

ORDINANCE NO. 20111006-077

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13300 NORTH FM 620 ROAD FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMERCIAL HIGHWAY SERVICES (CH) 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 community commercial (GR) district to commercial highway services (CH) district on the property described in Zoning Case No. C14-2011-0089, on file at the Planning and Development Review Department, as follows:

A 28.843 acre tract of land, more or less, out of the Rachel Saul Survey, in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

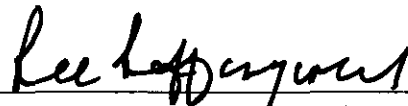
locally known as 13300 North FM 620 Road, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on October 17, 2011.

PASSED AND APPROVED

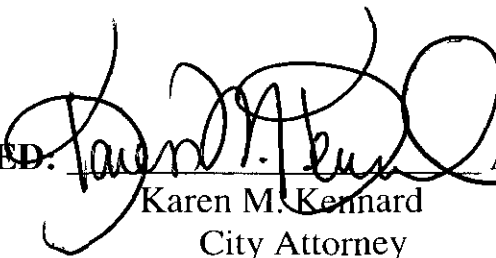
October 6, 2011

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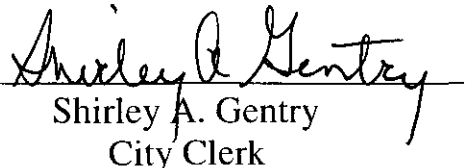
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

28.843 ACRES
RACHEL SAUL SURVEY
CBL WALDEN PARK

FN. NO. 11-221(MJJ)
JULY 19, 2011
EXHIBIT A BPI JOB NO. R010065310001

DESCRIPTION

OF 28.843 ACRES OF LAND OUT OF THE RACHEL SAUL SURVEY, SITUATED IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 1-4, BLOCK "A" HRI CP 12 SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET AA, SLIDES 264-265, AND ALL OF LOT 19A, WALDEN PARK AT LAKELINE SUBDIVISION SECTION 2, A SUBDIVISION OF RECORD IN CABINET Y, SLIDES 248-250, AND ALL OF LOTS 1 AND 4, BLOCK "A" THE ARNOLD SUBDIVISION AT WALDEN PARK A PORTION BEING A RESUBDIVISION OF THE AMENDED PLAT OF THE ARNOLD 1 SUBDIVISION SECTION 1, A SUBDIVISION OF RECORD IN CABINET BB, SLIDES 281-282 ALL OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING ALL OF LOTS 14, 18, 19 AND 21 WALDEN PARK SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2008072132 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 28.843 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a brass highway in concrete found in the northerly line of State Highway 45 (R.O.W. varies), being the southeasterly corner of that certain 1.215 acre tract of land conveyed to Walden Park Shopping Center, L.P. by deed of record in Document No. 2007057865 of said Official Public Records and the southwesterly corner of said Lot 3 HRI CP 12 Subdivision, for the southwesterly corner hereof;

THENCE, N20°55'57"W, leaving the northerly right-of-way line of State Highway 45, along a portion of the westerly line of said Lot 3 HRI CP 12 Subdivision, being the easterly line of said 1.215 acre tract of land, for a portion of the westerly line hereof, a distance of 222.55 feet to a 1/2 inch iron rod with cap found at the northeasterly corner of said 1.215 acre tract, being the southeasterly corner of the remaining portion of Lot 2 All Star Subdivision, a subdivision of record in Cabinet E, Slides 109-110 of said Plat Records;

THENCE, N21°00'25"W, along the easterly lines of the remaining portion of said Lot 1 and Lot 2 of said All Star Subdivision, being along the westerly lines of said Lots 1-3 Block "A" HRI CP 12 Subdivision, for a portion of the westerly line hereof, a distance of 692.81 feet to a 60D nail found in the westerly line of said Lot 4 HRI CP 12 Subdivision, being the southeasterly corner of that certain 11.115 acre tract of land conveyed to Northfolk Plaza Shopping Center, L.P. by deed of record in Document No. 2006060840 of said Official Public Records, being the northeasterly corner of the remaining portion of said Lot 1 All Star Subdivision, for an angle point hereof;

