

ORDINANCE NO _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8437 U S HIGHWAY 71 WEST FROM RURAL RESIDENCE (RR) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) 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 rural residence (RR) district to single family residence standard lot-conditional overlay (SF-2-CO) combining district on the property described in Zoning Case No C14-2007-0065, on file at the Neighborhood Planning and Zoning Department, as follows

A 44 673 acre tract of land, more or less, out of the August Bowles Survey No 93, Abstract 101, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 8437 U S Highway 71 West, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B"

PART 2 The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

- A Development of the Property may not exceed 90 residential units
- B Development of the Property may not exceed 2 residential units per acre
- C A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence standard lot (SF-2) base district and other applicable requirements of the City Code

PART 3 This ordinance takes effect on _____, 2007

PASSED AND APPROVED

_____, 2007 §
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Will Wynn
Mayor

APPROVED

David Allan Smith
City Attorney

ATTEST

Shirley A. Gentry
City Clerk

44 673 ACRES
AUGUST BOWLES SURVEY, NO 93, ABS 101
TRAVIS COUNTY, TEXAS

Sub B1 A-

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE AUGUST BOWLES SURVEY, NO 93, ABSTRACT 101, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 45 455 ACRE TRACT OF LAND CONVEYED TO EVELYN L BASSFORD, INDIVIDULLY AND MARVIN GLENN BASSFORD, TRUSTEE OF THE MARVIN BASSFORD TRUST IN VOLUME 10446, PAGE 808 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, SAID TRACT BEING 44 673 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING, at an iron rod found at the northernmost property corner of Lot 1 Block E of Valley View Acres a subdivision recorded in Volume 59 Page 35 of the Plat Records of Travis County Texas (P R T C TX) also being a point on the western property line of the herein described tract also being in the south right of way of Moccasin Path a 50 foot wide public right of way for the **POINT OF BEGINNING** of the herein described tract

THENCE leaving the southern right of way of Moccasin Path with the western boundary line of said Lot 1 S37°01 51 W a distance of 145 82 feet to an iron rod found for the southeast corner of the herein described tract also being a point in the north line of Lot 2 Block A of Windmill Run Section 2 A a subdivision recorded in Vol 80 Pg 186 of the P R T C TX

THENCE with the north line of said Windmill Run the following ten (10) courses and distances numbered 1 through 10

- 1 N60°13 06 W a distance of 6 21 feet to an iron rod found being the common rear lot corner of Lots 2 and 3
- 2 N62°32 36 W a distance of 59 96 feet to an iron rod found being the common rear lot corner of Lots 3 and 4
- 3 N62°41 26 W a distance of 60 11 feet to an iron rod found, being the common rear lot corner of Lots 4 and 5
- 4 N61°43 16 W a distance of 60 03 feet to an iron rod set for the common rear lot corner of Lots 5 and 6
- 5 N61°39 35 W a distance of 59 97 feet to a 5/8 iron rod found being the common rear lot corner of Lots 6 and 7
- 6 N60°54 40 W a distance of 59 84 feet to an iron rod set for the common rear lot corner of Lots 7 and 8
- 7 N60°21 05 W a distance of 59 42 feet to an iron rod set for the common rear lot corner of Lots 8 and 9
- 8 N59°23 00 W a distance of 68 77 feet to an iron rod set for the common rear lot corner of Lots 9 and 10
- 9 N58°57 53 W, a distance of 74 60 feet to an iron rod found being the common rear lot corner of Lots 10 and 11 and
- 10 N59°03 01W a distance of 95 20 feet to an iron rod set for the northwest corner of said Lot 11 also being the northeast corner of Lot 9 of The Canyon at Red Willow a subdivision recorded by Document Number 200400178 of the P R T C TX

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THENCE with the north line of said The Canyon at Red Willow the following two (2) courses and distances numbered 1 and 2,

- 1 N59°36 55 W a distance of 105 60 feet to a capped (Walker) iron rod found and
- 2 N59°26 24 W a distance of 230 73 feet to an iron pipe found for an ell corner of Lot 5 of said The Canyon at Red Willow also being the northeast corner of Lot 58 Block B of Covered Bridge Section 3 a subdivision recorded in Volume 102 Page 16 of the P R T C TX

THENCE with the north line of said Lot 58 N58°09 08 W, a distance of 232 84 feet to an iron rod found, for the southwest corner of the herein described tract also being the southeast corner of Lot 59 of said Covered Bridge Section 3

THENCE with the eastern line of said Covered Bridge Section 3 the following four (4), courses and distances numbered 1 through 4

