ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 6607 BRODIE LANE AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY (MF-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 multifamily residence low density (MF-2) district on the property described in Zoning Case No. C14-2016-0045, on file at the Planning and Zoning Department, as follows:

A 39.673 acre tract or parcel of land out of a part of the Theodore Bissel League Survey No. 18, situated in Travis County, Texas, being all of that certain 39.673 acre tract of land conveyed to CG Austin River Oaks Apartments, LLC, a Delaware limited liability company by deed of record in Document No. 2012206932 of the Official Public Records of Travis County, Texas; said 39.673 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6607 Brodie Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A".

PART 2. This ordinance takes effect on _____, 2016.

PASSED AND APPROVED

§
§
_____, 2016 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

C14-2016-0045

39.673 ACRES
RIVER OAKS APARTMENTS
MAYER BROWN, LLP

FN NO. 15-180(MJJ)
APRIL 28, 2015
JOB NO. R0110524-10003

DESCRIPTION

OF A 39.673 ACRE TRACT OR PARCEL OF LAND OUT OF AND PART OF THE THEODORE BISSEL LEAGUE SURVEY NO. 18, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 39.673 ACRE TRACT OF LAND CONVEYED TO CG AUSTIN RIVER OAKS APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN DOCUMENT NO. 2012206932 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 39.673 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in easterly right-of-way line of Brodie Lane (R.O.W. varies), being the northwesterly corner of Lot 4 Courteplace, a subdivision of record in Book 87, Page 131C of the Plat Records of Travis County, Texas, same being the southwesterly corner hereof;

THENCE, along the easterly right-of-way line of Brodie Lane, same being the westerly line hereof, the following two (2) courses and distances;

1) N27°16'03"E, a distance of 720.47 feet to a 1/2 inch iron rod found for an angle point;

2) N29°42'59"E, passing at a distance of 20.64 feet a 1/2 inch iron rod found for the southwesterly corner of that certain Drainage Easement conveyed to Travis County, by deed of record in Volume 11503, Page 59 of the Real Property Records of Travis County, Texas and again passing at a distance of 80.64 feet a 1/2 inch iron rod found for the northwesterly corner of said Drainage Easement, and continuing for a total distance of 472.18 feet to a calculated point, being the southwesterly corner of the remainder of that certain 5 acre tract conveyed to H.C. Grubbs in Volume 1276, Page 22 of said Real Property Records, for the northwesterly corner hereof;

THENCE, S60°56'18"E, leaving the easterly line of Brodie Lane, along the northerly line hereof, same being the southerly line of said H.C Grubbs tract, a distance of 829.30 feet to a 1/2 inch iron rod found for the southeasterly corner of said H.C. Grubbs tract, same being the southwesterly corner of Lot 3, Rosemary Estates, a subdivision of record in Book 85, Page 7C of said Plat Records, also being an angle point in the northerly line hereof;

Exhibit A

THENCE, N86°08'51"E, continuing along the northerly line hereof, same being, in part, the southerly line of Lot 3 and Lot 4 of said Rosemary Estates, and in part the southerly line of that certain 4.1 acre tract conveyed to Bill B. Ashbaugh by deed of record in Volume 6462, Page 877 of said Real Property Records, and also in part the southerly line of that certain 2.692 acre tract conveyed to Erwin P. Haddon by deed of record in Volume 5875, Page 2282 of said Real Property Records, passing at a distance of 531.37 feet a 1/2 inch iron rod found for the common southerly corner of Lot 4 of said Rosemary Estates and said Ashbaugh tract, again passing at a distance of 917.57 feet a 1/2 inch iron rod found for the common southerly corner of said Ashbaugh tract and said Haddon tract, and continuing for a total distance of 1222.19 feet to a 1/2 inch iron rod found, being the common corner of said Haddon tract and that certain 2.60 acre tract conveyed to Carole Leeder by deed of record in Document No. 2002080515 of said Official Public Records and also being the northeasterly corner hereof;

THENCE, S26°33'44"E, along the westerly line of said Leeder tract, same being the easterly line hereof, a distance of 119.87 feet to a 1/2 inch iron rod found being the common corner of said Leeder 2.60 acre tract, a 2.773 acre tract conveyed to City of Sunset Valley by deed of record in Volume 12809, Page 1636 of said Real Property Records and that certain 5.792 acre tract of land conveyed to City of Sunset Valley by deed of record in Document No. 2010140531 of said Official Public Records, for the most easterly corner hereof, from which a 1/2 inch iron rod found bears N71°28'19"W, a distance of 3.09 feet;

THENCE, along the southerly line hereof as fenced, same being the northerly line of said 5.792 acres, the following fourteen (14) courses and distances:

1) S25°18'34"W, a distance of 216.20 feet to a 1/2 inch iron rod found in a fence line for an angle point;

2) S21°57'43"W, a distance of 231.62 feet to a 1/2 inch iron rod found in a fence line for an angle point;

3) S58°26'47"W, a distance of 223.16 feet to a 1/2 inch iron rod found in an 18 inch live oak for an angle point;

4) S64°55'25"W, a distance of 105.77 feet to a 1/2 inch iron rod found in a 12 inch cedar for an angle point;

5) S77°49'05"W, a distance of 96.53 feet to a 1/2 inch iron rod found in a 9 inch elm for an angle point;

6) N85°24'41"W, a distance of 82.66 feet to a 60d nail found in a 18 inch elm for an angle point;

7) S66°08'06"W, a distance of 24.85 feet to a 1/2 inch iron rod found in a 14 inch cedar for an angle point;

8) N70°19'28"W, a distance of 144.29 feet to a 1/2 inch iron rod found in a twin 14 inch live oak for an angle point;

