

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 10108 FARM TO MARKET 812 ROAD AND
3 CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR)
4 DISTRICT TO LIMITED INDUSTRIAL SERVICES (LI) DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district interim-rural residence (I-RR) district to limited industrial services
10 (LI) district on the property (the "Property") described in Zoning Case No. C14-2014-
11 0184, on file at the Planning and Development Review Department, as follows:

12
13
14 **Tract 1:**

15 0.9409 acre tract of land, more or less, out of the Garner Mays Survey No. 501 the
16 tract of land being more particularly described by metes and bounds in Exhibit "A"
17 incorporated into this ordinance;

18
19 **Tract 2:**

20 29.30 acre tract of land, more or less, out of the Jonathan Bittick Survey No. 500
21 the tract of land being more particularly described by metes and bounds in Exhibit
22 "B" incorporated into this ordinance;

23
24 **Tract 3:**

25 293.94 acre tract of land, more or less, out of the Jonathan Bittick Survey No. 500
26 and the Garner Mays Survey No. 501 the tract of land being more particularly
27 described by metes and bounds in Exhibit "C" incorporated into this ordinance;
28 and,

29
30 **Tract 4:**

31 67.07 acre tract of land, more or less, out of the Jonathan Bittick Survey No. 500
32 and the Garner Mays Survey No. 501 the tract of land being more particularly
33 described by metes and bounds in Exhibit "D" incorporated into this ordinance,

34
35 locally known as 10108 Farm to Market 812 Road in the City of Austin, Travis County,
36 Texas, and generally identified in the map attached as Exhibit "E".
37

PART 2. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014 §
 §
 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Jannette S. Goodall
City Attorney City Clerk

DRAFT

FIELD NOTES

FIELD NOTES FOR 0.9409 OF ONE ACRE OF LAND, SAME BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE CORNER TRACT SURVEY NO. 501 IN TRAVIS COUNTY, TEXAS, WHICH TRACT OF LAND IS BEING CLAIMED BY ABRAZ DANIELL, AND TO UNSPECIFIED INTEREST IN SAID TRACT OF LAND WAS DEFEASED BY ABRAZ DANIELL TO HOMER BARTLETT, ET UX, BY WARRANTY DEED DATED MARCH 19, 1980, OF RECORD IN VOLUME 608 AT PAGE 673 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.9409 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a steel pin set at the southeast corner of said Bartlett, et ux, tract of land, same being the southeast corner of the herein described tract of land, and which point of beginning is the intersection of the north line, as fenced, of Farm-to-Market Road 817 with the curving west line of Farm-to-Market Road 973, said curve having an angle of intersection of $31^{\circ} 13' 48''$, a radius of 1,095.92 feet and a tangent distance of 306.30 feet;

THENCE, with the south line of said Bartlett, et ux, tract of land, same being said north line, as fenced, of Farm-to-Market Road 817, N $62^{\circ} 08' 57''$ W 79.08 feet to a steel pin set at the southwest corner of said Bartlett, et ux, tract of land, same being the southwest corner of the herein described tract of land;

THENCE, with the west line of said Bartlett, et ux, tract of land, N $20^{\circ} 24' 02''$ E 242.77 feet to a steel pin found at the northwest corner of said Bartlett, et ux, tract of land, same being the northwest corner of the herein described tract of land;

THENCE, with the north line of said Bartlett, et ux, tract of land, S $67^{\circ} 08' 07''$ E 237.38 feet to a steel pin set in the aforesaid curving west line of Farm-to-Market Road 973, said curve having an angle of intersection of $31^{\circ} 13' 48''$, a radius of 1,095.92 feet and a tangent distance of 306.30 feet;

THENCE, with the west line of Farm-to-Market Road 973 along said curve to the right an arc distance of 290.95 feet, the chord of which arc bears S $53^{\circ} 34' 29''$ W 290.10 feet to the point of beginning.

Being the same property as conveyed to A. J. Bartlett in Volume 1098, page 47, Travis County Deed Records, less Right of Way as shown of record in Volume 1278, page 469, Travis County Deed Records.

