

**ORDINANCE NO. 20100729-123**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1425 EAST YAGER LANE FROM DEVELOPMENT RESERVE (DR) 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 development reserve (DR) district to public (P) district on the property described in Zoning Case No. C14-2010-0083, on file at the Planning and Development Review Department, as follows:

A 9.00 acre tract of land, more or less, out of the Thomas H. Mays Survey No. 89, Abstract No. 562, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 1425 East Yager 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 August 9, 2010.

**PASSED AND APPROVED**


July 29, 2010

www

Lee Heflingerworth


Lee Leffingwell  
Mayor

**APPROVED:**

ED:  AT  
Karen M. Kennard

Karen M. Kennard  
Acting City Attorney

**ATTEST:**

  
Shirley A. Gentry  
City Clerk

Shirley A. Gentry  
City Clerk



State of Texas  
County of Travis

City of Austin  
for  
Copperfield Green Belt Park

EXHIBIT " A "

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION OF A 9.000-ACRE (392,040 SQUARE FOOT) TRACT OF LAND OUT OF AND A PART OF THE THOMAS H. MAYS SURVEY NO. 89, ABSTRACT NO. 562 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OUT OF AND A PART OF THAT CERTAIN CALLED 178.12-ACRE TRACT OF LAND, HAVING BEEN CONVEYED TO NPC REALTY CO. BY WARRANTY DEED, EXECUTED APRIL 14, 1981 AND RECORDED IN VOLUME 7380, PAGE 519 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF A CALLED 9.654-ACRE TRACT OF LAND, HAVING BEEN CONVEYED TO THE CITY OF AUSTIN BY WARRANTY DEED, DATED OCTOBER 7, 1982 AND RECORDED IN VOLUME 7874, PAGE 70 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.620-ACRE TRACT OF LAND, BEING THE FIRST PART OF THREE TRACTS OF LAND DESCRIBED AS "TRACT 1", HAVING BEEN CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED, DATED JANUARY 22, 1996 AND RECORDED IN VOLUME 12612, PAGE 771, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 9.000-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** on a 1-inch iron pipe found on the southerly right-of-way of Yager Lane (80-foot right-of-way) at the northeast corner of the above referenced City of Austin 4.620-acre tract, same being the northwest corner of Lot 1, Block A, Trinity Covenant Baptist Church Subdivision as recorded in Book 94, Page 188-189 of the Plat Records of Travis County, Texas, said 1-inch iron pipe found also monumenting the northeast corner of the above referenced NPC Realty Co. 178.12-acre tract, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,115,040.74, E=3,141,392.38, for the northeast corner and **POINT OF BEGINNING** of this tract, from which a 1/2-inch iron rod found at the northeast corner of said Lot 1, Block A, Trinity Covenant Baptist Church Subdivision, said 1/2-inch iron rod found also monumenting a point of curvature at the northwest corner of the intersection of said Yager Lane and Jourdan Crossing Boulevard (70-foot right-of-way width), bears S62°27'26"E, a distance of 430.42 feet;

**THENCE**, with the east boundary line of said City of Austin 4.620-acre tract, same being the east boundary line of said NPC Realty Co. 178.12-acre tract, **S14°30'22"W**, passing at 717.61 feet a 60d nail found in fence post 0.70-feet east of the property line, passing at 773.58 feet a



calculated point at the southwest corner of said Lot 1, Block A, Trinity Covenant Baptist Church Subdivision, same being the northwest corner of Lot 1, Block A, Highpointe Subdivision recorded in Document Number 200000097 of the Official Public Records of Travis County, Texas, in all a total distance of **853.52 feet** to a galvanized bolt found at the southeast corner of said City of Austin 4.620-acre tract, same being an outside angle point of the above referenced City of Austin 9.654-acre tract, for an angle point of this tract;

