

ORDINANCE NO. 20161013-016

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6101 ROSS ROAD FROM DEVELOPMENT RESERVE (DR) 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 from development reserve (DR) district to single-family residence small lot (SF-4A) district on the property described in Zoning Case No. C14-2016-0057, on file at the Planning and Zoning Department, as follows:

10.69 acres of land out of the Jose Antonio Navarro Grant Abstract No. 18 in Travis County, Texas, being a five hundred (500) feet wide strip of land, to be re-zoned, out of that certain (59.09 acre) tract of land as conveyed to Najib F. Wehbe by general warranty deed recorded on Document No. 2015059120 of the Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

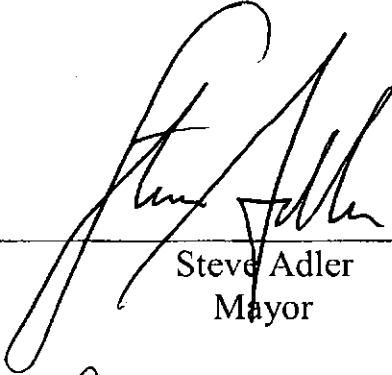
locally known as 6101 Ross Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on October 24, 2016.

PASSED AND APPROVED


_____, 2016

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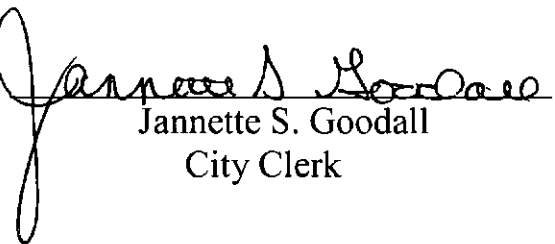
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

C14-2016-0057

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD

AUSTIN, TEXAS 78704

TELEPHONE: (512) 442-0990

www.hciaustin.com

"EXHIBIT ____"

AREA TO BE RE-ZONED

FIELD NOTE DESCRIPTION OF 10.69 ACRES OF LAND OUT OF THE JOSE ANTONIO NAVARRO GRANT ABSTRACT No. 18 IN TRAVIS COUNTY, TEXAS, BEING A FIVE HUNDRED (500) FEET WIDE STRIP OF LAND, TO BE RE-ZONED, OUT OF THAT CERTAIN (59.09 ACRE) TRACT OF LAND AS CONVEYED TO NAJIB F. WEHBE BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2015059120 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the East line of Ross Road and in the South line of that certain (61.12 acre) tract of land as conveyed to A.J. Holloway by deed recorded in Volume 2635 Page 77 of the Deed Records of Travis County, Texas, and as subsequently conveyed to Glen A. French and Woodrow W. French by deed recorded in Volume 3718 Page 2212 of the Deed Records of Travis County, Texas, for the Southwest corner of that certain (60.10 acre) tract of land described as "Tract Two" and as conveyed to Joe T. Robertson, Jr., Daniel B. Robertson and Thomas H. Robertson by deed recorded in Volume 5552 Page 30 of the Deed Records of Travis County, Texas, and for the Northwest corner of that certain (25.98 acre) tract of land as conveyed to Louis Carl Berger and wife, Berniece Faye Berger by Correction Warranty Deed recorded in Volume 6290 Page 2082 of the Deed Records of Travis County, Texas, and for the Southwest corner of that certain (59.09 acre) tract of land as conveyed to Najib F. Wehbe by General Warranty Deed recorded in Document No. 2015059120 of the Official Public Records of Travis County, Texas, and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract of land, to be re-zoned, and from which a ½" iron rod found in the West line of Ross Road for the Southeast corner of that certain (0.50 acre) tract of land as conveyed to Richard Shelton and Helen Shelton by Warranty Deed recorded in Volume 8353 Page 458 of the Deed Records of Travis County, Texas, bears N 60 deg. 43' W 56.45 ft.;

THENCE crossing through the interior of said Holloway (61.12 acre) tract with the East line of Ross Road as defined by the West line of said Robertson (60.10 acre) tract, the following three (3) courses;

- 1) N 28 deg. 57' 00" E 328.08 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for a point of curvature;
- 2) along a curve to the right with a radius of 340.85 ft. for an arc length of 118.77 ft. and which chord bears N 38 deg. 56' E 118.17 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." near the East edge of the paving of Ross Road for a point of tangency;

10.69 ACRES – Area to be re-zoned

- 3) N 48 deg. 54' 53" E 481.04 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the North line of said Holloway (61.12 acre) tract for the Northwest corner of said Robertson (60.10 acre) tract and for the Southwest corner of that certain (3.00 acre) tract of land as conveyed to Alberto G. Monreal and Maria Rivera Monreal by General Warranty Deed recorded in Document No. 2000100466 of the Official Public Records of Travis County, Texas, and being the Northwest corner of said Wehbe (59.09 acre) tract, and being the Northwest corner of this tract to be re-zoned, and from which a ½" iron rod found in the East line of Ross Road for the Northwest corner of said Monreal (3.00 acre) tract bears N 48 deg. 54' 53" E 341.40 ft., and also from which a ½" iron rod found for the Southeast corner of said Monreal (3.00 acre) tract bears S 61 deg. 07' 23" E 407.08 ft.;

THENCE leaving the East line of Ross Road with the North line of said Robertson (60.10 acre) tract and with the North line of said Wehbe (59.09 acre) tract, S 60 deg. 39' 41" E 530.67 ft. to a point for the Northeast corner of this tract to be re-zoned, and from which a ½" iron rod found in the South line of Lot 49, Block I, Los Cielos Section Three, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200500195 of the Official Public Records of Travis County, Texas, bears S 60 deg. 39' 41" E 57.37 ft.;

THENCE crossing the interior of said Wehbe (59.09 acre) tract of land with the Southeast line of this tract to be re-zoned, the following two (2) courses;

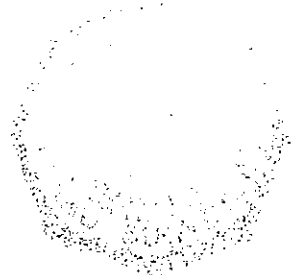
- 1) S 48 deg. 54' 53" W 630.84 ft. to an angle point;
- 2) S 28 deg. 57' 00" W 302.99 ft. to a point in the South line of said Wehbe (59.09 acre) tract for the Southeasterly corner of this tract to be re-zoned;

THENCE with the South line of said Wehbe (59.09 acre) tract, N 60 deg. 43' 00" W 500.00 ft. to the **PLACE OF BEGINNING**, containing 10.69 acres of land.