THENCE, N20°59'04"W, along the easterly line of said 11.115 acre tract, being a portion of the westerly line of said Lot 1, Block "A" HRI CP 12 Subdivision, for a portion of the westerly line hereof, a distance of 454.85 feet to a iron pipe found in the southerly line of said Lot 12, being the northeasterly corner of said 11.115 acre tract of land and the northwesterly corner of said Lot 1, Block "A" HRI CP 12 Subdivision, for an angle point hereof;

THENCE, N69°03'11"E, along a portion of the southerly line of said Lot 12, same being a portion of the northerly line of said Lot 1, Block "A" HRI CP 12 Subdivision, for a portion of the westerly line hereof, a distance of 310.81 feet to a 1/2 inch iron rod with cap set at the southwesterly corner of said Lot 14, same being the southeasterly corner of said Lot 13, for an angle point hereof;

THENCE, N20°49'51"W, leaving the northerly line of said Lot 1, Block "A" HRI CP 12 Subdivision, along the easterly line of said Lot 12, being the westerly line of said Lot 14, for a portion of the westerly line hereof, a distance of 282.23 feet to a 1/2 inch iron rod with cap set in the curving southerly line of Lakeline Mall Drive (R.O.W. varies), being the northeasterly corner of said Lot 13 and the northwesterly corner of said Lot 14, for the northwesterly corner hereof;

THENCE, along the southerly right-of-way line of Lakeline Mall Drive, being the northerly line of said Lot 14, for the northerly line hereof, the following two (2) courses and distances:

- 1) Along a curve to the right having a radius of 1145.00 feet, a central angle of 07°01'18", an arc length of 140.32 feet and a chord which bears, N61°10'09"E, a distance of 140.23 feet to a 1/2 inch iron rod found for the end of said curve;
- 2) N64°45'58"E, a distance of 174.16 feet to a 1/2 inch iron rod with cap set at the northwesterly corner of said Lot 15, being the northeasterly corner of said Lot 14, for the northeasterly corner hereof;

THENCE, S20°49'51"E, leaving the southerly right-of-way line of Lakeline Mall Drive, along the westerly line of said Lot 15, being the easterly line of said Lot 14, for a portion of the easterly line hereof, a distance of 291.96 feet to a 1/2 inch iron rod with cap set in the northerly line of said Lot 16, being the southwesterly corner of said Lot 15 and the southeasterly corner of said Lot 14, for an angle point hereof;

THENCE, in part along the northerly line and a portion of the westerly line of said Lot 16 and in part along the southerly line of said Lot 14, for a portion of the westerly line hereof, the following two (2) courses and distances:

- 1) S69°10'09"W, a distance of 235.12 feet to a 1/2 inch iron rod found for an angle point;
- 2) S20°52'20"E, a distance of 23.00 feet to an iron pipe found in the westerly line of said Lot 16, being the southeasterly corner of said Lot 14 and the northeasterly corner of said Lot 1, Block "A" HRI CP 12 Subdivision, for an angle point hereof;

THENCE, along a portion of the easterly line of said Lot 1, Block "A" HRI CP 12 Subdivision, being along the westerly lines of said Lots 16 and 17, for a portion of the westerly line hereof, the following two (2) courses and distances:

- 1) S21°10'47"E, a distance of 459.85 feet to an iron pipe found for an angle point;
- 2) S20°49'51"E, a distance of 238.96 feet to a 1/2 inch iron rod with cap set at the northwesterly corner of said Lot 21, being the southwesterly corner of said Lot 17, for an angle point hereof;

THENCE, N69°10'09"E, along the northerly lines of said Lot 18 and said Lot 21, being the southerly line of said Lot 17, for a portion of the westerly line hereof, a distance of 900.80 feet to a 1/2 inch iron rod found in the westerly right-of-way line of North Lake Creek Parkway (R.O.W. varies), being the northeasterly corner of said Lot 18 and the southwesterly corner of said Lot 17, for an angle point hereof;

THENCE, along the westerly right-of-way line of North Lake Creek Parkway, being the easterly lines of said Lots 18 and 19 and also being the easterly line of said Lot 19A, for a portion of the easterly line hereof, the following three (3) courses and distances:

- 1) S66°29'23"E, a distance of 122.20 feet to a 1/2 inch iron rod found for an angle point;
- 2) S66°27'11"E, a distance of 38.74 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;
- 3) Along said curve to the right having a radius of 655.00 feet, a central angle of 30°21'37", an arc length of 347.08 feet and a chord which bears, S51°10'47"E, a distance of 343.03 feet to a 1/2 inch iron rod with cap set at the northeasterly corner of Lot 20A of said Walden Park at Lakeline Subdivision Section 2, being the southeasterly corner of said Lot 19A, for an angle point hereof;

THENCE, S58°56'42"W, leaving the westerly right-of-way line of North lake Creek Parkway, along the common line of said Lots 19A and 20A, for a portion of the westerly line hereof, a distance of 205.17 feet to a 1/2 inch iron rod with cap set in the easterly line of said Lot 4 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1, being the southwesterly corner of said Lot 19A and the northwesterly corner of said Lot 20A, for an angle point hereof;

THENCE, S20°56'31"E, along the easterly line of said Lot 4 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1, being the westerly line of said Lot 20A, for a portion of the westerly line hereof, a distance of 254.96 feet to a 1/2 inch iron rod with cap found in the northerly right-of-way line of State Highway 45, being the southwesterly corner of said Lot 20A and the southeasterly corner of said Lot 4 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1, for the southeasterly corner hereof;

THENCE, S68°58'22"W, along the northerly right-of-way line of State Highway 45, being the southerly line of said Lot 4 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1, for a portion of the southerly line hereof, a distance of 17.80 feet to a 1/2 inch iron rod with cap found at the southeasterly corner of said Lot 3 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1, being the southwesterly corner of said Lot 4 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1, for an angle point hereof;

THENCE, N20°56'31"W, leaving the northerly right-of-way line of State Highway 45, along the easterly line of said Lot 3 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1,, being the westerly line of said Lot 4 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1, for a portion of the southerly line hereof, a distance of 252.05 feet to a 1/2 inch iron rod with cap set for an angle point in the westerly line of said Lot 4 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1, being the northeasterly corner of said Lot 3 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1, for an angle point hereof;

THENCE, in part along the westerly and a portion of the southerly lines of said Lot 1 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1, being in part along the northerly lines of said Lots 2 and 3 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1 and in part along the westerly line of said Lot 2, the following two (2) courses and distances:

- 1) S68°58'24"W, a distance of 412.83 feet to a 60D nail found for an angle point in the southerly line of said Lot 1 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1, being the northwesterly corner of said Lot 2 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1, for an angle point hereof;
- 2) S20°56'31"E, a distance of 252.05 feet to a 1/2 inch iron rod with cap set in the northerly right-of-way line of State Highway 45, being the southwesterly corner of said Lot 2 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1 and the southeasterly corner of said Lot 1 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1, for an angle point hereof;

THENCE, S68°58'22"W, along the northerly right-of-way line of State Highway 45, being the southerly lines of said Lot 1 The Arnold Subdivision at Walden Park A portion being a Resubdivision of the Amended Plat of the Arnold 1 Subdivision Section 1 and said Lot 21, for a portion of the southerly line hereof, a distance of 557.16 feet to a 1/2 inch iron rod with cap set at the southwesterly corner of said Lot 21, for an angle point hereof;

THENCE, N20°49'51"W, continuing along the northerly right-of-way line State Highway 45, along a portion of the westerly line of said Lot 21, a distance of 3.78 feet to a 1/2 inch iron rod found at the southeasterly corner of said Lot 1, Block "A" HRI CP 12 Subdivision, for an angle point hereof;

THENCE, along the northerly right-of-way line of State Highway 45, being the southerly lines of said Lots 1-4 HRI CP 12 Subdivision, for a portion of the southerly line hereof, the following seven (7) courses and distances:

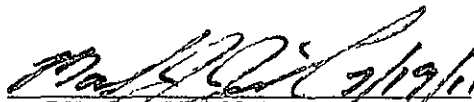
- 1) S69°47'00"W, a distance of 106.69 feet to a brass highway disc found in concrete;
- 2) S77°31'38"W, a distance of 61.75 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S73°18'46"W, a distance of 82.50 feet to a 1/2 inch iron rod with cap set for the point of curvature of a curve to the left;
- 4) Along said curve to the left having a radius of 1031.64 feet, a central angle of 04°02'28", an arc length of 72.76 feet and a chord which bears, S71°17'36"W, a distance of 72.75 feet to a 1/2 inch iron rod with cap set for the point of curvature of a curve to the left;

