ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2614 WALSH TARLTON LANE FROM LIMITED OFFICE (LO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) 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 limited office (LO) district and community commercial (GR) district to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-2010-0019, on file at the Planning and Development Review Department, as follows:

A 16.242 acre tract of land, more or less, being all of Lot 1, Block A, Texas Commerce Bancshares Subdivision, and a portion of Lot 1, M-P Addition, in 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 2614 Walsh Tarlton 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 _____, 2010.

PASSED AND APPROVED

§
§
_____, 2010 § _____
Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

EXHIBIT A

16.242 ACRES
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 16.242 ACRES (APPROXIMATELY 707,482 SQ. FT.), BEING ALL OF LOT 1, BLOCK A, TEXAS COMMERCE BANCSHARES SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGES 347-348 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF LOT 1, M-P ADDITION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGES 133-134 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 16.242 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the west right-of-way line of Walsh-Tarlton Lane (80' right-of-way width) as shown on said Texas Commerce Bancshares Subdivision, being a southeast corner of Lot 1, Block A, of said Texas Commerce Bancshares Subdivision, being also the northeast corner of Lot 1, Tarlton Oaks II, a subdivision of record in Volume 86, Page 135C of the Plat Records of Travis County, Texas;

THENCE North 60°56'17" West with the south line of Lot 1, Block A, of said Texas Commerce Bancshares Subdivision and the north line of Lot 1, of said Tarlton Oaks II, a distance of 267.95 feet to a 1/2" rebar found for the southeast corner of Tarlton Cemetery (no record information found), from which a 1/2" rebar found in the north right-of-way line of Capital of Texas Highway South (Loop 360) (right-of-way width varies), being the westernmost corner of Lot 1, of said Tarlton Oaks II, being also in the south line of said Tarlton Cemetery, bears North 60°52'32" West, a distance of 40.76 feet;

THENCE with the common line of Lot 1, Block A, of said Texas Commerce Bancshares Subdivision and said Tarlton Cemetery, the following three (3) courses and distances:

1. North 25°47'31" East, a distance of 236.49 feet to a 1/2" rebar found for the northeast corner of said Tarlton Cemetery;

2. North 64°18'14" West, a distance of 195.75 feet to a 1/2" rebar found for the northwest corner of said Tarlton Cemetery;

3. South 27°44'10" West, passing a 1/2" rebar found at a distance of 146.22 feet and continuing for a total distance of 146.92 feet to a 1/2" rebar with Chaparral cap set in the north right-of-way line of Capital of Texas Highway South (Loop 360), being the southwest corner of said Tarlton Cemetery, from which a 1/2" rebar found in the north right-of-way line of Capital of Texas Highway South (Loop 360) (right-of-way width varies), being the westernmost corner of Lot 1, of

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said Tarlton Oaks II, being also in the south line of said Tarlton Cemetery, bears South 35°40'44" East, a distance of 182.15 feet;

THENCE with the north right-of-way line of Capital of Texas Highway South (Loop 360) and the south line of Lot 1, Block A, of said Texas Commerce Bancshares Subdivision, the following three (3) courses and distances:

1. North 35°40'44" West, a distance of 10.97 feet to a concrete highway monument found at highway station 785+00, 125' left;

2. North 21°42'32" West, a distance of 103.27 feet to a concrete highway monument found at highway station 784+00, 150' left;

3. North 35°39'55" West, a distance of 46.65 feet to a 1/2" rebar with Chaparral cap set for a southwest corner of Lot 1, Block A, of said Texas Commerce Bancshares Subdivision, being the southeast corner of Lot 1, Block A, Schmidt Addition, a subdivision of record in Document No. 200400179 of the Official Public Records of Travis County, Texas, from which a concrete highway monument found at highway station 781+50, 150' left in the north right-of-way line of Capital of Texas Highway South (Loop 360), being in the south line of Lot 1, Block A, of said Schmidt Addition, bears North 35°39'55" West, a distance of 203.05 feet;

THENCE with the west line of Lot 1, Block A, of said Texas Commerce Bancshares Subdivision, the west line of Lot 1, of said M-P Addition, and the east line of Lot 1, Block A, of said Schmidt Addition, the following two (2) courses and distances:

1. North 28°58'18" East, a distance of 150.86 feet to a 1/2" rebar with Chaparral cap found;

2. North 28°48'18" East, a distance of 620.97 feet to a 1/2" rebar found for the northeast corner of Lot 1, Block A, of said Schmidt Addition, being the southeast corner of Lot 6, Block A, Hill County Estates, a subdivision of record in Volume 93, Pages 43-44 of the Plat Records of Travis County, Texas, from which a 1/2" rebar found in the north line of Lot 1, Block A, of said Schmidt Addition, bears North 61°12'47" West, a distance of 272.53 feet;

