

ORDINANCE NO. 20120927-132

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7709 AND 7731 MANCHACA ROAD AND CHANGING THE ZONING MAP FROM DEVELOPMENT RESERVE (DR) DISTRICT TO MULTI FAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) 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 development reserve (DR) district to multi family residence low density-conditional overlay (MF-2-CO) combining district on the property (the "Property") described in Zoning Case No. C14-2012-0066, on file at the Planning and Development Review Department, as follows:

Tract One:

3.709 acre tract of land, more or less, out of the William Cannon Survey No. 19, Abstract No. 6, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Tract Two:

3.695 acre tract of land, more or less, out of the William Cannon Survey No. 19, Abstract No. 6, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

locally known as 7709 and 7731 Manchaca Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Development of the Property may not exceed 17 residential units per acre.
- B. Development of the Property may not exceed 125 dwelling units.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multi family residence-low density (MF-2) base district and other applicable requirements of the City Code.

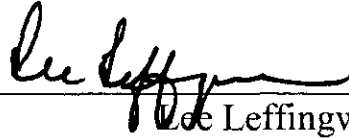
PART 3. This ordinance takes effect on October 8, 2012.

PASSED AND APPROVED

September 27

, 2012

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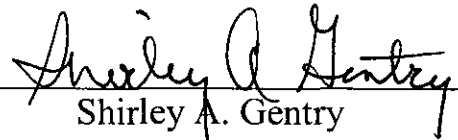
Lee Leffingwell
Mayor

APPROVED:

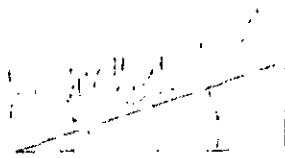


Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

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

3500 McCall Lane
Austin, Texas 78744

3.709 ACRES

**WILLIAM CANNON SURVEY NO. 19, ABSTRACT NO. 6
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 3.709 ACRES (APPROXIMATELY 161,569 SQ. FT.) IN THE WILLIAM CANNON SURVEY NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING ALL OF A 2.153 ACRE TRACT CONVEYED TO JAMES T. RAMSEY AND RITA D. RAMSEY IN A DEED DATED OCTOBER 4, 2002 AND RECORDED IN DOCUMENT NUMBER 2002188992 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 1.64 ACRE TRACT CONVEYED TO JAMES T. RAMSEY IN A DEED DATED APRIL 28, 1994 AND RECORDED IN VOLUME 12175, PAGE 1643 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.709 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Pointline 1587" cap found in the east right-of-way line of F.M. 2304 (Manchaca Road, 120' right-of-way width), as described in a deed recorded in Volume 12738, Page 1305 of the Real Property Records of Travis County, Texas, for the northwest corner of said 2.153 acre tract, same being in the south line of Lot 1, Block B, Max Keilbar Subdivision, Section One, a subdivision recorded in Volume 53, Page 61 of the Plat Records of Travis County, Texas;

THENCE with the north line of said 2.153 acre tract, same being the south line of said Lot 1, the following two (2) courses and distances:

1. South 66°01'46" East, a distance of 94.58 feet to a 1/2" rebar found;
2. South 65°32'02" East, a distance of 109.80 feet to a 3/8" rebar found for the southeast corner of said Lot 1, same being the southwest corner of Lot 2 of said Block B;

THENCE with the north line of said 2.153 acre tract, same being the south line of said Lot 2, the following two (2) courses and distances:

1. South 67°08'38" East, a distance of 84.88 feet to a 3/8" rebar found;
2. South 63°12'04" East, a distance of 85.19 feet to a 3/8" rebar found for the southeast corner of said Lot 2, same being the southwest corner of Lot 3 of said Block B;

THENCE South 61°40'08" East, with the north line of said 2.153 acre tract, same being

the south line of said Lot 3, a distance of 84.59 feet to a 1/2" rebar with Pointline 1587" cap found for the southeast corner of said Lot 3, same being the southwest corner of Lot 4 of said Block B;

THENCE South 61°54'37" East, with the north line of said 2.153 acre tract, same being the south line of said Lot 4, a distance of 38.78 feet to a 1/2" rebar with Pointline 1587" cap found for the northeast corner of said 2.153 acre tract, same being the northwest corner of a 3.692 acre tract conveyed to Mary M. Stinson in a deed dated October 4, 2002 and recorded in Document Number 2002188993 of the Official Public Records of Travis County, Texas;

THENCE South 30°11'44" West, with the east line of said 2.153 acre tract, same being the west line of said 3.692 acre tract, a distance of 322.23 feet to a 1/2" rebar with Pointline 1587" cap found for the southeast corner of said 2.153 acre tract, same being the southwest corner of said 3.692 acre tract, also being in the north line of a tract conveyed to Ned Gerald Stinson and Mary M. Stinson in a deed dated November 16, 1967 and recorded in Volume 3387, Page 1949 of the Deed Records of Travis County, Texas;

THENCE North 63°18'05" West, with the south line of said 2.153 acre tract, same being the north line of said Ned and Mary Stinson tract, a distance of 152.00 feet to a 1/2" rebar with Pointline 1587" cap found for a southwest corner of said 2.153 acre tract, same being in the east line of said 1.64 acre tract, from which a 1/2" rebar with Pointline 1587" cap found for the northeast corner of said 1.64 acre tract, also being an interior ell corner in the south or west line of said 2.153 acre tract, bears North 30°54'06" West, a distance of 188.13 feet;

THENCE crossing said Ned and Mary Stinson tract, with the east and south lines of said 1.64 acre tract, the following two (2) courses and distances:

1. South 30°54'06" West, a distance of 13.93 feet to a 1/2" rebar with "Chaparral" cap set for the southeast corner of said 1.64 acre tract;
2. North 63°17'10" West, a distance of 330.89 feet to a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of F.M. 2304, as described in a deed recorded in Volume 12734, Page 935 of the Real Property Records of Travis County, Texas;

THENCE North 27°47'18" East, crossing said 1.64 acre tract with the east right-of-way line of F.M. 2304, a distance of 201.55 feet to a 1/2" rebar with Pointline 1587" cap found in the north line of said 1.64 acre tract, for a southwest corner of said 2.153 acre tract;

THENCE North 27°47'18" East, with the east right-of-way line of F.M. 2304, same being the west line of said 2.153 acre tract, a distance of 122.97 feet to the **POINT OF BEGINNING**, containing 3.709 acres of land, more or less.

Surveyed on the ground May 17, 2012. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 759-003-BASE.

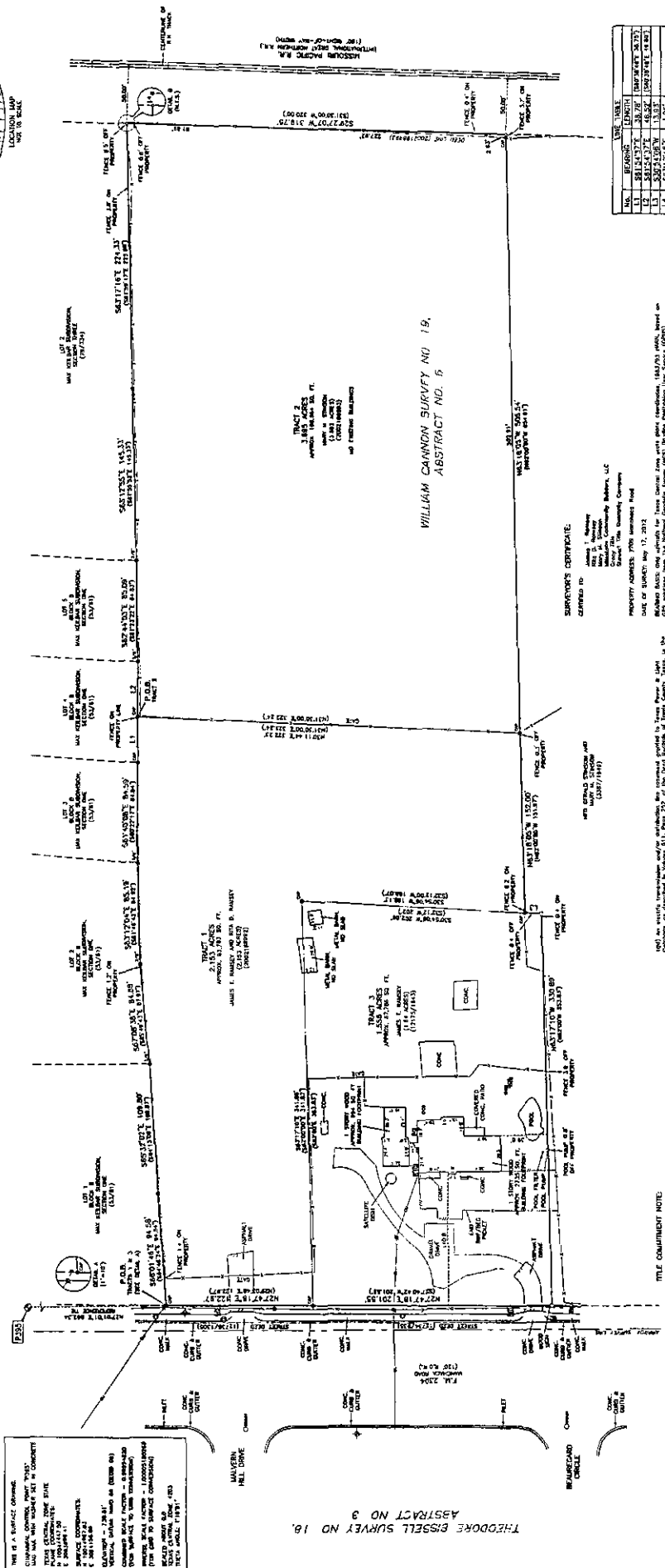
EW 5/17/12
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



TRACT 1: 2,153 ACRES (APPROXIMATELY 93,783 SQ. FT.) IN THE WILLIAM CANNON SURVEY NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING ALL OF A 2.153 ACRE TRACT CONVEYED TO JAMES T. RAMSEY AND RITA D. RAMSEY IN A DEED DATED OCTOBER 4, 2002 AND RECORDED IN DOCUMENT NUMBER 2002188992 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: 3,695 ACRES (APPROXIMATELY 160,964 SQ. FT.) IN THE WILLIAM CANNON SURVEY NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING ALL OF A 3.692 ACRE TRACT CONVEYED TO MARY ANN M. STINSON IN A DEED DATED OCTOBER 4, 2002 AND RECORDED IN DOCUMENT NUMBER 2002188993 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: 1,556 ACRES (APPROXIMATELY 67,786 SQ. FT.) IN THE WILLIAM CANNON SURVEY NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.64 ACRE TRACT CONVEYED TO JAMES T. RAMSEY IN A DEED DATED APRIL 28, 1994 AND RECORDED IN VOLUME 12175, PAGE 1543 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.


[illegible][illegible]

SEARCHED TO: **James T. Rigney**
1024 D. Avenue
Mary M. Simpson
Missouri Community Builders, LLC
Greco Title
Greco Title Company

PROPERTY ADDRESS: 7700 Matthews Road

[illegible]

The best option here is with Zaid "I" (also referred to as the 8.7% annual return). This option is the most likely to be successful, as it is the only one that is not subject to the 10% annual return. The 10% annual return is a very high return, and it is not likely to be sustained over the long term. The 8.7% annual return is a more realistic return, and it is more likely to be sustained over the long term. The 10% annual return is a very high return, and it is not likely to be sustained over the long term. The 8.7% annual return is a more realistic return, and it is more likely to be sustained over the long term.

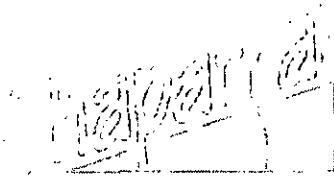


Professional Land Surveying, Inc.
Surveying and Mapping
3100 Jackson Drive
Houston, Texas 77058
Tel. 713-443-7724

Chaparral

PROJECT NO. 1
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PROJECT NO. 1 739-003	TAXING NO. 1 739-003-BASE	PLOT DATE 3/17/12	PLOT SCALE 1"=40'	DRAWN BY EJD	SHEET 01 OF 03
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Professional Land Surveying, Inc.
Surveying and Mapping

