

**ORDINANCE NO. 050113-19**

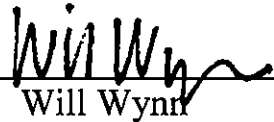
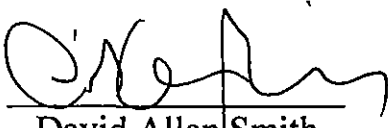
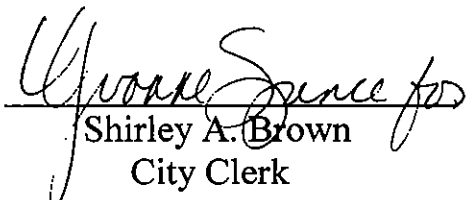
**AN ORDINANCE APPROVING THE VACATION OF A PORTION OF THE  
7000 BLOCK OF MONTANA STREET TO AUSTIN HOUSING FINANCE  
CORPORATION.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Council approves the vacation of an unimproved 0.9844 acre portion of the 7000 block of Montana Street as described in Exhibit A, attached to and incorporated as part of this ordinance, to Austin Housing Finance Corporation to connect two separate parcels of land to create one contiguous property for future S.M.A.R.T. Housing™ development of single-family housing.

**PART 2.** This ordinance takes effect on January 24, 2005.

**PASSED AND APPROVED**

<u>January 13</u> , 2005	§ § § _____	 Will Wynn Mayor
<b>APPROVED:</b>  David Allan Smith City Attorney	<b>ATTEST:</b>  Shirley A. Brown City Clerk	

DESCRIPTION OF 0.9844 ACRE (42,881 SQUARE FOOT) TRACT OF LAND BEING SITUATED IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF MONTANA STREET, A 60-FOOT WIDE RIGHT-OF-WAY, AS DEDICATED IN THE PLAT FOR FRONTIER VALLEY, AS RECORDED IN VOLUME 66, PAGE 12, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.9844 ACRE (42,881 SQUARE FOOT) TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found in the south right-of-way line of said Montana Street, same being the north line of a called 3.279 acre tract of land (Parcel 1) as described in the deed to Austin Housing Finance Corporation, as recorded in Volume 13196, Page 2964, of the Real Property Records of Travis County, Texas, also being the west right-of-way line of Frontier Valley Drive, a 60-foot wide right-of-way, as shown on said plat, and the southeast corner and the **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron rod found for the southeast corner of said 3.279 acre tract bears S 42° 29' 48" W, a distance of 137.58 feet;

**THENCE** leaving said west right-of-way line, with the common line of said Montana Street and said 3.279 acre tract, the following four (4) courses and distances:

1. with the arc of a curve to the left a distance of 32.85 feet, through a central angle of 100° 45' 16", having a radius of 18.68 feet, and whose chord bears N 07° 53' 21" W, a distance of 28.78 feet to a 1/2-inch iron rod found,
2. with the arc of curve to the left a distance of 198.40 feet, through a central angle of 37° 53' 32", having a radius of 300.00 feet, and whose chord bears N 75° 12' 46" W, a distance of 194.81 feet to a 1/2-inch iron rod found at a point of tangency,
3. S 85° 56' 25" W, a distance of 292.44 feet to a 1/2-inch iron rod found at a point of curvature, and
4. with the arc of a curve to the right a distance of 200.93 feet, through a central angle of 31° 58' 44", having a radius of 360.00 feet, and whose chord bears N 78° 23' 27" W, a distance of 198.33 feet to a calculated point at the intersection of said Montana Street, and the east right-of-way line of Lawrence Street, a 30-foot wide right-of-way, as dedicated in the plat of Chernosky Subdivision Number 16, as recorded in Volume 5, Page 97, of the Plat Records of Travis County, Texas, from which a 1/4-inch iron rod found at the southwest corner of that called 0.102 acre additional right-of-way dedication shown on the plat of Frontier Valley, Section Two as recorded in Volume 99, Page 361 of the Plat Records of Travis County, Texas, bears S 42° 06' 46" W, a distance of 535.29 feet;

**THENCE** leaving said common line and crossing said Montana Street, N 42° 06' 46" E, a distance of 55.47 feet to a 1-inch iron pipe found in the north right-of-way line of said Montana Street, same being the south line of Lot 10-A, of the Resub of Lot 4 Through 11, Villa Suena Sec 1, as recorded in Volume 47, Page 39, of the Plat Records of Travis County, Texas;

**THENCE** with the common line of said Montana Street and said Lot 10-A, the following two (2) courses and distances:

1. S 76° 34' 28" E, a distance of 1.70 feet to a 1/2-inch iron pipe found, and
2. N 41° 32' 18" E, a distance of 6.57 feet to a 1/2-inch iron rod found, in said common line, same being the southwest corner of a called 3.682 acre tract of land (Parcel 2) as described in said deed to Austin Housing Finance Corporation;

Street Vacation  
0.9844 Acre (42,881 Sq. Ft.)  
Santiago Del Valle Grant  
Travis County, Texas

Exhibit "A"

FN3505R(ALG)  
August 27, 2004  
SAM, Inc. Job No. 24236-01

**THENCE** with the north right-of-way line of said Montana Street and the south line of said 3.682 acre tract, the following three (3) courses and distances:

