

**ORDINANCE NO. 20150326-049**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7400 McANGUS ROAD FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) 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 community commercial (GR) district to single family residence small lot (SF-4A) district on the property described in Zoning Case No. C14-2014-0182, on file at the Planning and Development Review Department, as follows:

7.910 acre tract of land, more or less, out of the Noel M. Bain Survey No. 1, Abstract No. 61, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7400 McAngus 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 April 6, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_, March 26, 2015

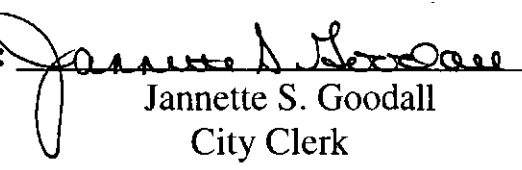
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
Interim City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

## FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NUMBER 1, ABSTRACT NUMBER 61, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THE REMAINDER OF A 13.625 ACRE TRACT OF LAND, CALLED PART 3, CONVEYED TO SR DEVELOPMENT, INC. IN DOCUMENT NUMBER 2011036233 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 7.910 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a calculated point at the westernmost corner of the remainder of said 13.625 acre tract, being also in the eastern right-of-way line of Ross Road (70' R.O.W.) and being also the northernmost corner of that certain called 13.077 acre tract of land conveyed to SR Development, Inc. in Volume 12983, Page 702 of the Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), for the westernmost corner and **POINT OF BEGINNING** for the herein described tract, at a point of curvature to the left,

**THENCE**, with the common boundary line of the remainder of said 13.625 acre tract and the right-of-way line of said Ross Road, the following three (3) courses and distances, numbered 1 through 3,

1. with said curve to the left having a radius of 1035.00 feet, an arc length of 230.81, and whose chord bears N22°13'09"E, a distance of 230.33 feet to a calculated point,
2. N15°49'57"E, a distance of 413.59 feet to a calculated point, at a point of curvature to the right, and
3. with said curve to the right having a radius of 435.00 feet, an arc length of 171.00, and whose chord bears N27°02'38"E, a distance of 169.90 feet to a calculated point at the northernmost corner of the remainder of said 13.625 acre tract and being also the westernmost corner of that certain called 2.00 acre tract of land conveyed to SAJA Investments, Inc. in Document No. 2011063308 (O.P.R.T.C.TX.), for the northernmost corner of the herein described tract of land,

**THENCE** with the common boundary line of the remainder of said 13.625 acre tract and said 2.000 acre tract, S18°28'48"E, a distance of 311.26 feet to a calculated point at the southernmost corner of said 2.000 acre tract,

**THENCE**, crossing the remainder of said 13.625 acre tract, the following five (5) courses and distances, numbered 1 through 5,

1. S32°05'02"E, a distance of 195.80 feet to a calculated point,
2. S21°26'30"W, a distance of 46.97 feet to a calculated point,
3. S28°07'43"W, a distance of 100.95 feet to a calculated point,
4. S22°35'22"W, a distance of 40.30 feet to a calculated point, and
5. S62°59'16"E, a distance of 422.53 feet to a calculated point at the easternmost corner of the remainder of said 13.625 acre tract and being also in the northwestern right-of-way line of said McAngus Road (R.O.W. varies), for the easternmost corner of the herein described tract,

**THENCE**, with the common boundary line of the remainder of said 13.625 acre tract and the right-of-way line of said McAngus Road, the following two (2) courses and distances, numbered 1 and 2,

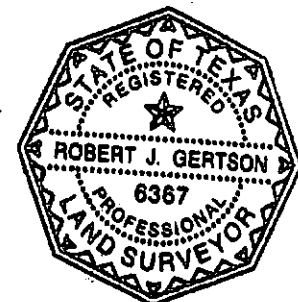
1. S27°33'06"W, a distance of 143.95 feet to a calculated point, and
2. S27°26'31"W, a distance of 181.71 feet to a calculated point at the southernmost corner of the remainder of said 13.625 acre tract and being also the easternmost corner of said 13.077 acre tract, for the southernmost corner of the herein described tract,

**THENCE**, with the common boundary line of the remainder of said 13.625 acre tract and said 13.077 acre tract, the following three (3) courses and distances, numbered 1 through 3,

1. N61°34'48"W, a distance of 307.14 feet to a calculated point,
2. N57°53'47"W, a distance of 299.89 feet to a calculated point, and
3. N66°38'59"W, a distance of 110.62 feet to the **POINT OF BEGINNING** and containing 7.910 acres of land.

