

1 **PART 3.** This ordinance takes effect on _____, 2024.

2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2024 § _____

8 Kirk Watson
9 Mayor

10
11
12 **APPROVED:** _____ **ATTEST:** _____
13 Anne L. Morgan Myrna Rios
14 City Attorney City Clerk
15

DRAFT

EXHIBIT A

2.027 ACRE
ANMOL MEHRA
BOUNDARY DESCRIPTION

FN. NO. 23-138(ABB)
OCTOBER 5, 2023
JOB NO. 222012696

DESCRIPTION

A 2.027 ACRE OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING THAT SAME CERTAIN 2.024 ACRE TRACT OF LAND CONVEYED TO 1702 DELONEY LLC BY DEED OF RECORD IN DOCUMENT NO. 2023088191 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.027 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron pipe found in the easterly right-of-way line of E.M. Franklin Avenue (R.O.W. varies), being the southwesterly corner of Lot 3, 1709 Franklin Subdivision of record in Document No. 201900071 of said Official Public Records, also being the northwesterly corner of said 2.024 acre tract and hereof;

THENCE, leaving the easterly line of E. M. Franklin Avenue, along the southerly and easterly line of said Lot 3, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) N77°42'15"E, a distance of 199.19 feet to a 1/2 inch iron rod with "SPOT ON SURVEYING" cap found at the southeasterly corner of said Lot 3;
- 2) N18°09'37"W, a distance of 72.92 feet to a 1/2 inch iron rod with "SPOT ON SURVEYING" cap found at the southwesterly corner of Lot 1, Block "A", St. James Episcopal Church, a subdivision of record in Volume 92, Page 302 of the Plat Records of Travis County, Texas;

THENCE, N76°50'53"E, leaving the easterly line of said Lot 3, along the southerly line of said Lot 1, being the northerly line of said 2.024 acre tract, for a portion of the northerly line hereof, a distance of 250.63 feet to a 1/2 inch iron pipe found at the southeasterly corner of said Lot 1, being in the westerly line of that certain tract of land conveyed to Ora D. Morris by deed of record in Volume 4738, Page 2107 of the Deed Record of Travis County, Texas;

THENCE, leaving the southeasterly corner of said Lot 1, in part along the westerly line of said Ora D. Morris tract, in part along the westerly and southerly lines of that certain tract of land conveyed to Javier Perez Padron by deed of record in Volume 13135, Page 1181 of said Deed Records, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S09°40'03"E, a distance of 69.60 feet to a 1/2 inch iron rod with "WALS" cap found at the southwesterly corner of said Javier Perez Padron tract;
- 2) N76°44'48"E, a distance of 150.65 feet to a PK nail with "WALS" washer found in the westerly right-of-way line of Deloney Street (R.O.W. varies), being the northeasterly corner of said 2.024 acre tract and hereof;

THENCE, S09°57'29"E, along the westerly line of Deloney Street, being the easterly line of said 2.024 acre tract and hereof, a distance of 121.03 feet to a PK nail with "WALS" washer found at the northeasterly corner of that certain tract of land conveyed to Mark Bessen by deed of record in Document No. 2018053972 of said Official Public Records, being the southeasterly corner of said 2.024 acre tract and hereof;

THENCE, leaving the westerly line of Deloney Street, in part along the northerly line of said Mark Bessen tract, in part along the northerly line of the E.M. Franklin Condominium, being the southerly line of said 2.024 acre tract and hereof, the following two (2) courses and distances:

- 1) S76°33'48"W, a distance of 427.03 feet to point unable to set;
- 2) S76°16'48"W, a distance of 155.26 feet to a 1/2 inch iron pipe found in the easterly line of E.M. Franklin Avenue, being the southwesterly corner of said 2.024 acre tract and hereof;

THENCE, N13°31'52"W, along the easterly line of E.M. Franklin Avenue, being the westerly line of said 2.024 acre tract and hereof, a distance of 124.05 feet to the **POINT OF BEGINNING**, containing an area of 2.027 acre (88,308 square feet) of land, more or less, within these metes and bounds.

