

**ORDINANCE NO. 20060302-054**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT O GROVE BOULEVARD (19.406 ACRES SANTIAGO DEL VALLE GRANT-TRACT 311) FROM GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY(GO-MU-CO) COMBINING 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 general office-conditional overlay (GO-CO) combining district to general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No. C14-05-0113.05, on file at the Neighborhood Planning and Zoning Department, as follows:

A 19.406 acre tract of land, more or less, out of the Santiago Del Valle Grant, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 0 Grove Boulevard (Tract 311), in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

An administrative and business offices use may not exceed 400,000 square feet.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on March 13, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_  
March 2, 2006

§  
§  
§ \_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk

EXHIBIT A  
TRACT 311

METES AND BOUNDS DESCRIPTION

BEING A 19.406 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND (CALLED 28.112 ACRES) CONVEYED TO GREIF YOUNT PARTNERSHIP AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 13316, PAGES 3189-3195 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 19.406 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a 1/2" iron rod found on the southwest corner of that certain tract of land conveyed to The Trust For Public Land as described by instrument recorded in Volume 12312, Page 1431 of the Real Property Records of Travis County, Texas, same being the northwest corner of said Grief Yount Partnership tract, same being on a point in the easterly boundary line of a tract of land conveyed to Austin Community College as described by instrument recorded in Volume 8519, Page 428 of said Real Property Records, for the northwest corner and POINT OF BEGINNING hereof, and from which a 1/2" iron rod found on a point in the northerly boundary line of said Grief Yount Partnership tract bears S 82° 54' 58" E 1086.02 feet (bearing basis for this survey);

THENCE with the common boundary line of said Grief Yount Partnership tract and The Trust For Public Land tract, S 82° 54' 58" E, for a distance of 957.87 feet to the most northerly northeast corner hereof;

THENCE departing the common boundary line of said Grief Yount Partnership tract and The Trust For Public Land tract, through the interior of said Grief Yount Partnership tract the following twelve (12) courses and distances:

- 1) S 20° 59' 22" W, for a distance of 23.51 feet;
- 2) S 64° 16' 14" W, for a distance of 23.38 feet;
- 3) S 72° 06' 59" W, for a distance of 61.35 feet;
- 4) S 65° 00' 06" W, for a distance of 53.22 feet;
- 5) S 14° 15' 30" E, for a distance of 289.72 feet;
- 6) N 81° 25' 33" E, for a distance of 40.15 feet;
- 7) S 71° 47' 23" E, for a distance of 16.35 feet;
- 8) N 73° 35' 42" E, for a distance of 86.35 feet;
- 9) N 18° 24' 18" E, for a distance of 62.86 feet;
- 10) N 07° 18' 34" E, for a distance of 13.78 feet;

- 11) N 34° 03' 08" E, for a distance of 31.94 feet;
- 12) S 75° 58' 14" E, for a distance of 6.65 feet to a point in the easterly boundary line of said Grief Yount Partnership tract, same being a point in the westerly right-of-way line of Grove Boulevard (right-of-way width varies);

THENCE with the common boundary line of said Grief Yount Partnership tract and right-of-way line of Grove Boulevard the following four (4) courses and distances:

- 1) S 06° 06' 42" W, for a distance of 303.86 feet to a ½" iron rod found on an angle point in said common boundary line;
- 2) S 02° 24' 52" W, for a distance of 153.06 feet to a point of curvature in said common boundary line;
- 3) With the arc of a non-tangent curve to the right having a delta angle of 46° 25' 53", a radius of 560.00 feet, an arc length of 453.81 feet and a chord which bears S 39° 11' 20" W for a distance of 441.50 feet to a ½" iron rod found on the end point of said non-tangent curve, same being the southeast corner of said Grief Yount Partnership tract;
- 4) N 89° 01' 39" W, for a distance of 12.80 feet to a ½" iron rod found on an angle point in said right-of-way line, same being the most easterly corner of a remnant portion of that tract of land conveyed to Austin Community College in Volume 8519, Page 428 of said Real Property Records;

THENCE departing the said right-of-way line of Grove Boulevard, with the common boundary line of said Grief Yount Partnership tract and said remnant tract of land conveyed to Austin Community College in Volume 8519, Page 428, N 88° 49' 24" W, for a distance of 229.43 feet to a point being the northwest corner of said remnant tract of land, same being the northeast corner of Lot 1, Block A, Austin Community College Phase A, Section 1, as recorded in Plat Book 87, Page 165C of the Plat Records of Travis County;

THENCE with the common boundary line of said Grief Yount Partnership tract and Lot 1, Block A, Austin Community College Phase A, Section 1, the following five (5) courses and distances:

