

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 829 BASTROP HIGHWAY NORTHBOUND AND REZONING AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT AND INDUSTRIAL PARK-CONDITIONAL OVERLAY (IP-CO) COMBINING DISTRICT TO PUBLIC (P) 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 single family residence standard lot (I-SF-2) district, and industrial park-conditional overlay (IP-CO) combining district to public (P) district on the property described in Zoning Case No. C14-2007-0183, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.655 acre tract of land, more or less, out of the Santiago Del Valle Ten League Grant, Abstract No. 24, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 829 Bastrop Highway northbound, 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 _____, 2007.

PASSED AND APPROVED

§
§
§

_____, 2007

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

C14-2007-0183

EXHIBIT "A"

City of Austin
(for rezoning purposes)

LEGAL DESCRIPTION

DESCRIPTION OF A 0.655 ACRE (28,545 SQUARE FOOT) TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, AND BEING COMPRISED OF THE FOLLOWING TWO (2) TRACTS: 1) THE EASTERLY PORTION OF A 10,007 SQUARE FOOT TRACT DESCRIBED AS TRACT A IN JUDGEMENT OF COURT IN ABSENCE OF OBJECTION DATED MARCH 4, 1987 TO THE CITY OF AUSTIN, RECORDED IN VOLUME 10153, PAGE 741, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND 2) A 0.569 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED DATED JANUARY 25, 2007 TO THE CITY OF AUSTIN, RECORDED IN DOCUMENT NO. 2007049144, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.655 ACRE (28,545 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a TxDOT Type II concrete monument found having Texas State Plane Coordinate (Central Zone, NAD83, U.S. Feet, Combined Scale Factor=1.00011) values of N=10,057,919.80, E=3,133,603.68, on the east right-of-way line of U.S. Highway 183, a varying width right-of-way, at a corner of the remaining portion of Lot A, Resubdivision of Lot 1, Block 1, Bergstrom Downs No.1, a subdivision recorded in Book 59, Page 11, Plat Records of Travis County, Texas, and being 188.41 feet left of U.S. Highway 183 Engineer's Centerline station 578+01.44;

THENCE, N 16° 58' 20" W, with the east right-of-way line of U.S. Highway 183, at 104.87 feet, pass the most westerly corner of the remaining portion of Lot B of said Resubdivision of Lot 1, Block 1, Bergstrom Downs No.1, and the south corner of the remaining portion of said 21.233 acre tract, and continuing a total distance of 140.70 feet to a 1/2" iron rod with plastic cap stamped "GRANT RPLS 1919" found on the southeast line of said 10,007 square foot tract and on the northwest line of a 30-foot wide gas pipeline easement recorded in Volume 2725, Page 95, Deed Records of Travis County, Texas, for the south corner and the **POINT OF BEGINNING** of this tract;

18320-A.doc

THENCE, N 16° 58' 20" W, across said Tract A, continuing with the east right-of-way line of U.S. Highway 183, a distance of 127.60 feet to a 1/2" iron rod with plastic cap stamped "GRANT RPLS 1919" found on the northwest line of said Tract A, for the west corner of this tract;

THENCE, N 42° 46' 04" E, with the northwest line of said "Tract A", a distance of 23.79 feet to a 5/8" iron rod found at the north corner of said Tract A and at the west corner of said 0.569 acre tract, for an angle point;

THENCE, with the northwest, northeast and southeast lines of said 0.569 acre tract, the following three (3) courses;

- 1) N 42° 06' 11" E, a distance of 200.97 feet to a 1/2" iron rod with plastic cap stamped "ZWA" found for the north corner of this tract;
- 2) S 47° 16' 36" E, a distance of 113.02 feet to a 1/2" iron rod with plastic cap stamped "ZWA" found on the northwest line of said 30-foot wide gas pipeline easement, for the east corner of this tract;
- 3) S 42° 59' 07" W, with the northwest line of said 30-foot wide gas pipeline easement, a distance of 244.55 feet to a 5/8" iron rod found at the south corner of said 0.569 acre tract and at the east corner of said "Tract A", for an angle point;

THENCE, S 42° 10' 57" W, with the southeast line of said "Tract A" and the northwest line of said 30-foot wide gas pipeline easement, a distance of 44.59 feet to the **POINT OF BEGINNING** and containing 0.655 acre (28,545 square feet) of land.

BEARING BASIS NOTE

Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 1983 (CORS96).

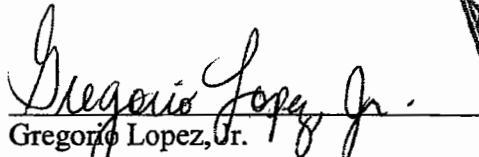
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this 25th day of June, 2007, A.D.

