

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4501 AND 4501 1/2 NORTH FM 620 ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO PUBLIC (P) 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 development reserve (DR) base district to public (P) base district on the property described in Zoning Case No. C14-2025-0071, on file at the Planning Department, as follows:

10.02 acres of land situated in the J.S. Chote Survey No. 461, Abstract No. 186, and the D. & W. R.R. CO. Survey No. 69, Abstract No. 250, in Travis County, Texas, being a portion of a called 320 acre tract of land conveyed by deed recorded in Volume 1743, Page 145, of the Deed Records of Travis County, Texas, and a portion of a called 79.87 acre tract of land conveyed by deed recorded in Volume 554, Page 539, said 10.10 acres of land being more particularly described by metes and bounds in “**Exhibit A**” incorporated into this ordinance,

11.43 acres of land situated in the J.S. Chote Survey No. 461, Abstract No. 186, and the D. & W. R.R. CO. Survey No. 69, Abstract No. 250, in Travis County, Texas, being a portion of a called 320 acre tract of land conveyed by deed recorded in Volume 1743, Page 145, of the Deed Records of Travis County, Texas, and a portion of a called 79.87 acre tract of land conveyed by deed recorded in Volume 554, Page 539, said 11.43 acres of land being more particularly described by metes and bounds in “**Exhibit B**” incorporated into this ordinance, and

12.33 acres of land situated in the J.S. Chote Survey No. 461, Abstract No. 186, and the D. & W. R.R. CO. Survey No. 69, Abstract No. 250, in Travis County, Texas, being a portion of a called 320 acre tract of land conveyed by deed recorded in Volume 1743, Page 145, of the Deed Records of Travis County, Texas, and a portion of a called 79.87 acre tract of land conveyed by deed recorded in Volume 554, Page 539, said 12.33 acres of land being more particularly described by metes and bounds in “**Exhibit C**” incorporated into this ordinance,

(collectively, the “Property”),

locally known as 4501 and 4501 1/2 North FM 620 Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “D”**.

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PART 2. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025

§
§
§

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk

DRAFT

Travis County, Texas
J. S. Chote Survey No. 461 A-186
D. & W. R.R. Co. Survey No. 69, A-250

Page 1 of 2
FN 17904 R2

EXHIBIT "A"

DESCRIPTION OF 10.02 ACRES OF LAND SITUATED IN THE J.S. CHOTE SURVEY NO. 461, ABSTRACT NO. 186, AND THE D. & W. R.R. CO. SURVEY NO. 69, ABSTRACT NO. 250 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 320 ACRE TRACT OF LAND AWARDED TO THE LOWER COLORADO RIVER AUTHORITY IN CAUSE NO. 8567, RECORDED IN VOLUME 1743, PAGE 145, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), AND A PORTION OF THAT CERTAIN CALLED 79.87 ACRE TRACT OF LAND DESCRIBED IN DEED FOR THOMAS HUGHES AND JULIA HUGHES TO THE LOWER COLORADO RIVER AUTHORITY, RECORDED IN VOLUME 554, PAGE 539, D.R.T.C.TX.; SAID 10.10 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod with SAM cap set for the most easterly corner of this tract on the southeast line of said 79.87 acre LCRA tract, same being a northwest line of Lot 51, Block D, Steiner Ranch Phase Two, Section 5, a subdivision recorded in Document No. 200100063, Plat Records of Travis County, Texas, and from which a 1/2" iron rod found for the north corner of said Lot 51 bears N59°10'04"E a distance of 514.11 feet.

