

ORDINANCE NO. 20170615-096

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE 13000 BLOCK OF EAST HOWARD LANE AND 13414 HARRIS GLENN DRIVE FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING 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 limited office-conditional overlay (LO-CO) combining district to single-family residence small lot (SF-4A) district on the property described in Zoning Case No. C14-2017-0056, on file at the Planning and Zoning Department, as follows:

3.243 acres (approximately 141,271 sq. ft.) in the Alexander Walters Survey No. 67, Abstract No. 791, Travis County, Texas, being all of a 3.243 acre tract described in Document No. 2000020187 and 2000023772 of the Official Public Records of Travis County, Texas and being a portion of a 23.857 acre tract conveyed to Ridge Investors Limited in a special warranty deed dated October 8, 1993 and recorded in Volume 12038, Page 1581 of the Real Property Records of Travis County, Texas; said 3.243 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

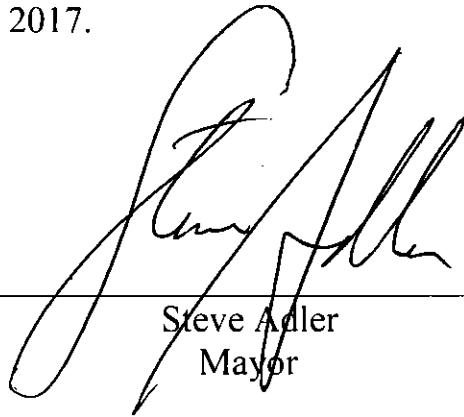
locally known as the 13000 Block of East Howard Lane and 13414 Harris Glenn Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on June 26, 2017.

PASSED AND APPROVED

____ June 15 _____, 2017

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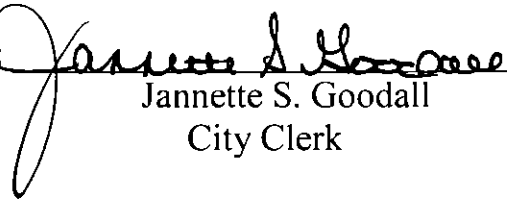
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

3.243 ACRES
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 3.243 ACRES (APPROXIMATELY 141,271 SQ. FT.) IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING ALL OF A 3.243 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000020187 AND 2000023772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 23.857 ACRE TRACT CONVEYED TO RIDGE INVESTORS LIMITED IN A SPECIAL WARRANTY DEED DATED OCTOBER 8, 1993 AND RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.243 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the northwest right-of-way line of Harrisglenn Drive (right-of-way width varies) as shown on Harris Ridge Phase I Section II, a subdivision of record in Volume 86, Page 125A of the Plat Records of Travis County, Texas, being the southernmost corner of the said 3.243 acre tract, same being the southernmost corner of the said 23.857 acre tract, being also the easternmost corner of Lot 34, Block 4, of said Harris Ridge Phase I Section II;

THENCE with the southwest line of the said 3.243 acre tract, same being the southwest line of the said 23.857 acre tract, the northeast line of Lot 32-34, Block 4, of said Harris Ridge Phase I Section II, the northeast line of Lots 24-29, Block 4 and Lots 27-32, Block 1, Harris Ridge Phase I Section I, a subdivision of record in Volume 86, Page 7C of the Plat Records of Travis County, Texas and the northeast termination of Scranton Drive (50' right-of-way width) as shown on said Harris Ridge Phase I Section I, the following two (2) courses and distances:

1. North 31°15'25" West, a distance of 627.22 feet to a 1/2" rebar found;
2. North 62°20'39" West, a distance of 842.22 feet to a 1/2" rebar with "Chaparral" cap set for the westernmost corner of the said 3.243 acre tract;

THENCE with the perimeter of the said 3.243 acre tract and crossing the said 23.857 acre tract, the following three (3) courses and distances:

1. North 86°58'31" East, a distance of 195.98 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 62°20'39" East, a distance of 701.49 feet to a 1/2" rebar with "Chaparral" cap set;

3. South $31^{\circ}15'25''$ East, a distance of 652.89 feet to a 1/2" rebar with "Chaparral" cap set in the northwest right-of-way line of Harrisglenn Drive, being the easternmost corner of the said 3.243 acre tract, being also in the southeast line of the said 23.857 acre tract;


THENCE with the northwest right-of-way line of Harrisglenn Drive, the southeast line of the said 3.243 acre tract, same being the southeast line of the said 23.857 acre tract, the following two (2) courses and distances:

1. With a curve to the right, having a radius of 15.00 feet, a delta angle of $27^{\circ}20'50''$, an arc length of 7.16 feet, and a chord which bears South $44^{\circ}55'41''$ West, a distance of 7.09 feet to a 1/2" rebar found;
2. South $58^{\circ}28'14''$ West, a distance of 93.11 feet to the **POINT OF BEGINNING**, containing 3.243 acres of land, more or less.

Surveyed on the ground on June 6, 2016.

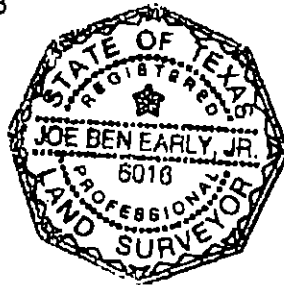
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

Attachments: Survey Drawing No. 981-001-T3


Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
TBPLS Firm No. 10124500

Date

6/9/16



TRACT 2 - 3.243 ACRES: BEING ALL OF A 3.243 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000020107 AND 2000020772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 23.051 ACRE TRACT CONVEYED TO RIDGE INVESTORS LIMITED IN A SPECIAL WARRANTY DEED DATED OCTOBER 4, 1993 AND RECORDED IN VOLUME 12036, PAGE 1561 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

