

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
PROPERTY LOCATED AT 12001 VISTA PARKE DRIVE FROM INTERIM
RURAL RESIDENCE (I-RR) DISTRICT TO TOWNHOUSE AND
CONDOMINIUM RESIDENCE (SF-6) 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 interim rural residence (I-RR) district to townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2018-0113, on file at the Planning and Zoning Department, as follows:

6.982 acres (approximately 304,125 sq. ft.) in the Alexander Dunlap Survey No. 805, Abstract No. 224, Travis County, Texas, said 6.982 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 12001 Vista Parke Drive in the City of Austin, Travis 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
City Attorney

Jannette S. Goodall
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**6.982 ACRES
CITY OF AUSTIN, TRAVIS COUNTY**

**CERTIFIED TRUE AND CORRECT
COPY OF THE ORIGINAL DOCUMENT**

A DESCRIPTION OF 6.982 ACRES (APPROX. 304,125 SQ. FT) IN THE ALEXANDER DUNLAP SURVEY NO. 805, ABSTRACT NO. 224, BEING A PORTION OF A 9.58 ACRE TRACT CONVEYED TO PARKE PROPERTIES I, LP, IN A SPECIAL WARRANTY DATED DECEMBER 31, 1997, AND FILED UNDER DOCUMENT NO. 2000092411 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.982 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "MWM" cap found in the south right-of-way line of Vista Parke Drive (80' right-of-way width) for the north corner of said 9.58 acre tract, and for a southeast corner of a 43.843 acre tract conveyed to Travis County and described in Document No. 2003292304 of the Official Public Records of Travis County, Texas, from which, a 1/2" rebar found in said right-of-way line for a northeast corner of said 43.843 acres bears along a curve to the right, having a radius of 1105.00 feet, a delta angle of 35°58'33", an arc length of 693.82 feet, and a chord which bears North 25°49'39" West, a distance of 682.48 feet;

THENCE with the south right-of-way line of Vista Parke Drive, and the north line of the 9.58 acres, along a curve to the left, having a radius of 1105.00 feet, a delta angle of 21°06'49", an arc length of 407.20 feet, and a chord which bears South 54°22'49" East, a distance of 404.90 feet to a 1/2" rebar with "Chaparral" cap set for the northwest corner of a 1.700 acre tract conveyed to Travis County and described in Document No. 2014027505 of the Official Public Records of Travis County, Texas, from which, a type II brass disk found in the south right-of-way line of Vista Parke Drive, and the north line of said 1.700 acres bears along a curve to the left, having a radius of 1105.00 feet, a delta angle of 06°56'32", an arc length of 133.89 feet, and a chord which bears South 68°24'11" East, a distance of 133.81 feet;

THENCE crossing the 9.58 acre tract, same being the west line of the 1.700 acres, a curve to the left, having a radius of 363.00 feet, a delta angle of 62°57'24", an arc length of 398.87 feet, and a chord which bears South 01°30'37" East, a distance of 379.10 feet to a Mag nail with "Chaparral" washer set in the north line of a 96.619 acre tract conveyed to Travis County and described in Document No. 2003292304 of the Official Public Records of Travis County, being in the south line of the 9.58 acre tract, for the southwest corner of the 1.700 acres, from which, a 1/2" rebar found for an angle point in the south line of the 1.700 acres, and the north line of said 96.619 acres bears North 63°06'27" East, a distance of 192.87 feet;

Exhibit A

THENCE with the south line of the 9.58 acres, and the north line of the 96.619 acres the following two (2) courses and distances:

1. South 63°06'27" West, a distance of 169.44 feet to a 1/2" rebar found;
2. South 86°52'18" West, a distance of 173.88 feet to a 1/2" rebar with "Chaparral" cap set in the north line of the 96.619 acres, for a southwest corner of the 6.982 acres, same being a southeast corner of a 0.900 acre tract conveyed to Travis County and described in Document No. 2014027505 of the Official Public Records of Travis County, Texas;

THENCE crossing the 9.58 acre tract, with the northeast line of the 0.900 acres the following eight (8) courses and distances:

1. North 01°50'23" East, a distance of 38.32 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 75°50'12" West, a distance of 115.84 feet to a Mag nail with "Chaparral" washer set;
3. North 71°27'37" West, a distance of 117.45 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 60°59'52" West, a distance of 83.01 feet to a calculated point;
5. North 12°16'50" East, a distance of 51.80 feet to a 1/2" rebar with "Chaparral" cap set;
6. North 14°52'22" West, a distance of 97.91 feet to a cotton spindle with "Chaparral" washer set;
7. North 00°12'17" West, a distance of 86.93 feet to a 1/2" rebar with "Chaparral" cap set;
8. North 34°37'06" West, a distance of 6.32 feet to a 1/2" rebar with "Chaparral" cap set in the east line of the 43.843 acre tract, being in the west line of the 9.58 acre tract, same being the north corner of the 0.900 acres, from which, a 1/2" rebar with "MWM" cap found for an angle point in the east line of the 43.843 acres, and the west line of the 0.900 acres bears South 13°05'06" West, a distance of 96.79 feet;


THENCE with the west line of the 9.58 acres, and the east line of the 43.843 acres, the following two (2) courses and distances:

1. North 13°05'06" East, a distance of 43.10 feet to a 1/2" rebar with "Chaparral" cap set;

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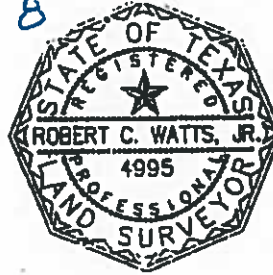
2. North 46°10'19" East, a distance of 400.45 feet to the **POINT OF BEGINNING**, containing an area of 6.982 acres, more or less.

Surveyed on the ground May 18, 2018. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone. Attachments: Survey Drawing No. 163-002-BASE


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995
T.B.P.L.S. Firm No. 10124500

Date

5.24.18



VISTA PARKE SUBDIVISION

- LEGEND**
- 1/4" REBAR WITH "VPM" CAP FOUND
 - 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - TRUST TYPE II DISK FOUND
 - COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
 - WAG NAIL WITH "CHAPARRAL" WASHER SET
 - CALCULATED POINT
 - RECORDED INFORMATION
 - SIDEWALK LOCATION

TRANS COUNTY
43.843 ACRES
(2003792304)

N47°19'57" 600.45'
(2003792304)

VISTA PARKE DRIVE
(60' R.O.W. Width)
(67/1600)

LOT 1
6.982 ACRES

N13°03'06"E
43.10'
(N15°20'42"E)

N00°12'17"W 88.93'

N14°52'22"W 87.91'

N12°16'50"E
51.80'

N86°50'52"W 83.01'

N71°27'37"W 117.45'

N75°50'12"W 115.84'

S86°52'18"W 133.80'
(S86°25'34"W)

S85°02'37"W 189.44'
(S85°25'34"W)

S85°02'37"W 189.44'
(S85°25'34"W)

S85°02'37"W 189.44'
(S85°25'34"W)

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(S85°25'34"W)

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(S85°25'34"W)

S85°02'37"W 189.44'
(S85°25'34"W)

S85°02'37"W 189.44'
(S85°25'34"W)

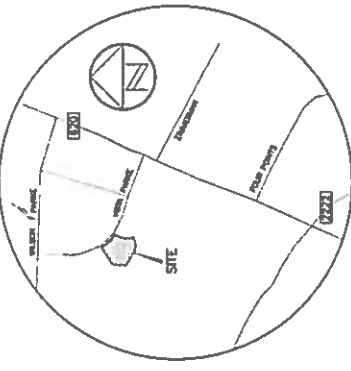
S85°02'37"W 189.44'
(S85°25'34"W)

S85°02'37"W 189.44'
(S85°25'34"W)

S85°02'37"W 189.44'
(S85°25'34"W)

S85°02'37"W 189.44'
(S85°25'34"W)

S85°02'37"W 189.44'
(S85°25'34"W)



SCALE: 1" = 50'
GRAPHIC SCALE

LINE	BEARING	DISTANCE	(RECORD)
L1	N01°50'23"E	39.32'	
L2	N34°37'08"W	6.32'	
L3	S13°05'08"W	98.79'	(N15°20'42"E)
L4	N43°08'27"E	192.57'	(S87°32'28"W)

TRANS COUNTY
1.700 ACRES
(2014027505)

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	1105.00'	2100.49'	407.20'	S84°22'41"E	404.80'	(S87°25'34"W)
C2	343.00'	675.72'	368.87'	S01°30'37"E	379.10'	
C3	1105.00'	3558.33'	683.82'	N25°49'39"W	682.48'	(N25°07'14"W 882.40')
C4	1105.00'	6365.32'	133.89'	S86°24'11"E	133.81'	(S86°25'34"W)

LOT SUMMARY
TOTAL NO. OF LOTS: 1
TOTAL LOT ACRES: 6.982

BEARING BASE: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83).
CENTRAL ZONE, BASED ON 49% SOLUTIONS FROM THE E.C.A. HARN
NETWORK.

