

**ORDINANCE NO. 20080605-010**

**AN ORDINANCE VACATING A PORTION OF DELCOUR DRIVE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Council approves vacating the 12800 block of Delcour Drive, more particularly described in Exhibit A, attached to and incorporated as part of this ordinance, to Riata Vista, L.P. to be used as a private drive for the unified development that encompasses both sides of Delcour Drive.

**PART 2.** Jana Rice of Cunningham-Allen, Inc., on behalf of Riata Vista, L.P., has posted funds of \$341,853 (the appraised fair market value of the area being vacated) with the City, to be deposited after approval of this ordinance.

**PART 3.** The vacation described in Part 1 of the ordinance is contingent upon deposit of the funds, as described in Part 2.

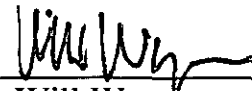
**PART 4.** The vacation is made subject to any easements and restrictions filed of record in Travis County, Texas.

**PART 5.** This ordinance takes effect on June 16, 2008.

**PASSED AND APPROVED**

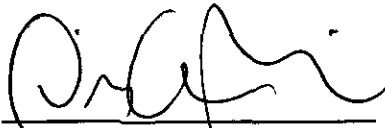
\_\_\_\_\_, June 5 \_\_\_\_\_, 2008

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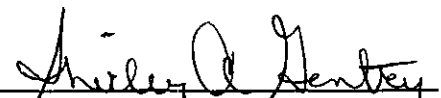
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-441-8987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

Exhibit "A"

City of Austin to  
Rlata Vista LP  
(Right-of-way Vacation)

**1.857 ACRES  
DELCOUR DRIVE RIGHT-OF-WAY**

A DESCRIPTION OF 1.857 ACRES (APPROXIMATELY 80,912 SQUARE FEET), BEING ALL OF DELCOUR DRIVE (80' RIGHT-OF-WAY), A DEDICATED PUBLIC RIGHT-OF-WAY WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS SHOWN ON THE PLAT OF MILWOOD SECTION 20, A SUBDIVISION OF RECORD IN VOLUME 85, PAGE 129D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.857 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a TxDOT Type II disk found in the southwest right-of-way line of Parmer Lane (F. M. 734, 120' right-of-way), same being the north corner of said Delcour Drive, also being a point of curvature in the northeast line of Lot 2, Block A, Milwood Section 20;

**THENCE** South 52°21'45" East, with the southwest right-of-way line of Parmer Lane, same being the northeast right-of-way line of Delcour Drive, a distance of 109.99 feet to a TxDOT Type II disk found at the east corner of Delcour Drive, same being a point of curvature in the northeast line of Lot 1, Block C, Milwood Section 20;

**THENCE** with the southeast right-of-way line of Delcour Drive, same being the northwest line of Lots 1 and 4, Block C, Milwood Section 20, the following five (5) courses and distances:

1. Along a curve to the left, having a radius of 15.00 feet, a delta angle of 89°58'58", an arc length of 23.56 feet, and a chord which bears South 82°12'02" West, a distance of 21.21 feet to a 1/2" rebar with cap set for a point of tangency;
2. South 37°37'02" West, at a distance of 484.96 feet passing a 1/2" rebar found at the common corner of said Lots 1 and 4, and continuing for a total distance of 563.22 feet to a 1/2" rebar found at a point of curvature;
3. Along a curve to the left, having a radius of 560.00 feet, a delta angle of 31°46'39", an arc length of 310.59 feet, and a chord which bears South 21°44'32"

West, a distance of 306.62 feet to a 1/2" rebar found at a point of tangency;

4. South 5°48'28" West, a distance of 82.50 feet to a 1/2" rebar found at a point of curvature;
5. Along a curve to the left, having a radius of 15.00 feet, a delta angle of 88°52'32", an arc length of 23.27 feet, and a chord which bears South 39°08'26" East, a distance of 21.00 feet to a 1/2" rebar found at the southwest corner of said Lot 4, same being the southeast corner of Delcour Drive, also being in the north right-of-way line of Tercello Lane (80' right-of-way);

**THENCE** North 84°15'52" West, with the north right-of-way line of Tercello Lane, same being the south right-of-way line of Delcour Drive, a distance of 110.03 feet to a 1/2" rebar found at the southwest corner of Delcour Drive, same being the southeast corner of Lot 4, Block A, Milwood Section 20;

**THENCE** with the northwest right-of-way line of Delcour Drive, same being the southeast line of Lots 4, 3, and 2, Block A, Milwood Section 20, the following five (5) courses and distances:

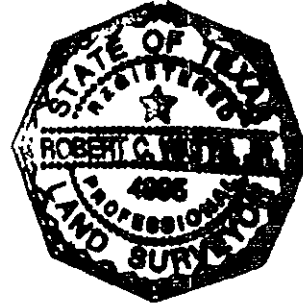
1. Along a curve to the left, having a radius of 15.00 feet, a delta angle of 90°05'27", an arc length of 23.59 feet, and a chord which bears North 50°45'53" East, a distance of 21.23 feet to a 1/2" rebar found at a point of tangency;
2. North 5°58'15" East, a distance of 82.64 feet to a 1/2" rebar found at a point of curvature;
3. Along a curve to the right, having a radius of 640.00 feet, a delta angle of 31°46'14", at an arc length of 90.00 feet passing a 1/2" rebar found at the common corner of said Lots 4 and 3, and continuing for a total arc length of 354.88 feet, and a chord which bears North 21°43'52" East, a distance of 350.35 feet to a 1/2" rebar found at a point of tangency;
4. North 37°37'24" East, at a distance of 78.22 feet passing a 1/2" rebar with cap set for the common corner of said Lots 3 and 2, and continuing for a total distance of 563.05 feet to a 1/2" rebar found at a point of curvature,
5. Along a curve to the left, having a radius of 15.00 feet, a delta angle of 91°31'26", an arc length of 23.96 feet, and a chord which bears North 7°03'16" West, a distance of 21.49 feet to the **POINT OF BEGINNING**, containing 1.857 acres of land, more or less.

