ORDINANCE NO. 20160811-038

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. CI4-2016-0016, 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”.

PART 2. This ordinance takes effect on August 22, 2016.

PASSED AND APPROVED

August 11, 2016

Steve Adler
Mayor

APPROVED:  
Anne L. Morgan
City Attorney

ATTEST:  
Jannette S. Goodall
City Clerk
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:


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 80' 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°06'06" 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°06'06" 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 206.71 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 0.999932665.

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.
A 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.

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR ZONING CHANGE

LINE CHART

<table>
<thead>
<tr>
<th>LINE</th>
<th>BEARING</th>
<th>DISTANCE</th>
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<tbody>
<tr>
<td>L1</td>
<td>S 03°06'06&quot; E</td>
<td>322.78'</td>
</tr>
<tr>
<td>L2</td>
<td>N 86°53'54&quot; E</td>
<td>7.50'</td>
</tr>
<tr>
<td>L3</td>
<td>S 03°06'06&quot; E</td>
<td>180.89'</td>
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AUSTIN CITY LIMITS BOUNDARY LINE BASED ON AN ESRI SHAPE FILE FROM CAPITOL AREA COUNCIL OF GOVERNMENTS (CAPCOG)

BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE USING A COMBINED SCALE FACTOR OF 0.99993255
COORDINATES SHOWN ARE GRID COORDINATES

STATE OF TEXAS
FRED L. DODD, JR.
PROFESSIONAL LAND SURVEYOR
RPLS NO. 6392
LICENSE NO. 10193745

RED L. DODD, JR.
DATE: 03/18/2016

DODD
SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
TEXAS FIRM LICENSE NO. 10193745