ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10700-10704 LAKELINE MALL DRIVE FROM COMMUNITY COMMERCIAL-MIXED USE (GR-MU) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) 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 community commercial-mixed use (GR-MU) combining district to multifamily residence moderate-high density (MF-4) district on the property described in Zoning Case No. C14-2007-0218, on file at the Neighborhood Planning and Zoning Department, as follows:

A 8.32 acre tract of land, more or less, out of the Rachel Saul League Abstract No. 551, in Williamson 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 10700-10704 Lakeline Mall Drive, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

§
§
_____, 2008 § _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

ALL POINTS SURVEYING, INC.

EXHIBIT "A"

LEGAL DESCRIPTION OF AN 8.32 ACRE (362,536 SQUARE FEET) TRACT OF LAND BEING A PORTION OF 80.285 ACRES OUT OF THE RACHEL SAUL LEAGUE, ABSTACT NO.551, WILLIAMSON COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the Easterly right-of-way line of North Lake Creek Parkway (R.O.W varies) common with the Southwesterly corner of a 90.00 acre tract of land as recorded in Volume 1066, Page 121 of the Deed Records of Williamson County, Texas for the Northwesterly corner of the herein described tract of land;

THENCE N71°16'18"E with the Southerly line of said 90.00 acre tract of land a distance 67.72 feet to an iron rod found for an angle point in the Southerly line of said 90.00 acre tract of land for a Northerly angle point of the herein described tract of land;

THENCE N70°01'53"E with the Southerly line of said 90.00 acre tract of land a distance of 314.28 feet to an iron rod found in the Southerly line of said 90.00 acre tract of land for the Northeasterly corner of the herein described tract of land and being in the boundary agreement line per Document No. 2001036200, common with the Westerly line of Lot 1, Block "A" Northwoods Section 1 as recorded in Cabinet W, Slide 14-16, Plat Records of Williamson County, Texas;

THENCE S19°24'22"E with said Westerly line of Northwoods Section 1 a distance of 765.22 feet to an iron rod found for an angle point in the Westerly line of said Northwoods Section 1 and being in the said boundary agreement line as recorded in Document No. 2001036200 for an angle point in the Easterly line of herein described tract of land;

THENCE S19°35'09"E with the said Westerly line of a Norhtwoods Section 1 a distance of 147.38 feet to an iron rod found for the Southwesterly corner of said Northwoods Section 1 and being in the Northerly R.O.W line of Lakeline Mall Boulevard (R.O.W varies) and being in the boundary agreement line as recorded in Document No. 2001036200 for the Southeasterly corner of the herein described tract of land;

THENCE S70°02'55"W with the Northerly right-of-way line of said Lakeline Mall Boulevard (R.O.W varies) a distance of 197.99 feet to a point for the most Easterly corner of a 0.0657 acre tract of land for roadway purposes as recorded in Volume 1659, Page 141 of the Deed Records of Williamson County, Texas for a point-of-curvature in the Southerly line of herein described land;

THENCE with a curve to the left having a chord bearing S 73°54'07" W a distance of 84.17 feet, an arc distance of 84.18 feet and a radius of 1177.56 feet to a point in the northerly right-of-way line of said Lakeline Mall Boulevard (R.O.W. varies) and being in

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EXHIBIT "A"

the northerly line of said 0.0657 acre tract of land for the most southerly southwest corner of the herein described tract of land;

THENCE N19°41'35"W through and across said 80.285 acre tract of land a distance of 241.31 feet to an interior angle point of the herein described tract of land;

THENCE S71°51'25"W through and across said 80.285 acre tract of land a distance of 241.28 feet to a point in the Easterly right-of-way line of said North Creek Parkway (R.O.W varies) for the most Northerly Southwest corner of the herein described tract of land;

THENCE with a curve to the right having a chord which bears N 06°24'31" W a distance of 150.73 feet, an arc length of 150.89 feet a and radius of 940.12 feet to an iron rod found in the Easterly R.O.W line of said North Lake Creek Parkway (R.O.W varies) to an iron rod found for a point of tangency in the Westerly line of the herein described tract of land;

THENCE N02°08'09W with the Easterly R.O.W line of said North Lake Creek Parkway (R.O.W. varies) a distance of 201.14 feet to an iron rod found for a point of curvature in the Easterly line of the herein described tract of land;

