

ORDINANCE NO. 20080724-120

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED ALONG GREGG LANE AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE SMALL LOT (I-SF-4A) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) 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 interim single family residence small lot (I-SF-4A) district to single family residence small lot (SF-4A) district on the property described in Zoning Case No C14-2008-0013, on file at the Neighborhood Planning and Zoning Department, as follows

A 61.982 acre tract of land, more or less, out of the Mariguita Castro League Survey No 50, Abstract 160 in Travis County, being both Tract One and Tract Two (the Save and Except tract); the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as the property located along Gregg Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B"

PART 2. This ordinance takes effect on August 4, 2008

PASSED AND APPROVED

_____, July 24, 2008 §
 §
 § _____
 Will Wynn
 Mayor

APPROVED: _____ **ATTEST:** _____
 David Allan Smith Shirley A Gentry
 City Attorney City Clerk

EXHIBIT A
FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MARIGUITA CASTRO LEAGUE SURVEY NO. 50, ABSTRACT 160 SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT 62.491 ACRES TRACT OF LAND CONVEYED TO CANTARRA VENTURES, LTD. IN DOCUMENT NO. 2006068760 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 61 982 ACRES (TRACT 1), SAVE AND EXCEPT 1.489 ACRES (TRACT 2) OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(TRACT 1)

BEGINNING, at an iron rod found in the north right-of-way line of Howard Lane, a varying width right-of-way, at the most southerly corner of said Cantarra Ventures Ltd tract, being also the most westerly corner of that certain tract of land described as 24 906 acres, conveyed to Ada M Ellison in Volume 11688, Page 462 of the Real Property Records of Travis County, Texas, for the south corner and **POINT OF BEGINNING** of the herein described total 61 982 acre tract of land ,

THENCE, with the north right-of-way line of said Howard Lane, N59°22'39"W, a distance of 265 21 feet to a concrete monument set at the southwest corner of that certain tract of land conveyed to Horizon Bank and Trust, SSB (Compass Bank) in Volume 12839, Page 1191 of the Real Property Records of Travis County, Texas,

THENCE, with the common boundary line of said Cantarra Ventures Ltd and said Horizon Bank tracts the following five (5) courses and distances, numbered 1 through 5,

- 1 N30°36'38"E, a distance of 319 94 feet to an iron rod set,
- 2 N59°23'22"W, a distance of 391 29 feet to an iron rod set,
- 3 S31°22'27"W, a distance of 254 69 feet to an iron rod set,
- 4 with curve to left having a radius of 25 00 feet, an arc length of 39 60 feet and whose chord bears, S14°00'23"E, a distance of 35 59 feet to an iron rod set, and
- 5 S30°37'21"W, a distance of 39 86 feet to an iron rod set in the north right-of-way line of said Howard Lane,

THENCE, with the north right-of-way line of said Howard Lane, N59°22'39"W, a distance of 98 07 feet to an iron rod found at the most southerly corner of that certain tract of land conveyed to Jorge L Gonzalez in Document No 2002004523 of the Official Public Records of Travis County, Texas, for the southwest corner of the herein described tract,

THENCE, departing said north right-of-way line of said Howard Lane, following the common boundary line of said Cantarra Ventures Ltd and Jorge L Gonzalez tracts the following four (4) courses and distances, numbered 1 through 4,

- 1 N29°01'38"E, a distance of 228 35 feet to an iron rod found,
- 2 N44°07'54"W, a distance of 94 91 feet to an iron rod found,
- 3 N63°49'40"W, a distance of 40 71 feet to a concrete monument set, and
- 4 N31°22'27"E, a distance of 792 35 feet to an iron rod set, for a northeast corner of the herein described tract,

THENCE, continuing across said Cantarra Ventures Ltd tract, the following four (4) courses and distances, numbered 1 through 4,

- 1 S58°37'33"E, a distance of 110 48 feet to an iron rod set,
- 2 with curve to left having a radius of 468 00 feet, an arc length of 53 15 feet and whose chord bears, N04°24'19"E, a distance of 53 12 feet to an iron rod set,

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- 3 N01°09'06"E, a distance of 226 30 feet to an iron rod set, and
- 4 with curve to left having a radius of 20 00 feet, an arc length of 31 42 feet and whose chord bears, N43°50'54"W, a distance of 28 28 feet to an iron rod set,

THENCE, with the common boundary line of said Cantarra Ventures Ltd and Horizon Bank tracts, the following thirty-five (35) courses and distances, numbered 1 through 35,