**THENCE**, with the east boundary line of said City of Austin 9.654-acre tract, same being the west boundary line of said Lot 1, Block A, Highpointe Subdivision, also being said east boundary line of the NPC Realty Co. 178.12-acre tract, **S14°33'07"W**, a distance of **326.46 feet** to a capped 1/2-inch iron rod set stamped "Landmark Surveying", for the southeast corner of this tract, from which a capped 1/2-inch iron rod found stamped "Chaparral" at the southeast corner of said City of Austin 9.654-acre tract bears **S14°33'07"W**, a distance of 458.02 feet, **S06°37'44"W**, a distance of 17.56 feet, and **S14°32'33"W**, a distance of 48.95 feet;

**THENCE**, leaving the common line of said east boundary line of the City of Austin 9.654-acre tract and said west boundary line of Lot 1, Block A, Highpointe Subdivision, same being said east boundary line of the NPC Realty Co. 178.12-acre tract, and through said City of Austin 9.654-acre tract, **N75°27'04"W**, a distance of **305.55 feet** to a capped 1/2-inch iron rod set stamped "Landmark Surveying" on the east lot line of Lot 14, Block E, Copperfield Section One Phase B recorded in Book 81, Pages 197-198 of the Plat Records of Travis County, Texas, for the southwest corner of this tract, from which a capped 1/2-inch iron rod found stamped "S&S" at the northeast corner of said Lot 1, Block E, Copperfield Section One Phase B, same being the southeast corner of Lot 5, said Block E, bears with said subdivision line, **S16°24'51"W**, a distance of 115.39 feet, **S22°50'51"W**, a distance of 210.06 feet, and **S34°50'51"W**, a distance of 150.04 feet;

**THENCE**, with the easterly boundary line of said Block E, Copperfield Section One Phase B, same being the west boundary line of said City of Austin 9.654-acre tract, **N16°24'51"E**, passing at a distance of 14.64 feet the calculated southeast corner of Lot 15, said Block E, also marking the northeast corner of Lot 14, said Block E, from which a 1/2-inch iron rod found at the southwest corner of said Lot 15, said Block E on Brixham Cove, bears **S85°52'50"W**, a distance of 114.71 feet, and continuing with said east line of Lot 15 in all a total distance of **119.67 feet** to capped 1/2-inch iron rod set stamped "Landmark Surveying" at the northeast corner of said Lot 15, said Block E, same being the southeast corner of Lot 25, said Block E, Copperfield Section One Phase B, same also being a corner of said City of Austin 9.654-acre tract, for an angle point of this tract;

**THENCE**, continuing with said easterly boundary line of Block E, Copperfield Section One Phase B, and said west boundary line of the City of Austin 9.654-acre tract, **N10°43'51"E**, passing at 120.03 feet the southeast corner of Atterbury Lane (50-foot right-of-way width), same being the northeast corner of said Lot 25, said Block E, from which a 1/2-inch iron rod found at the northwest corner of said Lot 25, said Block E bears **N79°13'57"W**, a distance of 64.55 feet, in all a total distance of **169.99 feet** to a capped 1/2-inch iron rod set stamped "Landmark



Surveying" at the northeast corner of said Atterbury Lane right-of way line, for an inside corner of said City of Austin 9.654-acre tract and an inside corner of this tract;

