

ORDINANCE NO. 20081120-082

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE 400 BLOCK EAST ALPINE ROAD IN THE ST. EDWARD'S NEIGHBORHOOD PLAN AREA FROM RURAL RESIDENCE-NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT TO PUBLIC-NEIGHBORHOOD PLAN (P-NP) COMBINING 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 rural residence-neighborhood plan (RR-NP) combining district to public-neighborhood plan (P-NP) combining district on the property described in Zoning Case No. C14-2008-0167, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.050 acre tract of land, more or less, out of the Isaac Decker League Survey No. 20, Abstract No. 8, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

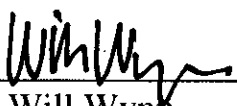
locally known as the property located at the 400 Block of East Alpine Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the public (P) base district, and other applicable requirements of the City Code.

PART 3. The Property is subject to Ordinance No. 20050929-Z002 that established the St. Edward's neighborhood plan combining district.

PART 4. This ordinance takes effect on December 1, 2008.

PASSED AND APPROVED

_____, November 20, 2008 §
 §
 § _____ 
 Will Wynn
 Mayor

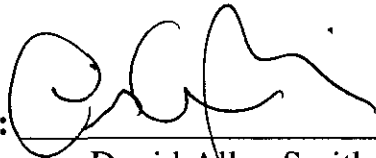
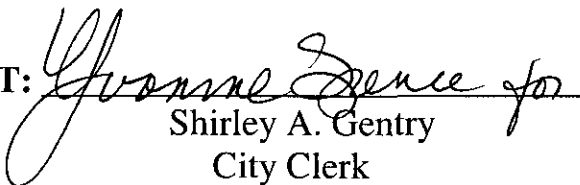
APPROVED:  _____ **ATTEST:**  _____
 David Allan Smith
 City Attorney Shirley A. Gentry
 City Clerk

Exhibit "A"

METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

METES AND BOUNDS DESCRIPTION OF A SURVEY OF 1.050 ACRES OF LAND, A PORTION OF THE ISAAC DECKER LEAGUE SURVEY NO. 20, ABSTRACT NO. 8, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 1.050 ACRES OF LAND BEING A PORTION OF THAT 34.462 ACRE TRACT, A PORTION OF THE SAID ISAAC DECKER LEAGUE SURVEY NO. 20, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A DEED FROM VAN M. SMITH TO ODAS JUNG IN VOLUME 1612, PAGE 167, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALSO A PORTION OF THAT 12.8 ACRE TRACT, DESIGNATED AS TRACT #3 AND CONVEYED IN A DEED FROM ODAS JUNG TO TWIN OAKS ASSOCIATES AS RECORDED IN VOLUME 10201, PAGE 185, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS SURVEYED FOR TWIN OAKS ASSOCIATES BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS.

BEGINNING at a 1/2" steel pin found in the east line of that 34.462 acre tract of land, a portion of the Isaac Decker League Survey No. 20, Abstract No. 8, in the City of Austin, Travis County, Texas, as described in a deed from Van M. Smith to Odas Jung in Volume 1612, Page 167, Deed Records of Travis County, Texas, said 1/2" steel pin found being the northeast corner of Alpine Road as shown on the map or plat of Twin Oaks Industrial Subdivision, a subdivision of a portion of the said Isaac Decker League Survey No. 20, in the City of Austin, Travis County, Texas, of record in Plat Book 37, Page 23, Plat Records of Travis County, Texas, and a southeast corner of that 12.8 acre tract of land, a portion of the said Isaac Decker League Survey No. 20, in the City of Austin, Travis County, Texas, designated as Tract #3 and conveyed in a deed from Odas Jung to Twin Oaks Associates in Volume 10201, Page 185, Real Property Records of Travis County, Texas, said 1/2" steel pin found being also in the west line of that 13.138 acre tract of land, a portion of the said Isaac Decker League Survey No. 20, in the City of Austin, Travis County, Texas, as described in a Special Warranty Deed with Vendor's Lien from Galaxie Corporation to KMS Retail - Ben White, LP and KMS Retail Euleless, LP in Document No. 2004216837, Official Public Records of Travis County, Texas, for the southeast corner of the herein described tract;

