

**ORDINANCE NO. 20100624-132**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 5006 SHAW LANE 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. C14-2010-0070, on file at the Planning and Development Review Department, as follows:

A 168 acre tract of land, more or less, out of the Santiago Del Valle Survey, Abstract No. 24 in 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 5006 Shaw 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 July 5, 2010.

**PASSED AND APPROVED**

June 24, 2010

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§  
§

*Lee Leffingwell* for

Lee Leffingwell  
Mayor

APPROVED:

*Karen M. Kennard*

Karen M. Kennard  
Acting City Attorney

ATTEST:

*Shirley A. Gentry*

Shirley A. Gentry  
City Clerk

## EXHIBIT A

C7a-09-007

Area to be annexed.

(Approximately 184 acres of land out of the Sanitago Del Valle Survey, Abstract No. 24 in Travis County, Texas)

(Portion of Martin Shaw Subdivision)

(Unplatted Land)

(Portions of McKinney Falls Parkway and Shaw Lane)

### LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TWO TRACTS OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT "A" CONTAINING APPROXIMATELY 168 ACRES OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS AND THE TRACT HEREINAFTER DESCRIBED AS TRACT "B" CONTAINING APPROXIMATELY 16 ACRES OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, OF WHICH APPROXIMATELY 184 ACRES OF LAND ARE TO BE MADE A PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 184 ACRES BEING MADE UP OF THE FOLLOWING TWO TRACTS OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### Tract "A"

BEGINNING at a point at the intersection of the centerline of Onion Creek and the westerly right-of-way line of McKinney Falls Parkway, same being the south corner of the residue of a 0.71 acre tract of land conveyed as follows: to Merle Goodnight, Trustee by deed recorded in Volume 4189, Page 191 of the Deed Records of Travis County, Texas; an undivided 25.8396% interest to MVE Venture by Special Warranty Deed Recorded in Volume 11443, Page 723 of the Real Property Records of Travis County, Texas; an undivided 1.4364% interest to MVE Venture by Special Warranty Deed recorded in Volume 11443, Page 740 of the Real Property Records of Travis County, Texas; to Pap Realty Partnership by Warranty Deed with Vendor's Lien recorded in Volume 11893, Page 350 of the Real Property Records of Travis County, Texas; an undivided 6.0573% interest to CMG Partnership, Ltd. by Warranty Deed recorded in Volume 12463, Page 384 of the Real Property Records of Travis County, Texas; an undivided 6.0573% interest to WP & AP, Ltd. by Special Warranty Deed recorded in Document No. 2001094252 of the Official Public Records of Travis County, Texas and to WP & AP, Ltd. by Special Warranty Deed recorded in Document No. 2002063439 of the Official Public Records of Travis

County, Texas for the southwest corner of the herein described tract;

THENCE, in a northeasterly direction along the westerly right-of-way line of McKinney Falls Parkway, common in part with the southeast line of the residue of said 0.71 acre tract and the southerly residue of a called 229.712 acre tract of land conveyed the same as said 0.71 acre tract, the southeast line of a 1.571 acre tract of land and the southeast line of a 33.900 acre tract of land, both conveyed to the Board of Trustees of the Del Valle Independent School District by Special Warranty Deed recorded in Document No. 2002068034 of the Official Public Records of Travis County, Texas to a point of intersection of the westerly right-of-way line of McKinney Falls Parkway and the northwesterly prolongation of the northeasterly line of an unrecorded 73.61 acre tract of land being a portion of a 103.92 acre tract of land conveyed to City of Austin by Special Warranty Deed recorded in Document No. 2008106633 of the Official Public Records of Travis County, Texas. Said 73.61 acre tract surveyed by Phillip M. Craft, R.P.L.S. No. 4463, Infrastructure Records and Surveying, Austin Water Utility and dated September 17, 2009;

THENCE, in a southeasterly direction along the northwesterly prolongation of the northeast line of said 73.61 acre tract, crossing McKinney Falls Parkway to a point on the easterly right-of-way line of McKinney Falls Parkway, on the northwest line of said 103.92 acre tract, at the northwest corner of said 73.61 acre tract;