RECORDERS MEMORANDUM
ALL OR PARTS OF THE TEXT ON THIS PAGE WAS NOT
CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and of the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as stamp hereon by me, on

EXHIBIT "A"

APR 9 1984



David Applewhite
COUNTY CLERK
TRAVIS COUNTY, TEXAS

8535 383

FILED

APR -9 PM 2:56

David Applewhite
COUNTY CLERK
TRAVIS COUNTY, TEXAS

EXHIBIT "A"

THE STATE OF TEXAS
COUNTY OF TRAVIS

TWENTY-NINE AND THREE TENTHS (29.30) Acres of land lying within and being a part of the J. Braddock Survey No. 500 in Travis County, Texas, being a portion of the 30 acre tract of land conveyed by Oswald Oile, Sr. to the Texas Veterans Land Board by deed dated December 23, 1954, of record in Vol. 1535, Page 509 of the Deed Records of Travis County, Texas, described by metes and bounds as follows:

BEGINNING at an iron pipe stake found at the S. W. corner of said 30 acre tract;

THENCE N. $13^{\circ} 58'$ E. 339.00 feet to an iron stake for an angle point;

THENCE with the W. line of said 30 acre tract N. $22^{\circ} 51'$ W. at 455.35 feet pass an iron pipe stake from which a 36 inch pecan tree bears S. $45^{\circ} 39'$ E. 29.50 feet, and continuing the same course in all 502 feet to a point in the center of Onion Creek for the N. W. corner of this tract;

THENCE down Onion Creek N. $68^{\circ} 33'$ E. 100.70 feet; to

THENCE along the N. line of said 30 acre tract S. $58^{\circ} 49'$ E. 714.00 feet;

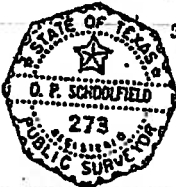
THENCE along the N. line of said 30 acre tract and the S. fence line of a 60 foot County Road S. $59^{\circ} 28'$ E. 1060.00 feet to an iron stake by a concrete highway marker at the N. W. corner of a tract of land conveyed by C. T. Johnson to the State of Texas for widening Highway No. 973, by deed of record in Vol. 2522, Pages 585-587 of the Deed Records of Travis County, Texas;

THENCE with the W. line of said Highway No. 973 S. $9^{\circ} 16'$ E. 63.80 feet to a concrete monument for a corner of this tract;

THENCE with the west line of said Highway No. 973 with a curve to the left, the central angle of which is $8^{\circ} 42'$, the radius is 1956.86 feet, an arc distance of 298.73 feet, the chord of said arc bears S. $33^{\circ} 48'$ W. 298.43 feet to an iron stake for an angle point;

THENCE with the W. line of said Highway 973 S. $29^{\circ} 40'$ W. 333.40 feet to a steel stake for the S. E. corner of this tract;

THENCE N. $59^{\circ} 41'$ W. 1644.00 feet to the place of the beginning, and being a part of the same land conveyed to C. T. Johnson by O. D. Denson and wife, Stella Denson, June 29, 1962, the record of which is recorded in Vol. 2540, Page 383 of the Deed Records of Travis County, Texas.



Surveyed By

O. P. Schoofield
Registered Public Surveyor.

5/16/69

11386 1943
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

FILED

MAR 5 4 39 PM '91

DANA BEDEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECORDERS MEMORANDUM

At the time of recording this instrument was found to be inadequate for the best photographic reproduction, because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS
I hereby certify that this instrument was FILED on
the date and at the time stamped herein for me; and
was duly RECORDED, in the Volume and Page of the
Public Records of Travis County, Texas, on

COUNTY OF TRAVIS

MAR 5 1991



Dana Bedeauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

11386 1944

EXHIBIT "A"

T.C. Buck Steiner
to
The City of Austin
(F.M. 812 Sanitary Landfill)

FIELD NOTES

FIELD NOTES FOR 293.94 ACRES OF LAND, SAME BEING OUT OF AND A PART OF THAT CERTAIN 303.50 ACRE TRACT OF LAND OUT OF THE GARNER MAYS SURVEY NO. 501 AND THE J. BITTICK SURVEY NO. 500 IN TRAVIS COUNTY, TEXAS, WHICH 303.50 ACRE TRACT OF LAND WAS CONVEYED TO T.C. BUCK STEINER BY WARRANTY DEED DATED FEBRUARY 14, 1959, OF RECORD IN VOLUME 2010 AT PAGE 66 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 293.94 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk
By Deputy

