

**ORDINANCE NO. 20141211-176**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10108 FARM TO MARKET 812 ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED INDUSTRIAL SERVICES (LI) 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 interim-rural residence (I-RR) district to limited industrial services (LI) district on the property (the "Property") described in Zoning Case No. C14-2014-0184, on file at the Planning and Development Review Department, as follows:

**Tract 1:**

0.9409 acre tract of land, more or less, out of the Garner Mays Survey No. 501 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance;

**Tract 2:**

29.30 acre tract of land, more or less, out of the Jonathan Bittick Survey No. 500 the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance;

**Tract 3:**

293.94 acre tract of land, more or less, out of the Jonathan Bittick Survey No. 500 and the Garner Mays Survey No. 501 the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance; and,

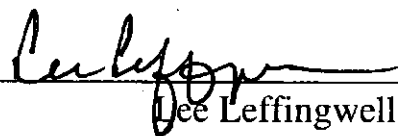
**Tract 4:**

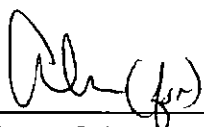
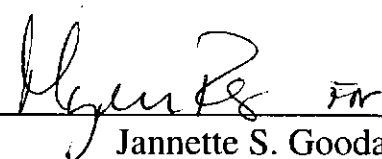
67.07 acre tract of land, more or less, out of the Jonathan Bittick Survey No. 500 and the Garner Mays Survey No. 501 the tract of land being more particularly described by metes and bounds in Exhibit "D" incorporated into this ordinance,

locally known as 10108 Farm to Market 812 Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "E".

**PART 2.** This ordinance takes effect on December 22, 2014.

**PASSED AND APPROVED**

December 11, 2014      §  
§  
§   
Dee Leffingwell  
Mayor

**APPROVED:**  **ATTEST:**    
Karen M. Kennard      Jannette S. Goodall  
City Attorney      City Clerk

FIELD NOTES

FIELD NOTES FOR 0.9409 OF ONE ACRE OF LAND, SAME BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE CARNER TRACT SURVEY NO. 501 IN TRAVIS COUNTY, TEXAS, WHICH TRACT OF LAND IS BEING CLAIMED BY ANAZ DANIELL, AND TO UNSPECIFIED INTEREST IN SAID TRACT OF LAND WAS CONVEYED BY ANAZ DANIELL TO HOMER BARTLETT, ET UX, BY DEED DATED MARCH 19, 1980, OF RECORD IN VOLUME 1278, PAGE 673 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.9409 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a steel pin set at the southeast corner of said Bartlett, et ux, tract of land, same being the southeast corner of the herein described tract of land, and which point of beginning is the intersection of the north line, as fenced, of Farm-to-Market Road 812 with the curving west line of Farm-to-Market Road 973, said curve having an angle of intersection of  $31^{\circ} 13' 48''$ , a radius of 1,095.92 feet and a tangent distance of 306.30 feet;

THENCE, with the north line of said Bartlett, et ux, tract of land, same being said north line, as fenced, of Farm-to-Market Road 812, N  $62^{\circ} 08' 57''$  W 79.08 feet to a steel pin set at the southwest corner of said Bartlett, et ux, tract of land, same being the southwest corner of the herein described tract of land;

THENCE, with the west line of said Bartlett, et ux, tract of land, N  $20^{\circ} 24' 02''$  E 242.77 feet to a steel pin found at the northwest corner of said Bartlett, et ux, tract of land, same being the northwest corner of the herein described tract of land;

THENCE, with the north line of said Bartlett, et ux, tract of land, S  $67^{\circ} 08' 07''$  E 231.38 feet to a steel pin set in the aforesaid curving west line of Farm-to-Market Road 973, said curve having an angle of intersection of  $31^{\circ} 13' 48''$ , a radius of 1,095.92 feet and a tangent distance of 306.30 feet;

THENCE, with the west line of Farm-to-Market Road 973 along said curve to the right an arc distance of 290.95 feet, the chord of which arc bears S  $53^{\circ} 34' 29''$  W 290.10 feet to the point of beginning.

Being the same property as conveyed to A. J. Bartlett in Volume 1098, page 47, Travis County Deed Records, less Right of Way as shown of record in Volume 1278, page 469, Travis County Deed Records.

RECORDERS MEMORANDUM  
ALL OR PARTS OF THE TEXT ON THIS PAGE WAS NOT  
CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me and was duly  
RECORDED, in the Volume and Page of the named RECORDS  
of Travis County, Texas, as stamp hereon by me, do

EXHIBIT "A"

APR 9 1984



*Louis Anapoline*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

8535 383

FILED

1984 APR -9 PM 2:56

*Louis Anapoline*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

EXHIBIT "A"

THE STATE OF TEXAS  
COUNTY OF TRAVIS

TWENTY-NINE AND THREE TENTHS (29.30) Acres of land lying within and being a part of the J. Battick Survey No. 500 in Travis County, Texas, being a portion of the 30 acre tract of land conveyed by Oswald Oille, Sr. to the Texas Veterans Land Board by deed dated December 23, 1954, of record in Vol. 1535, Page 509 of the Deed Records of Travis County, Texas, described by metes and bounds as follows:

BEGINNING at an iron pipe stake found at the S. W. corner of said 30 acre tract;

THENCE N.  $13^{\circ} 58'$  E. 339.00 feet to an iron stake for an angle point;

THENCE with the W. line of said 30 acre tract N.  $22^{\circ} 51'$  W. at 455.35 feet pass an iron pipe stake from which a 36 inch pecan tree bears S.  $45^{\circ} 39'$  E. 29.50 feet, and continuing the same course in all 502 feet to a point in the center of Onion Creek for the N. W. corner of this tract;

THENCE down Onion Creek N.  $68^{\circ} 33'$  E. 100.70 feet; to

THENCE along the N. line of said 30 acre tract S.  $58^{\circ} 49'$  E. 714.00 feet;

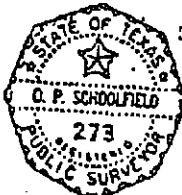
THENCE along the N. line of said 30 acre tract and the S. fence line of a 60 foot County Road S.  $59^{\circ} 28'$  E. 1060.00 feet to an iron stake by a concrete highway marker at the N. W. corner of a tract of land conveyed by C. T. Johnson to the State of Texas for widening Highway No. 973, by deed of record in Vol. 2522, Pages 585-587 of the Deed Records of Travis County, Texas;

THENCE with the W. line of said Highway No. 973 S.  $9^{\circ} 16'$  E. 63.80 feet to a concrete monument for a corner of this tract;

THENCE with the west line of said Highway No. 973 with a curve to the left, the central angle of which is  $8^{\circ} 42'$ , the radius is 1959.86 feet, an arc distance of 298.73 feet, the chord of said arc bears S.  $33^{\circ} 48'$  W. 298.43 feet to an iron stake for an angle point;

THENCE with the W. line of said Highway 973 S.  $29^{\circ} 40'$  W. 343.40 feet to a steel stake for the S. E. corner of this tract;

THENCE N.  $59^{\circ} 41'$  W. 1644.00 feet to the place of the beginning, and being a part of the same land conveyed to C. T. Johnson by O. D. Denson and wife, Stella Denson, June 29, 1962, the record of which is recorded in Vol. 2540, Page 323 of the Deed Records of Travis County, Texas.



Surveyed By

O. P. Schoolfield  
Registered Public Surveyor.

5/14/69

11386 1943  
REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

FILED

MAR 5 4 39 PM '91

DANA DEBEAUVOR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

RECORDERS MEMORANDUM

At the time of execution this instrument was found to be inadequate for the best photographic reproduction, because of illegibility, carbon or photo copy, charcoaled paper, etc. All blanks, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS

I hereby certify that this instrument was FILED on the date and at the time stamped herein by me and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, on

COUNTY OF TRAVIS

MAR 5 1991



*Dana Debeauvoir*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

11386 1944

EXHIBIT "A"

T.C. Buck Steiner  
to  
The City of Austin  
(F.M. 812 Sanitary Landfill)

FIELD NOTES

FIELD NOTES FOR 293.94 ACRES OF LAND, SAME BEING OUT OF AND A PART OF THAT CERTAIN 303.50 ACRE TRACT OF LAND OUT OF THE GARNER MAYS SURVEY NO. 501 AND THE J. BITTICK SURVEY NO. 500 IN TRAVIS COUNTY, TEXAS, WHICH 303.50 ACRE TRACT OF LAND WAS CONVEYED TO T.C. BUCK STEINER BY WARRANTY DEED DATED FEBRUARY 14, 1959, OF RECORD IN VOLUME 2010 AT PAGE 66 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 293.94 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk  
By Deputy

O. Ruiz

JUL - 3 2001

BEGINNING at a steel pin found at the southeast corner of that certain tract of land conveyed to James Eugene Schwertner, Jr., by warranty deed dated September 11, 1979, of record in Volume 6705 at Page 1399 of the Deed Records of Travis County, Texas, same being the southwest corner of the herein described tract of land, and which point of beginning is the intersection of the west line of said Steiner tract of land with the north line of Farm-to-Market Road 812;

THENCE, with said west line of the Steiner tract of land, same being the east line of said Schwertner tract of land, in a northerly direction with the following two (2) courses:

(1) N 23° 47' 18" E 1,700.02 feet to a steel pin found;

(2) N 23° 45' 15" E 742.42 feet to a steel pin found at the northeast corner of said Schwertner tract of land, same being the southeast corner of that certain tract of land conveyed to Two Hundred Forty-Four Joint Venture by warranty deed dated September 1, 1983, of record in Volume 8306 at Page 187 of the Deed Records of Travis County, Texas;

THENCE, continuing with the west line of the Steiner tract of land, same being the east line of said Two Hundred Forty-Four Joint Venture tract of land, N 23° 04' 42" E 671.97 feet to a steel pin found at an exterior ell corner of said Steiner tract of land, same being an interior ell corner of said Two Hundred Forty-Four Joint Venture tract of land;

THENCE, continuing with the west line of the Steiner tract of land in a northerly direction with the following two (2) courses:

(1) N 82° 59' 42" E 325.56 feet to a point;

(2) N 00° 00' 18" E 1,734.06 feet to a steel pin set at the northwest corner of said Steiner tract of land, same being the northwest corner of the herein described tract of land, same being a point on the centerline of Onion Creek, from which point a steel pin set on the north bank of Onion Creek bears N 00° 00' 18" E 26.00 feet, and which point is in the south line of those certain tracts of land conveyed to the County of Travis by warranty deeds of record in Volume 6955 at Page 325 and Volume 6955 at Page 351 of the Deed Records of Travis County, Texas;

THENCE, with said centerline of Onion Creek and its meanderings, same being said south line of the County of Travis tract of land, in an easterly direction with the following five (5) courses:

(1) N 86° 37' 25" E 345.66 feet to a point from which a steel pin set on the north bank of Onion Creek bears N 16° 04' 18" E 43.00 feet;

(2) S 53° 17' 11" E 87.26 feet to a point from which a steel pin set on the north bank of Onion Creek bears N 16° 33' 05" E 41.00 feet;

(3) N 86° 50' 41" E 244.54 feet to a point from which a steel pin set on the north bank of Onion Creek bears N 05° 38' 21" W 45.00 feet;

(4) N 85° 57' 45" E 219.37 feet to a point from which a steel pin set on the north bank of Onion Creek bears N 03° 46' 10" W 54.60 feet;

(5) N 86° 12' 27" E 409.01 feet to the most northerly northeast corner of the aforesaid Steiner tract of land, same being the northwest corner of that certain 30 acre tract of land of which an undivided one-half (1/2) interest in was conveyed to Patricia Lynn Brown by warranty deed dated December 29, 1976, of record in Volume 5682 at Page 113 of the Deed Records of Travis County, Texas, for the most northerly northeast corner of the herein described tract of land, and from which point a steel pin set on the north bank of Onion Creek bears N 16° 59' 21" W 36.07 feet;

THENCE, with the most northerly east line of said Steiner tract of land, same being the west line of said Brown tract of land, in a southerly direction with the following two (2) courses:

(1). S 22° 32' 32" E 503.72 feet to a steel pin found;

(2) S 14° 16' 28" W 342.02 feet to a steel pin found at an interior ell corner of said Steiner tract of land, same being the southwest corner of said Brown tract of land, for an interior ell corner of the herein described tract of land;

THENCE, with the northeast line of said Steiner tract of land, same being the south line of said Brown tract of land, S 59° 30' 23" E 1,639.69 feet to a steel pin found at the southeast corner of said Brown tract of land, same being the northeast corner of the herein described tract of land, and which point is in the west line of Farm-to-Market Road 973;

I, Dana DeBeauvoir, County Clerk, Travis County,  
Texas do hereby certify that this is a true and  
correct copy as same appears of record in my office. JUL - 3 2001  
Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk  
By Deputy

O. Ruiz

THENCE, with said west line of Farm-to-Market Road 973 in a southerly direction with the following five (5) courses:

- (1) S 29° 53' 20" W 283.37 feet to a concrete monument found;
- (2) S 38° 37' 40" W 202.10 feet to a concrete monument found;
- (3) S 29° 48' 59" W 401.10 feet to a concrete monument found;
- (4) S 21° 18' 16" W 202.10 feet to a concrete monument found;
- (5) S 29° 57' 02" W 3,176.04 feet to a concrete monument found at the point of curvature of a curve having an angle of intersection of 31° 13' 48", a radius of 1,095.92 feet and a tangent distance of 306.30 feet;

THENCE, continuing with the west line of Farm-to-Market Road 973 along said curve to the right an arc distance of 306.39 feet, the chord of which arc bears S 37° 57' 35" W 305.39 feet to a steel pin set at the northeast corner of that certain tract of land conveyed to Homer Barlett, et ux, by warranty deed dated March 19, 1980, of record in Volume 6928 at Page 673 of the Deed Records of Travis County, Texas, same being the most easterly southeast corner of the herein described tract of land;

THENCE, with the north line of said Barlett tract of land, N 67° 08' 07" W 237.38 feet to a steel pin found at the northwest corner of said Barlett tract of land, same being an interior ell corner of the herein described tract of land;

THENCE, with the west line of said Barlett tract of land, S 20° 24' 02" W 242.77 feet to a steel pin set at the southwest corner of said Barlett tract of land, same being the most southerly southeast corner of the herein described tract of land, and which point is in the aforesaid north line, as fenced, of Farm-to-Market Road 812;

THENCE, with said north line, as fenced, of Farm-to-Market Road 812, N 60° 40' 53" W 317.83 feet to a steel pin set on a curve, said curve having an angle of intersection of 21° 29' 40", a radius of 868.51 feet and a tangent distance of 164.85 feet;

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk  
By Deputy

JUL - 3 2001

O. Ruiz

00263 11605



THENCE, continuing with the north line of Farm-to-Market Road 812 along said curve to the left an arc distance of 325.82 feet, the chord of which arc bears N 50° 16' 27" W 323.91 feet to a concrete monument found at the point of tangency of said curve;

THENCE, continuing with the north line of Farm-to-Market Road 812 in a westerly direction with the following two (2) courses:

(1) N 61° 01' 17" W 1,018.68 feet to a concrete monument found;

(2) N 61° 12' 00" W 391.58 feet to the point of beginning.

FIELD NOTES: Carlos Mosqueda  
04/20/83

APPROVED:

REVISED: Al Martinez  
Carlos Mosqueda  
02/09/84

FIELD WORK: David Mosqueda  
F.B. 3420, Pgs. 46-61

*Marvin Shelton*  
Marvin Shelton, R.P.S.  
Chief Surveyor  
Department of Public Works

References

F.M. 812 County Map (Bearing Basis)  
Austin Grid M-13-2 & 3 & N-13-1

ya

buck steiner

I, Dana DeBeauvoir, County Clerk, Travis County,  
Texas, do hereby certify that this is a true and  
correct copy as same appears of record in my office.  
Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk  
By Deputy

*O. Ruiz*  
O. Ruiz

JUL - 3 2001

00263 0606

AFTER RECORDING, PLEASE RETURN DOCUMENT TO:

DEPARTMENT OF PUBLIC WORKS  
Real Estate Services Division  
Attn. Mr Charles Ardon  
P O Box 1088  
Austin, Texas 78767

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Dana Debeauvoir*

07-03-2001 03 22 PM 2001108909  
GUERRAY \$23 00  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FIELD NOTES

FIELD NOTES FOR 67.07 ACRES OF LAND, SAME BEING OUT OF AND A PART OF THAT CERTAIN 244.098 ACRE TRACT OF LAND OUT OF THE GARNER MAYS SURVEY NO. 501, THE J. BETTICK SURVEY NO. 500 AND THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, WHICH 244.098 ACRE TRACT OF LAND WAS CONVEYED TO TWO HUNDRED FORTY-FOUR JOINT VENTURE BY WARRANTY DEED DATED SEPTEMBER 1, 1983, OF RECORD IN VOLUME 8306 AT PAGE 187 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 67.07 ACRES OF LAND ARE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a steel pin found at an exterior ell corner of said Two Hundred Forty-Four Joint Venture tract of land, same being the northeast corner of that certain tract of land conveyed to James Eugene Schwertner, Jr., by warranty deed dated September 11, 1979, of record in Volume 6705 at Page 1399 of the Deed Records of Travis County, Texas, for the southeast corner of the herein described tract of land, and which point is in the west line of that certain tract of land conveyed to T. C. Buck Steiner by warranty deed dated February 14, 1959, of record in Volume 2010 at Page 66 of the Deed Records of Travis County, Texas, and from which point of beginning a steel pin found at the southeast corner of said Schwertner tract of land, same being a point in the north line of Farm-to-Market Road 812, bears S 23° 45' 15" W 742.42 feet and S 23° 47' 18" W 1,700.02 feet;

THENCE, with a south line of said Two Hundred Forty-Four Joint Venture tract of land, same being the north line of said Schwertner tract of land, N 66° 46' 27" W 1,190.64 feet to a steel pin found at an interior ell corner of said Two Hundred Forty-Four Joint Venture tract of land, same being the northwest corner of said Schwertner tract of land, for the southwest corner of the herein described tract of land;

THENCE, N 01° 19' 33" E 1,141.31 feet to the most westerly corner of the herein described tract of land;

THENCE, S 73° 20' 27" E 406.52 feet to an interior ell corner of the herein described tract of land;

THENCE, N 27° 42' 45" E 1,161.30 feet to a steel pin set at the northwest corner of the herein described tract of land;

THENCE, in an easterly direction with the following three (3) courses:

(1) S 34° 14' 08" E 227.85 feet to a steel pin set;

(2) S 81° 10' 43" E 578.63 feet to a steel pin set;

(3) S 57° 27' 47" E 94.02 feet to the northeast corner of the herein described tract of land, same being a point in the east line of the aforesaid Two Hundred Forty-Four Joint Venture tract of land;

THENCE, with said east line of the Two Hundred Forty-Four Joint Venture tract of land in a southwesterly direction with the following two (2) courses:

(1) S 00° 34' 42" W 1,538.75 feet to a point;

(2) S 84° 04' 42" W 364.00 feet to a point at an interior ell corner of said Two Hundred Forty-Four Joint Venture tract of land, same being an exterior ell corner of the aforesaid Steiner tract of land, for an interior ell corner of the herein described tract of land;

8475 090

THENCE, with the east line of said Two Hundred Forty-Four Joint Venture tract of land, same being the west line of said Steiner tract of land, S 23° 04' 42" W 671.97 feet to the point of beginning.

FIELD NOTES: Carlos Mosqueda  
04/13/83

APPROVED:

REVISED: Alfred Martinez  
02/06/84

FIELD WORK: David Mosqueda  
F.B. 3420, Pgs. 46-61

*Marvin Shelton*

Marvin Shelton, R.P.S.  
Chief Surveyor  
Department of Public Works

3-59-0644

References

F.M. 812 County Map (Bearing Basis)  
Austin Grid M-13-2 & 3 & N-13-1

ya

thffjv fmslf1

STATE OF TEXAS

I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me; and was duly  
RECORDED, in the Volume and Page of the named RECORDS  
of Travis County, Texas, as stamp hereon by me, on

COUNTY OF TRAVIS

FILED  
FEB 29 4 53 PM '84

*David S. Thompson*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS



FEB 29 1984 At 4:58 PM

*David S. Thompson*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

8475 939

AV

STR 2

PARK &amp;

BURLESON RD

SALES &amp; SERVICES

AV

UNION CREEK

UNDEV

MUNICIPAL UTILITY DISTRICT

02-0083

FOOD SALES

UNDEVELOPED

LANDFILL

LI

66-155

GR

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UNDEVELOPED

I-SF-2

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MH

I-SF-2

I-SF-2

LI

IP

FM 812 RD

MC ANUGUS RD

BAY RD

S SH 130 SVRD SB  
S SH 130 SB  
S SH 130 NB  
S SH 130 SVRD NB

N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## ZONING CASE

C14-2014-0184

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. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit E

1" = 1,000'