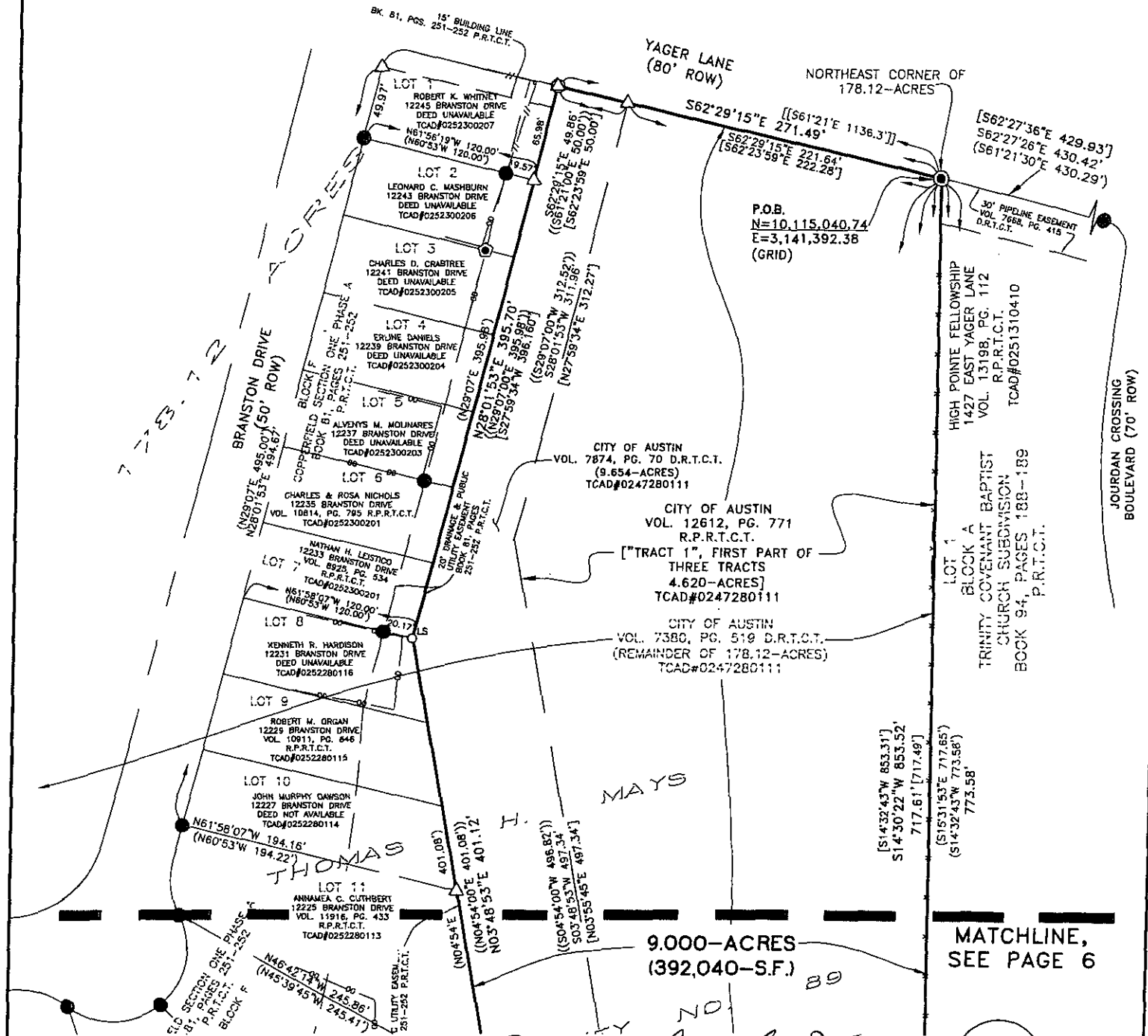
**THENCE**, with the north right-of-way line of said Atterbury Lane, same being said west boundary line of the City of Austin 9.654-acre tract, **N79°13'57"W**, a distance of **65.03 feet** to a capped 1/2-inch iron rod set stamped "Landmark Surveying" at the southeast corner of Lot 37, Block F, said Copperfield Section One Phase B, for a westerly corner of said City of Austin 9.654-acre tract and an outside corner of this tract, from which a 1/2-inch iron rod found at the southwest corner of said Lot 37, Block F bears **N79°13'57"W**, a distance of **65.03 feet**;

**THENCE**, with the east boundary line of said Lot 37, Block F, same being said west boundary line of the City of Austin 9.654-acre tract, **N11°02'07"E**, a distance of **170.22 feet** to a 1/2-inch iron rod found at the northeast corner of said Lot 37, Block F, same also being the common southerly corner of Lot 12 and Lot 13, Block F, Copperfield Section One Phase A recorded in Book 81, Pages 251-252 of the Plat Records of Travis County, Texas, for a westerly corner of said City of Austin 9.654-acre tract and an outside corner of this tract, from which a 1/2-inch iron rod found at the common north corner of said Lot 12 and Lot 13, Block F on Branston Drive, bears **N28°57'45"W**, a distance of **198.22 feet**;

