

**ORDINANCE NO. 040226-Z-3**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7411 WEST SLAUGHTER LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO PUBLIC (P) 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 to public (P) district on the property described in Zoning Case No.C14-04-0005, on file at the Neighborhood Planning and Zoning Department, as follows:

A 8.9157 acre tract of land, more or less, out of the John Moore Survey No. 66, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

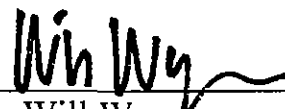
locally known as 7411 West Slaughter Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on March 8, 2004.

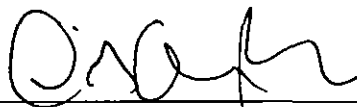
**PASSED AND APPROVED**

February 26, 2004

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§

  
Will Wynn  
Mayor

**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Brown  
City Clerk

8.9157 Acres  
S.W. "A" Reservoir Site

John Moore Survey No. 66  
January 12, 1987  
84115:3311

STATE OF TEXAS     §  
                          §  
COUNTY OF TRAVIS   §

FIELDNOTE DESCRIPTION of a tract or parcel of land containing 8.9157 acres, situated in the John Moore Survey No. 66, being a portion of that 70.96 acre tract conveyed to Circle C Development Corporation by a deed recorded in Volume 9197, Page 385 of the Deed Records of Travis County, Texas. The herein described tract is more particularly described by ~~words~~ and bounds as follows:

COMMENCING at a 5/8" iron rod found in the easterly right-of-way line of State Highway F.M. 1826 (80' wide), being the most northerly northwest corner of a 36.3515 acre tract dedicated to the public for road right-of-way by deed recorded in Volume 9457, Page 80, a point in the southerly line of those tracts of land conveyed by deed to Oak Hill Heights Joint Venture in Volume 8154, Page 552 and the most westerly point of a boundary line agreement between Jack Mann and Josephine Turnbull as described in Volume 1133, Page 464, all of the Deed Records of Travis County, Texas;

THENCE, S 21° 50' 08" W, with the east right-of-way line of F.M. 1826 and the west line of the said 36.3515 acre tract, 774.26 feet to a concrete right-of-way monument found 40.00 feet left of State Highway centerline station 69+03 for the point of curvature of a curve to the right;

THENCE, continuing along the east right-of-way line of F.M. 1826, with the said curve to the right having a central angle of 04° 33' 03", a radius of 3859.21 feet, a chord of 306.44 feet (chord bears S 24° 06' 07" W) for an arc distance of 306.52 feet to a 1/2" iron rod found on a curve to the right, being the most westerly southwest corner of the said 36.3515 acre tract and the POINT OF BEGINNING of the herein described tract;

THENCE, across the said 70.96 acre tract, along the southerly line of the 36.3515 acre tract with the said curve to the right having a central angle of 42° 20' 51", a radius of 529.62 feet, a chord of 382.59 feet (chord bears N 47° 33' 04" E) for an arc distance of 391.44 feet to a 1/2" iron rod found for the point of tangency;

THENCE, N 68° 43' 29" E, 90.34 feet to a 1/2" iron rod found for the point of curvature of a curve to the right;

THENCE, with the said curve to the right having a central angle of 91° 12' 52", a radius of 25.00 feet, a chord of 35.73 feet (chord bears S 65° 40' 05" E) for an arc distance of 39.80 feet to a 1/2" iron rod found for the point of reverse curvature of a curve to the left;

THENCE, with the said curve to the left having a central angle of 01° 00' 11", a radius of 1560.00 feet, a chord of 27.31 feet (chord bears S 20° 33' 45" E) for an arc distance of 27.31 feet to a 1/2" iron rod found for the point of reverse curvature of a curve to the right;

THENCE, with the said curve to the right having a central angle of 23° 29' 53", a radius of 1440.00 feet, a chord of 586.44 feet (chord bears S 09° 18' 54" E) for an arc distance of 590.57 feet to a 1/2" iron rod found for the point of tangency;

THENCE, S 02° 26' 03" W, continuing with the southerly line of the said 36.3515 acre tract, 146.56 feet to a 1/2" iron rod set;

THENCE, S 87° 43' 59" W, leaving the said southerly line of the 36.3515 acre tract, 754.36 feet to a 1/2" iron rod set in the easterly line of State Highway F.M. 1826;

THENCE, N 35° 54' 59" E, with the common line between the 70.96 acre tract and State Highway F.M. 1826, 17.51 feet to a concrete right-of-way monument found 40.00 feet left of State Highway centerline station 73+30.5;

THENCE, N 28° 27' 31" E, continuing with the said common line, 393.09 feet to a concrete right-of-way monument found 40.00 feet left of State Highway centerline station 69+38.5, for the point of curvature of a curve to the left;

TRENCE, with the said curve to the left having a central angle of  $01^{\circ} 57' 41''$ , a radius of 3859.21 feet, a chord of 132.11 feet (chord bears  $N 27^{\circ} 21' 29'' E$ ) for an arc distance of 132.12 feet to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 8.9157 acres (388,369 square feet) of land area.

That I, Gregory A. Way, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 12<sup>th</sup> day of JANUARY 1987, A.D.



*Gregory A. Way*  
Gregory A. Way  
Registered Public Surveyor  
No. 4567 - State of Texas



 1" = 400'	<b>SUBJECT TRACT</b> 	<b>ZONING EXHIBIT B</b>		<b>CITY GRID REFERENCE NUMBER</b> B18
	<b>PENDING CASE</b> 			
	<b>ZONING BOUNDARY</b> 	<b>CASE #:</b> C14-04-0005 <b>ADDRESS:</b> 7411 W SLAUGHTER LANE <b>SUBJECT AREA (acres):</b> 8.917	<b>DATE:</b> 04-01 <b>INTLS:</b> SM	
	<b>CASE MGR:</b> W. WALSH			