THENCE with the west line of Lot 1, of said M-P Addition and the east line of said Lot 6, the following two (2) courses and distances:

1. North 28°59'40" East, a distance of 174.24 feet to a 1/2" rebar found;

2. North 28°23'22" East, a distance of 116.42 feet to a calculated point for the northwest corner of a 15,679 square foot tract, "Exhibit C", described in Volume 12631, Page 584 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found, bears North 62°55'06" West, a distance of 0.15 feet

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and a 1/2" rebar found for the northwest corner of Lot 1, of said M-P Addition, being in the east right-of-way line of Tarlton Lane (right-of-way width varies) as shown on said Hill County Estates, being also the southwest corner of Lot 2, Block A, Eanes Place Subdivision, a subdivision of record in Volume 93, Pages 45-46 of the Plat Records of Travis County, Texas, bears North 28°23'22" East, a distance of 301.85 feet;

THENCE over and across Lot 1, of said M-P Addition and with the perimeter of said "Exhibit C", the following eight (8) courses and distances:

1. South 62°55'06" East, a distance of 114.71 feet to a 1/2" rebar with Chaparral cap set;

2. With a curve to the left, a delta angle of 16°24'42", an arc length of 19.76 feet, having a radius of 69.00 feet and a chord which bears South 71°11'07" East, a distance of 19.70 feet to a Mag nail found;

3. With a curve to the right, a delta angle of 05°01'43", an arc length of 8.43 feet, having a radius of 96.00 feet and a chord which bears South 76°59'21" East, a distance of 8.42 feet to a Mag nail found;

4. South 74°18'41" East, a distance of 47.86 feet to a Mag nail found;

5. With a curve to the left, a delta angle of 85°28'30", an arc length of 20.89 feet, having a radius of 14.00 feet and a chord which bears North 62°57'30" East, a distance of 19.00 feet to a Mag nail found;

6. South 70°59'03" East, a distance of 0.98 feet to a Mag nail found;

7. With a curve to the left, a delta angle of 10°34'13", an arc length of 61.52 feet, having a radius of 333.46 feet and a chord which bears South 14°56'05" West, a distance of 61.43 feet to a concrete nail found;

8. South 09°38'58" West, a distance of 42.61 feet to a 1/2" rebar with Chaparral cap set for the southeast corner of said "Exhibit C";

THENCE South 61°50'42" East over and across Lot 1, of said M-P Addition, a distance of 60.28 feet to a calculated point for the northwest corner of a 15,679 square foot tract, "Exhibit D", described in Volume 12631, Page 584 of the Real Property Records of Travis County, Texas;

THENCE over and across Lot 1, of said M-P Addition and with the perimeter of said "Exhibit D", the following three (3) courses and distances:

1. South 28°09'18" West, a distance of 54.00 feet to a cotton spindle with Chaparral washer set for the southwest corner of said "Exhibit D";

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2. South 61°50'42" East, a distance of 290.35 feet to a 1/2" rebar with Chaparral cap set for the southeast corner of the said "Exhibit D";

3. North 28°09'18" East, a distance of 54.00 feet to a 1/2" rebar found for the northeast corner of said "Exhibit D";

THENCE South 61°50'42" East over and across Lot 1, of said M-P Addition, a distance of 72.69 feet to a 1/2" rebar with Chaparral cap set in the west right-of-way line of Walsh-Tarlton Lane, being in the east line of Lot 1, of said M-P Addition, from which a 1/2" rebar in concrete found in the west right-of-way line of Walsh-Tarlton Lane, being the northeast corner of Lot 1, of said M-P Addition, being also the southeast corner of Lot 7, Block A, of said Eanes Place Subdivision, bears North 27°33'44" East, a distance of 368.23 feet;

THENCE South 27°33'44" West with the west right-of-way line of Walsh-Tarlton Lane and the east line of Lot 1, of said M-P Addition, a distance of 731.67 feet to a 1/2" rebar found for the southeast corner of Lot 1, of said M-P Addition, being the northeast corner of Lot 1, Block A, of said Texas Commerce Bancshares Subdivision;

THENCE with the west right-of-way line of Walsh-Tarlton Lane and the east line of Lot 1, Block A, of said Texas Commerce Bancshares Subdivision, the following three (3) courses and distances:

1. South 27°33'44" West, a distance of 157.80 feet to a 1/2" rebar found, from which a P.K. nail in concrete found in the east right-of-way line of Walsh-Tarlton Lane, bears South 62°39'23" East, a distance of 80.23 feet;

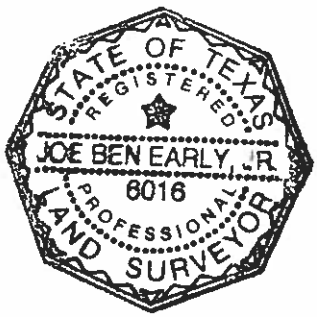
2. With a curve to the right, a delta angle of 24°55'13", an arc length of 243.57 feet, having a radius of 560.00 feet and a chord which bears South 39°56'05" West, a distance of 241.65 feet to a 5/8" rebar found;

3. South 52°10'33" West, a distance of 51.51 feet to the **POINT OF BEGINNING**, containing 16.242 acres of land, more or less.

Surveyed on the ground March 23, 2009. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 229-005-PL2.

3/24/09

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016



SCANNED

SKETCH TO ACCOMPANY A DESCRIPTION OF 16.242 ACRES (APPROXIMATELY 707,482 SQ. FT.), BEING ALL OF LOT 1, BLOCK A, TEXAS COMMERCE BANCSHARES SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGES 347–348 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF LOT 1, M–P ADDITION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGES 133–134 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	24°55'13"	560.00'	123.74'	243.57'	241.65'	S39°56'05"W	<S43°10'W 241.94'>
C2	16°24'42"	69.00'	9.95'	19.76'	19.70'	S71°11'07"E	[[S67°59'19"E 19.68']]
C3	5°01'43"	96.00'	4.22'	8.43'	8.42'	S76°59'21"E	[[S73°40'12"E 8.43']]
C4	85°28'30"	14.00'	12.94'	20.89'	19.00'	N62°57'30"E	[[N66°06'37"E 19.00']]
C5	10°34'13"	333.46'	30.85'	61.52'	61.43'	S14°56'05"W	[[S18°05'18"W 61.43']]

LEGEND

- ● 1/2" REBAR FOUND (OR AS NOTED)
- ●CH 1/2" REBAR WITH CHAPARRAL CAP FOUND
- ○ 1/2" REBAR WITH CHAPARRAL CAP SET
- ⊛ COTTON SPINDLE WITH CHAPARRAL WASHER SET
- ◎ 1/2" REBAR IN CONCRETE FOUND
- ■ CONC. HIGHWAY MON. FOUND
- ▲ MAG NAIL FOUND (OR AS NOTED)
- △ CALCULATED POINT
- ( ) GENERAL RECORD INFO.
- { } RECORD INFO. FROM {81/133}
- < > RECORD INFO. FROM <81/347>
- [ ] RECORD INFO. FROM TXDOT
- (( )) RECORD INFO. FROM ((93/43))
- {{ }} RECORD INFO. FROM {{93/45}}
- << >> RECORD INFO. FROM <<20040017 9>>
- [[ ]] RECORD INFO. FROM [[12631/584]]
- = = RECORD INFO. FROM =86/135C=

LINE TABLE			
No.	BEARING	LENGTH	RECORD
L1	S62°55'06"E	114.71'	[[S59°47'24"E 114.86']]
L2	S74°18'41"E	47.86'	[[S71°09'10"E 47.88']]
L3	S70°59'03"E	0.98'	[[S66°37'35"E 1.00']]
L4	S09°38'58"W	42.61'	[[S12°48'11"W 42.57']]
L5	S61°50'42"E	60.28'	———
L6	S28°09'18"W	54.00'	[[S31°19'34"W 54.00']]
L7	S61°50'42"E	290.35'	[[S58°40'26"E 290.35']]
L8	N28°09'18"E	54.00'	[[N31°19'34"E 54.00']]
L9	S61°50'42"E	72.69'	[[S58°40'26"E 72.96']]
L10	S52°10'33"W	51.51'	<S55°38'W 51.43'>
L11	N60°56'17"W	267.95'	———
L12	N25°47'31"E	236.49'	<N28°57'E 236.78'>
L13	N64°18'14"W	195.75'	<N61°12'W 196.00'>
L14	S27°44'10"W	146.92'	<S30°51'W 146.30'>
L15	N35°40'44"W	10.97'	<N35°27'W 10.64'>
L16	N21°42'32"W	103.27'	<N18°33'W 103.24'>
L17	N35°39'55"W	46.65'	<N32°36'W 47.87'>
L18	N28°58'18"E	150.86'	<N32°26'E 150.62'>
L19	N28°59'40"E	174.24'	{N32°05'E 174.56'}
L20	N28°23'22"E	116.42'	———
L21	S62°39'23"E	80.23'	———
L22	N60°52'32"W	40.76'	———
L23	N35°39'55"W	203.05'	———
L24	N61°12'47"W	272.53'	<<N61°12'47"W 272.53'>>

