

ORDINANCE NO. 20130509-062

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 4439 EAST STATE HIGHWAY 71, UNIT B AND CHANGING THE ZONING MAP FROM INTERIM- RURAL RESIDENCE (I-RR) DISTRICT TO PUBLIC (P) 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 interim- rural residence (I-RR) district to public (P) district on the property described in Zoning Case No. C14-2013-0024, on file at the Planning and Development Review Department, as follows:

A 165.9 acre tract of land, more or less, out of the a portion of the Jose A. Navarro Grant and a portion of a tract of land conveyed to Ford Smith Trust Investment Company the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

A 14.1 acre tract of land, more or less, out of the a portion of the Jose A. Navarro Grant and a portion of a tract of land conveyed to Ford Smith Trust Investment Company the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 4439 East State Highway 71, Unit B in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. This ordinance takes effect on May 20, 2013.

PASSED AND APPROVED

_____, 2013 §
May 9 §

Lee Leffingwell
Mayor

APPROVED: Karen M. Kennard
Karen M. Kennard
City Attorney

ATTEST: Jannette S. Goodall
Jannette S. Goodall
City Clerk

EXHIBIT A

FIELD NOTES

FIELD NOTES FOR A 165.90 ACRE TRACT, OF LAND, SAME BEING OUT OF AND A PART OF THE JOSE A. NAVAHO GRANT, SAID 165.90 ACRE TRACT ALSO BEING OUT OF AND A PART OF A 371.55 ACRE TRACT OF LAND CONVEYED TO FORD SMITH TRUST INVESTMENT COMPANY AS RECORDED IN VOLUME 4952, PAGE 2326 OF THE TRAVIS COUNTY, TEXAS, DEED RECORDS, SAID 165.90 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an "X" cut on a concrete cellar, said "X" cut being the northeast corner of the 16.57 acre tract of land conveyed to F. W. Horton as recorded in Volume 4489, Page 2270 of the Travis County, Texas Deed Records;

THENCE, N 57°-15'-54" W, 165.66 feet to the POINT OF BEGINNING of said 165.90

THENCE, N 31°-55'-07" E, 1109.26 feet to a point,

THENCE, N 0°-20'-00" E, 1186.45 feet to a point,

THENCE, N 52°-50'-00" E, 1207.29 feet to a point lying on the south bank of Onion Creek;

THENCE, meandering with the south bank of Onion Creek bearing the course of the following seventy-seven (77) calls:

1. N 37°-26'-00" W, 348.76 feet to a point
2. N 21°-01'-00" W, 411.00 feet to a point
3. N 9°-34'-00" W, 350.00 feet to a point
4. S 7°-05'-00" E, 288.00 feet to a point
5. N 8°-58'-00" W, 200.00 feet to a point
6. N 50°-25'-00" W, 301.00 feet to a point
7. N 69°-41'-00" W, 198.00 feet to a point
8. S 68°-55'-00" W, 140.00 feet to a point
9. S 65°-45'-00" W, 317.00 feet to a point
10. S 77°-41'-00" W, 205.00 feet to a point
11. N 68°-00'-00" W, 190.00 feet to a point
12. N 35°-33'-00" W, 100.00 feet to a point
13. N 59°-00'-00" W, 234.00 feet to a point
14. N 11°-50'-00" E, 228.00 feet to a point
15. N 27°-44'-00" E, 220.00 feet to a point
16. N 21°-30'-00" E, 95.00 feet to a point
17. N 37°-39'-00" W, 82.00 feet to a point
18. N 69°-28'-00" W, 307.00 feet to a point

CITY OF AUSTIN, A MUNICIPAL CORPORATION

By: Jorge Carrasco
Jorge Carrasco, City Manager
"Grantee"

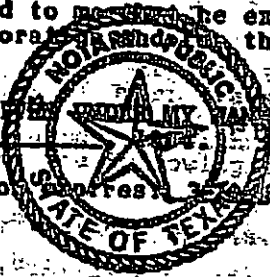
Grantee's Address:

CITY OF AUSTIN R.E. DIV.
P.O. Box 1088
AUSTIN, TX 78767

THE STATE OF TEXAS

COUNTY OF BITALCO

BEFORE ME, the undersigned authority, on this day personally appeared HAL G. WACHOFER, President of Protective Equipment & Supply, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the free act and deed of the corporation and for the purposes and consideration therein expressed.