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

3500 McCall Lane
Austin, Texas 78744

3.695 ACRES

**WILLIAM CANNON SURVEY NO. 19, ABSTRACT NO. 6
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 3.695 ACRES (APPROXIMATELY 160,964 SQ. FT.) IN THE WILLIAM CANNON SURVEY NO. 19, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING ALL OF A 3.692 ACRE TRACT CONVEYED TO MARY M. STINSON IN A DEED DATED OCTOBER 4, 2002 AND RECORDED IN DOCUMENT NUMBER 2002188993 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.695 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Pointline 1587" cap found for the northwest corner of said 3.692 acre tract, same being the northeast corner of a 2.153 acre tract conveyed to James T. Ramsey and Rita D. Ramsey in a deed dated October 4, 2002 and recorded in Document Number 2002188992 of the Official Public Records of Travis County, Texas, also being in the south line of Lot 4, Block B, Max Keilbar Subdivision, Section One, a subdivision recorded in Volume 53, Page 61 of the Plat Records of Travis County, Texas;

THENCE South 61°54'37" East, with the north line of said 3.692 acre tract, same being the south line of said Lot 4, a distance of 46.52 feet to a 3/8" rebar found for the southeast corner of said Lot 4, same being the southwest corner of Lot 5 of said Block B;

THENCE South 62°44'03" East, with the north line of said 3.692 acre tract, same being the south line of said Lot 5, a distance of 85.09 feet to a 3/8" rebar found for the southeast corner of said Lot 5, same being the southwest corner of Lot 2, Max Keilbar Subdivision, Section Three, a subdivision recorded in Volume 79, Page 334 of the Plat Records of Travis County, Texas;

THENCE with the north line of said 3.692 acre tract, same being the south line of said Lot 2, the following two (2) courses and distances:

1. South 63°12'55" East, a distance of 145.33 feet to a 1/2" rebar found;
2. South 63°17'16" East, a distance of 224.33 feet to a calculated point for the west right-of-way line of the Missouri Pacific Railroad (100' right-of-way width), being 50.00 feet from and perpendicular to the centerline of existing railroad tracks, from which a 1/2" rebar found for the called northeast corner of said 3.692 acre tract bears South 63°17'16" East, a distance of 1.06 feet;

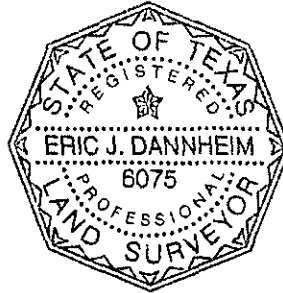
THENCE South $29^{\circ}27'07''$ West, crossing said 3.692 acre tract with the west right-of-way line of the Missouri Pacific Railroad, 50.00 from and parallel to said centerline of railroad tracks, at a distance of 91.89 feet passing a calculated point for the called east line of said 3.692 acre tract, and continuing, for a total distance of 319.75 feet to a calculated point for the easterly prolongation of the south line of said 3.692 acre tract;

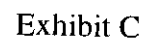
THENCE North $63^{\circ}18'05''$ West, at a distance of 2.63 feet passing a 1/2" rebar with "Pointline 1587" cap found for the called southeast corner of said 3.692 acre tract, same being the northeast corner of a tract conveyed to Ned Gerald Stinson and Mary M. Stinson in a deed dated November 16, 1967 and recorded in Volume 3387, Page 1949 of the Deed Records of Travis County, Texas, and continuing with the south line of said 3.692 acre tract, same being the north line of said Ned and Mary Stinson tract, for a total distance of 505.54 feet to a 1/2" rebar with "Pointline 1587" cap found for the southwest corner of said 3.692 acre tract, same being the southeast corner of said 2.153 acre tract;

THENCE North $30^{\circ}11'44''$ East, with the west line of said 3.692 acre tract, same being the east line of said 2.153 acre tract, a distance of 322.23 feet to the **POINT OF BEGINNING**, containing 3.695 acres of land, more or less.

Surveyed on the ground May 17, 2012. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 759-003-BASE.

Eric J. Dannheim 5/17/12
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075




$$1'' = 400'$$

ZONING CASE#: C14-2012-0066

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

