

11/2/06
#52

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 6401 RIVER PLACE BOULEVARD FROM
3 DEVELOPMENT RESERVE (DR) DISTRICT AND SINGLE FAMILY
4 RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-CO) COMBINING
5 DISTRICT TO NEIGHBORHOOD OFFICE (NO) DISTRICT.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from development reserve (DR) district and single family
11 residence large lot-conditional overlay (SF-1-CO) combining district to neighborhood
12 office (NO) district on the property described in Zoning Case No. C14-06-0184, on file at
13 the Neighborhood Planning and Zoning Department, as follows.

14
15 A 1.843 acre tract of land, more or less, out of the R.L. Preece Survey No. 2,
16 Travis County, the tract of land being more particularly described by metes and
17 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

18
19 locally known as 6401 River Place Boulevard, in the City of Austin, Travis County, Texas,
20 and generally identified in the map attached as Exhibit "B"

21
22 **PART 2.** This ordinance takes effect on _____, 2006

23
24
25 **PASSED AND APPROVED**

26
27 §
28 §
29 _____, 2006 § _____
30 Will Wynn
31 Mayor

32
33
34 **APPROVED:** _____ **ATTEST:** _____
35 David Allan Smith Shuley A. Gentry
36 City Attorney City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

EXHIBIT A

Office. 512-443-1724
Fax 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**1.843 AC.
AUSTIN CHRISTIAN FELLOWSHIP
ZONING/ANNEXATION DESCRIPTION**

A DESCRIPTION OF 1.843 ACRES (80265 S.F.) OF LAND IN THE R.L. PREECE SURVEY NO 2, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 8 AND 9, BLOCK B, THE PRESERVE AT RIVER PLACE SECTION 2, A SUBDIVISION OF RECORD IN DOCUMENT NO 200000178, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 1 647 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN CHRISTIAN FELLOWSHIP DATED JANUARY 10, 2000, OF RECORD IN DOCUMENT NO 2000005917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 49 315 ACRE TRACT OF LAND CONVEYED TO RP PRESERVE, LTD, IN WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 21, 1999, RECORDED IN VOLUME 13356, PAGE 1541, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS, SAID 1 843 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a 1/2" rebar found for the northwest corner of said Lot 8, being also the northeast corner of Lot 7, Block B, The Preserve at Riverplace Section 2, and in the south line of Lot 1, Austin Christian Fellowship, a subdivision of record in Document No 200200020 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for the northwest corner of Lot 3, Block B, The Preserve at Riverplace Section 2, bears North 70°22'21" West, a distance of 760 22 feet,

THENCE with the north and east lines of Lot 8, being also the common south line of Lot 1, Austin Christian Fellowship, the following two (2) courses:

- 1 South 70°19'39" East, a distance of 137 88 feet to a 1/2" rebar found,
- 2 South 14°48'46" West, a distance of 13 47 feet to a 1/2" rebar found in the north line of a 3 75 acre tract of land described in Volume 3909, Page 1174 of the Deed Records of Travis County Texas,

THENCE over and across Lot 8, the following two (2) courses,

- 1 South 68°26'16" West, with the north line of the 3 75 acre tract, a distance of 91 21 feet to a 60D nail found for the northwest corner of the 3 75 acre tract,

- 2 South 23°33'39" East, with the west line of the 3.75 acre tract, a distance of 332.65 feet to a 60D nail found for the southwest corner of the 3.75 acre tract, being also an angle point in the north line of the 1.647 acre tract,

THENCE North 66°35'23" East, with the south line of the 3.75 acre tract, being also the north line of the 1.647 acre tract, a distance of 465.28 feet to a cotton spindle found,

THENCE North 67°31'56" East, with the south line of the 3.75 acre tract, being also the north line of the 49.315 acre tract, a distance of 24.88 feet to a concrete monument found for the southeast corner of the 3.75 acre tract, being also the northeast corner of the 49.315 acre tract, and an angle point in the west line of a 40 acre tract of land recorded in Volume 11345, Page 325 of the Deed Records of Travis County, Texas,

