

**ORDINANCE NO. 20131212-104**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7805 ½ OLD MANOR ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single family residence standard lot (SF-2) district on the property described in Zoning Case No. C14-2013-0070, on file at the Planning and Development Review Department, as follows:

37.74 acre tract of land, more or less, out of the H.T. Davis 1/3 League Survey No. 30, Abstract No. 214 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7805 ½ Old Manor Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on December 23, 2013.

**PASSED AND APPROVED**

December 12


, 2013

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Lee Leffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

**TRACT 3  
LEGAL DESCRIPTION**

**BEING 37.7438 ACRES OF LAND, MORE OR LESS, SITUATED IN THE H. T. DAVIS 1/3 LEAGUE SURVEY NO. 30, ABSTRACT NO. 214 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT REMAINDER TRACT OF LAND CONVEYED TO KANTON LABAJ IN DOCUMENT NUMBER 2011028822, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS BEING THAT CALLED 112.66 ACRE TRACT OF LAND DESCRIBED IN VOLUME 2644, PAGE 561, SAVE AND EXCEPT (i) 41.796 ACRES OF LAND CONVEYED IN VOLUME 4178, PAGE 1106, DEED RECORDS, TRAVIS COUNTY, TEXAS, (ii) 12.280 ACRES OF LAND DESCRIBED IN VOLUME 4612, PAGE 997, DEED RECORDS, TRAVIS COUNTY, TEXAS (iii) 2.340 ACRES OF LAND DESCRIBED IN VOLUME 4655, PAGE 484, DEED RECORDS, TRAVIS COUNTY, TEXAS, (iv) 0.2897 OF AN ACRE OF LAND CONVEYED IN VOLUME 11359, PAGE 169, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, (v) 0.0437 OF AN ACRE OF LAND CONVEYED IN VOLUME 11293, PAGE 2116, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 37.7438 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a capped rebar found at the intersection of the southerly right of way line of Old Manor Road and the easterly right of way line of Crainway Drive, said point being at the point of tangency of a curve to the right and being a northwesterly corner hereof;

**THENCE** running with said Old Manor Road, being the northerly line hereof, the following four (4) calls:

1. N 68°30'00" E (Bearing Basis), a distance of 1208.11 feet to a ½" rebar found for an angle point hereof;
2. N 70°13'37" E, a distance of 226.04 feet to a ½" rebar found for an angle point hereof;
3. N 73°53'00" E, a distance of 161.13 feet to a ½" rebar found for an angle point hereof;
4. N 80°38'04" E, a distance of 182.18 feet to a ½" rebar found at the northwesterly corner of that called Tract 1, a 2.49 acre tract of land conveyed to the City of Austin in Document Number 2003037429, Official Public Records of said County for the northeasterly corner hereof;

**THENCE** with the common boundary line of said 2.49 acre tract and the tract hereof, the following two (2) calls:

1. S 03°20'14" E, a distance of 127.90 feet to a ½" rebar found for an angle point hereof;

2. S 00°43'47" W, a distance of 270.07 feet to a ½" rebar found at the northwest corner of that called 36.670 acre tract of land conveyed to the City of Austin in Volume 9776, Page 888, Deed Records of said County, said point being the southwesterly corner of said 2.49 acre tract and being an angle point hereof;

THENCE with the common boundary line of said 36.670 acre tract of land and the tract hereof, the following three (3) calls:

1. S 00°56'07" W, a distance of 413.70 feet to a ½" rebar found for an exterior angle point hereof;
2. S 54°31'33" W, a distance of 11.28 feet to an iron pipe found for an interior angle point hereof;
3. S 06°31'56" E, a distance of 671.22 feet to a ½" rebar found at the northeasterly corner of Lot 9, Block B, Northridge Park, Section Two, Phase A-1, a subdivision recorded in Volume 86, Page 141B, for the southeasterly corner hereof;

THENCE S 77°34'47" W with the common boundary line of said Northridge Park and the tract hereof, passing a ½" rebar found in concrete at 810.39 feet at the northwesterly corner of Lot 1, Block B of said Northridge Park, and continuing for a total distance of 812.58 feet to a ½" rebar found in the easterly right of way line of Lazy Court Drive for the southern most corner hereof;

THENCE N 12°21'41" W, with the common boundary line of said Lazy Court Drive and the tract hereof, a distance of 867.34 feet to a ½" rebar found in the northerly right of way line of Lazy Court Drive for and interior ell corner hereof;

THENCE with the said northerly right of way line of Lazy Court Drive, the following five (5) calls:

1. S 77°10'13" W, a distance of 119.82 feet to a capped rebar found at the point of curvature of a curve to the left;
2. 179.90 feet along the arc of said curve, having a radius of 430.00 feet and a chord bearing and distance of S 65°50'01" W, 178.59 feet to a ½" rebar found at the point of curvature of a reverse curve to the right;
3. 194.43 feet along the arc of said curve, having a radius of 523.00 feet and a chord bearing and distance of S 64°13'47" W, 193.31 feet to a ½" rebar found at the end of said curve;
4. S 75°04'23" W, a distance of 186.77 feet to a ½" rebar found at the point of curvature of a curve to the right;
5. 23.53 feet along the arc of said curve, having a radius of 15.00 feet and a chord bearing and distance of N 60°06'12" W, 21.19 feet to a ½" rebar found in the aforesaid easterly right of way line of Crainway Drive at the end of said curve;

THENCE with said Crainway Drive being the westerly line hereof, the following two (2) calls:

1. N 15°01'29" W, a distance of 436.97 feet to a capped rebar found at the point of curvature of said curve to the right;
2. 22.31 feet along the arc of said curve to the right, having a radius of 15.00 feet and a chord bearing and distance of N 27°46'00" E, 20.31 feet to the **PLACE OF BEGINNING** hereof and containing 37.7438 acres of land, more or less.

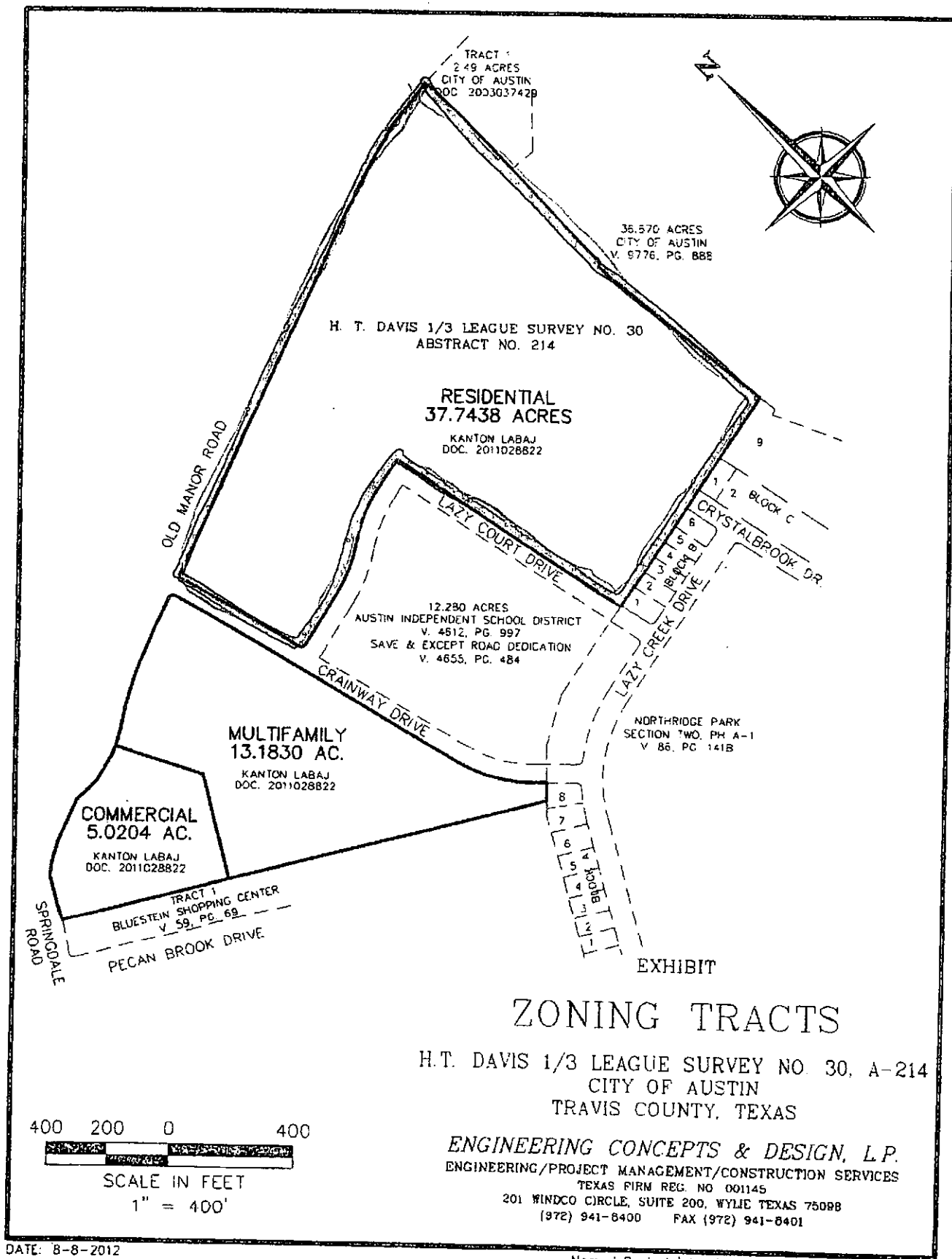
THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY DRAWING ONLY.