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCarr Lane
Austin, Texas 78744
ST. 14-0000000000
Firm No. 10124500

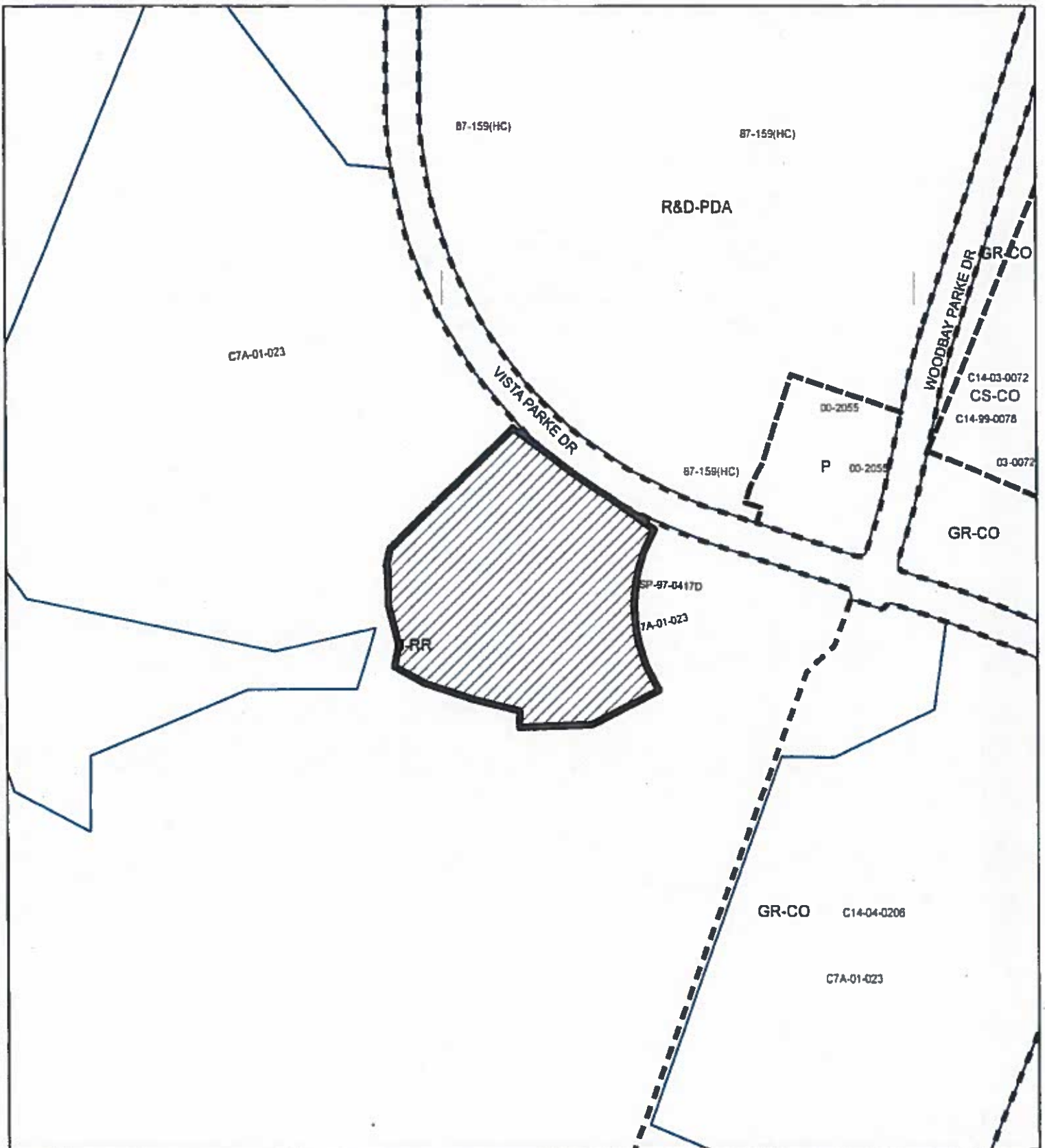
PROJECT NO.: 183-002
DRAWING NO.: 183-002-PL1
PLOT DATE: 07/17/2018
PLOT SCALE: 1" = 50'
DRAWN BY: MAW
SHEET 01 OF 02






TRANS COUNTY
1.700 ACRES
(2003792304)

TRANS COUNTY
96.819 ACRES
(2003792304)

C8-XX-XXXXXX



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 300'

Zoning Case C14-2018-0113

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.