Prepared by:

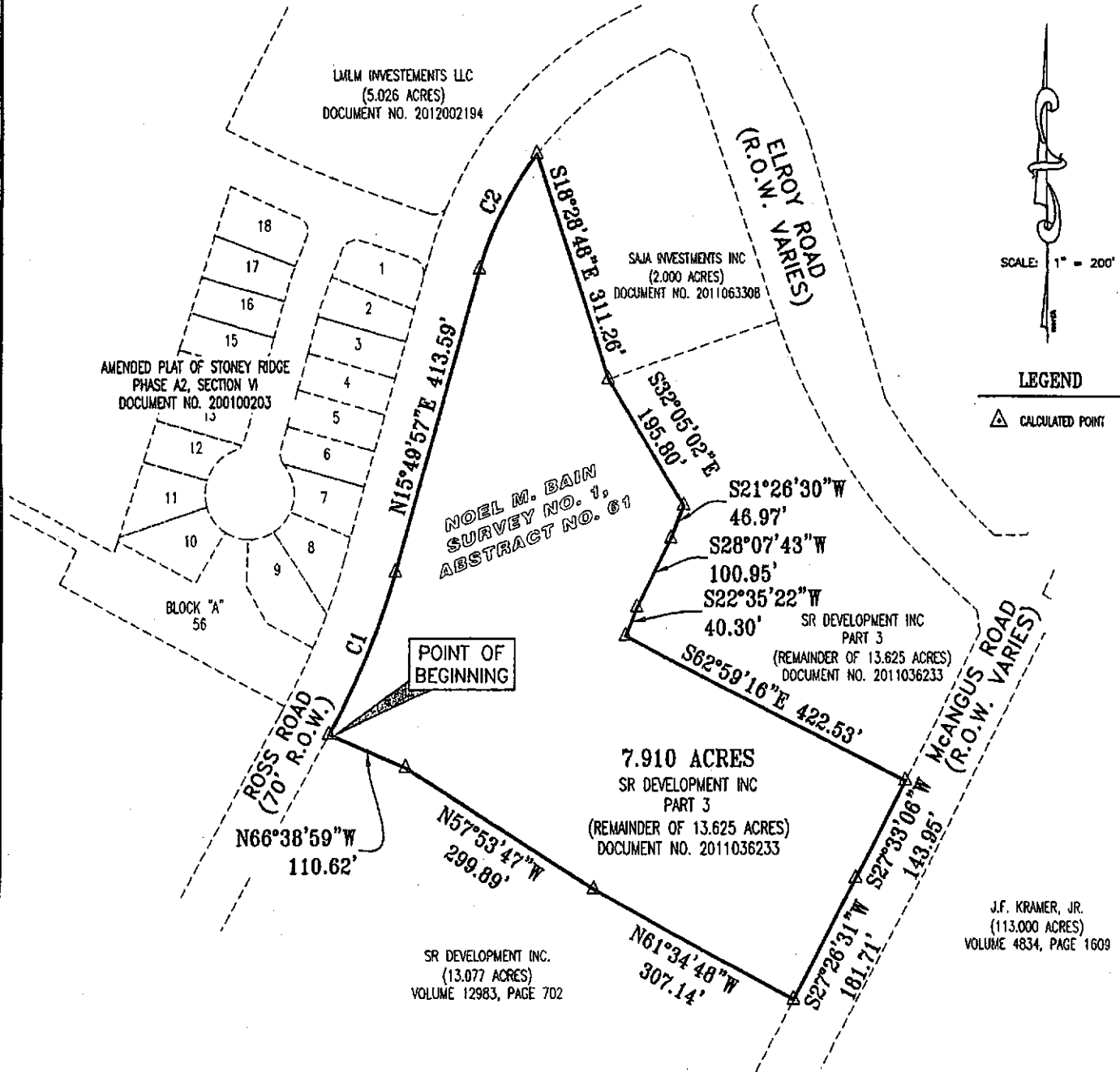
*10-27-14*  
 ROBERT J. GERTSON, R.P.L.S. NO. 6367  
 Carlson, Brigrance and Doering, Inc.  
 5501 West William Cannon  
 Austin, TX 78749  
 Ph: 512-280-5160 Fax: 512-280-5165  
 rgertson@cbdeng.com



THIS SURVEY WAS PREPARED FROM RECORD INFORMATION. NO ON-THE-GROUND SURVEY WAS PERFORMED.