THENCE with said line, S59°10'04"W a distance of 742.11 feet to a 3/4" iron pipe found for the south corner of said 79.87 acre LCRA tract and the southwest corner of this tract;

THENCE with the southwest line of said 79.87 acre LCRA tract, N30°49'54"W a distance of 649.97 feet to a 3/4" iron pipe found for the most westerly corner of said 79.87 acre LCRA tract, in the east line of said 320 acre LCRA tract;

THENCE with the east line of said 320 acre LCRA tract, S27°59'46"W a distance of 201.56 feet to a 5/8" iron rod with SAM cap set, from which a 5/8" iron rod found in the north line of Lot 1, Montview Acres, a subdivision recorded in Volume 29, Page 15, P.R.T.C.TX, bears S27°59'46"W a distance of 1529.49 feet;

THENCE crossing said LCRA tracts the following eleven (11) courses:

1. N62°01'24"W a distance of 265.62 feet to a 5/8" iron rod with SAM cap set,
2. N27°58'36"E a distance of 379.71 feet to a 5/8" iron rod with SAM cap set,
3. S52°15'15"E a distance of 155.75 feet to a 5/8" iron rod with SAM cap set for the north corner of this tract,
4. N82°12'58"E a distance of 156.66 feet to a 5/8" iron rod with SAM cap set,
5. S21°02'06"E a distance of 248.09 feet to a 5/8" iron rod with SAM cap set,
6. N56°32'00"E a distance of 129.61 feet to a 5/8" iron rod with SAM cap set,
7. S19°06'36"E a distance of 105.39 feet to a 5/8" iron rod with SAM cap set,
8. N68°13'14"E a distance of 291.30 feet to a 5/8" iron rod with SAM cap set,
9. S44°39'02"E a distance of 179.51 feet to a 5/8" iron rod with SAM cap set,
10. N24°15'24"E a distance of 93.99 feet to a 5/8" iron rod with SAM cap set, and
11. S42°31'40"E a distance of 260.54 feet to the **POINT OF BEGINNING** and containing 10.02 acres of land within these metes and bounds.

Travis County, Texas
J. S. Chote Survey No. 461 A-186
D. & W. R.R. Co. Survey No. 69, A-250

Page 2 of 2
FN 17904 R2

Bearing Basis: Texas Coordinate System, Central Zone, NAD83 (2011) Epoch 2010.000.

All distances are surface values. To compute grid values multiply surface distances by the Combined Scale Factor for this project, 0.999907259.

This description is based on the Land Title Survey and plat made by me as of the date shown below.

 4/24/15

Gregory Schmidt
Registered Professional Land Surveyor No. 4437
SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Texas Firm No. 10064300



Travis County, Texas
J. S. Chote Survey No. 461 A-186
D. & W. R.R. Co. Survey No. 69, A-250

Page 1 of 3
FN 30893

EXHIBIT "A"

DESCRIPTION OF 11.43 ACRES OF LAND SITUATED IN THE J.S. CHOTE SURVEY NO. 461, ABSTRACT NO. 186, AND THE D. & W. R.R. CO. SURVEY NO. 69, ABSTRACT NO. 250 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 320 ACRE TRACT OF LAND AWARDED TO THE LOWER COLORADO RIVER AUTHORITY IN CAUSE NO. 8567, RECORDED IN VOLUME 1743, PAGE 145, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), AND A PORTION OF THAT CERTAIN CALLED 79.87 ACRE TRACT OF LAND DESCRIBED IN DEED FROM THOMAS HUGHES AND JULIA HUGHES TO THE LOWER COLORADO RIVER AUTHORITY, RECORDED IN VOLUME 554, PAGE 539, D.R.T.C.TX.; SAID 11.43 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with "LCRA" cap found (Grid Coordinates N=10,112,852.38 US Ft, E=3,062,818.96 US Ft.) for the northwest corner of this tract, in the south right-of-way line of Ranch to Market Highway 620 (RM 620, right-of-way varies), same being the south line of that certain called 24.713 acre tract of land described in deed from the Lower Colorado River Authority to the State of Texas, recorded in Document No. 92081702, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), for the northeast corner of that certain called 12.39 acre easement described in Exhibit H, Part 2, in deed from the Lower Colorado River Authority to LCRA Transmission Services Corporation, recorded in Document No. 2001202369, Official Public Records of Travis County, Texas (O.P.R.T.C.TX.), from which a TxDOT Type II Concrete Monument found bears S79°13'50"W a distance of 266.26 feet;

