

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
PROPERTY LOCATED AT 1021-1111 WEST SLAUGHTER LANE FROM  
DEVELOPMENT RESERVE (DR) DISTRICT TO PUBLIC (P) 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 development reserve (DR) district to public (P) district on the property described in Zoning Case No. C14-2008-0164, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.454 acre tract of land, more or less, out of the S.F. Slaughter Survey No. 1, Abstract 20, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 1021-1111 West Slaughter 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 \_\_\_\_\_, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_, 2008      § \_\_\_\_\_  
§  
§

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith      Shirley A. Gentry  
City Attorney      City Clerk



City of Austin  
d/b/a Austin Energy  
Slaughter Substation

### EXHIBIT "A"

A 2.454 acre (106,888 sq. ft.) parcel of land located in the S. F. Slaughter Survey No.1, Abstract 20 in the City of Austin, Travis County, Texas and being out of and a part of the remainder of Lot 1, Resubdivision of Tract C Of The Etta Chappell Estates Farm Tract Subdivision, a subdivision in said county according to the plat thereof recorded in Book 76 Page 226 of the Plat Records of said county, and being all of that certain 2.458 Acre Tract of land described in a General Warranty Deed from Slaughter 2.458, LLC, a Texas Limited Liability Company to the City of Austin, d/b/a Austin Energy dated March 17, 2008 as described in Document No. 2008042005 of the Official Public Records of said county. Said 2.454 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod found with a blue plastic cap stamped B & G Surveying on the southerly right-of-way (r.o.w.) line of Slaughter Lane (r.o.w. varies), for the northwest corner of the remainder of said Lot 1, and for the southwest corner of that certain 0.1182 acre tract to Travis County recorded in Volume 10516 Page 309 of the Real Property records of said county, and being on the east line of Lot 5, Swanson's Ranchettes, a subdivision recorded in Book 16, Page 58 of the Plat Records of said county and being the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

**THENCE** along the south r.o.w. line of Slaughter Lane, the south line of said 0.1182 acre tract and the north line of said Lot 1 remainder, **North 87° 41' 49" East** a distance of **341.25 feet** to a ½" iron rod with a blue plastic cap stamped B & G Surveying found for the northeast corner of said Lot 1 remainder, and for the northwest corner of the remainder of Lot 2 of said Resubdivision of Tract C The Etta Chappell Estates Farm Tract Subdivision, and for the southeast corner of said 0.1182 acre tract and being the northeast corner of the herein described tract;

**THENCE** departing the southerly r.o.w. line of Slaughter Lane, along the common lot line of said Lot 1 and Lot 2, **South 01° 26' 18" East** a distance of **538.13 feet** to a ½" iron rod set with an aluminum cap stamped "C.O.A. Austin Energy" for the northeast corner of that certain 3.30 acre tract described in a Warranty Deed from Bill Milburn, Inc. to the City of Austin dated May 22, 1984 recorded in Volume 8609, Page 86 of the Deed records of said county, and being the northerly line of a drainage easement dedicated on said Resubdivision, and being the most southerly corner of the herein described tract,

from which for reference, a ½" iron rod found for the southwest corner of said Lot 1 and Lot 2 bears South 01° 26' 18" East a distance of 269.56 feet;

**THENCE** departing the common line of said Lot 1 and Lot 2, through the interior of said Lot 1, along the northerly line of said drainage easement and said 3.30 acre tract the following three (3) courses and distances:

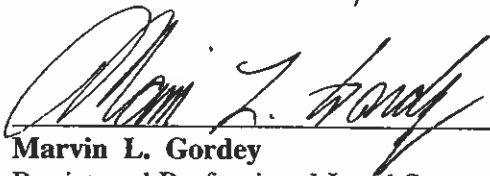
- 1) **North 23° 19' 56" West** a distance of **198.13 feet** to a ½" iron rod set with an aluminum cap stamped "C.O.A. Austin Energy";
- 2) **North 67° 12' 56" West** a distance of **228.00 feet** to a ½" iron rod set with an aluminum cap stamped "C.O.A. Austin Energy";
- 3) **North 23° 59' 56" West** a distance of **137.10 feet** to a ½" iron rod set with an aluminum cap stamped "C.O.A. Austin Energy" on the west line of said Lot 1 and the east line of said Lot 5, Swanson's Ranchettes for the southwest corner of the herein described tract;

**THENCE** continuing along the west line of said Lot 1 and the east line of said Lot 5, **North 04° 27' 28" West** a distance of **129.17 feet** to the **POINT OF BEGINNING** and containing 2.454 acres (106,888 square feet) of land.

The Bearing Basis for this survey is Texas Central Zone NAD 83/93 (HARN). Monuments used were City of Austin GPS Monumentation.

