

ORDINANCE NO. 20190411-038

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11920 WILSON PARKE AVENUE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL OFFICE (GO) 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 general office (GO) district on the property described in Zoning Case No. C14-2018-0142, on file at the Planning and Zoning Department, as follows:

12.8 acres out of the James T. Dunlap Survey No. 594, Abstract No. 239, in Travis County, Texas, said 12.8 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Lot 2, Block G, The Park Phase C Subdivision, a subdivision in Travis County, Texas, according to the map or plat of record thereof, recorded in Volume 88, Page 56, Plat Records of Travis County, Texas; SAVE AND EXCEPT 14.0163 acres described by metes and bounds in **Exhibit "B"** incorporated into this ordinance (cumulatively referred to as the "Property"),

locally known as 11920 Wilson Parke Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

PART 2. This ordinance takes effect on April 22, 2019.

PASSED AND APPROVED

_____, April 11, 2019

APPROVED:


Anne L. Morgan
City Attorney

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§
§


Steve Adler
Mayor

ATTEST:

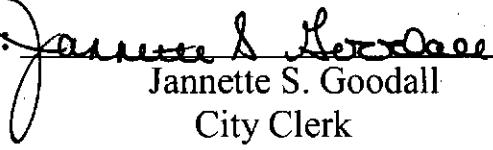

Jannette S. Goodall
City Clerk

EXHIBIT "A"
DESCRIPTION OF PROPERTY

Being Tracts I and II, - out of the James T. Dunlap Survey, No. 594, Travis County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

TRACT I

FIELD NOTE DESCRIPTION OF 10.54 ACRES OF LAND SITUATED IN THE JAMES T. DUNLAP SURVEY NO. 594 IN TRAVIS COUNTY, TEXAS; SAID 10.54 ACRES BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESIGNATED AS TRACT "B" AND DESCRIBED AS CONTAINING 33.72 ACRES IN A DEED TO PARKE INVESTORS, LTD. RECORDED IN VOLUME 9053, PAGE 108 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.54 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a brass monument found in the North line of said Tract "B" and being at the Northwest corner of the 120 foot wide Southerly projection of Lot 2, Block G, The Parke Phase C, a subdivision in Travis County, Texas recorded in Book 88, Page 54 to 56 of the Plat Records of Travis County, Texas, for the Northeast corner and POINT OF BEGINNING hereof;

THENCE with the North line hereof being the North line of said Tract "B" and the South line of said Lot 2, Block G, N 72° 02' 56" W for a distance of 562.74 feet to an iron rod set in the East line of Lot 32, Block A, The Parke Section Three, a subdivision in Travis County, Texas recorded in Book 87, Page 1940 to 195A of the Plat Records of Travis County, Texas, being the Westerly Southwest corner of said Lot 2, Block G, same being the Northwest corner of said Tract "B" for the Northwest corner hereof.

THENCE with the West line hereof being West line of said Tract "B" same being the East lines of Lots 32, 31, 26, 25, 24 and 23, Block A, respectively, S 24° 57' 06" W for a distance of 633.14 feet to an iron rod set in the North right-of-way line of Wilson Parke Avenue, a 120 foot wide public right-of-way, for the Southwest corner hereof;

THENCE with the South line hereof being the North right-of-way line of said Wilson Parke Avenue, S 67° 05' 25" E for a distance of 991.74 feet to an iron rod set at the Southwest corner of said 120 foot wide Southerly projection of Lot 2, Block G, for the Southeast corner hereof;

THENCE with the East line hereof being the West line of said 120 foot wide Southerly projection of Lot 2, Block G, the following four (4) courses;

- 1) N 12° 53' 55" E for a distance of 118.23 feet to an iron rod set at the beginning of a curve.
- 2) 144.75 feet along the arc of a curve to the right whose radius is 240.00 feet and whose chord bears, N 30° 07' 05" E a distance of 142.57 feet to an iron rod set at the end of said curve.
- 3) N 47° 23' 47" E for a distance of 96.56 feet to an iron rod set at the beginning of a curve.
- 4) 33.39 feet along the arc of a curve to the left whose radius is 360.00 feet and whose chord bears, N 44° 44' 21" E a distance of 33.38 feet to the POINT OF BEGINNING and containing 10.54 acres of land, more or less.

