

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 15218 AND 15230 NORTH FM 620 ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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 development reserve (DR) district to multifamily residence medium density (MF-3) district on the property described in Zoning Case No. C14-2018-0009, on file at the Planning and Zoning Department, as follows:

5.9872 acres (260,801 square feet) out of the Thomas P. Davy Survey No. 3, Abstract No. 169 in Williamson County, Texas, and being a portion of a called 10 acre tract conveyed to J.E. Warren et ux. in Volume 348, Page 290 of the Deed Records of Williamson County, Texas (D.R.W.C.T.), said called 10 acres also being described as all of 3.424 acre tract (described as Tract I), all of a called 5.477 acre tract (described as Tract II), all of a called 0.781 acre tract (described as Tract III), all of a called 0.523 acre tract (described as Tract IV), and all of a called 0.522 acre tract (described as Tract V), all conveyed to Equity Secured Capital, L.P., in Document No. 2009040227 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), said 5.9872 acres more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 15218 and 15230 North FM 620 Road in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_, 2018      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan                      Jannette S. Goodall  
City Attorney                      City Clerk

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.9872 ACRES (260,801 SQUARE FEET) OUT OF THE THOMAS P. DAVY SURVEY NO. 3, ABSTRACT NO. 169 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10 ACRE TRACT CONVEYED TO J. E. WARREN ET UX. IN VOLUME 348, PAGE 290 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID CALLED 10 ACRE TRACT ALSO BEING DESCRIBED AS ALL OF A CALLED 3.424 ACRE TRACT (DESCRIBED AS TRACT I), ALL OF A CALLED 5.477 ACRE TRACT (DESCRIBED AS TRACT II), ALL OF A CALLED 0.781 ACRE TRACT (DESCRIBED AS TRACT III), ALL OF A CALLED 0.523 ACRE TRACT (DESCRIBED AS TRACT IV), AND ALL OF A CALLED 0.522 ACRE TRACT (DESCRIBED AS TRACT V), ALL CONVEYED TO EQUITY SECURED CAPITAL, L.P., IN DOCUMENT NO. 2009040227 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 5.9872 ACRES BEING MORE PARTICULARLY DESCRIBED IN THREE PARTS BY METES AND BOUNDS AS FOLLOWS:



**BEGINNING**, at a 1/2-inch iron rod found in the north right-of-way line of Ranch to Market Road 620 (right-of-way varies) and being at the southeast corner of a called 1.98 acre tract conveyed to Larry H. Lugo et ux in Volume 939, Page 861 (D.R.W.C.T.), and being at the northwest corner of a called 0.0576 acre tract (described as Parcel 417) conveyed to Williamson County, Texas, in Document No. 2003025326 (O.P.R.W.C.T.), and being at the southwest corner of said Equity Secured Capital Tract III, and being in the west line of said Warren tract, for the southwest corner and **POINT OF BEGINNING** hereof, from which a TxDot Type II brass disc found at an angle point in the north right-of-way line of said R.M. 620, and being a southeast corner of a called 19.935 acre tract conveyed to England Ranch SE Limited Partnership in Document No. 2013104301 (O.P.R.W.C.T.), and being the southwest corner of said Lugo tract bears, S75°53'02"W, a distance of 206.87 feet;

**THENCE**, leaving the north right-of-way line of said R.M. 620, with the east line of said Lugo tract and the west line of said Warren tract, and in part with the west lines of said Equity Secured Capital Tract III and Equity Secured Capital Tract I, the following two (2) courses and distances:

- 1) N29°16'25"W, a distance of 264.77 feet to a bent 1/2-inch iron rod found for an angle point hereof, and
- 2) N27°35'50"W, a distance of 114.31 feet to a calculated point for the northwest corner hereof, said point being in the common line of said Lugo tract, said Equity Secured Capital Tract I and said Warren tract, from which a 5/8-inch iron rod found at the common easterly corner of said Lugo tract and said England Ranch SE tract, and being an angle point in the west line of said Equity Secured Capital Tract I and said Warren tract bears, N27°35'50"W, a distance of 30.42 feet;

