

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 5502 JOHNNY MORRIS ROAD FROM FAMILY**
3 **RESIDENCE (SF-3) DISTRICT TO PUBLIC DISTRICT (P) DISTRICT.**

4
5 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

6
7 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
8 change the base district from family residence (SF-3) district to public district (P) district
9 on the property described in Zoning Case No. C14-2011-0074, on file at the Planning and
10 Development Review Department, as follows:

11
12 A 34.30 acre tract of land, more or less in Travis County consisting of the
13 following two tracts:

14
15 A 9.708 acre tract of land, more or less, out of the James Burleson Survey No.
16 19, Abstract No. 4, the tract of land being more particularly described by metes
17 and bounds in Exhibit "A" incorporated into this ordinance; and,

18
19 A 24.600 acre tract of land, more or less, being the same tract described as "East
20 Tract" of land being more particularly described by metes and bounds in Exhibit
21 "B" incorporated into this ordinance,

22
23 locally known as 5502 Johnny Morris Road in the City of Austin, Travis County, Texas,
24 and generally identified in the map attached as Exhibit "C".

25
26 **PART 2.** This ordinance takes effect on _____, 2011.

1 **PASSED AND APPROVED**

2
3 §
4 §
5 _____, 2011 § _____
6 Lee Leffingwell
7 Mayor
8

9
10 **APPROVED:** _____ **ATTEST:** _____
11 Karen M. Kennard Shirley A. Gentry
12 City Attorney City Clerk

FIELD NOTES
FOR

9.708 ACRE TRACT OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE JAMES BURLERSON SURVEY NO. 19, ABSTRACT NO. 4 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CALLED 9.70 ACRES AS CONVEYED TO HARRY E. MONTANDON BY INSTRUMENTS RECORDED IN VOLUME 3915, PAGE 1879, VOLUME 4125, PAGE 886, VOLUME 5941, PAGE 933, VOLUME 6420, PAGE 69, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND VOLUME 10821, PAGE 98, VOLUME 11040, PAGE 140, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO W.J. VORWERK BY INSTRUMENT RECORDED IN VOLUME 3915, PAGE 1879, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO ROY DAVID HULL BY INSTRUMENT RECORDED IN VOLUME 4623, PAGE 500, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO MARY C. CLARK AND FREDERICK C. CLARK BY CAUSE NO. 52843 OF THE PROBATE COURT NO. 1 OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO MARION E. PRELLOP AKA MARION PRELLOP BY CAUSE NO. 57823 OF THE PROBATE COURT NO. 1 OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin with aluminum cap set at the Southeast corner of said 9.70 acre tract, being at the intersection of the North r.o.w. line of F.M. Hwy No. 969, a 100 foot wide public right-of-way, and the West r.o.w. line of Johnny Morris Road, a 50 foot wide public right-of-way, for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of said 9.70 acre tract, being along the North r.o.w. line of F.M. Hwy No. 969, N 65°16'11" W for a distance of 411.90 feet to a point in the approximate centerline of Walnut Creek, being at the Southwest corner of said 9.70 acre tract, for the Southwest corner hereof;

THENCE along the West line of said 9.70 acre tract, being along the approximate centerline of Walnut Creek for the following courses:

N 81°17'00" E for a distance of 370.04 feet to an angle point
N 56°01'00" E for a distance of 148.17 feet to an angle point
N 14°25'00" E for a distance of 135.62 feet to an angle point
N 35°53'00" W for a distance of 110.61 feet to an angle point
N 64°40'00" W for a distance of 99.61 feet to an angle point
S 64°01'00" W for a distance of 196.22 feet to an angle point
N 37°31'00" W for a distance of 231.33 feet to an angle point
N 11°15'00" W for a distance of 262.48 feet to an angle point

1064

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13008 1311

Exhibit A

FIELD NOTES
FOR

9.708 ACRE TRACT OF LAND - Page Two

N 22°08'00" E for a distance of 329.70 feet to an angle point

N 02°29'00" W for a distance of 203.12 feet to an angle point

N 18°43'00" W for a distance of 497.80 feet to an angle point

N 10°20'00" E for a distance of 261.94 feet to an angle point

N 26°22'00" W for a distance of 97.48 feet to an angle point

N 54°47'00" W for a distance of 200.02 feet to the Northwest corner of said 9.70 acre tract, being in the Southeast line of that certain tract of land conveyed to YMCA by instrument recorded in Volume 12018, Page 302 of the Real Property Records of Travis County, Texas, for the Northwest corner hereof;

THENCE along the Northwest line of said 9.70 acre tract, being along the Southeast line of said YMCA Tract, N 28°56'10" E for a distance of 581.92 feet to a 1/2 inch iron pin with aluminum cap set at the most Northerly corner of said 9.70 acre tract, being in the West r.o.w. line of Johnny Morris Road, for the most Northerly corner hereof;

THENCE along the East line of said 9.70 acre tract, being along the West r.o.w. line of Johnny Morris Road for the following courses:

S 11°24'31" W for a distance of 336.60 feet to a city bolt found at a point of curve

Along a curve to the left whose radius is 620.62 feet, whose arc is 247.42 feet and whose chord bears S 00°00'31" W for a distance of 245.78 feet to a 1/2 inch iron pin with aluminum cap set

S 11°23'34" E for a distance of 692.31 feet to a 1/2 inch iron pin found at an angle point

S 07°20'50" E for a distance of 486.52 feet to a 1/2 inch iron pin found at a point of curve

Along a curve to the left whose radius is 650.68 feet, whose arc is 402.84 feet and whose chord bears S 25°02'22" E for a distance of 396.44 feet to a 1/2 inch iron pin found

S 42°45'00" E for a distance of 161.01 feet to a 1/2 inch iron pin found at a point of curve

2 of 4

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13008 1312

FIELD NOTES
FOR

9.708 ACRE TRACT OF LAND - Page Three

along a curve to the right whose radius is 162.87 feet, whose arc is 81.92 feet and whose chord bears S 28°25'05" E for a distance of 81.06 feet to a 1/2 inch iron pin with aluminum cap set

S 13°57'05" E for a distance of 128.75 feet to a 1/2 inch iron pin with aluminum cap set at a point of curve

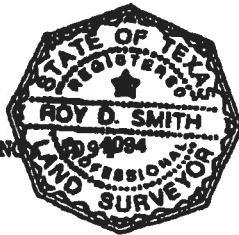
along a curve to the right whose radius is 277.37 feet, whose arc is 211.82 feet and whose chord bears S 08°00'55" W for a distance of 206.71 feet to a city bolt found

S 30°02'49" W for a distance of 304.99 feet to the PLACE OF BEGINNING and containing 9.708 acres of land, more or less.

AS SURVEYED BY:
ROY D. SMITH SURVEYORS, P.C.

Roy D. Smith
ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR NO. 1994084
July 16, 1997



Job No. 1728-97

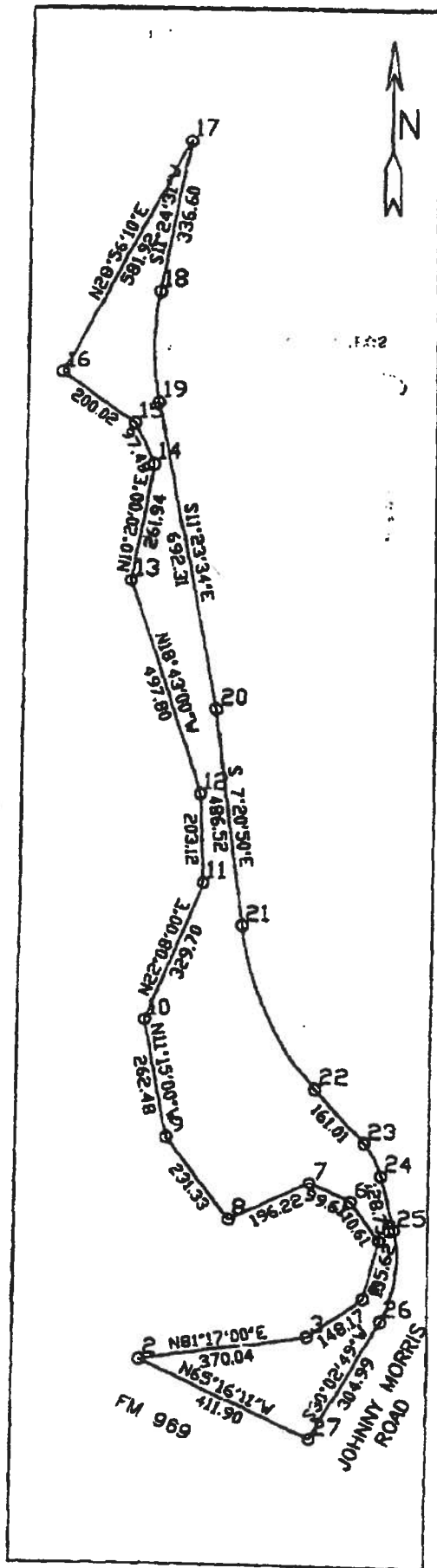
FIELD NOTES REVIEWED

By *[Signature]* Date *2/2/97*
Engineering Support Section
Department of Public Works
and Transportation

3 of 4

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13008 1313



9.708 ACRES - WALNUT CREEK/JAMES BURLESON SURVEY

4 06 4

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13008

1314

TRACT TWO:

APPROXIMATELY 24.600 ACRES, BEING THAT SAME CERTAIN TRACT DESCRIBED AS "EAST TRACT" IN A DEED TO MILES D. WILSON, OF RECORD IN VOLUME 12343, PAGE 1660 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 24.600 ACRE TRACT DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod set (stamped "RPLS 3693") in the curving north R.O.W. line of F.M. 969 (M.L.K. Blvd., 100' R.O.W.) at its intersection with the curving east line of the abandoned M-K-T Railroad R.O.W., described as Parcel No. 2, Part 1 in a deed to the State of Texas, of record in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas (100' wide abandoned R.O.W.), being the southwest corner of said "East Tract" and the southwest corner and POINT OF BEGINNING hereof

THENCE with the west line of said "East Tract" and east line of said State of Texas abandoned Railroad R.O.W., 100.00 feet east of and parallel with the west line of said State of Texas tract and the east line of Tract One described herewith, along the arc of a curve to the left whose radius is 2915.00, length is 213.75 feet, and whose chord bears N06°48'33"W for a distance of 213.70 feet to the end of curve, and from which point a capped iron rod found (stamped TDHPT) bears S89°58'W at a distance of 0.19 feet

THENCE continuing with said line, N08°54'35"W, at a distance of 11.12 feet passing a ½" iron rod found 0.58 feet east of line, and continuing on for a total distance of 975.96 feet to a point of curve, and from which point a capped iron rod found (stamped TDHPT) bears S76°05'W, 0.26 feet

THENCE continuing with said line, along the arc of a curve to the right whose radius is 2815.00 feet, at a chord distance of 11.04 feet passing a ½" iron rod found 0.34 feet west of line, and continuing for a total arc length of 812.30 feet, the chord of which bears N00°38'35"W for a distance of 809.48 feet to a capped iron rod set (stamped RPLS 3693) at end of curve

THENCE continuing with said line, N07°37'25"E, at a distance of 10.32 feet passing a ½" iron rod found 0.63 feet west of line, and continuing on for a total distance of 141.01 feet to a capped iron rod set (stamped RPLS 3693) at the northwest corner of said "East Tract", being the southwest corner of that certain tract called 14.487 acres in a deed to the Young Men' Christian Association, of record in Volume 12018, Page 302 of the Real Property Records of Travis County, Texas, for the northwest corner hereof

THENCE with the north line of said "East Tract" and south line of said YMCA 14.487 acre tract, S63°15'20"E for a distance of 202.37 feet to a capped iron rod set (stamped RPLS 3693) at the southeast corner of said YMCA 14.487 acre tract for an angle point hereof

THENCE with the east line of said YMCA 14.487 acre tract and a line of said "East Tract", N26°44'20"E for a distance of 25.21 feet to a point in the center of Walnut Creek at the most westerly corner of that certain tract called 9.708 acres in a deed to the City of Austin, of record in Volume 13008, Page 1305 of the Real Property Records of Travis County, Texas, for a corner hereof

THENCE with the centerline of Walnut Creek, east line of said "East Tract", and west line of said City of Austin tract, along a meander line (centerline of the creek is the actual property line), the following 22 calls:

- 1.) S61°56'54"E, 143.81 feet to a 60D nail set in center of creek
- 2.) S35°40'09"E, 149.82 feet to a point in center of creek
- 3.) S04°47'22"W, 102.45 feet to a point in center of creek
- 4.) S23°30'24"W, 71.72 feet to a 60d nail set in center of creek
- 5.) S00°36'17"E, 184.28 feet to a point in center of creek
- 6.) S34°12'57"E, 196.32 feet to a point in center of creek
- 7.) S23°30'05"E, 109.42 feet to a 60d nail set in center of creek
- 8.) S09°30'05"E, 229.08 feet to a point in center of creek