THENCE South 04°58'27" East, with the east line of the 49.315 acre tract, being also the west line of the 40 acre tract a distance of 320.15 feet to a 1/2 rebar found in the east line of the 49.315 acre tract, being also in the west line of the 40 acre tract, and the northeast corner of Lot 12, Block B, the Preserve at River Place Section 2,

THENCE over and across the 49.315 acre tract, with the north line of Lots 10, 11, and 12, Block B, of the Preserve at River Place Section 2, and the south line of the 1.647 acre tract the following three (3) courses

- 1 South 85°04'54" West, a distance of 92.68 feet to a 1/2" rebar with cap set,
- 2 North 72°41'09" West, a distance of 99.90 feet to a 1/2" rebar found,
- 3 North 72°38'29" West, a distance of 104.85 feet to a 1/2" rebar found for the northwest corner of Lot 10, Block B, of the Preserve at River Place Section 2, being also the northeast corner of Lot 9, Block B, of the Preserve at River Place Section 2, and in the south line of the 1.647 acre tract,

THENCE over and across the 1.647 acre tract, and Lots 8 and 9, Block B, of the Preserve at River Place Section 2, the following four (4) courses

- 1 North 24°14'41" East, a distance of 107.44 feet to a 1/2" rebar with cap set,
- 2 North 23°24'37" West, a distance of 54.03 feet to a 1/2" rebar with cap set,
- 3 South 66°30'37" West, a distance of 240.27 feet to a 1/2" rebar with cap set,
- 4 North 23°33'39" West, a distance of 433.70 feet to a 1/2" rebar with cap set in the west line of Lot 8, Block B, of the Preserve at River Place Section 2, being also the east line of Lot 7, Block B, of the Preserve at River Place Section 2, from which a "punch mark" in a sidewalk for the southwest corner of Lot 8,

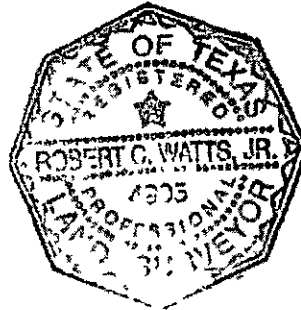
being also the southeast corner of Lot 7, Block B, The Preserve at River Place Section 2, bears South $18^{\circ}11'36''$ West, a distance of 277.03 feet,

THENCE North $18^{\circ}11'36''$ East, with the west line of Lot 8, being also the east line of Lot 7, Block B, The Preserve at River Place Section 2, a distance of 21.11 feet to the **POINT OF BEGINNING**, containing 1.843 acres of land, more or less

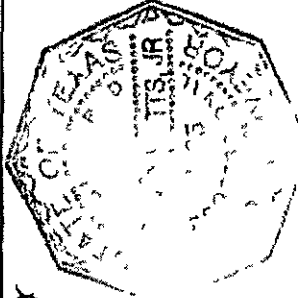
Surveyed on the ground in July, 2006 Bearing Basis Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network Attachments Drawing 014-101-Z3.



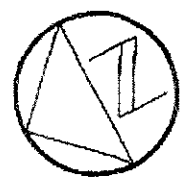
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



8-16-06



- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR WITH CAP SET
 - CONCRETE MONUMENT FOUND
 - ▲ 60D NAIL FOUND
 - * COTTON SPINDLE FOUND



SCALE
1" = 100'

① AUSTIN CHRISTIAN FELLOWSHIP
1.647 ACRES
(2000005917)

② RP PRESERVE LTD
REMAINDER OF
49.315 ACRES
(13356/1541)

LOT 1
AUSTIN CHRISTIAN
FELLOWSHIP
(200200020)

N70°22'21" W
760.22'
(898.51')
(N68°02'34" W)
(898.51')

1.843
ACRES

3.75 AC
EUGENE MARCUS BARNES III
EMILY PUCKETT BARNES
(3909/1174)

1.843
ACRES

S04°58'27"E 320.15'
(S02°38'55"E 320.04')

