

ORDINANCE NO. 20170928-068

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7620 DECKER LANE FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) 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 interim rural residence (I-RR) district and single-family residence standard lot (SF-2) district to single-family residence small lot (SF-4A) district on the property described in Zoning Case No. C14-2017-0036, on file at the Planning and Zoning Department, as follows:

A 138.679 acre (6,040,852 square foot) tract of land out of the J. Burleson Survey No. 19, City of Austin, Travis County, Texas, being all of a called 16.25 acre tract of land described as Tract 1, all of a called 118.95 acre tract of land described as Tract 2, both as conveyed to Russell Parker and wife, Jeanne Parker by General Warranty Deed recorded in Document Number 2008202538 of the Official Public Records of Travis County, Texas, and being all of the remaining portion of a 142.88 acre tract of land, as conveyed to Jeanne Parker by Special Warranty Deed recorded in Document Number 2008086214 of the Official Public Records of Travis County, Texas, said remainder tract also described as a 3.27 acre easement tract as awarded to the City of Austin by judgment decreed under Cause Number 224,674 in the District Court, 53rd Judicial District of Travis County, Texas; said 138.69 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

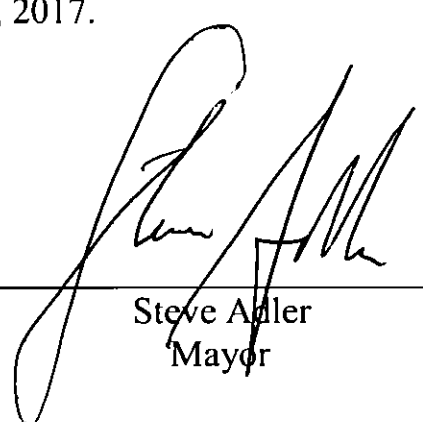
locally known as 7620 Decker Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on October 9, 2017.

PASSED AND APPROVED

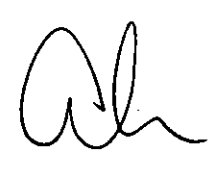
_____, September 28, 2017

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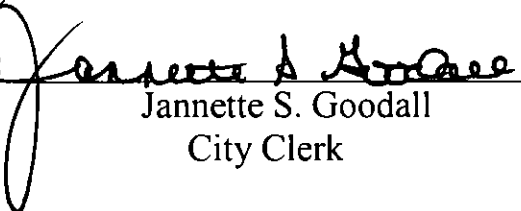
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

LEGAL DESCRIPTION

FIELD NOTES FOR A 138.679 ACRE (6,040,852 SQUARE FOOT) TRACT OF LAND OUT OF THE J. BURLSON SURVEY NO. 19, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 16.25 ACRE TRACT OF LAND DESCRIBED AS TRACT 1, ALL OF A CALLED 118.95 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, BOTH AS CONVEYED TO RUSSELL PARKER AND WIFE, JEANNE PARKER BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2008202538 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF THE REMAINING PORTION OF A 142.88 ACRE TRACT OF LAND, AS CONVEYED TO JEANNE PARKER BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2008086214 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID REMAINDER TRACT ALSO DESCRIBED AS A 3.27 ACRE EASEMENT TRACT AS AWARDED TO THE CITY OF AUSTIN BY JUDGEMENT DECREED UNDER CAUSE NUMBER 224,674 IN THE DISTRICT COURT, 53RD JUDICIAL DISTRICT OF TRAVIS COUNTY, TEXAS; SAID 138.679 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the northwest right-of-way line of Decker Lane (F.M. 3177, width varies) at the east corner of a called 3.282 acre tract of land as conveyed to Jose Gonzales and Spouse, Cynthia Gonzales by Warranty Deed recorded in Volume 12500, Page 1480 of the Real Property Records of Travis County, Texas, at the most easterly south corner of said Parker 16.25 acre tract for the most easterly south corner and **POINT OF BEGINNING** of the herein described tract, from which a concrete monument found on the northwest right-of-way line of said Decker Lane bears S 26°21'52" W a distance 316.70 feet;