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

3/25/09

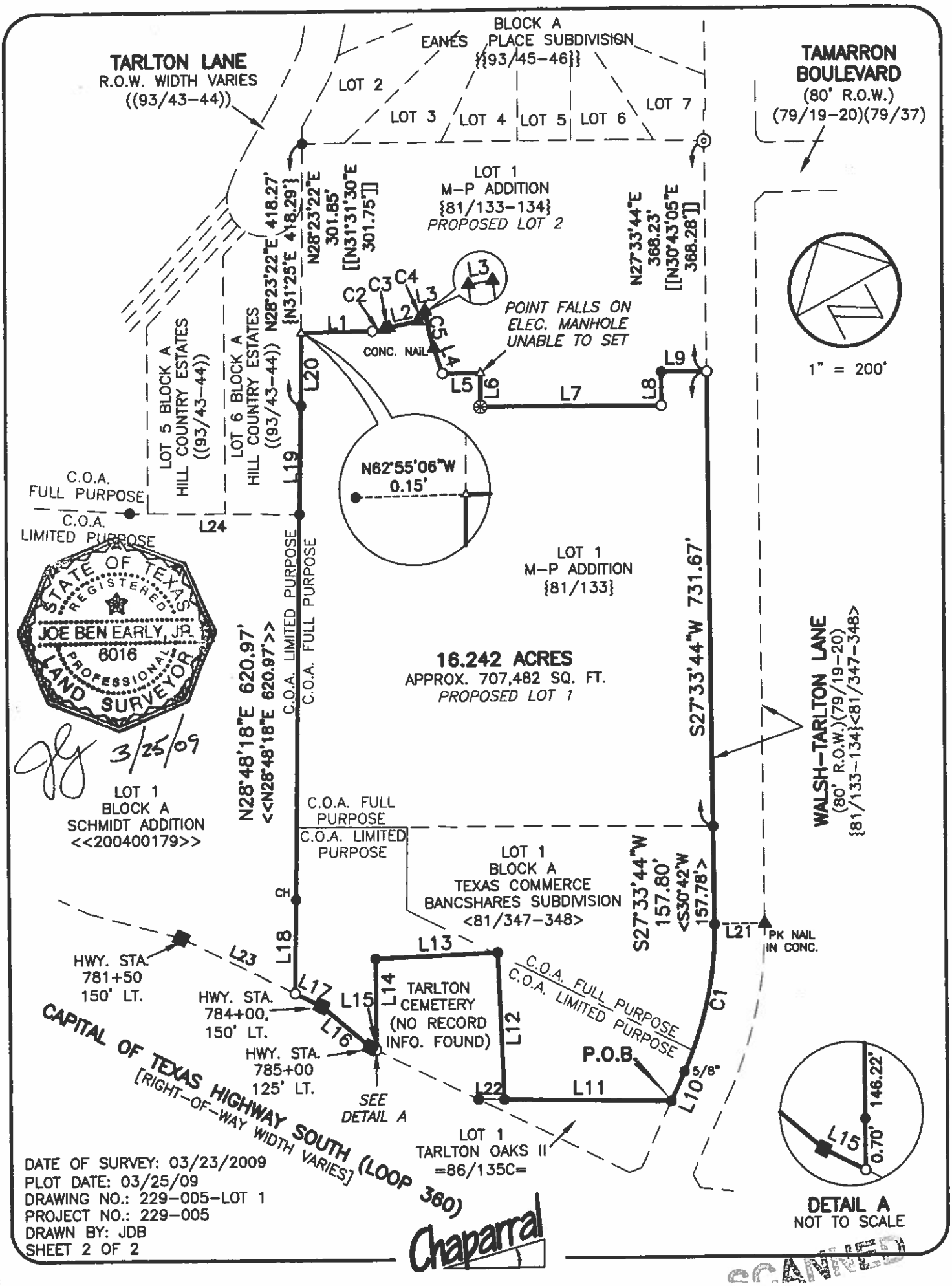
DATE OF SURVEY: 03/23/2009
PLOT DATE: 03/25/09
DRAWING NO.: 229–005–LOT 1
PROJECT NO.: 229–005
DRAWN BY: JDB
SHEET 1 OF 2