**THENCE**, leaving the common line of said Lugo tract, said Warren tract and said Equity Secured Capital Tract I, over and across said Equity Secured Capital Tracts I and II and said Warren tract, N75°16'48"E, a distance of 690.39 feet to a calculated point for the northeast corner hereof, said point being in the west line of Lot 4, Block Two, Oak Park Subdivision, recorded in Cabinet B, Slide 65 of the Plat Records of Williamson County, Texas (P.R.W.C.T.), and being in the east line of said Equity Secured Capital Tract II and said Warren tract, from which a 1/2-inch iron rod found at the northwest corner of Lot 7, Block Two of said Oak Park Subdivision, and being in the south line of Lot 70, Block "E" of the Woods of Brushy Creek, Section II-Phase IV, recorded in Cabinet L, Slides 159-163 (P.R.W.C.T.), and being at the northeast

**Exhibit A**

corner of said Equity Secured Capital Tract II and said Warren tract, bears N28°00'21"W, a distance of 342.00 feet;


**THENCE**, with the west line of Block Two of said Oak Park and the east line of said Equity Secured Capital Tract II and said Warren tract, **S28°00'21"E**, a distance of **403.29** feet to a 1/4-inch iron rod found for the southeast corner hereof, said point being in the north right-of-way line of said R.M. 620, and being at the southwest corner of Lot 1 of Block Two of said Oak Park, and being at the southeast corner of said Equity Secured Capital Tract II and said Warren tract;

**THENCE**, with the north right-of-way line of said R.M. 620, in part with the south line of said Warren tract, in part with the south lines of said Equity Secured Capital Tracts I-V, in part with the north line of a called 0.0206 acre tract (described as Parcel 421) conveyed to Williamson County, Texas, in Document No. 2003034274 (O.P.R.W.C.T.), in part with the north line of a called 0.0313 acre tract (described as Parcel 420) conveyed to Williamson County, Texas, in Document No. 2003034291 (O.P.R.W.C.T.), in part with the north line of a called 0.0313 acre tract (described as Parcel 419) conveyed to Williamson County, Texas, in Document No. 2003034273 (O.P.R.W.C.T.), in part with the north line of a called 0.0137 acre tract (described as Parcel 418) conveyed to Williamson County, Texas, in Document No. 2003025325 (O.P.R.W.C.T.), and in part with the north line of said Williamson County Parcel 417, the following three (3) courses and distances:

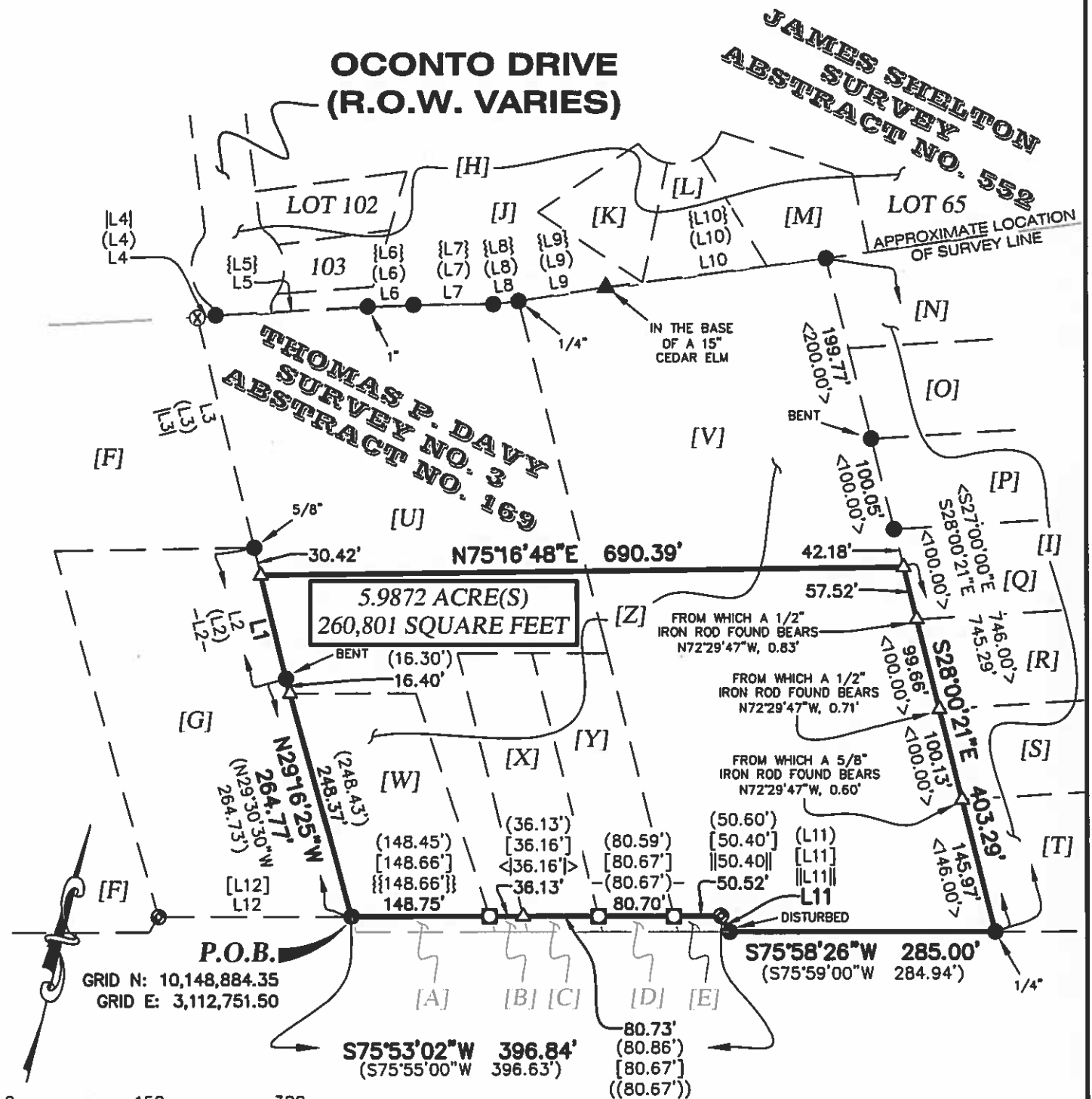
1. **S75°58'26"W**, a distance of **285.00** feet to a disturbed 1/2-inch iron rod found for an angle point hereof,
2. **N43°05'18"W**, a distance of **19.48** feet to a TxDot Type II brass disc found for an angle point hereof, and
3. **S75°53'02"W**, a distance of **396.84** feet to the **POINT OF BEGINNING** and containing 5.9872 Acres (260,801 Square Feet) of land, more or less.

**Notes:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000117103449. See attached sketch (reference drawing: 00667\_zoning exhibit\_south.dwg.)

  
3/22/18  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC





**5.9872 ACRES**  
**City of Austin,**  
**Williamson County,**  
**Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	3/22/2018
Project:	00667
Scale:	1" = 150'
Reviewer:	SMD
Tech:	BP
Field Crew:	TF/CP
Survey Date:	JAN. 2018
Sheet:	1 OF 3

## LEGEND

—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊗	CHISELED "X" FOUND IN CONCRETE
⊙	TXDOT TYPE II BRASS DISC FOUND
△	CALCULATED POINT
▲	60D NAIL FOUND
□	TXDOT TYPE III 5/8" ALUMINUM CAP FOUND
⊕	SURVEY CONTROL POINT
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
R.O.W.	RIGHT-OF-WAY
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
R.P.R.W.C.T.	REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
{.....}	RECORD INFORMATION PER DOC. NO. 2009040227
{.....}	RECORD INFORMATION PER PLAT CAB. L, SLDS. 159-163
.....	RECORD INFORMATION PER DOC NO. 2012056983
<.....>	RECORD INFORMATION PER PLAT CAB. B, SLD. 65
{{.....}}	RECORD INFORMATION PER DOC NO. 2003025326
((.....))	RECORD INFORMATION PER DOC NO. 2003034273
.....	RECORD INFORMATION PER DOC NO. 2003034274
<.....>	RECORD INFORMATION PER DOC NO. 2003025325
-(.....)-	RECORD INFORMATION PER DOC NO. 2003034291
[.....]	RECORD INFORMATION PER TXDOT RIGHT-OF-WAY MAP

## LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N27°35'50"W	114.31'
L2	N27°35'50"W	144.73'
L3	N27°49'33"W	254.35'
L4	N68°23'10"E	20.09'
L5	N72°41'34"E	163.17'
L6	N73°38'24"E	49.42'
L7	N75°30'51"E	85.98'
L8	N69°20'36"E	27.30'
L9	N66°50'29"E	94.71'
L10	N68°34'03"E	238.72'
L11	N43°05'18"W	19.48'
L12	S75°53'02"W	206.87'

## LINE TABLE (RECORD)

LINE #	DIRECTION	LENGTH
(L2)	N27°15'15"W	144.76'
-L2-	N25°16'00"W	143.51'
(L3)	N27°48'30"W	254.36'
L3	N27°52'25"W	254.34'
(L4)	N68°07'45"E	20.14'
L4	N71°29'23"E	20.02'
{L5}	N73°55'06"E	163.18'
(L6)	N73°50'15"E	49.62'
{L6}	N75°17'26"E	49.38'
{L7}	N77°17'55"E	86.06'
(L7)	N75°26'45"E	85.79'
(L8)	N69°52'30"E	27.28'
{L8}	N70°48'20"E	27.30'
{L9}	N68°29'26"E	94.30'
(L9)	N66°46'30"E	94.74'
{L10}	N70°20'24"E	238.99'
(L10)	N68°30'30"E	238.76'
(L11)	N42°31'30"W	19.65'
[L11]	N43°38'40"W	19.47'
L11	N43°38'40"W	19.47'
[L12]	S75°53'51"W	207.10'



3/22/2018

## NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117103449.

2) SEE ATTACHED METES AND BOUNDS.

**5.9872 ACRES**  
**City of Austin,**  
**Williamson County,**  
**Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date:	3/22/2018
Project:	00667
Scale:	1" = 150'
Reviewer:	SMD
Tech:	BP
Field Crew:	TF/CP
Survey Date:	JAN. 2018
Sheet:	2 OF 3



[A]  
CALLED 0.0576 ACRE  
(PARCEL NO. 417)  
WILLIAMSON COUNTY, TEXAS  
DOC. NO. 2003025326  
O.P.R.W.C.T.

[B]  
CALLED 0.0137 ACRE  
(PARCEL NO. 418)  
WILLIAMSON COUNTY, TEXAS  
DOC. NO. 2003025325  
O.P.R.W.C.T.

[C]  
CALLED 0.0313 ACRE  
(PARCEL NO. 419)  
WILLIAMSON COUNTY, TEXAS  
DOC. NO. 2003034273  
O.P.R.W.C.T.

[D]  
CALLED 0.0313 ACRE  
(PARCEL NO. 420)  
WILLIAMSON COUNTY, TEXAS  
DOC. NO. 2003034291  
O.P.R.W.C.T.

[E]  
CALLED 0.0206 ACRE  
(PARCEL NO. 421)  
WILLIAMSON COUNTY, TEXAS  
DOC. NO. 2003034274  
O.P.R.W.C.T.

[F]  
CALLED 19.935 ACRES  
ENGLAND RANCH SE  
LIMITED PARTNERSHIP  
DOC. NO. 2013104301  
O.P.R.W.C.T.

[G]  
CALLED 1.98 ACRES  
LARRY H. LUGO AND WIFE  
DIANE H. LUGO  
VOL. 939, PG. 861  
D.R.W.C.T.

[H]  
BLOCK "E"  
THE WOODS OF BRUSHY CREEK  
SECTION II - PHASE IV  
CAB. L, SLDS. 159-163  
P.R.W.C.T.

