

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8401 CAMERON ROAD FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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 multifamily residence medium density (MF-3) district to public (P) district on the property described in Zoning Case No. C14-2010-0133, on file at the Planning and Development Review Department, as follows:

A 15.00 acre tract of land, more or less, out of the John Applegate Survey No. 58 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 8401 Cameron Road, 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 _____, 2010.

PASSED AND APPROVED

_____, 2010 §
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Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Shirley A. Gentry
Acting City Attorney City Clerk

Exhibit "A"

HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

FIELD NOTE DESCRIPTION OF 15.00 ACRES OF LAND OUT OF THE JOHN APPLGATE SURVEY No. 58 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (15.034 ACRE) TRACT OF LAND AS CONVEYED TO JOSEPH, JOSEPH, AND WILLIAMS PARTNERSHIP BY WARRANTY DEED RECORDED IN VOLUME 10534 PAGE 213 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with a plastic cap imprinted with "Carson and Bush" in the Easterly right-of-way line of Cameron Road for the most Westerly or Northwest corner of that certain (15.034 acre) tract of land as conveyed to Joseph, Joseph, and Williams Partnership by Warranty Deed recorded in Volume 10534 Page 213 of the Real Property Records of Travis County, Texas, and for the most Northerly corner of Lot 1, Headway 4, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 81 Page 209 of the Plat Records of Travis County, Texas, and for the Southeasterly corner of that certain (0.184 acre) tract of land as conveyed to the City of Austin by deed recorded in Volume 8706 Page 573 of the Real Property Records of Travis County, Texas, and being the most Westerly corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the Easterly right-of-way line of Cameron Road and the Easterly line of said City of Austin (0.184 acre) tract and with the Westerly line of said Joseph, Joseph, and Williams Partnership (15.034 acre) tract, the following two (2) courses;

- 1) N 29 deg. 23' 17" E 419.07 ft. to a 5/8" iron rod found for a point of curvature;
- 2) along a curve to the right with a radius of 4293.56 ft. for an arc length of 168.44 ft. and which chord bears N 30 deg. 28' 19" E 168.43 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." at the point of intersection with the Westerly right-of-way line of Clear Creek Drive, an eighty feet (80') wide right-of-way as dedicated on the subdivision plat of Clear Creek Estates Section One, according to the map or plat thereof recorded in Volume 57 Page 3 of the Plat Records of Travis County, Texas, and being the Northeast corner of said City of Austin (0.184 acre) tract and for an angle corner of said Joseph, Joseph, and Williams Partnership (15.034 acre) tract, and being an angle corner of this tract;

THENCE with the Southwesterly right-of-way line of Clear Creek Drive, the following five (5) courses;

- 1) S 60 deg. 28' 46" E 19.85 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for a non-tangent point of curvature;
- 2) along a curve to the right with a radius of 15.00 ft. for an arc length of 23.78 ft. and which chord bears N 75 deg. 23' 18" E 21.37 ft. to a 1/2" iron rod found for a point of compound curvature;
- 3) along a curve to the right with a radius of 260.00 ft. for an arc length of 180.43 ft. and which chord bears S 40 deg. 19 deg. 01" E 176.83 ft. to a 1/2" iron rod found for a point of tangency;
- 4) S 20 deg. 25' 13" E 224.95 ft. to a 1/2" iron rod found for a point of curvature;
- 5) along a curve to the right with a radius of 15.00 ft. for an arc length of 11.26 ft. and which chord bears S 00 deg. 43' 22" W 11.00 ft. to a 1/2" iron rod found for a point of reverse curvature;

THENCE with the South right-of-way line of Clear Creek Drive, along a curve to the left with a radius of 60.00 ft. for an arc length of 277.93 ft. and which chord bears N 69 deg. 28' 43" E 88.19 ft. to a 1/2" iron rod found for a point of reverse curvature;

THENCE with the Northeasterly right-of-way line of Clear Creek Drive, along a curve to the right with a radius of 15.00 ft. for an arc length of 11.18 ft. and which chord bears N 42 deg. 45' 02" W 10.92 ft. to a 1/2" iron rod found for the Southerly or Southwest corner of Tract A, of said Clear Creek Estates, Section One, and for an angle corner of said Joseph, Joseph, and Williams Partnership (15.034 acre) tract and being an angle corner of this tract, and from which a 1/2" iron rod found for a point of curvature in the Northeasterly right-of-way line of Clear Creek Drive bears N 20 deg. 14' 19" W 225.19 ft.;

THENCE leaving the Northeasterly right-of-way line of Clear Creek Drive with the common line of said Tract A and said Joseph, Joseph, and Williams Partnership (15.034 acre) tract, the following two (2) courses;

