

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 318 SAXON LANE AND 6328 EL MIRANDO STREET IN THE MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-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 townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district to multifamily residence low density-neighborhood plan (MF-2-NP) combining district on the property described in Zoning Case No. C14-2024-0099, on file at the Planning Department, as follows:

A 2.474 acre tract of land situated in the Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, being the same tract of land conveyed by deed recorded in Volume 11601, Page 70, of the Real Property Records of Travis County, Texas, said 2.474 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

A 0.424 acre tract of land situated in the Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, being the same tract of land conveyed by deed recorded in Document No. 2019012237 of the Official Public Records of Travis County, Texas, said 0.424 acre tract of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance, and

(collectively, the “Property”),

locally known as 318 Saxon Lane and 6328 El Mirando Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

PART 2. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 010927-28 that established zoning for the Montopolis Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Myrna Rios
Interim City Attorney City Clerk

PROPERTY DESCRIPTION:

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 HALILAJ 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 HALILAJ/UNLU TRACTS, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID HALILAJ/UNLU TRACT AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JUANITA C. SEPEDA, AS RECODED 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 OJEDA, 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.

TBM = TEMPORARY BENCHMARK.
CONTOUR INTERVAL EQUALS ONE FOOT.
ELEVATIONS ARE BASED ON BENCHMARK "L-19-2001" WITH AN ELEVATION OF 479.86' (NAVD 1988).
THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
(10f)-BLANKET EASEMENT, DOC. NO. 1999156399, O.P.R.T.C.T.
(10g)-BLANKET EASEMENT, DOC. NOS. 2000029760 & 2000035346, O.P.R.T.C.T.

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE 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" RATING AS SHOWN BY MAP NO. 48453C0605 J, DATED JANUARY 6, 2016.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS. EXCEPT AS SHOWN, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES:
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED RECORDED IN VOL. 7370, PG. 231, D.R.T.C.T.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR 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/TITLE 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 ON OR NEAR THIS PROPERTY PUT IN PLACE BY 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 WASTE 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 MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