OCT 06 2017

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of file in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk
By Deputy:

T. PEREZ

(UNIVERSITY\SAS.DOC)

Exhibit A

REAL PROPERTY RECORDS
Travis County, Texas

Exhibit A

TRACT II

FIELD NOTE DESCRIPTION OF 2.26 ACRES OF LAND SITUATED IN THE JAMES T. DUNLAP SURVEY NO. 594 IN TRAVIS COUNTY, TEX.; SAID 2.26 ACRES BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESIGNATED AS TRACT "B" AND DESCRIBED AS CONTAINING 33.72 ACRES IN A DEED TO PARKE INVESTORS, LTD. RECORDED IN VOLUME 9053, PAGE 108 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.26 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

Beginning at an iron rod found in the North right-of-way line of Wilson Parke Avenue, a 120 foot wide public right-of-way, and being at the Southeast corner of the 120 foot wide Southerly projection of Lot 2, Block G, The Parke Phase C, a subdivision in Travis County, Texas recorded in Book 88, Page 54 to 56 of the Plat Records of Travis County, Texas, for the Southwest corner and POINT OF BEGINNING hereof;

THENCE with the South line hereof being the North right-of-way line of said Wilson Parke Avenue, S 87° 05' 29" E for a distance of 391.54 feet to and iron rod set at the Southwest corner of that certain tract of land described as containing 9.00 acres in a deed to 620 Investors, Ltd. recorded in Volume 10188, Page 254 of the Real Property Records of Travis County, Texas, for the Southeast corner hereof.

THENCE through and across said Tract "B" with the West line of said 9.00 acre tract same being the East line hereof, N 02° 55' 34" E for a distance of 300.15 feet to a metal spindle found in the South line of said Lot 2, Block G, same being the North line of said Tract "B", for the Northeast corner hereof;

THENCE with the North line hereof being the North line of said Tract "B" same being the South line of said Lot 2, Block G, the following two (2) courses;

- 1) N 87° 06' 52" W for a distance of 200.84 feet to an iron rod found for a corner hereof.
- 2) N 72° 15' 46" W for a distance of 13.63 feet to an iron rod found at the Northeast corner of said 120 foot wide Southerly projection of Lot 2, Block G, for the Northwest corner hereof;

THENCE with the West line hereof being the East line of said 120 foot wide Southerly projection of Lot 2, Block G, the following four (4) courses;

- 1) 96.92 feet along the arc of a curve to the right whose radius is 480.00 feet and whose chord bears, S 41° 35' 25" W a distance of 96.75 feet to an iron rod set at the end of said curve.
- 2) S 47° 23' 47" W for a distance of 96.56 feet to an iron rod set at the beginning of a curve.
- 3) 71.38 feet along the arc of a curve to the left whose radius is 120.00 feet and whose chord bears, S 30° 07' 03" W a distance of 71.28 feet to an iron rod set at the end of said curve.
- 4) S 12° 54' 32" W for a distance of 97.22 feet to the POINT OF BEGINNING and containing 2.26 acres of land, more or less.

OCT 06 2017

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of file in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk
By Deputy:

T. PEREZ

11522 0790
REAL PROPERTY RECORDS
Travis County, Texas

EXHIBIT " _____ "

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 14.0163 ACRES (610,548 SQUARE FEET) OUT OF THE JAMES DUNLAP SURVEY NO. 594, ABSTRACT NO. 239 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 2, BLOCK "G" OF THE PARKE - PHASE C, RECORDED IN VOLUME 88, PAGES 54-56 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), CONVEYED TO SAS INSTITUTE, INC., IN VOLUME 9544, PAGE 287 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), SAID 14.0163 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

4WARD
Land Surveying
TBPLS Firm #10174300
PO Box 90876
Austin, TX 78709
512.537.2384
www.4wardls.com

BEGINNING, at a 1/2-inch iron rod found in the north right-of-way line of Wilson Parke Avenue (120' right-of-way), being the southeast corner of a called 10.54 acres tract (described as Tract I) conveyed to SAS Institute, Inc. in Volume 11522, Page 787 of the (R.P.R.T.C.T.), and being an angle point in the south line of said Lot 2 and the **POINT OF BEGINNING** hereof, from which a Mag nail with "4Ward-Boundary" washer set for the southwest corner of said SAS Institute 10.54 acres tract, and being the southeast corner of Lot 23, Block "A" The Parke Section Three, a subdivision recorded in Volume 87, Page 194D-195A of the (P.R.T.C.T.) bears, N89°30'27"W, a distance of 991.85 feet;

