

ORDINANCE NO. 20110818-024

AN ORDINANCE VACATING A 0.482 ACRE TRACT OUT OF THE S.P.R.R. CO. SURVEY, ABSTRACT NO. 750 AND THE W.M. PREECE SURVEY, ABSTRACT NO. 2470, BEING A PORTION OF THAT CERTAIN 0.543 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN BY STREET AND UTILITIES DEED, RECORDED IN DOCUMENT NO. 2004091614 (ADJACENT TO 9716 FM 2222).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Council approves the vacation of a 0.482 acre tract out of the S.P.R.R. Co. Survey, Abstract No. 750 and the W.M. Preece Survey, Abstract No. 2470, being a portion of that certain 0.543 acre tract conveyed to the City of Austin by Street and Utilities Deed, recorded in Document 2004091614 (adjacent to 9716 FM 2222), as more particularly described in Exhibit A, attached to and incorporated as part of this ordinance. The area being requested for vacation was originally dedicated for access purposes, but is no longer needed.

PART 2. DR Horton on behalf of Continental Homes of Texas, L.P., has posted funds with the City in the amount of \$41,568.00, the appraised fair market value of the interests in the land being vacated, which funds will be deposited after approval of this ordinance.

PART 3. This ordinance takes effect on August 29, 2011.

PASSED AND APPROVED

_____, August 18, 2011 §
 §
 § Lee Jeffingwell
 Lee Jeffingwell
 Mayor

APPROVED: Karen M. Kennard ATTEST: Shirley A. Gentry
 Karen M. Kennard Shirley A. Gentry
 City Attorney City Clerk

EXHIBIT "A"

FN. NO. 10-127(ACD)

CITY OF AUSTIN TO
CONTINENTAL HOMES OF TEXAS, L.P.
PORTION OF
SRTEET AND UTILITIES DEED TO BE RELEASED

RELEASE DESCRIPTION

OF A 0.482 ACRE TRACT OUT OF THE S.P.R.R. CO. SURVEY, ABSTRACT NO. 750 AND THE W.M. PREECE SURVEY, ABSTRACT NO. 2470, SITUATED IN TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 0.543 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN BY STREET AND UTILITIES DEED, OF RECORD IN DOCUMENT NO. 2004091614 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.482 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 1/2-inch iron rod found at the southwesterly corner of Lot 4, Block "B", Ribelin Ranch Subdivision, of record in Document No. 200700206, of said Official Public Records, being an angle point in the easterly line of Lot 3, of said Block "B", also being the northwesterly corner of that certain 32.291 acre tract conveyed to Continental Homes of Texas, L.P., by Deed of record in Document No. 2006087790, of said Official Public Records;

THENCE, S26°16'44"W, along the easterly line of said Lot 3, being the westerly line of said 32.291 acre tract, a distance of 300.00 feet to a calculated point at the most northerly corner of said 0.543 acre tract, for the **POINT OF BEGINNING** and most northerly corner hereof;

THENCE, leaving the easterly line of said Lot 3, along the southeasterly line of said 0.543 acre tract, being the westerly lie of said 32.291 acre tract and that certain 0.222 acre tract conveyed to Continental Homes of Texas, L.P., by said Deed of record in Document No. 2006087790, for the southeasterly line hereof, the following two (2) courses and distances:

- 1) Along a non-tangent curve to the right, having a radius of 1035.00 feet, a central angle of 15°00'11", an arc length of 271.02 feet, and a chord which bears S18°48'45"W, a distance of 270.24 feet to a calculated point at the end of said curve;
- 2) S26°23'26"W, a distance of 421.07 feet to a calculated point, for the most southerly corner hereof;

THENCE, leaving the westerly line of said 0.222 acre tract, over and across said 0.543 acre tract, for the southwesterly line hereof, the following two (2) courses and distances:

- 1) N58°45'23"W, a distance of 17.32 feet to a calculated point at the beginning of a non-tangent curve to the left;

FN. NO. 10-127(ACD)
JUNE 11, 2010
PAGE 2 of 3

- 2) Along said curve, having a radius of 1557.40 feet, a central angle of $00^{\circ}39'44''$, an arc length of 18.00 feet, and a chord which bears $N59^{\circ}03'57''W$, a distance of 18.00 feet to a 1/2 inch iron rod found on the northwesterly line of said 0.543 acre tract, being the northeasterly right-of-way line of RM 2222 (R.O.W. Varies), also being the southwesterly corner of Lot 1, Block "B" of said Ribelin Ranch Subdivision, for the most westerly corner hereof;