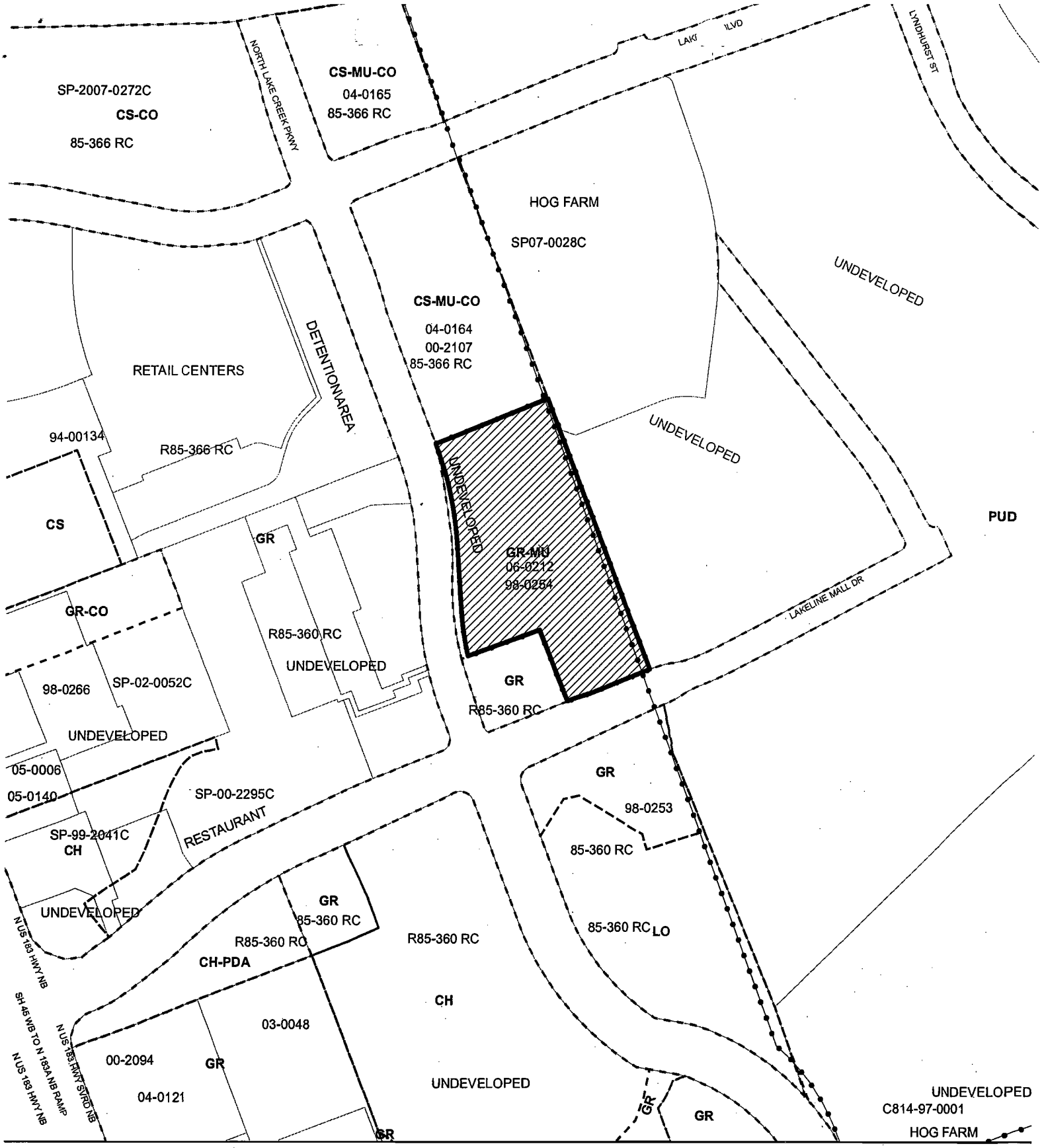
THENCE with a curve to the left having a chord which bears N10°51'23"W a distance of 325.39 feet, an arc length of 326.68 feet and radius of 1060.00 feet and with the Easterly R.O.W line of said North Creek Parkway (R.O.W. varies) to the **PLACE-OF-BEGINNING** containing 8.32 acres (362,536 square feet) of land more or less.

Mark C. Brown **Date** 11-9-06

MARK BROWN
Registered Professional Land Surveyor No. 5059
JOB No. 10R17506

The Bearing Basis for the herein described tract of land is a Westerly line of Lot 1 Block "A" Northwoods Section 1 as recorded in Cabinet W, Slides 14-16 of the Plat Records of Williamson County, Texas which bears S19°24'22"E a distance of 765.22'

STATE OF TEXAS
REGISTERED
MARK C. BROWN
5059
PROFESSIONAL
LAND SURVEYOR



ZONING EXHIBIT B

N

Subject Tract

Zoning Boundary

Pending Cases

ZONING CASE#: C14-2007-0218
ADDRESS: 10700-10704 LAKELINE MALL DR
SUBJECT AREA: 8.32 ACRES
GRID: F40
MANAGER: S. SIRWAITIS

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.

CITY OF AUSTIN FOUNDED 1839