THENCE, with the common line of said SAS Institute 10.54 acres tract and said Lot 2 the following four (4) courses and distances:

- 1) N10°30'48"E, a distance of 118.32 feet to a 1/2-inch iron rod found for a non-tangent point of curvature hereof,
- 2) Along the arc of a curve to the right, whose radius is 240.00 feet, whose arc length is 144.92 feet and whose chord bears N27°43'09"E, a distance of 142.73 feet to a 1/2-inch iron rod found for an angle point hereof,
- 3) N44°57'36"E, a distance of 96.36 feet to a 1/2-inch iron rod found for a non-tangent point of curvature hereof,
- 4) Along the arc of a curve to the left, whose radius is 360.00 feet, whose arc length is 33.45 feet and whose chord bears N42°20'22"E, a distance of 33.44 feet to a brass disc monument found for an angle point hereof, being an angle point in the south line of said Lot 2, and being the northeast corner of said SAS Institute 10.54 acres tract, from which a 1/2-inch iron rod found in the east line of Lot 32 of said Block "A" The Parke Section Three, being the southwest corner of said Lot 2 bears, N74°28'19"W, a distance of 962.81 feet;

THENCE, leaving the north line of said SAS Institute 10.54 acres tract, over and across said Lot 2 the following fifty-one (51) courses and distances:

- 1) N44°06'24"E, a distance of 64.92 feet to a calculated point for an angle point hereof,
- 2) N37°04'27"E, a distance of 80.78 feet to a calculated point for an angle point hereof,
- 3) N32°14'33"E, a distance of 69.47 feet to a calculated point for a point of curvature hereof,
- 4) Along the arc of a curve to the left, whose radius is 116.92 feet, whose arc length is 43.14 feet and whose chord bears N21°40'15"E, a distance of 42.90 feet to a calculated point for an angle point hereof,
- 5) N08°57'57"E, a distance of 170.60 feet to a calculated point for a non-tangent point of curvature hereof,