O. Ruiz

JUL - 8 2001

BEGINNING at a steel pin found at the southeast corner of that certain tract of land conveyed to James Eugene Schwertner, Jr., by warranty deed dated September 11, 1979, of record in Volume 6705 at Page 1399 of the Deed Records of Travis County, Texas, same being the southwest corner of the herein described tract of land, and which point of beginning is the intersection of the west line of said Steiner tract of land with the north line of Farm-to-Market Road 812;

THENCE, with said west line of the Steiner tract of land, same being the east line of said Schwertner tract of land, in a northerly direction with the following two (2) courses:

(1) N 23° 47' 18" E 1,700.02 feet to a steel pin found;

(2) N 23° 45' 15" E 742.42 feet to a steel pin found at the northeast corner of said Schwertner tract of land, same being the southeast corner of that certain tract of land conveyed to Two Hundred Forty-Four Joint Venture by warranty deed dated September 1, 1983, of record in Volume 8306 at Page 187 of the Deed Records of Travis County, Texas;

THENCE, continuing with the west line of the Steiner tract of land, same being the east line of said Two Hundred Forty-Four Joint Venture tract of land, N 23° 04' 42" E 671.97 feet to a steel pin found at an exterior ell corner of said Steiner tract of land, same being an interior ell corner of said Two Hundred Forty-Four Joint Venture tract of land;

THENCE, continuing with the west line of the Steiner tract of land in a northerly direction with the following two (2) courses:

(1) N 82° 59' 42" E 325.56 feet to a point;

(2) N 00° 00' 18" E 1,734.06 feet to a steel pin set at the northwest corner of said Steiner tract of land, same being the northwest corner of the herein described tract of land, same being a point on the centerline of Onion Creek, from which point a steel pin set on the north bank of Onion Creek bears N 00° 00' 18" E 26.00 feet, and which point is in the south line of those certain tracts of land conveyed to the County of Travis by warranty deeds of record in Volume 6955 at Page 325 and Volume 6955 at Page 351 of the Deed Records of Travis County, Texas;

THENCE, with said centerline of Onion Creek and its meanderings, same being said south line of the County of Travis tract of land, in an easterly direction with the following five (5) courses:

(1) N 86° 37' 25" E 345.66 feet to a point from which a steel pin set on the north bank of Onion Creek bears N 16° 04' 18" E 43.00 feet;

(2) S 53° 17' 11" E 87.26 feet to a point from which a steel pin set on the north bank of Onion Creek bears N 16° 33' 05" E 41.00 feet;

(3) N 86° 50' 41" E 244.54 feet to a point from which a steel pin set on the north bank of Onion Creek bears N 05° 38' 21" W 45.00 feet;

(4) N 85° 57' 45" E 219.37 feet to a point from which a steel pin set on the north bank of Onion Creek bears N 03° 46' 10" W 54.60 feet;

(5) N 86° 12' 27" E 409.01 feet to the most northerly northeast corner of the aforesaid Steiner tract of land, same being the northwest corner of that certain 30 acre tract of land of which an undivided one-half (1/2) interest in was conveyed to Patricia Lynn Brown by warranty deed dated December 29, 1976, of record in Volume 5682 at Page 113 of the Deed Records of Travis County, Texas, for the most northerly northeast corner of the herein described tract of land, and from which point a steel pin set on the north bank of Onion Creek bears N 16° 59' 21" W 36.07 feet;

THENCE, with the most northerly east line of said Steiner tract of land, same being the west line of said Brown tract of land, in a southerly direction with the following two (2) courses:

(1). S 22° 32' 32" E 503.72 feet to a steel pin found;

(2) S 14° 16' 28" W 342.02 feet to a steel pin found at an interior ell corner of said Steiner tract of land, same being the southwest corner of said Brown tract of land, for an interior ell corner of the herein described tract of land;

