

ORDINANCE NO. 20090806-060

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 3404 SOUTH FM 973 ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) 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 interim-rural residence (I-RR) district to public (P) district on the property described in Zoning Case No. C14-2009-0061, on file at the Planning and Development Review Department, as follows:

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

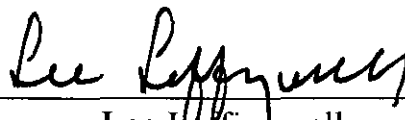
locally known as 3404 South FM 973 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on August 17, 2009.

PASSED AND APPROVED

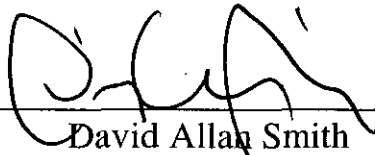
August 6, 2009

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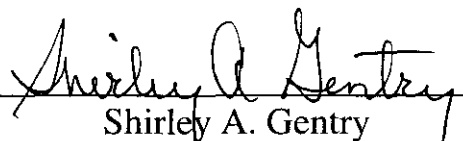


Lee Leffingwell
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Gentry
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

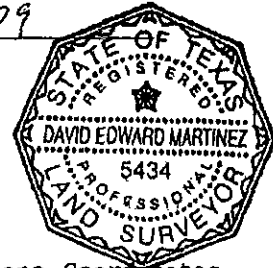
conveyed to T. Warren Investments, Inc. by deed recorded in Volume 11848, Page 2143 of the Real Property Records of Travis County, Texas, same also being a corner of said Lot 3B, crossing said Lot 3C, and continuing with the northeasterly line of said 3.525 acre Travis County tract and a southwesterly 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

