

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 3401 PAISANO TRAIL FROM SINGLE FAMILY**
3 **RESIDENCE STANDARD LOT (SF-2) DISTRICT TO PUBLIC (P) DISTRICT.**
4

5 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
6

7 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
8 change the base district from single family residence standard lot (SF-2) district to public
9 (P) district on the property described in Zoning Case No. C14-2008-0106, on file at the
10 Neighborhood Planning and Zoning Department, as follows:
11

12 A 18.98 acre tract of land, more or less, out of the Theodore Bissell League
13 Abstract No. 3, Travis County, the tract of land being more particularly described
14 by metes and bounds in Exhibit "A" incorporated into this ordinance,
15

16 locally known as 3401 Paisano Trail, in the City of Austin, Travis County, Texas, and
17 generally identified in the map attached as Exhibit "B".
18

19 **PART 2.** This ordinance takes effect on _____, 2008.
20

21
22 **PASSED AND APPROVED**
23

24 §
25 §
26 _____, 2008 § _____
27

28 Will Wynn
29 Mayor
30

31 **APPROVED:** _____ **ATTEST:** _____
32 David Allan Smith Shirley A. Gentry
33 City Attorney City Clerk

**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

EXHIBIT A

FIELD NOTE DESCRIPTION OF 18.98 ACRES OF LAND OUT OF THE THEODORE BISSELL LEAGUE ABSTRACT No. 3 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO BERNARD H. LUNDELIUS AND ERNEST L. LUNDELIUS, JR., BY WARRANTY DEED RECORDED IN VOLUME 6454 PAGE 1273 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at a fence corner post in the North right-of-way line of Paisano Trail and in the South line of that certain (29 ½ acre) tract of land as conveyed to E. L. Lundelius and wife, Hazel Lundelius by deed recorded in Volume 722 Page 515 of the Deed Records of Travis County, Texas, for the Southeast corner of that certain tract of land as conveyed to Bernard H. Lundelius and Ernest L. Lundelius, Jr. by Warranty Deed recorded in Volume 6454 Page 1273 of the Deed Records of Travis County, Texas, and for the Southwest corner of that certain (7.29 acre) tract of land as conveyed to Wm. A. Nichols, et ux, by deed recorded in Volume 2176 Page 138 of the Deed Records of Travis County, Texas, and being the Southeast corner and **PLACE OF BEGINNING** of the herein described tract, and from which a ½" iron rod found in the North right-of-way line of Paisano Trail for the southerly Southeast corner of said Nichols (7.29 acre) tract and for the Southwest corner of that certain (1.50 acre) tract of land as conveyed to Zion Rest Baptist Church by deed recorded in Volume 9587 Page 855 of the Real Property Records of Travis County, Texas, bears S 59 deg. 45' 33" E 185.26 ft. and also from which a ½" iron rod found in the South right-of-way line of Paisano Trail for the Northwest corner of that certain (7.531 acre) tract of land as conveyed to Zion Rest Baptist Church by deed recorded in Volume 12723 Page 1369 of the Real Property Records of Travis County, Texas, bears N 66 deg. 40' 06" W 275.67 ft. (direct tie);

THENCE with the North right-of-way line of and with the South line of said Lundelius (29 ½ acre) tract, N 59 deg. 25' 06" W 1093.60 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the point of intersection with the East right-of-way line of Brodie Lane and for the Southeast corner of that certain tract of land as conveyed to the City of Austin by Street Deed recorded in Volume 9319 Page 733 of the Real Property Records of Travis County, Texas, and being a Southwesterly angle corner of this tract;

THENCE entering the interior of said Lundelius (29 ½ acre) tract and the interior of said Bernard and Ernest Lundelius tract with the East right-of-way line of Brodie Lane as defined by said Street Deed to the City of Austin, the following four (4) courses;

- 1) N 31 deg. 13' 48" E 4.22 ft. to a ½" iron rod found for a point of curvature;
- 2) along a curve to the right with a radius of 15.00 ft. for an arc length of 24.52 ft. and which chord bears N 11 deg. 41' 00" W 21.88 ft. to a ½" iron rod found for a point of compound curvature;
- 3) along a curve to the right with a radius of 880.15 ft. for an arc length of 22.54 ft. and which chord bears N 35 deg. 24' 25" E 22.54 ft. to a square-head bolt found for a point of tangency;
- 4) N 36 deg. 16' 39" E 160.06 ft. to a ½" iron rod found for the Southwest corner of that certain (1.513 acre) tract of land as described in that Notice of Lis Pendens recorded in Volume 9880 Page 885 of the Real Property Records of Travis County, Texas, and being an angle corner of this tract;