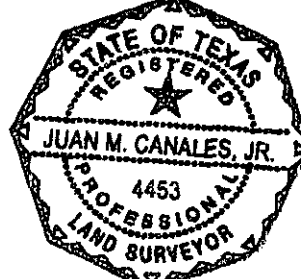
**THENCE**, with the easterly boundary line of said Block F, Copperfield Section One Phase A, same being said west boundary line of the City of Austin 9.654-acre tract, the following three courses and distances:

- 1) **S79°19'52"E**, distance of **105.80 feet** to a calculated point at the southeast corner of said Lot 12, Block F, same being an inside corner of said City of Austin 9.654-acre tract, for an inside corner of this tract;
- 2) **N03°48'53"E**, a distance of **401.12 feet** to a capped 1/2-inch iron rod set stamped "Landmark Surveying" at the northeast corner of Lot 8, said Block F, Copperfield Section One Phase A same being the southeast corner of Lot 7, said Block F, for an outside corner of this tract; and
- 3) **N28°01'53"E**, a distance of **395.70 feet** to a mag nail set on said southerly right-of-way of Yager Lane at the northeast corner of Lot 1, said Block F, Copperfield Section One Phase A, same being the northwest corner of said City of Austin 9.654-acre tract, for the northwest corner of this tract;

**THENCE**, with said southerly right-of-way of Yager Lane, **S62°29'15"E**, passing at **49.86 feet** the northeast corner of said City of Austin 9.654-acre tract, in all a total distance of **271.49 feet** to the **POINT OF BEGINNING** and containing **9.000-acres (392,040 square feet)** of land.



