

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE WEST SIDE OF SOUTH PLEASANT VALLEY ROAD NEAR THE INTERSECTION OF SPRINGVILLE LANE FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single-family residence standard lot (SF-2) district to public (P) district on the property described in Zoning Case No. C14-2017-0043, on file at the Planning and Zoning Department, as follows:

Being all that certain tract or parcel of land out of and a part of the Santiago Del Valle Grant, situated in Travis County, Texas, more particularly described as being out of and a part of that certain tract of land conveyed to Gaston Development Company of record in Volume 8236, Page 613, Travis County, Texas, Deed Records, said tract being 24.694 acres of land, and;

Being all that certain tract or parcel of land out of and part of the Santiago Del Valle Grant, situated in Travis County, Texas, more particularly described as being of and a part of that certain tract of land conveyed to Gaston Development Company of record in Volume 8236, Page 613, Travis County, Texas, Deed Records, said tract being 11.178 acres of land, both 24.694 and 11.178 acres being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as the west side of South Pleasant Valley Road near the intersection of Springville Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. This ordinance takes effect on _____, 2017.

PASSED AND APPROVED

_____, 2017 §
 §
 § _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GASTON DEVELOPMENT COMPANY OF RECORD IN VOLUME 8236, PAGE 613, TRAVIS COUNTY, TEXAS, DEED RECORDS, SAID TRACT BEING 24.694 ACRES OF LAND MORE

PARTICULARLY DESCRIBED BY METES AND SOUNDS AS FOLLOWS:

BEGINNING at a point in the most northerly line of SILVERSTONE, PHASE ONE (1), SECTION ONE (1), a subdivision of record in Plat Book 78, Pages 381 and 382, Travis County, Texas, Plat Records, from which the southeast corner of said Gaston tract bears S 72°57'45" E, 459.11 feet, for the southeast corner of the herein described tract,

THENCE, with the most southerly line of the herein described tract, the following five (5) courses and distances, numbered one (1) through five (5),

1. N 72°57'45" W, 425.45 feet, to an iron stake, being the northwest corner of said SILVERSTONE, PHASE ONE (1), SECTION ONE (1), also being the northeast corner of SILVERSTONE, PHASE ONE (1), SECTION TWO (2), a subdivision of record in Plat Book 78, Pages 383 and 384, Travis County, Texas, Plat Records,
2. N 72°57' W, 165.08 feet, to an iron stake,
3. N 72°59'30" W, 63.98 feet, to an iron stake,
4. N 72°48'15" W, 741.54 feet, to an iron stake,
5. N 72°05'30" W, 560.00 feet, being the most northwesterly corner of said SILVERSTONE, PHASE ONE (1), SECTION TWO (2), also being in the most easterly line of SILVERSTONE, PHASE TWO (2), SECTION ONE (1), a subdivision of record in Plat Book 84, Pages 146C-147A, Travis County, Texas, Plat Records, for the most southwesterly corner of the herein described tract,

THENCE, with the most westerly line of the herein described tract, the following fourteen (14) courses and distances, numbered one (1) through fourteen (14).

1. N 03°35'15" E, 123.41 feet, to an iron stake,
2. N 71°26'15" W, 78.16 feet, to an iron stake, being the most southeasterly corner of SILVERSTONE, PHASE TWO (2), SECTION TWO (2), a subdivision of record in Plat Book 84, Pages 147B-D, Travis County, Texas, Plat Records, for an oil corner,
3. N 18°26' E, 191.56 feet, to an iron stake in the curving R.O.W. line of Deep Lane,
4. following said R.O.W. line, with a curve to the left whose radius equals 50.00 feet, an arc distance of 20.14, and whose chord bears N 54°55'15" E, 19.98 feet, leaving said R.O.W. line, S 04°19'30" W, 33.17 feet, to an iron stake,
6. S 18°26' W, 52.00 feet, to an iron stake,
7. S 71°14' E, 162.78 feet, to an iron stake at the beginning of a curve.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