[I]  
BLOCK TWO  
OAK PARK SUBDIVISION  
CAB. B, SLD. 65, P.R.W.C.T.

[J]  
LOT 104  
1.373 AC. ACCESS, DRAINAGE  
AND PUBLIC UTILITY EASEMENT  
OWNER: BRUSHY CREEK MUD  
DOC. NO. 2013115822  
O.P.R.W.C.T.

[K]  
LOT 72  
OWNER: CHRISTOPHER WILLIAMS  
& JENNIFER L. WILLIAMS  
DOC. NO. 9860521, O.R.W.C.T.

[L]  
LOT 71  
OWNER: ROBERT EVERETT  
DOC. NO. 2009039138  
O.P.R.W.C.T.

[M]  
LOT 70  
OWNER: XENOPHON C. NIKAS  
& MARIA X. NIKAS  
DOC. NO. 2004208042, O.P.R.W.C.T.

[N]  
LOT 7  
OWNER: JUDITH KAREN  
CUNNINGHAM  
DOC. NO. 2005052766, O.P.R.W.C.T.

[O]  
LOT 6  
OWNER: RAMON RIQUELME AND  
WIFE, FANNY RIQUELME  
DOC. NO. 199925622, O.R.W.C.T.

[P]  
LOT 5  
OWNER: RAMON RIQUELME AND  
WIFE, FANNY RIQUELME  
DOC. NO. 199931642, O.R.W.C.T.

[Q]  
LOT 4  
OWNER: WILLIAM H. RAYBUCK  
AND WIFE, LINDA K. RAYBUCK  
VOL. 670, PG. 231  
D.R.W.C.T.

[R]  
LOT 3  
OWNER: J. CLINTON EDWARDS  
AND EDILIA RODRIGUEZ  
DOC. NO. 199937385  
O.R.W.C.T.

[S]  
LOT 2  
OWNER: J. CLINTON EDWARDS  
AND EDILIA RODRIGUEZ  
DOC. NO. 199937385  
O.R.W.C.T.

[T]  
LOT 1  
OWNER: TON HIEN HUYNH  
VOL. 1031, PG. 294  
O.R.W.C.T.

[U]  
CALLED 3.424 ACRES  
(TRACT I)  
EQUITY SECURED CAPITAL, L.P.  
DOC. NO. 2009040227  
O.P.R.W.C.T.

[V]  
CALLED 5.477 ACRES  
(TRACT II)  
EQUITY SECURED CAPITAL, L.P.  
DOC. NO. 2009040227  
O.P.R.W.C.T.

[W]  
CALLED 0.781 ACRES  
(TRACT III)  
EQUITY SECURED CAPITAL, L.P.  
DOC. NO. 2009040227  
O.P.R.W.C.T.

[X]  
CALLED 0.523 ACRES  
(TRACT IV)  
EQUITY SECURED CAPITAL, L.P.  
DOC. NO. 2009040227  
O.P.R.W.C.T.

[Y]  
CALLED 0.522 ACRES  
(TRACT V)  
EQUITY SECURED CAPITAL, L.P.  
DOC. NO. 2009040227  
O.P.R.W.C.T.