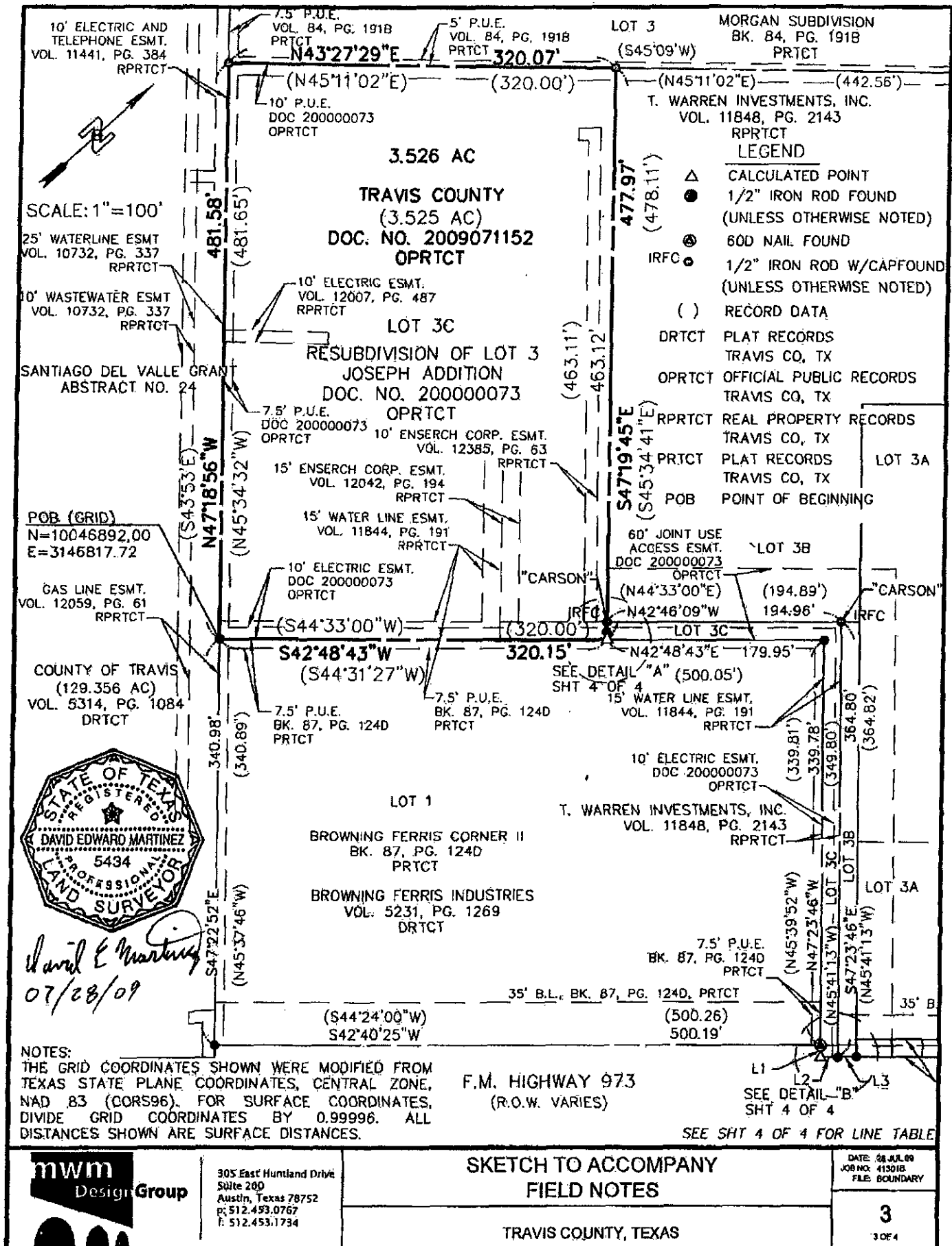
07-28-09
Date



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.



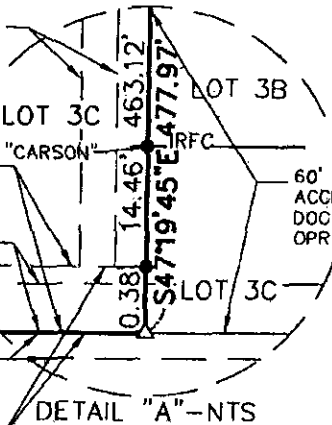
10' ENSERCH CORP. ESMT.
VOL. 12385, PG. 63
RPRTCT

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

10' ELECTRIC ESMT.
DOC 200000073
OPRTCT

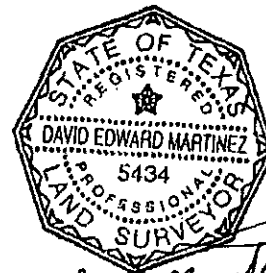
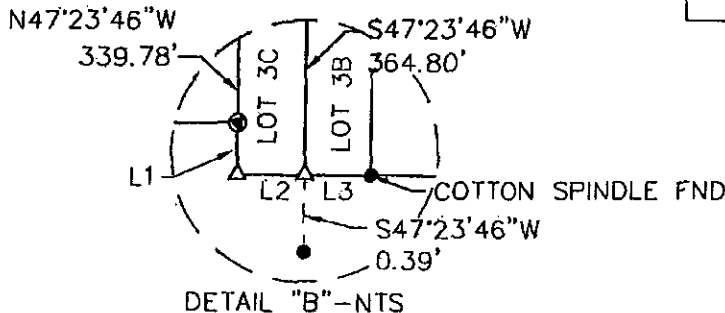
7.5' P.U.E.
BK. 87, PG. 124D
PRTCT

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



60' JOINT USE
ACCESS ESMT.
DOC 200000073
OPRTCT

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 MAINTENANCE OF A DETENTION POND AND WATER QUALITY POND FOR JOSEPH ADDITION, RESUBDIVISION OF LOT 3, RECORDED IN DOC 2000034945, OPRTCT

