

ORDINANCE NO. _____

1
2 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
3 **PROPERTY LOCATED AT 3207 WEST SLAUGHTER LANE AND CHANGING**
4 **THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT**
5 **TO NEIGHBORHOOD OFFICE (NO) DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim-rural residence (I-RR) district to neighborhood office
11 (NO) district on the property (the "Property") described in Zoning Case No. C14-2013-
12 0065, on file at the Planning and Development Review Department, as follows:
13

14 Tract 1:

15 5.18 acre tract of land, more or less, out of the Theodore Bissell Survey No. 18,
16 Abstract No. 3, the tract of land being more particularly described by metes and
17 bounds in Exhibit "A" incorporated into this ordinance;
18

19 Tract 2:

20 3.48 acre tract of land, more or less, out of the Theodore Bissell Survey No. 18,
21 Abstract No. 3, the tract of land being more particularly described by metes and
22 bounds in Exhibit "B" incorporated into this ordinance; and,
23

24 Tract 3:

25 3.24 acre tract of land, more or less, out of the Theodore Bissell Survey No. 18,
26 Abstract No. 3, the tract of land being more particularly described by metes and
27 bounds in Exhibit "C" incorporated into this ordinance
28

29 locally known as 3207 West Slaughter Lane in the City of Austin, Travis County, Texas,
30 and generally identified in the map attached as Exhibit "D".
31
32

TRACT 1

BEING 5.182 ACRES OUT OF THE THEODORE BISSELL SURVEY NO. 18 ABSTRACT NO. 3 IN TRAVIS COUNTY TEXAS AND BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO AUSTIN REHABILITATION CENTER INC. IN VOLUME 11746, PAGE 759 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS AND BEING THAT SAME TRACT OF LAND DESCRIBED IN VOLUME 3356, PAGE 561 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS SAVE AND EXCEPT THAT PORTION CONVEYED TO TRAVIS COUNTY IN VOLUME 10537, PAGE 650, ALSO IN THE TRAVIS COUNTY REAL PROPERTY RECORDS. SAID 5.182 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a ½" rebar found in the southerly line of said Travis County tract of land, being also the current southerly r.o.w. line of West Slaughter Lane (120' r.o.w.) at the northwest corner of said Austin Rehabilitation Center tract of land and being the northeast corner of Lot 88 of Palomino Park Section 3, a subdivision in Travis County as recorded in Plat Book 28, Page 18 of the Travis County Plat Records, for the most northerly corner and PLACE OF BEGINNING HEREOF;

THENCE with the southerly r.o.w. line of West Slaughter Lane, being also the northerly line of said Austin Rehabilitation Center tract of land, S 59°32'51" E 230.83 feet to a ½" rebar set at the common northerly corner between the above described Tract 1 and Tract 2 as described in Volume 4296, Page 2164 of the Travis County Real Property Records for the most easterly corner hereof;

THENCE with the common line between said Tracts 1 and 2, S 30°19'07" W 897.19 feet to an iron pipe found at the southeast corner of said Tract 1, being also the southwest corner of said Tract 2 and being the common northerly corner between Lots 80 and 81 of Palomino Park Section 4 as recorded in Plat Book 36, Page 18 of the Travis County Plat Records, for the most southerly corner hereof;

THENCE with the common line between said Austin Rehabilitation Center tract of land, being also said Tract 1 and said Lot 81, Palomino Park Section 4 the following two (2) courses:

N 59°52'59" W 24.60 feet to an iron pipe found for an angle point;

N 5°17'54" W 63.20 feet to a ½" rebar set at the common easterly corner between Lot 81 of said Palomino Park Section 4 and Lot 82 of said Palomino Park Section 3, for an angle point;

THENCE with the common line between said Austin Rehabilitation Center tract of land, being also said Tract 1 and Lots 82-88 of said Palomino Park Section 3 the following thirteen (13) calls

N 11°11'46" W 60.27 feet to ½" rebar set for an angle point;

N 0°3'46" W 90.33 feet to a ½" rebar set for an angle point;

N 10°19'27" W 90.54 feet to an iron pipe found for an angle point;

N 3°50'09" E 61.36 feet to a ½" rebar found for an angle point;

N 10°50'30" E 55.22 feet to an iron pipe found for an angle point;

N 7°15'55" W 97.15 feet to an iron pipe found for an angle point;

N 13°10'46" W 49.50 feet to an iron pipe found for an angle point;

N 14°28'08" W 90.75 feet to ½" rebar found at the most westerly corner of said Tract 1
for the most westerly corner hereof;

Continuing N 61°8'42" E 184.19 feet to a ½" rebar found for an angle point ;

N 44°18'29" E 79.73 feet to an iron pipe found for an angle point;

N 52°40'07" E 64.37 feet to a ½" rebar set for an angle point;

N 83°32'00" E 50.04 feet to a ½" rebar set for an angle point;

N 30°19'00" E 45.37 feet to the PLACE OF BEGINNING and containing 5.182 acres
of land, more or less.