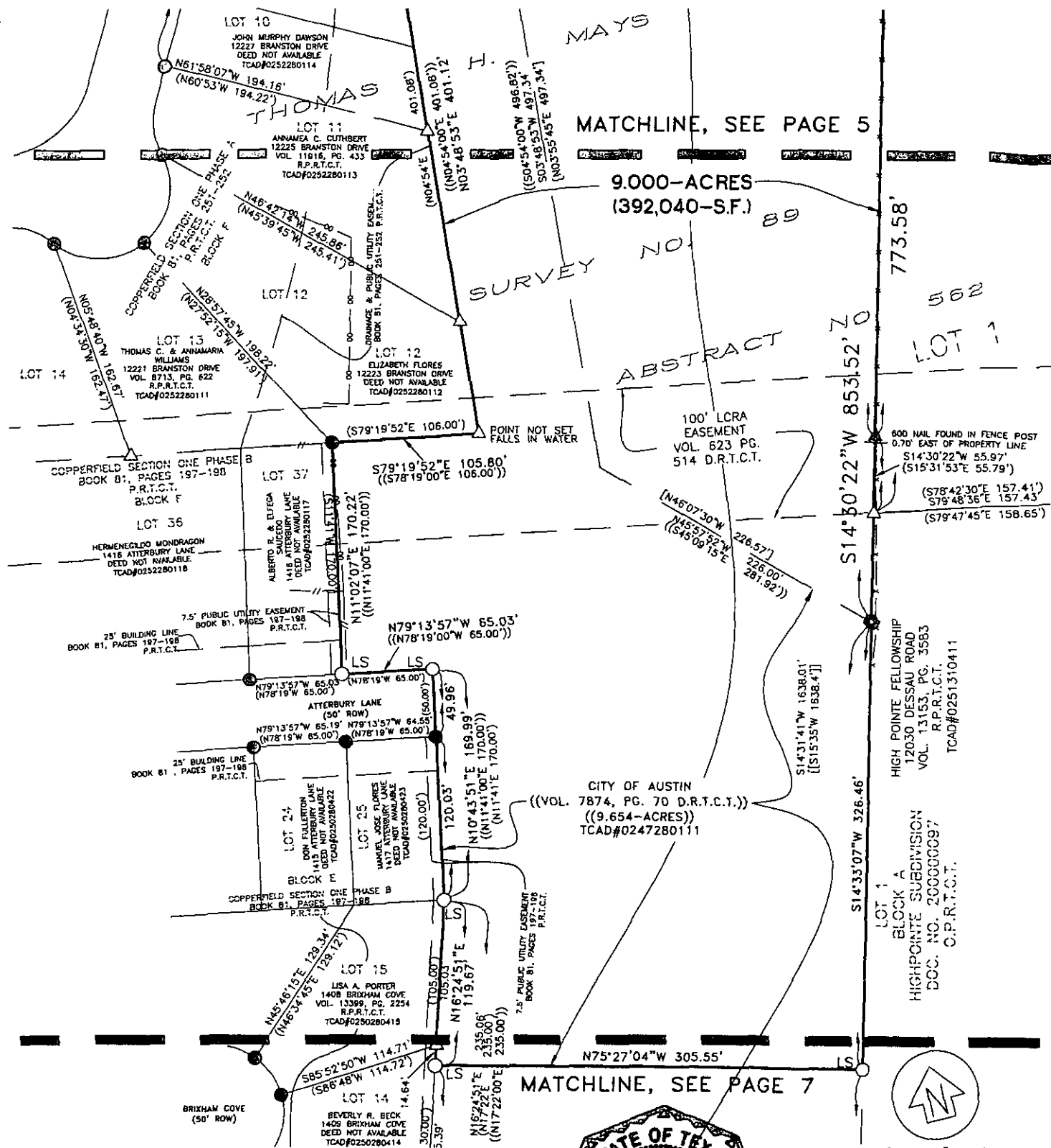
*Juan M. Canales, Jr.*



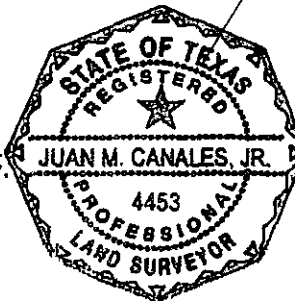
5-12-10

Client: City of Austin  
 Date: May 10, 2010  
 Office: Stephen Lawrence  
 Crew: JLee  
 F.B.: 1120/1-27, 1112/57 & 67-68, 1228/63, 1235/01  
 Path: t:\coa\2007 rotation list\copperfields 9-acre topo-tree\drawings by others\dwgs\s01-copperfield-grid-c.dwg  
 Job No.: 131-45-03

**Landmark**  
 SURVEYING, LP  
 1301 S. CAPITAL OF TEXAS HWY.  
 BUILDING B, SUITE 315  
 AUSTIN, TEXAS 78746  
 PH: (512)328-7411 FAX: (512)328-7413

