

ORDINANCE NO. 20130829-101

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2610 ½ SOUTH LAKELINE BOULEVARD FROM TOWNHOUSE & CONDOMINIUM RESIDENCE (SF-6) DISTRICT TO NEIGHBORHOOD COMMERCIAL (LR) 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 townhouse & condominium residence (SF-6) district to neighborhood commercial (LR) district on the property described in Zoning Case No. C14-2013-0074, on file at the Planning and Development Review Department, as follows:

3.25 acre tract of land, more or less, out of the Rachel Saul Survey, Abstract No. 551 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2610 ½ South Lakeline Boulevard in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

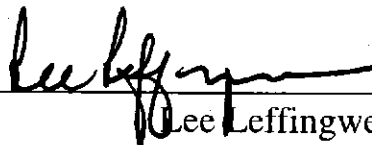
PART 2. This ordinance takes effect on September 9, 2013.

PASSED AND APPROVED

August 29

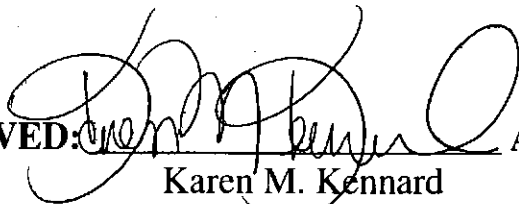
, 2013

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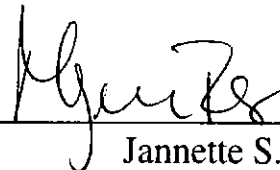
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

For

**CRICHTON AND ASSOCIATES
LAND SURVEYORS
6448 HIGHWAY 290 EAST
SUITE B-105 AUSTIN, TEXAS 78727
PH. (512) 244-3395**

FIELD NOTES

FIELD NOTES FOR A 3.2507 ACRE TRACT OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 7.26 ACRE TRACT CONVEYED TO MADRON INVESTMENTS LIMITED IN VOLUME 2702, PAGE 730, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 3.2507 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND DESCRIPTION AS FOLLOWS:

BEGINNING at a point in the North R.O.W. line of Lakeline Boulevard, and being the most southerly Southeast corner of said 7.26 acre tract and the Southwest corner of Lot 1, Block A, Amended Plat of Lot 1, Block A, The Park at Lakeline, Section 1, and Lot 1, Block A, The Park at Lakeline, Section 2, a subdivision of record in Document No. 2012066013, Official Public Records, Williamson County, Texas, for the most southerly Southeast corner of this tract and the **POINT OF BEGINNING**:

THENCE with the North R.O.W. line of said Lakeline Boulevard and the South line of said 7.26 acre tract the following four (4) courses and distances:

- 1) **S82°17'01"W** a distance of **290.50** feet to a point;
- 2) With a curve to the right whose elements are **R=702.31** feet, **L=216.70** feet whose chord bears **N88°52'38"W** a distance of **215.84** feet to a point;
- 3) With a curve to the right whose elements are **R=955.00** feet, **L=165.62** feet whose chord bears **N75°04'11"W** a distance of **165.41** feet to a point for the most southerly Southwest corner of this tract;
- 4) With a curve to the right whose elements are **R=20.00** feet, **L=32.52** feet whose chord bears **N23°30'40"W** a distance of **29.06** feet to a point in the East R.O.W. line of West Riviera Drive for the most westerly Southwest corner of this tract;

THENCE N23°04'43"E with the East R.O.W. line of said West Riviera Drive and the West line of said 7.26 acre tract a distance of **7.81** feet to a point in the South line of the city limits of the City of Cedar Park and the North line of the city limits of the City of Austin;

THENCE N68°49'38"E through the interior of said 7.26 acre tract and with the South city limit line of the City of Cedar Park and the North line of the city limits of the City of Austin a distance of **821.30** feet to a point in the West line of a 0.529 acre save and except tract recorded in Volume 2702, Page 730, Deed Records, Williamson County, Texas and the East line of said 7.26 acre tract, for the Northeast corner of this tract;