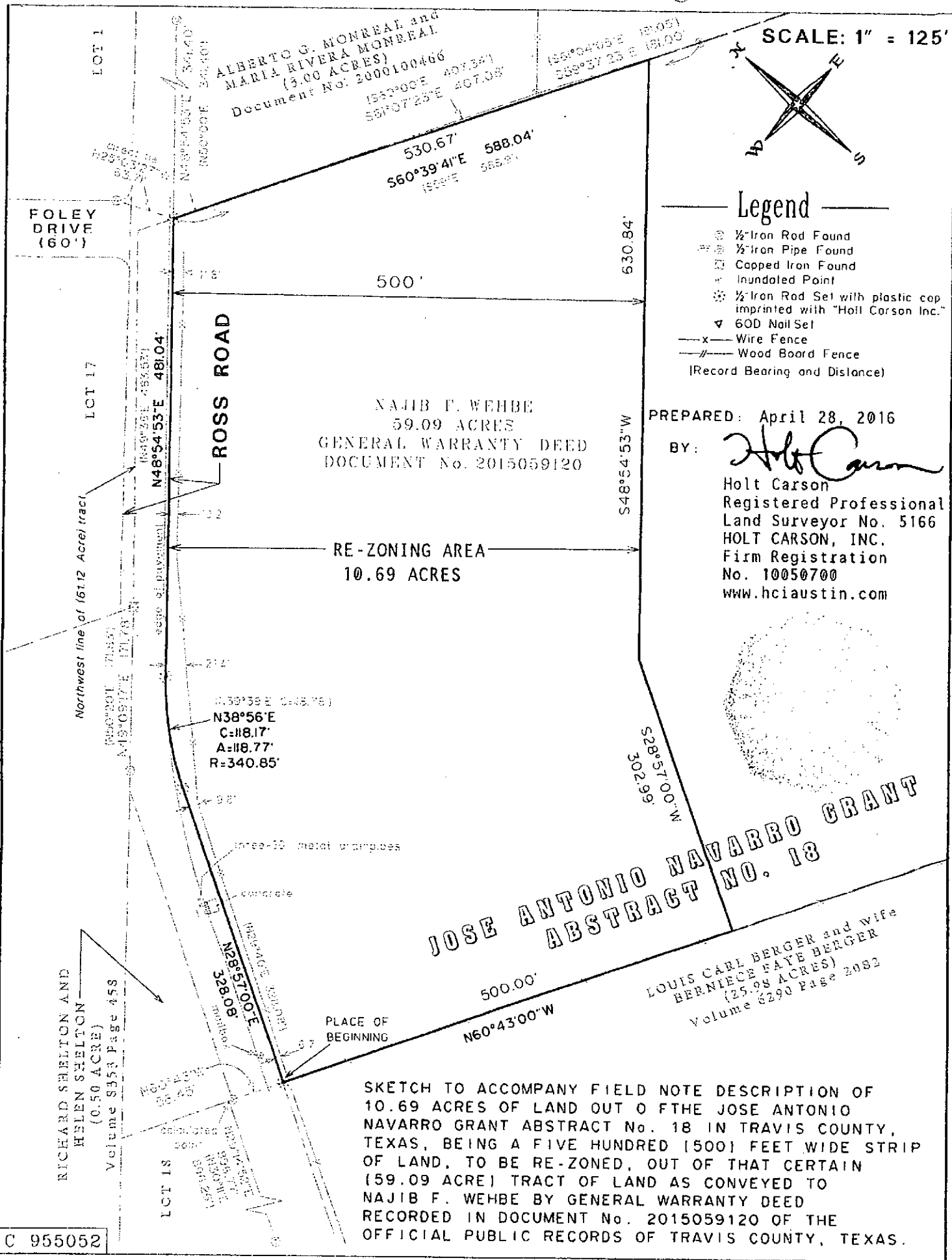
PREPARED: April 28, 2016



Holt Carson
Registered Professional Land Surveyor No. 5166



see accompanying sketch: C 955052



SCALE: 1" = 125'

Legend

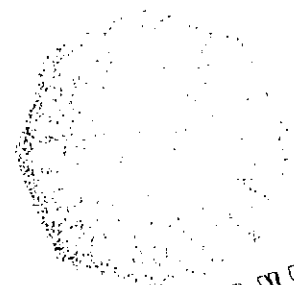
- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ Capped Iron Found
- ⊙ Inundated Point
- ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson Inc."
- ▽ 60D Nail Set
- x— Wire Fence
- //— Wood Board Fence
- (Record Bearing and Distance)

PREPARED: April 28, 2016

BY:

Holt Carson

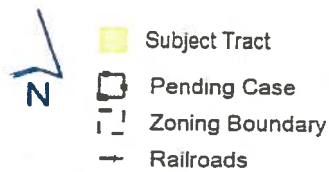
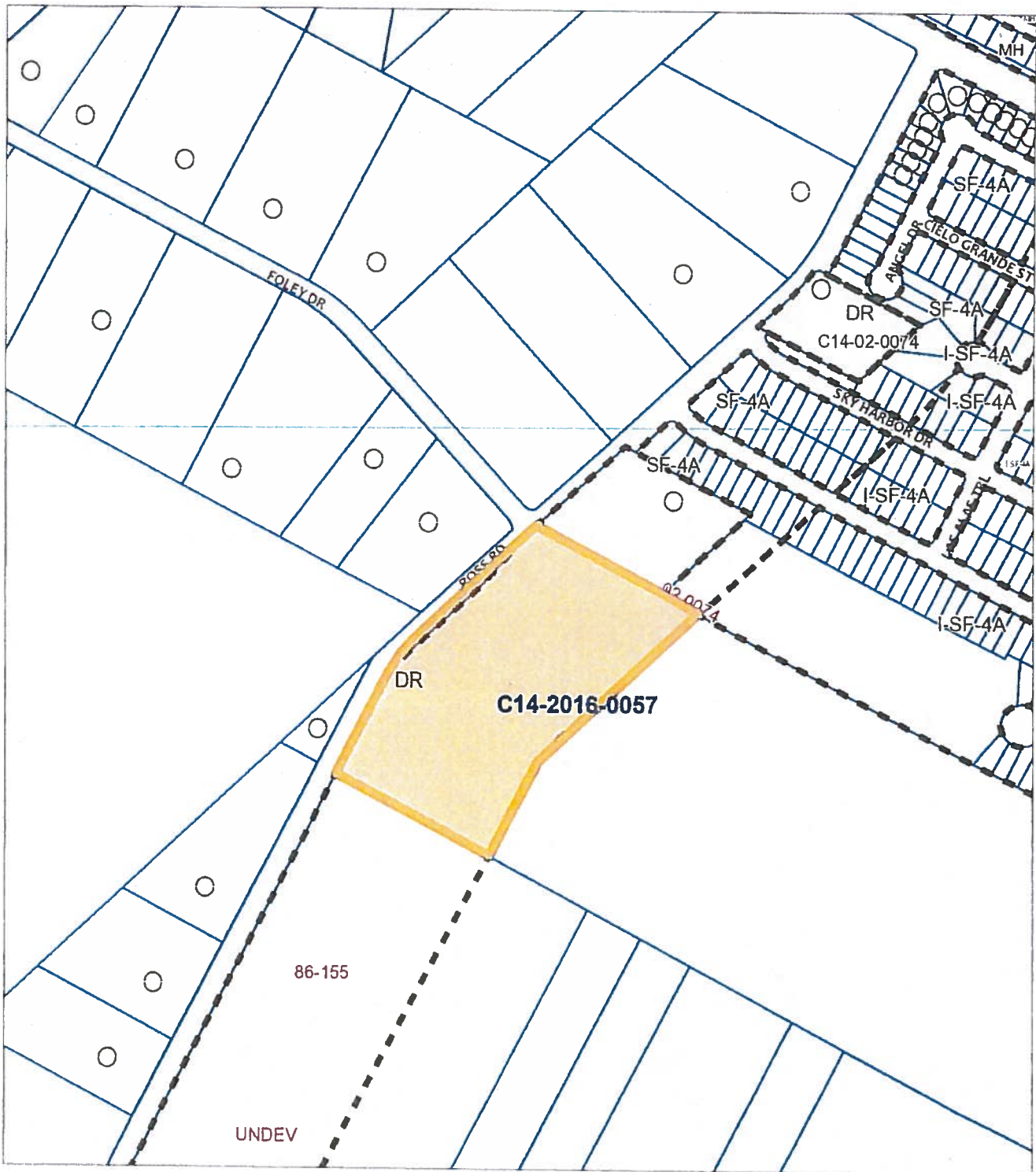
Holt Carson
Registered Professional
Land Surveyor No. 5166
HOLT CARSON, INC.
Firm Registration
No. 10050700
www.hciaustin.com



JOSE ANTONIO NAVARRO GRANT
ABSTRACT NO. 18

LOUIS CARL BERGER and wife
BERNIECE FAYE BERGER
(25.98 ACRES)
Volume 6290 Page 2082

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF
10.69 ACRES OF LAND OUT OF THE JOSE ANTONIO
NAVARRO GRANT ABSTRACT No. 18 IN TRAVIS COUNTY,
TEXAS, BEING A FIVE HUNDRED (500) FEET WIDE STRIP
OF LAND, TO BE RE-ZONED, OUT OF THAT CERTAIN
(59.09 ACRE) TRACT OF LAND AS CONVEYED TO
NAJIB F. WEHBE BY GENERAL WARRANTY DEED
RECORDED IN DOCUMENT No. 2015059120 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



200 400 Feet

1" = 400'

ZONING

ZONING CASE#: C14-2016-0057

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.

Created 05/20/16