1. with the arc of a curve to the left a distance of 150.63 feet, through a central angle of 28° 46' 08", having a radius of 300.00 feet, and whose chord bears S 80° 03' 36" E, a distance of 149.06 feet to a calculated point for a point of tangency,
2. N 85° 56' 25" E, a distance of 292.44 feet to a calculated point for a point of curvature, and
3. with the arc of a curve to the right a distance of 269.30 feet, through a central angle of 42° 51' 39", having a radius of 360.00 feet, and whose chord bears S 72° 37' 01" E, a distance of 263.07 feet, from which a 1/2-inch iron rod found in said common line bears with the arc of a curve to the right a distance of 23.59 feet, through a central angle of 03° 45' 18", having a radius of 360.00 feet and whose chord bears S 49° 18' 33" E, a distance of 23.59 feet;

**THENCE** leaving said common line and crossing said Montana Street, S 42° 29' 48" W, a distance of 80.67 feet to the **POINT OF BEGINNING** and containing 0.9844 acre (42,881 sq. ft.) of land more or less.

**BEARING BASIS:** Bearings are base on the Texas State Plane Coordinate System, NAD 83/93 (HARN), Central Zone and adjusted to surface using a surface adjustment factor of 1.000047022.

THE STATE OF TEXAS

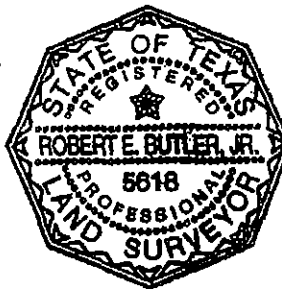
KNOW ALL MEN BY THESE PRESENTS:

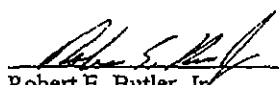
COUNTY OF TRAVIS

That I, Robert E. Butler, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during April 2004.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 14<sup>th</sup> day of December 2004 A.D.

SURVEYING AND MAPPING, Inc.  
5508 West Highway 290, Building B  
Austin, Texas 78735



  
Robert E. Butler, Jr.  
Registered Professional Land Surveyor  
No. 5618 - State of Texas

References  
TCAD Maps 3-0717 & 3-0818  
Austin Grid L-19

FIELD NOTES REVIEWED  
By JOHN MOORE Date 12-15-2004  
Engineering Support Section  
Department of Public Works  
and Transportation

100 50 0 100  
**GRAPHIC SCALE**  
 SCALE: 1"=100'  
 AUGUST 2004  
**SANTIAGO DEL VALLE GRANT**  
**TRAVIS COUNTY, TEXAS**

# **LEGEND**

- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- 12 D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S42°29'48"W	80.67'
L2	N42°06'46"E	55.47'
L3	S76°34'28"E	1.70'
L4	N41°32'18"E	6.57'

3.680 ACRES

**PARCEL 2**  
 CALLED 3.682 ACRES  
 AUSTIN HOUSING FINANCE  
 CORPORATION  
 VOL. 13196, PG. 2984  
 R.P.R.T.C.TX.

50-FOOT WIDE  
 PIPE LINE RIGHT-OF-WAY  
 ARCO PIPE LINE COMPANY  
 VOL. 4437, PG. 4  
 D.R.T.C.TX.

6.211 ACRES  
**PARCEL 3**  
 AUSTIN HOUSING FINANCE  
 CORPORATION  
 VOL. 13196, PG. 2984  
 R.P.R.T.C.TX.

**LOT 1, BLOCK A**  
**FRONTIER VALLEY SECTION TWO**  
 VOL. 99, PG. 381  
 P.R.T.C.TX.

3.286 ACRES  
**PARCEL 1**  
 CALLED 3.279 ACRES  
 AUSTIN HOUSING FINANCE  
 CORPORATION  
 VOL. 13196, PG. 2984  
 R.P.R.T.C.TX.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	100°45'16"	18.68'	32.85'	N07°53'21"W	28.78'
C2	37°53'32"	300.00'	198.40'	N75°12'46"W	194.81'
C3	31°58'44"	360.00'	200.93'	N78°23'27"W	198.33'
C4	28°46'08"	300.00'	150.63'	S80°03'36"E	149.06'
C5	42°51'39"	350.00'	268.30'	S72°37'01"E	263.07'
C6	03°45'18"	360.00'	23.59'	S49°18'33"E	23.59'

**FRONTIER VALLEY DRIVE**  
 (60' WIDE R.O.W.)  
 VOL. 86, PG. 12  
 P.R.T.C.TX.

BEARING BASIS: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83/93 (HARN), CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT OF 1.000047022. DERIVED FROM LCRA CONTROL POINTS A577,A642 AND SOCC.



PROJECT: MOTOPOLIS  
 JOB NUMBER: 24238-01  
 DATE: 12/14/2004  
 SURVEYOR: REB  
 PARTY CHIEF: NA  
 FIELDBOOK: NA  
 FIELDNOTES: FNS305R(ALG)  
 TECHNICIAN: ALG  
 DRAWING: FNS305R.DWG  
 SCALE: 1" = 100'

**SAM** INC.  
 SURVEYING • AERIAL MAPPING • ENGINEERING

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 BUILDING B  
 AUSTIN TEXAS, 78755  
 (512) 447-0570  
 FAX: (512) 324-3029  
 EMAIL: SAM@SAMINCALUS.COM

**STREET VACATION**  
**SKETCH TO ACCOMPANY**  
**FIELD NOTE No. 3505R**  
**PAGE 3 OF 3**