

ORDINANCE NO. _____

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
2 **PROPERTY LOCATED AT 3404 SOUTH FM 973 ROAD AND CHANGING THE**
3 **ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO**
4 **PUBLIC (P) DISTRICT.**

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

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from interim-rural residence (I-RR) district to public (P) district on
10 the property described in Zoning Case No. C14-2009-0061, on file at the Planning and
11 Development Review Department, as follows:

12
13 A 3.526 acre tract of land, more or less, out of the Santiago Del Valle Grant,
14 Abstract No. 24, Travis County, Texas, the tract of land being more particularly
15 described by metes and bounds in Exhibit "A" incorporated into this ordinance,

16
17 locally known as 3404 South FM 973 Road, in the City of Austin, Travis County, Texas,
18 and generally identified in the map attached as Exhibit "B".

19
20 **PART 2.** This ordinance takes effect on _____, 2009.

21
22
23 **PASSED AND APPROVED**

24
25 §
26 §
27 § _____, 2009
28 Lee Leffingwell
29 Mayor

30
31
32 **APPROVED:** _____ **ATTEST:** _____
33 David Allan Smith Shirley A. Gentry
34 City Attorney City Clerk

Field Notes for 3.526 Acres

BEING 3.526 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN 3.525 ACRE TRACT OF LAND CONVEYED TO TRAVIS COUNTY, BY SPECIAL WARRANTY DEED, EXECUTED ON APRIL 30, 2009, FILED FOR RECORD ON MAY 1, 2009, RECORDED IN DOCUMENT 2009071152 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME ALSO BEING A PORTION OF LOT 3C OF THE RESUBDIVISION OF LOT 3, JOSEPH ADDITION, RECORDED IN DOCUMENT 200000073 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.526 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 1/2 inch iron rod found at the most southerly corner of said 3.525 acre Travis County tract, the most southerly corner of said Lot 3C, the most westerly corner of Lot 1 of Browning Ferris Corner II, recorded in Book 87, Page 124D of the Plat Records of Travis County, Texas, same being in the northeasterly line of a 129.356 acre tract of land conveyed to County of Travis by deed recorded in Volume 5314, Page 1084 of the Deed Records of Travis County, Texas, for the Point of Beginning and the most southerly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83 (CORS96), US Feet, Combined Scale Factor 0.99996) values of N=10046892.00 and E=3146817.72, from which, a 1/2 inch iron rod found in the northeasterly line of said 129.356 acre County of Travis tract, at a corner in the northwesterly right-of-way line of F.M. Highway 973 (R.O.W. varies) and the most southerly corner of said Lot 1, bears South 47°22'52" East, a distance of 340.98 feet;

1) THENCE, North 47°18'56" West, a distance of 481.58 feet, with the southwesterly line of said 3.525 acre Travis County tract, a southwesterly line of said Lot 3C and the northeasterly line of said 129.356 acre County of Travis tract, to a 1/2 inch iron rod found at the most westerly corner of said 3.525 acre Travis County tract, same being the most westerly corner of said Lot 3C, same also being the most southerly corner of Lot 3 of Morgan Subdivision, recorded in Book 84, Page 191B of the Plat Records of Travis County, Texas, for the most westerly corner of the herein described tract of land;


2) THENCE, North 43°27'29" East, a distance of 320.07 feet, leaving the northeasterly line of said 129.356 acre County of Travis tract, with the northwesterly line of said 3.525 acre Travis County tract, a northwesterly line of said Lot 3C and the southeasterly line of Lot 3 of said Morgan Subdivision, to a 1/2 inch iron rod found at the most northerly corner of said 3.525 acre Travis County tract, the most northerly corner of said Lot 3C and the most westerly corner of Lot 3B of said Resubdivision of Lot 3, Joseph Addition, for the most northerly corner of the herein described tract of land;