(1) THENCE with the north line of said Alpine Road and a south line of the said Twin Oaks Associates Tract #3 of 12.8 acres of land, N 57°32'45" W 271.37 feet to a 1/2" iron pipe found for the southeast corner of that 1.438 acre tract, a portion of the said Isaac Decker League Survey No. 20, in the City of Austin, Travis County, Texas, as described in a Gift Deed from Twin Oaks Associates to Austin Memorial Home in Volume 12941, Page 1913, Real Property Records of Travis County, Texas, for the southwest corner of the herein described tract;

(2) THENCE with the east line of the said Austin Memorial Home 1.438 acre tract and the west line of the herein described tract, N 26°57'40" E 169.02 feet to a 1/2" steel pin previously set and found this date in the occupied north line of the said Jung 34.462 acre tract of land and a north line of the said Twin Oaks Associates Tract #3 12.8 acres of land, said 1/2" steel pin previously set and found this date being also in the south line of Lot 16, Block A, Willow Springs Sec. 1, a subdivision of a portion of the said Isaac Decker League Survey No. 20, in the

Exhibit "A"

Twin Oaks Associates 1.050 Ac, Pg. 2

City of Austin, Travis County, Texas, of record in Plat Book 45, Page 14, Plat Records of Travis County, Texas, for the northeast corner of the said Austin Memorial Home 1.438 acre tract and the northwest corner of the herein described tract;

(3) THENCE with the south line of said Lot 16, Block A, and the south line of Lots 17, 18 and 19, of said Block A, Willow Springs Sec. 1, and with the north line of the said Jung 34.462 acre tract of land, and being also with a north line of the said Twin Oaks Associates Tract #3 of 12.8 acres of land, S 57°41'20" E at 15.36 feet passing a 1/2" steel pin found on line, said steel pin found being at or near the southeast corner of said Lot 16 and the southwest corner of said Lot 17, at 175.16 feet passing a 1/2" steel pin found 0.05 feet south of line, said steel pin found being at or near the southeast corner of said Lot 18 and the southwest corner of said Lot 19, in all 210.26 feet to a 5/8" steel pin found at the southeast corner of said Lot 19 and the most southerly southwest or west corner of Lot 1, Block A, Resubdivision of a Portion of Tract 2, Penick Subdivision, a subdivision of a portion of the said Isaac Decker League Survey No. 20, in the City of Austin, Travis County, Texas, of record in Plat Book 101, Page 41 and 42, Plat Records of Travis County, Texas;

(4) THENCE with the south line of said Lot 1, Block A, Resubdivision of a Portion of Tract 2, Penick Subdivision and with the north line of the said Jung 34.462 acres of land and a north line of the said Twin Oaks Associates Tract #3 of 12.8 acres of land, S 57°30'30" E 61.23 feet to a 1/2" iron pipe found at the northeast corner of the said Jung 34.462 acre tract of land and a northeast corner of the said Twin Oaks Associates Tract #3 of 12.8 acres of land, said 1/2" iron pipe found being also the northwest corner of the said KMS 13.138 acre tract of land, for the northeast corner of the herein described tract;

(5) THENCE with the east line of the said Jung 34.462 acre tract of land and an east line of the said Twin Oaks Associates Tract #3 of 12.8 acres of land, and being also with the west line of the said KMS 13.138 acre tract of land, S 27°00'55" W 169.52 feet to the POINT OF BEGINNING of the herein described tract, containing 1.050 acres of land.

Metes and Bounds Description
Prepared April 4, 2006 From a
Survey Completed January 21, 1997
And Updated March 17, 2006.

METCALFE & SANDERS, INC.
Land Surveyors



By:

A handwritten signature in black ink, appearing to read "George L. Sanders".

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