THENCE, continuing in a southeasterly direction, crossing said 103.92 acre tract with the north line of said 73.61 acre tract to a point on the southeast line of said 103.92 acre tract, same being the northwest line of Lot 5, Martinshaw Subdivision, a subdivision of record in Book 7, Page 27 of the Plat Records of Travis County, Texas, at the north corner of a 46.09 acre tract of land referred to as "Tract No. 1", conveyed to City of Austin by Warranty Deed recorded in Volume 6451, Page 2379 of the Deed Records of Travis County, Texas and the west corner of a 23.91 acre tract of land conveyed to City of Austin by Corporate Warranty Deed recorded in Volume 6808, Page 1360 of the Deed Records of Travis County, Texas;

THENCE, in a southeasterly direction crossing said Lot 5 and Lot 5-A of said Martinshaw Subdivision, along the common line of said 46.09 acre tract and said 23.91 acre tract, crossing Shaw Lane to a point on the southeast right-of-way line of Shaw Lane, same being the northwest line of a 35.43 acre tract of land referred to as "Tract No. 2", conveyed to the City of Austin by Warranty Deed recorded in Volume 6451, Page 2379 of the Deed Records of Travis County, Texas for an interior corner of the herein described tract;

THENCE, in a northeasterly direction along the southeast right-of-way line of Shaw Lane, common in part with the northwest line of said 35.43 acre tract, Lot 6 and Lot 6-A of said Martinshaw Subdivision to the north corner of said 35.43 acre tract, same being the west corner of a 11.9596 acre tract of land conveyed to

Granite Construction Co. by Warranty Deed recorded in Volume 6770, Page 636 of the Deed Records of Travis County, Texas, for the most easterly northwest corner of the tract herein described;