THENCE, along the easterly lines of said Lot 1, Lot 2 of said Block "B", and said Lot 3, being the northwesterly line of said 0.543 acre tract, for the northwesterly line hereof, the following three (3) courses and distances:

- 1) $N26^{\circ}43'14''E$, a distance of 34.50 feet to a 1/2-inch iron rod found for an angle point;
- 2) $N26^{\circ}23'26''E$, a distance of 421.07 feet to a nail found in a fence post, for an angle point;
- 3) $N26^{\circ}16'44''E$, a distance of 328.20 feet to the **POINT OF BEGINNING**, and containing 0.482 acre (20,994 square feet) of land, more or less, within these metes and bounds.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(93), CENTRAL ZONE, UTILIZING LCRA GPS CONTROL MONUMENTATION.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

BURY & PARTNERS, INC.
ENGINEERING SOLUTIONS
221 WEST SIXTH STREET, STE. 600
AUSTIN, TEXAS 78701


ABRAM C. DASHNER
R.P.L.S. NO. 5901

4-8-10
DATE

REFERENCES

TCAD MAP NO. 01-5127
AUSTIN GRID E-33



Reviewed: 08-03-10
Amy J. Glaser

CURVE TABLE

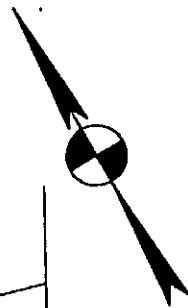
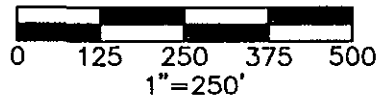
NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	15°00'11"	1035.00	271.02	270.24	S18°48'45"W
C2	0°39'44"	1557.40	18.00	18.00	N59°03'57"W

LINE TABLE

LINE	BEARING	LENGTH
L1	S26°23'26"W	421.07
L2	N58°45'23"W	17.32
L3	N26°43'14"E	34.50
L4	N26°23'26"E	421.07
L5	N26°16'44"E	328.20
L6	S26°16'44"W	300.00

RIBELIN RANCH SUBDIVISION
DOCUMENT NO. 200700206

LOT 4



942.272 AC.
CITY OF AUSTIN
VOLUME 13030, PAGE 1960

LOT 3
BLOCK "B"

RIBELIN RANCH
DRIVE
(70' R.O.W.)

P.O.C.

P.O.B.

32.291 ACRES (TRACT 1)
CONTINENTAL HOMES OF TEXAS, L.P.
DOCUMENT NO. 2006087790

0.543 ACRE
CITY OF AUSTIN
DOCUMENT NO. 2004091614

0.482 ACRE
(20,994 SQ. FT.)

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- ▲ NAIL FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

LOT 1

L3

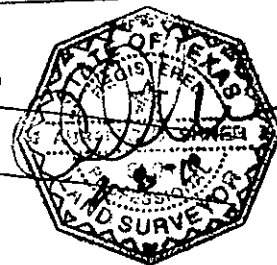
C2

L2

VILLAS OF RANCHO
VALENCIA CONDOMINIUM AMENDED

R.M. 2222
(R.O.W. VARIES)