I hereby certify that these field notes were prepared from a survey made on the ground under my supervision in July 2008.

*July 23, 2008*



Marvin L. Gordey  
Registered Professional Land Surveyor No. 4920



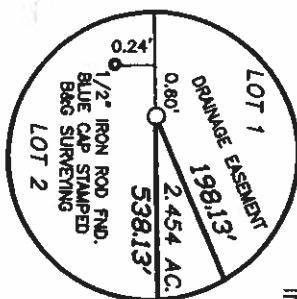
Prepared By: **AUSTIN ENERGY**

TCAD No. 04 3015 02 08 - Austin Mapsco No.673, Grid Q -  
F:\Surveying\Substations\Slaughter\2.455 ac bndy.doc

# EXHIBIT "B"

## SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF A 2.454 ACRE TRACT OUT OF LOT 1 OF THE RESUBDIVISION OF TRACT C OF THE ETTA CHAPPELL ESTATE FARM TRACT SUBDIVISION

BOOK 76, PAGE 226 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS  
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



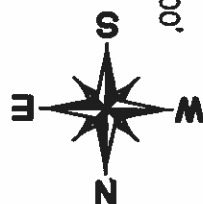
THIS SURVEY WAS PERFORMED WITHOUT  
THE BENEFIT OF A TITLE COMMITMENT  
THERE MAYBE OTHER ENCUMBRANCES  
AFFECTING THIS PROPERTY

LOT 3  
SWANSON'S RANCHETTES  
BOOK 16, PAGE 58  
P.R.T.C.Tx.

CHISHOLM TRAIL ESTATES  
BOOK 52, PAGE 35  
P.R.T.C.Tx.

LOT 5  
SWANSON'S RANCHETTES  
BOOK 16, PAGE 58  
P.R.T.C.Tx.  
PATRICK M. KINNEY  
VOLUME 4004, PAGE 0004  
D.R.T.C.Tx.

LEGEND:  
○ = Iron Rod Found  
○ = Iron Rod Set with Cap Stamped C.O.A. AUSTIN ENERGY  
( ) = Record Data - Etta Chappell Estates Vol. 76, Pg 266  
P.R.T.C.Tx. = Plat Records Travis County, Texas  
R.P.R.T.C.Tx. = Real Property Records Travis County, Texas  
O.P.R.T.C.Tx. = Official Public Records of Travis County Texas  
O.R.T.C.Tx. = Deed Records Travis County, Texas



Scale 1" = 100'

NOTE: REFERENCE METERS  
AND BOUNDS DESCRIPTION  
LABELLED "EXHIBIT A"

POINT OF BEGINNING  
1/2" IRON ROD FND.  
BLUE CAP STAMPED  
BAG SURVEYING

0.1182 ACRES  
SAVE AND EXCEPT  
VOL 10864, PG. 265  
D.R.T.C.Tx.  
AS CONVERTED IN  
VOL 10516, PG. 309  
D.R.T.C.Tx.

13.235 ACRES  
BOBBY L & BETTY J. STONE  
VOLUME 13332, PAGE 280  
D.R.T.C.Tx.

3.30 ACRES  
CITY OF AUSTIN  
(PRESENTLY SLAUGHTER SUBSTATION)  
VOLUME 8609, PAGE 86  
D.R.T.C.Tx.

RESUBDIVISION OF TRACT C  
THE ETTA CHAPPELL ESTATE FARM TRACT SUBDIVISION  
BOOK 76, PAGE 226  
R.P.R.T.C.Tx.

2.455 ACRES  
(2.458 ACRES CALLED)  
CITY OF AUSTIN  
DOCUMENT NO. 2008042005  
R.P.R.T.C.Tx.

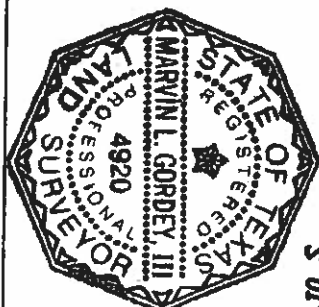
AS SURVEYED BY:  
AUSTIN ENERGY



1/2" IRON  
ROD FND.  
S01°26'18"E 269.56'  
(S01°01'00"W 269.32')

LOT 2

JAMIE F. AND CHARLES STEWART  
VOLUME 6132, PAGE 1360  
D.R.T.C.Tx.