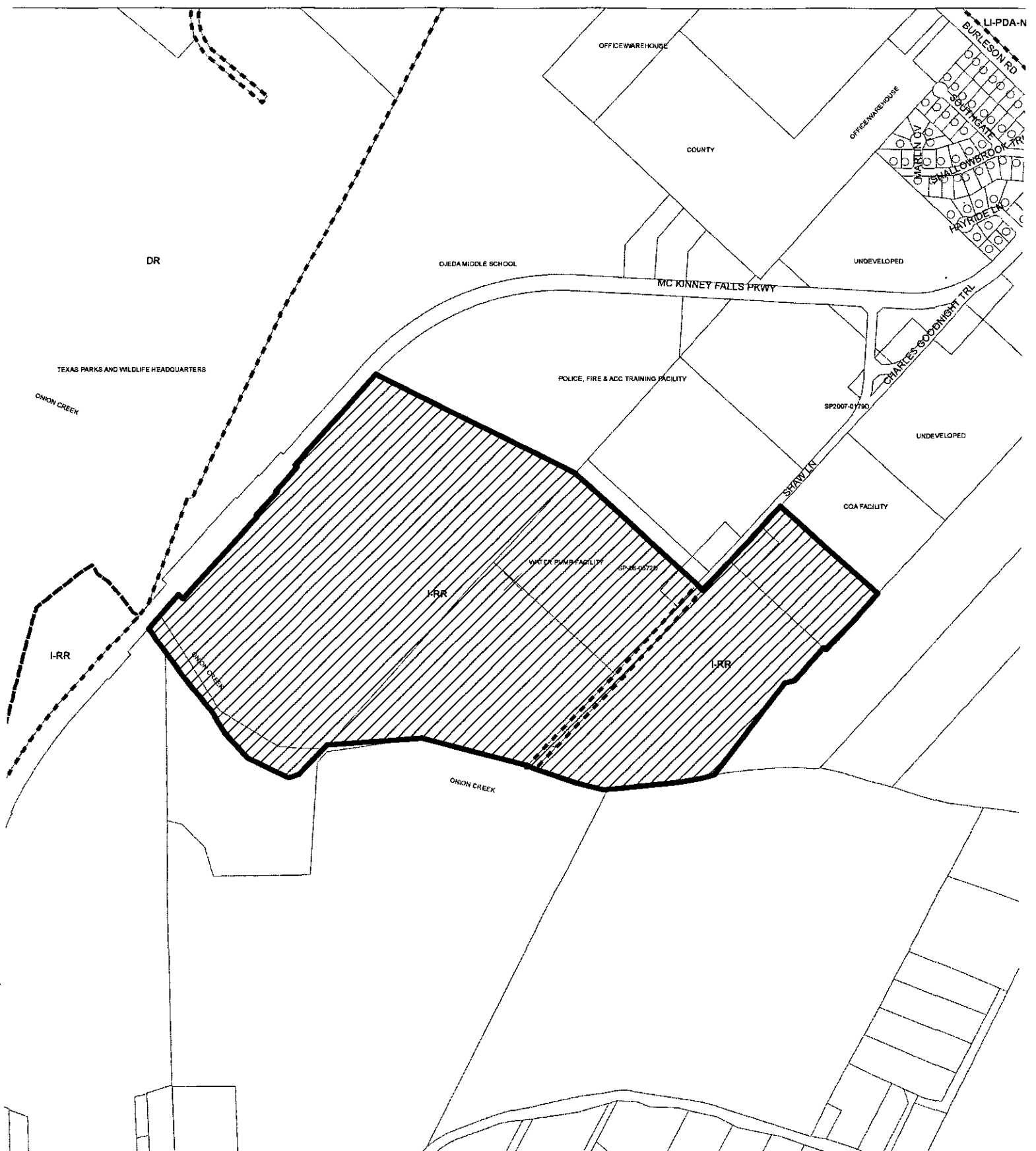
THENCE, in a southeasterly direction, crossing Lot 6 with the common line of said 35.43 acre tract and said 11.9596 acre tract to a point on the southeast line of Lot 6, same being the northwest line of a 41.90 acre tract of land conveyed to Mary Jane Ross Perkoff and Johnny Shane Ross by Warranty Deed recorded in Document No. 2008166829 of the Official Public Records of Travis County, Texas, at the east corner of said 35.43 acre tract and the south corner of said 11.9596 acre tract for the east corner of the tract herein described;

THENCE, in a southwesterly direction with the northwest line of said 41.90 acre tract, same being the southeast line of said 35.43 acre tract, common in part with the southeast line of Lot 6 to a point in the centerline of Onion Creek for the southeast corner of the tract herein described;

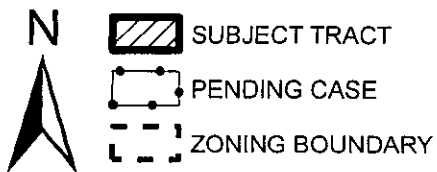
THENCE, in a westerly direction along the centerline of Onion Creek to a point at the southeast corner of a 1.16 acre tract of land conveyed to the City of Austin by Deed without Warranty recorded in Document No. 2008106634 of the Official Public Records of Travis County, Texas;

THENCE, continuing in a westerly direction along the centerline of Onion Creek, common in part with the south line of said 1.16 acre tract to a point on the easterly right-of-way line of McKinney Falls Parkway, at the west corner of said 1.16 acre tract;

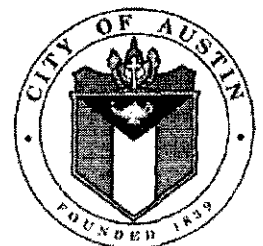
THENCE, continuing in a westerly direction along the centerline of Onion Creek, crossing McKinney Falls Parkway to the POINT OF BEGINNING and containing approximately 168 acres of land, more or less.



## ZONING Exhibit B



ZONING CASE#: C14-2010-0070  
 ADDRESS: 5006 SHAW LANE  
 SUBJECT AREA: 168 ACRES  
 GRID: K15 & L15  
 MANAGER: WENDY RHOADES



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.