THENCE, leaving the northwest right-of-way line of said Decker Lane, with the northeast line of said Gonzales 3.282 acre tract and a southwest line of said Parker 16.25 acre tract, N 61°54'37" W a distance of 574.30 feet to a 1/2-inch iron rod found at the north corner of said Gonzales 3.282 acre tract, at an interior corner of said Parker 16.25 acre tract, for an interior corner of the herein described tract, from which a found 60D nail bears S 54°17'36" W a distance of 0.95 feet;

THENCE, with a southeast line of said Parker 16.25 acre tract, S 26°26'03" W a distance of 419.24 feet to a 3/8-inch iron rod found disturbed at the most easterly corner of a called 26.243 acre tract of land (Exhibit "A-3") as conveyed to Austin Housing Finance Corporation by General Warranty Deed recorded in Document Number 2001119347 of the Official Public Records of Travis County, Texas, at the most westerly south corner of said Parker 16.25 acre tract, for the most westerly south corner of the herein described tract, from which a 1/2-inch iron rod found at the west corner of a called 3.279 acre tract of land as conveyed to Jose Gonzales (1/2 interest) and Cynthia Padilla-Gonzales (1/2 interest) by Special Warranty Deed with Vendor's Lien recorded in Document Number 2009070065 and by Warranty Deed recorded in Document Number 2010056210, both of the Official Public Records of Travis County, Texas and the north corner of COLONY PARK HILLS 1-A, a subdivision recorded in Volume 68, Page 6 of the Plat Records of Travis County, Texas, bears S 26°11'55" W a distance of 78.05 feet;

THENCE, with the northeast line of said Austin Housing 26.243 acre tract and a southwest line of said Parker 16.25 acre tract, N 62°18'57" W, at a distance of 163.45 feet pass a 1/2-inch iron rod found 1.24 feet to the left, and continuing on for a total distance of 671.84 feet to a 60D nail found at an angle point;

EXHIBIT A

THENCE, continuing with the common line of said Austin Housing 26.243 acre tract and Parker 16.25 acre tract, N 62°12'10" W a distance of 166.42 feet to a 5/8-inch iron rod found at the most northerly corner of said Austin Housing 26.243 acre tract, the most easterly corner of a called 9.930 acre tract of land described as Tract 2, as conveyed to the City of Austin by Deed of Gift of Land recorded in Volume 5000, Page 1992 of the Deed Records of Travis County Texas, and the most southerly corner of the above described Jeanne Parker remainder tract, at the most westerly corner of said Parker 16.25 acre tract, for an angle point of the herein described tract;

THENCE, with the northeast line of said City of Austin 9.930-acre tract and the southwest line of said Jeanne Parker remainder tract, N 62°19'24" W a distance of 137.46 feet to a 5/8" iron rod found at the most northerly corner of said City of Austin 9.930 acre tract and the most westerly corner of said Jeanne Parker remainder tract, at the most southerly corner of said Parker 118.95 acre tract, for an angle point of the herein described tract;

THENCE, with a northerly line of said Austin Housing 92.468 acre tract and a southerly line of said Parker 118.95 acre tract, generally as fenced, the following nine (9) courses:

1. N 67°27'19" W a distance of 223.43 feet to a 60D nail found at an angle point;
2. N 60°52'16" W a distance of 78.62 feet to a 60D nail found at an angle point;
3. N 57°16'58" W a distance of 175.64 feet to a 60D nail found at an angle point;
4. N 62°49'08" W a distance of 162.56 feet to a 1/2-inch iron rod found at an angle point;
5. N 59°18'55" W a distance of 130.59 feet to a 60D nail found at an angle point;
6. N 61°27'39" W a distance of 139.51 feet to a 60D nail found at an angle point;
7. N 62°18'59" W a distance of 436.55 feet to a 1/2-inch iron rod with cap stamped "Carson & Bush" found at an interior corner of said Austin Housing 92.468 acre tract, at an exterior corner of said Parker 118.95 acre tract, for an exterior corner of the herein described tract;
8. N 27°50'05" E a distance of 310.28 feet to a 1/2-inch iron rod with cap stamped "Carson & Bush" found at an exterior corner of said Austin Housing 92.468 acre tract, at an interior corner of said Parker 118.95 acre tract, for an interior corner of the herein described tract; and
9. N 61°13'08" W a distance of 1,145.65 feet to a 1/2-inch iron rod found on the south right-of-way line of a Capital Metropolitan Transportation Authority (Cap Metro) Railroad, at the southwest corner of a 0.25-acre right-of-way tract as described by deed recorded in Volume 7927, Page 223 of the Deed Records of Travis County, Texas, at a north corner of said Austin Housing 92.468 acre tract, at an exterior corner of said Parker 118.95 acre tract, for an exterior and the herein described tract, from which a found 1/2-inch iron rod with cap stamped "Carson & Bush" bears S 42°16'57" W a distance of 3.04 feet, and from which a 1/2-inch iron rod found on the south right-of-way line of said Capital Metro Railroad bears N 88°57'45" W a distance of 294.59 feet;

THENCE, with the southerly line of said 0.25-acre right-of-way tract, along a curve to the left an arc distance of 263.61 feet, having a radius of 1,242.20 feet, a central angle of 12°09'32" and a chord which bears N 78°51'42" E a distance of 263.12 feet to a 1/2-inch iron rod found disturbed at the southeast corner of said 0.25-acre right-of-way tract, at an interior corner of said Parker 118.95 acre tract, for an interior corner of the herein described tract;

THENCE, with the northerly line of said 0.25-acre right-of-way tract, N 89°10'56" W a distance of 356.46 feet to a 1/2-inch iron rod with cap stamped "Brown & Gay" set at the northwest corner of said 0.25-acre right-of-way tract, on the southwest line of said Parker 118.95 acre tract, for an exterior corner of the herein described tract;

THENCE, with the southwest line of said Parker 118.95-acre tract, N 60°21'30" W a distance of 23.82 feet to a 1/2-inch iron rod with cap stamped "Brown & Gay" set on the southerly right-of-way line of Capital Metro Railroad as conveyed by instrument recorded in Volume 13187, Page 3118 of the Real Property Records of Travis County, Texas, said railroad right-of-way as originally conveyed by instrument recorded in Volume 123, Page 348 of the Deed Records of Travis County, Texas, at the most westerly corner of said Parker 118.95 acre tract, for the most westerly corner of the herein described tract, said corner being 32.00 feet south of and perpendicular to the centerline of the railroad;

THENCE, with the southerly and easterly right-of-way line of said Capital Metro Railroad and a northwest line of said Parker 118.95 acre tract, along the top of cut-bank and generally as fenced, the following four (4) courses:

1. Along a curve to the left an arc distance of 1,058.15 feet, having a radius of 1,247.55 feet, a central angle of 48°35'49" and a chord which bears N 66°57'41" E a distance of 1,026.71 feet to a calculated point of compound curvature;
2. Along said curve to the left an arc distance of 191.13 feet, having a radius of 801.77 feet, a central angle of 13°39'32" and a chord which bears N 30°14'58" E a distance of 190.68 feet to a calculated point of compound curvature;
3. Along a curve to the left an arc distance of 277.74 feet, having a radius of 3,279.81 feet, a central angle of 04°51'07" and a chord which bears N 17°30'16" E a distance of 277.66 feet to a calculated point of compound curvature, said calculated point being 30.00 feet east of and perpendicular to the centerline of the railroad; and
4. Along a curve to the left, an arc distance of 246.21 feet, having a radius of 2,780.97 feet, a central angle of 05°04'22" and a chord which bears N 14°19'05" E a distance of 246.13 feet to a 1/2-inch iron rod with cap stamped "Brown & Gay" set for an exterior corner of this tract, being on the west line of a 0.364-acre right-of-way tract as described by Warranty Deed recorded in Volume 8196, Page 805 of the Deed Records of Travis County, Texas, from which a found 1/2-inch iron rod with cap stamped "King Engineering" bears N 04°50'42" E a distance of 11.02 feet;

THENCE, with the west line of said 0.364-acre right-of-way tract, S 04°50'42" W a distance of 379.26 feet to a 1/2-inch iron rod found for the most southerly corner of said 0.364-acre right-of-way tract, at an interior corner of said Parker 118.95 acre tract, for an interior corner of the herein described tract;

THENCE, with the east line of said 0.364-acre right-of-way tract, along a curve to the left an arc distance of 230.17 feet, having a radius of 1,242.20 feet, a central angle of 10°36'59" and a chord which bears N 17°18'27" E a distance of 229.84 feet to a 1/2-inch iron rod with cap stamped "King Engineering" found for corner;

THENCE, continuing with the east line of said 0.364-acre right-of-way tract, N 12°34'41" E a distance of 152.87 feet to a 1/2-inch iron rod with cap stamped "Brown & Gay" set at the northeast corner of said 0.364-acre right-of-way tract, at an interior corner of said Parker 118.95 acre tract, for an interior corner of the herein described tract, said corner being 100.00 feet east of and perpendicular to the centerline of the railroad;

THENCE, with the northerly line of said 0.364-acre right-of-way tract, N 73°36'00" W, pass a 1/2-inch iron rod with cap stamped "King Engineering" found at a distance of 1.51 feet, and continuing on for a total distance of 51.67 feet to a 1/2-inch iron rod with cap stamped "Brown & Gay" set on the southeast right-of-way line of said Capital Metro Railroad, at an exterior corner of said Parker 118.95 acre tract, for an exterior corner of the herein described tract, from which a found 1/2-inch iron rod with cap stamped "King Engineering" bears N 73°32'03" W a distance of 19.95 feet;

THENCE, with the easterly right-of-way line of said Capital Metro Railroad and a westerly line of said Parker 118.95 acre tract, N 11°56'45" E a distance of 311.67 feet to a 1/2-inch iron rod with cap stamped "King Engineering" found on the southwest line of a called 117.719 acre tract of land as conveyed to Sun Oakcrest LLC by Certificate of Conversion recorded in Document Number 2016088094 of the Official Public Records of Travis County, Texas, at the most northerly corner of said Parker 118.95-acre tract, for the most northerly corner of the herein described tract, from which a 1/2-inch iron rod found on the southeast right-of-way line of said Capital Metro Railroad at the most easterly corner of said Sun Oakcrest tract bears N 63°28'17" W a distance of 29.48 feet;

THENCE, leaving the easterly right-of-way line of said Capital Metro Railroad, with the southwest line of said Sun Oakcrest tract and a northeast line of said Parker 118.95 acre tract, S 63°28'17" E a distance of 800.37 feet to a 1/2-inch iron rod found on the northwest line of EAGLE'S LANDING SUBDIVISION, a subdivision recorded in Document Number 200200296 of the Official Public Records of Travis County, Texas, at the most southerly corner of said Sun Oakcrest tract, at an exterior corner of said Parker 118.95 acre tract, for an exterior corner of the herein described tract, from which a 3/8-inch iron rod found for the most northerly corner of said EAGLE'S LANDING SUBDIVISION bears N 26°59'30" E a distance of 609.94 feet;

THENCE, with the northwest line of said EAGLE'S LANDING SUBDIVISION and a southeast line of said Parker 118.95 acre tract, S 26°23'35" W a distance of 123.59 feet to a 1/2-inch iron rod found at the most westerly corner of said EAGLE'S LANDING SUBDIVISION, at an interior corner of said Parker 118.95 acre tract, for an interior corner of the herein described tract;

THENCE, with the southwest line of said EAGLE'S LANDING SUBDIVISION and a northeast line of said Parker 118.95 acre tract, S 62°04'21" E a distance of 1,888.70 feet to a 3/4-inch iron bolt found at the most northerly corner of a called 20.06 acre tract of land as awarded to the City of Austin by judgement recorded in Volume 13181, Page 2361 of the Real Property Records of Travis County, Texas, at an easterly exterior corner of said Parker 118.95 acre tract, for an easterly exterior corner of the herein described tract, from which a 1/2-inch iron rod found at a south corner of said EAGLE'S LANDING SUBDIVISION and the west corner of called 3.00 acre tract of land as conveyed to Seabag Ventures LLC by Warranty Deed recorded in Document Number 2008073824 of the Official Public Records of Travis County, Texas, bears S 61°37'12" E a distance of 130.22 feet;

THENCE, with the northwest line of said City of Austin 20.06 acre tract and a southeast line of said Parker 118.95 acre tract, S 27°55'30" W a distance of 1,000.96 feet to a 1/2-inch iron rod with cap stamped "King Engineering" found at the most westerly corner of said City of Austin 20.06 acre tract, at an interior corner of said Parker 118.95 acre tract, for an interior corner of the herein described tract;

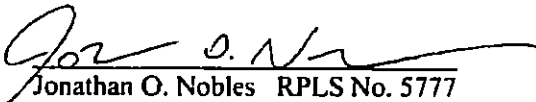
THENCE, with the southwest line of said City of Austin 20.06 acre tract and a northeast line of said Parker 118.95 acre tract, S 62°02'43" E a distance of 435.82 feet to a 1/2-inch iron rod with cap stamped "King Engineering" found at the most northerly corner of said Jeanne Parker remainder tract, at the most southerly east corner of said Parker 118.95 acre tract, for an angle point of the herein described tract;

THENCE, with the southwest line of said City of Austin 20.06 acre tract and a northeast line of said Jeanne Parker remainder tract, S 61°57'48" W a distance of 137.11 feet to a cotton spindle found at the most easterly corner of said Jeanne Parker remainder tract and the most northerly corner of said Parker 16.25 acre tract, for an angle point of the herein described tract;

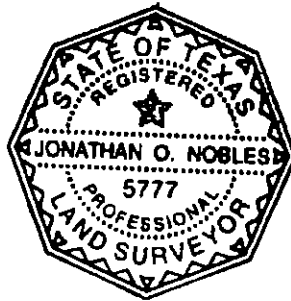
THENCE, with the southwest line of said City of Austin 20.06 acre tract and the northeast line of said Parker 16.25 acre tract, S 62°04'18" E a distance of 427.00 feet to a 1/2-inch iron rod with cap stamped "Brown & Gay" set on the northwest right-of-way line of said Decker Lane, at the most southerly corner of said City of Austin 20.06 acre tract, at the most easterly corner of said Parker 16.25 acre tract for the most easterly corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "King Engineering" bears N 24°11'41" W a distance of 1.29 feet, and from which a concrete monument found on the northwest right-of-way line of said Decker Lane bears N 27°59'33" E a distance of 989.51 feet;

THENCE, with the northwest right-of-way line of said Decker Lane and a southeast line of said Parker 16.25 acre tract, S 27°59'33" W a distance of 617.92 feet to the **POINT OF BEGINNING** and containing 138.679 acres (6,040,852 square feet) of land, more or less.

I hereby certify that these notes were prepared by a survey made on the ground by BGE, Inc., under my supervision on January 24, 2017 and are true and correct to the best of my knowledge. A sketch accompanies this description.