Exhibit B

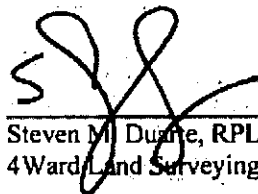
- 6) Along the arc of a curve to the right, whose radius is 311.34 feet, whose arc length is 132.26 feet and whose chord bears N22°28'09"E, a distance of 131.27 feet to a calculated point for a point of tangency hereof,
- 7) N34°38'20"E, a distance of 129.07 feet to a calculated point for an angle point hereof,
- 8) N13°43'48"E, a distance of 253.26 feet to a calculated point for a non-tangent point of curvature hereof,
- 9) Along the arc of a curve to the left, whose radius is 301.37 feet, whose arc length is 120.13 feet and whose chord bears N05°32'09"E, a distance of 119.34 feet to a calculated point for an angle point hereof,
- 10) N08°08'58"W, a distance of 69.41 feet to a calculated point for an angle point hereof,
- 11) N51°36'26"W, a distance of 203.30 feet to a calculated point for an angle point hereof,
- 12) N88°50'16"W, a distance of 314.26 feet to a calculated point for an angle point hereof,
- 13) N00°46'21"E, a distance of 262.64 feet to a calculated point for an angle point hereof,
- 14) N74°08'05"W, a distance of 158.12 feet to a calculated point for an angle point hereof,
- 15) N22°12'29"E, a distance of 116.11 feet to a calculated point for the northwest corner hereof,
- 16) S87°09'17"E, a distance of 101.06 feet to a calculated point for an angle point hereof,
- 17) S16°10'46"E, a distance of 122.02 feet to a calculated point for an angle point hereof,
- 18) N50°44'49"E, a distance of 75.42 feet to a calculated point for an angle point hereof,
- 19) S87°06'57"E, a distance of 26.42 feet to a calculated point for an angle point hereof,
- 20) S83°56'10"E, a distance of 58.93 feet to a calculated point for an angle point hereof,
- 21) S71°36'02"E, a distance of 102.36 feet to a calculated point for an angle point hereof,
- 22) N57°42'47"E, a distance of 64.70 feet to a calculated point for an angle point hereof,
- 23) N47°19'29"W, a distance of 39.53 feet to a calculated point for an angle point hereof,
- 24) N68°43'29"W, a distance of 132.17 feet to a calculated point for an angle point hereof,
- 25) N54°40'57"W, a distance of 180.29 feet to a calculated point for an angle point hereof,
- 26) N19°39'53"W, a distance of 196.70 feet to a calculated point for an angle point hereof,
- 27) N19°10'20"W, a distance of 115.72 feet to a calculated point for an angle point hereof,
- 28) N70°49'40"E, a distance of 20.00 feet to a calculated point for an angle point hereof,
- 29) S19°10'20"E, a distance of 115.63 feet to a calculated point for an angle point hereof,
- 30) S19°39'53"E, a distance of 190.30 feet to a calculated point for an angle point hereof,
- 31) S54°40'57"E, a distance of 171.51 feet to a calculated point for an angle point hereof,
- 32) S68°43'29"E, a distance of 133.48 feet to a calculated point for an angle point hereof,
- 33) S47°19'29"E, a distance of 52.87 feet to a calculated point for an angle point hereof,
- 34) N51°46'34"E, a distance of 168.77 feet to a calculated point for an angle point hereof,
- 35) N09°03'56"E, a distance of 96.78 feet to a calculated point for an angle point hereof,
- 36) N80°35'23"E, a distance of 298.21 feet to a calculated point for an angle point hereof,
- 37) N44°49'54"E, a distance of 125.15 feet to a calculated point for an angle point hereof,
- 38) S45°10'06"E, a distance of 194.87 feet to a calculated point for the northeast corner hereof,
- 39) S04°13'54"W, a distance of 257.59 feet to a calculated point for an angle point hereof,
- 40) S17°37'44"W, a distance of 382.79 feet to a calculated point for an angle point hereof,
- 41) S67°08'36"W, a distance of 187.50 feet to a calculated point for an angle point hereof,
- 42) N86°19'28"W, a distance of 128.60 feet to a calculated point for an angle point hereof,
- 43) S16°14'15"W, a distance of 394.38 feet to a calculated point for an angle point hereof,
- 44) S30°39'03"W, a distance of 153.07 feet to a calculated point for an angle point hereof,
- 45) S27°25'11"W, a distance of 123.32 feet to a calculated point for an angle point hereof,
- 46) S11°15'41"W, a distance of 207.51 feet to a calculated point for an angle point hereof,
- 47) S22°45'33"W, a distance of 71.51 feet to a calculated point for an angle point hereof,
- 48) S38°19'46"W, a distance of 188.09 feet to a calculated point for an angle point hereof,
- 49) S47°48'30"W, a distance of 146.41 feet to a calculated point for a non-tangent point of curvature hereof,

- 50) Along the arc of a curve to the left, whose radius is 214.29 feet, whose arc length is 129.76 feet and whose chord bears S29°07'29"W, a distance of 127.78 feet to a calculated point for an angle point hereof,
- 51) S10°12'43"W, a distance of 118.32 feet to a calculated point for the southeast corner hereof, being in the south line of said Lot 2 and the north right-of-way line of said Wilson Parke Avenue, from which a 1/2-inch iron rod found for an angle point in the south line of said Lot 2, being the southwest corner of a called 2.26 acres tract (described as Tract II) conveyed to SAS Institute, Inc. in Volume 11522, Page 787 of the (R.P.R.T.C.T.) bears, S89°30'27"E, a distance of 101.25 feet;