3) THENCE, South 47°19'45" East, leaving the southeasterly line of Lot 3 of said Morgan Subdivision, with the northeasterly line of said 3.525 acre Travis County tract, a northeasterly line of said Lot 3C, and a southwesterly line of said Lot 3B, at a distance of 463.12, passing a 1/2 inch iron rod with cap marked "Carson" found at an inside corner of said Lot 3C, same being the most westerly corner of the remainder of the portion of said Lot 3C

conveyed to T. Warren Investments, Inc. by deed recorded in Volume 11848, Page 2143 of the Real Property Records of Travis County, Texas, same also being a corner of said Lot 3B, crossing said Lot 3C, and continuing with the northeasterly line of said 3.525 acre Travis County tract and a southwesterly line of the remainder of the T. Warren Investments portion of said Lot 3C, at an additional distance of 14.46 feet, passing a 1/2 inch iron rod found, in all, a distance of 477.97 feet, to a calculated point at the most easterly corner of said 3.525 acre Travis County tract, same being a corner of the remainder of the T. Warren Investments portion of said Lot 3C, same also being in a southeasterly line of said Lot 3C, same also being in the northwesterly line of said Lot 1, for the most easterly corner of the herein described tract of land, from which, a 1/2 inch iron rod found at an inside corner of said Lot 3C, and the most northerly corner of said Lot 1, bears North 42°48'34" East, a distance of 179.95 feet;

4) THENCE, South 42°48'43" West, a distance of 320.15 feet, with the southeasterly line of said 3.525 acre Travis County tract, a southeasterly line of said Lot 3C, and the northwesterly line of said Lot 1, to the Point of Beginning and containing an area of 3.526 acres of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.


David Edward Martinez
Registered Professional Land Surveyor 5434

07-28-09
Date



MWM DesignGroup
305 East Huntland Dr., Suite 200
Austin, Texas 78752 (512) 453-0767

Notes:

The grid coordinates shown were modified from Texas State Plane Coordinates, Central Zone, NAD 83 (CORS96). For surface coordinates, divide grid coordinates by 0.99996. All distances shown are surface distances.

10' ELECTRIC AND
TELEPHONE ESMT.
VOL. 11441, PG. 384
RPRCT

SCALE: 1"=100'

25' WATERLINE ESMT
VOL. 10732, PG. 337
RPRCT

10' WASTEWATER ESMT
VOL. 10732, PG. 337
RPRCT

SANTIAGO DEL VALLE GRAN
ABSTRACT NO. 24

POB (GRID)
N=10046892.00
E=3146817.72

GAS LINE ESMT.
VOL. 12059, PG. 61
RPRCT

COUNTY OF TRAVIS
(129.356 AC)
VOL. 5314, PG. 1084
DRTCT



David E Martinez
07/28/09

NOTES:

THE GRID COORDINATES SHOWN WERE MODIFIED FROM
TEXAS STATE PLANE COORDINATES, CENTRAL ZONE,
NAD 83 (CORS96). FOR SURFACE COORDINATES,
DIVIDE GRID COORDINATES BY 0.99996. ALL
DISTANCES SHOWN ARE SURFACE DISTANCES.

F.M. HIGHWAY 973
(R.O.W. VARIES)

SEE SHT 4 OF 4 FOR LINE TABLE

mwm
Design Group

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE 28 JUL 09
JOB NO. 41301B
FILE: BOUNDARY

3

3 OF 4

7.5' P.U.E.
VOL. 84, PG. 191B
PRTCT

5' P.U.E.
VOL. 84, PG. 191B
PRTCT

LOT 3
(S45°09'W)

MORGAN SUBDIVISION
BK. 84, PG. 191B
PRTCT

N43°27'29"E
(320.07')
(N45°11'02"E) (320.00')

T. WARREN INVESTMENTS, INC.
VOL. 11848, PG. 2143
RPRCT

3.526 AC

TRAVIS COUNTY
(3.525 AC)
DOC. NO. 2009071152
OPRTCT

LOT 3C

RESUBDIVISION OF LOT 3
JOSEPH ADDITION
DOC. NO. 200000073
OPRTCT

10' ELECTRIC ESMT.
VOL. 12007, PG. 487
RPRCT

7.5' P.U.E.
DOC 200000073
OPRTCT

15' ENSERCH CORP. ESMT.
VOL. 12042, PG. 194
RPRCT

15' WATER LINE ESMT.
VOL. 11844, PG. 191
RPRCT

10' ELECTRIC ESMT.
DOC 200000073
OPRTCT

S42°48'43"W
(S44°31'27"W)

7.5' P.U.E.
BK. 87, PG. 124D
PRTCT

7.5' P.U.E.
BK. 87, PG. 124D
PRTCT

LOT 1

BROWNING FERRIS CORNER II
BK. 87, PG. 124D
PRTCT

BROWNING FERRIS INDUSTRIES
VOL. 5231, PG. 1269
DRTCT

SEE DETAIL "A" (500.05')
SHT 4 OF 4

60' JOINT USE
ACCESS ESMT.
DOC 200000073
OPRTCT

"CARSON"
(N44°33'00"E) (194.89')
(N42°46'09"W) 194.96'

