

ORDINANCE NO. 20070301-059

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10142-10620 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. C14-06-0084.SH, on file at the Neighborhood Planning and Zoning Department, as follows:

A 59.140 acre tract of land, more or less, out of the Santiago Del Valle Grant and being a part of Tract 2, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

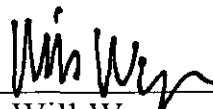
locally known as 10142-10620 Bradshaw Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

PASSED AND APPROVED

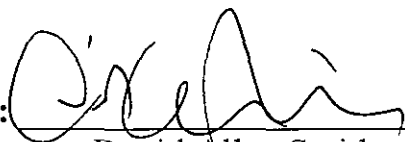
_____, March 1, 2007

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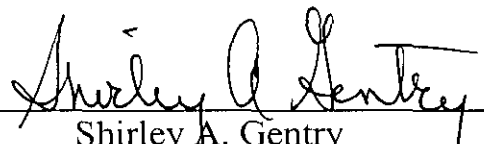
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT A

FIELD NOTE DESCRIPTION FOR TRACT 2, A 59.140 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 2 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 west right-of-way line of Bradshaw Road, for the South corner of that certain tract of land as described in a deed to JADCO Development, Inc., recorded in Volume 13222, Page 2560, of the Real Property Records of Travis County, Texas, for the Northeast corner of said Tract 2, and for the Northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE with the west right-of-way line of said Bradshaw Road, following six (6) courses:

1. South $58^{\circ}43'26''$ West, a distance of 70.40 feet to a point at the beginning of a curve to the left;
2. Along said curve to the left an arc length of 252.32 feet, having a radius of 604.88 feet, a delta angle of $23^{\circ}54'00''$, a chord bearing of South $46^{\circ}38'41''$ West, and a chord distance of 250.49 feet to a point;
3. South $34^{\circ}47'02''$ West, a distance of 295.71 feet to a point, for an angle corner of this tract;
4. South $37^{\circ}14'17''$ West, a distance of 255.32 feet to a point at the beginning of a curve to the left;
5. Along said curve to the left an arc length of 232.89 feet, having a radius of 942.51 feet, a delta angle of $14^{\circ}09'28''$, a chord bearing of South $30^{\circ}20'56''$ West, and a chord distance of 232.30 feet to a point;
6. South $23^{\circ}32'40''$ West, a distance of 1,288.46 feet to a point in the centerline of Rinards Branch, for the Northeast corner of that certain tract of land as described in a deed to Aus-Tex Parts and Service, Ltd., recorded in Document No. 2003188470, of the Official

Public Records of Travis County, Texas, for the Southeast corner of said Tract 2, and for the Southeast corner of this tract;

THENCE with the centerline of said Rinards Branch and the north line of the said Aus-Tex tract, the following three (3) courses:

1. North 47°20'22" West, a distance of 35.22 feet to a point, for an angle corner of this tract;
2. North 59°10'22" West, a distance of 276.94 feet to a point, for an angle corner of this tract;
3. North 76°00'22" West, a distance of 221.94 feet to a point, for an angle corner of the said Aus-Tex tract, for an angle corner of that certain tract of land as described in a deed to Lennar Buffington Zachary Scott, L.P. from Frost National Bank, Trustee of the Z.T. Scott, Jr., et al Trust under the will of Z.T. Scott, Deceased, et al, recorded in Document No. 2005169370 of the Official Public Records of Travis County, Texas, for an angle corner of said Tract 2, and for an angle corner of this tract;

THENCE with the south line of said Tract 2 and the north line of the said Lennar Buffington tract, the following eight (8) courses;

1. North 07°04'38" East, a distance of 223.05 feet to a point, for an angle corner of this tract;
2. North 17°00'22" West, a distance of 239.17 feet to a point, for an angle corner of this tract;
3. North 06°30'22" West, a distance of 146.94 feet to a point, for an angle corner of this tract;
4. North 38°19'38" East, a distance of 105.56 feet to a point, for an angle corner of this tract;
5. North 40°39'38" East, a distance of 194.44 feet to a point, for an angle corner of this tract;
6. North 49°20'22" West, a distance of 143.06 feet to a point, for an angle corner of this tract;

7. North 59°55'22" West, a distance of 195.56 feet to a point, for an angle corner of this tract;

8. North 80°50'22" West, a distance of 125.28 feet to a point in the east line of that certain tract of land as described in a deed to Legend's Way Development Company, recorded in Document No. 2001174967, of the Official Public Records of Travis County, Texas, for the Southwest corner of said Tract 2, for an angle corner of the said Lennar Buffington tract, and for the Southwest corner of this tract;

THENCE with the east line of the said Legend's Way tract, the following two (2) courses:

1. North 01°50'22" West, a distance of 583.33 feet to a point, for an angle corner of this tract;

2. North 02°15'22" West, a distance of 505.55 feet to a point in the centerline of Onion Creek, and in the south line of Cypress Ridge, a subdivision recorded in Volume 95, Page 361, of the Plat Records of Travis County, Texas, for the Northeast corner of the said Legend's Way tract, for the Northwest corner of said Tract 2, and for the Northwest corner of this tract;

THENCE with the centerline of said Onion Creek and the south line of said Cypress Ridge, the following four (4) courses;

1. North 84°14'38" East, a distance of 218.89 feet to a point, for an angle corner of this tract;

2. North 55°19'38" East, a distance of 246.11 feet to a point, for an angle corner of this tract;

3. North 22°01'18" East, a distance of 443.47 feet to a point, for an angle corner of this tract;

4. North 16°45'02" West, a distance of 86.67 feet to a point in the south line of Lot 1, Block A, of 151 Acre Tract Subdivision, Recorded in Volume 101, Page 245, of the Plat Records of Travis County, Texas, for an angle corner of said Cypress Ridge, for an angle corner of said Tract 2, and for an angle corner of this tract;

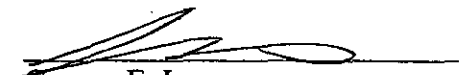
THENCE with the south line of said 151 Acre Tract Subdivision, the following eight (8) courses:

1. South 40°20'01" East, a distance of 348.05 feet to a point, for an angle corner of this tract;

2. South $21^{\circ}50'01''$ East, a distance of 60.00 feet to a point, for an angle corner of this tract;
3. South $00^{\circ}44'59''$ West, a distance of 207.12 feet to a point, for an angle corner of this tract;
4. South $02^{\circ}19'59''$ West, a distance of 56.29 feet to a point, for an angle corner of this tract;
5. South $33^{\circ}40'01''$ East, a distance of 555.00 feet to a point, for an angle corner of this tract;
6. North $82^{\circ}04'59''$ East, a distance of 240.53 feet to a point, for an angle corner of this tract;
7. South $87^{\circ}50'11''$ East, a distance of 54.45 feet to a point, for an angle corner of this tract;
8. North $85^{\circ}24'49''$ East, a distance of 222.03 feet to a point, for the Southeast corner of the said 151 Acre Tract Subdivision, for an angle corner of the said JADCO tract, and for an angle corner of this tract;

THENCE with the south line of the said JADCO tract, North $84^{\circ}48'32''$ East, a distance of 359.40 feet to the POINT OF BEGINNING, containing 59.140 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