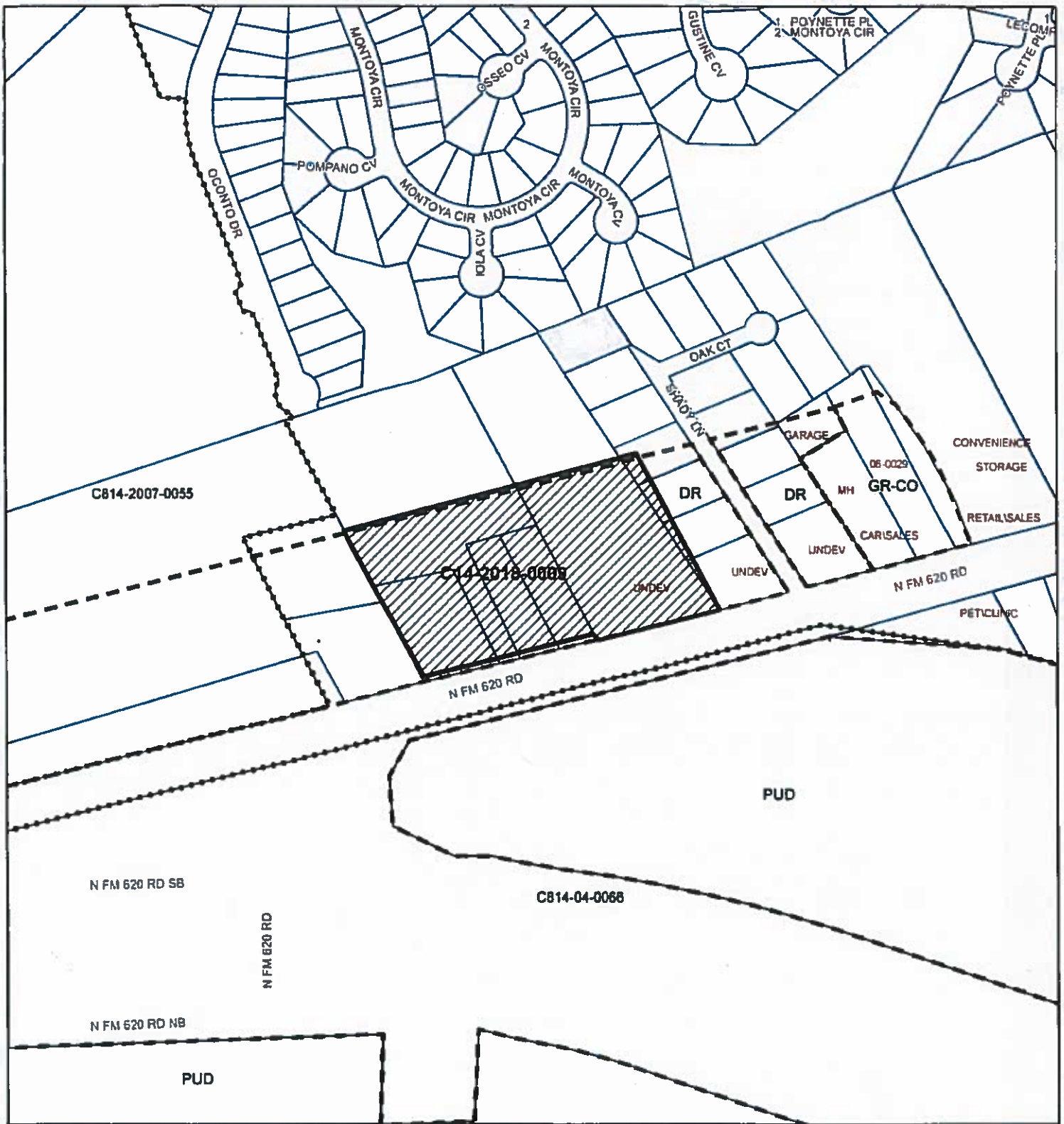
[Z]  
CALLED 10 ACRES  
J. E. WARREN ET UX.  
VOL. 348, PG. 290  
D.R.W.C.T.

**5.9872 ACRES**  
**City of Austin,**  
**Williamson County,**  
**Texas**



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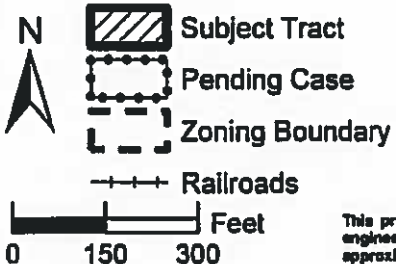
Date:	3/22/2018
Project:	00667
Scale:	1" = 150'
Reviewer:	SMD
Tech:	BP
Field Crew:	TF/CP
Survey Date:	JAN. 2018
Sheet:	3 OF 3



## ZONING

Case#: C14-2018-0009

Exhibit B



1" = 300'

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 1/30/2018