

**ORDINANCE NO. 20170323-081**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4509 CITY PARK ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT ZONING TO RURAL RESIDENCE (RR) DISTRICT ZONING.**

**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 zoning to rural residence (RR) district zoning on the property described in Zoning Case No. C14-2016-0131, on file at the Planning and Zoning Department, as follows:

A tract of land containing 4.6137 acres (200,973 square feet) out of the James Cole Survey No. 542, Abstract No. 165, and the Charles Clark Survey No. 703, Abstract No. 192, both in Travis County, Texas, being all of a called 1.18 acre tract (described as Tract One) and a called 2.037 acre tract (described as Tract Two) conveyed to Robert Earl Strobo in Volume 6881, Page 1210 of the Deed Records of Travis County, Texas (D.R.T.C.T.), and being all of a called 1.40 acre tract conveyed to Robert E. Strobo in Document No. 1999160598 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), said 4.6137 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

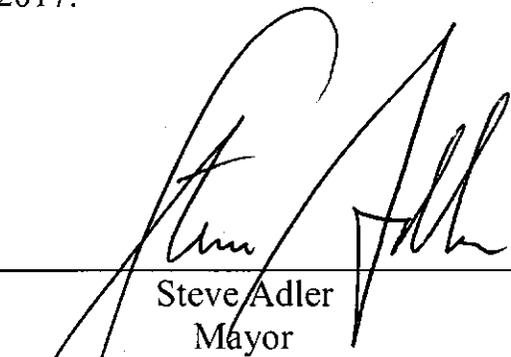
locally known as 4509 City Park Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on April 3, 2017.

**PASSED AND APPROVED**

\_\_\_\_\_ March 23 \_\_\_\_\_, 2017

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§  
§

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

**APPROVED:**   
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

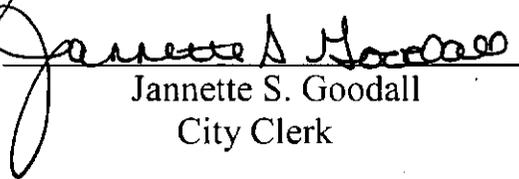
**ATTEST:**   
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

EXHIBIT " \_\_\_\_\_ "

James Cole Survey No. 542, Abstract No. 165  
Charles Clark Survey No. 703, Abstract No. 192Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.6137 ACRES (200,973 SQUARE FEET) OUT OF THE JAMES COLE SURVEY NO. 542, ABSTRACT NO. 165, AND THE CHARLES CLARK SURVEY NO. 703, ABSTRACT NO. 192, BOTH IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 1.18 ACRE TRACT (DESCRIBED AS TRACT ONE) AND A CALLED 2.037 ACRE TRACT (DESCRIBED AS TRACT TWO) CONVEYED TO ROBERT EARL STROBO IN VOLUME 6881, PAGE 1210 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), AND BEING ALL OF A CALLED 1.40 ACRE TRACT CONVEYED TO ROBERT E. STROBO IN DOCUMENT NO. 1999160598 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 4.6137 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



TBPLS Firm #10174300  
PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a 1/2-inch iron rod with "Sam-Inc" cap found in the curving east right-of-way line of City Park Road (right-of-way varies), and being the southwest corner of Lot 1, Block A of Webb Addition, a subdivision recorded in Document No. 200500265 (O.P.R.T.C.T.), and being the northwest corner of said Strobo 1.40 acre tract, for the northwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, leaving the east right-of-way line of said City Park Road, with the south line of said Lot 1, in part with the north line of said Strobo 1.40 acre tract, and in part with the north line of said Strobo 1.18 acre tract, **S75°16'22"E**, passing at a distance of 70.14 feet, a 1/2-inch iron rod for the common north corner of said Strobo 1.40 acre and 1.18 acre tracts, and continuing for a total distance of **344.69** feet to a 1/2-inch iron rod found for the northeast corner hereof, said point being in the west line of a called 29.977 acre tract conveyed to Travis County in Document No. 2011184781 (O.P.R.T.C.T.), and being the southeast corner of said Lot 1, and being the northeast corner of said Strobo 1.18 acre tract;

**THENCE**, with the west line of said Travis County tract, in part with the east line of said Strobo 1.18 acre tract, and in part with the east line of said Strobo 2.037 acre tract, **S14°47'46"W**, passing at a distance of 187.08 feet, a 1/2-inch iron rod found at the common east corner of said Strobo 1.18 acre and 2.037 acre tracts, and continuing for a total distance of **488.37** feet to a mag nail with "Sam-Inc" washer found for the southeast corner hereof, said point being at an interior ell-corner of said Travis County tract, and being the southeast corner of said Strobo 2.037 acre tract, and being in the approximate centerline of a 50' roadway easement described in Volume 6881, Page 1210 (D.R.T.C.T.);

**THENCE**, with the common line of said Travis County tract and said Strobo 2.037 acre tract, and in part with the centerline of said roadway easement, the following four (4) courses and distances:

- 1) **N63°25'12"W**, a distance of **17.59** feet to a mag nail with "Sam-Inc" washer found for an angle point hereof,
- 2) **N84°03'25"W**, a distance of **156.63** feet to a 60D nail found for an angle point hereof,
- 3) **S78°59'47"W**, a distance of **114.18** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, and
- 4) **N14°49'15"E**, a distance of **13.90** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being at the southeast corner of said Strobo 1.40 acre tract, and being at an

exterior ell-corner of said Travis County tract, and being in the north line of said roadway easement;

**THENCE**, with the common line of said Travis County tract and said Strobo 1.40 acre tract, and with the north line of said roadway easement, the following four (4) courses and distances:

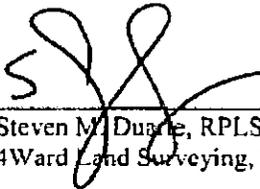
- 1) **S55°23'41"W**, a distance of **109.56** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **S45°12'15"W**, a distance of **66.86** feet to a 1/2-inch iron rod found for an angle point hereof,
- 3) **S59°16'55"W**, a distance of **67.55** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 4) **S49°51'11"W**, a distance of **3.50** feet to a 1/2-inch iron rod found for the southwest corner hereof, said point being at an angle point in the east right-of-way line of said City Park Road, and being at the common west corner of said Travis County tract and said Strobo 1.40 acre tract;

**THENCE**, with the east right-of-way line of said City Park Road and the west line of said Strobo 1.40 acre tract, the following three (3) courses and distances:

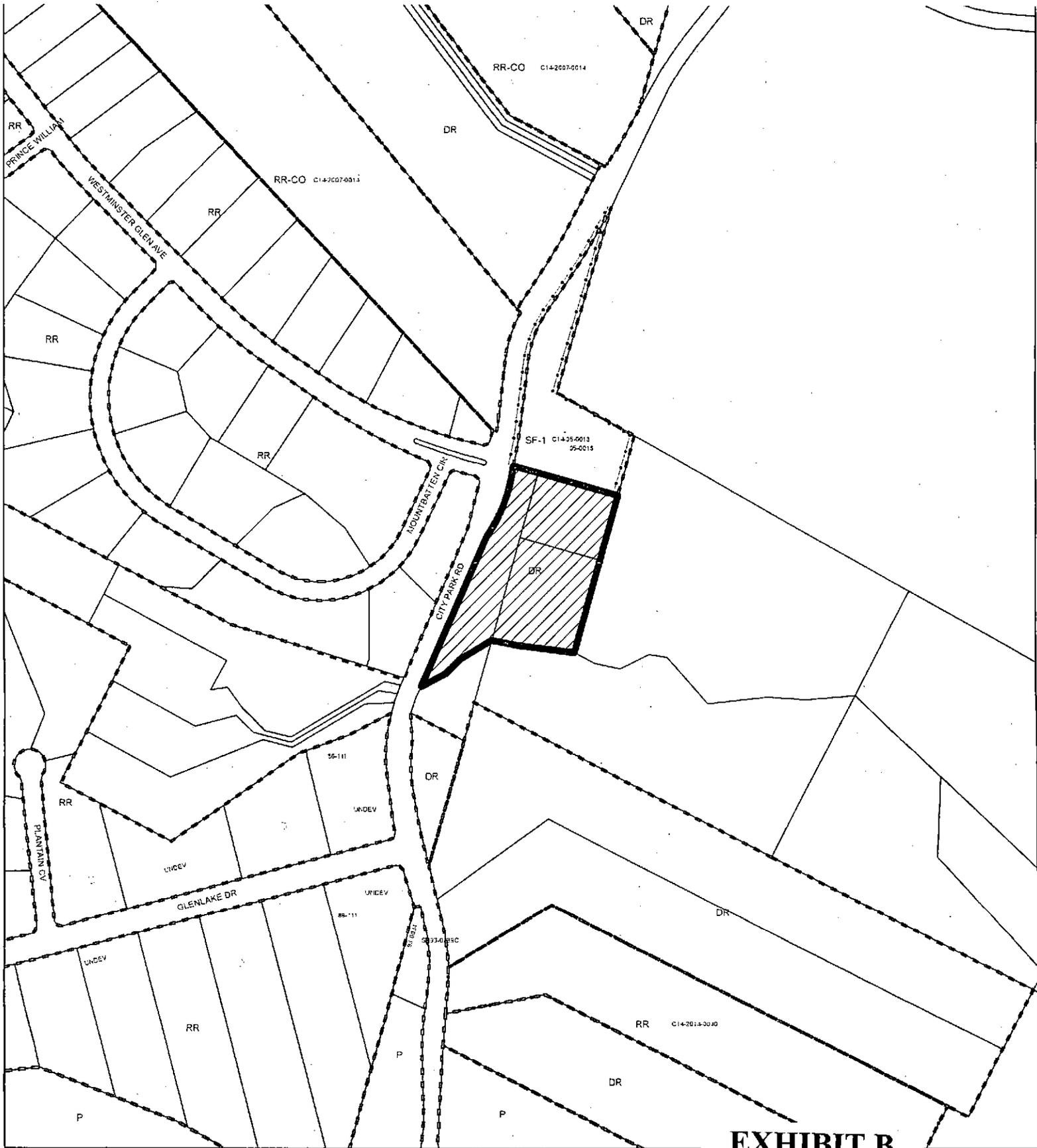
- 1) **41.85** Feet along the arc of a curve to the right, having a radius of **764.25** feet, and a chord which bears **N21°53'04"E**, a distance of **41.85** feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of tangency hereof,
- 2) **N23°27'47"E**, a distance of **438.54** feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of curvature hereof, and
- 3) **261.90** Feet along the arc of a curve to the left, having a radius of **1309.26** feet, and a chord which bears **N17°43'09"E**, a distance of **261.46** feet to the **POINT OF BEGINNING** and containing **4.6137** Acres (200,973 Square Feet) more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000098920892. See attached sketch (reference drawing: 00535\_plat.dwg.)

  
2/13/2017  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC





**EXHIBIT B**

**ZONING**

ZONING CASE#: C14-2016-0131

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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.