THENCE leaving the East right-of-way line of Brodie Lane and continuing across the interior of said Lundelius (29 ½ acre) tract and said Bernard and Ernest Lundelius tract with the South line of said (1.513 acre) tract, the following two (2) courses;

- 1) S 59 deg. 40' 08" E 190.83 ft. to a PK nail set in the concrete base of a fence angle post;
- 2) S 84 deg. 44' 12" E 291.41 ft. to a ½" iron rod found for the Southeast corner of said (1.513 acre) tract, and being an angle corner of this tract;

THENCE continuing across the interior of said Lundelius (29 ½ acre) tract and said Bernard and Ernest Lundelius tract with the East line of said (1.513 acre) tract, N 23 deg. 18' 33" E 140.00 ft. to a 5/8" iron rod found for the Northeast corner of said (1.513 acre) tract, and being an angle corner of this tract;

THENCE continuing across the interior of said Lundelius (29 ½ acre) tract and said Bernard and Ernest Lundelius tract with the North line of said (1.513 acre) tract, the following two (2) courses;

- 1) N 66 deg. 45' 45" W 180.00 ft. to a 60D nail found;
- 2) S 80 deg. 17' 16" W 334.65 ft. to a 60D nail found in asphalt in the East right-of-way line of Brodie Lane for the Northwest corner of said (1.513 acre) tract, and being an angle corner of this tract;

THENCE continuing across the interior of said Lundelius (29 ½ acre) tract and said Bernard and Ernest Lundelius tract with the East right-of-way line of Brodie Lane as defined by said Street Deed to the City of Austin, the following three (3) courses;

- 1) N 36 deg. 23' 15" E 41.82 ft. to a ½" iron rod found;
- 2) N 53 deg. 42' 38" E 79.31 ft. to a ½" iron rod found;
- 3) N 36 deg. 37' 34" E 197.08 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" in the center of the bed of a branch of Williamson Creek for a point of intersection with the North line of said Lundelius (29 ½ acre) tract and with the North line of said Bernard and Ernest Lundelius tract, and being the Northwest corner of this tract, and from which a 3/8" iron rod found in the East right-of-way line of Brodie Lane for the Southwest corner of Lot 5, Cannon Oaks, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 87 Page 32A of the Plat Records of Travis County, Texas, bears N 36 deg. 37' 34" E 83.58 ft., and also from which a brass disk in concrete found for City of Austin EUD Monument No. 345 bears N 03 deg. 10' 03" E 1003.41 ft. (direct tie);

THENCE leaving the East right-of-way line of Brodie Lane with the North line of said Lundelius (29 ½ acre) tract and with the North line of said Bernard and Ernest Lundelius tract, and with the center of the bed of said branch of Williamson Creek, the following two (2) courses;

- 1) N 80 deg. 49' 11" E 617.64 ft. to a ½" iron rod found;
- 2) N 88 deg. 11' 46" E 40.42 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for a Northerly angle corner of said Lundelius (29 ½ acre) tract and for a Northerly angle corner of said Bernard and Ernest Lundelius tract, and from which a 60D nail found in concrete for the South corner of Lot 3 and for the Southeast corner of Lot 5, of said Cannon Oaks, and for the most northerly Southwest corner of that certain (147.282 acre) tract of land as conveyed to the City of Austin by Special Warranty Deed recorded in Document No. 2000015881 of the Official Public Records of Travis County, Texas, bears N 20 deg. 34' 23" W 61.32 ft.;

THENCE leaving the bed of said branch of Williamson Creek with the Northeast line of said Lundelius (29 1/2 acre) tract and the Northeast line of said Bernard and Ernest Lundelius tract, S 59 deg. 17' 43" E 503.44 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" at the base of a leaning fence corner post for the most Easterly or Northeast corner of said Bernard and Ernest Lundelius tract and for the Northwest corner of the aforementioned Wm. A. Nichols (7.29 acre) tract, and being an angle corner of said City of Austin (147.282 acre) tract, and being the most Easterly or Northeast corner of this tract, and from which a fence corner post found for the Northeast corner of said Nichols (7.29 acre) tract, and for the Northeast corner of said Lundelius (29 1/2 acre) tract and for an angle corner of said City of Austin (147.282 acre) tract bears S 59 deg. 17' 43" E 423.69 ft.;

THENCE crossing the interior of said Lundelius (29 1/2 acre) tract with the East line of said Bernard and Ernest Lundelius tract and with the West line of said Nichols (7.29 acre) tract, S 29 deg. 25' 29" W 953.37 ft. to the **PLACE OF BEGINNING** containing 18.98 acres of land.