November 29th, 1988, AND SEAL OF OFFICE, this 29th day of November, 1988, My commission expires 3-27-89
Rosa Amelia Moysa
Notary Public in and for the State of TEXAS

THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Jorge Carrasco, City Manager of the CITY OF AUSTIN, a MUNICIPAL CORPORATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the free act and deed of the corporation and for the purposes and consideration therein expressed.

NOV 29 1988, AND SEAL OF OFFICE, this 29th day of November, 1988, My commission expires 3-27-89
Jose C. Wiltzius
Notary Public in and for the State of TEXAS

NOTARY SEAL

19. N 70°-22'-00" W, 177.81 feet to a point
20. S 75°-29'-00" W, 199.37 feet to a point
21. S 52°-58'-00" W, 290.60 feet to a point
22. S 58°-00'-00" W, 94.34 feet to a point
23. S 71°-10'-00" W, 89.81 feet to a point
24. S 64°-40'-00" W, 229.03 feet to a point
25. S 33°-29'-00" W, 159.48 feet to a point
26. S 39°-48'-00" W, 70.29 feet to a point
27. S 35°-40'-00" W, 161.24 feet to a point
28. S 4°-55'-00" W, 128.47 feet to a point
29. S 4°-16'-00" E, 134.37 feet to a point
30. S 12°-08'-00" E, 261.84 feet to a point
31. S 20°-33'-00" E, 333.28 feet to a point
32. S 3°-41'-00" W, 155.32 feet to a point
33. S 17°-05'-00" W, 160.06 feet to a point
34. S 58°-35'-00" W, 195.69 feet to a point
35. S 42°-37'-00" W, 67.94 feet to a point
36. S 5°-05'-00" E, 90.35 feet to a point
37. S 29°-29'-00" E, 166.58 feet to a point
38. S 56°-30'-00" E, 163.08 feet to a point
39. N 83°-13'-00" E, 296.08 feet to a point
40. S 86°-08'-00" E, 74.17 feet to a point
41. S 60°-17'-00" E, 411.85 feet to a point
42. S 58°-22'-00" E, 162.08 feet to a point
43. S 42°-16'-00" E, 74.33 feet to a point
44. S 41°-41'-00" E, 183.45 feet to a point
45. S 62°-45'-00" E, 185.61 feet to a point
46. S 51°-32'-00" E, 93.24 feet to a point
47. S 33°-41'-00" E, 93.74 feet to a point
48. S 25°-33'-00" E, 157.44 feet to a point
49. S 58°-00'-00" E, 132.08 feet to a point
50. S 8°-39'-00" E, 126.44 feet to a point
51. S 36°-47'-00" W, 262.20 feet to a point
52. S 50°-12'-00" W, 93.72 feet to a point
53. S 20°-06'-00" W, 130.97 feet to a point
54. S 3°-03'-00" E, 94.13 feet to a point
55. S 15°-57'-00" E, 43.69 feet to a point

EXHIBIT A

56. S 86°-44'-00" E, 70.11 feet to a point
57. N 23°-30'-00" E, 100.32 feet to a point
58. N 63°-01'-00" E, 121.20 feet to a point
59. N 83°-55'-00" E, 75.43 feet to a point
60. S 52°-26'-00" E, 82.01 feet to a point
61. S 39°-09'-00" E, 90.27 feet to a point
62. S 22°-35'-00" E, 135.38 feet to a point
63. S 17°-53'-00" E, 231.17 feet to a point
64. S 14°-02'-00" E, 41.23 feet to a point
65. S 48°-22'-00" E, 120.42 feet to a point
66. S 4°-43'-00" E, 121.41 feet to a point
67. S 13°-54'-00" W, 208.10 feet to a point
68. S 37°-56'-00" W, 97.62 feet to a point
69. S 46°-54'-00" W, 191.73 feet to a point
70. S 59°-02'-00" W, 174.93 feet to a point
71. S 73°-46'-00" W, 176.96 feet to a point
72. S 60°-34'-00" W, 151.67 feet to a point
73. S 42°-49'-00" W, 129.50 feet to a point
74. S 48°-28'-00" W, 93.51 feet to a point
75. S 15°-46'-00" W, 169.37 feet to a point
76. S 5°-15'-00" E, 87.37 feet to a point
77. S 37°-23'-00" E, 207.34 feet to a point

THENCE, with the north line of said F. W. Horton, 16.57 acre tract the following course S 82°-01'-00" E, 360.37 feet to the Point of Beginning containing 165.90 acres of land more or less. The foregoing field notes were prepared from records and partial survey made on the ground under my supervision according to law and are true and correct to the best of my information, belief, and knowledge.