MACIAS & ASSOCIATES, L.P.
South 1st Street
Austin, Texas 78745


Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas



REFERENCES
CITY OF AUSTIN GRID MM-19
T.C.A.D. PARCEL ID. NO. 03-0720-0514 & 0515

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- TXDOT TYPE II CONCRETE MONUMENT FOUND
- 1/2" IRON PIPE FOUND (UNLESS NOTED OTHERWISE)
- ⊙ 1/2" IRON ROD WITH PLASTIC CAP STAMPED "ZWA" FOUND (UNLESS NOTED OTHERWISE)
- 5/8" IRON ROD FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- () RECORD INFORMATION

U.S. HIGHWAY 183
(RIGHT-OF-WAY WIDTH VARIES)

BEARING BASIS NOTE:

ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (CORS96). DISTANCES ARE ADJUSTED TO SURFACE.



**SANTIAGO DEL VALLE
TEN LEAGUE GRANT
ABSTRACT NO. 24**

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

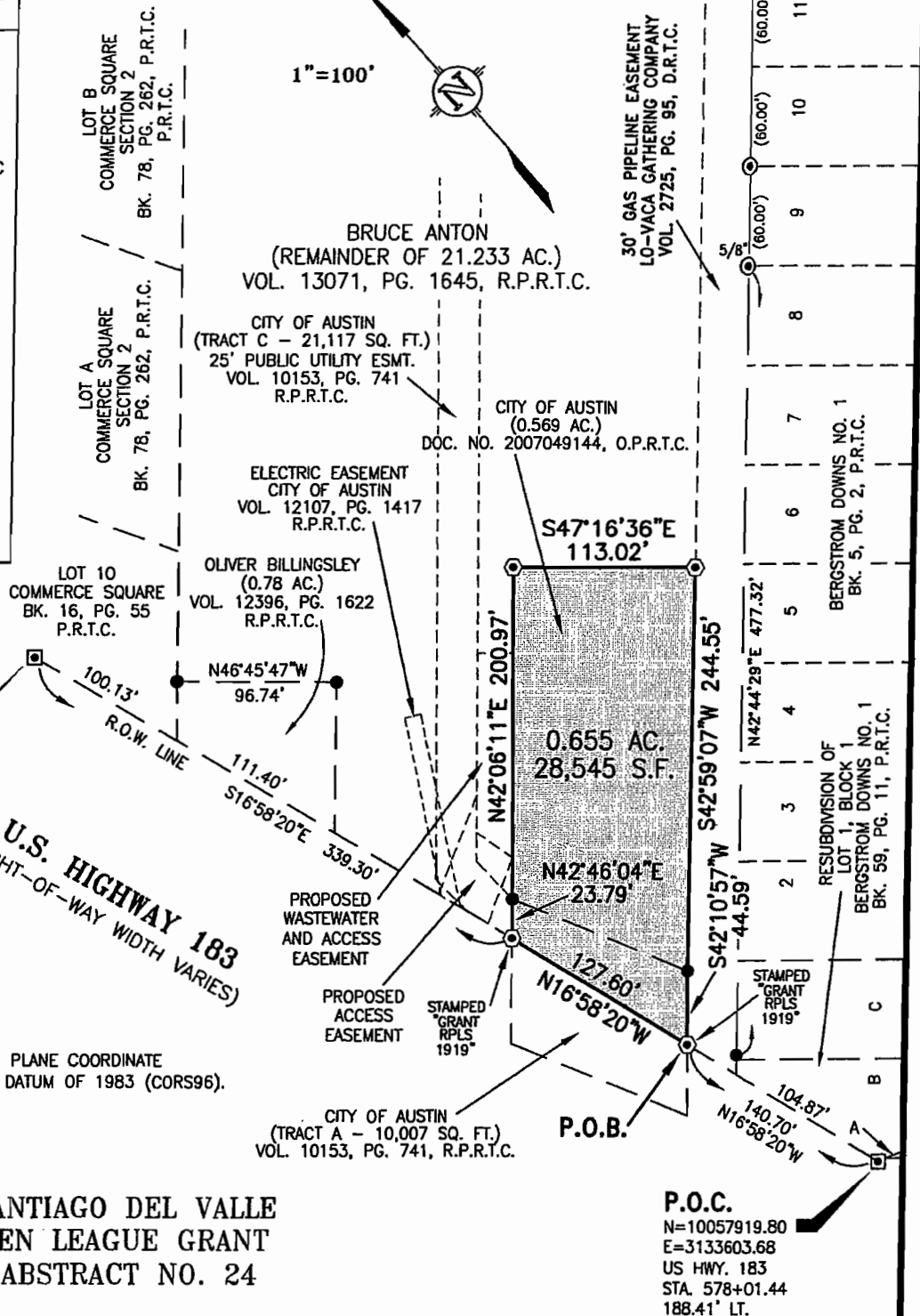
Gregorio Lopez Jr. - June 25, 2007
Gregorio Lopez, Jr. Date:
Registered Professional Land Surveyor
No. 5272 - State of Texas