July 23, 2008

LOT 3  
1/2" IRON ROD FND.  
RED CAP STAMPED LANCASTER

N87°37'22"E 256.45'  
(N87°50'00"E 256.75')

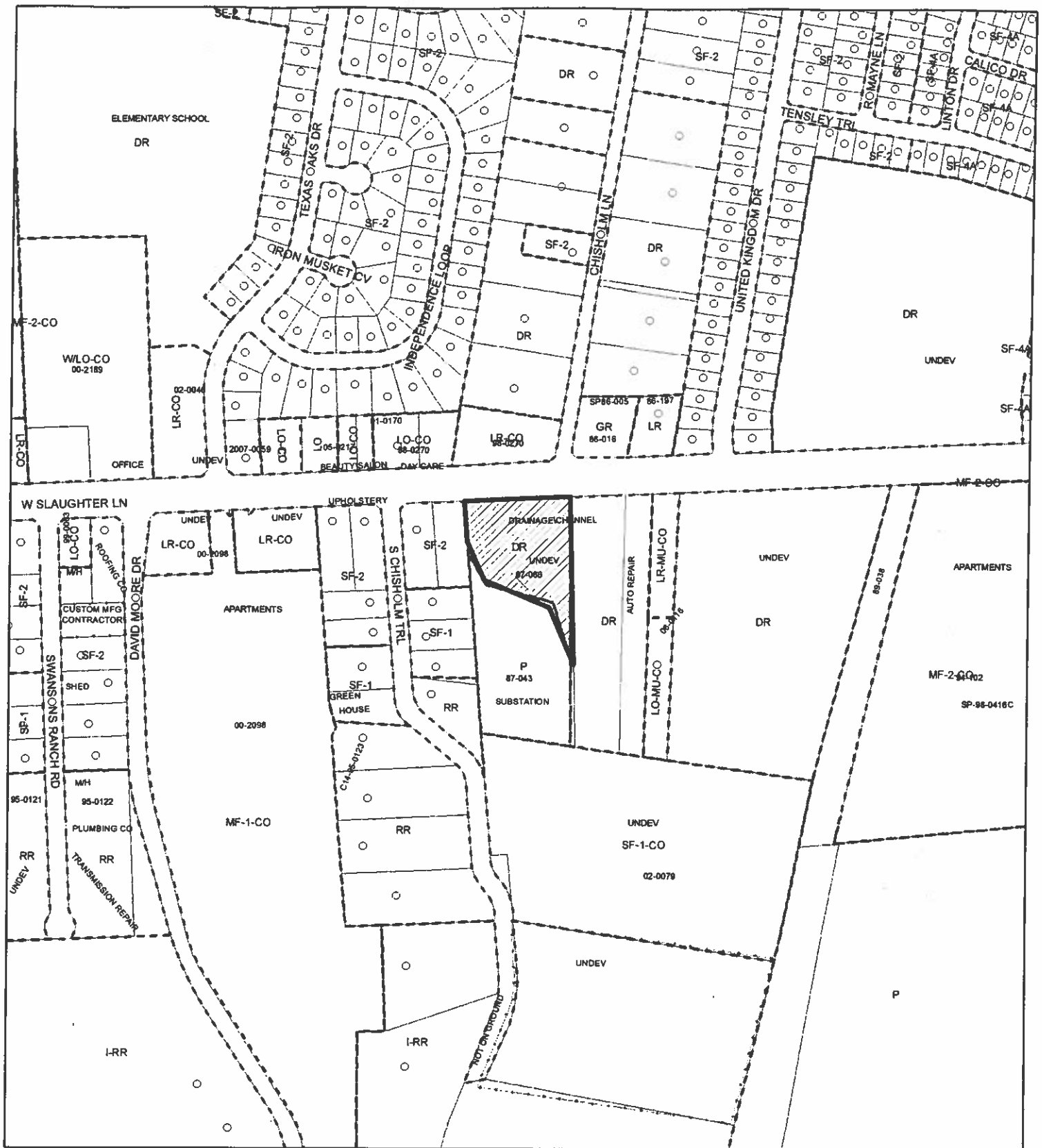
(S87°36'47"E 341.56' VOL 10864, PG. 285)  
N 87°41'49" E 341.25'  
(S87°50'00"E 342.19')

(80' R.O.W.)

SLAUGHTER

BEARING BASIS NOTE  
TEXAS CENTRAL ZONE NAD 83/93 (HARN).  
MONUMENTS USED WERE CITY OF AUSTIN GPS MONUMENTATIONS

MARVIN GORDY  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4920  
JULY 10, 2008  
DRAWING: F:\SURVEYING\SUBSTATIONS\SLAUGHTER\  
2.445 ACRE BNDY.DWG  
OFFICE: MARVIN GORDY, BEAU DOUGLAS, MATT ELIZONDA



# ZONING EXHIBIT B



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

ZONING CASE#: C14-2008-0164  
 ADDRESS: 1111 W SLAUGHTER LANE  
 SUBJECT AREA: 2.458 ACRES  
 GRID: F14  
 MANAGER: S. RYE

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.