

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE 14000 BLOCK OF U.S. HIGHWAY 183 NORTH FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES (CS) 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-conditional overlay (GR-CO) combining district and general commercial services (CS) district to commercial highway services (CH) district on the property described in Zoning Case No. C14-2008-0091, on file at the Neighborhood Planning and Zoning Department, as follows:

A 7.23 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 the 14000 Block of U.S. Highway 183 North, 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



THREE DIMENSIONAL SERVICES
SHIPPING ADDRESS:
13100 W HWY 29
101 Jonathan Drive Suite 3
Liberty Hill, Texas 78642

3DS, Inc. Land Surveyors

G.P.S. Services
Subdivisions • Topographic
Construction • Commercial • Boundaries

MAILING ADDRESS:

P.O. Box 850
Liberty Hill, Texas 78642

(512) 515-5888
Fax (512) 515-5878
www.3DSinc.com

EXHIBIT "A"

FIELD NOTES

BEING 7.23 ACRES OF LAND, MORE OR LESS, OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF 1.) 2W HOMESTEAD, LP 20.336 ACRES IN DOC. 2001095791 2.) 2W HOMESTEAD, LP 25.09 ACRES IN DOC 2006004060 AND 3.) THE CELESTINE HESTER WOLF FAMILY PARTNERSHIP, LP 2.4105 ACRES IN DOC 2001095791, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at an iron rod set on the west right-of-way of U.S. 183 at the northeast corner of Lakeline Crossing of record in Document No. 2006003966 OPRWC, being also at the southeast corner of the referenced 20.336 acre tract, for the southeast corner of the herein described tract;

THENCE S 69 deg 52 min 14 sec W 608.96 feet to an iron rod found at the northwest corner of the said Lakeline Crossing tract;

THENCE S 68 deg 14 min 11 sec W 17.55 feet to a PK nail found at the southwest corner of the said 20.336 acre tract;

THENCE S 69 deg 58 min 52 sec W 259.46 feet to a point on the east right-of-way of Pecan Park Blvd., for the southwest corner of the herein described tract;

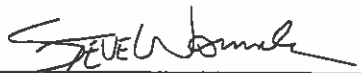
THENCE with a curve to the left whose radius = 847.98 feet, tangents = 83.76 feet, arc = 166.98 feet and whose chord bears N 42 deg 29 min 16 sec W 166.71 feet to a point, for the northwest corner of the herein described tract;

THENCE traversing across the referenced 2W Homestead tracts the following courses and distances:

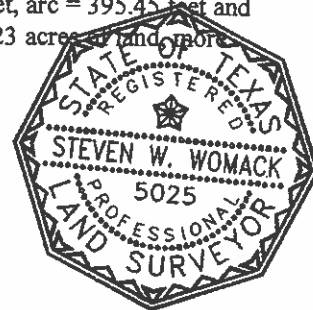
1. N 37 deg 15 min 00 sec E 210.56 feet to a point.
2. with a curve to the right whose radius = 747.86 feet, tangents = 142.18 feet, arc = 281.01 feet and whose chord bears N 46 deg 14 min 39 sec E 279.36 feet to a point.
3. with a curve to the left whose radius = 41.88 feet, tangents = 97.28 feet, arc = 97.52 feet and whose chord bears N 72 deg 39 min 16 sec E 76.94 feet to a point.
4. with a curve to the right whose radius = 10.00 feet, tangents = 5.39 feet, arc = 9.88 feet and whose chord bears N 35 deg 13 min 02 sec E 9.48 feet to a point.
5. with a curve to the left whose radius = 3206.57 feet, tangents = 189.02 feet, arc = 377.59 feet and whose chord bears N 60 deg 08 min 56 sec E 377.38 feet to a point on the said west right-of-way of U.S. 183, for the northeast corner of the herein described tract;

THENCE with a curve to the right whose radius = 5529.75 feet, tangents = 26.83 feet, arc = 53.67 feet and whose chord bears S 29 deg 45 min 26 sec E 53.67 feet to an iron rod set;

THENCE continuing with said curve to the right whose radius = 5529.75 feet, tangents = 197.81 feet, arc = 395.45 feet and whose chord bears S 27 deg 28 min 07 sec E 395.36 feet to the point of BEGINNING containing 7.23 acres of land, more or less.


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

4-14-08
Date



0 100 200

APPROXIMATE
SCALE IN FEET

LEGEND

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

SURVEY SKETCH

BEING 7.23 ACRES OF LAND, MORE OR LESS, OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, IN WILLIAMSON COUNTY, TEXAS, AND BEING PORTION OF 1.) 2W HOMESTEAD, LP 20.336 ACRES IN DOC. 2001095791 2.) 2W HOMESTEAD, LP 25.09 ACRES IN DOC 2006004060 AND 3.) THE CELESTINE HESTER WOLF FAMILY PARTNERSHIP, LP 2.4105 ACRES IN DOC 2001095791, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

**CLESTINE HESTER WOLF
FAMILY PARTNERSHIP L.P.
2.4105 AC. EXHIBIT "B",
DOC. 2001095791**

**2W HOMESTEAD, L.P.
20.336 ACRES
DOC. 2001095791**

**R=747.86'
T=142.18'
L=281.01'
C LEN=279.36'
BRG=N46°14'39"E**

**2W HOMESTEAD, L.P.
25.09 ACRES
DOC. 2006004060**

**R=41.88'
T=97.28'
L=97.52'
C LEN=76.94'
BRG=N72°39'16"E**

**R=3206.57'
T=189.02'
L=377.59'
C LEN=377.38'
BRG=N60°08'56"E**

**R=10.00'
T=5.39'
L=9.88'
C LEN=9.48'
BRG=N35°13'02"E**

7.23 ACRES

TEXAS
TRANSPORTATION
COMMISSION
0.140 ACRE
RIGHT-OF-WAY TAKE
DOC. NO. 2002004014

TEXAS
TRANSPORTATION
COMMISSION
0.523 ACRE
RIGHT-OF-WAY TAKE
DOC. NO. 2000085717

**R=5529.77'
T=197.81'
L=395.45'
C LEN=395.36'
BRG=S27°28'07"E**

TEXAS
TRANSPORTATION
COMMISSION
0.550 ACRE
RIGHT-OF-WAY TAKE

CITY OF AUSTIN
0.449 ACRES
V 12583 PG. 539

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

3DS

Three Dimensional Services

2/10/18 3:594 acre true topdsectioning.dwg, 4/15/2008 13:33:05 AM

DATE: 04-14-2008
DRAWN BY: CORY
FILE NAME: SACZONING.DWG

PROJ. NO. : 07-181

FOR ZONING PURPOSES ONLY.

PECAN PARK BLVD.
(100' R.O.W.)

4-14-08

DATE

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