THENCE, with the northeast line of said Steiner tract of land, same being the south line of said Brown tract of land, S 59° 30' 23" E 1,639.69 feet to a steel pin found at the southeast corner of said Brown tract of land, same being the northeast corner of the herein described tract of land, and which point is in the west line of Farm-to-Market Road 973;

I, Dana DeBeauvoir, County Clerk, Travis County,
Texas, do hereby certify that this is a true and
correct copy as same appears of record in my office. JUL - 3 2001
Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk
By Deputy

O. Ruiz

00263 1604

THENCE, with said west line of Farm-to-Market Road 973 in a southerly direction with the following five (5) courses:

- (1) S 29° 53' 20" W 283.37 feet to a concrete monument found;
- (2) S 38° 37' 40" W 202.10 feet to a concrete monument found;
- (3) S 29° 48' 59" W 401.10 feet to a concrete monument found;
- (4) S 21° 18' 16" W 202.10 feet to a concrete monument found;
- (5) S 29° 57' 02" W 3,176.04 feet to a concrete monument found at the point of curvature of a curve having an angle of intersection of 31° 13' 48", a radius of 1,095.92 feet and a tangent distance of 306.30 feet;

THENCE, continuing with the west line of Farm-to-Market Road 973 along said curve to the right an arc distance of 306.39 feet, the chord of which arc bears S 37° 57' 35" W 305.39 feet to a steel pin set at the northeast corner of that certain tract of land conveyed to Homer Barlett, et ux, by warranty deed dated March 19, 1980, of record in Volume 6928 at Page 673 of the Deed Records of Travis County, Texas, same being the most easterly southeast corner of the herein described tract of land;

THENCE, with the north line of said Barlett tract of land, N 67° 08' 07" W 237.38 feet to a steel pin found at the northwest corner of said Barlett tract of land, same being an interior ell corner of the herein described tract of land;

THENCE, with the west line of said Barlett tract of land, S 20° 24' 02" W 242.77 feet to a steel pin set at the southwest corner of said Barlett tract of land, same being the most southerly southeast corner of the herein described tract of land, and which point is in the aforesaid north line, as fenced, of Farm-to-Market Road 812;

THENCE, with said north line, as fenced, of Farm-to-Market Road 812, N 60° 40' 53" W 317.83 feet to a steel pin set on a curve, said curve having an angle of intersection of 21° 29' 40", a radius of 868.51 feet and a tangent distance of 164.85 feet;

I, Dana DeBeauvoir, County Clerk, Travis County,
Texas, do hereby certify that this is a true and
correct copy as same appears of record in my office.
Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk
By Deputy

[Signature]
O. Ruiz

JUL - 3 2001

THENCE, continuing with the north line of Farm-to-Market Road 812 along said curve to the left an arc distance of 325.82 feet, the chord of which arc bears N 50° 16' 27" W 323.91 feet to a concrete monument found at the point of tangency of said curve;

THENCE, continuing with the north line of Farm-to-Market Road 812 in a westerly direction with the following two (2) courses:

- (1) N 61° 01' 17" W 1,018.68 feet to a concrete monument found;
- (2) N 61° 12' 00" W 391.58 feet to the point of beginning.

FIELD NOTES: Carlos Mosqueda
04/20/83

APPROVED:

REVISED: Al Martinez
Carlos Mosqueda
02/09/84

FIELD WORK: David Mosqueda
F.B. 3420, Pgs. 45-61

Marvin Shelton
Marvin Shelton, R.P.S.
Chief Surveyor
Department of Public Works

References

F.M. 812 County Map (Bearing Basis)
Austin Grid M-13-2 & 3 & N-13-1

ya

buck steiner

I, Dana DeBeauvoir, County Clerk, Travis County,
Texas, do hereby certify that this is a true and
correct copy as the same appears of record in my office.
Witness my hand and seal of office on

JUL - 3 2001

Dana DeBeauvoir, County Clerk
By Deputy

O. Ruiz
O. Ruiz

00263 0606

AFTER RECORDING, PLEASE RETURN DOCUMENT TO:

DEPARTMENT OF PUBLIC WORKS
Real Estate Services Division
Attn. Mr Charles Ardom
P O Box 1088
Austin, Texas 78767

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

07-03-2001 03 22 PM 2001108909
GUERRAY \$23 00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

FIELD NOTES

FIELD NOTES FOR 67.07 ACRES OF LAND, SAME BEING OUT OF AND A PART OF THAT CERTAIN 244.098 ACRE TRACT OF LAND OUT OF THE GARNER MAYS SURVEY NO. 501, THE J. BETTICK SURVEY NO. 500 AND THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, WHICH 244.098 ACRE TRACT OF LAND WAS CONVEYED TO TWO HUNDRED FORTY-FOUR JOINT VENTURE BY WARRANTY DEED DATED SEPTEMBER 1, 1983, OF RECORD IN VOLUME 8306 AT PAGE 187 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 67.07 ACRES OF LAND ARE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a steel pin found at an exterior ell corner of said Two Hundred Forty-Four Joint Venture tract of land, same being the northeast corner of that certain tract of land conveyed to James Eugene Schwertner, Jr., by warranty deed dated September 11, 1979, of record in Volume 6705 at Page 1399 of the Deed Records of Travis County, Texas, for the southeast corner of the herein described tract of land, and which point is in the west line of that certain tract of land conveyed to T. C. Buck Steiner by warranty deed dated February 14, 1959, of record in Volume 2010 at Page 66 of the Deed Records of Travis County, Texas, and from which point of beginning a steel pin found at the southeast corner of said Schwertner tract of land, same being a point in the north line of Farm-to-Market Road 812, bears S 23° 45' 15" W 742.42 feet and S 23° 47' 18" W 1,700.02 feet;

THENCE, with a south line of said Two Hundred Forty-Four Joint Venture tract of land, same being the north line of said Schwertner tract of land, N 66° 46' 27" W 1,190.64 feet to a steel pin found at an interior ell corner of said Two Hundred Forty-Four Joint Venture tract of land, same being the northwest corner of said Schwertner tract of land, for the southwest corner of the herein described tract of land;

THENCE, N 01° 19' 33" E 1,141.31 feet to the most westerly corner of the herein described tract of land;

THENCE, S 73° 20' 27" E 406.52 feet to an interior ell corner of the herein described tract of land;

THENCE, N 27° 42' 45" E 1,161.30 feet to a steel pin set at the northwest corner of the herein described tract of land;

THENCE, in an easterly direction with the following three (3) courses:

(1) S 34° 14' 08" E 227.85 feet to a steel pin set;

(2) S 81° 10' 43" E 578.63 feet to a steel pin set;

(3) S 57° 27' 47" E 94.02 feet to the northeast corner of the herein described tract of land, same being a point in the east line of the aforesaid Two Hundred Forty-Four Joint Venture tract of land;

THENCE, with said east line of the Two Hundred Forty-Four Joint Venture tract of land in a southwesterly direction with the following two (2) courses:

(1) S 00° 34' 42" W 1,538.75 feet to a point;

(2) S 84° 04' 42" W 364.00 feet to a point at an interior ell corner of said Two Hundred Forty-Four Joint Venture tract of land, same being an exterior ell corner of the aforesaid Steiner tract of land, for an interior ell corner of the herein described tract of land;

THENCE, with the east line of said Two Hundred Forty-Four Joint Venture tract of land, same being the west line of said Steiner tract of land, S 23° 04' 42" W 671.97 feet to the point of beginning.

FIELD NOTES: Carlos Mosqueda
04/13/83

APPROVED:

REVISED: Alfred Martinez
02/06/84

FIELD WORK: David Mosqueda
F.B. 3420, Pgs. 46-61

Marvin Shelton

Marvin Shelton, R.P.S.
Chief Surveyor
Department of Public Works

3-59-0644

References

F.M. 812 County Map (Bearing Basis)
Austin Grid M-13-2 & 3 & N-13-1

ya

thffjv fmslf1

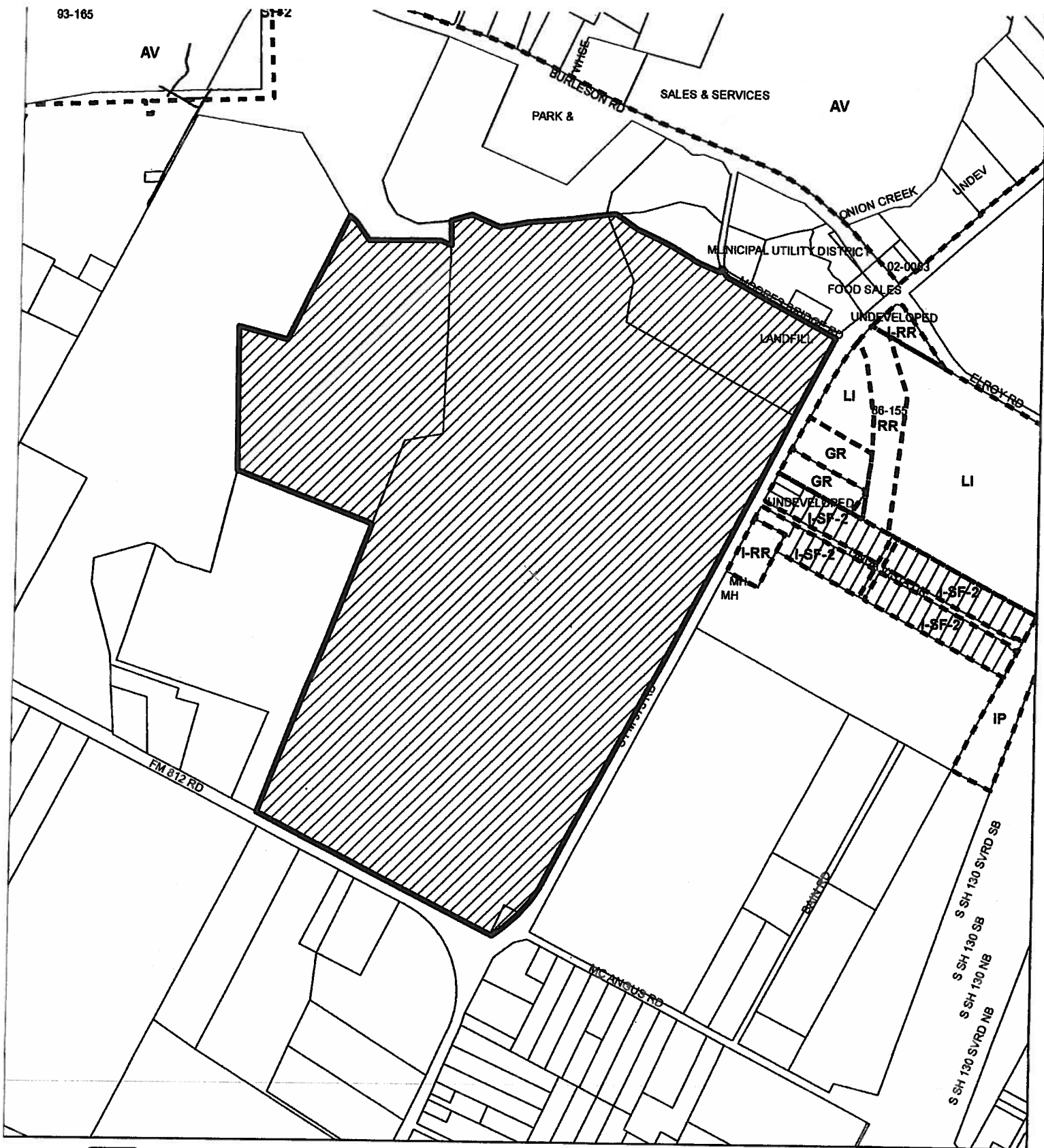
STATE OF TEXAS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as stamp hereon by me, on




FILED
FEB 29 4 53 PM '84
David H. Angeline
COUNTY CLERK
TRAVIS COUNTY, TEXAS



FEB 29 1984 At 4:58 PM
David H. Angeline
COUNTY CLERK
TRAVIS COUNTY, TEXAS

8475 939



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE
C14-2014-0184



1" = 1,000'

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit E