

ORDINANCE NO. 20140612-110

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13826 DESSAU ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE (LR-MU) 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 single family residence standard lot-conditional overlay (SF-2-CO) combining district to neighborhood commercial-mixed use (LR-MU) combining district on the property described in Zoning Case No. C14-2014-0046, on file at the Planning and Development Review Department, as follows:

0.47 acre tract of land, more or less, out of the Alexander Walters Survey Number 67, Abstract No. 791 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

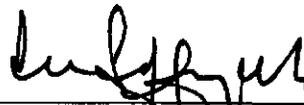
locally known as 13826 Dessau Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on June 23, 2014.

PASSED AND APPROVED

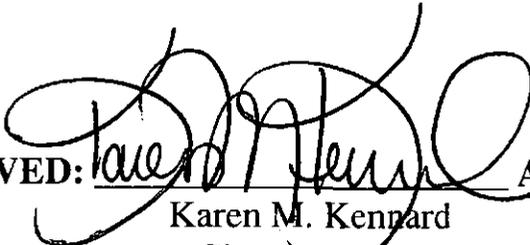
_____, June 12, 2014

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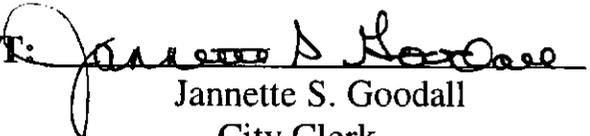
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



Land Surveyors, Inc.

8333 Cross Park Drive
Austin, Texas 78754
Office: 512.374.9722
Fax: 512.873.9743

Page 1 of 3

METES AND BOUNDS DESCRIPTION

BEING 0.4719 OF ONE ACRE OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NUMBER 67, ABSTRACT NUMBER 791 IN TRAVIS COUNTY, TEXAS AND BEING OUT OF A 37.43 ACRE TRACT OF LAND WHICH IS A PORTION OF 79.96 ACRES CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 2013187069 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND KNOWN AS "TRACT 1" THEREIN AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found with cap, which reads "M&S 1838", being in the east line of said 37.43 acre tract and being in the west right-of-way line of Dessau Road (R.O.W. varies), 20.206 meters right of and perpendicular to Engineer's Centerline Station 54+070.669; [P.O.C. Coordinates: Northing-10123498.6481; Easting-3147087.6878; Combined Scale Factor-0.99990420].

THENCE continue along the east line of the 37.43 acre tract and said west right-of-way line of Dessau Road the following two (2) courses:

1. Along a non-tangential curve to the left, having a radius of 2940.00 feet (record: 2940.00 feet), a length of 201.09 feet, a delta angle of $03^{\circ}55'08''$ and a chord which bears South $17^{\circ}53'57''$ West a distance of 201.05 feet to a 1/2" rebar set with plastic cap, which reads "BASELINE INC." for the POINT OF BEGINNING. [P.O.B. Coordinates: Northing-10123307.3287; Easting-3147025.8965; Combined Scale Factor-0.99990420];
2. Continue along a non-tangential curve to the left, having a radius of 2940.00 feet (record: 2940.00 feet), a length of 128.76 feet, a delta angle of $02^{\circ}30'34''$ and a chord, which bears South $14^{\circ}41'06''$ West a distance of 128.75 feet to a 1/2" rebar set with plastic cap, which reads "BASELINE, INC." for the southeast corner of the 37.43 acre tract and being the northeast corner of the remainder of a 122.63 acre tract of land conveyed to John Colbert Fish and Dana H. Fish by instrument of record in Volume 11903, Page 280 of the Real Property Records of Travis County, Texas; from which a 1/2" rebar found with cap in the east line of said remainder of a 122.63 acre tract and being in the west right-of-way line of Dessau Road, 23.427 meters right of and perpendicular to Engineer's Centerline Station 54+241.061 bears along a curve to the left, having a radius of 2940.00 feet (record: 2940.00 feet), a length of 239.19 feet, a delta angle of $04^{\circ}39'41''$ and a chord, which bears South $11^{\circ}05'59''$ West a distance of 239.12 feet;

THENCE along the south line of the 37.43 acre tract and the north line of the remainder of a 122.63 acre tract the following two (2) courses:

1. North 76°34'11" West a distance of 127.78 feet (record: North 76°34'11" West a distance of 127.78 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE, INC.";
2. North 07°55'15" West a distance of 147.19 feet (record: North 07°55'15" West a distance of 147.19 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE, INC."

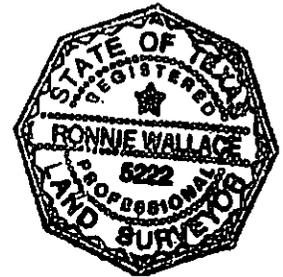
THENCE South 73°58'10" East, crossing through the 37.43 acre tract a distance of 184.38 feet to the POINT OF BEGINNING.

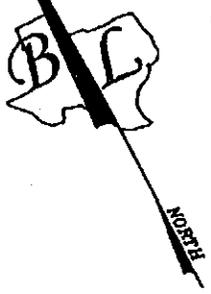
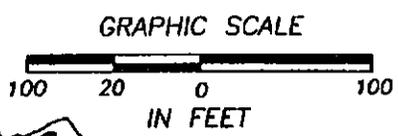
This tract contains 0.4719 of one acre of land, more or less, out of the Alexander Walters Survey Number 67, Abstract Number 791 and the Samuel Cushing Survey Number 70, Abstract Number 164 in Travis County, Texas. Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83.

Ronnie Wallace 3.21.14
Ronnie Wallace Date

Registered Professional Land Surveyor
State of Texas No. 5222

File: S:\Projects\Fish Tract\Fort Dessau\Docs\F_Notes\Zoning SF-2-CO Parcel_fn.doc





Alexander Walters Survey Number 67
 Abstract Number 791

STA: 54+070.699
 20.206 m RT.
POINT OF COMMENCING
 N 10123498.6481
 E 3147087.6878
 CSF: 0.99990420

CONTINENTAL HOMES OF TEXAS, L.P.
 37.43 AC. ("TRACT 1")
 PORTION OF 79.96 AC.
 DOC. NO. 2013187069
 O.P.R.T.C.T.

POINT OF BEGINNING
 N: 10123307.3287
 E: 3147025.8965
 CSF: 0.99990420

JOHN COLBERT FISH & DANA H. FISH
 REMAINDER OF 122.63 AC.
 VOL. 11903, PG. 280
 R.P.R.T.C.T.

0.4719 ACRE

(NOT TO SCALE)
 (17.14)
 (81.14)
 (151.15)
 (151.15)

N76°34'11"W
 (N76°34'11"W)
 127.78'
 (127.78')

DESSAU ROAD
 (R.O.W. VARIES)

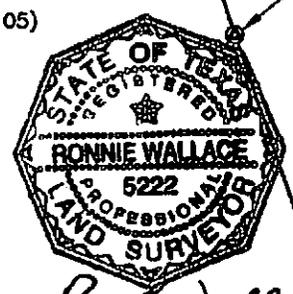
LEGEND

- | SYMBOL | DESCRIPTION |
|--------------|---|
| ● | 1/2" REBAR FOUND WITH CAP |
| ○ | 1/2" REBAR SET WITH PLASTIC CAP: "BASELINE, INC." |
| △ | CALCULATED POINT |
| m | METER |
| R.O.W. | RIGHT OF WAY |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
| () | RECORD INFO. (DOC. NO. 2013187069-O.P.R.T.C.T.) |
| [] | RECORD INFO. (TXDOT R.O.W. MAP, C.S.J. NO. 0914-01-105) |

BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, NAD 83/96 CORS.

STA: 54+241.061
 23.427 m RT.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	2940.00'	201.09'	3°55'08"	S17°53'57"W	201.05'
[C1]	2940.00'				
C2	2940.00'	128.76'	2°30'34"	S14°41'06"W	128.75'
[C2]	2940.00'				
C3	2940.00'	239.19'	4°39'41"	S11°05'59"W	239.12'
[C3]	2940.00'				