- 5) Along said curve to the left having a radius of 7595.36 feet, a central angle of $00^{\circ}15'25''$, an arc length of 34.06 feet and a chord which bears, $S69^{\circ}24'06''W$, a distance of 34.05 feet to a 1/2 inch iron rod with cap set for the end of said curve;
- 6) $S86^{\circ}48'03''W$, a distance of 27.60 feet to a brass highway disc in concrete found for the point of curvature of a curve to the right;
- 7) Along said curve to the right having a radius of 7587.21 feet, a central angle of $00^{\circ}01'53''$, an arc length of 4.16 feet and a chord which bears, $S69^{\circ}44'28''W$, a distance of 4.16 feet to the **POINT OF BEGINNING**, containing an area of 28.843 acres of land, more or less, within these metes and bounds.

BASIS OF BEARING: IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93) CENTRAL ZONE.

I, MARK J. JEZISEK, 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.

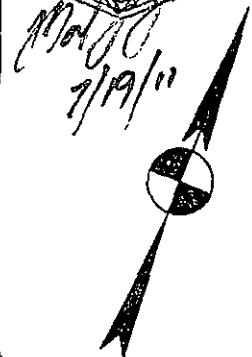
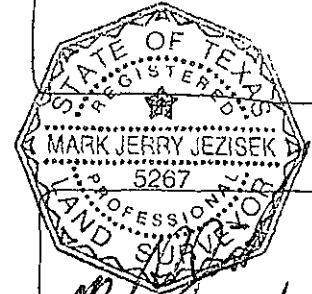
BURY & PARTNERS, INC.
ENGINEERING-SOLUTIONS
221 W. SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701


MARK J. JEZISEK, P.P.L.S.
NO. 5267
STATE OF TEXAS



0 125 250 375 500
1"=250'

LAKELINE MALL DRIVE
(R.O.W. VARIES)



LOT 13

LOT 14

LOT 15

WALDEN PARK SUBDIVISION
DOC. NO. 2008072132

LOT 16

11.115 ACRES
NORTHFORK PLAZA
SHOPPING CENTER,
L.P.
DOC. NO.
2006060840

LOT 1

BLOCK A

LOT 17

WALDEN PARK SUBDIVISION
DOC. NO. 2008072132

REMAINDER OF
LOT 1

ALL STAR
SUBDIVISION
CABINET E, SLIDES
109-110

HRI CP 12
SUBDIVISION
CABINET AA
SLIDES 264-265

LOT 2

LOT 18

REMAINDER
OF LOT 2

28.843 ACRES

LOT 19

LOT
19A

1.215 ACRES
WALDEN PARK
SHOPPING
CENTER, L.P.
DOC. NO.
2007057865

LOT 3

LOT 4

LOT 21

THE ARNOLD SUBDIVISION AT LOT 4
WALDEN PARK A PORTION BEING A
RESUBDIVISION OF THE AMENDED
PLAY OF THE ARNOLD
SUBDIVISION SECTION 1
LOT 1-CABINET BB, SLIDES 281-282

BLOCK A

LOT 2

LOT 3

WALDEN
PARK AT
LAKELINE
SUBDIVISION
SECTION 2
CABINET Y,
SLIDES
248-250
LOT 20A

P.O.B.

STATE HIGHWAY 45
(R.O.W. VARIES)

