

ORDINANCE NO. 20070301-058

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10016-10136 OLD LOCKHART HIGHWAY EAST OF BRADSHAW ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) 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 interim-rural residence (I-RR) district to single family residence small lot (SF-4A) district on the property described in Zoning Case No. C14-06-0085.SH, on file at the Neighborhood Planning and Zoning Department, as follows:

A 189.012 acre tract of land, more or less, out of the Santiago Del Valle Grant and being a part of Tract 1, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 10016-10136 Old Lockhart Highway east of Bradshaw Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on March 12, 2007.

PASSED AND APPROVED

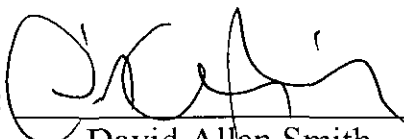
_____, March 1, 2007

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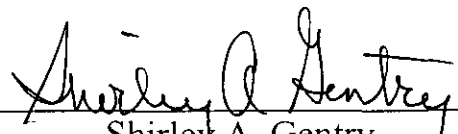
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

FIELD NOTE DESCRIPTION FOR TRACT 1, A 189.012 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN-TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, AND BEING A PART OF TRACT 1 AS DESCRIBED IN A SPECIAL WARRANTY DEED TO LENNAR BUFFINGTON ZACHARY SCOTT, L.P. FROM THE FROST NATIONAL BANK, TRUSTEE OF THE Z.T. SCOTT, JR., ET TRUST UNDER TO WILL OF Z.T. SCOTT, DECEASED, ET AL, DATED SEPTEMBER 3, 2004, AND RECORDED IN DOCUMENT NO. 2004186026, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point in the southeast right-of-way line of Bradshaw Road, for the north corner of said Tract 1, for the West corner of that certain tract of land as described in a deed to Dawn E. and Eldon W. Janssen, recorded in Document No. 2000193206, of the Official Public Records of Travis County, Texas, and for the North corner of this tract;

THENCE with the west line of the said Janssen tract, the west line of that certain tract of land as described in a deed to Nelda Short, recorded in Volume 9525, Page 378, of the Real Property Records of Travis County, Texas, the west line of the Salrich Addition, recorded in Volume 48, Page 54, of the Plat Records of Travis County, Texas, and the west line of the Adams Addition, recorded in Volume 49, Page 94, of the Plat Records of Travis County, Texas, South $32^{\circ}30'07''$ East, a distance of 693.47 feet to a point, for the Southwest corner of the said Adams Addition, for an angle corner of said Tract 1, and for an angle corner of this tract;

THENCE with the south line of the said Adams Addition, common to said Tract 1, North $58^{\circ}28'35''$ East, a distance of 569.89 feet to a point in the west line of the Austin Lockhart Road, for an angle corner of said Tract 1, and for an angle corner of this tract;

THENCE with the west line of the said Austin Lockhart Road, common to said Tract 1, the following two (2) courses:

1. South $36^{\circ}35'06''$ East, a distance of 373.47 feet to a point, for an angle corner of this tract;
2. South $36^{\circ}56'37''$ East, a distance of 872.11 feet to a point, for the Northwest corner of that certain tract of land as described in a deed to the Bradsher Family Trust and H. Goodnight Family Trust, et al, recorded in Volume 12049, Page 1677, of the Real Property Records of Travis County, Texas, for the Northeast corner of said Tract 1, and for the Northeast corner of this tract;

EXHIBIT A

THENCE with the west line of the said Bradsher/Goodnight tract, and the east line of said Tract 1, the following two (2) courses:

1. South 31°10'19" West, a distance of 2,528.19 feet to a point, for an angle corner of this tract;
2. South 31°29'49" West, a distance of 1,298.04 feet to a point, for the Southwest corner of the said Bradsher/Goodnight tract, for an angle corner of that certain tract of and as described in a Warranty Deed to Legend's Way Development Company from Williamson Creek Farms, Ltd., dated July 1, 1999, and recorded in Document No. 2001174967, of the Official Public Records of Travis County, Texas, for an angle corner of said Tract 1, and for an angle corner of this tract;

THENCE continuing with the east line of said Tract 1, common to the said Legend's Way tract, South 53°43'52" West, a distance of 272.22 feet to a point, for the Southeast corner of said Tract 1, and of for the Southeast corner of this tract;

THENCE with the south line of said Tract 1, common to the said Legend's Way tract, the following five (5) courses:

1. North 46°46'08" West, a distance of 1,303.59 feet to a point, for an angle corner of this tract;
2. North 19°53'54" East, a distance of 53.60 feet to a point, for an angle corner of this tract;
3. North 55°55'54" West, a distance of 150.00 feet to a point, for an angle corner of this tract;
4. North 22°28'58" East, a distance of 111.11 feet to a point, for an angle corner of this tract;
5. North 66°48'18" East, a distance of 47.22 feet to a point in the approximate centerline of Rinard Creek, for an angle corner of this tract;

THENCE continuing with the south line of said Tract 1, common to the said Legend's Way tract, and with the approximate centerline of said Rinard Creek, the following nine (9) courses:

1. North 09°52'11" West, a distance of 154.78 feet to a point, for an angle corner of this tract;

2. North 05°09'32" West, a distance of 232.85 feet to a point, for an angle corner of this tract;
3. North 21°28'58" West, a distance of 77.47 feet to a point, for an angle corner of this tract;
4. North 07°31'19" East, a distance of 76.58 feet to a point, for an angle corner of this tract;
5. North 04°18'10" West, a distance of 361.03 feet to a point, for an angle corner of this tract;
6. North 21°35'26" West, a distance of 41.40 feet to a point, for an angle corner of this tract;
7. North 28°07'07" West, a distance of 59.00 feet to a point, for an angle corner of this tract;
8. North 36°36'03" West, a distance of 40.42 feet to a point, for an angle corner of this tract;
9. North 46°22'24" West, a distance of 165.49 feet to a point in the east right-of-way line of said Bradshaw Road, for the Southwest corner of said Tract 1, for the Northwest corner of the said Legend's Way tract, and for the Southwest corner of this tract;

THENCE with the east right-of-way line of said Bradshaw Road, the following two (2) courses:

1. North 23°31'05" East, a distance of 1,309.83 feet to a point at the beginning of a curve to the right;
2. Along said curve to the right an arc length of 112.27 feet, having a radius of 921.91 feet, a delta angle of 06°58'40", a chord bearing of North 27°13'49" East, and a chord distance of 112.20 feet to a point, for the Southwest corner of Zachary Scott, Section 1, a subdivision recorded in Document No. 200500260, of the Official Public Records of Travis County, Texas, and for an angle corner of this tract;

THENCE with the south line of said Zachary Scott, Section 1, the following seven (7) courses:

1. South 73°43'07" East, a distance of 165.52 feet to a point, for an angle corner of this tract;

2. South $03^{\circ}00'20''$ West, a distance of 242.74 feet to a point, for an angle corner of this tract;
3. South $86^{\circ}59'40''$ East, a distance of 54.00 feet to a point, for an angle corner of this tract;
4. South $03^{\circ}00'20''$ West, a distance of 139.28 feet to a point, for an angle corner of this tract;
5. South $58^{\circ}44'50''$ East, a distance of 627.26 feet to a point, for an angle corner of this tract;
6. North $31^{\circ}15'10''$ East, a distance of 280.00 feet to a point, for an angle corner of this tract;
7. South $58^{\circ}44'50''$ East, a distance of 305.00 feet to a point, for the Southeast corner of said Zachary Scott, Section 1, and for an angle corner of this tract;

THENCE with the east line of said Zachary Scott, Section 1, the following three (3) courses:

1. North $31^{\circ}15'10''$ East, a distance of 390.00 feet to a point, for an angle corner of this tract;
2. South $58^{\circ}44'50''$ East, a distance of 15.00 feet to a point, for an angle corner of this tract;
3. North $31^{\circ}15'10''$ East, a distance of 155.00 feet to a point, for the Northeast corner of said Zachary Scott, Section 1, and for an angle corner of this tract;

THENCE with the north line of said Zachary Scott, Section 1, the following fourteen (14) courses:

1. North $58^{\circ}44'50''$ West, a distance of 287.50 feet to a point, for an angle corner of this tract;
2. North $31^{\circ}15'10''$ East, a distance of 15.00 feet to a point, for an angle corner of this tract;
3. North $58^{\circ}44'50''$ West, a distance of 162.50 feet to a point, for an angle corner of this tract;
4. North $31^{\circ}15'10''$ East, a distance of 2.50 feet to a point, for an angle corner of this tract;

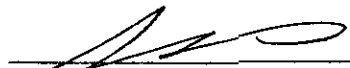
5. North $58^{\circ}44'50''$ West, a distance of 183.50 feet to a point, for an angle corner of this tract;
6. North $57^{\circ}17'45''$ West, a distance of 44.51 feet to a point, for an angle corner of this tract;
7. North $53^{\circ}56'30''$ West, a distance of 37.92 feet to a point, for an angle corner of this tract;
8. North $45^{\circ}48'59''$ West, a distance of 35.68 feet to a point, for an angle corner of this tract;
9. North $35^{\circ}52'24''$ West, a distance of 80.68 feet to a point, for an angle corner of this tract;
10. North $32^{\circ}30'07''$ West, a distance of 183.50 feet to a point, for an angle corner of this tract;
11. South $57^{\circ}29'53''$ West, a distance of 17.50 feet to a point, for an angle corner of this tract;
12. North $32^{\circ}30'07''$ West, a distance of 165.00 feet to a point, for an angle corner of this tract;
13. South $57^{\circ}29'53''$ West, a distance of 55.39 feet to a point, for an angle corner of this tract;
14. North $32^{\circ}30'07''$ West, a distance of 112.09 feet to a point in the east line of said Bradshaw Road and in a curve to the right, for the Northwest corner of said Zachary Scott, Section 1, and for an angle corner of this tract;

