## ORDINANCE NO. <u>20170615-096</u>

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".

ASSED AND APP	ROVED		(4)
June 15		\$ \$ \$	Steve Agler Mayor
	Anne L. Morgan City Attorney	ATTEST:O	Jannette S. Goodall City Clerk
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## 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:

- 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;

South 31°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°20'50", an arc length of 7.16 feet, and a chord which bears South 44°55'41" West, a distance of 7.09 feet to a 1/2" rebar found;
- 2. South 58°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.

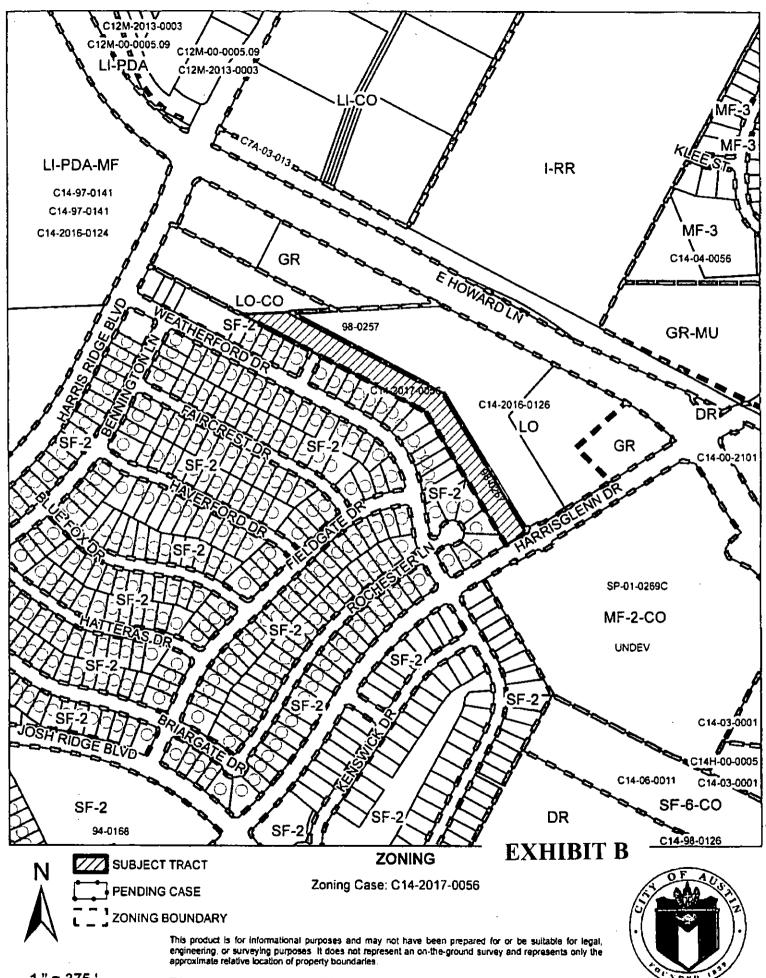
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

Attachments: Survey Drawing No. 981-001-T3

Joe Ben Ëarly, Jr. Date Registered Professional Land Surveyor

State of Texas No. 6016 TBPLS Firm No. 10124500

A LAND TITLE SURVEY IN THE ALEXANDER WALTERS SURVEY NO. 67, ADSTRACT NO. 791, TRAVIS COUNTY, TEXAS, CONSISTING OF: TRACT I = 10.605 ACRES: BEING ALL OF A 10.607 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000020187 AND 2000020772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 2.1057 ACRE TRACT CONVEYED TO RIDGE INVESTORS LIMITED IN A SPECIAL WARRANTY BEED DATED OCTOBER 8, 1803 AND RECORDS OF DID READ, PAGE 1501 OF THE READ PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DRING ALSO A PORTION OF LOT 1, BLOCK L, HARRIS RIDGE PHASE I SECTION IV, A SURBIVISION OF RECORD IN VOLUME 80, PAGES 1500-157A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; 0 150 0/857 TRACT 2 = 3.240 ACRES: BEING ALL OF A 3.243 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000020107 AND 200002372 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DRING A PORTION OF A 83.057 ACRE TRACT CONVEYED TO RIDGE INVESTORS LIMITED IN A SPECIAL WARRANTY DEED DATED OCTOBER 0, 1992 AND RECORDED IN VOLUME 12038, PAGE 1501 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS 4448114 1731677 5200 ... 150 1411. Feb. STATE OF STATE TRATE 7 - 1741 MINES Brief and Charge and the Patrick of Display Albert (1995) 1981 | page of the page III in suppose an ext (NAPT I (PITE III) (c) ye may ( may ( may ( may ( may ( may ())) TO SEE GRANING SCALE No. 2 a february offered CHARGE IN THE SHEET PRINCIPLE Total "No Decay /---------are no observation Dealer for \$4000 man \$4100 OPER | PERSONAL STATES OF ALL CONTRACTOR top what they have a new en 1721 Maria esti inscressi nell'inscri en 1721 Maria esti in susci dell'inscri and incompanies to the companies of the ा च्याच्यात के सूर १६ तमा च तक्तावस्था । १ भ सम्बद्धाः साम्बद्धाः सम्बद्धाः 107 miles with household car fill (१९०७ क्रिकी) को अस्तिक । १ अने क्रिकेट कर्म कर प्राची (१६ व्यक्त क शत्रकात क्रिक्त A 1514-714 enter production A CHECKATH N # = 1400 # = 1400 # EM 1400 . .... = 1784 PH 1 20 PP = 7184 PL 1793 e no ser passa - 107 5- 00- 5 p with many printered in the control of the control [80] Command graphed by Staffmanian Bud Sungman Sungang by assumpted in country of Schools Region (Sept. Supplementary Sept. Sungan O Dilette word NT 0 PINC 1 1/1 --- \* - ~a separate N . 111 OF PACKET ---and the state of t in tito [ac] [6] [6] [44] writes
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1" = 375 ' This product has been pro-

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.