STANTEC CONSULTING
SERVICES INC.
1905 ALDRICH STREET
SUITE 300
AUSTIN, TEXAS 78723

Austin B. Burklund
AUSTIN B. BURKLUND
R.P.L.S. NO. 6879
STATE OF TEXAS
TBPELS # 10194230
austin.burklund@stantec.com

10/5/23
Date



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N18°09'37"W	72.92'
L2	S9°40'03"E	69.60'
L3	S9°57'29"E	121.03'
L4	N13°31'52"W	124.05'

LOT 1 BLOCK A
ST. JAMES
EPISCOPAL CHURCH
VOL. 92, PG. 302

2.027 ACRES
(88,308 SQ. FT.)

2.024 ACRES
1702 DELONEY LLC
DOC. NO. 2023088191

LOT 3
1709 FRANKLIN
SUBDIVISION
DOC. NO. 201900071

LOT 2
LOT 1

E M FRANKLIN AVE
(R.O.W. VARIES)

SARA
SOUERBRY
DOC. NO.
2014039930

N76°50'53"E 250.63'

N77°42'15"E 199.19'

S76°16'48"W 155.26'

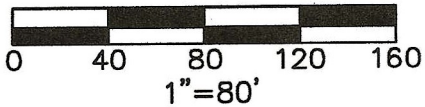
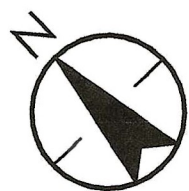
S76°33'48"W 427.03'

N76°44'48"E 150.65'

ORA D. MORRIS
VOL. 4738,
PG. 2107

JAVIER PEREZ
PADRON
VOL. 13135,
PG. 1181

DELONEY STREET
(R.O.W. VARIES)



FN. NO. 23-138(ABB)

OCTOBER 2023
222012696

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2023/10/04 1:34 PM By: Burklund, Austin



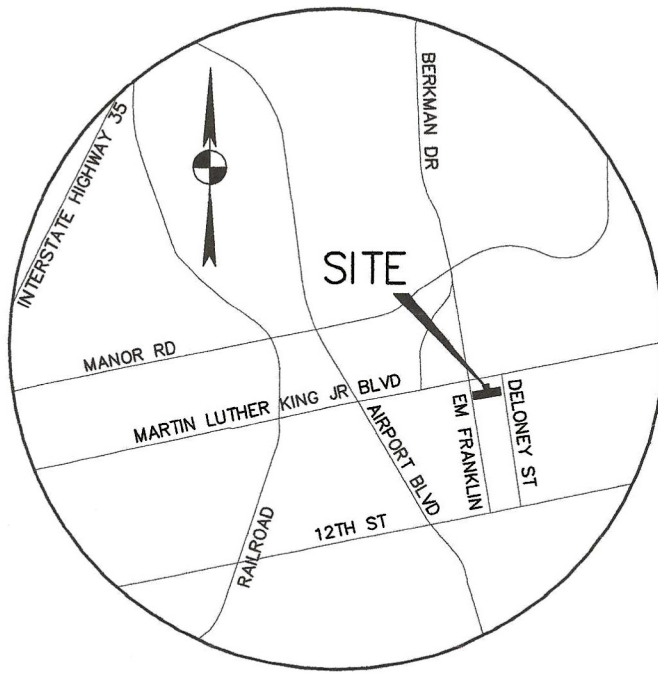
1905 Aldrich Street, Suite 300
Austin, TX 78723
TBPELS # F-6324 TBPELS # 10194230
www.stantec.com



Client/Project
**ANMOL MEHRA
DELONEY**

Figure No.
SHEET 1 OF 2

Title
BOUNDARY DESCRIPTION



VICINITY MAP

N.T.S.