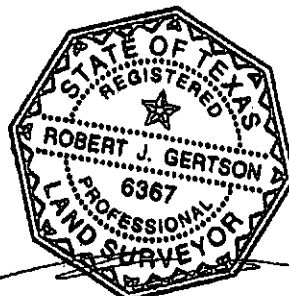
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# SKETCH TO ACCOMPANY FIELD NOTES



Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	230.81	1035.00	N22°13'09"E	230.33	115.88	12°46'38"
C2	171.00	435.00	N27°02'38"E	169.90	86.62	22°31'24"

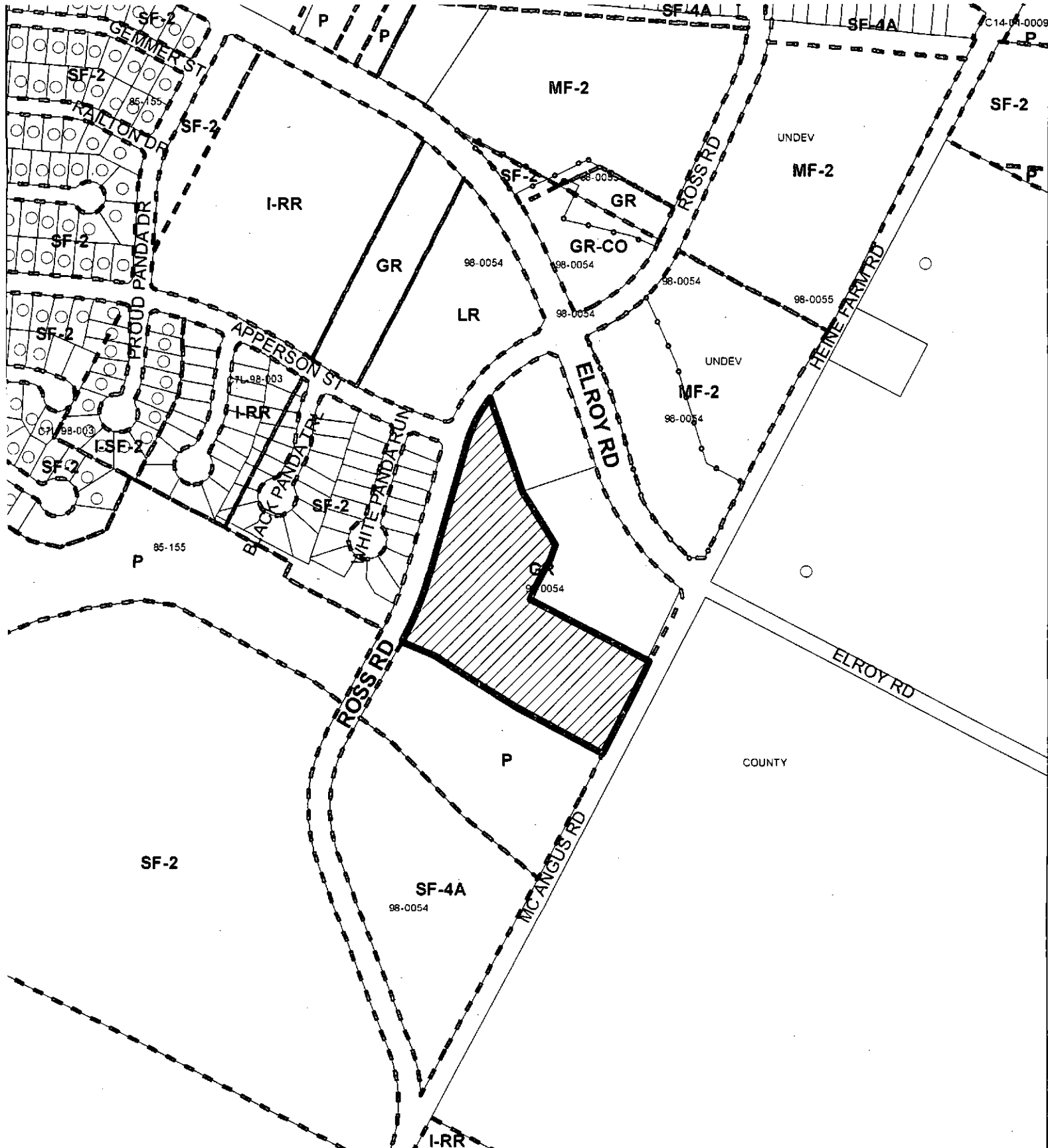





10-23-14

**Carlson, Brigrance & Doering, Inc.**

FIRM ID #P3791 ♦ RBG. # 10024900

Civil Engineering ♦ Surveying  
 5501 West William Cannon ♦ Austin, Texas 78749  
 Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
CASE#: C14-2014-0182

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



1" = 400'

Exhibit B