Bury+Partners

ENGINEERING SOLUTIONS
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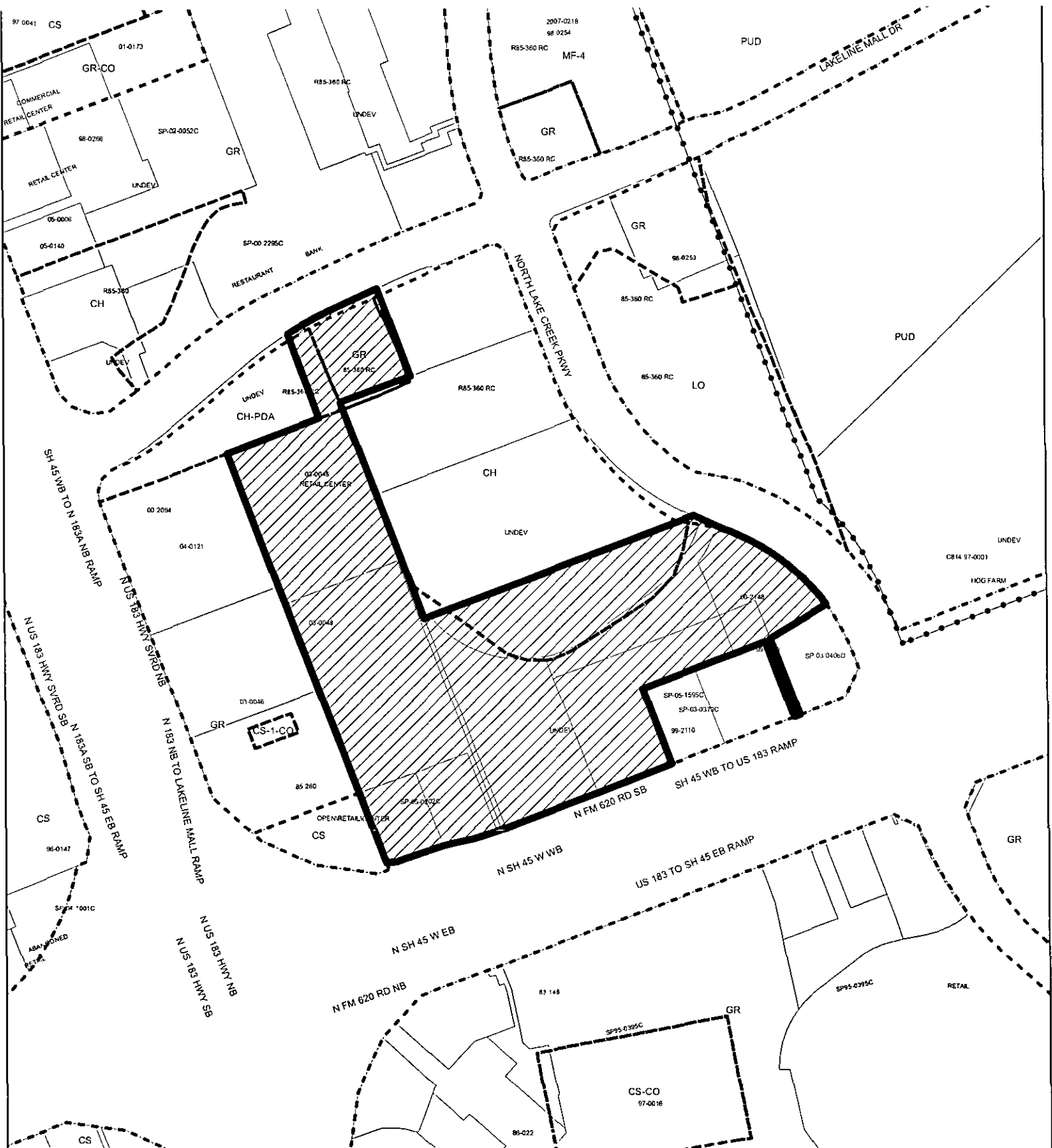
SKETCH TO ACCOMPANY DESCRIPTION

OF 28.843 ACRES OF LAND OUT OF THE
RACHEL SAUL SURVEY, SITUATED IN THE CITY
OF AUSTIN, WILLIAMSON COUNTY, TEXAS.

**CBL WALDEN
PARK**

DATE: 07/19/11 FILE: H:\100653\001\100653001EX1.DWG FN No.: FN11-221(MJJ) DRAWN BY: MJJ PROJ. No: R010065310001

H:\100653\001\100653001EX1.dwg Jul 20, 2011 - 12:20pm by: mjezisek



ZONING

ZONING CASE#: C14-2011-0089
 LOCATION: 13300 N FM 620
 SUBJECT AREA: 28.843
 GRID: F39, F40
 MANAGER: S. SIRWAITIS



N

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 1" = 500'

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