

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 1106 ENFIELD ROAD IN THE OLD WEST AUSTIN**  
3 **NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-**  
4 **NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO**  
5 **MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN**  
6 **(MF-3-NP) COMBINING DISTRICT.**

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining  
12 district to multifamily residence medium density-neighborhood plan (MF-3-NP)  
13 combining district on the property described in Zoning Case No. C14-2023-0138, on file at  
14 the Planning Department, as follows:  
15

16 0.207 acres (9036 sq. ft.) of land, being a portion of LOT 26 AND 27, ENFIELD  
17 A, a subdivision in the City Of Austin, Travis County, Texas, being that same  
18 called 0.208 acre tract conveyed by deed recorded in Volume 11132, Page 1161, of  
19 the Real Property Records Of Travis County, Texas, said 0.207 acre tract of land  
20 being more particularly described by metes and bounds in **Exhibit “A”**  
21 incorporated into this ordinance (the “Property”),  
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23 locally known as 1106 Enfield Road in the City of Austin, Travis County, Texas, generally  
24 identified in the map attached as **Exhibit “B”**.  
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26 **PART 2.** Except as specifically modified by this ordinance, the Property is subject to  
27 Ordinance No. 020926-26 that established zoning for the Old West Austin Neighborhood  
28 Plan.  
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**EXHIBIT "A"**  
**METES AND BOUNDS DESCRIPTION**

**A 0.207 OF AN ACRE TRACT (9036 SQ. FT.), BEING A PORTION OF LOT 26 AND 27, ENFIELD A, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS DESCRIBED AS A CALLED 0.208 ACRE TRACT IN A DEED TO CARYN LEIGH CARLSON, RECORDED IN VOLUME 11132, PAGE 1161, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.207 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**THE RECORD BEARINGS AND DISTANCES ARE FROM VOLUME 6100, PAGE 1539, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.**

**BEGINNING** at a 1 inch pipe found in the northeast right-of-way line of Enfield Road (120' R.O.W.) at the south corner of LOT 27 being the west corner of LOT 28 of said ENFIELD A, for the south corner hereof;

**THENCE** with the southwest line of LOT 27 of said ENFIELD A, being also the northeast right-of-way line of Enfield Road, the following two (2) courses and distances:

1. **North 52° 15' 51" West** a distance of **74.96 feet** (North 60° 35' 41" West, 75.18 feet, record deed) to a 1/2 inch iron rod set, for an angle point hereof;
2. **North 55° 17' 41" West** a distance of **17.21 feet** (North 60° 11' 16" West, 17.08 feet, record deed), to a 1/2 inch iron rod set, for the point of curvature hereof;

**THENCE** leaving the southwest line and crossing through LOT 27 and LOT 26 of said ENFIELD A, with the northeast right-of-way line of Enfield Road, being also the west boundary line of the Carlson 0.208 acre tract, the following two (2) courses and distances:

1. with the arc of a curve to the right, with a **Radius** of **15.04 feet** (15.00 feet, record deed), an **Arc Length** of **15.05 feet** (15.05 feet, record deed), **Central Angle** of **57° 20' 04"** (57° 20' 07", record deed), and a **Chord** that bears **North 23° 31' 12" West** a distance of **14.43 feet** (North 31° 26' 47" West, 14.43 feet, deed record), to a 1/2 inch iron rod set for a point of compound curvature hereof;
2. with the arc of a curve to the right, with a **Radius** of **35.03 feet** (35.00 feet, record deed), an **Arc Length** of **51.11 feet** (51.07 feet, record deed), **Central Angle** of **83° 35' 48"** (83° 36' 10", record deed), and a **Chord** that bears **North 47° 01' 02" East** a distance of **46.70 feet** (North 39° 05' 44" East, 46.66 feet, deed record), to a 1/2 inch iron rod found at the point of tangency in the south right-of-way line of West Fifteenth Street (a variable width R.O.W.), at the northwest corner of the Carlson 0.208 acre tract, for the northwest corner hereof;

**THENCE** with the north boundary line of the Carlson 0.208 acre tract, being also the south right-of-way line of West Fifteenth Street, the following two (2) courses and distances:

