

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11225 PECAN PARK BOULEVARD FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMERCIAL HIGHWAY SERVICES (CH) 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 (GR) district to commercial highway services (CH) district on the property described in Zoning Case No. C14-2008-0080, on file at the Neighborhood Planning and Zoning Department, as follows:

A 3.935 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract No. 551, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance ,

locally known as the property located at 11225 Pecan Park Boulevard, 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

8

2

28

3

Will Wynn
Mayor

APPROVED: _____ ATTEST: _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

19100 W HWY 29
101 Jonathan Drive Suite 3
Liberty Hill, Texas 78642

3DS, Inc. Land Surveyors

GIS Services
Subdivisions & Topographics
Construction - Commercial - Residential

P.O. Box 858
Liberty Hill, Texas 78642

(512) 515-5886
Fax (512) 515-5878
www.3dsinc.com

METES AND BOUNDS DESCRIPTION

BEING 3.935 ACRES OF LAND, MORE OR LESS, OUT OF THE RACHEL SAUL SUTVEY, ABSTRACT NO. 551, IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED TO SWS, LP, A TEXAS LIMITED PARTNERSHIP, AND SHOWN AS "TRACT 3" OF THE SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2006075474, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 3.935 ACRES BEING MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS AS FOLLOWS;

BEGINNING at an iron rod found at the most Easterly corner of the said 3.935 acre tract of land, point being the most Northerly corner of that certain Lot 1 Block "A" as described in volume 350, page 351 in the official public records of Williamson County, Texas, point being on the Southerly Right-of-Way of Pecan Park Blvd., point being the **POINT-OF-BEGINNING** of the herein described tract of land;

Thence S63°31'18"W following the common property line of the said Lot 1 Block "A" and the said 3.935 acres for a distance of 341.20 feet to an iron rod found for the Southerly corner of the said 3.935 acres, point being on the Northerly R-O-W of an asphalt drive for Lakeline Mall access;

Thence N47°18'35"W following a curve to the left having a radius of 655.61 feet, a delta of 27°32'53" and a chord length of 312.19 feet to a nail found, from which an iron rod bears S39°52'03"W at a distance of 0.17 feet;


Thence N15°40'05"W following a curve to the right having a radius of 20.10 feet, a delta of 90°06'03" and a chord 28.46 feet to an iron rod found, point being on the Eastern R-O-W of Stonestop Blvd.;

Thence N25°14'46"E following the said Eastern R-O-W of Stonestop Blvd. for a distance of 349.00 feet to an iron rod set;

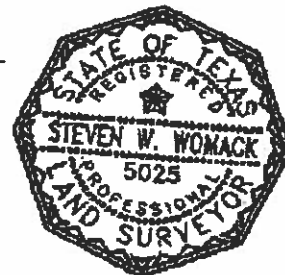
Thence N71°56'01"E following a curve to the right having a radius of 20.49 feet, a delta of 88°32'28" and a chord distance of 28.60 feet to an iron rod found on the said Southerly R-O-W of Pecan Park Blvd.;

Thence S42°57'09"E following a curve to the right having a radius of 760.35 feet, a delta of 39°47'43" and a chord distance of 517.56 feet to an iron rod found;

Thence S22°59'14"E for a distance of 35.49 feet to the **POINT-OF-BEGINNING** containing 3.935 acres of land more or less.


Steven W. Womack
Registered Professional Surveyor
No. 5025, State of Texas

12-27-2007
Date



0 50 100
APPROXIMATE
SCALE IN FEET

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- ⊕ ELECTRIC MANHOLE
- ◆ PEDESTAL
- * LIGHT POLE
- ⊕ PVC PIPE
- ⊕ SIGN
- ⊕ WATER MANHOLE
- ⊕ VALVE
- ▲ NAIL FOUND