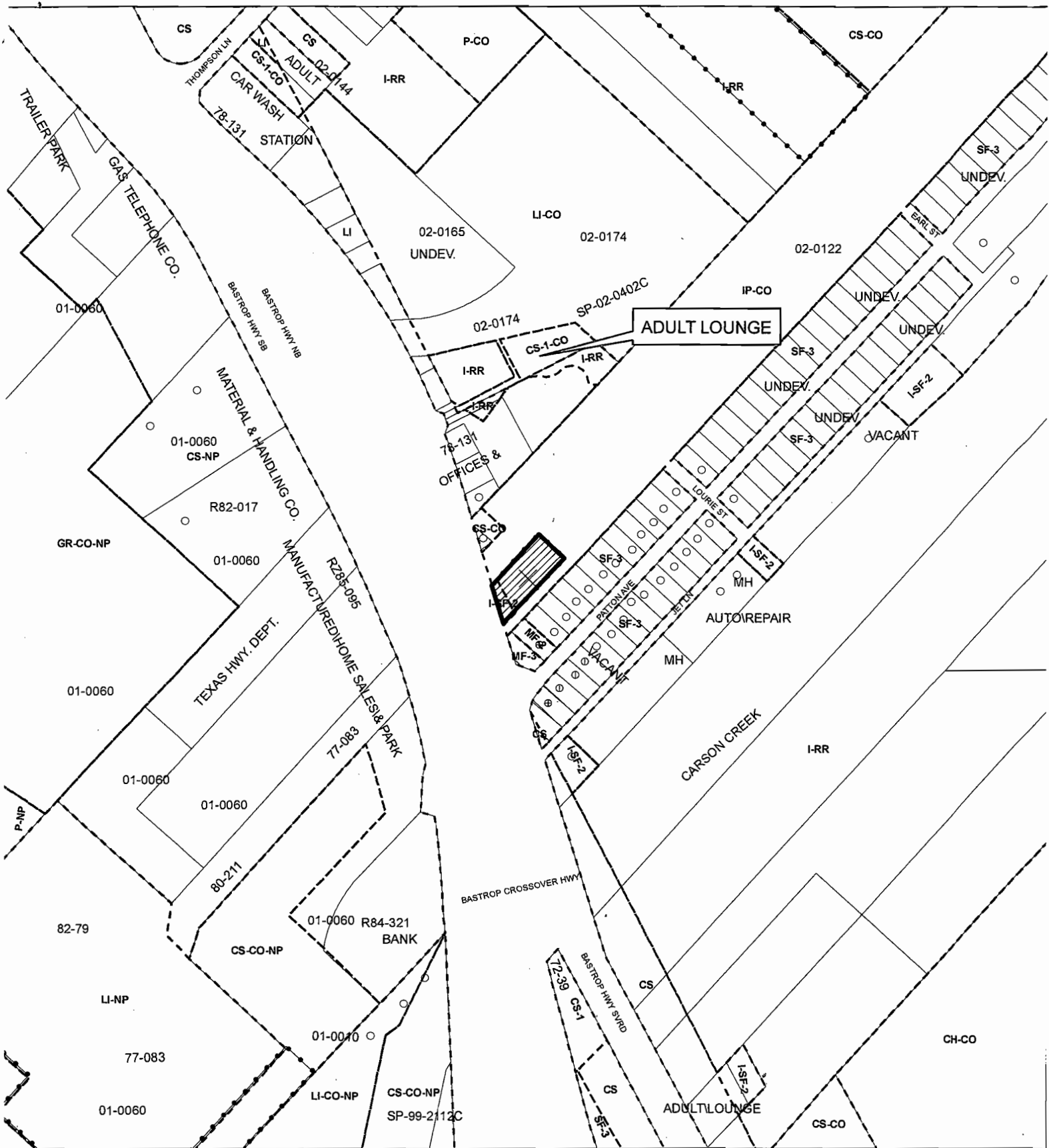
DRAWING: 18320-ADWG SCALE: 1"= 100' DATE: 06-25-07
JOB #183-20-07 DRAWN BY: D.MARTINEZ REF: FB. 50, PG. 67 (ZWA)

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

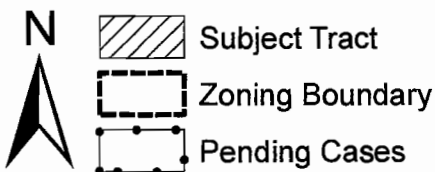
★ ★ ★ ★ ★

5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512)442-7875
FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET





ZONING EXHIBIT B



ZONING CASE#: C14-2007-0183
ADDRESS: 829 BASTROP HWY NB
SUBJECT AREA: 0.65 ACRES
GRID: M19
MANAGER: W. RHOADES



1" = 400' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.