CONCRETE

BRICK

ASPHALT

WOOD

STONE

GRAVEL

COVERED AREA

CM = CONTROLLING MONUMENT

WOOD FENCE

CHAIN LINK FENCE

WROUGHT IRON FENCE

WIRE FENCE

R.R. TIE RETAINING WALL

BRICK WALL

STONE WALL

OVERHEAD TELEPHONE LINE

OVERHEAD ELECTRIC LINE

IRF = IRON ROD FOUND

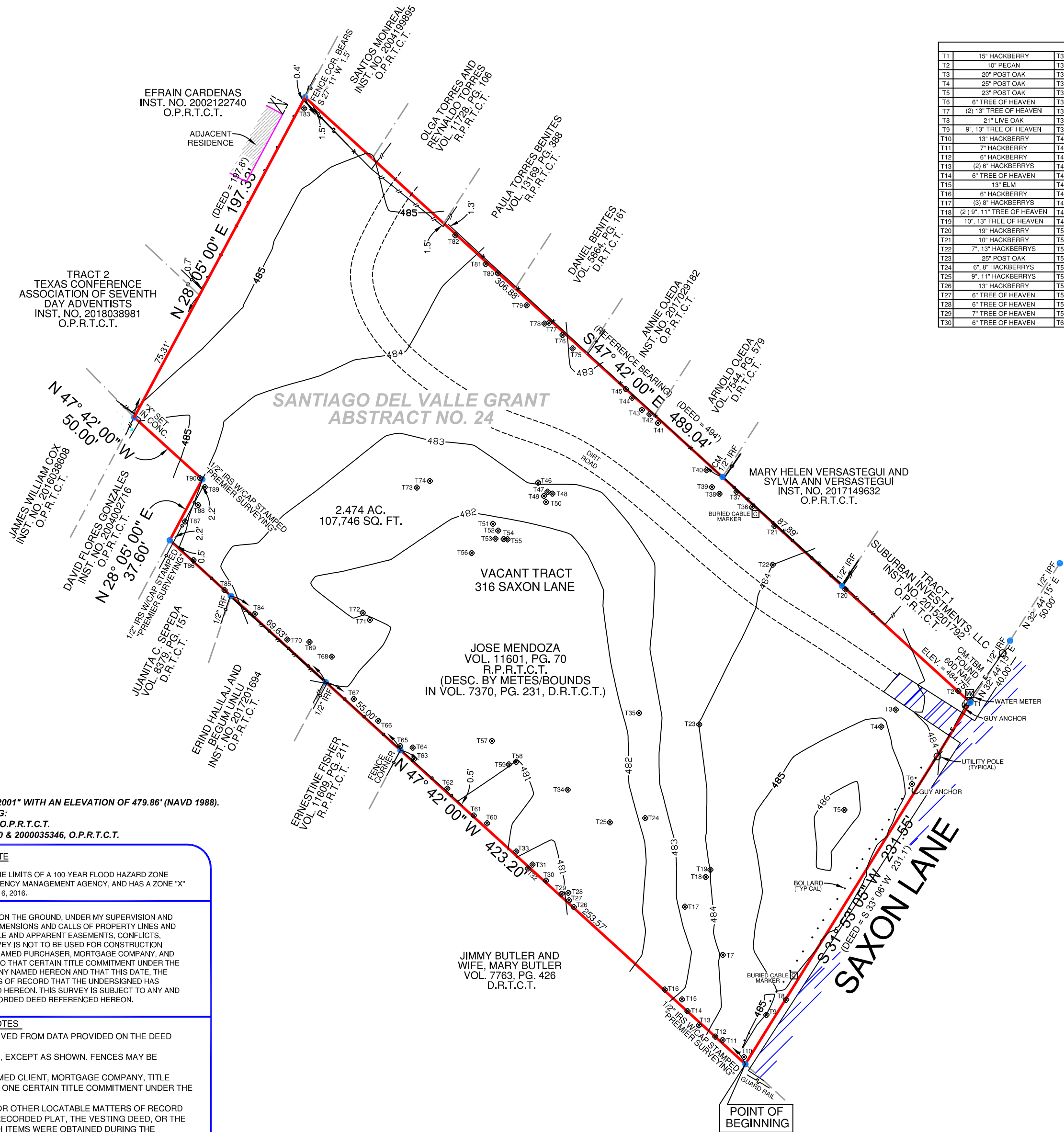
IRP = IRON PIPE FOUND

IRS = IRON ROD SET

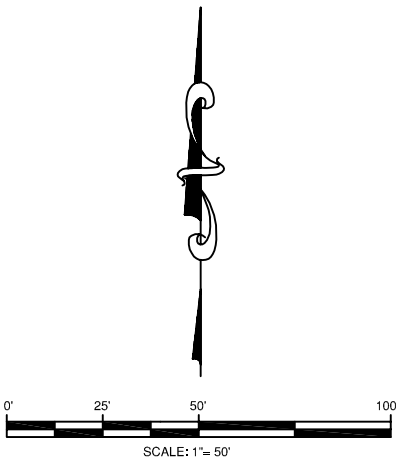
MFCP = METAL FENCE COR POST

WFCP = WOOD FENCE COR POST

EXHIBIT "A"