- 1) N 69 deg. 26' 23" E 149.99 ft. to a 1/2" iron rod found;
- 2) N 34 deg. 36' 30" E 65.94 ft. to a 1/2" iron rod found for the West corner of that certain (0.119 acre) tract of land as conveyed to The Hilltop Church by Warranty Deed recorded in Document No. 1999004257 of the Official Public Records of Travis County, Texas, and as further described in instrument of record in Volume 9282 Page 248 of the Real Property Records of Travis County, Texas, and being an angle corner of said Joseph, Joseph, and Williams Partnership (15.034 acre) tract, and being an angle corner of this tract, and from which a 5/8" iron rod found bears S 39 deg. 43' W 2.59 ft.;

THENCE with the common lines of said Joseph, Joseph, and Williams Partnership (15.034 acre) tract and said The Hilltop Church (0.119 acre) tract, the following three (3) courses;

- 1) S 55 deg. 23' 30" E 83.82 ft. to a 1/2" iron rod found, and from which a 5/8" iron rod found bears S 38 deg. 40' W 2.30 ft.;
- 2) N 15 deg. 31' 30" E 77.35 ft. to a 1/2" iron rod found, and from which a 5/8" iron rod found bears S 47 deg. 46' W 2.36 ft.;
- 3) N 55 deg. 23' 30" W 58.52 ft. to a 1/2" iron rod found in the Southeast line of said Tract A, Clear Creek Estates Section One, for the most Northerly corner of said The Hilltop Church (0.119 acre) tract, and being an angle corner of this tract, and from which a 5/8" iron rod found bears S 55 deg. 39' W 2.66 ft.;

THENCE with the common line of said Joseph, Joseph, and Williams Partnership (15.034 acre) tract and said Tract A, N 34 deg. 36' 30" E 124.83 ft. to an inundated point in the waters of Little Walnut Creek for the Southeasterly corner of said Tract A and for a Northeasterly angle corner of said Joseph, Joseph, and Williams Partnership (15.034 acre) tract and being in the interior of Lot 4, Block J, Walnut Creek Business Park Phase A Section One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 83 Page 214C of the Plat Records of Travis County, Texas, and being a Northeasterly angle corner of this tract;

THENCE with an Easterly line of said Joseph, Joseph, and Williams Partnership (15.034 acre) tract which deviates from a West line of said Block J, Walnut Creek Business Park Phase A Section One, the following two (2) courses;

- 1) S 28 deg. 26' 30" E 220.41 ft. to an inundated point in Little Walnut Creek;
- 2) S 08 deg. 12' 30" E 248.31 ft. to an inundated point in Little Walnut Creek for an angle corner of said Joseph, Joseph, and Williams Partnership (15.034 acre) tract, and in the North line of Lot 7 for the Southwest corner of Lot 6, Block J, of said Walnut Creek Business Park Phase A Section One, and being an angle corner of this tract;

THENCE with the common line of said Joseph, Joseph, and Williams Partnership (15.034 acre) tract and said, Block J, the following three (3) courses;

- 1) S 85 deg. 08' 39" W 49.05 ft. to a 2" iron pipe found in bedrock on the South edge of an old concrete dam;
- 2) S 11 deg. 50' 15" E 125.15 ft. to a 60D nail found in the trunk of a cedar tree formerly used as a fence angle post;
- 3) S 01 deg. 00' 03" W 298.50 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the North line of Lot 1, Headway 9A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 83 Page 29 of the Plat Records of Travis County, Texas, for the Southeast corner of said Joseph, Joseph, and Williams Partnership (15.034 acre) tract and for the Southeast corner of this tract;

THENCE with the common line of said Joseph, Joseph, and Williams Partnership (15.034 acre) tract and said Lot 1, the following two (2) courses;

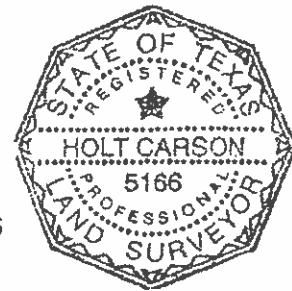
- 1) S 79 deg. 03' 04" W 71.04 ft. to a chiseled "X" in concrete found;
- 2) S 74 deg. 37' 11" W 432.52 ft. to a 1/2" iron rod found in the Northeast line of Lot 3, of the aforementioned Headway 4, for the Northwest corner of said Lot 1, Headway 9A, and being a Southwesterly corner of said Joseph, Joseph, and Williams Partnership (15.034 acre) tract, same being a Southwesterly corner of this tract;

THENCE with the Southwesterly line of said Joseph, Joseph, and Williams Partnership (15.034 acre) tract, N 43 deg. 46' 49" W 740.74 ft. to the **PLACE OF BEGINNING**, containing 15.00 acres of land.