THENCE S21°10'22"E with the West line of said 0.529 acre tract a distance of **17.74** feet to a point for the South corner of said 0.529 acre tract, a westerly corner of said Lot 1, Block A, an easterly corner of said 7.26 acre tract, and an easterly corner of this tract;

THENCE with the common line of said 7.26 acre tract and said Lot 1, Block A the following three (3) courses and distances:

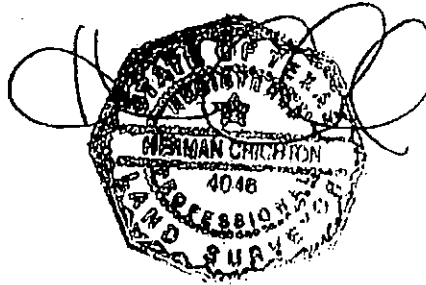
- 1) **S21°25'18"W** a distance of **20.06** feet to a point;
- 2) **S36°48'55"W** a distance of **130.00** feet to a point;

- 3) $S04^{\circ}18'55''W$ a distance of 199.58 feet to the **POINT OF BEGINNING** and containing 141,601 square feet or 3.2507 acres, more or less.

I hereby certify that the foregoing field notes were prepared from public records and are true and correct to the best of my knowledge and belief.

Witness my hand and seal May 17th, 2013

Herman Crichton, R.P.L.S. 4046
13_195



SURVEY SKETCH

BEING ALL OF THAT CERTAIN TRACT OR PORTION OF LAND CONTAINING 720 ACRES, MORE OR LESS, SITUATED IN THE COUNTY OF TARRANT, TEXAS, ACCORDING TO THE RECORDS OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

TOPG/RECORD/CONVEYANCE DATA
 10/10/2008 10:00 AM
 10/10/2008 10:00 AM
 10/10/2008 10:00 AM

- LEGEND
- OPEN END POINT
- CLOSED END POINT
- LINE SEGMENT
- WATER FEATURE
- WELL
- WELL POINT
- WELL

SCALE 1"=40'

THE PORTION OF THE SURVEY SHOWN HEREIN IS NOT TO BE CONSIDERED AS A FLOOD HAZARD AREA OR AS BEING SUBJECT TO A FLOOD HAZARD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL GOVERNMENT, AND/OR ANY OTHER AGENCY, AND IS NOT TO BE CONSIDERED AS A FLOOD HAZARD AREA FOR THE PURPOSES OF THE FLOOD HAZARD ACT, 44 U.S.C. 1601, FOR TARRANT COUNTY, TEXAS AND ADJACENT AREAS.

0.529 ACRES
 SAVE AND EXCEPT

3.479 ACRES

6.720 ACRES

3.241 ACRES

WEST RIVER DRIVE

LAKELINE BOULEVARD

CONVEYANCE TO COMPANY D, INC. AS SHOWN IN THE RECORDS OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE TRACT AND IS SUBJECT HEREON.

CONVEYANCE TO COMPANY D, INC. AS SHOWN IN THE RECORDS OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE TRACT AND IS SUBJECT HEREON.

THIS SURVEY ACCORDS WITH THE RECORDS OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND IS SUBJECT HEREON.

STATE OF TEXAS
 COUNTY OF TARRANT
 JAMES H. HARRIS
 SURVEYOR

2-1-08



SDS, Inc.
 Land Surveyors
 10000 N. Loop West
 Suite 1000
 Dallas, Texas 75243
 (214) 343-1000
 FAX (214) 343-1001

6738 ACRES

FILED IN 10-1-10-08
 FILED IN 10-1-10-08
 DRAWN BY: JAMES H. HARRIS
 CHECKED BY: JAMES H. HARRIS
 APPROVED BY: JAMES H. HARRIS

SHEET 1 OF 1

Exhibit B