Chaparral

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 229–005–LOT 1

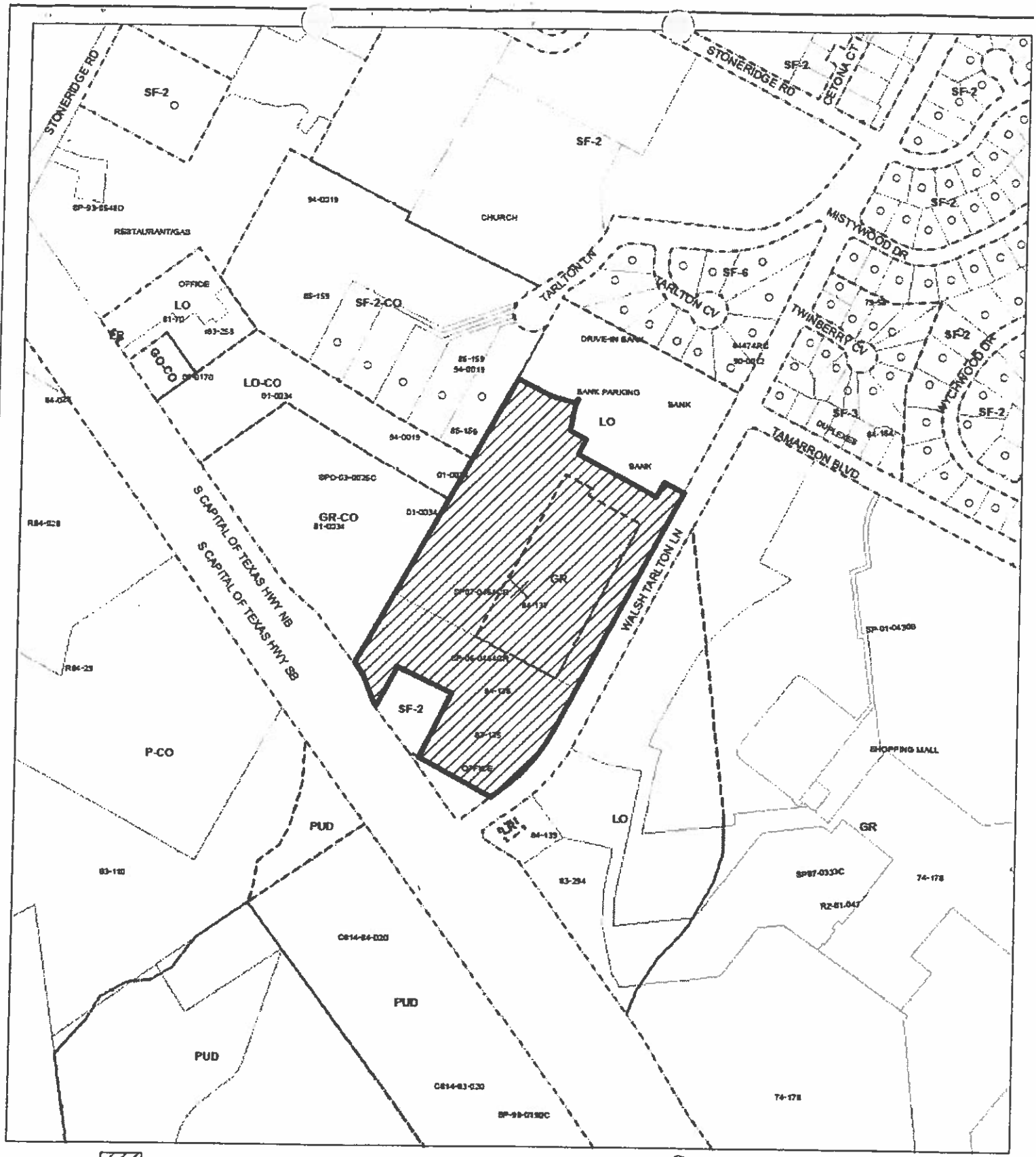
SCANNED



DATE OF SURVEY: 03/23/2009
PLOT DATE: 03/25/09
DRAWING NO.: 229-005-LOT 1
PROJECT NO.: 229-005
DRAWN BY: JDB
SHEET 2 OF 2

Chaparral

SCANNED



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

1" = 400'

ZONING EXHIBIT B

ZONING CASE#:	C14-2010-0019
ADDRESS:	2614 WALSH TARLTON LN
SUBJECT AREA:	16.242 ACRES
GRID:	E21, F21-22
MANAGER:	S. RYE

CITY OF AUSTIN · FOUNDED 1839 ·

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.