Note: All ½" rebar set are capped Harris-Grant

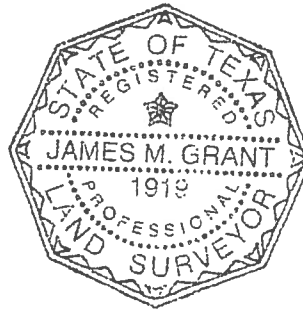
Note: See plat prepared to accompany this metes and bound description.

HARRIS-GRANT SURVEYING INC.

PO BOX 807

MANCHACA, TEXAS 78652

512-444-1781



James M. Grant

JAMES M. GRANT

R.P.L.S. NO. 1919

April 17, 2012

File path: Carlson 04-2012\43731 TRACT 1

EXHIBIT B

TRACT 2

BEING 3.484 ACRES OUT OF THE THEODORE BISSELL SURVEY NO. 18 ABSTRACT NO. 3 IN TRAVIS COUNTY TEXAS AND BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO AUSTIN REHABILITATION CENTER INC. IN VOLUME 11746, PAGE 759 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS AND BEING THAT SAME TRACT OF LAND DESCRIBED IN VOLUME 3186, PAGE 1878 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS SAVE AND EXCEPT THAT PORTION CONVEYED TO TRAVIS COUNTY IN VOLUME 10537, PAGE 650, ALSO IN THE TRAVIS COUNTY REAL PROPERTY RECORDS, SAID 3.484 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar found in the southerly r.o.w. line of West Slaughter Lane (120' r.o.w.) at the most easterly corner of said Tract 2, being also in the southerly line of said Travis County Tract of land, being also the most northerly corner of Lot 1, Block A, Tanglewood Forest Section 4 as recorded in Plat Book 85, Page 116D of the Travis County Plat Records and being the most easterly corner of said Austin Rehabilitation Center tract of land, and being the most easterly corner of said Tract 2, for the most easterly corner hereof;

THENCE with the common line between said Tract 2 and Lots 1, 11-13, 25-29 of said Tanglewood Forest Section 4, the following two (2) courses:

S 30°25'24" W 625.62 feet to a ½" rebar set capped Harris-Grant at a common corner between said Lots 24 and 25 for an angle point hereof;

S 30°17'27" W 294.38 feet to a ½" rebar set capped Harris-Grant at a the most westerly corner of said Lot 29, being also the most northerly corner of that 25.31 acre tract of land conveyed to Jesco Construction in Volume 12679, Page 1099 of the Travis County Real Property Records for an angle point;

THENCE with the common line between said Tract 2 and said Jesco Construction tract of land S 30°53'04" W 102.54 feet to an iron pipe found at the common corner between said Tract 2, said Jesco Construction tract of land and Lot 79 of Palomino Park Section 4 as recorded in Plat Book 36, Page 18 of the Travis County Plat Records for the most southerly corner hereof;

THENCE with the common line between said Tract 2 and said Lot 79, the following two (2) courses:

N 53°6'41" W 89.59 feet to an iron pipe found for an angle point;

N 44°34'38" W 62.97 feet to an iron pipe found at the most westerly corner of said Tract 2, and being the most southerly corner of that tract of land described in Volume 4296, Page 2164 of the Travis County Real Property Records for the most westerly corner hereof;

EXHIBIT C

TRACT 3

BEING 3.249 ACRES OUT OF THE THEODORE BISSELL SURVEY NO. 18 ABSTRACT NO. 3 IN TRAVIS COUNTY TEXAS AND BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO AUSTIN REHABILITATION CENTER INC. IN VOLUME 11746, PAGE 759 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS AND BEING THAT SAME TRACT OF LAND DESCRIBED IN VOLUME 4296, PAGE 2164 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS SAVE AND EXCEPT THAT PORTION CONVEYED TO TRAVIS COUNTY IN VOLUME 10537, PAGE 650, ALSO IN THE TRAVIS COUNTY REAL PROPERTY RECORDS, SAID 3.249 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar found in the southerly line of said Travis County tract of land, being also the current southerly r.o.w. line of West Slaughter Lane (120' r.o.w.) and on the common line between said tract described in Volume 4296, Page 2164, that certain tract described in Volume 3186, Page 1878 of the Travis County Real Property Records, for the most easterly corner hereof;

THENCE with the common line between said tracts, S 30°26'28" W 996.14 feet to an iron pipe found at the common southerly corner between said tracts, at an angle point on the easterly line of Lot 79 of Palomino Park Section 4, a subdivision in Travis County, Texas as recorded in Volume 36, Page 18 of the Travis County Plat Records, for the south corner hereof;

THENCE with the easterly line of Lots 79 and 80, Palomino Park Section 4, the following 2 courses:

- 1) N 32°41'30" W 75.44 feet to an iron pipe found;
- 2) N 20°37'45" W 103.41 feet to an iron pipe found at the north corner of said Lot 80, also the southeast corner of Lot 81, Palomino Park Section 4, and the south corner of that tract of land described in Volume 3356, Page 561 of the Travis County Deed Records, for the west corner hererof;

THENCE with the common line between said tract described in Volume 4296, Page 2164 and Volume 3356, Page 561, N 30°19'07" E 897.19 feet to a ½" rebar set capped "Harris Grant", on the south line of the above described Travis County tract of land, also the current south r.o.w. line of West Slaughter Lane, for the north corner hereof;

THENCE with the current south r.o.w. line of West Slaughter Lane and the south line of said Travis County tract of land, S 59°32'51" E 149.68 feet to the PLACE OF BEGINNING and containing 3.249 acres of land, more or less.