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Page 1 of 1

8. with a curve to the left, whose radius equals 627.92 feet, an arc distance of 48.30 feet, and whose chord bears N 76°24'45" E, 48.29 feet, to a point at the end of said curve,
9. N 74°34'43" E, 286.52 feet, to an iron stake in a curve,
10. with a curve to the right whose radius equals 469.05 feet, an arc distance of 111.92 feet, and whose chord bears N 25°15'15" W, 111.65 feet,
11. N 18°25' W, 235.00 feet, to an iron stake,
12. N 32°15' W, 150.00 feet, to an iron stake,
13. N 62°03' W, 160.00 feet, to an iron stake,
14. N 15°48' E, 25.00 feet, to an iron stake in the most northerly line of said Gaston tract, being the most north easterly corner of said SILVERSTONE, PHASE TWO (2), SECTION TWO (2), for the northwest corner of the herein described tract,

THENCE, with the most northerly line of the herein described tract, the following three (3) courses and distances, numbered one (1) through three (3),

1. S 74°09'15" E, 102.35 feet, to an iron stake,
2. S 76°48'30" E, 300.21 feet, to an iron stake,
3. S 75°06'30" E, 642.17 feet, to an iron stake, for the most northeasterly corner of the herein described tract,

THENCE, with the most easterly line of the herein described tract, the following six (6) courses and distances, numbered one (1) through six (6),

1. with a curve to the left whose radius equals 523.30, an arc distance of 98.34 feet, and whose chord bears S 13°18' E, 98.20 feet,
2. S 18°41' E, 175.00 feet, to an iron stake at the beginning of a curve,
3. with a curve to the right whose radius equals 1,478.27 feet, an arc distance of 525.23 feet, and whose chord bears S 08°31' E, 522.47 feet, to an iron stake for an ell corner,
4. S 88°21' E, 70.00 feet, to an iron stake,
5. S 71°27'15" E, 579.72 feet, to an iron stake for an ell corner,
6. S 17°02'15" W, 203.34 feet, to the POINT OF BEGINNING containing 24.694 Acres of Land;

and

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GASTON DEVELOPMENT COMPANY OF RECORD IN VOLUME 8236, PAGE 613, TRAVIS COUNTY, TEXAS, DEED RECORDS, SAID TRACT BEING 11.178 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron stake in the curving westerly R.O.W. line of South Pleasant Valley Road, being the southeasterly corner of Beautiful Saviour Lutheran Church Addition, a subdivision of record in Plat Book 80, Page 18, of the Travis County, Texas, Plat Records, for the northeast corner of the herein described tract,

THENCE, along the said westerly R.O.W. line of South Pleasant Valley Road, the following two (2) courses and distances, numbered one (1) and two (2).

1. with a curve to the left whose radius equals 646.47 feet, an arc distance of 123.44 feet, and whose chord bears S 36°51' W, 123.25 feet,
2. S 31°23'45" W, 874.02 feet, to an iron stake at the northeasterly corner of SILVERSTONE, PHASE ONE (1), SECTION ONE (1), a subdivision of record in Plat Book 78, Pages 381 and 382, of the Travis County, Texas, Plat Records, for the southeast corner of the herein described tract.

THENCE, along the southerly line of the herein described tract, N 72°57'45" W, 459.11 feet, to a point for the southwest corner of the herein described tract.

THENCE, along the most westerly line of the herein described tract, the following three (3) courses and distances, numbered one (1) through three (3),

1. N 17°02'15" E, 203.34 feet, to an iron stake,
2. N 50°44'30" E, 242.64 feet, to an iron stake,
3. N 07°58' E, 538.36 feet, to an iron stake, being the southwest corner of said Beautiful Saviour Lutheran Church Addition, for the northwest corner of the herein described tract.

THENCE, with the most northerly line of the herein described tract, the following six (6) courses and distances, numbered one (1) through six (6),

1. S 73°45'15" E, 51.92 feet, to an iron stake,
2. S 74°20' E, 121.94 feet, to an iron stake,
3. S 74°50'30" E, 131.66 feet, to an iron stake,
4. S 75°24' E, 108.23 feet, to an iron stake,
5. S 76°02'15" E, 109.92 feet, to an iron stake,
6. S 75°53'30" E, 144.75 feet, to the POINT OF BEGINNING containing 11.178 Acres of Land;

FILED

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DANIEL J. SULLIVAN
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Attention Mr. Tom Nielson