0.222 ACRES (TRACT 2)
CONTINENTAL HOMES OF TEXAS, L.P.
DOCUMENT NO. 2006087790



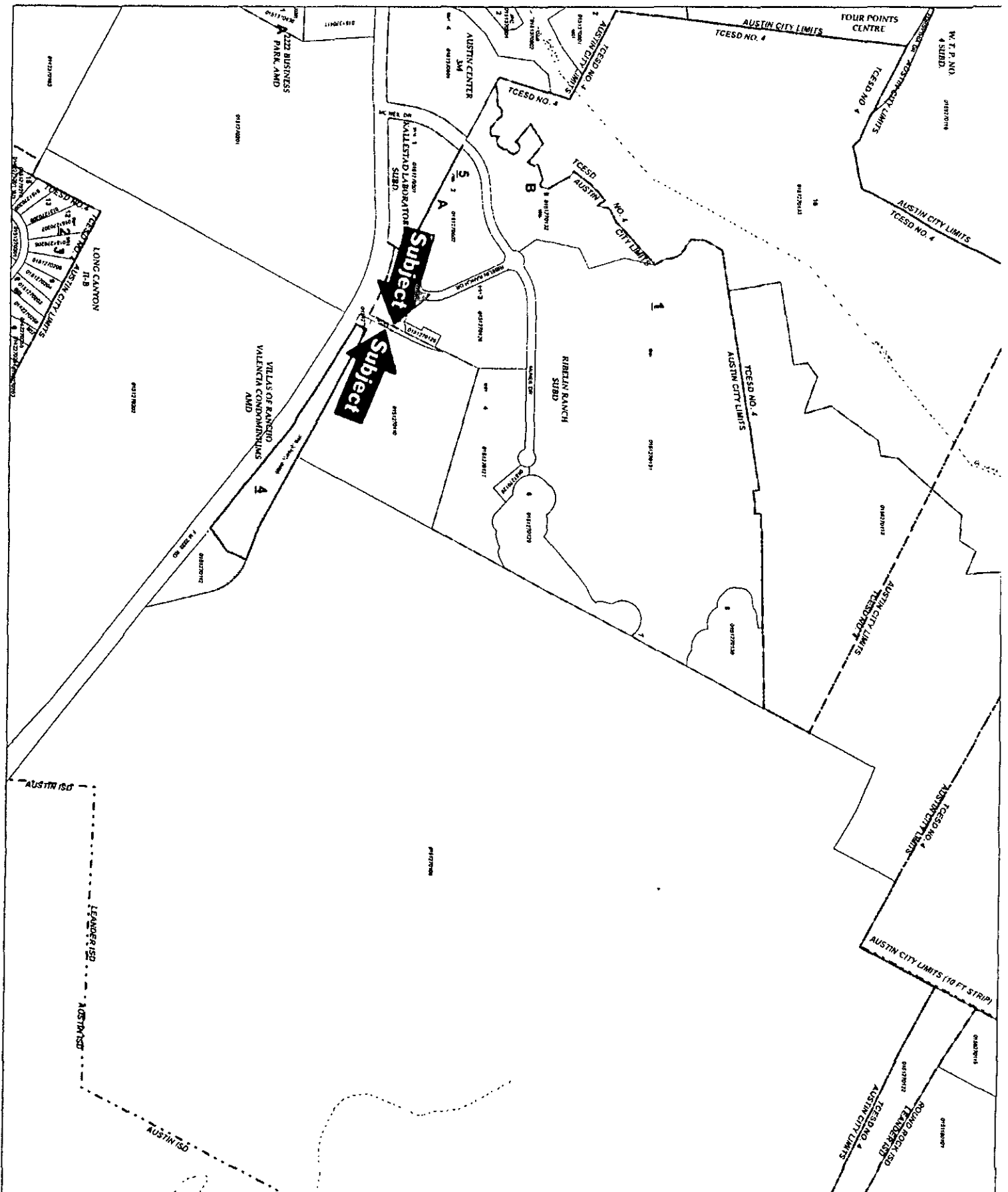
Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 800
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
Bury+Partners, Inc. ©Copyright 2010

SKETCH TO ACCOMPANY RELEASE DESCRIPTION
OF A 0.482 ACRE OF LAND FOR STREET,
DRAINAGE AND PUBLIC UTILITIES PURPOSES, OF
RECORD IN DOCUMENT NO. 2004091614 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS.

DR HORTON

COLINA VISTA

DATE: 04/08/10 FILE: H:\1273\07\127307EX12.DWG FN No.: 10-127(ACD) DRAWN BY: ACD PROJ. No: 1273-07.95



<p>15127</p>	<p>Revision Date 1/27/2010</p>	<p>0 400 Feet</p>	<p>NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet Projection: Lambert_Conformal_Conic</p>	<p>This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.</p>	<p>Travis Central Appraisal District 8314 Cross Park Drive Austin, Texas 78754 Internet Address: www.traviscad.org Main Telephone Number (512) 634-9317 Appraisal Information (512) 634-9318 TDD (512) 636-3328</p> <p>P.O. Box 149012 Austin, Texas 78714</p>
---------------------	------------------------------------	-------------------	---	---	--