THENCE with the south right-of-way line of RM 620 and the north line of this tract, the following three courses:

1. N79°13'50"E a distance of 453.75 feet to a TxDOT Type II Concrete Monument found,
2. N70°53'24"E a distance of 102.12 feet to a TxDOT Type II Concrete Monument found, and
3. N82°09'07"E a distance of 315.32 feet to a 5/8" iron rod with SAM cap found for the northeast corner of this tract, from which a TxDOT Type II Concrete Monument found bears N82°09'07"E, a distance of 238.49 feet;

THENCE crossing said LCRA tracts the following three (3) courses:

1. S14°52'45"E a distance of 293.22 feet to a 5/8" iron rod with SAM cap found,
2. S06°20'27"W a distance of 166.74 feet to a 5/8" iron rod with SAM cap found, and
3. S21°01'13"E a distance of 128.97 feet to a 5/8" iron rod with SAM cap found for the southeast corner of this tract and a north corner of that certain called 10.02 acre tract described in deed from the Lower Colorado River Authority to Travis County, Texas, recorded in Document No. 2015066409, O.P.R.T.C.TX.;

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Travis County, Texas
J. S. Chote Survey No. 461 A-186
D. & W. R.R. Co. Survey No. 69, A-250

Page 2 of 3
FN 30893

THENCE with the north and west lines of said Travis County tract, the following three (3) courses:

1. S82°12'58"W a distance of 156.66 feet to a 5/8" iron rod with SAM cap found,
2. N52°15'15"W a distance of 155.75 feet to a 5/8" iron rod with SAM cap found,
3. S27°58'36"W a distance of 379.71 feet to a 5/8" iron rod with SAM cap found for a southwest corner of said Travis County tract,

THENCE continuing across said LCRA tracts the following three (3) courses:

1. N62°01'24"W a distance of 437.08 feet to a 5/8" iron rod with SAM cap found,
2. N07°22'38"W a distance of 389.55 feet to a 5/8" iron rod with SAM cap found, and
3. N39°53'02"W a distance of 101.73 feet to the **POINT OF BEGINNING** and containing 11.43 acres of land within these metes and bounds.

Bearing Basis: Texas Coordinate System, Central Zone, NAD83 (2011) Epoch 2010.000.

All distances are surface values. To compute grid values multiply surface distances by the Combined Scale Factor for this project, 0.999907259.