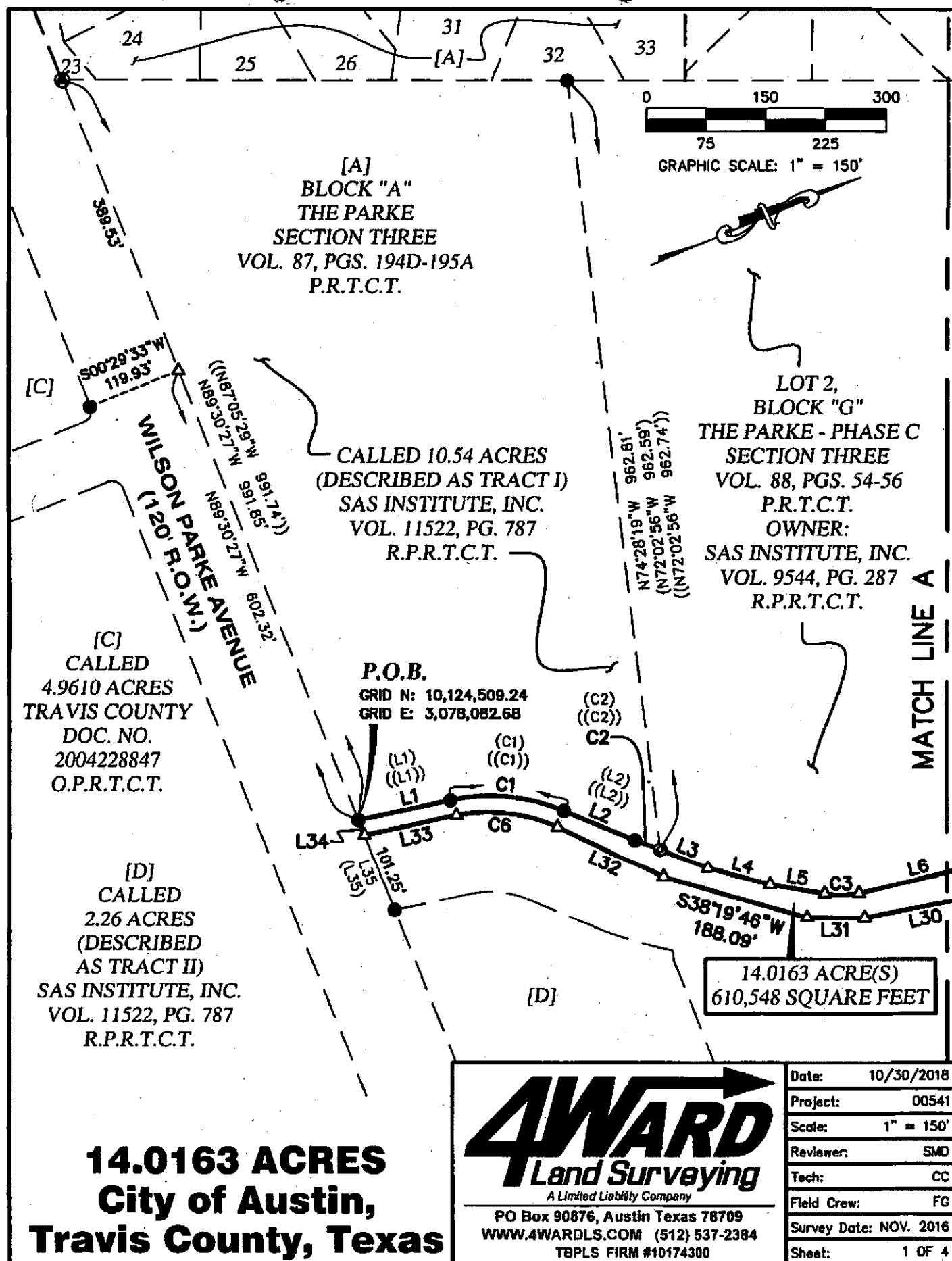
THENCE, with the south line of said Lot 2 and the north right-of-way line of said Wilson Parke Avenue, N89°30'27"W, a distance of 20.61 feet to the **POINT OF BEGINNING** and containing 14.0163 Acres (610,548 Square feet) of land, more or less.

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 1.000116074668. See attached sketch (reference drawing: 00541-Lot 1.dwg.)


10/30/18
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC

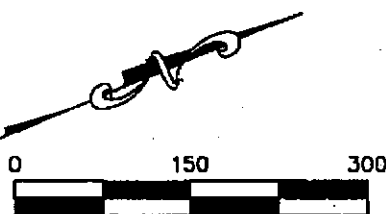




**JAMES DUNLAP
SURVEY NO. 594
ABSTRACT NO. 239**

LOT 2,
BLOCK "G"
THE PARKE - PHASE C
SECTION THREE
VOL. 88, PGS. 54-56
P.R.T.C.T.
OWNER:
SAS INSTITUTE, INC.
VOL. 9544, PG. 287
R.P.R.T.C.T.