Jonathan O. Nobles RPLS No. 5777

Brown & Gay Engineers, Inc.
7000 North Mopac, Suite 330
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TBPLS Licensed Surveying Firm No. 10106502



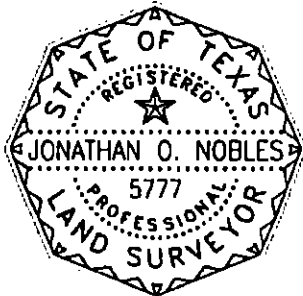
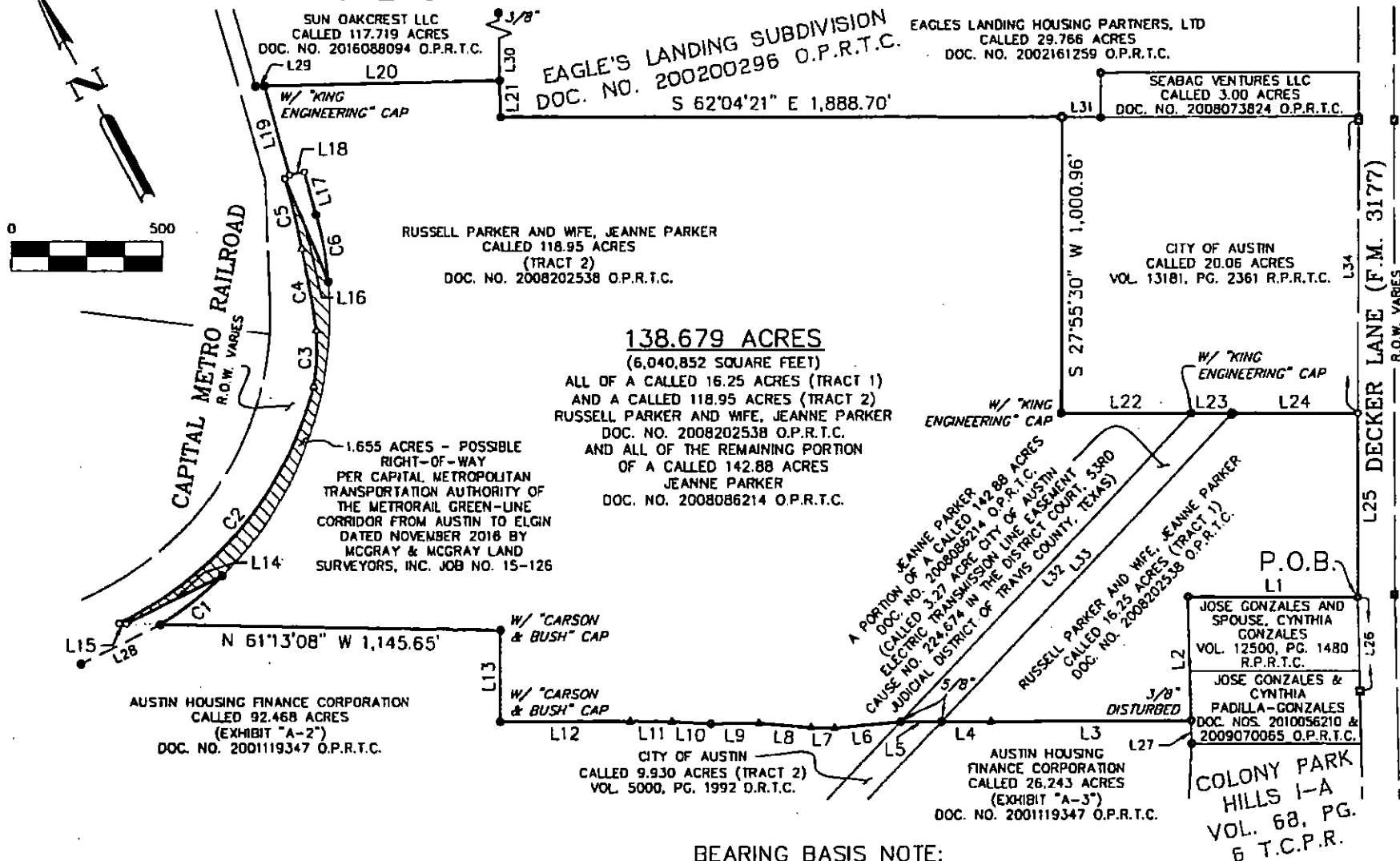
2/16/2017
Date