- 1 N88°50'54"W, a distance of 39 96 feet to an iron rod set,
- 2 N01°09'06"E, a distance of 165 00 feet to a concrete monument set,
- 3 S88°50'54"E, a distance of 6 96 feet to an iron rod set,
- 4 N01°09'06"E, a distance of 115 00 feet to an iron rod set,
- 5 N88°50'54"W, a distance of 16 14 feet to an iron rod set,
- 6 N01°09'06"E, a distance of 50 00 feet to an iron rod set,
- 7 S88°50'54"E, a distance of 17 99 feet to an iron rod set,
- 8 N01°09'06"E, a distance of 116 28 feet to an iron rod set,
- 9 N80°37'03"W, a distance of 1 17 feet to an iron rod set,
- 10 N11°45'04"E, a distance of 111 29 feet to an iron rod set,
- 11 N78°14'56"W, a distance of 16 65 feet to an iron rod set,
- 12 N11°45'04"E, a distance of 50 00 feet to an iron rod set,
- 13 S78°14'56"E, a distance of 19 65 feet to an iron rod set,
- 14 N11°45'04"E, a distance of 115 00 feet to an iron rod set,
- 15 N70°53'03"W, a distance of 74 83 feet to an iron rod set,
- 16 N58°18'30"W, a distance of 118 91 feet to an iron rod set,
- 17 N23°00'09"E, a distance of 209 39 feet to an iron rod set,
- 18 N72°44'36"E, a distance of 70 51 feet to an iron rod set,
- 19 N69°51'19"E, a distance of 117 70 feet to an iron rod set,
- 20 N66°47'50"E, a distance of 64 87 feet to a concrete monument set,
- 21 N75°37'13"E, a distance of 111 37 feet to an iron rod set,
- 22 N84°09'07"E, a distance of 12 70 feet to an iron rod set,
- 23 S00°49'08"E, a distance of 294 63 feet to an iron rod set,
- 24 S80°16'43"E, a distance of 121 79 feet to an iron rod set,
- 25 S58°24'01"E, a distance of 248 98 feet to an iron rod set,
- 26 N31°35'59"E, a distance of 115 00 feet to an iron rod set,
- 27 N58°24'01"W, a distance of 7 99 feet to an iron rod set,
- 28 N31°35'59"E, a distance of 164 83 feet to an iron rod set,
- 29 S58°14'27"E, a distance of 7 99 feet to an iron rod set,
- 30 N31°35'59"E, a distance of 165 00 feet to a concrete monument set,
- 31 S58°14'27"E, a distance of 29 17 feet to an iron rod set,
- 32 with curve to left having a radius of 25 00 feet, an arc length of 21 03 feet and whose chord bears, S82°20'09"E, a distance of 20 41 feet to an iron rod set,
- 33 with curve to right having a radius of 50 00 feet, an arc length of 26 23 feet and whose chord bears, N88°35'56"E, a distance of 25 93 feet to an iron rod set,
- 34 N31°45'33"E, a distance of 368 98 feet to an iron rod found, and
- 35 S59°01'41"E, a distance of 656 91 feet to a iron rod found, for the northeast corner of the herein described tract, also being a point on the western boundary line of a 124 537 acre tract of land conveyed to Pflugerville I S D in Vol 9509, Pg 234, Real Property Records of Travis County, Texas,

THENCE, with the west boundary line of said Pflugerville I S D Tract, S30°58'19"W, a distance of 275 23 feet to an iron rod found at the southwest corner of said Pflugerville I S D tract, being also the northwest corner of said Ellison 24 906 acre tract,

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THENCE, with the west line of said Ellison 24 906 acre tract, S31°25'29"W, a distance of 2748 98 feet to the **POINT OF BEGINNING** and containing 61 982 acres of land

**SAVE & EXCEPT
(TRACT 2)**

BEGINNING, at an iron rod found in the north right-of-way line of Howard Lane, at the most southerly corner of said Cantarra Ventures Ltd tract, being also the most westerly corner of that certain tract of land described as 24 906 acres, conveyed to Ada M Ellison in Volume 11688, Page 462 of the Real Property Records of Travis County, Texas, for the **POINT OF REFERENCE** of the herein described tract,

THENCE, crossing said Cantarra Ventures Ltd tract, N04°33'17"E, a distance of 1146 52 feet to an iron rod set, for the southeast corner and **POINT OF BEGINNING** of the herein described 1 489 acre tract of land,

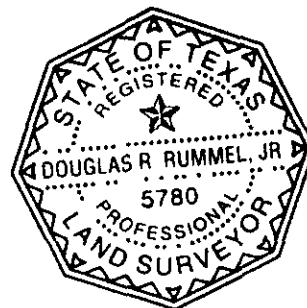
THENCE, crossing said Cantarra Ventures Ltd tract, the following fifteen (15) courses and distances, numbered 1 through 15,

- 1 N59°23'22"W, a distance of 49 80 feet to an iron rod set,
- 2 with curve to left having a radius of 325 00 feet, an arc length of 78 89 feet and whose chord bears, N66°20'36"W, a distance of 78 70 feet to an iron rod set,
- 3 N73°17'51"W, a distance of 22 48 feet to an iron rod set,
- 4 with curve to right having a radius of 20 00 feet, an arc length of 29 78 feet and whose chord bears, N30°38'08"W, a distance of 27 11 feet to an iron rod set,
- 5 with curve to left having a radius of 532 00 feet, an arc length of 100 97 feet and whose chord bears, N06°35'21"E, a distance of 100 82 feet to an iron rod set,
- 6 N01°09'06"E, a distance of 136 30 feet to an iron rod set for the northwest corner of the herein described tract,
- 7 S88°50'54"E, a distance of 118 00 feet to an iron rod set,
- 8 S74°12'37"E, a distance of 100 00 feet to an iron rod set,
- 9 S58°38'08"E, a distance of 86 01 feet to an iron rod set for the northeast corner of the herein described tract, and
- 10 S31°21'52"W, a distance of 291 39 feet to the **POINT OF BEGINNING** and containing 1 489 acres of land