- 1) N 88° 49' 24" W, for a distance of 45.12 feet;
- 2) N 88° 51' 05" W, for a distance of 241.20 feet;
- 3) N 47° 45' 38" W, for a distance of 428.95 feet;
- 4) N 40° 01' 18" W, for a distance of 209.64 feet;
- 5) N 39° 02' 37" W, for a distance of 130.77 feet to an angle point in the boundary line of Tract 1 hereof, and from which a ½" iron

rod found on the most westerly corner of said Grief Yount Partnership tract bears N 39° 02' 37" W, a distance of 20.85 feet;

THENCE departing the common boundary line of said Grief Yount Partnership tract and Lot 1, Block A, Austin Community College Phase A, Section 1, through the interior of said Grief Yount Partnership tract the following thirty-seven (37) courses and distances:

- 1) N 67° 59' 04" E, for a distance of 38.32 feet;
- 2) S 81° 12' 10" E, for a distance of 27.50 feet;
- 3) N 80° 08' 47" E, for a distance of 58.37 feet;
- 5) S 74° 21' 30" E, for a distance of 55.90 feet;
- 6) N 61° 15' 49" E, for a distance of 34.69 feet;
- 7) N 82° 11' 42" E, for a distance of 30.97 feet;
- 8) N 90° 00' 00" E, for a distance of 39.98 feet;
- 9) N 77° 19' 32" E, for a distance of 26.49 feet;
- 10) S 73° 10' 57" E, for a distance of 53.30 feet;
- 11) S 81° 45' 00" E, for a distance of 76.96 feet;
- 12) N 88° 23' 22" E, for a distance of 137.08 feet;
- 13) N 78° 27' 53" E, for a distance of 100.84 feet;
- 14) N 88° 03' 04" E, for a distance of 165.82 feet;
- 15) N 64° 15' 39" E, for a distance of 99.27 feet;
- 16) N 79° 34' 46" E, for a distance of 22.28 feet;
- 17) S 83° 29' 34" E, for a distance of 41.57 feet;
- 18) S 88° 58' 20" E, for a distance of 68.39 feet;
- 19) N 62° 21' 57" E, for a distance of 12.47 feet;
- 20) N 80° 24' 22" E, for a distance of 35.82 feet;
- 21) S 89° 25' 59" E, for a distance of 35.47 feet;
- 22) N 71° 56' 01" E, for a distance of 38.74 feet;
- 23) N 14° 15' 30" W, for a distance of 289.91 feet;
- 24) S 65° 00' 06" W, for a distance of 40.88 feet;

- 25) S 88° 53' 41" W, for a distance of 48.72 feet;
- 26) S 82° 22' 02" W, for a distance of 62.34 feet;
- 27) N 75° 58' 14" W, for a distance of 11.63 feet;
- 28) S 67° 35' 38" W, for a distance of 16.28 feet;
- 29) S 85° 20' 33" W, for a distance of 94.92 feet;
- 30) S 86° 09' 44" W, for a distance of 95.71 feet;
- 31) S 84° 16' 38" W, for a distance of 88.71 feet;
- 32) S 85° 36' 44" W, for a distance of 108.21 feet;
- 33) N 88° 46' 36" W, for a distance of 44.02 feet;
- 34) S 76° 22' 52" W, for a distance of 68.02 feet;
- 35) S 87° 44' 43" W, for a distance of 100.62 feet;
- 36) S 79° 15' 16" W, for a distance of 105.87 feet;
- 37) N 89° 00' 46" W, for a distance of 82.09 feet to a point in the westerly boundary line of said Grief Yount Partnership tract, same being a point in the easterly boundary line of said Austin Community College tract, for an angle point hereof;

THENCE with the common boundary line of said Grief Yount Partnership tract and Austin Community College tract, N 29° 18' 59" E, for a distance of 347.43 feet to the POINT OF BEGINNING hereof and containing 19.406 acres of land more or less.

<> **DIAMOND SURVEYING, INC.**

1915 S. AUSTIN AVE., SUITE III, GEORGETOWN, TX 78626  
(512) 931-3100

*Shane Shafer*

SHANE SHAFER, R.P.L.S. NO. 5281  
September 24, 2000



Sketch to accompany metes and bounds description for a 19,406 acre tract of land, shown hereon as Tract 1, out of a tract of land (called 28,112 acres) conveyed to Greit Yount Partnership as described by instrument recorded in Volume 13316, Page 3189 of the Real Property Records of Travis County, Texas, and being located within the Santiago Del Valle Grant in Travis County, Texas.