Client: DR Horton
Date: February 16, 2017
Job No: 4563-00
TCAD No's: 0218410222, 0218410202, 0218410223
Austin Grid: Q-25 P-25 and P-26

BASIS OF BEARING:

Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone. All distances are in surface and can be converted to grid by using a combined scale factor of 1.0000702791.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



Jonathan O. Nobles
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TBPLS Licensed Surveying Firm No. 10106502

SCALE: 1"=500'

SHEET 6

OF 7

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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 61°54'37" W	574.30'
L2	S 26°26'03" W	419.24'
L3	N 62°18'57" W	671.84'
L4	N 62°12'10" W	166.42'
L5	N 62°19'24" W	137.46'
L6	N 67°27'19" W	223.43'
L7	N 60°52'16" W	78.62'
L8	N 57°16'58" W	175.64'
L9	N 62°49'08" W	162.56'
L10	N 59°18'55" W	130.59'
L11	N 61°27'39" W	139.51'
L12	N 62°18'59" W	436.55'
L13	N 27°50'05" E	310.28'
L14	N 89°10'56" W	356.46'
L15	N 80°21'30" W	23.82'
L16	S 04°50'42" W	379.26'
L17	N 12°34'41" E	152.87'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L18	N 73°38'00" W	51.67'
L19	N 11°56'45" E	311.67'
L20	S 63°28'17" E	800.37'
L21	S 26°23'35" W	123.59'
L22	S 62°02'43" E	435.82'
L23	S 61°57'48" E	137.11'
L24	S 62°04'18" E	427.00'
L25	S 27°59'33" W	617.92'
L26	N 26°21'52" E	316.70'
L27	S 26°11'55" W	78.05'
L28	N 88°57'45" W	294.59'
L29	N 63°31'19" W	29.48'
L30	N 26°59'30" E	609.94'
L31	N 61°37'12" W	130.22'
L32	N 71°06'50" E	1,425.65'
L33	S 71°07'40" W	1,424.79'
L34	S 27°59'33" W	989.51'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	263.61'	1,242.20'	12°09'32"	N 78°51'42" E	263.12'
C2	1,058.15'	1,247.55'	48°35'49"	N 66°57'41" E	1,026.71'
C3	191.13'	801.77'	13°39'32"	N 30°14'58" E	190.68'
C4	277.74'	3,279.81'	4°51'07"	N 17°30'16" E	277.66'
C5	246.21'	2,780.97'	5°04'22"	N 14°19'05" E	246.13'
C6	230.17'	1,242.20'	10°36'59"	N 17°18'27" E	229.84'

LEGEND

DOC.	DOCUMENT
NO.	NUMBER
NOS.	NUMBERS
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
PG.	PAGE
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY
R.O.W.	RIGHT-OF-WAY
T.C.P.R.	TRAVIS COUNTY PLAT RECORDS
VOL.	VOLUME
○	SET 1/2" IRON ROD W/ "BROWN & GAY" CAP
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
▲	FOUND 60D NAIL
⊗	FOUND COTTON SPINDLE
⊙	FOUND 3/4" IRON BOLT
■	FOUND CONCRETE MONUMENT
△	CALCULATED POINT