WITNESS THIS MY HAND AND SEAL, this the 23rd day of November, 1984, A.D.

CORNINGTON ASSOCIATES, INC.

Melvin G. Lindsey
Registered Public Surveyor
No. 1587

FN:OH:sgc

11-28-84

Job No. 80-165-2



EXHIBIT B

FIELD NOTES

FIELD NOTES FOR A 14.10 ACRE TRACT OF LAND, SAME BEING OUT OF AND A PART OF THE JOSE A. NAVARRO GRANT, SAID 14.10 ACRE TRACT ALSO BEING OUT OF AND A PART OF A 15.77 ACRE TRACT OF LAND CONVEYED TO FORD SMITH TRUST INVESTMENT COMPANY AS RECORDED IN VOLUME 4952, PAGE 2331 OF THE TRAVIS COUNTY, TEXAS, DEED RECORDS, SAID 14.10 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an "X" out on a concrete cellar, said "X" out being the northeast corner of the 16.57 acre tract of land conveyed to F. W. Horton as recorded in Volume 4489, Page 2270 of the Travis County, Texas Deed Records;

THENCE, N 74°-49'-44" W, 554.35 feet to the POINT OF BEGINNING lying on the north bank of Onion Creek, and also being the north boundary of E. B. Armstrong, 504.14 acre tract, as recorded in Volume 595, Page 220 of the Travis County, Texas Deed Records;

THENCE, along the said north bank of Onion Creek, the following sixty (60) calls:

1. N 38°-44'-00" W, 197.68 feet to a point
2. N 15°-01'-00" W, 102.81 feet to a point
3. N 19°-28'-00" E, 192.64 feet to a point
4. N 54°-58'-00" E, 100.00 feet to a point
5. N 32°-35'-00" E, 131.47 feet to a point
6. N 59°-32'-00" E, 162.86 feet to a point
7. N 75°-31'-00" E, 184.92 feet to a point
8. N 67°-05'-00" E, 61.17 feet to a point
9. N 56°-38'-00" E, 101.72 feet to a point
10. N 41°-55'-00" E, 192.31 feet to a point
11. N 55°-02'-00" E, 96.44 feet to a point
12. N 13°-41'-00" E, 186.67 feet to a point
13. N 13°-41'-00" W, 106.25 feet to a point
14. N 38°-33'-00" W, 113.92 feet to a point
15. N 4°-57'-00" E, 51.52 feet to a point
16. N 23°-52'-00" W, 216.17 feet to a point
17. N 25°-53'-00" W, 135.03 feet to a point
18. N 39°-09'-00" E, 78.61 feet to a point
19. N 73°-29'-15" W, 58.03 feet to a point
20. N 67°-29'-43" E, 60.55 feet to a point
21. S 65°-12'-00" W, 96.97 feet to a point
22. S 24°-46'-00" W, 103.39 feet to a point

EXHIBIT B

23. S 87°-28'-00" W, 103.03 feet to a point
24. N 31°-36'-00" W, 49.81 feet to a point
25. N 2°-07'-00" W, 117.69 feet to a point
26. N 8°-05'-00" E, 154.06 feet to a point
27. N 48°-48'-00" E, 120.03 feet to a point
28. N 42°-58'-00" E, 248.50 feet to a point
29. N 8°-45'-00" W, 97.75 feet to a point
30. N 65°-57'-00" W, 137.25 feet to a point
31. N 23°-20'-00" W, 164.44 feet to a point
32. N 36°-11'-00" W, 82.75 feet to a point
33. N 52°-11'-00" W, 83.72 feet to a point
34. N 65°-45'-00" W, 193.94 feet to a point
35. N 40°-22'-00" W, 186.92 feet to a point
36. N 41°-56'-00" W, 68.86 feet to a point
37. N 54°-50'-00" W, 162.17 feet to a point
38. N 61°-29'-00" W, 196.17 feet to a point
39. S 89°-53'-00" W, 62.14 feet to a point
40. S 83°-19'-00" W, 303.47 feet to a point
41. N 57°-26'-00" W, 187.50 feet to a point
42. N 31°-22'-00" W, 193.50 feet to a point
43. N 0°-28'-00" E, 121.92 feet to a point
44. N 28°-33'-00" E, 88.08 feet to a point
45. N 63°-53'-00" E, 198.64 feet to a point
46. N 17°-02'-00" E, 138.53 feet to a point
47. N 4°-49'-00" E, 142.11 feet to a point
48. N 20°-56'-00" W, 331.44 feet to a point
49. N 14°-27'-00" W, 270.92 feet to a point
50. N 2°-52'-00" W, 150.00 feet to a point
51. N 5°-18'-00" E, 124.61 feet to a point
52. N 28°-01'-00" E, 189.23 feet to a point
53. N 62°-13'-00" E, 77.72 feet to a point
54. N 32°-25'-00" E, 171.22 feet to a point
55. N 59°-22'-00" E, 230.58 feet to a point
56. N 74°-49'-00" E, 90.53 feet to a point
57. N 88°-48'-00" E, 75.72 feet to a point
58. N 53°-52'-00" E, 305.11 feet to a point

59. N 69°-11'-00" 5.08 feet to a point
60. S 78°-24'-00" E, 183.42 feet to a point

THENCE, along the said north bank of Onion Creek and also being the south boundary of River Valley Estates Subdivision as recorded in Book 79, Page 104-106 of the Travis County, Texas Plat Records, bearing the course of the following eighteen (18) calls:

1. S 64°-14'-00" E, 322.00 feet to a point
2. S 31°-54'-00" E, 124.30 feet to a point
3. S 16°-38'-00" W, 124.70 feet to a point
4. S 27°-15'-00" W, 212.30 feet to a point
5. S 13°-43'-00" W, 222.70 feet to a point
6. S 6°-52'-00" E, 203.00 feet to a point
7. S 29°-23'-00" E, 72.70 feet to a point
8. S 68°-12'-00" E, 161.50 feet to a point
9. N 76°-42'-00" E, 174.80 feet to a point
10. N 63°-59'-00" E, 316.80 feet to a point
11. N 74°-30'-00" E, 171.40 feet to a point
12. S 70°-10'-00" E, 221.10 feet to a point
13. S 50°-43'-00" E, 360.40 feet to a point
14. S 9°-06'-00" E, 209.40 feet to a point
15. S 5°-55'-00" W, 285.90 feet to a point
16. S 8°-30'-00" E, 341.30 feet to a point
17. S 21°-27'-00" E, 401.00 feet to a point
18. S 37°-10'-00" E, 350.83 feet to a point

THENCE, S 52°-50'-00" W, 58.80 to a point lying on the south bank of Onion Creek;

THENCE, meandering with the south bank of Onion Creek bearing the course of the following seventy-seven (77) calls:

1. N 37°-26'-00" W, 348.76 feet to a point
2. N 21°-01'-00" W, 411.00 feet to a point
3. N 5°-34'-00" W, 110.00 feet to a point
4. N 7°-09'-00" E, 288.00 feet to a point
5. N 8°-56'-00" W, 200.00 feet to a point
6. N 50°-25'-00" W, 301.00 feet to a point
7. N 69°-41'-00" W, 198.00 feet to a point
8. S 68°-53'-00" W, 140.00 feet to a point