LOT 3C
(N42°48'43"E) 179.95'

15' WATER LINE ESMT.
VOL. 11844, PG. 191
RPRCT

10' ELECTRIC ESMT.
DOC 200000073
OPRTCT

T. WARREN INVESTMENTS, INC.
VOL. 11848, PG. 2143
RPRCT

7.5' P.U.E.
BK. 87, PG. 124D
PRTCT

(N45°39'52"W)
(N47°23'46"W)
(N45°41'13"W) (364.80')
(N45°41'13"W) (364.82')

35' B.L., BK. 87, PG. 124D, PRTCT
(S44°24'00"W) (500.26)
(S42°40'25"W) 500.19'

35' B.L.

L1
L2
L3
SEE DETAIL "B"
SHT 4 OF 4

LOT 3A

LOT 3B

LOT 3C

LOT 3D

LOT 3E

LOT 3F

LOT 3G

LOT 3H

LOT 3I

LOT 3J

LOT 3K

LOT 3L

LOT 3M

LOT 3N

LOT 3O

LOT 3P

LOT 3Q

LOT 3R

LOT 3S

LOT 3T

LOT 3U

LOT 3V

LOT 3W

LOT 3X

LOT 3Y

LOT 3Z

LOT 3AA

LOT 3AB

LOT 3AC

LOT 3AD

LOT 3AE

LOT 3AF

LOT 3AG

LOT 3AH

LOT 3AI

LOT 3AJ

LOT 3AK

LOT 3AL

LOT 3AM

LOT 3AN

LOT 3AO

LOT 3AP

LOT 3AQ

LOT 3AR

LOT 3AS

LOT 3AT

LOT 3AU

LOT 3AV

LOT 3AW

LOT 3AX

LOT 3AY

LOT 3AZ

LOT 3BA

LOT 3BB

LOT 3BC

LOT 3BD

LOT 3BE

LOT 3BF

LOT 3BG

LOT 3BH

LOT 3BI

LOT 3BJ

LOT 3BK

LOT 3BL

LOT 3BM

LOT 3BN

LOT 3BO

LOT 3BP

LOT 3BQ

LOT 3BR

LOT 3BS

LOT 3BT

LOT 3BU

LOT 3BV

LOT 3BW

LOT 3BX

LOT 3BY

LOT 3BZ

LOT 3CA

LOT 3CB

LOT 3CC

LOT 3CD

LOT 3CE

LOT 3CF

LOT 3CG

LOT 3CH

LOT 3CI

LOT 3CJ

LOT 3CK

LOT 3CL

LOT 3CM

LOT 3CN

LOT 3CO

LOT 3CP

LOT 3CQ

LOT 3CR

LOT 3CS

LOT 3CT

LOT 3CU

LOT 3CV

LOT 3CW

LOT 3CX

LOT 3CY

LOT 3CZ

LOT 3DA

LOT 3DB

LOT 3DC

LOT 3DD

LOT 3DE

LOT 3DF

LOT 3DG

LOT 3DH

LOT 3DI

LOT 3DJ

LOT 3DK

LOT 3DL

LOT 3DM

LOT 3DN

LOT 3DO

LOT 3DP

LOT 3DQ

LOT 3DR

LOT 3DS

LOT 3DT

LOT 3DU

LOT 3DV

LOT 3DW

LOT 3DX

LOT 3DY

LOT 3DZ

LOT 3EA

LOT 3EB

LOT 3EC

LOT 3ED

LOT 3EE

LOT 3EF

LOT 3EG

LOT 3EH

LOT 3EI

LOT 3EJ

LOT 3EK

LOT 3EL

LOT 3EM

LOT 3EN

LOT 3EO

LOT 3EP

LOT 3EQ

LOT 3ER

LOT 3ES

LOT 3ET

LOT 3EU

LOT 3EV

LOT 3EW

LOT 3EX

LOT 3EY

LOT 3EZ

LOT 3FA

LOT 3FB

