119780, official public records of Travis county, Texas, and being a point in the north line of the remainder of a called 62.101 acres, as recorded in volume 12603, page 243, real property records of Travis county, Texas, for the southeast corner of herein described tract;

Thence, along the south line of said 9.745 acre tract common with the north line of said 62.101 acre tract, the following two (2) bearings and distances:

1. N 62°20'03" W a distance of 42.11 feet to an iron pipe found (1-inch diameter), for an angle point, and
2. N 61°58'24" W a distance of 572.96 feet to an iron rod set (1/2-inch diameter) with pink cap stamped "survey works 6356", at the southeast corner of said 0.450 acre tract, being a point in the east right of way line of us highway 183 (ed bluestein boulevard), for the southwest corner of herein described tract, from which a txdot type ii concrete monument found, bears s 19°29'54" e a distance of 433.22 feet;

Thence, over and across said 9.745 acre tract along the east right of way line of us highway 183, common with the east line of said 0.450 acre tract, the following three (3) bearings and distances:

1. N 19°30'42" W a distance of 3.00 feet to an iron rod set (1/2-inch diameter) with pink cap stamped "survey works 6356", for an angle point
2. N 15°44'33" W a distance of 619.37 feet, to a txdot type ii concrete monument found, for an angle point, and
3. With a curve turning to the right with an arc length of 18.05 feet, with a radius of 4489.00 feet, with a chord bearing of N 15°31'06" W, with a chord length of 18.05 feet to an iron rod set (1/2-inch diameter) with pink cap stamped "survey works 6356", being the northeast corner of said 0.450 acre tract, being the southeast corner of a called 0.056 acre tract of land, as recorded in document no. 2005114100, official public records of Travis county, Texas, being the southwest corner of a called 1.602 acre tract, as recorded in document no. 2000016775, official public records of Travis county, Texas for the northwest corner of herein described tract;

Thence, S 62°10'39" E a distance of 260.67 feet, departing the east right of way line of us highway 183, along the north line of said 9.745 acre tract, common with south line of said 1.602 acre tract, to an iron rod found (1/2-inch diameter), being the southeast corner of said 1.602 acre tract and the southwest corner of lot 13, block 8, of Las Cimas section one, as recorded in volume 65, page 88, plat records of Travis county, Texas, for an angle point of herein described tract;

Exhibit A

Thence, S 62°01'38" E a distance of 864.07 feet along the north line of said 9.745 acre tract common with the south line of said Las Cimas section one, to a 7-inch diameter concrete monument found with an iron rod found (1/2-inch diameter), being a point in the south line of lot 2 of said Las Cimas section one, and the north west corner of said 14.294 acre tract, for the northeast corner of herein described tract;

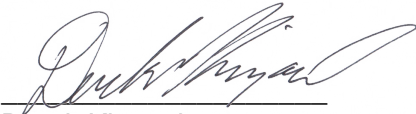
Thence, along the east line of said 9.745 acre tract common with the west line of said 14.294 acre tract, the following four (4) bearings and distances:

- 1. S 32°28'08" W a distance of 120.76 feet
- 2. S 40°29'57" W a distance of 123.13 feet
- 3. S 38°38'32" W a distance of 148.68 feet
- 4. S 30°26'00" W a distance of 77.15 feet to the point of beginning, in all containing 9.26 acres of land, more or less.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

This description to accompany a plat of like date representing an on the ground survey supervised by me Derek Kinsaul, Registered Professional Land Surveyor.

January 4th, 2021


Derek Kinsaul
RPLS No. 6356
Job #20-0378.01



LEGEND

- 1/2" IRON ROD SET
(PINK CAP STAMPED
"SURVEY WORKS 6356")
- 1/2" IRON ROD FOUND
(UNLESS NOTED)
- IRON PIPE FOUND
(TYPE NOTED)
- TXDOT CONCRETE
MONUMENT WITH BRASS
CAP
- PROPERTY LINE
- - - ADJOINER LINE
- - - R.O.W. RIGHT OF WAY