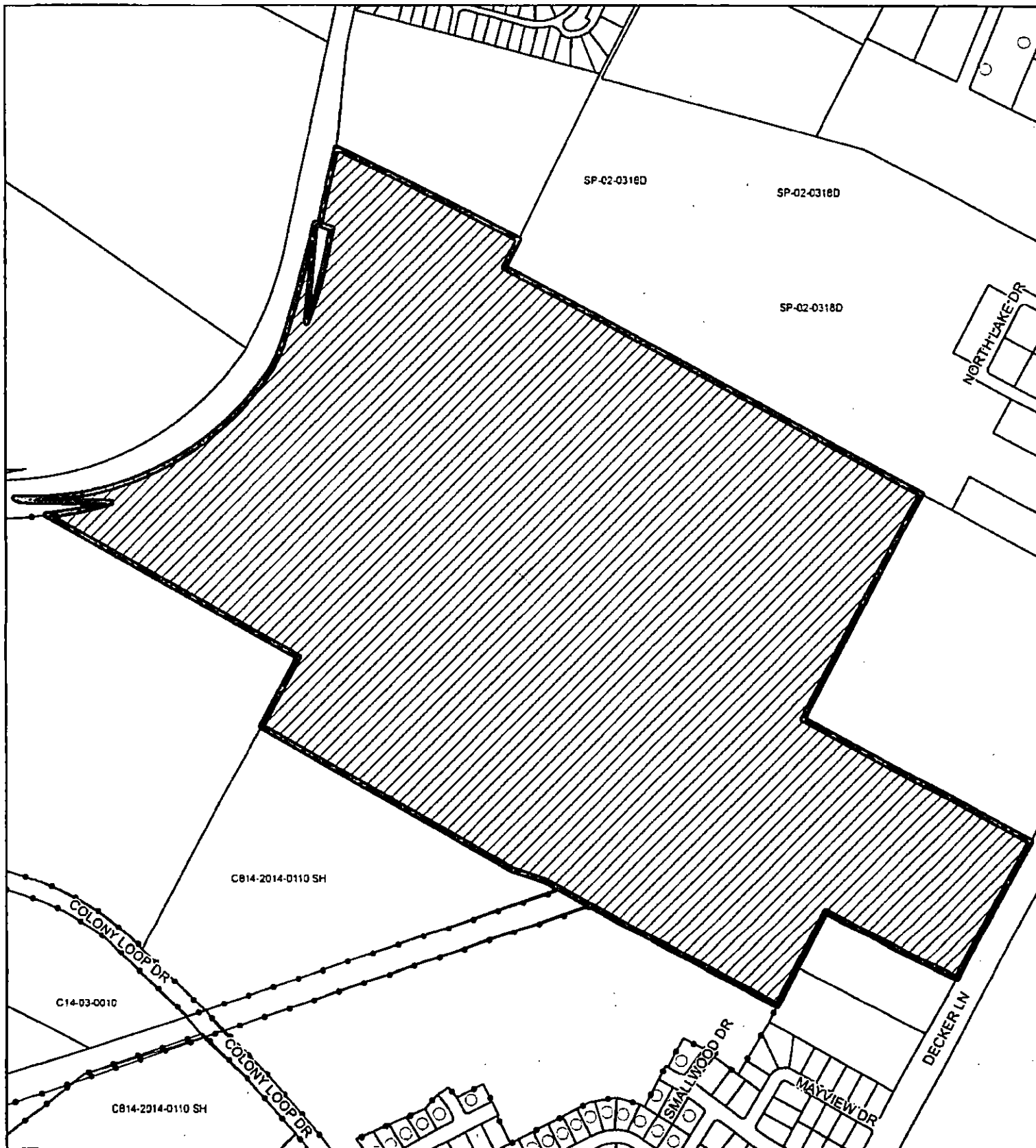
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7000 North Mopac, Suite 330, Austin, TX 78731
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TBPLS Licensed Surveying Firm No. 10106502

SCALE: 1"=500'

SHEET 7

OF 7

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ZONING

ZONING CASE#: C14-2017-0036

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.

1" = 500'