- 1 N27°53 32 E a distance of 95 37 feet to an iron rod found
- 2 N28°49 59 E, a distance of 126 73 feet to an iron rod found
- 3 N29°50 16 E a distance of 367 19 feet to an iron rod set and
- 4 N31°42 40 E, a distance of 67 79 feet to an iron rod set for the northeast corner of Lot 62 being also the southeast corner of Lot 63 Block B Covered Bridge Section 2 a subdivision recorded in Volume 102 Page 14 of the P R T C TX

THENCE continuing with the eastern line of said Covered Bridge Section 2 the following eight (8) courses and distances numbered 1 through 8

- 1 N31°41 19 E a distance of 174 47 feet to an iron rod found
- 2 N28°37 22 E a distance of 218 85 feet to an iron rod found
- 3 N24°27 41 E a distance of 36 77 feet to an iron rod found for a northwestern corner of the herein described tract
- 4 S85°03 55 E a distance of 144 44 feet to an iron rod found for an ell corner in Lot 69 of said Covered Bridge Section 2
- 5 N01°08 52 E a distance of 434 35 feet to an iron rod found being the common lot corner of Lots 4 and 5 of said Block A Covered Bridge Section 2
- 6 N76°23 07 E a distance of 83 76 feet to an iron rod found
- 7 N58°23 05 E a distance of 103 85 feet to an iron rod found and
- 8 N72°14 32 E a distance of 39 48 feet to an iron rod found

THENCE continuing with the southeast line of said Covered Bridge Section 2 and the southern line of Covered Bridge Section 1 a subdivision recorded in Volume 102 Page 12 of the P R T C TX the following four (4) courses and distances numbered 1 through 4

- 1 S85°12 02 E a distance of 311 80 feet to an iron rod found
- 2 S70°57 05 E a distance of 74 29 feet to an iron rod found
- 3 S54°17 39 E a distance of 89 19 feet to an iron rod found and
- 4 N44°35 12 E a distance of 45 51 to a nail found in a tree root

THENCE leaving said Covered Bridge boundary line and crossing said Bassford tract, the following five (5) courses and distances numbered 1 through 5

- 1 S22°51 00 E a distance of 41 03 feet to an iron rod set in the center line of Williamson Creek
- 2 S23°25 40 W a distance of 287 00 feet to an iron rod set

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- 3 S06°28'46" W, a distance of 220.74 feet to an iron rod set, for an interior ell corner of the herein described tract
- 4 S83°33'02" E a distance of 522.52 feet to a $\frac{3}{4}$ " iron pipe found and
- 5 N71°54'03" E a distance of 64.53 feet to a $\frac{3}{4}$ " iron pipe found for a northeastern corner of the herein described tract also being a point on the western property line of Lot 2, Oakbridge, a subdivision recorded in Volume 87 Page 52 A of the P R T C TX

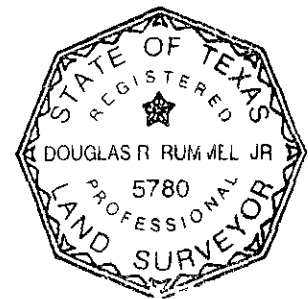
THENCE with the western line of said Oakbridge subdivision the following two (2) courses and distances numbered 1 and 2

- 1 S30°05'40" W a distance of 41.91 feet to a nail found in concrete at the common lot corner of Lots 2 and 3 and
- 2 S29°38'01" W a distance of 298.99 feet to an iron rod found for the southwest corner of Lot 3 of said Oakbridge also being the northern most corner of Lot 10 Block B of Valley View Acres a subdivision recorded in Volume 59 Page 35 of the P R T C TX,

THENCE with the western line of said Valley View Acres the following four (4) courses and distances numbered 1 through 4

- 1 S29°49'06" W a distance of 477.55 feet to an iron rod set in Lot 13
- 2 S29°11'39" W a distance of 431.16 feet to an iron rod set in Lot 18
- 3 S29°23'58" W a distance of 192.92 feet to an iron rod found for the southwest corner of Lot 19 also being a point in the northern right of way of said Moccasin Path and
- 4 S30°46'12" W a distance of 49.89 to the **POINT OF BEGINNING** and containing 44.673 acres of land

Prepared by *D. Rummel Jr* 5/3/07
Douglas R. Rummel Jr ~ R P L S No 5780
Carlson, Brigrance & Doering, Inc
5501 West William Cannon
Austin TX 78749 (512) 280 5160



BLARING BASIS IS FROM COVERED BRIDGE SECTION 3 RECORDED IN VOL 102 PG 16 P R T C TX