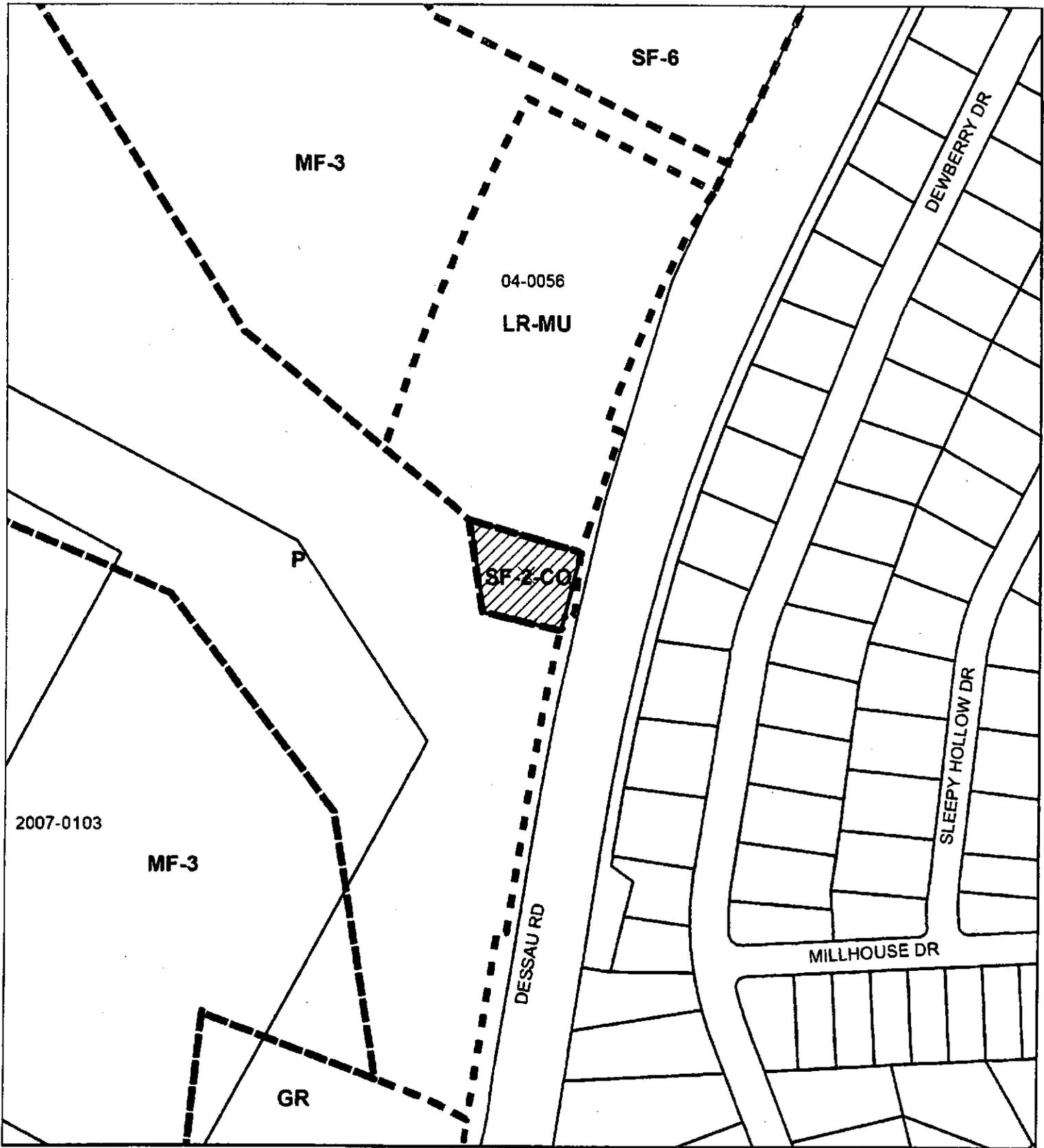
Ron. Wallace
 3.21.14

SKETCH TO ACCOMPANY FIELD NOTES
 OF 0.4719 OF ONE ACRE OF LAND IN THE ALEXANDER
 WALTERS SURVEY NUMBER 87, ABSTRACT NUMBER 791 IN
 TRAVIS COUNTY, TEXAS AND BEING OUT OF A 37.43 ACRE
 TRACT OF LAND WHICH IS A PORTION OF 79.96 ACRES
 CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY
 INSTRUMENT OF RECORD IN DOCUMENT NUMBER
 2013187069 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS
 COUNTY, TEXAS AND KNOWN AS "TRACT 1" THEREIN

BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8333 CROSS PARK DRIVE
 AUSTIN, TEXAS 78754
 OFFICE: 512.374.9722 FAX: 512.873.9743
 ron-baseline@austin.tx.com

File: \\projects\Fish Tract\Fort Dessau\Draw\Zoning SF-2-00 Parcel.dwg	Sheet:
Job No.:	Scale (Hor.): 1"=100'
Date: 03/21/14	Scale (Vert.):
Checked By: BWB	Drawn By: RLW

SHEET
 03 of 03



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE
C14-2014-0046



1" = 200'

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

Exhibit B