14.0163 ACRE(S)
610,548 SQUARE FEET

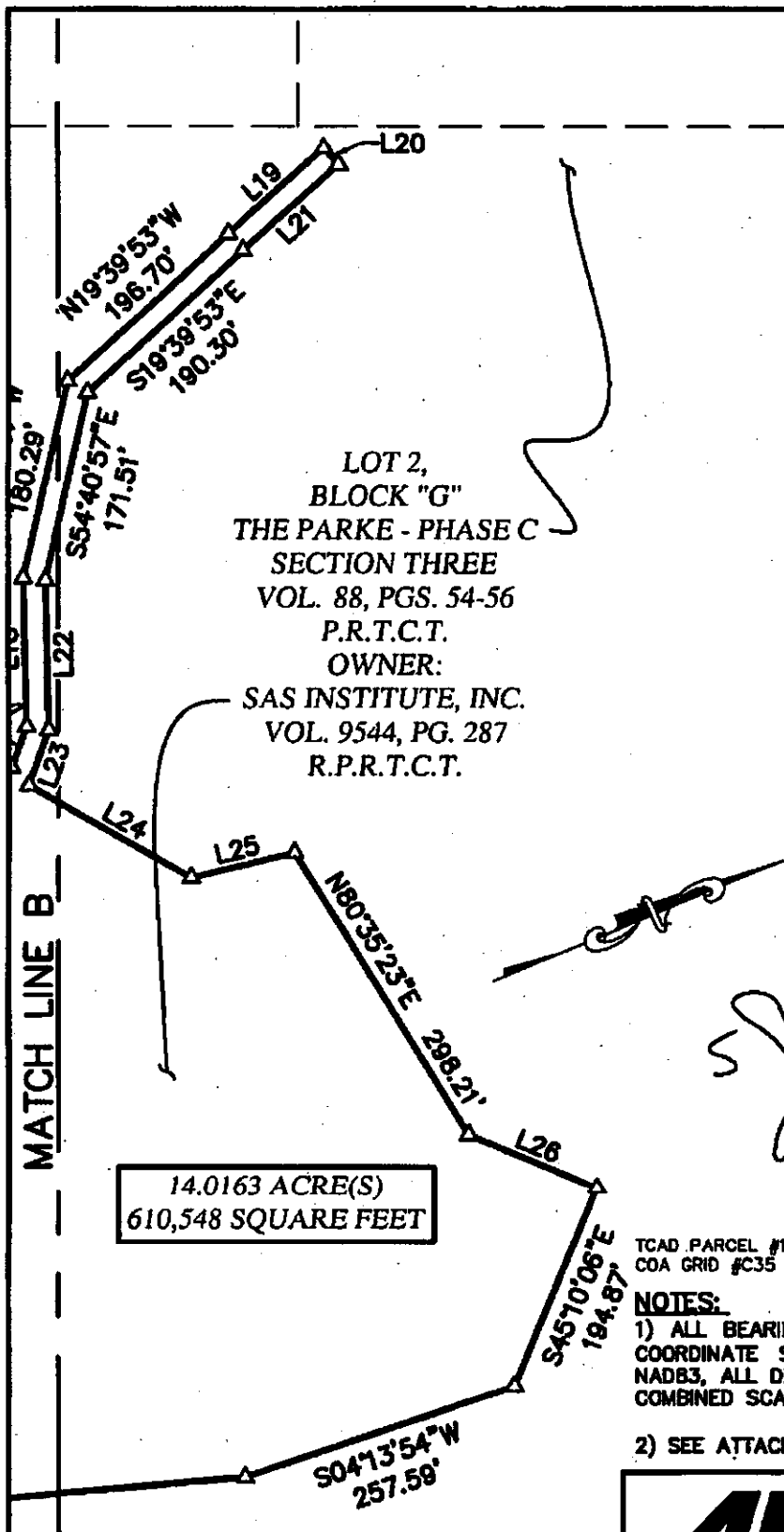


**14.0163 ACRES
City of Austin,
Travis County, Texas**

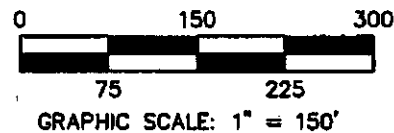
4WARD
Land Surveying
A Limited Liability Company