POINT OF BEGINNING  
FOR METES AND  
BOUNDS DESCRIPTION  
OF TRACT 1

BEARING, BASIS

THE TRUST FOR PUBLIC LAND  
VOLUME 12312, PAGE 1431  
S82°54'58"E 1086.02' (VOL. 13316, PG. 3189)  
(S82°26'33"E 1085.41')

AUSTIN COMMUNITY COLLEGE  
VOLUME 8519, PAGE 428

LOT 1, BLOCK A  
AUSTIN COMMUNITY COLLEGE  
PHASE A SECTION 1  
PLAT BOOK 87, PAGE 165C

REMNANT PORTION OF  
AUSTIN COMMUNITY COLLEGE  
VOLUME 8519, PAGE 428

TRACT 1  
19,406 ACRES

TRACT 3

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L44

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# LINE TABLE

NUM	BEARING	DISTANCE
L1	S82°54'58"E	957.87'
L2	S20°59'22"W	23.51'
L3	S64°16'14"W	23.38'
L4	S72°06'59"W	61.35'
L5	S65°00'06"W	53.22'
L6	S14°15'30"E	289.72'
L7	N81°25'33"E	40.15'
L8	S71°47'23"E	16.35'
L9	N73°35'42"E	86.35'
L10	N18°24'18"E	62.86'
L11	N71°8'34"E	13.78'
L12	N34°03'08"E	31.94'
L13	S75°58'14"E	6.65'
L14	S6°06'42"W	303.86'
L15	S22°45'2"W	153.06'
L16	N89°01'39"W	12.80'
L17	N88°49'24"W	229.43'
L18	N88°49'24"W	45.12'
L19	N88°51'05"W	241.20'
L20	N47°45'38"W	428.95'
L21	N40°01'18"W	209.64'
L22	N39°02'37"W	130.77'

NUM	BEARING	DISTANCE
L23	N67°59'04"E	38.32'
L24	S81°12'10"E	27.50'
L25	N80°08'47"E	58.37'
L26	S74°21'30"E	55.90'
L27	N61°15'49"E	34.69'
L28	N82°10'42"E	30.97'
L29	N90°00'00"E	39.98'
L30	N77°19'37"E	26.49'
L31	S73°10'57"E	53.30'
L32	S81°45'00"E	76.96'
L33	N88°23'22"E	137.08'
L34	N78°27'53"E	100.84'
L35	N88°03'04"E	165.82'
L36	N64°15'39"E	99.27'
L37	N79°34'46"E	22.28'
L38	S83°29'34"E	41.57'
L39	S88°58'20"E	68.39'
L40	N62°21'57"E	12.47'
L41	N80°24'22"E	35.82'
L42	S89°25'59"E	35.42'
L43	N71°56'01"E	38.74'
L44	N44°15'30"W	289.91'

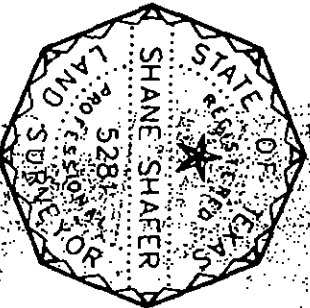
NUM	BEARING	DISTANCE
L45	S65°00'06"W	40.88'
L46	S88°53'41"W	48.72'
L47	S82°22'02"W	62.34'
L48	N75°58'14"W	11.63'
L49	S67°35'38"W	16.28'
L50	S85°20'33"W	94.92'
L51	S86°09'44"W	95.71'
L52	S84°16'38"W	88.71'
L53	S85°36'44"W	108.21'
L54	N88°46'36"W	44.02'
L55	S76°22'52"W	68.02'
L56	S87°44'43"W	100.62'
L57	S79°15'16"W	105.87'
L58	N89°00'46"W	82.09'
L59	N29°18'59"E	347.43'
L60	N39°02'37"W	20.85'
L61	N32°25'25"E	78.28'
L62	N29°18'59"E	229.17'
L63	S65°00'06"W	30.53'
L64	N64°38'59"E	30.57'
L65	S82°54'58"E	128.16'
L66	S82°54'58"E	15.00'
L67	S6°06'42"W	214.36'

To: Greif Yount Partnership exclusively.

I, Shane Shafer, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plot represents a survey made on the ground under my direct supervision, completed on September 24, 2000. This survey was performed for the benefit of the above named parties. USE OF THIS SURVEY FOR ANY PURPOSE BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

SHANE SHAFFER, R.P.L.S. NO. 5281  
SEPTEMBER 24, 2000

*Shane Shafer*



**DIAMOND SURVEYING, INC.**  
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