ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT HIDDEN WEST BOULEVARD FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT TO MOBILE HOME RESIDENCE (MH) 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 limited industrial services-conditional overlay (LI-CO) combining district to mobile home residence (MH) district on the property described in Zoning Case No. C14-2016-0016, on file at the Planning and Zoning Department, as follows:

An 18.03 acre tract of land out of a called 250.838 acre tract described in the deed to Hidden Valley, Ltd., recorded in Volume 8054, Page 741 of the Real Property Records of Travis County, Texas, said 18.03 acre tract, as shown on the accompanying sketch, being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as Hidden West Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

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PART 2. This ordinance takes effect on ________________, 2016.

PASSED AND APPROVED

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§
§

__________________________, 2016

Steve Adler
Mayor

APPROVED: ____________________________ ATTEST: ____________________________
Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk
METES AND BOUNDS DESCRIPTION

OF AN 18.03 ACRE TRACT OUT OF A CALLED 250.838 ACRE TRACT DESCRIBED IN THE
DEED TO HIDDEN VALLEY, LTD.,Recorded in Volume 8054, page 741 of the Real
Property Records of Travis County, Texas, said 18.03 acre tract, as
shown on the accompanying sketch, being more particularly described
by metes and bounds as follows:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF SAID
HIDDEN VALLEY, LTD. TRACT (GRID COORDINATES N=100777373.20, E=3146552.37) FOR
THE NORTH CORNER OF THE TRACT DESCRIBED IN THE DEED TO ANITA CASTILLO AND
JOHNNY RIOS. RECORDED IN DOCUMENT NO. 2006126712 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS, AND THE EAST CORNER OF THE TRACT
DESCRIBED IN THE DEED TO YOLANDA T. BROWN, RECORDED IN DOCUMENT NO.
2003297621 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, N 33°47'01" E, INTO THE INTERIOR OF SAID HIDDEN VALLEY, LTD. TRACT, A
DISTANCE OF 1424.33 FEET TO THE SOUTH CORNER HEREOF AND POINT OF
BEGINNING;

THENCE, N 62°12'15" W, A DISTANCE OF 680.13 FEET TO A CALCULATED POINT FOR THE
WEST CORNER HEREOF;

THENCE, N 27°30'38" E, A DISTANCE OF 205.68 FEET TO A CALCULATED POINT IN THE
SOUTHWEST RIGHT-OF-WAY OF HIDDEN WEST BOULEVARD, MEASURED 90° RIGHT-OF-
WAY;

THENCE, S 62°11'45" E, WITH SAID SOUTHWEST RIGHT-OF-WAY, A DISTANCE OF 69.74
FEET TO A CALCULATED POINT;

THENCE, N 27°47'09" E, OVER AND ACROSS SAID HIDDEN WEST BOULEVARD, A
DISTANCE OF 80.00 FEET TO A CALCULATED POINT IN THE NORTHEAST RIGHT-OF-WAY
OF SAID HIDDEN WEST BOULEVARD;

THENCE, N 27°47'09" E, A DISTANCE OF 497.55 FEET TO A CALCULATED POINT;

THENCE, N 62°32'04" E, A DISTANCE OF 793.29 FEET TO A CALCULATED POINT FOR THE
NORTH CORNER HEREOF;

THENCE, S 03°05'06" E, A DISTANCE OF 322.78 FEET TO A CALCULATED POINT;

THENCE, N 86°53'54" E, A DISTANCE OF 7.50 FEET TO A CALCULATED POINT;

THENCE, S 03°05'06" E, A DISTANCE OF 180.89 FEET TO A CALCULATED POINT FOR THE
EAST CORNER HEREOF;

THENCE, S 33°47'01" W, A DISTANCE OF 725.15 FEET TO A CALCULATED POINT IN THE
NORTHEAST RIGHT-OF-WAY OF SAID HIDDEN WEST BOULEVARD;

Exhibit A
THENCE, S 33°47'01" W, OVER AND ACROSS SAID HIDDEN WEST BOULEVARD, A DISTANCE OF 80.44 FEET TO A CALCULATED POINT IN THE SOUTHWEST RIGHT-OF-WAY OF SAID HIDDEN WEST BOULEVARD,

THENCE, S 33°47'01" W, A DISTANCE OF 205.71 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.03 ACRES, MORE OR LESS.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL TEXAS ZONE, USING A COMBINED SCALE FACTOR OF 0.999932655.

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED

DATE 03-22-2016
DOOD SURVEYING & MAPPING
PROFESSIONAL SURVEYORS
112 PECAN STREET WEST
PFLUGERVILLE, TX 78660

FRED L. DODD JR.
RPLS NO. 6392
STATE OF TEXAS
FIRM NO. 10193745