- 9.) S01°08'36"E, 104.96 feet to a 60d nail set in center of creek
- 10.) S23°09'10"W, 252.19 feet to a point in center of creek
- 11.) S13°29'48"W, 143.01 feet to a point in center of creek
- 12.) S20°51'42"E, 105.79 feet to a point in center of creek
- 13.) S37°28'40"E, 282.84 feet to a point in center of creek
- 14.) S81°22'45"E, 75.66 feet to a point in center of creek
- 15.) N50°59'19"E, 138.57 feet to a point in center of creek
- 16.) S74°35'17"E, 93.21 feet to a point in center of creek
- 17.) S46°11'41"E, 70.39 feet to a 60d nail set in center of creek
- 18.) S11°57'00"E, 103.02 feet to a point in center of creek
- 19.) S18°33'08"W, 103.55 feet to a point in center of creek
- 20.) S49°15'24"W, 63.86 feet to a point in center of creek
- 21.) S67°33'17"W, 119.55 feet to a point in center of creek
- 22.) S75°22'50"W for a distance of 310.82 feet to a point in center of creek at its intersection with the north R.O.W. line of F.M. 969, at the southeast corner of said "East Tract" and southwest corner of said City of Austin 9.708 acre tract, for the southeast corner hereof

THENCE with the south line of said "East Tract and north R.O.W. line of F.M. 969 (100' R.O.W.), N67°38'53"W for a distance of 353.91 feet to the POINT OF BEGINNING hereof, containing 24.570 acres within the meander lines, and containing 24.600 acres to the approximated curvilinear centerline of Walnut Creek, more or less. This tract contains approximately 1.224 acres out of the J.C. Tannehill Survey and approximately 23.376 acres out of the James Burleson Survey, as surveyed 10/5/99 – 11/8/99, by Samford & Associates, Inc.

Michael Samford, R.P.L.S. 3693
Field Notes Revised 11/17/99
Field Notes Revised 01/12/2000




See Survey Plat, Plan No. 990978tp prepared by the abovesigned, attached hereto and hereby made a part hereof. Bearings based on TxDot GPS Monuments N2277017 and N2277027, Reduced to surface coordinates as noted on the attached survey plat (to obtain grid values for the stated coordinates, divide by the combined scale factor of 1.000047148) (Basis for control Monuments published as NAD 83 (93) HARN, Linear units: US Survey Feet)

FIELD NOTES REVIEWED
By John Moore Date 3-1-2000
Engineering Support Section
Department of Public Works
and Transportation

52
11.9

MANHOLES

TRACT TWO ~24.600 ACRES

24.570 AC. CONTAINED WITHIN MEANDER LINES

AS APPROVED

MILES D. WILSON
"EAST TRACT" VOL. 12343, PG. 1660

00.00 S=2815.00
W=809.48' R=812.30'
C=800.00
A=812.30'

[1.65522-2735.91]
[3.4625.10N]

[1.65522-2735.91]
[50.38.35'E]
C=838.24' R=2915.00
A=841.15'
S=800.00
W=812.30'

STATE OF TEXAS

IRON ROD FOUND 0.34' WEST OF LINE

TDHPT CAPPED ROD BEARS S76°05'W, 0.26 FROM P.C.

PARCEL NO. 2, PART 1 VOL. 11339, PG. 2005, R. ABANDONED MISSOURI - KANSAS - TEXAS RAILROAD R.O.W.

NOTE: DOUBLE MONUMENTATION WAS FOUND ALONG THE ABANDONED RAILROAD R.O.W. AND THE R.O.W. WAS RECONSTRUCTED FROM SAID MONUMENTS.

S08°54'35"E
[508.54'35"E]

[N08°37'18"W 97
N08°54'35"W]

ENVIRONMENTAL SURVEY LOCATION

IRON ROD FOUND 0.10' WEST OF LINE

CONTROL POINT

20.041 ACRES
"WEST TRACT" VOL. 12343, PG. 1660

MILES D. WILSON

N25°26'38"W 227.91'
86.85'
30" SANITARY SEWER ESM.
VOL. 8457 PG. 224 & VOL. 8457 PG. 491
VOL. 8890 PG. 673 & VOL. 8890 PG. 680
VOL. 8890 PG. 687 & VOL. 8896 PG. 948 & VOL. 10112 PG. 806

212.62'

& VOL. 8890, PG. 687 & VOL. 8896, PG. 948 & VOL. 10112, PG. 806






ZONING

Exhibit C

ZONING CASE#: C14-2011-0074
 LOCATION: 5502 JOHNNY MORRIS RD
 SUBJECT AREA: 34.300
 GRID: N23, N24
 MANAGER: J. HARDIN



1" = 500'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.