9) S84°33'52"W, a distance of 270.07 feet to a 1/2 inch iron rod found in a fence line for an angle point;

10) N87°28'17"W, a distance of 371.12 feet to a 1/2 inch iron rod found in a 16 inch oak for an angle point;

11) S82°58'32"W, a distance of 158.16 feet to a 1/2 inch iron rod found in a 12 inch oak for an angle point;

12) S68°06'14"W, a distance of 108.88 feet to a 1/2 inch iron rod found in a 6 inch cedar for an angle point, from which a PK nail found in the fence line bears S64°21'34"W, a distance of 5.83 feet;

13) S61°04'49"W, a distance of 237.44 feet to a 1/2 inch iron rod found in a 18 inch oak for an angle point;

14) S49°46'24"W, a distance of 250.56 feet to a 1/2 inch iron rod found for the most southerly corner hereof, same being the northwesterly corner of said 5.792 acres;

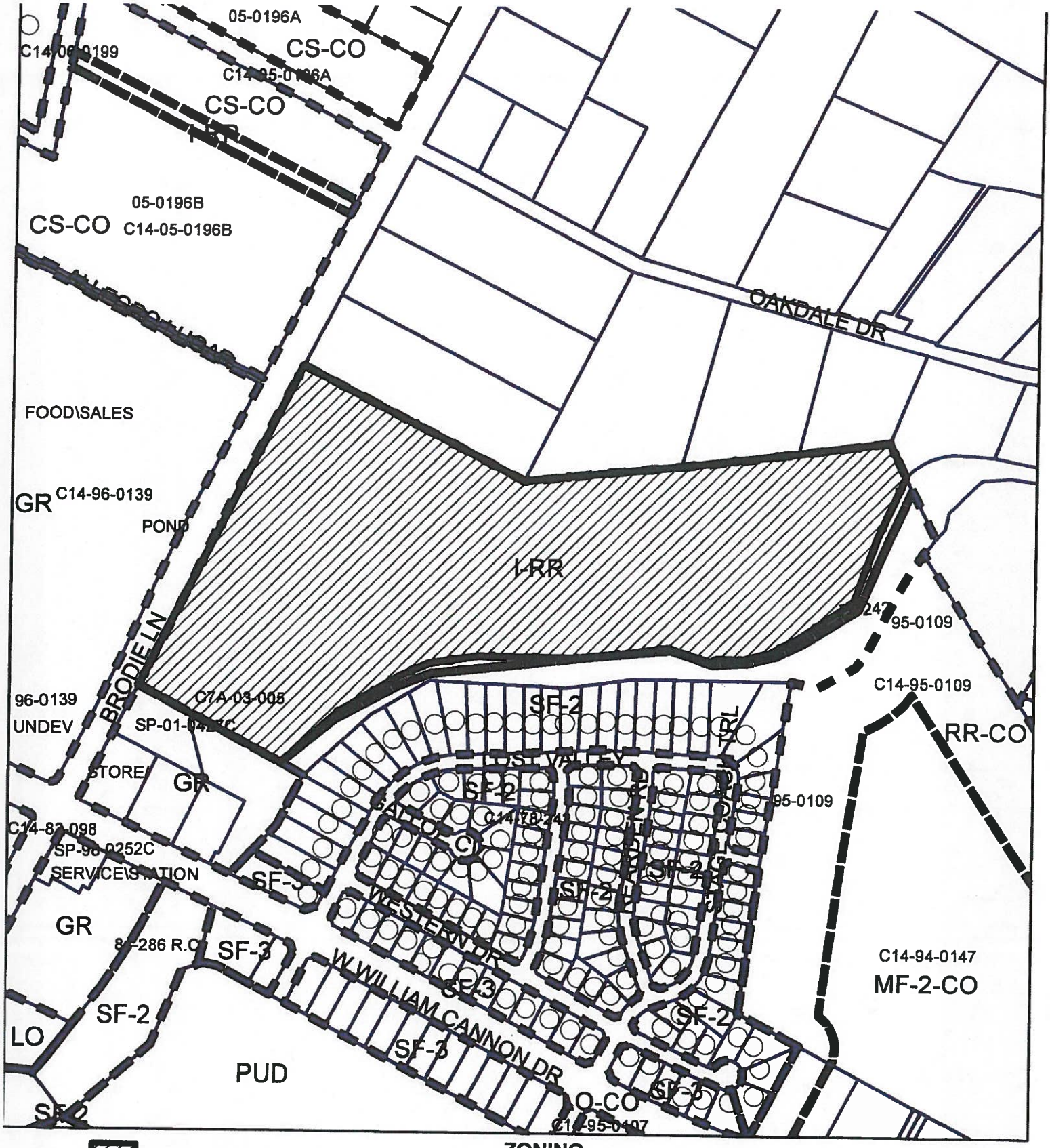
THENCE, N59°49'40"W, passing at a distance of 430.86 feet a 1 inch iron pipe found, being the apparent common northerly property corner of Lots 1 and 2 of Western Hills Subdivision, a subdivision of record in Book 6, Page 73 of said Plat Records, and continuing for a total distance of 537.85 feet to the **POINT OF BEGINNING**, containing an area of 39.673 acres (1,728,168 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY-AUS, INC.
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701

MARK J. JEZISEK DATE
R.P.L.S. NO. 5267
STATE OF TEXAS

STATE OF TEXAS
REGISTERED
MARK JERRY JEZISEK
5267
PROFESSIONAL
LAND SURVEYOR



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 417 '

ZONING

Zoning Case: C14-2016-0045

Exhibit B

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.