LOT 3FC

LOT 3FD

LOT 3FE

LOT 3FF

LOT 3FG

LOT 3FH

LOT 3FI

LOT 3FJ

LOT 3FK

LOT 3FL

LOT 3FM

LOT 3FN

LOT 3FO

LOT 3FP

LOT 3FQ

LOT 3FR

LOT 3FS

LOT 3FT

LOT 3FU

LOT 3FV

LOT 3FW

LOT 3FX

LOT 3FY

LOT 3FZ

LOT 3GA

LOT 3GB

LOT 3GC

LOT 3GD

LOT 3GE

LOT 3GF

LOT 3GG

LOT 3GH

LOT 3GI

LOT 3GJ

LOT 3GK

LOT 3GL

LOT 3GM

LOT 3GN

LOT 3GO

LOT 3GP

LOT 3GQ

LOT 3GR

LOT 3GS

LOT 3GT

LOT 3GU

LOT 3GV

LOT 3GW

LOT 3GX

LOT 3GY

LOT 3GZ

LOT 3HA

LOT 3HB

LOT 3HC

LOT 3HD

LOT 3HE

LOT 3HF

LOT 3HG

LOT 3HH

LOT 3HI

LOT 3HJ

LOT 3HK

LOT 3HL

LOT 3HM

LOT 3HN

LOT 3HO

LOT 3HP

LOT 3HQ

LOT 3HR

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LOT 3HT

LOT 3HU

LOT 3HV

LOT 3HW

LOT 3HX

LOT 3HY

LOT 3HZ

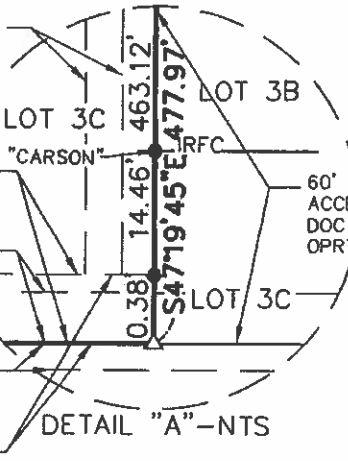
10' ENSERCH CORP. ESMT.
VOL. 12385, PG. 63
RPRTCT

15' WATER LINE ESMT.
VOL. 11844, PG. 191
RPRTCT

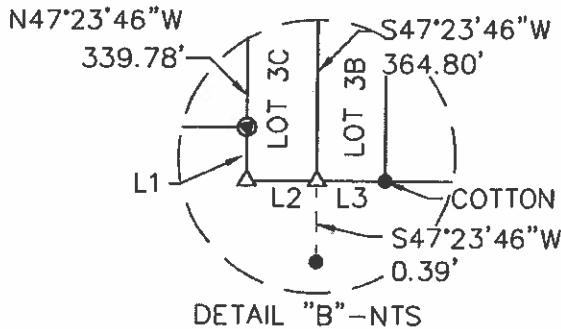
10' ELECTRIC ESMT.
DOC 200000073
OPRTCT

7.5' P.U.E.
BK. 87, PG. 124D
PRTCT

15' ENSERCH CORP. ESMT.
VOL. 12042, PG. 194
RPRTCT

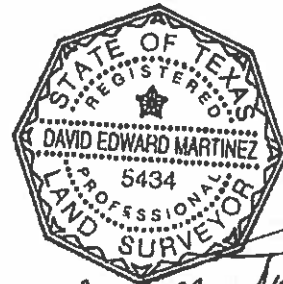


DETAIL "A"-NTS



DETAIL "B"-NTS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°23'46"W	10.00'
	(N45°39'52"W)	(10.00')
L2	S42°55'52"W	15.02'
	(S44°38'25"W)	(15.00')
L3	S42°55'52"W	15.34'
	(S44°38'25"W)	(15.00')



David E. Martinez
07/28/09

IN ADDITION TO THE EASEMENTS AND BUILDING LINES SHOWN, THE PROPERTY IS SUBJECT TO THE FOLLOWING ITEMS LISTED () ON THE TITLE AND EASEMENT REPORT PREPARED BY TEXAS AMERICAN TITLE COMPANY OF AUSTIN DATED MAY 1, 2009:

(6) ELECTRIC UTILITY ESMT. RECORDED IN VOL. 12938, PG. 473, RPRTCT

(9) NOTICE CONCERNING CONSTRUCTION OF SUBDIVISION IMPROVEMENTS RECORDED IN DOC 2000034946, OPRTCT

(10) DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED IN DOC 2000034944, OPRTCT