LEGEND

- ▲ PK PK NAIL WITH "WALS" WASHER FOUND
- CAP 1/2" IRON ROD WITH "WALS" CAP FOUND
- ⊙ 1" IRON PIPE FOUND
- POINT UNABLE TO SET
- P.O.B. POINT OF BEGINNING

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL. GEOID 18A

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2023/10/04 1:34 PM By: BurkLund, Austin

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OCTOBER 2023
222012696



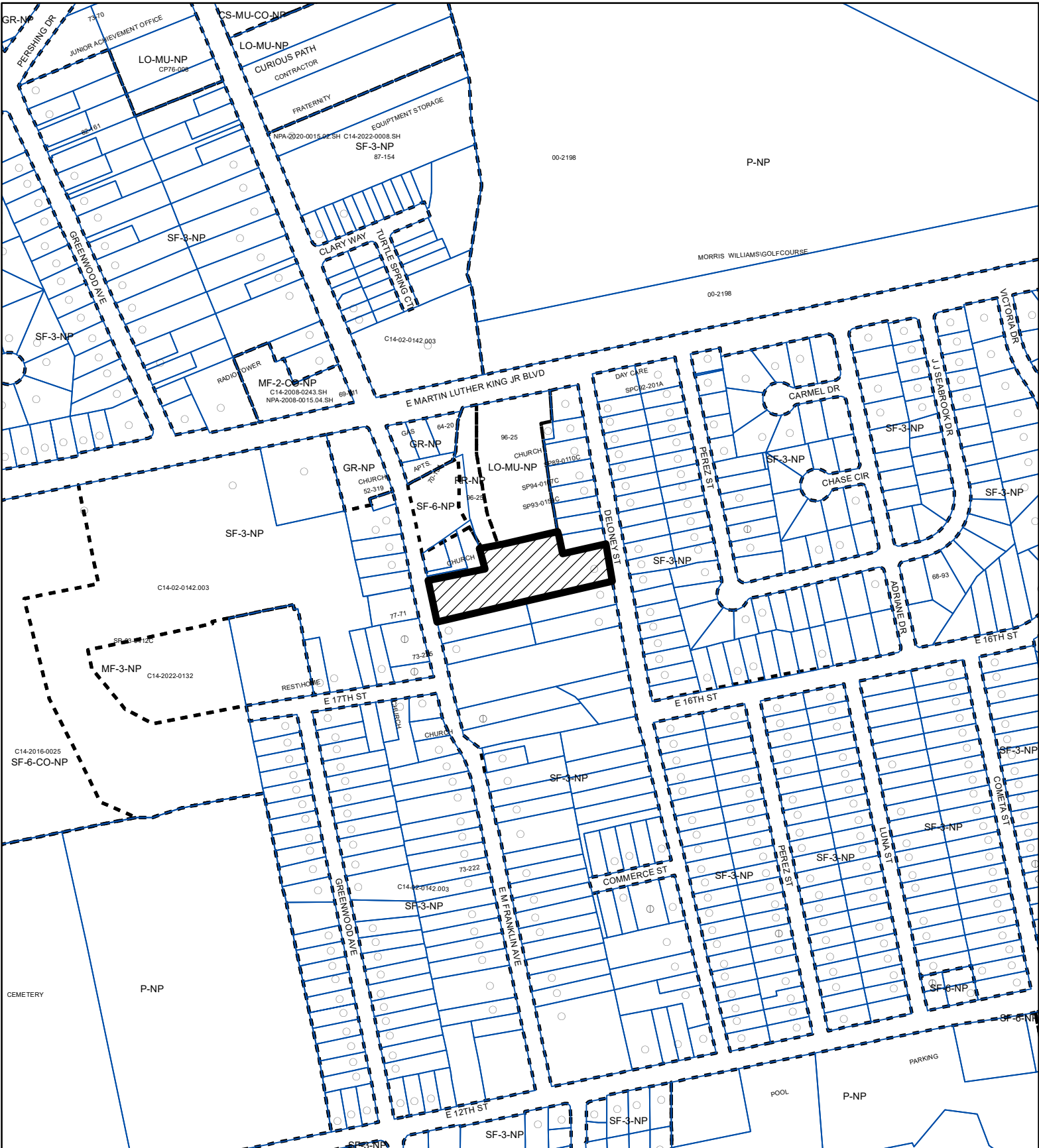
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Client/Project
ANMOL MEHRA
DELONEY

Figure No.
SHEET 2 OF 2

Title
BOUNDARY DESCRIPTION






ZONING

ZONING CASE#: C14-2023-0141.SH

EXHIBIT B



-  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.



Created: 11/15/2023