Clark Thomas Walker & Rendon

PO BOX 1148

AUSTIN 78767

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

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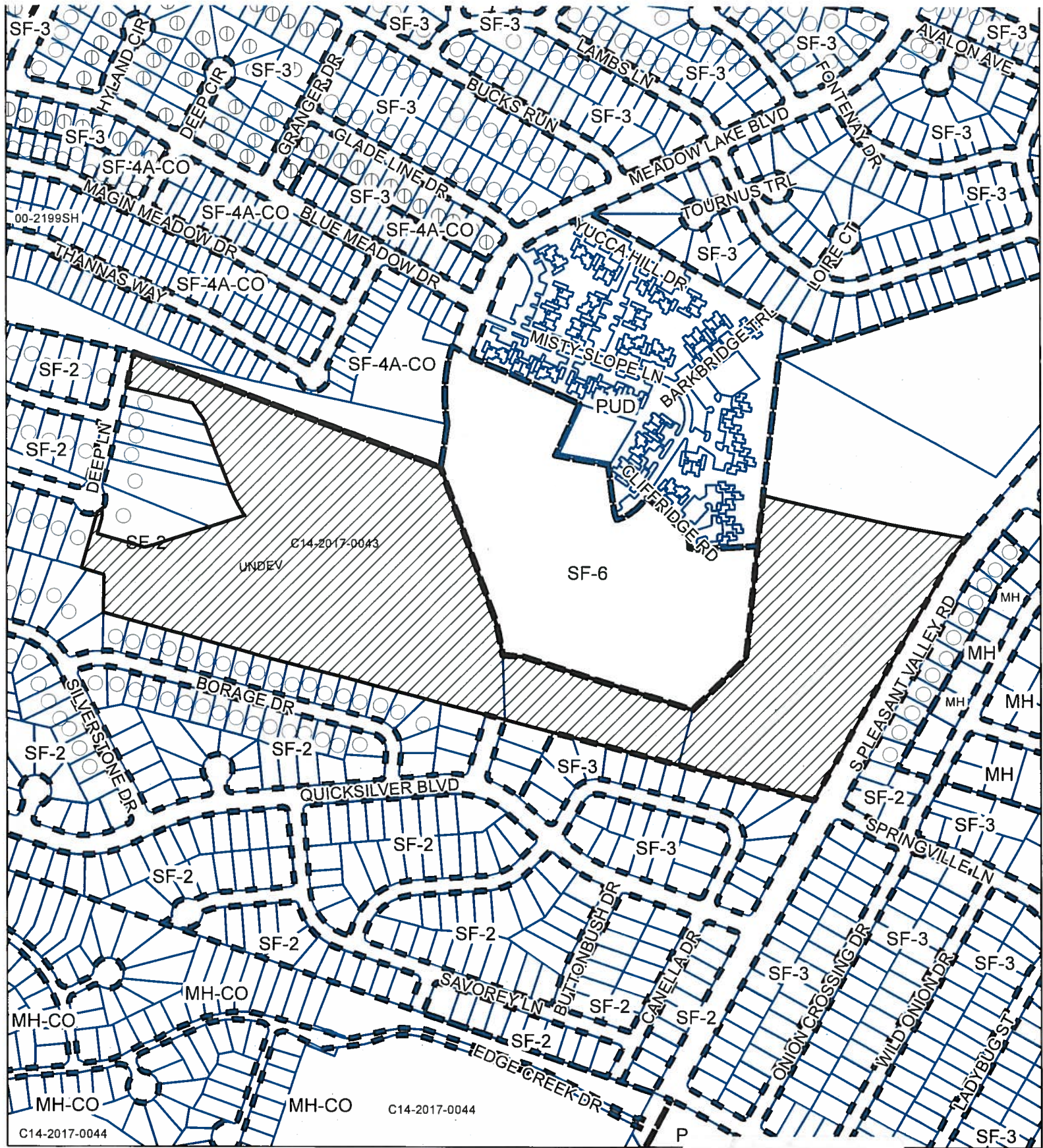
Page 1 of 3




STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was filed on
the date and at the time foregoing, according to the
true and correct record of the same as the same
appears in the records of Travis County, Texas.

AUG 23 1998



DANIEL J. SULLIVAN
COUNTY CLERK
TRAVIS COUNTY, TEXAS



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
Zoning Case: C14-2017-0043

EXHIBIT B



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.

1" = 417'