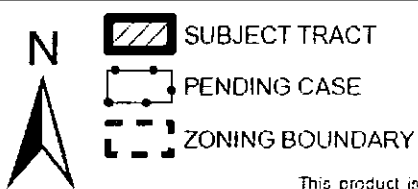
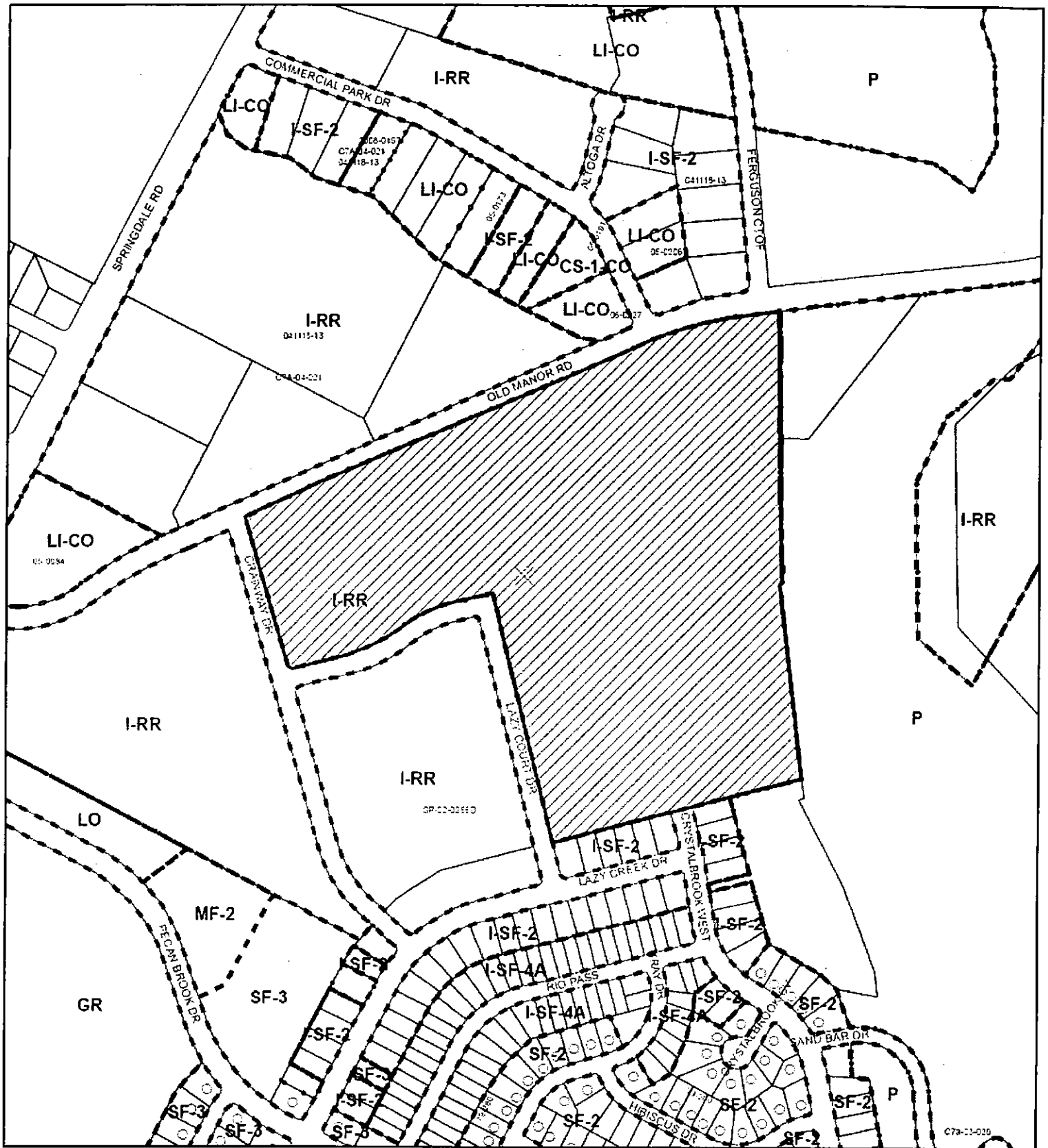
  
VICTOR M. GARZA, R.P.L.S. 4740

4-3-13  
DATE

REF #: B0308413\_TR3\_LEGAL







# **ZONING CASE** **C14-2013-0070**

1" = 400'

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 by the City of Austin regarding specific accuracy or completeness.



Exhibit B