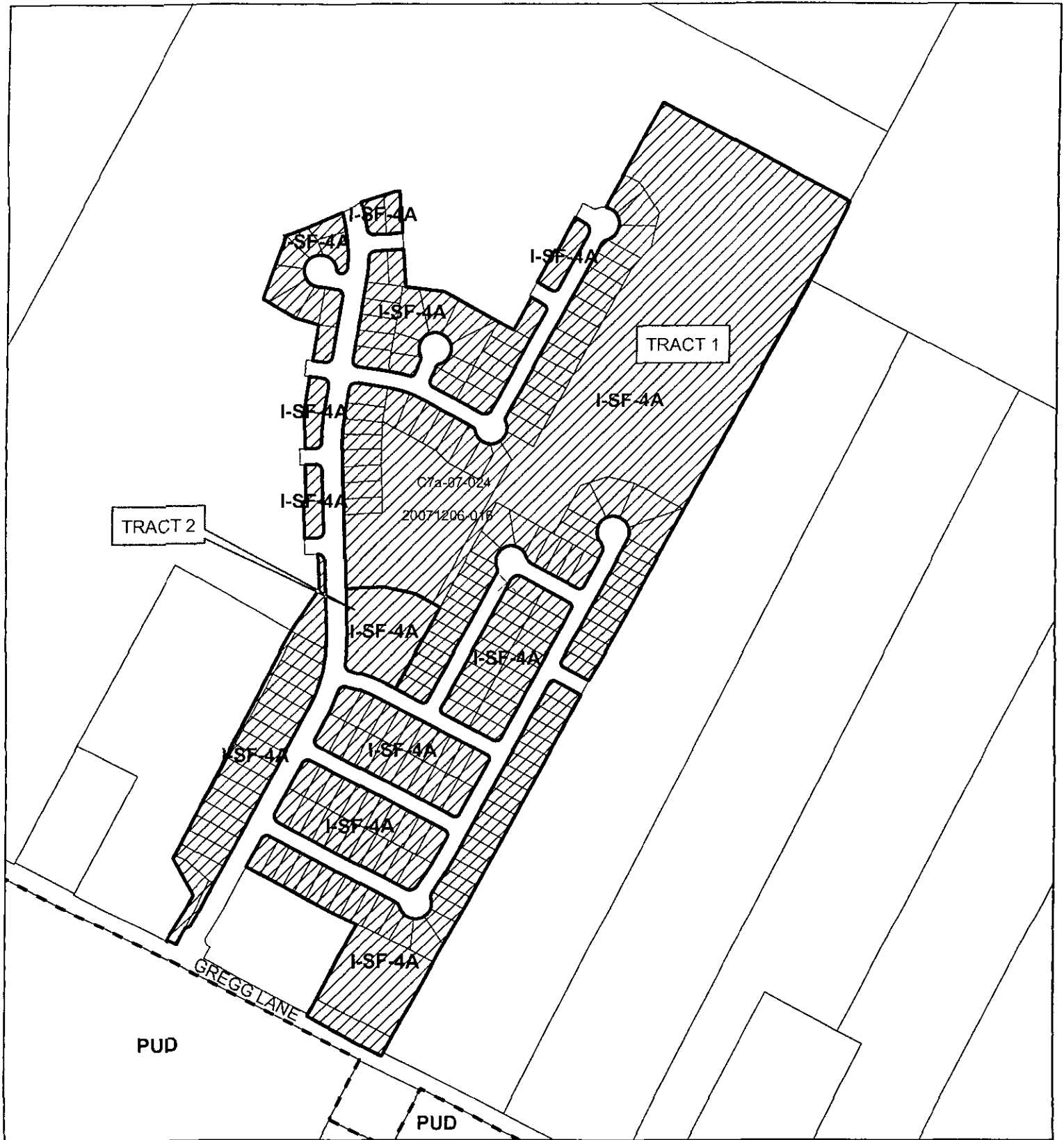
Prepared By



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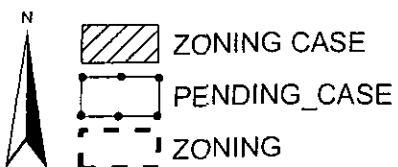


BEARING BASIS IS FROM CANTARRA VENTURES, LTD TRACT



ZONING *EXHIBIT B*

ZONING CASE NUMBER C14-2008-0013
 ADDRESS GREGG LA
 AREA 61.982 AC
 GRID Q32-33
 CASE MGR 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.