1. **North 88° 49' 35" East** a distance of **60.64 feet** (North 80° 53' 46" East, 60.21 feet, record deed) to a 1/2 inch iron rod set, for an angle point hereof;
2. **South 77° 10' 52" East** a distance of **56.78 feet** (North 84° 58' 34" East, 56.91 feet, record deed) to a 1/2 inch iron rod set in the southeast line of LOT 27, being the northwest line of LOT 28 of said ENFIELD A, at the east corner of the Carlson 0.208 acre tract, being also the north corner of a called 0.25 acre tract owned by Patricia Elaine Winston and described in a deed to Steve Bedowitz and Pat Bedowitz, recorded in Volume 6953, Page 1372, Real Property Records of Travis County, Texas, for the east corner hereof;

**THENCE South 38° 26' 40" West** a distance of **114.13 feet** (South 30° 23' 00" West, 114.13 feet, record deed) with the southeast line of LOT 27, being the northwest line of LOT 28 of said ENFIELD A, being also the southeast boundary line of the Carlson 0.208 acre tract, being the northwest boundary line of the Winston 0.25 acre tract, to the **POINT OF BEGINNING**, containing 0.207 of an acre (9036 sq. ft.);

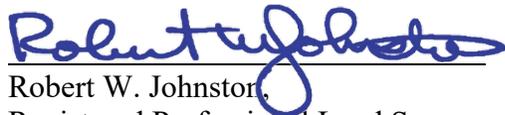
Basis of Bearing: Texas South Central NAD 83  
 All 1/2 inch iron rods set are capped with "AmeriSurveyors" cap.

STATE OF TEXAS        §

March 27, 2024

COUNTY OF BEXAR    §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

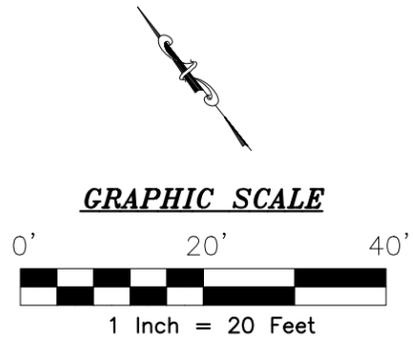
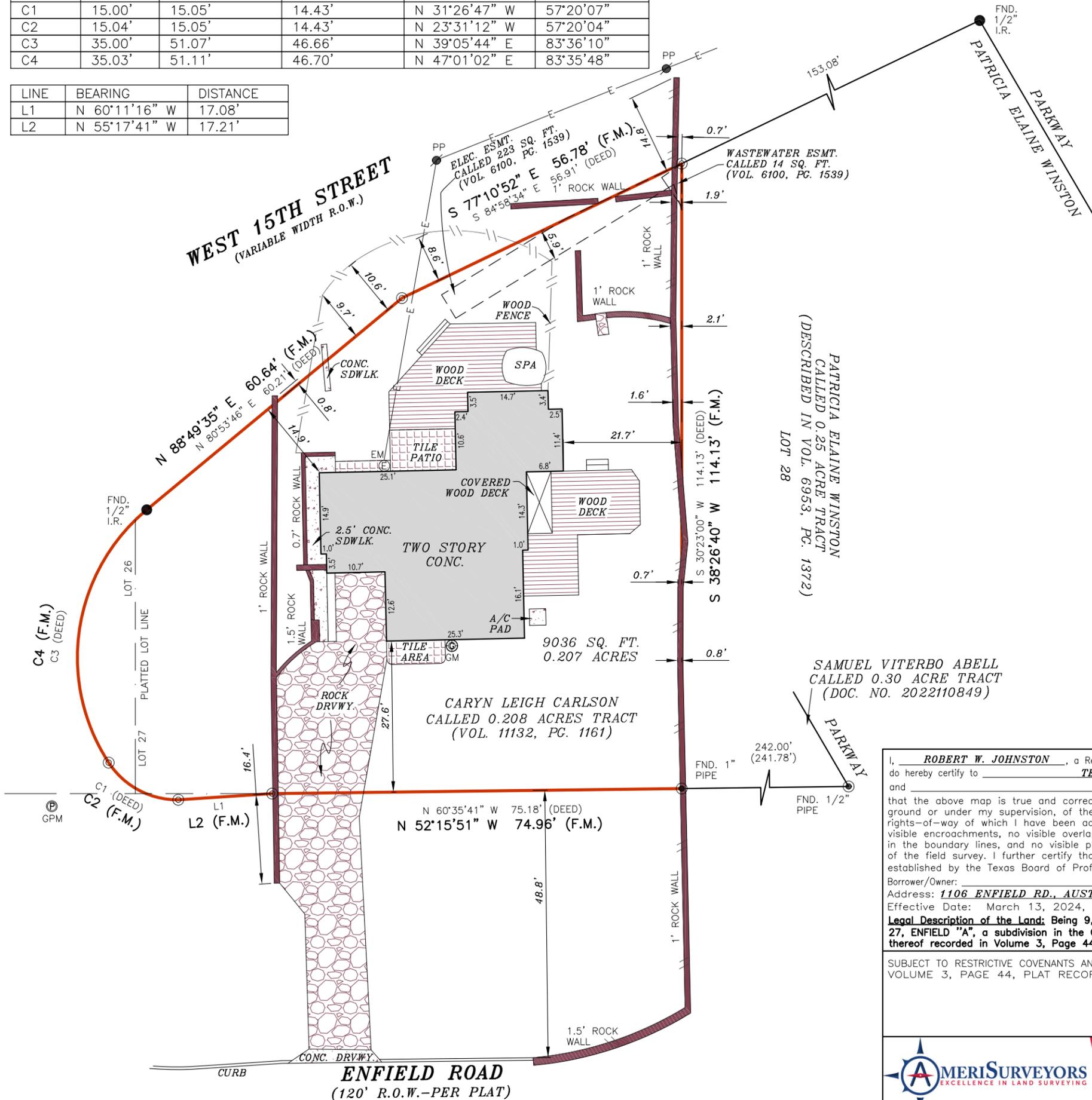