SURVEYED: January 12, 2004.



Holt Carson

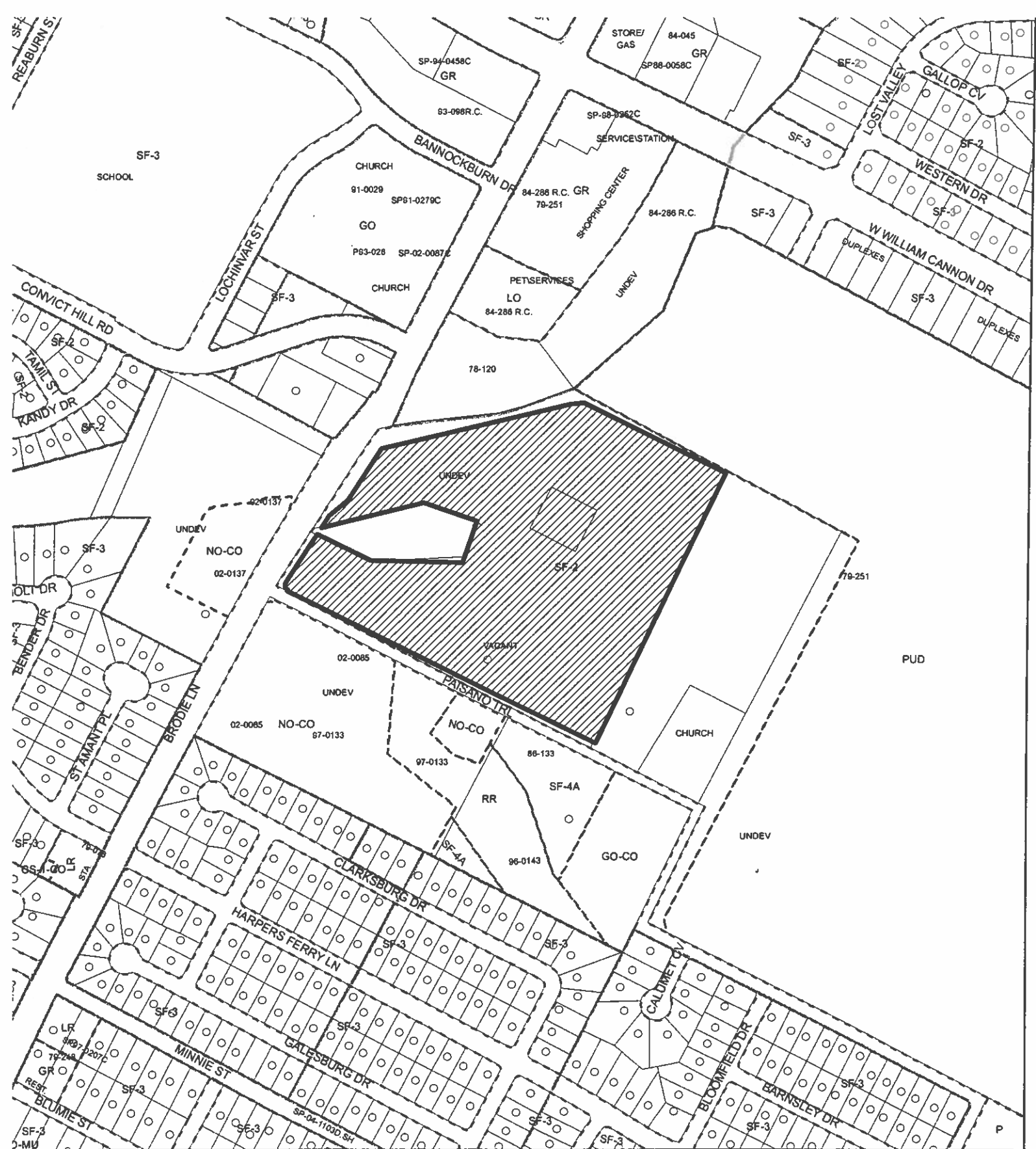
Registered Professional Land Surveyor No. 5166



see accompanying map: B 705138




FIELD NOTES REVIEWED

By John H. Moore Date 1-28-2004
Engineering Support Section
Department of Public Works
and Transportation



ZONING EXHIBIT B



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING CASE#: C14-2008-0106
ADDRESS: 3401 PAISANO TRL
SUBJECT AREA: 18.98 ACRES
GRID: E17
MANAGER: W. RHOADES

OPERATOR: S. MEEKS



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.