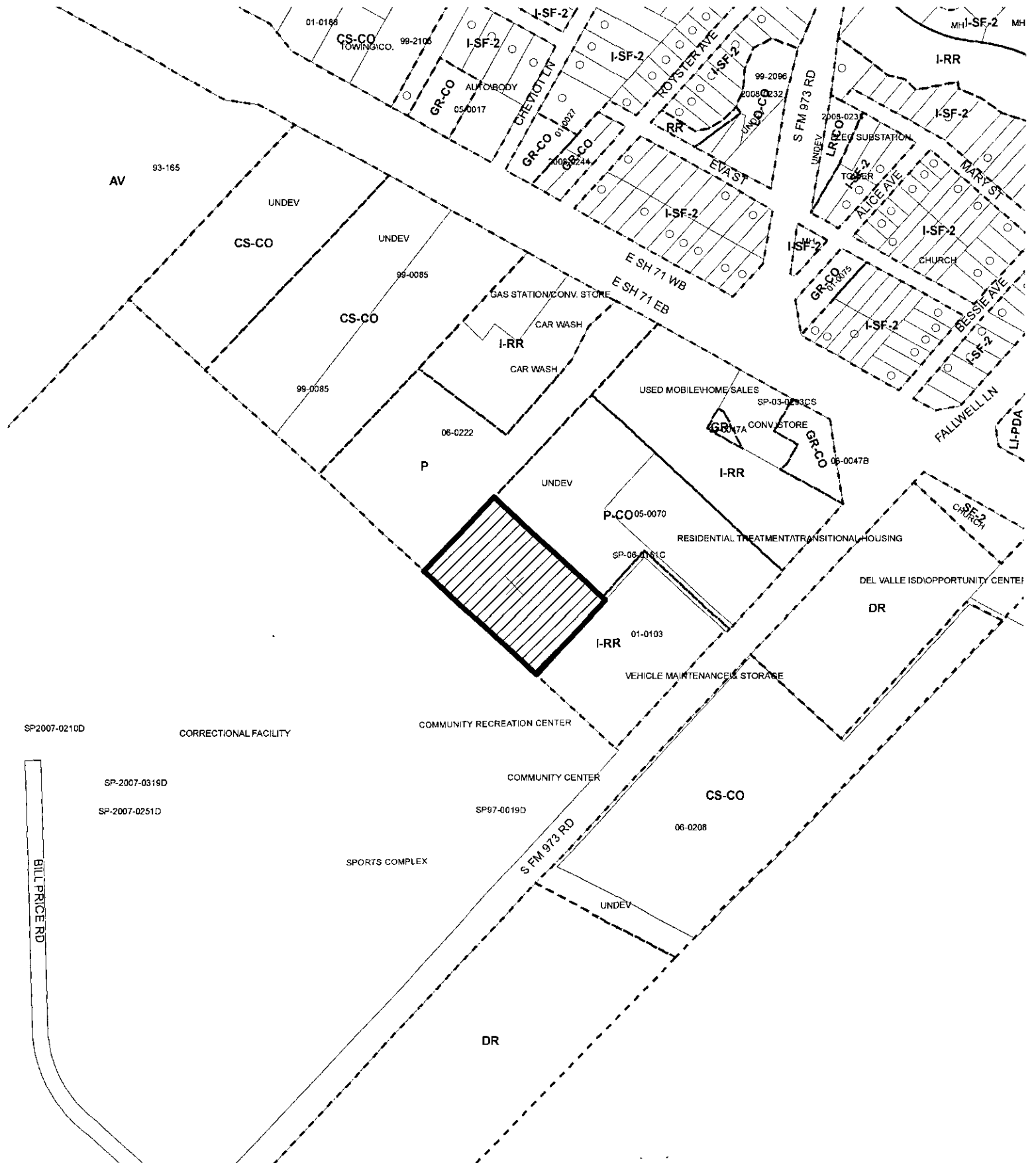


305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734




SKETCH TO ACCOMPANY FIELD NOTES

TRAVIS COUNTY, TEXAS

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



ZONING *EXHIBIT B*

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

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