COMMENTS TO SCHEDULE B
AS STATED IN GF NO.
0719288-COM.
EFFECTIVE DATE: DECEMBER
12, 2007

CERTIFIED TO: COMMONWEALTH
TITLE
BORROWER: N/A
INSURED: N/A

COMMENTS:
10. A "EASEMENT"
(1522-696) DOES NOT
AFFECT THIS TRACT
10. I "EASEMENT"
(2001046246) DOES NOT
AFFECT THIS TRACT
10. S "EASEMENT" (426-166)
DOES NOT AFFECT THIS TRACT
10. U "UTILITY EASEMENTS"
(1371-46) DOES AFFECT THIS
TRACT

NO EAVES OR OVERHANGS
ARE SHOWN HEREON

NO PORTION OF THE SURVEY SHOWN HEREON LIES WITHIN THE
LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF
THE 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE
ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO.
48491C0308 D ZONE X, DATED JANUARY 3, 1997, FOR
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS
SOCIETY OF PROFESSIONAL SURVEYORS ASSOCIATION STANDARDS AND
SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, TITLE SURVEY AS
DESCRIBED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN
TEXAS, DATED OCTOBER 20, 2000.

STEVE W. WOMACK
REGISTERED PROFESSIONAL SURVEYOR
NO. 5025, STATE OF TEXAS

12-27-07

DATE

SURVEY SKETCH

BEING 3.935 ACRES OF LAND, MORE OR LESS, OUT OF THE RACHEL SAUL
SURVEY, ABSTRACT NO. 551, IN WILLIAMSON COUNTY, TEXAS, AND BEING
THE SAME PROPERTY CONVEYED TO SWS, LP, A TEXAS LIMITED
PARTNERSHIP, AND SHOWN AS "TRACT 3" OF THE SPECIAL WARRANTY
DEED RECORDED IN DOCUMENT NO. 2006075474, OFFICIAL PUBLIC
RECORDS OF WILLIAMSON COUNTY, TEXAS.

DATE: 12-27-2007
DRAWN BY: CORY
FILE NAME: 07-181

PROJ. NO. : 07-181

(R=20.00')
(D=89°49'15")
(T=19.94')
(L=31.35')
R=20.46'
D=88°32'28"
T=19.97'
L=31.86'
C BRG=N 71°58'01" E
C LEN=28.60'

(R=757.98')
(D=39°56'06")
(T=275.39')
(L=528.31')
(C BRG=S 42°57'51" E)
(C LEN=517.68')

R=760.35'
D=38°47'43"
T=275.21'
L=528.11'
C BRG=S 42°57'09" E
C LEN=517.56'

(R=20.00')
(D=89°44'24")
(T=19.91')
(L=31.33')
R=20.10'
D=90°06'03"
T=20.14'
L=31.61'
C BRG=N 15°40'05" W
C LEN=28.46'

(R=655.00')
(D=27°34'23")
(T=160.72')
(L=315.22')
R=655.61'
D=27°32'53"
T=160.72'
L=315.22'
C BRG=N 47°18'35" W
C LEN=312.19'

(S 63°32'54" W)
(S 63°31'18" W)
341.20'
(341.24')

LOT 1 BLOCK "A"
TIMS AUTO WASH
350-351

3DS
Land Surveyors
GPS Services
Subdivisions • Topographic
Construction • Commercial • Boundaries

P.O. BOX 850
LIBERTY HILL, TX 78642
PH: (512) 515-5888
FAX: (512) 515-5878

3DS

Three Dimensional Services

2007-181 two sheets for plot drawn by 50253254 swn.dwg, 12/28/2007 3:03:09 PM

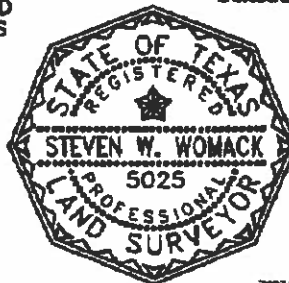
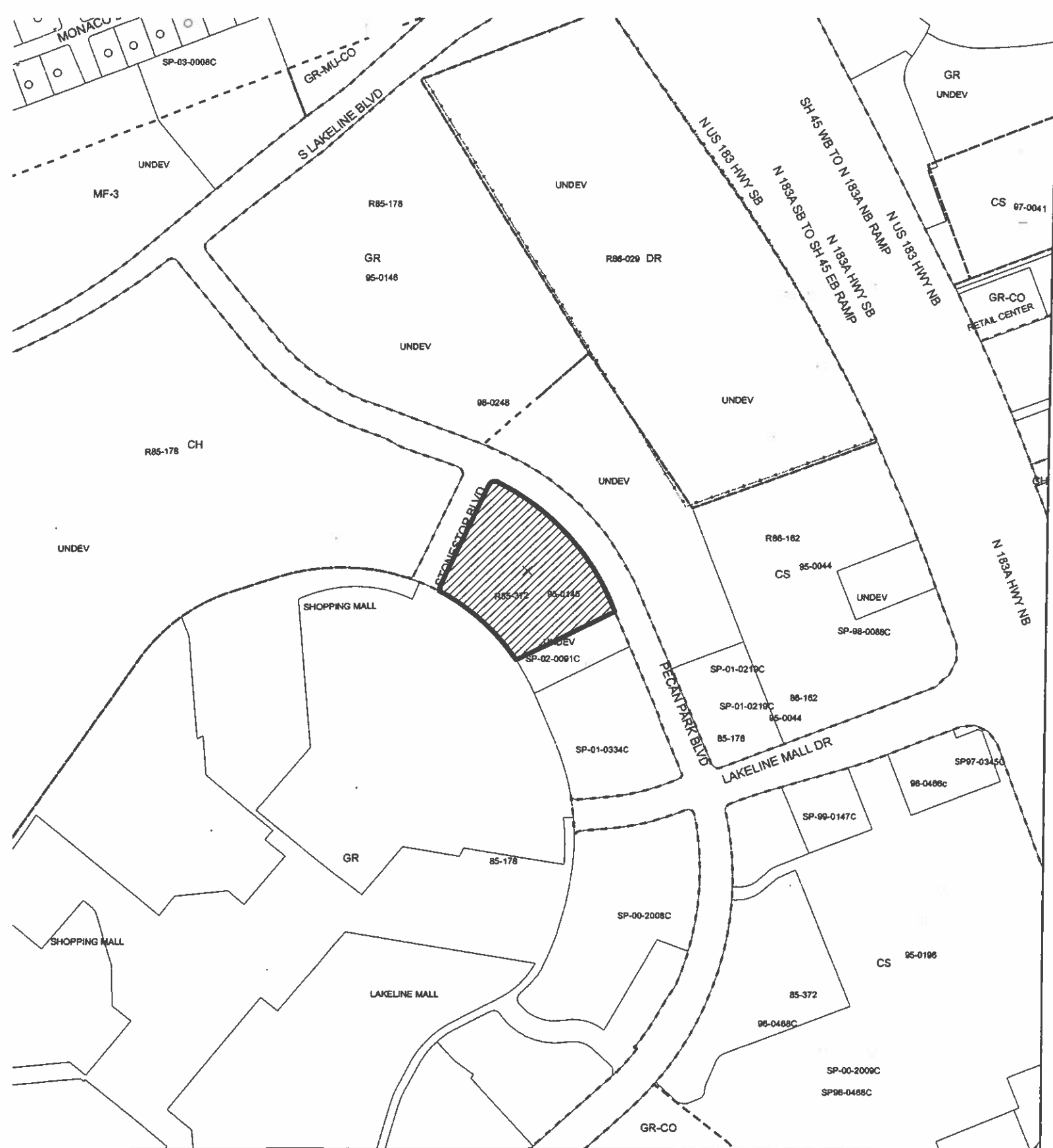


Exhibit A



ZONING EXHIBIT B



SUBJECT TRACT



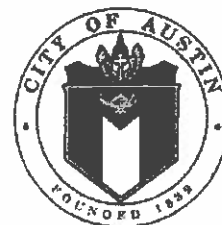
ZONING BOUNDARY



PENDING CASE

OPERATOR: S. MEEKS

ZONING CASE#: C14-2008-0080
ADDRESS: 11225 PECAN PARK BLVD
SUBJECT AREA: 3.935 ACRES
GRID: F40
MANAGER: S. SIRWAITIS



1" = 400'

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.