TREE TABLE					
T1	15' HACKBERRY	T31	12' HACKBERRY	T61	(2) 6' TREE OF HEAVEN
T2	10' PECAN	T32	8' HACKBERRY	T62	(2) 7' TREE OF HEAVEN
T3	20' POST OAK	T33	11' HACKBERRY	T63	6' HACKBERRY
T4	25' POST OAK	T34	9' HACKBERRY	T64	7' HACKBERRY
T5	22' POST OAK	T35	32' POST OAK	T65	8' 9' HACKBERRYS
T6	6' TREE OF HEAVEN	T36	(2) 7' HACKBERRYS	T66	(2) 8' CHINABERRYS
T7	(2) 15' TREE OF HEAVEN	T37	7' HACKBERRY	T67	7' CHINABERRY
T8	21' LIVE OAK	T38	11' HACKBERRY	T68	15' HACKBERRY
T9	9' 13' TREE OF HEAVEN	T39	5' 6' HACKBERRYS	T69	9' HACKBERRY
T10	13' HACKBERRY	T40	9' HACKBERRY	T70	7' CHINABERRY
T11	7' HACKBERRY	T41	11' TREE OF HEAVEN	T71	(2) 12' (2) 13' TREE OF HEAVEN
T12	6' HACKBERRY	T42	9' LIVE OAK	T72	(2) 11' TREE OF HEAVEN
T13	(2) 6' HACKBERRYS	T43	8' 11' LIVE OAKS	T73	(2) 7' (2) 9' TREE OF HEAVEN
T14	6' TREE OF HEAVEN	T44	13' HACKBERRY	T74	22' LIVE OAK
T15	15' ELM	T45	14' OAK	T75	15' HACKBERRY
T16	6' HACKBERRY	T46	23' LIVE OAK	T76	11' ASH
T17	(3) 8' HACKBERRYS	T47	8' TREE OF HEAVEN	T77	12' HACKBERRY
T18	(2) 9' 11' TREE OF HEAVEN	T48	9' HACKBERRY	T78	25' LIVE OAK
T19	10' 13' TREE OF HEAVEN	T49	6' TREE OF HEAVEN	T79	19' HACKBERRY
T20	19' HACKBERRY	T50	7' LIVE OAK	T80	9' HACKBERRY
T21	10' HACKBERRY	T51	6' LIVE OAK	T81	10' (2) 13' HACKBERRYS
T22	7' 13' HACKBERRYS	T52	12' LIVE OAK	T82	22' HACKBERRY
T23	25' POST OAK	T53	12' LIVE OAK	T83	12' MULBERRY
T24	6' 8' HACKBERRYS	T54	6' LIVE OAK	T84	14' HACKBERRY
T25	9' 11' HACKBERRYS	T55	12' LIVE OAK	T85	(3) 7' HACKBERRYS
T26	13' HACKBERRY	T56	16' LIVE OAK	T86	19' HACKBERRY
T27	6' TREE OF HEAVEN	T57	9' 11' LIVE OAKS	T87	9' PECAN
T28	6' TREE OF HEAVEN	T58	13' ASH	T88	42' LIVE OAK
T29	7' TREE OF HEAVEN	T59	15' TREE OF HEAVEN	T89	4' HACKBERRY
T30	6' TREE OF HEAVEN	T60	(2) 8' HACKBERRYS	T90	(2) 5' HACKBERRYS



TOPOGRAPHIC SURVEY

316 SAXON LANE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

GF#: CTA-07-CTA1802621Jean

BORROWER:
MSASSI LLC

PREMIER JOB #: 18-08858TOPOTS

TECH: MSP

DATE: 11/12/18

FIELD: TM

FIELD DATE: 10/07/18

Premier
Surveying LLC

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

Premier
Surveying LLC

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200



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, LLC, 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, LTD., 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. 201600307, 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° 28' 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 11609, 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 60.85 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' 49" 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 "L-19-2001" WITH AN ELEVATION OF 479.86" (NAVD 1988).
THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
EASEMENT, VOL. 787, PG. 327, VOL. 6950, PG. 2024, D.R.T.C.T.

FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE 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" RATING AS SHOWN BY MAP NO. 48453C0605 J, DATED JANUARY 6, 2016.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE DEED RECORDED IN VOL. 7370, PG. 231, D.R.T.C.T.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 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 LOCATABLE MATTERS OF RECORD SHOWN OR 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/TITLE 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 ON OR NEAR THIS PROPERTY PUT IN PLACE BY 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 WASTE 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 MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