Page 3 of 3

Surveyed on the ground December 15, 2006. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/83 HARN values from LCRA control network. Attachments: Drawing 155-003-ROW-VAC. Caps placed on set rebar are plastic, stamped "Chaparral Boundary".

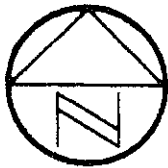
*Watt* *3-12-07*

Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995



*Reviewed: 01-31-08*  
*Amel G. Glover*

REFERENCES  
TCAD Parcel #02-8803-0702  
Austin Grid map J-36



1"=100'

LOT 2  
BLOCK A  
MILWOOD SECTION 20  
B5/129D

LOT 3  
BLOCK A  
MILWOOD SECTION 20  
B5/129D

LOT 4  
BLOCK A  
MILWOOD SECTION 20  
B5/129D

LOT 4  
BLOCK C  
MILWOOD SECTION 20  
B5/129D

LOT 1  
BLOCK C  
MILWOOD SECTION 20  
B5/129D

P.O.B.

PARTNER LANE  
(F.M. 734)  
L1  
(120' R.O.W.)

N37°37'24"E 563.05'  
(N38°23'E 563.22')  
484.83'  
(485.07')

DELCOUR DRIVE  
(80' R.O.W.)

S37°37'02"W 563.22'  
(S38°23'W 563.22')  
484.83'  
(485.07')

78.22'  
(78.22')

78.26'  
(78.22')

1.857 ACRES  
(APPROX. 80,912 SQ. FT.)

C5 C8

C2

C7

L4

L2

L3

TERCELLO LANE  
(80' R.O.W.)

DATE OF SURVEY: 12/15/2006  
PLOT DATE: 3/12/2007  
DRAWING NO.: 155-003-ROW-VAC  
PROJECT NO. 155-003  
SHEET 2 OF 2

Chaparral

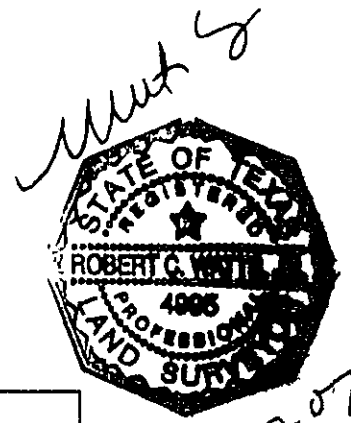
SKETCH TO ACCOMPANY A DESCRIPTION OF 1.857 ACRES (APPROXIMATELY 80,912 SQUARE FEET), BEING ALL OF DELCOUR DRIVE (80' RIGHT-OF-WAY), A DEDICATED PUBLIC RIGHT-OF-WAY WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS SHOWN ON THE PLAT OF MILWOOD SECTION 20, A SUBDIVISION OF RECORD IN VOLUME 85, PAGE 129D OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE,  
1983/93 HARN VALUES FROM LGRA CONTROL NETWORK

ATTACHMENTS: METES AND BOUNDS DESCRIPTION  
155-003-ROW-VAC

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ⊙ TxDOT TYPE II DISK FOUND



LINE TABLE

No.	BEARING	LENGTH	RECORD LINE
L1	S52°21'45"E	109.99'	(110.0')
L2	S05°48'28"W	82.50'	(S07°37'W 82.54')
L3	N84°15'52"W	110.03'	(110.0')
L4	N05°58'15"E	82.64'	(N07°37'E 82.54')

CURVE TABLE

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	89°58'58"	15.00'	15.00'	23.56'	21.21'	S82°12'02"W	(S84°23'W 21.21')
C2	31°46'39"	560.00'	159.40'	310.59'	306.62'	S21°44'32"W	(S23°30'W 308.52')
C3	88°52'32"	15.00'	14.71'	23.27'	21.00'	S39°08'26"E	(S37°25'E 21.21')
C4	90°05'27"	15.00'	15.02'	23.59'	21.23'	N50°45'53"E	(N52°37'E 21.21')
C5	31°46'14"	640.00'	182.13'	354.88'	350.35'	N21°43'52"E	(350.31')
C6	91°31'26"	15.00'	15.40'	23.96'	21.49'	N07°03'16"W	(N05°37'W 21.21')
C7	8°03'28"	640.00'	45.08'	90.00'	89.93'	N09°52'29"E	(N11°39'E 90.03')
C8	23°42'47"	640.00'	134.36'	264.88'	262.99'	N25°45'36"E	(N27°32'E 262.85')

*Chaparral*

DATE OF SURVEY 12/15/2006  
PLOT DATE 3/12/2007  
DRAWING NO. 155-003-ROW-VAC  
PROJECT NO. 155-003  
SHEET 1 OF 2