(11) DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING THE MANITENANCE OF A DETENTION POND AND WATER QUALITY POND FOR JOSEPH ADDITION, RESUBDIVISION OF LOT 3, RECORDED IN DOC 2000034945, OPRTCT

mwm
Design Group

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

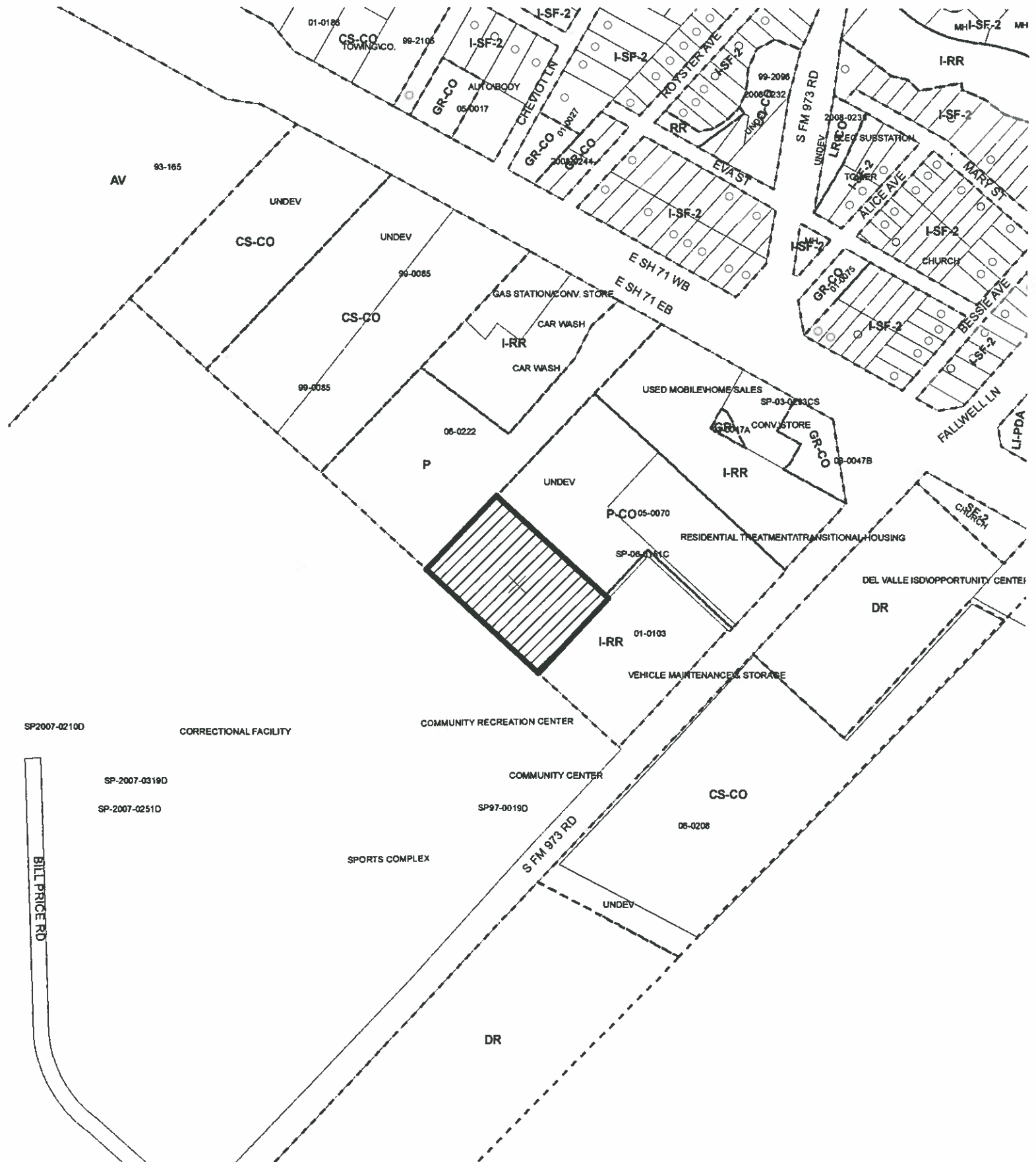
SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 28 JUL 09
JOB NO: 12714F
FILE: BOUNDARY

4

4 OF 4



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

1" = 400'

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2009-0061
 ADDRESS: 3404 S FM 973 RD
 SUBJECT AREA: 3.526 ACRES
 GRID: P16
 MANAGER: W. RHOADES

Exhibit B



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.