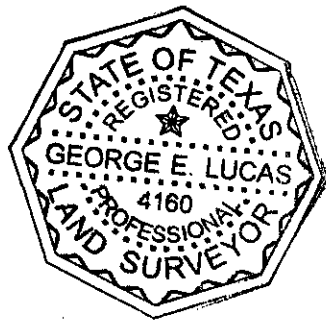
THENCE with the east right-of-way line of said Bradshaw Road, the following two (2) courses:

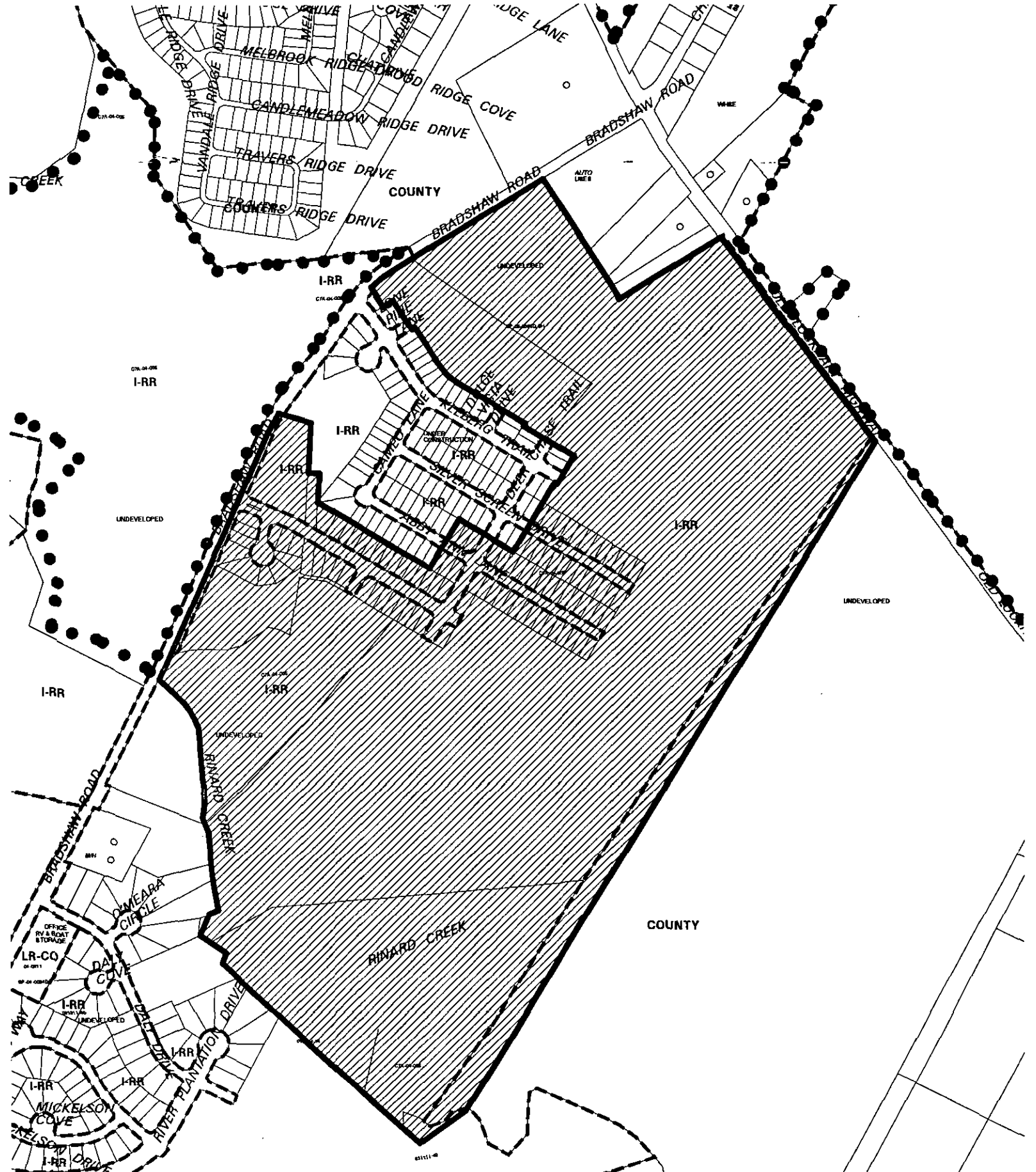
1. Along said curve to the right an arc length of 127.02 feet, having a radius of 544.87 feet, a delta angle of $13^{\circ}21'26''$, a chord bearing of North $51^{\circ}54'55''$ East, and a chord distance of 126.74 feet to a point;




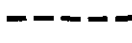
2. North $58^{\circ}35'38''$ East, a distance of 854.02 feet to the POINT OF BEGINNING, containing 189.012 acres of land, more or less.

These field notes were prepared from existing deeds and plats of record and does not purport to be an on the ground survey.


George E. Lucas
Registered Professional
Land Surveyor No. 4160
State of Texas
Date: March 06, 2006





 1" = 600'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER H11
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-06-0085.SH	DATE: 06-11	
	CASE MGR: W.WALSH	ADDRESS: 10018-10136 OLD LOCKHART HWY E OF BRADSHAW RD	INTLS: SM		
		SUBJECT AREA (acres): 189.012			