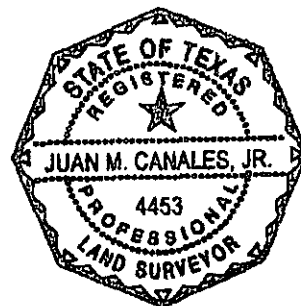
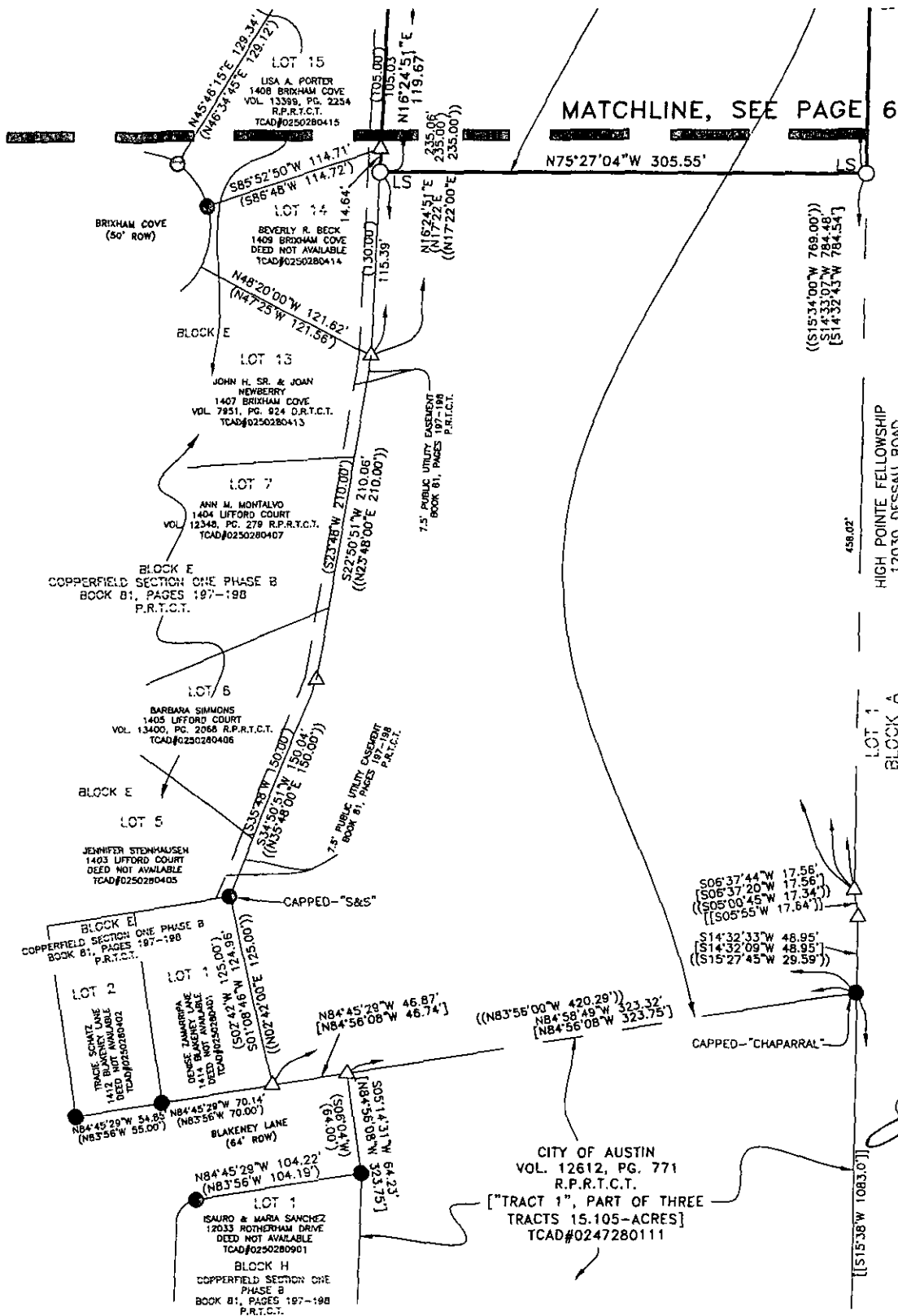


*Juan M. Canales, Jr.*  
5-12-10



Client: City of Austin  
Date: May 10, 2010  
Office: Stephen Lawrence  
Crew: JLee  
F.B.: 1120/1-27, 1112/57 & 67-68, 1228/63, 1235/01  
Path: t:\cod\2007 rotation list\copperfields 9-acre topo-tree\drawings by others\dwgs\s02-copperfield-grid-c.dwg AUSTIN, TEXAS 78746  
Job No.: 131-45-03

**Landmark**  
SURVEYING, LP  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
AUSTIN, TEXAS 78746  
PH: (512)328-7411 FAX: (512)328-7413