Note: See plat prepared to accompany this metes and bound description.

HARRIS-GRANT SURVEYING INC.

PO BOX 807

MANCHACA, TEXAS 78652

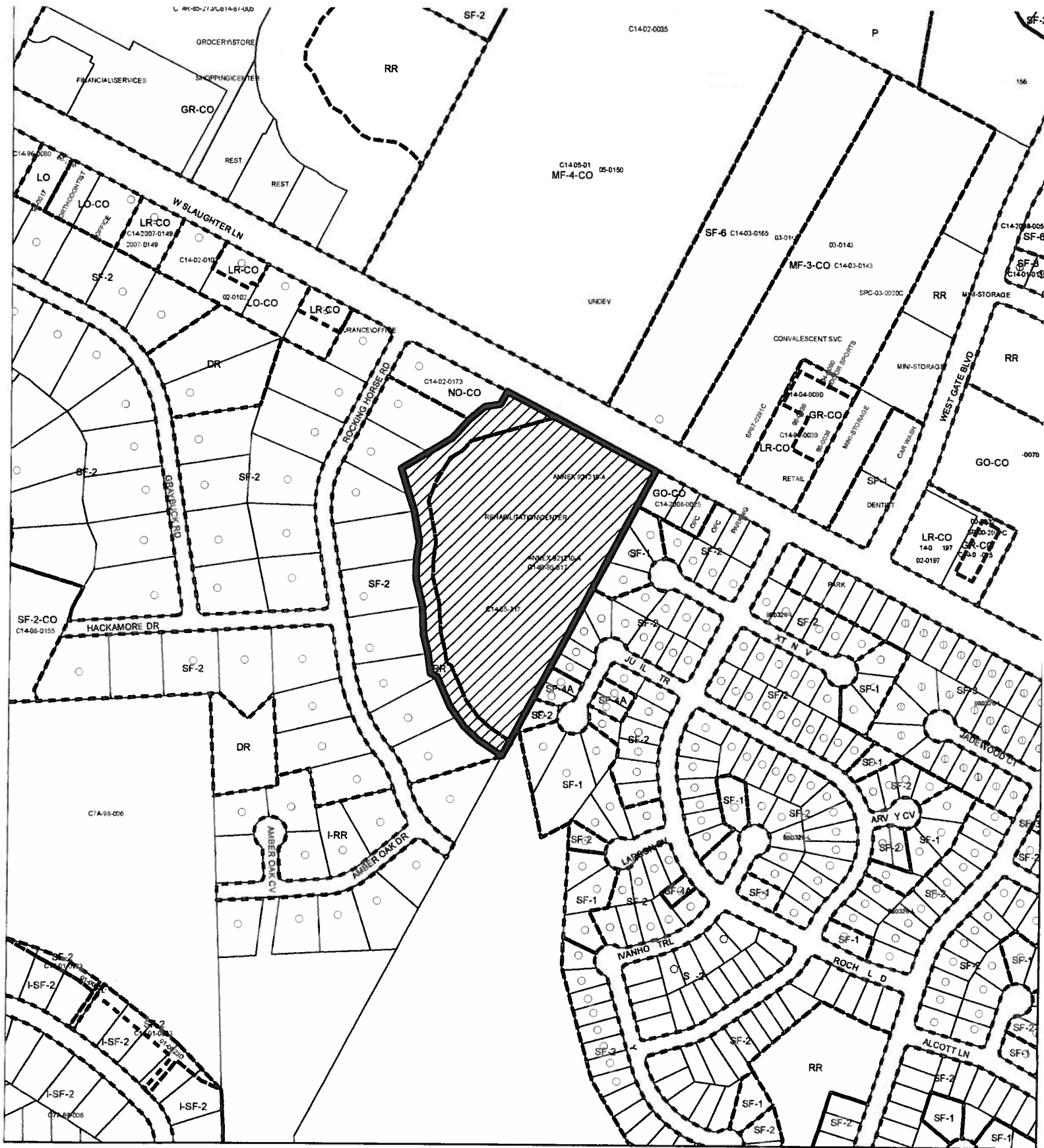
512-444-1781





JAMES M. GRANT

R.P.L.S. NO. 1919

April 17, 2012

43731 TRACT 3



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2013-0065

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 r by the City of Austin regarding specific accuracy or completeness.

Exhibit D