Robert W. Johnston,  
 Registered Professional Land Surveyor  
 Registration No. 5579



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	15.05'	14.43'	N 31°26'47" W	57°20'07"
C2	15.04'	15.05'	14.43'	N 23°31'12" W	57°20'04"
C3	35.00'	51.07'	46.66'	N 39°05'44" E	83°36'10"
C4	35.03'	51.11'	46.70'	N 47°01'02" E	83°35'48"

LINE	BEARING	DISTANCE
L1	N 60°11'16" W	17.08'
L2	N 55°17'41" W	17.21'



**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- SET IRON ROD
- FOUND PIPE
- FOUND IRON ROD
- GAS METER
- POWER POLE
- ELECTRIC METER
- GAS PIPELINE MARKER
- RECORDED ON DEED
- FIELD MEASURED

SURVEYOR'S NOTE(S):  
BASIS OF BEARING, TEXAS CENTRAL ZONE, NAD 83.

THE DEED BEARINGS AND DISTANCES DO NOT REPRESENT A MATHEMATICALLY CLOSED FIGURE; THE BOUNDARY, AS DEPICTED HEREON, IS BASED UPON THE MONUMENTS AS FOUND ON-THE-GROUND, AND THE APPARENT INTENT OF THE SUBDIVISION PLAT.

RECORD BEARINGS AND DISTANCES ARE FROM VOLUME 6100, PAGE 1539, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

At date of this survey, the property is in FEMA designated ZONE   X  , Area of Minimal Flood Hazard, as verified by FEMA Map Panel No. 48453C\_0445\_K effective date of JANUARY 22, 2020. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA Map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

X \_\_\_\_\_  
X \_\_\_\_\_

PATRICIA ELAINE WINSTON  
CALLED 0.25 ACRE TRACT  
(DESCRIBED IN VOL. 6953, PG. 1372)  
LOT 28

SAMUEL VITERBO ABELL  
CALLED 0.30 ACRE TRACT  
(DOC. NO. 2022110849)  
PARKWAY

CARYN LEIGH CARLSON  
CALLED 0.208 ACRES TRACT  
(VOL. 11132, PG. 1161)  
ROCK DRVWY.

I, ROBERT W. JOHNSTON, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to TEXAS NATIONAL TITLE, INC. and \_\_\_\_\_ that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).  
Borrower/Owner: \_\_\_\_\_  
Address: 1106 ENFIELD RD., AUSTIN, TX 78703 GF No. T-178145  
Effective Date: March 13, 2024, Issued Date: March 26, 2024  
**Legal Description of the Land:** Being 9,076 square feet of land being part of and out of LOTS 26 and 27, ENFIELD "A", a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 3, Page 44, Plat Records of Travis County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 3, PAGE 44, PLAT RECORDS, TRAVIS COUNTY, TEXAS