SURVEYED: January, 2007.



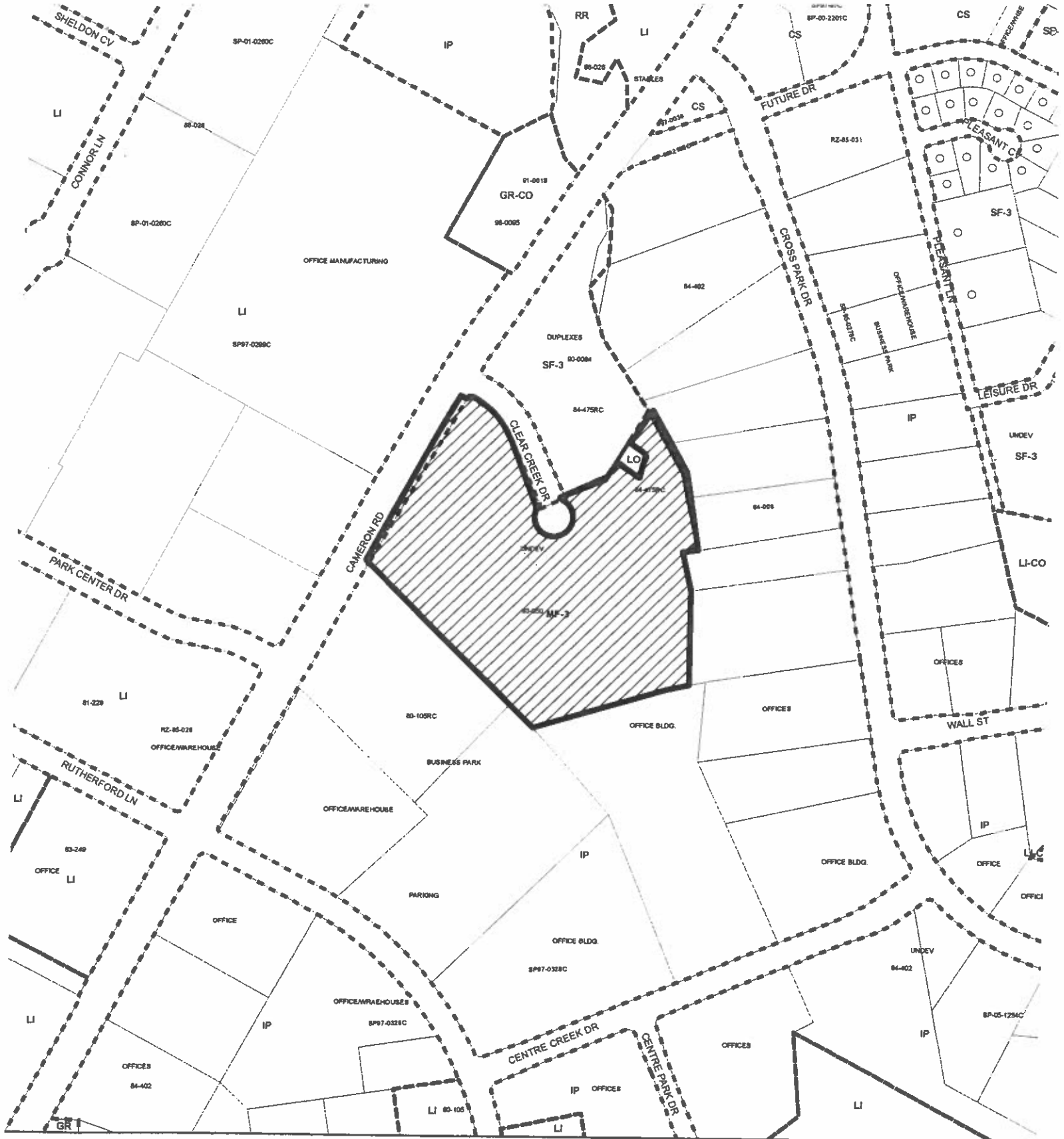
Holt Carson
Registered Professional Land Surveyor No. 5166







see accompanying map: A 783080

FIELD NOTES REVIEWED

By John Moore Date 6-7-2007
Engineering Support Section
Department of Public Works
and Transportation



ZONING EXHIBIT B

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2010-0133
 LOCATION: 8401 CAMERON RD
 SUBJECT AREA: 15.00 ACRES
 GRID: M28
 MANAGER: JOI HARDEN



1" = 400'

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.