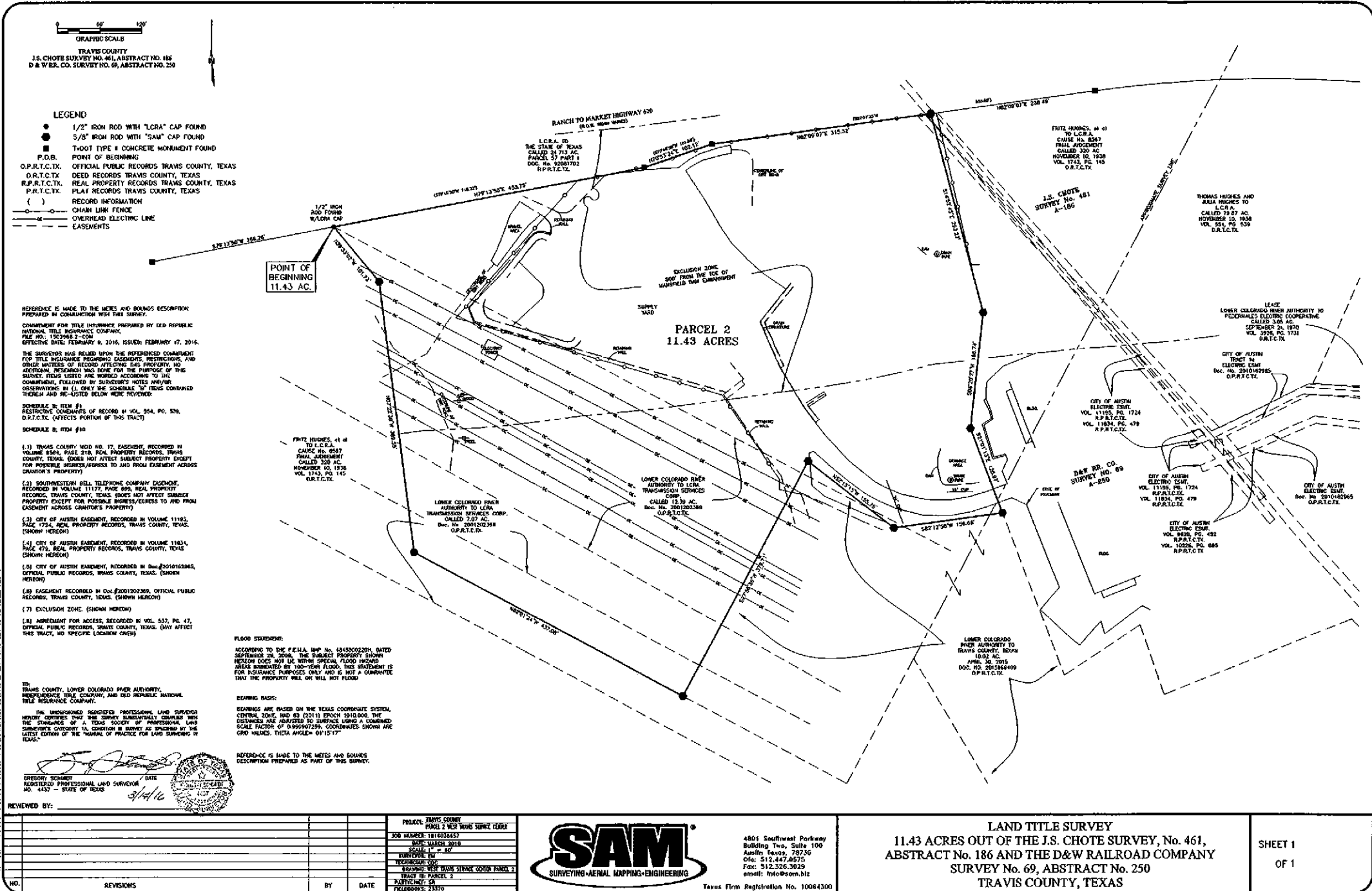
This description is based on the Land Title Survey and plat made by me as of the date shown below.

 3/14/16

Gregory Schmidt
Registered Professional Land Surveyor No. 4437
SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Texas Firm No. 10064300



3 of 3



LEGEND

- 1/2" IRON ROD WITH "LCRA" CAP FOUND
- 5/8" IRON ROD WITH "SAM" CAP FOUND
- T-BOOT TYPE II CONCRETE MONUMENT FOUND
- POINT OF BEGINNING
- P.D.B. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- P.L.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC LINE
- EASEMENTS

REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION PREPARED IN CONNECTION WITH THIS SURVEY.

COMMITMENT FOR TITLE INSURANCE PREPARED BY DEL REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 19239827-001 EFFECTIVE DATE: FEBRUARY 9, 2016, ISSUED: FEBRUARY 17, 2016.

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE INSURANCE RECORDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORKED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS IN (1) ONLY THE SCHEDULE "B" ITEMS CONTAINED THEREIN AND RE-LISTED BELOW WERE REVIEWED:

SCHEDULE B, ITEM #1
RESTRICTIONS CONTAINED OF RECORD IN VOL. 554, PG. 539, D.R.T.C.TX. (AFFECTS PORTION OF THIS TRACT)

SCHEDULE B, ITEM #10

- (1) TRAVIS COUNTY MOU NO. 12, EASEMENT, RECORDED IN VOLUME 859, PAGE 218, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT PROPERTY EXCEPT FOR POSSIBLE INGRESS/EGRESS TO AND FROM EASEMENT ADDRESS GRANOR'S PROPERTY)
- (2) SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT, RECORDED IN VOLUME 11177, PAGE 699, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT PROPERTY EXCEPT FOR POSSIBLE INGRESS/EGRESS TO AND FROM EASEMENT ADDRESS GRANOR'S PROPERTY)
- (3) CITY OF AUSTIN EASEMENT, RECORDED IN VOLUME 11815, PAGE 1724, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. (SHOWN HEREON)
- (4) CITY OF AUSTIN EASEMENT, RECORDED IN VOLUME 11814, PAGE 1715, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. (SHOWN HEREON)
- (5) CITY OF AUSTIN EASEMENT, RECORDED IN Doc#2016162685, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (SHOWN HEREON)
- (6) EASEMENT RECORDED IN Doc#2001202369, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (SHOWN HEREON)
- (7) EXCLUSION ZONE. (SHOWN HEREON)
- (8) AGREEMENT FOR ACCESS, RECORDED IN VOL. 532, PG. 47, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. (MAY AFFECT THIS TRACT, NO SPECIFIC LOCATION SHOWN)

FLOOD STATEMENT:

ACCORDING TO THE FEMA MAP NO. 18150C0220H, DATED SEPTEMBER 28, 2006, THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD AREAS INDICATED BY 100-YEAR FLOOD. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.

BEARING BASIS:

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, 1840 83 (2011) EPOCH 1910.000. THE DISTANCES ARE ADJUSTED TO SURFACE LONG A CORRECTED SCALE FACTOR OF 0.99999729. COORDINATES SHOWN ARE GRID VALUES. MEAN ANGLE = 011517"

REFERENCE IS MADE TO THE METES AND BOUNDS DESCRIPTION REFERRED AS PART OF THIS SURVEY.

TO: TRAVIS COUNTY, LOWER COLORADO RIVER AUTHORITY, REFERENCED TITLE COMPANY, AND DEL REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THE UNPROMISED REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFIES THAT THE SURVEY SUBSTANTIALLY COMPLETES WITH THE STANDARD OF A TITLE SURVEY OF PROFESSIONAL LAND SURVEYOR'S CATEGORY 1A, CONDITION B AS SPECIFIED BY THE LATEST EDITION OF THE MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS.

GREGORY SCHMIDT, DATE 10/14/16, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4437 - STATE OF TEXAS

REVIEWED BY:

NO.	REVISIONS	BY	DATE

PROJECT: TRAVIS COUNTY
PARCEL 2 WEST TRAVIS SURVEY, EDEBY
JOB NUMBER: 18160355
DATE: MARCH 2016
SCALE: 1" = 80'
REVISIONS BY:
REVISION: TSC
DRAWING: WEST TRAVIS SURVEY, EDEBY, PARCEL 2
TRACT: 10 PARCELS 2
PARTICULAR: SA
FILE NUMBER: 23370



4805 Southwest Parkway
Building Two, Suite 100
Austin, Texas, 78736
Ofc: 512.447.4675
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

LAND TITLE SURVEY
11.43 ACRES OUT OF THE J.S. CHOTE SURVEY, No. 461,
ABSTRACT No. 186 AND THE D&W RAILROAD COMPANY
SURVEY No. 69, ABSTRACT No. 250
TRAVIS COUNTY, TEXAS

SHEET 1
OF 1

PARCEL 2 SURVEY, EDEBY, WEST TRAVIS SURVEY, EDEBY, WEST TRAVIS SURVEY, EDEBY, WEST TRAVIS SURVEY, EDEBY

Travis County, Texas
J. S. Chote Survey No. 461 A-186
D. & W. R.R. Co. Survey No. 69, A-250

Exhibit A
1 of 3

EXHIBIT "A"

DESCRIPTION OF 12.33 ACRES OF LAND SITUATED IN THE J.S. CHOTE SURVEY NO. 461, ABSTRACT NO. 186, AND THE D. & W. R.R. CO. SURVEY NO. 69, ABSTRACT NO. 250 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 320 ACRE TRACT OF LAND AWARDED TO THE LOWER COLORADO RIVER AUTHORITY IN CAUSE NO. 8567, RECORDED IN VOLUME 1743, PAGE 145, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), AND A PORTION OF THAT CERTAIN CALLED 79.87 ACRE TRACT OF LAND DESCRIBED IN DEED FROM THOMAS HUGHES AND JULIA HUGHES TO THE LOWER COLORADO RIVER AUTHORITY, RECORDED IN VOLUME 554, PAGE 539, D.R.T.C.TX.; SAID 12.33 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod with SAM cap set (Grid Coordinates N=10,113,047.03 US Ft, E=3,064,408.18 US Ft) for the most northerly northeast corner of this tract, in the south right-of-way line of Ranch to Market Highway 620 (RM 620, right-of-way varies), same being the south line of that certain called 24.713 acre tract of land described in deed from the Lower Colorado River Authority to the State of Texas, recorded in Document No. 92081702, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), for the northwest corner of that certain called 3.05 acre tract described in lease from the Lower Colorado River Authority to Pedernales Electric Cooperative, recorded in Volume 3926, Page 1731, D.R.T.C.TX.;

THENCE with the west and south lines of said 3.05 acre tract, the following two (2) courses:

1. S23°51'28"W a distance of 457.25 feet to a 3/4" iron pipe found for the southwest corner of said 3.05 acre tract, and
2. S84°51'56"E a distance of 316.64 feet to a 3/4" iron pipe found for the southeast corner of said 3.05 acre tract;

THENCE crossing said LCRA tracts the following ten (10) courses:

1. S81°48'45"E a distance of 59.40 feet to a 5/8" iron rod with SAM cap set for the most easterly northeast corner of this tract,
2. S24°15'24"W a distance of 468.57 feet to a 5/8" iron rod with SAM cap set for the southeast corner of this tract,
3. N44°39'02"W a distance of 179.51 feet to a 5/8" iron rod with SAM cap set,
4. S68°13'14"W a distance of 291.30 feet to a 5/8" iron rod with SAM cap set,
5. N19°06'36"W a distance of 105.39 feet to a 5/8" iron rod with SAM cap set,
6. S56°32'00"W a distance of 129.61 feet to a 5/8" iron rod with SAM cap set for the southwest corner of this tract,
7. N21°02'06"W a distance of 248.09 feet to a 5/8" iron rod with SAM cap set,
8. N21°01'13"W a distance of 128.97 feet to a 5/8" iron rod with SAM cap set,
9. N06°20'27"E a distance of 166.74 feet to a 5/8" iron rod with SAM cap set, and
10. N14°52'45"W a distance of 293.22 feet to a 5/8" iron rod with SAM cap set in the south right-of-way line of RM 620 and the south line of said 24.713 acre tract;

THENCE with the south line of RM 620 and the south line of said 24.713 acre tract, the following three (3) courses:

1. N82°09'07"E a distance of 238.49 feet to a TxDOT Type II Concrete Monument found at the beginning of a curve to the right,
2. With said curve having a radius of 1849.86 feet, and arc length of 497.57, the chord of which arc bears N89°51'01"E a distance of 496.07 feet to a TxDOT Type II Concrete Monument found, and
3. S78°56'02"E a distance of 2.47 feet to the **POINT OF BEGINNING** and containing 12.33 acres of land within these metes and bounds.

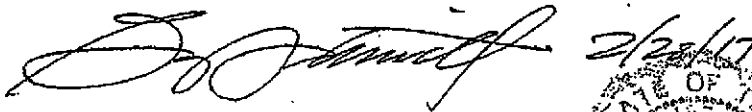
Travis County, Texas
J. S. Chote Survey No. 461 A-186
D. & W. R.R. Co. Survey No. 69, A-250

12.33 Acres of Land, Parcel 3
Exhibit A
2 of 3

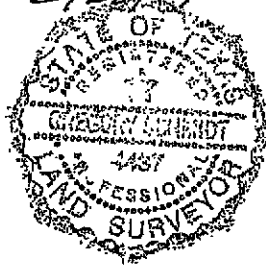
Bearing Basis: Texas Coordinate System, Central Zone, NAD83 (2011) Epoch 2010.000.

All distances are surface values. To compute grid values multiply surface distances by the Combined Scale Factor for this project, 0.999907259.

This description is based on the Land Title Survey and Plat made by Gregory Schmidt, Registered Professional Land Surveyor No. 4437 in February, 2017.

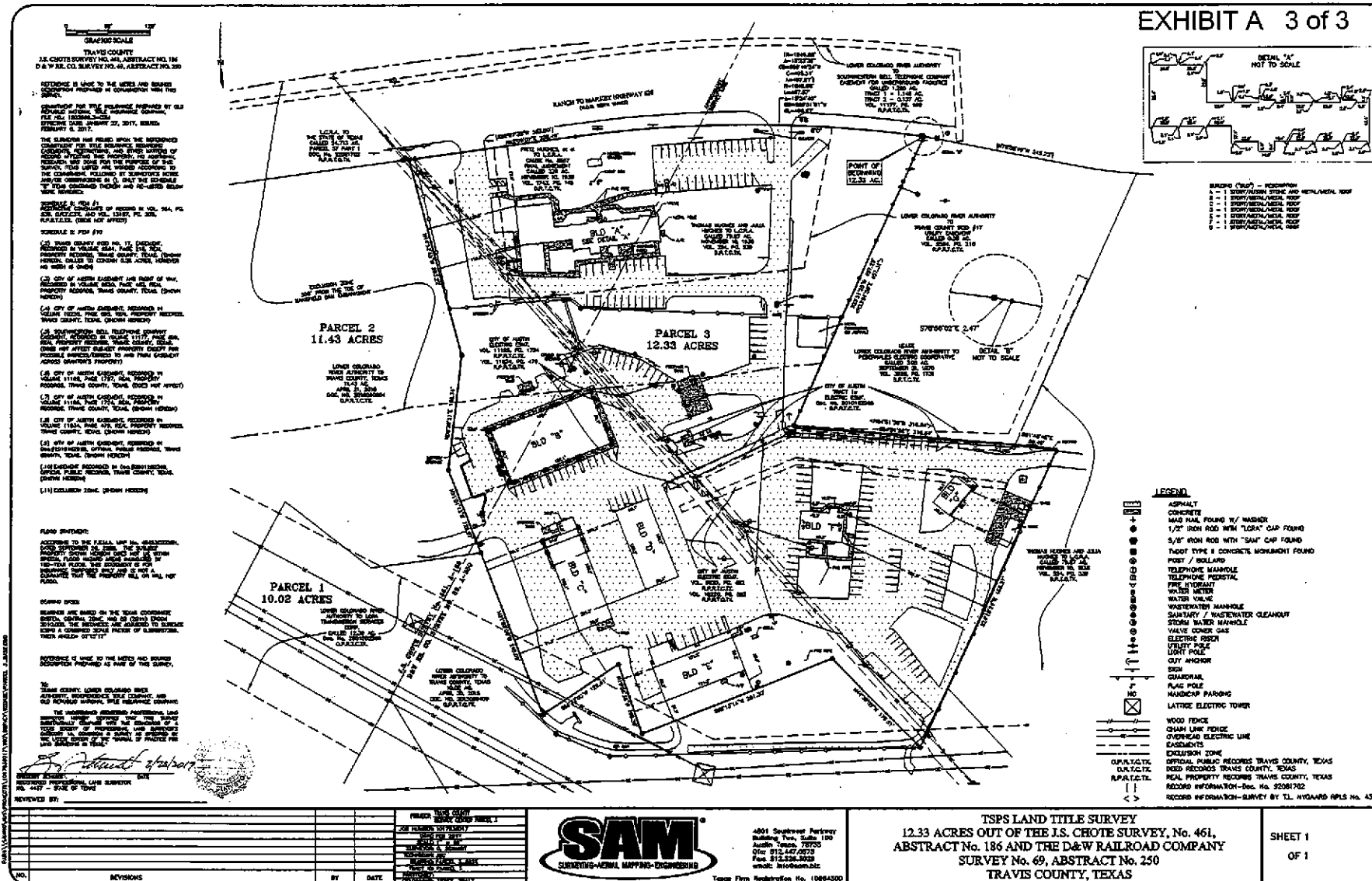


Gregory Schmidt
Registered Professional Land Surveyor No. 4437
SURVEYING AND MAPPING, LLC
4801 Southwest Parkway,
Building Two, Suite 100
Austin, Texas 78735
Texas Firm No. 10064300



Word Doc File: LTRA128A-00003A.doc
AutoCAD File: Parcel 3_Base.dwg

EXHIBIT A 3 of 3



TRAVIS COUNTY
32.0000 SURVEY NO. 461, ABSTRACT NO. 186
D & W R.R. CO. SURVEY NO. 69, ABSTRACT NO. 283

NOTICE IS MADE TO THE LOTS AND BOUNDS
 CONTAINED HEREIN BY REFERENCE TO THE
 SURVEY OF THE LOTS BOUND BY OLD
 SURVEY NO. 461, ABSTRACT NO. 186,
 TRAVIS COUNTY, TEXAS, BEING
 RECORDED IN BOOK 27, PAGE 211, BEING
 PARCELS 2 & 3.

THE SURVEY HAS BEEN MADE UPON THE REFERENCED
 COUNTY RECORDS FOR THE PURPOSE OF
 CORRECTING THE SURVEY AND THE
 RECORDS THEREON AND THE SURVEY
 IS BEING MADE UPON THE RECORDS
 OF THE COUNTY FOLLOWED BY SURVEYORS
 WHOSE RECORDS ARE TO BE THE BASIS
 OF THIS SURVEY AND AS TO THE
 BOUNDS OF THIS SURVEY AND AS TO
 THE BOUNDS OF THE SURVEY.

PARCEL 1
 10.08 ACRES

PARCEL 2
 11.43 ACRES

PARCEL 3
 12.33 ACRES

LEGEND

- ASPHALT
- CONCRETE
- MUD RAIL FOUND W/ W/ WASHER
- 1/2" IRON ROD WITH "LOSA" CAP FOUND
- 3/8" IRON ROD WITH "SAP" CAP FOUND
- FOOT TYPE & CONCRETE MONUMENT FOUND
- POST / BOLLARD
- TELEPHONE MANHOLE
- TELEPHONE PEDIestal
- FIRE HYDRANT
- WATER METER
- WATER YARD
- WASTEWATER MANHOLE
- SANITARY / WASTEWATER CLEANOUT
- STORM WATER MANHOLE
- VALVE COVER GAS
- ELECTRIC POST
- UTILITY POLE
- LIGHT POLE
- CITY ANCHOR
- SPIN
- CONCRETE
- FLAG POLE
- HAZARDOUS PARKING
- LATTICE ELECTRIC TOWER
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC LINE
- EASEMENTS
- EXCLUSION ZONE
- OPTIONAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- DEED RECORDS TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- RECORD INFORMATION - Doc. No. 22281742
- RECORD INFORMATION - SURVEY BY T.L. HYLAND RPLS No. 4338



4801 Southview Parkway
 Building Two, Suite 100
 Austin, Texas 78730
 (512) 452-6270
 Fax: (512) 226-3028
 www: info@sam.biz

TSPS LAND TITLE SURVEY
12.33 ACRES OUT OF THE J.S. CHOTE SURVEY, No. 461,
ABSTRACT No. 186 AND THE D&W RAILROAD COMPANY
SURVEY No. 69, ABSTRACT No. 250
TRAVIS COUNTY, TEXAS

SHEET 1
 OF 1

NO.	REVISIONS	BY	DATE

DR

DR

C14-2012-0144
P

DR

N FM 620 RD

DR

MEDINA RIVER WAY

SF-2

SF-2

MONTVIEW DR

ZONING

EXHIBIT "D"

ZONING CASE#: C14-2025-0071



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