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

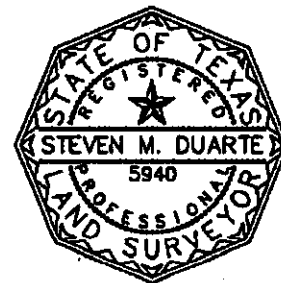
Date:	10/30/2018
Project:	00541
Scale:	1" = 150'
Reviewer:	SMD
Tech:	CC
Field Crew:	FG
Survey Date:	NOV. 2016
Sheet:	2 OF 4



LEGEND	
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND
⊙	BRASS DISC MONUMENT FOUND
⊗	MAG NAIL WITH "4WARD-BOUNDARY" WASHER SET
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 88 PGS. 54-56
((.....))	RECORD INFORMATION PER VOL. 11522 PG. 787



SJD
10/30/2018



TCAD PARCEL #161316
COA GRID #C35 & #D35

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000118074868.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.



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

Date:	10/30/2018
Project:	00541
Scale:	1" = 150'
Reviewer:	SMD
Tech:	CC
Field Crew:	FG
Survey Date:	NOV. 2016
Sheet:	3 OF 4

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	144.92'	240.00'	34°35'47"	N27°43'09"E	142.73'
C2	33.45'	380.00'	5°19'24"	N42°20'22"E	33.44'
C3	43.14'	118.92'	21°08'38"	N21°40'15"E	42.90'
C4	132.26'	311.34'	24°20'22"	N22°28'09"E	131.27'
C5	120.13'	301.37'	22°50'21"	N05°32'09"E	119.34'
C6	129.78'	214.29'	34°41'39"	S29°07'28"W	127.78'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	97.09'	480.00'	11°35'23"	S41°38'05"W	96.93'
((C1))	96.92'	480.00'	—	S41°35'25"W	96.75'
(C2)	33.39'	360.00'	5°18'51"	N44°44'21"E	33.38'
((C2))	33.39'	360.00'	—	N44°44'21"E	33.38'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N10°30'48"E	118.32'
L2	N44°57'38"E	96.36'
L3	N44°06'24"E	84.92'
L4	N37°04'27"E	80.78'
L5	N32°14'33"E	69.47'
L6	N08°57'57"E	170.60'
L7	N34°38'20"E	129.07'
L8	N08°08'58"W	69.41'
L9	N22°12'29"E	116.11'
L10	S87°09'17"E	101.08'
L11	S16°10'48"E	122.02'
L12	N50°44'49"E	75.42'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S87°06'57"E	26.42'
L14	S83°58'10"E	58.93'
L15	S71°36'02"E	102.36'
L16	N57°42'47"E	64.70'
L17	N47°19'29"W	39.53'
L18	N68°43'29"W	132.17'
L19	N19°10'20"W	115.72'
L20	N70°49'40"E	20.00'
L21	S19°10'20"E	115.83'
L22	S68°43'29"E	133.48'
L23	S47°19'29"E	52.87'
L24	N51°46'34"E	168.77'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L25	N09°03'58"E	96.78'
L26	N44°48'54"E	125.15'
L27	N86°18'28"W	128.60'
L28	S30°39'03"W	153.07'
L29	S27°25'11"W	123.32'
L30	S11°15'41"W	207.51'
L31	S22°45'33"W	71.51'
L32	S47°48'30"W	146.41'
L33	S10°12'43"W	118.32'
L34	N89°30'27"W	20.61'
L35	S89°30'27"E	121.86'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	N12°50'20"E	118.17'
((L1))	N12°53'58"E	118.23'
(L2)	N47°23'47"E	96.56'
((L2))	N47°23'47"E	96.56'
(L35)	N87°05'29"W	121.83'

14.0163 ACRES
City of Austin,
Travis County, Texas



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

Date: 10/30/2018
 Project: 00541
 Scale: 1" = 150'
 Reviewer: SMD
 Tech: CC
 Field Crew: FG
 Survey Date: NOV. 2018
 Sheet: 4 OF 4

Created: 11/26/2018