REX L. BRADLEY
(11345/325)
TRACI 19 ~79.9 AC
APPROX 40 AC
(5094/2176)

S23°33'39"E 332.65'
S23°33'39"E 332.65'
N23°33'39" W 433.70

LOT 8
BLOCK B
THE PRESERVE
AT RIVER PLACE
SECTION 2
(200000178)

LOT 7
BLOCK B
THE PRESERVE
AT RIVER PLACE
SECTION 2
(200000178)

MILKY WAY DRIVE
(50' ROW)

PUNCH MARK
IN SWLK

LOT 9
BLOCK B
THE PRESERVE AT RIVER
PLACE SECTION 2
(200000178)

LOT 10
BLOCK B
THE PRESERVE
AT RIVER PLACE
SECTION 2
(200000178)

LOT 11
BLOCK B
THE PRESERVE
AT RIVER PLACE
SECTION 2
(200000178)

LOT 12
BLOCK B
THE PRESERVE
AT RIVER PLACE
SECTION 2
(200000178)

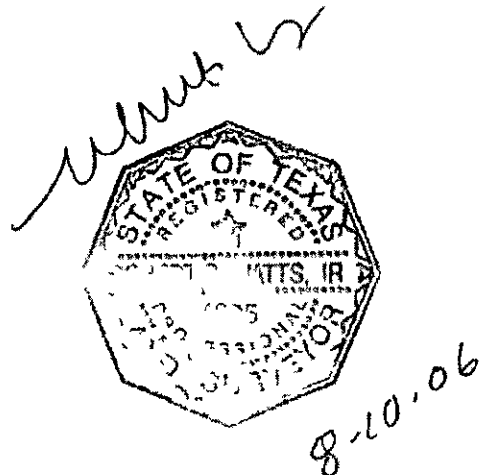
R.L. PREFEC SURVEY NO 2

DATE OF SURVEY 7/21/06
PLOT DATE 08/10/06
DRAWING NO 014-101-23
PROJECT NO 014-101

SKETCH TO ACCOMPANY A DESCRIPTION OF A DESCRIPTION OF 1.843 ACRES (80265 S.F.) OF LAND IN THE R.L. PREECE SURVEY NO. 2, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 8 AND 9, BLOCK B, THE PRESERVE AT RIVER PLACE SECTION 2, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000178, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A 1.647 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN CHRISTIAN FELLOWSHIP DATED JANUARY 10, 2000, OF RECORD IN DOCUMENT NO. 2000005917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 49.315 ACRE TRACT OF LAND CONVEYED TO RP PRESERVE, LTD., IN WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 21, 1999, RECORDED IN VOLUME 13356, PAGE 1541, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS

BEARING BASIS GRID AZIMUTH FOR TEXAS CENTRAL ZONE,
1983/93 HARN VALUES FROM LCRA CONTROL NETWORK

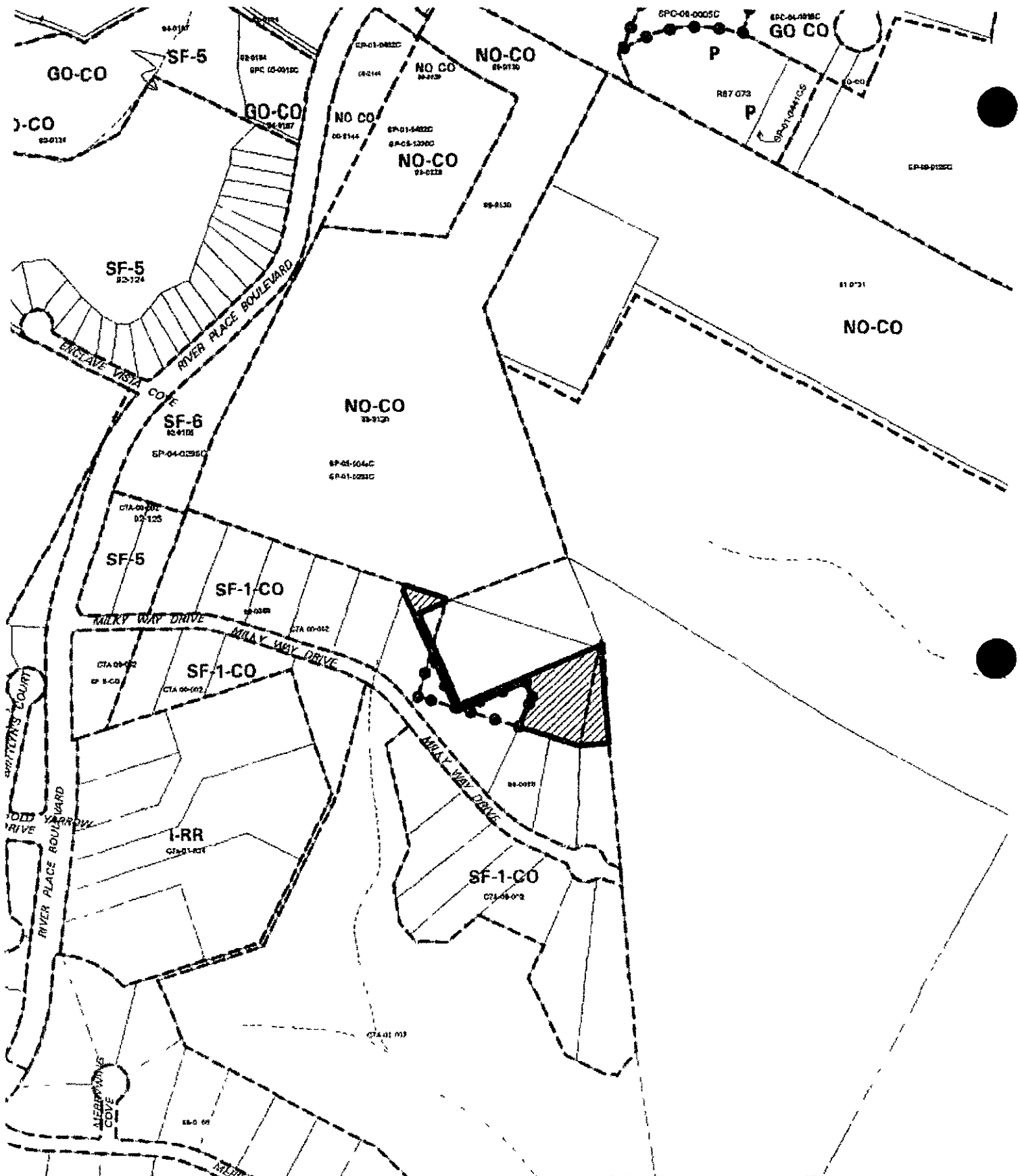
ATTACHMENTS METES AND BOUNDS DESCRIPTION 014-101-Z3



LINE TABLE			RECORD	
No	BEARING	LENGTH	BEARING	LENGTH
L1	S70°19'39"E	137 88'	S70°19'39"E	137 88'
L2	S14°48'46"W	13 47'	S14 48'46"W	13 47'
L3	S68°26'16"W	91 21'		
L4	N67°31'56"E	24 88'	(N69°57'51"E)	(24 98')
L5	S85°04'54"W	92 68'	(S87°21'05"W)	(92 72')
L6	N72°41'09"W	99 90'	(N70°19'59"W)	(99 91')
L7	N72°38'29"W	104 85'	(N70°19'59"W)	(104 88')
L8	N24°14'41"E	107 44'		
L9	N23°24'37"W	54 03'		
L10	N18°11'36"E	21 11'	(N20°32'46"E)	

DATE OF SURVEY 7/21/06
PLOT DATE 08/10/06
DRAWING NO 014-101-Z3
PROJECT NO 014-101

Chaparral



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B CASE # C14-06-0184 ADDRESS 6401 RIVER PLACE BLVD SUBJECT AREA (acres) 1.047	CITY GRID REFERENCE NUMBER D32
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR. J. ROUSSEAU			
			DATE 06-09	
			INTLS. SM	