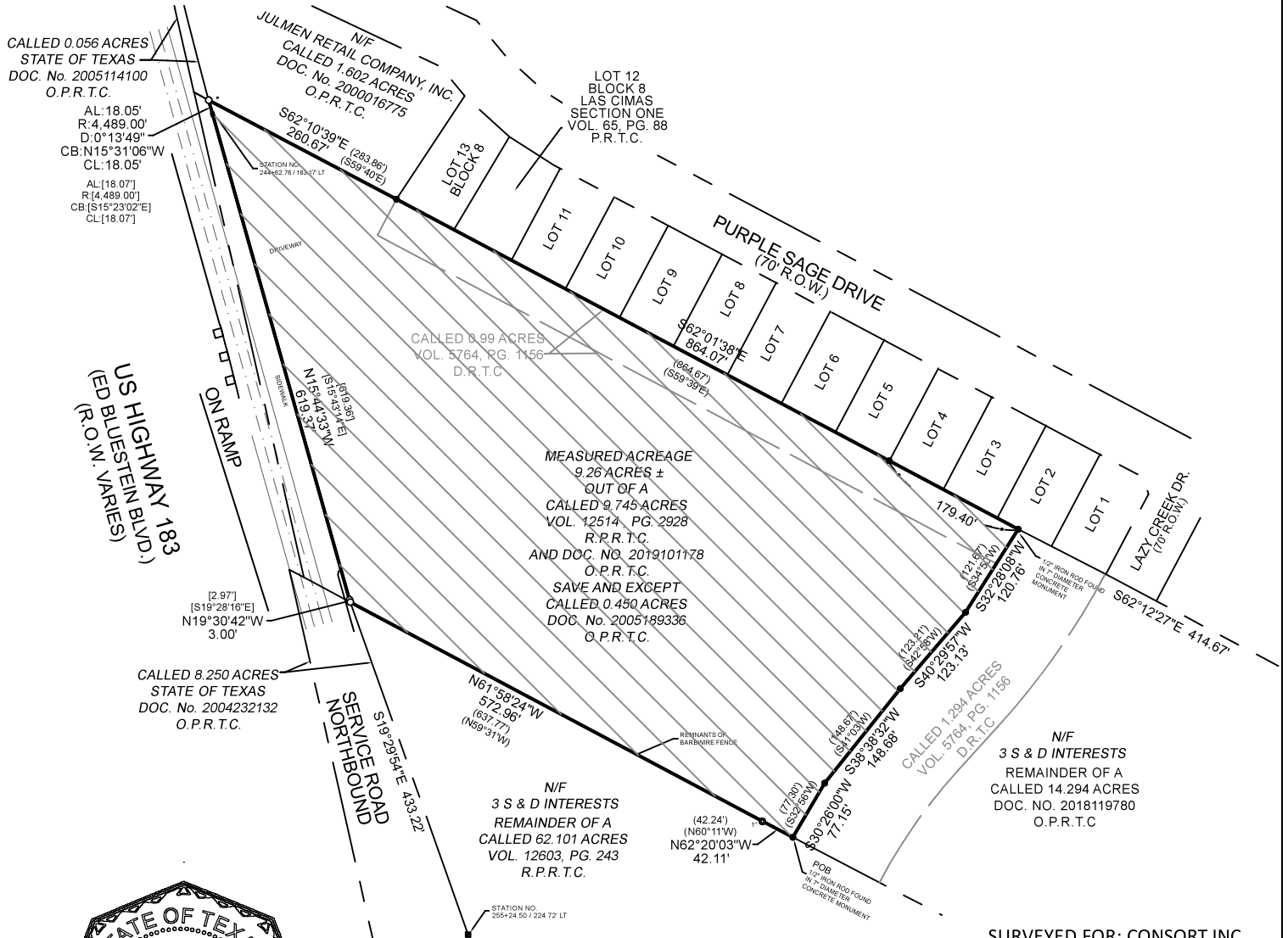
- () RECORD INFORMATION (9.745 ACRES)
- [] RECORD INFORMATION (0.450 ACRES)
- VOL. PG. VOLUME AND PAGE
- R.P.R.T.C. REAL PROPERTY RECORDS
TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS
TRAVIS COUNTY
- D.R.T.C. DEED RECORDS
TRAVIS COUNTY
- DOC. NO. DOCUMENT NUMBER
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY
- R RADIUS
- AL ARC LENGTH
- CB CHORD BEARING
- CL CHORD LENGTH
- D DEGREE OF CURVE

ZONING BOUNDARY EXHIBIT

OF 9.26 ACRES ± OUT OF
THE J.C. TANNEHILL SURVEY No. 29,
ABSTRACT 22
TRAVIS COUNTY, TX



SCALE: 1" = 200'



PREPARED BY:

Derek Kinsaul

DEREK KINSAUL, R.P.L.S. NO. 6356 JANUARY 4, 2021

DATUM & BEARING BASIS

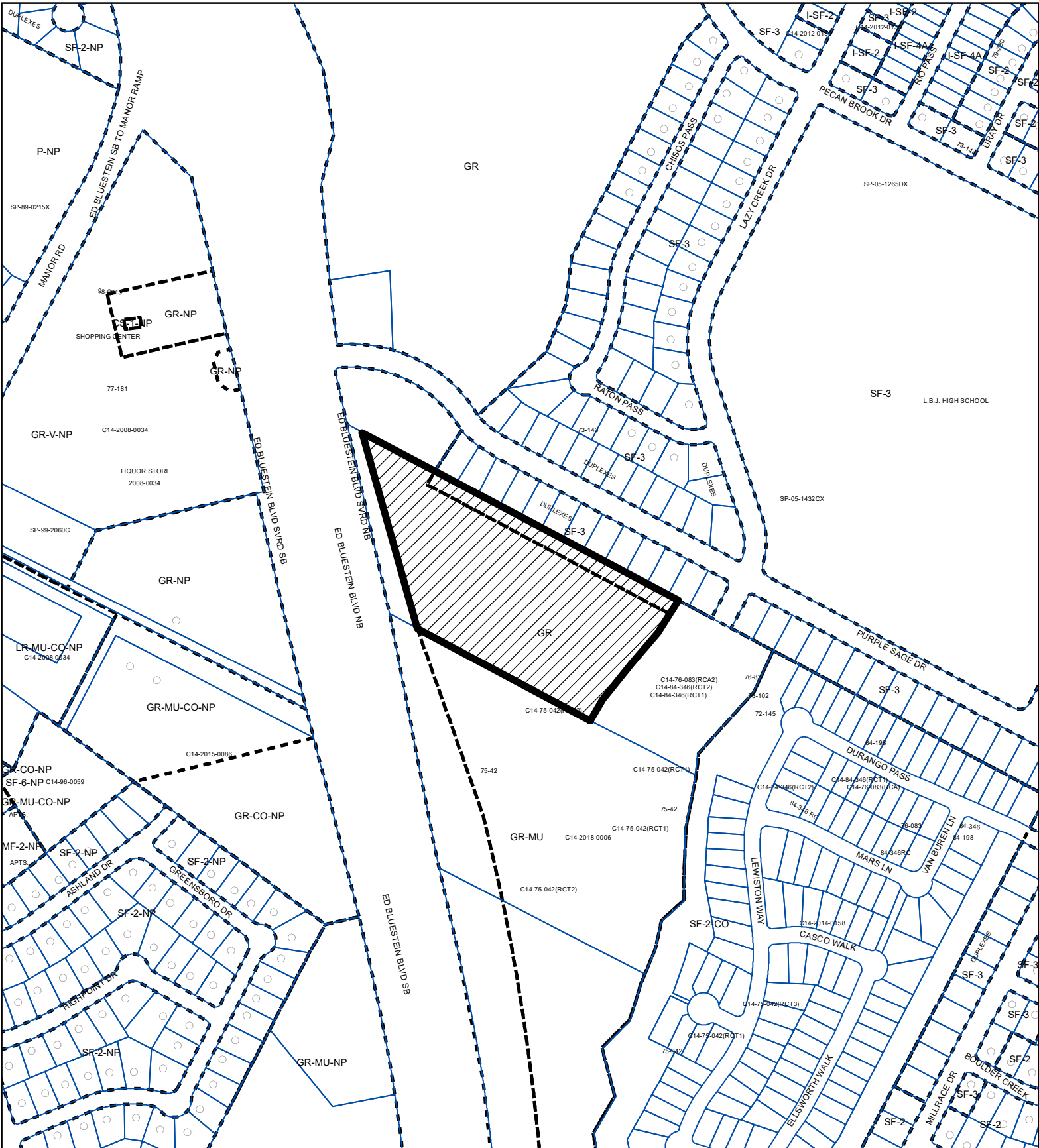
TEXAS STATE PLANE COORDINATE SYSTEM,
GRID NORTH, CENTRAL ZONE (4203), NAD 83.
ELEVATION DATA NAVD 88, GEOID 12B.
DISTANCES IN US SURVEY FEET (GRID).




SURVEYED FOR: CONSORT INC
PROJECT NO. 20-0378
7009 ED BLUESTEIN BLVD,
AUSTIN, TX



INFO@SURVEYWORKSAUSTIN.COM
SURVEYWORKSAUSTIN.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

SHEET
3 of 3



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2021-0021

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: 3/1/2021