*Juan M. Canales, Jr.*  
5-12-10

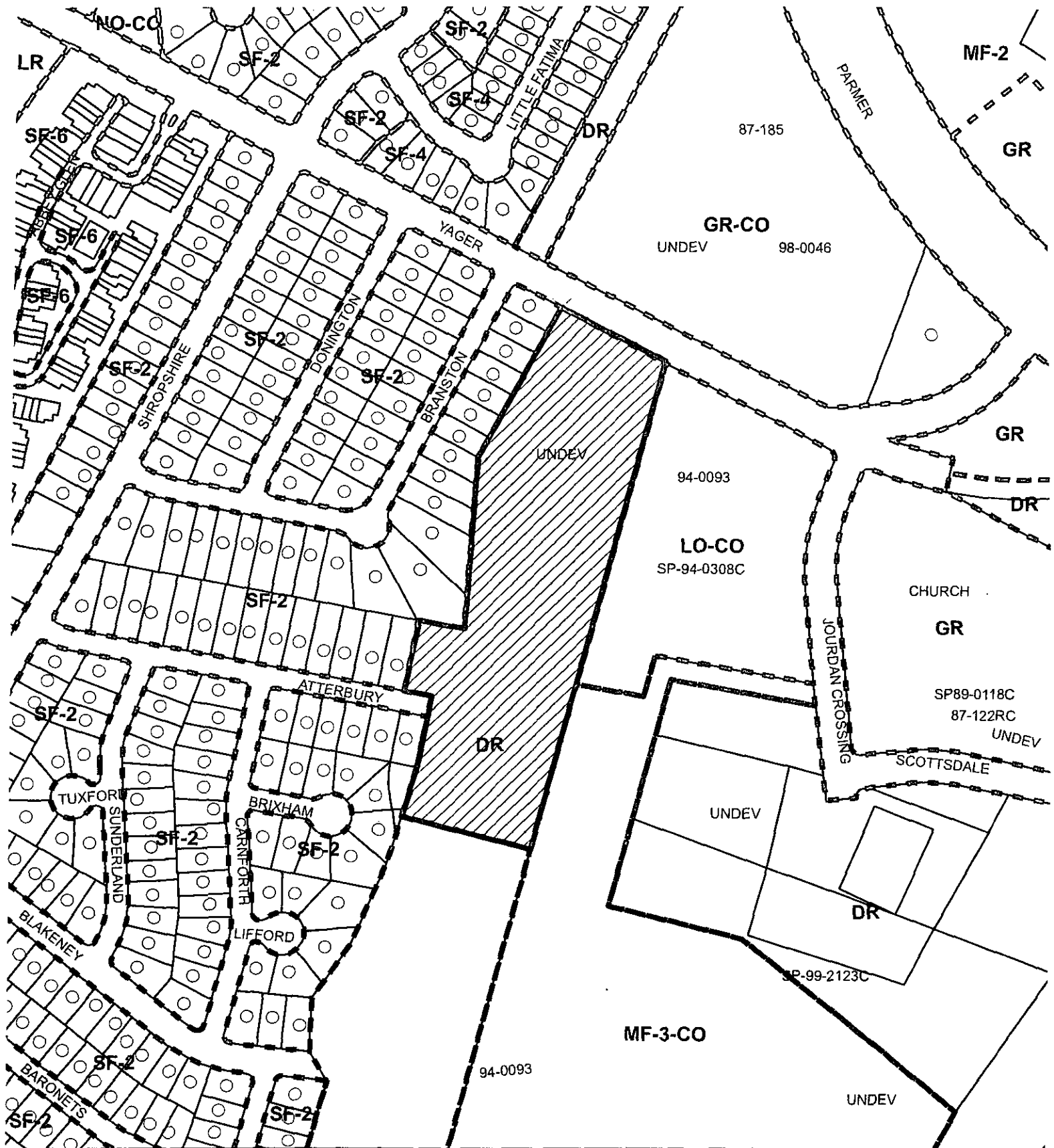


SCALE 1"=100'




**Landmark**  
SURVEYING, LP

1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 318  
AUSTIN, TEXAS 78746  
PH: (512) 328-7411 FAX: (512) 328-7413

Client: City of Austin  
Date: May 10, 2010  
Office: Stephen Lawrence  
Crew: JLee  
F.B.: 1120/1-27, 1112/57 & 67-68, 1228/63, 1235/01  
Path: t:\cod\2007 rotation list\copperfields 9-acre topo-tree\drawings by others\dwgs\s03-copperfield-grid-c.dwg  
Job No.: 131-45-03



# Legend

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING

## ZONING EXHIBIT D

CASE NUMBER: C14-2010-0083  
 ADDRESS: 1425 E YAGER LN  
 GRID: N32  
 CASE MGR: JOI HARDEN



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.