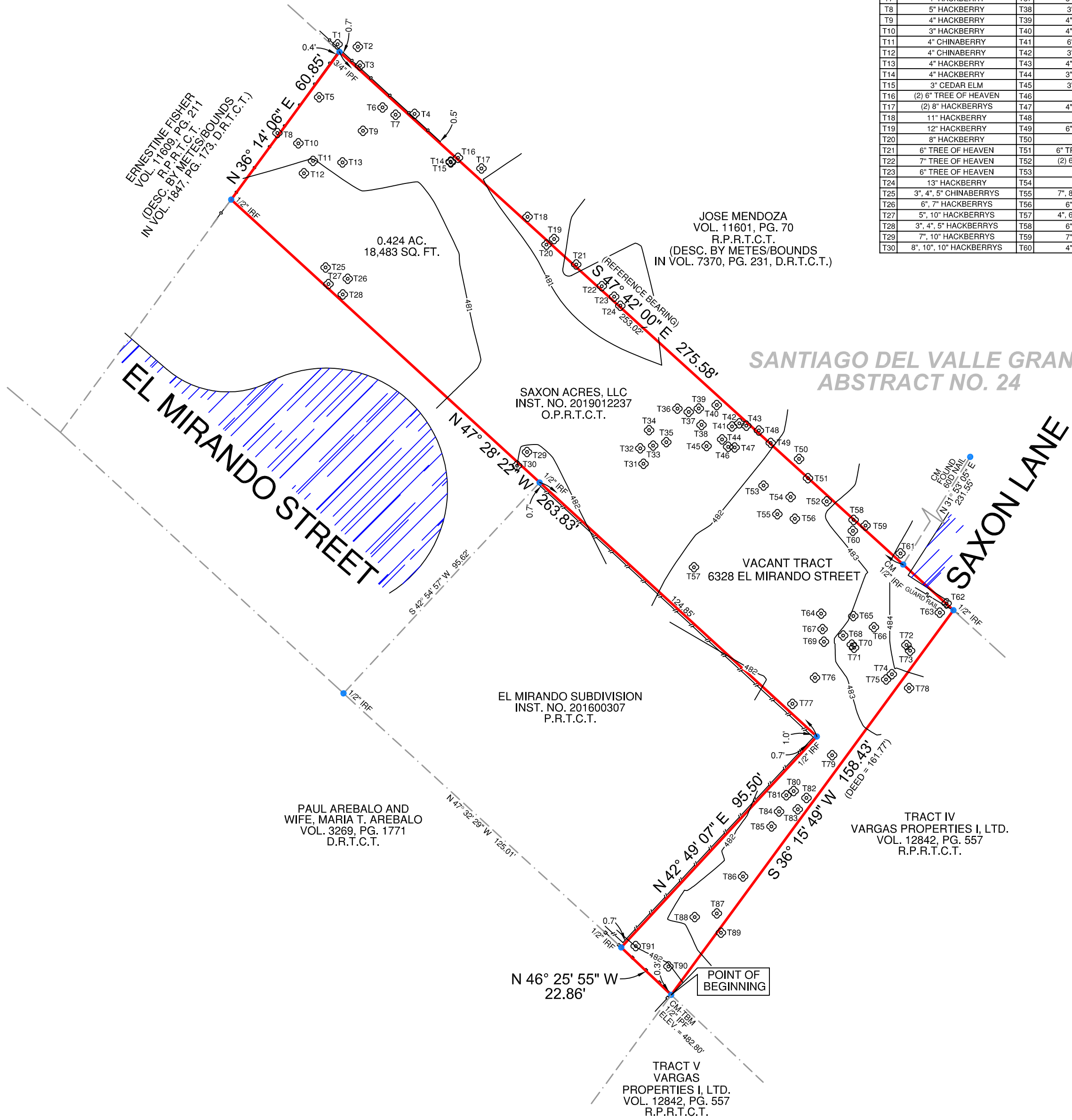
6328 EL MIRANDO STREET
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

PREMIER JOB #: 18-09899TOPOTS

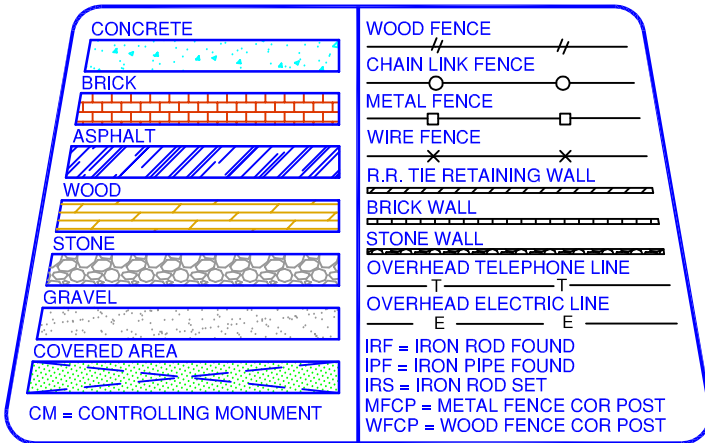
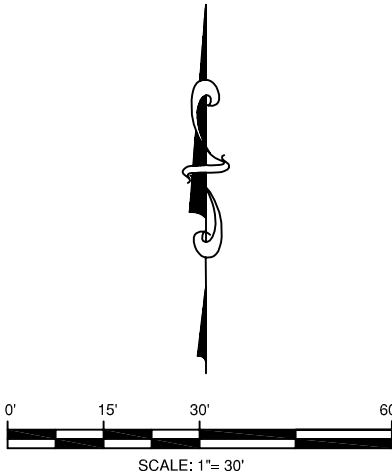
TECH: MSP DATE: 03/20/19

FIELD: TM FIELD DATE: 03/18/19

EXHIBIT "B"



TREE TABLE					
T1	8", 9" HACKBERRYS	T31	10" HACKBERRY	T61	13" HACKBERRY
T2	7" HACKBERRY	T32	4", 5" HACKBERRYS	T62	(3") 3" ELMS
T3	6" HACKBERRY	T33	3" CEDAR ELM	T63	3" CHINABERRY
T4	(2) 7" TREE OF HEAVEN	T34	3" CEDAR ELM	T64	4" HACKBERRY
T5	5" CHINABERRY	T35	4" CHINABERRY	T65	7" CHINABERRY
T6	3" HACKBERRY	T36	5" HACKBERRY	T66	3", 4" CHINABERRYS
T7	4" HACKBERRY	T37	3" HACKBERRY	T67	4" CEDAR ELM
T8	5" HACKBERRY	T38	3" CEDAR ELM	T68	4" HACKBERRY
T9	4" HACKBERRY	T39	4" HACKBERRY	T69	4" HACKBERRY
T10	3" HACKBERRY	T40	4" HACKBERRY	T70	4" HACKBERRY
T11	4" CHINABERRY	T41	6" CEDAR ELM	T71	5" HACKBERRY
T12	4" CHINABERRY	T42	3" CEDAR ELM	T72	6" CEDAR ELM
T13	4" HACKBERRY	T43	4" HACKBERRY	T73	7" CEDAR ELM
T14	4" HACKBERRY	T44	3" HACKBERRY	T74	4" LIVE OAK
T15	3" CEDAR ELM	T45	3" CEDAR ELM	T75	16" CEDAR ELM
T16	(2) 6" TREE OF HEAVEN	T46	4" LIVE OAK	T76	5" CEDAR ELM
T17	(2) 8" HACKBERRYS	T47	4" HACKBERRY	T77	4" HACKBERRY
T18	11" HACKBERRY	T48	5" LIVE OAK	T78	12" HACKBERRY
T19	12" HACKBERRY	T49	6" HACKBERRY	T79	14" HACKBERRY
T20	8" HACKBERRY	T50	13" ELM	T80	5" HACKBERRY
T21	6" TREE OF HEAVEN	T51	6" TREE OF HEAVEN	T81	4", 6" HACKBERRYS
T22	7" TREE OF HEAVEN	T52	(2) 6" HACKBERRYS	T82	5" LIVE OAK
T23	6" TREE OF HEAVEN	T53	7" LIVE OAK	T83	(2) 8" LIVE OAKS
T24	13" HACKBERRY	T54	3" LIVE OAK	T84	6" HACKBERRY
T25	3", 4", 5" CHINABERRYS	T55	7", 8" HACKBERRYS	T85	4" HACKBERRY
T26	6", 7" HACKBERRYS	T56	6" HACKBERRY	T86	7" HACKBERRY
T27	5", 10" HACKBERRYS	T57	4", 6" HACKBERRYS	T87	4" HACKBERRY
T28	3", 4", 5" HACKBERRYS	T58	6" HACKBERRY	T88	3" HACKBERRY
T29	7", 10" HACKBERRYS	T59	7" HACKBERRY	T89	5" HACKBERRY
T30	8", 10", 10" HACKBERRYS	T60	4" HACKBERRY	T90	5", 9" HACKBERRYS
				T91	12" LIVE OAK

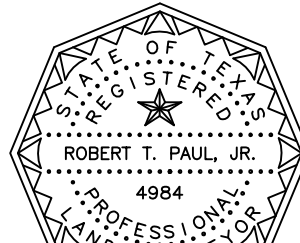




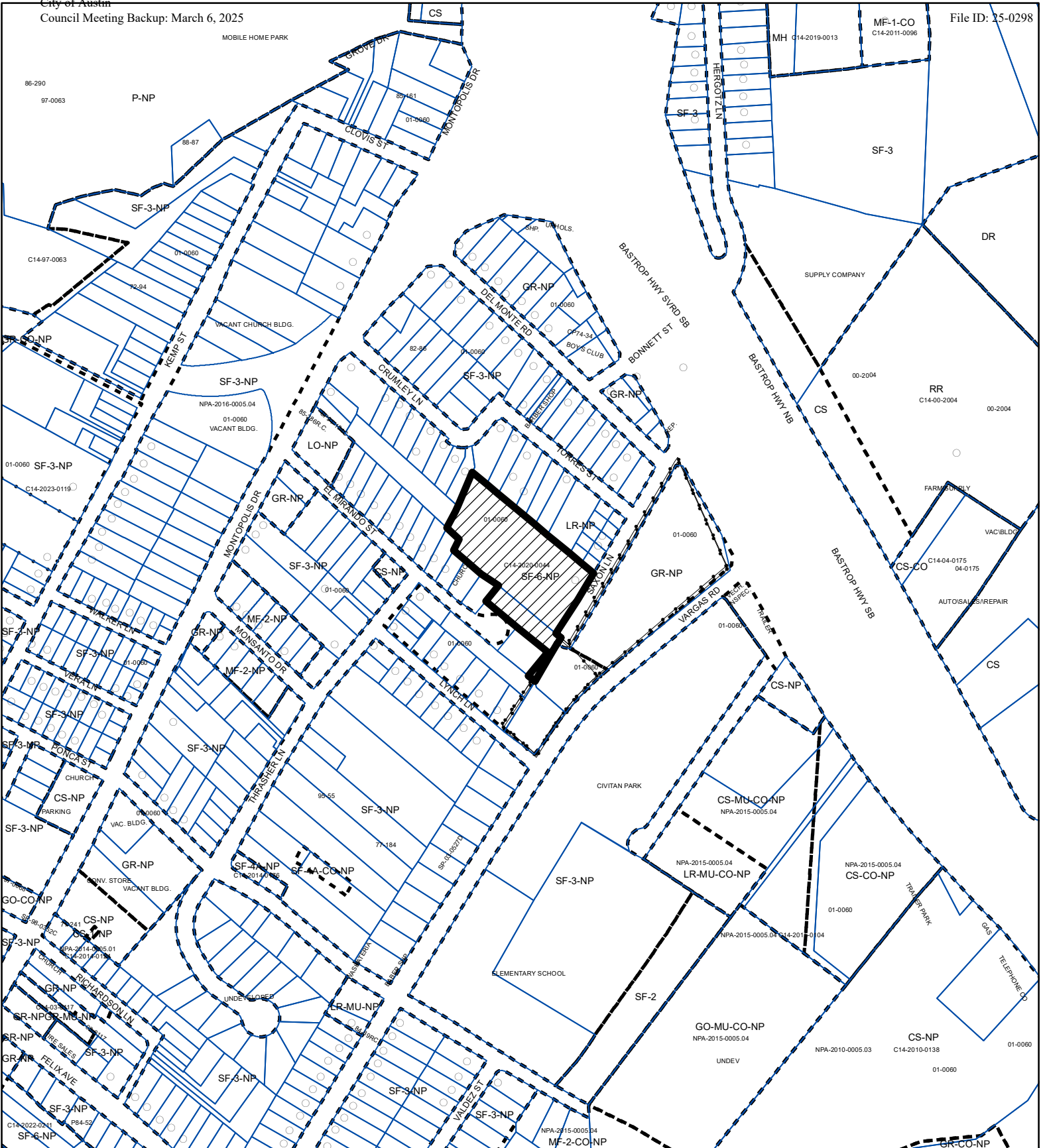
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



ZONING

EXHIBIT "C"

ZONING CASE#: C14-2024-0099



-  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.



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