EXHIBIT B

9. S 65°-45'-00" 317.00 feet to a point
10. S 77°-41'-00" 205.00 feet to a point
11. N 68°-04'-00" W, 190.00 feet to a point
12. N 35°-33'-00" W, 100.00 feet to a point
13. N 5°-00'-00" W, 234.00 feet to a point
14. N 11°-50'-00" E, 228.00 feet to a point
15. N 27°-44'-00" E, 220.00 feet to a point
16. N 21°-30'-00" E, 95.00 feet to a point
17. N 37°-39'-00" W, 82.00 feet to a point
18. N 69°-28'-00" W, 307.00 feet to a point
19. N 70°-22'-00" W, 177.81 feet to a point
20. S 75°-29'-00" W, 199.37 feet to a point
21. S 52°-58'-00" W, 290.60 feet to a point
22. S 58°-00'-00" W, 94.34 feet to a point
23. S 71°-10'-00" W, 89.81 feet to a point
24. S 64°-40'-00" W, 229.03 feet to a point
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26. S 39°-48'-00" W, 70.29 feet to a point
27. S 35°-40'-00" W, 161.24 feet to a point
28. S 4°-55'-00" W, 128.47 feet to a point
29. S 4°-16'-00" E, 134.37 feet to a point
30. S 12°-08'-00" E, 261.84 feet to a point
31. S 20°-33'-00" E, 333.28 feet to a point
32. S 3°-41'-00" W, 155.32 feet to a point
33. S 17°-05'-00" W, 160.06 feet to a point
34. S 58°-35'-00" W, 195.69 feet to a point
35. S 42°-37'-00" W, 67.94 feet to a point
36. S 5°-05'-00" E, 90.35 feet to a point
37. S 29°-29'-00" E, 166.58 feet to a point
38. S 56°-2'-00" E, 163.08 feet to a point
39. N 83°-13'-00" E, 296.00 feet to a point
40. S 86°-08'-00" E, 74.17 feet to a point
41. S 60°-17'-00" E, 411.85 feet to a point
42. S 58°-22'-00" E, 162.08 feet to a point
43. S 42°-16'-00" E, 74.33 feet to a point
44. S 41°-41'-00" E, 183.45 feet to a point
45. S 62°-45'-00" E, 185.61 feet to a point

EXHIBIT B

46. S 51°-32'-00" E, 93.24 feet to a point
47. S 33°-41'-00" E, 93.74 feet to a point
48. S 25°-35'-00" E, 157.44 feet to a point
49. S 58°-00'-00" E, 132.08 feet to a point
50. S 8°-39'-00" E, 126.44 feet to a point
51. S 36°-47'-00" W, 262.20 feet to a point
52. S 50°-12'-00" W, 93.72 feet to a point
53. S 20°-06'-00" W, 130.97 feet to a point
54. S 3°-03'-00" E, 94.13 feet to a point
55. S 15°-57'-00" E, 43.68 feet to a point
56. S 86°-44'-00" E, 70.11 feet to a point
57. N 23°-30'-00" E, 100.32 feet to a point
58. N 63°-01'-00" E, 121.20 feet to a point
59. N 83°-55'-00" E, 75.43 feet to a point
60. S 52°-26'-00" E, 82.01 feet to a point
61. S 39°-09'-00" E, 90.27 feet to a point
62. S 22°-35'-00" E, 135.38 feet to a point
63. S 17°-53'-00" E, 231.17 feet to a point
64. S 14°-02'-00" E, 41.23 feet to a point
65. S 48°-22'-00" E, 120.42 feet to a point
66. S 4°-43'-00" E, 121.41 feet to a point
67. S 13°-54'-00" W, 208.10 feet to a point
68. S 37°-56'-00" W, 97.62 feet to a point
69. S 46°-54'-00" W, 191.73 feet to a point
70. S 59°-02'-00" W, 174.93 feet to a point
71. S 73°-46'-00" W, 176.96 feet to a point
72. S 60°-34'-00" W, 151.67 feet to a point
73. S 42°-29'-00" W, 129.50 feet to a point
74. S 48°-28'-00" W, 93.51 feet to a point

EXHIBIT B

- 75. S 15°-46'-00" W, 169.37 feet to a point
- 76. S 5°-15'-00" E, 87.37 feet to a point
- 77. S 37°-23'-00" E, 207.34 feet to a point

THENCE, N 82°-01'-00" W, 39.18 feet to the Point of Beginning containing 14.10 acres of land, more or less.

The foregoing field notes were prepared from records and partial survey made on the ground under my supervision according to law and are true and correct to the best of my information, belief, and knowledge.

WITNESS THIS MY HAND AND SEAL, this the 24 day of November, 1984, A.D.

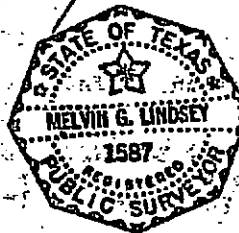
CURRITCH ASSOCIATES, INC.

Handwritten signature of Melvin G. Lindsey
Melvin G. Lindsey
Registered Public Surveyor
No. 1587

FM:CH:sgs

11-28-84

Job No. 80-165-2



8957 - 53

SP-02-01770

~~LRR~~

COUNTY

LTPDA

SP -200 7-0411D

SP -200 7-040 8D

ZONING CASE#: C14-2013-0024

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 C TM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit C

N



1" = 800'

SUBJECT TRACT



PENDING CASE

ZONING BOUNDARY