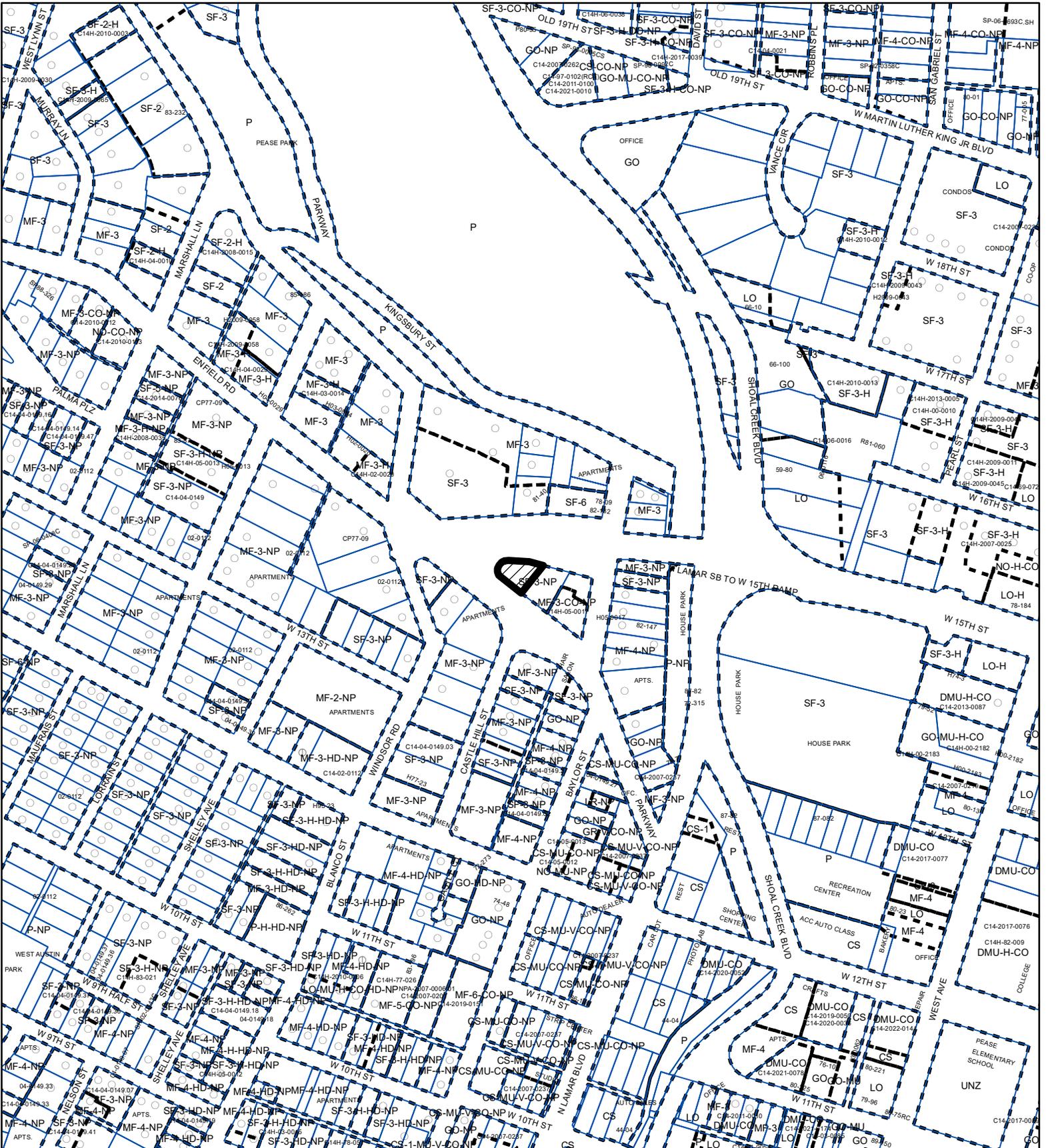
PROPERTY PHOTOGRAPH:

**AMERISURVEYORS**  
EXCELLENCE IN LAND SURVEYING  
P.O. BOX 160369  
SAN ANTONIO, TEXAS 78280  
PHONE: (210) 572-1995  
WEB: WWW.AMERISURVEYORS.COM

**FINAL "BOUNDARY" SURVEY**

JOB NO.:	NO.	REVISION	DATE
2403099132			
DATE:	03/20/24		
DRAWN BY:	JD/FR/AF		
APPROVED BY:	RWJ		

*Robert Johnston*  
ROBERT W. JOHNSTON, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 5579



**ZONING**

**EXHIBIT "B"**

ZONING CASE#: C14-2023-0138



-  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