ORDINANCE NO. 20200326-066

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12303 MORRIS ROAD AND CHANGING THE ZONING MAP 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. C14-2019-0124, on file at the Planning and Zoning Department, as follows:

Being 0.966 acre of land, more or less, out of and a part of Lot 11, Block B, Clear Creek Addition, Section 2, Williamson County, Texas, according to the map or plat thereof recorded in Cabinet O, Slides 117-118, Plat Records, Williamson County, Texas, said 0.966 acre of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 12303 Morris Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. This ordinance takes effect on April 6, 2020.

PASSED AND APPROVED

March 26, 2020

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

Steve Adler
Mayor

Page 1 of 1
METES AND BOUNDS

Being 0.966 acres of land, more or less, out of and a part of Lot 11, Block D, Clear Creek Addition, Section 2, Williamson County, Texas, according to the map or plot thereof recorded in Column C, Slides 1271-1272, Plat records, Williamson County, Texas, being that same property described in a Deed of Trust recorded as Instrument No. 2004087178, Official Public Records, Williamson County, Texas, said 0.966 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of this 0.966 acres (monument of record dignity), same being the southwest corner of Lot 1, Block B, Clear Creek Addition (Column C, Slides 1271-1272) and on the East Right-of-Way line of Morris Road, same also being the POINT OF BEGINNING;

THENCE along the line common to this 0.966 acres and the South line of said Clear Creek Addition, South 88 degrees 16 minutes 27 seconds East (called South 86 degrees 41 minutes 44 seconds East), at a distance of 40.48 feet past a 1/2 inch iron rod found to the right 0.11 feet for the southeast corner of said Lot 1 and the southwest corner of Lot 2 of said Clear Creek Addition, at a distance of 125.45 feet past a 1/2 inch iron rod found for the southeast corner of said Lot 2 and the southwest corner of Lot 3, of said Clear Creek Addition, continuing for a total distance of 288.45 feet (called 209.58 feet) to a pick mark found for the upper northeast corner of this 0.966 acres, same being an angle corner for Lot 10 of said Clear Creek Addition, Section 2;

THENCE along the lines common to this 0.966 acres and said Lot 10 the following courses and distances:

South 88 degrees 27 minutes 53 seconds West (called South 10 degrees 59 minutes 21 seconds West), a distance of 112.74 feet (called 33.43 feet) to a 1/2 inch iron rod found for an interior angle corner;

South 86 degrees 28 minutes 03 seconds East (called South 78 degrees 53 minutes 24 seconds East), a distance of 15.51 feet to a 1/2 inch iron rod set for the lower northeast corner of this 0.966 acres, same being the northwest corner of Owen W. Fu 1.42 acres (Instrument No. 2013087979);

THENCE along the line common to this 0.966 acres and said Fu 1.42 acres, South 15 degrees 37 minutes 39 seconds East (called South 14 degrees 07 minutes 80 seconds East), a distance of 123.42 feet (called 172.97 feet) to a 1/2 inch iron rod set for the south corner of this 0.966 acres, same being the southwest corner of said Fu 1.42 acres and on the North Right-of-Way line of Lyndon Lane;

THENCE along the North Right-of-Way line of said Lyndon Lane, North 88 degrees 11 minutes 54 seconds West (called North 86 degrees 11 minutes 32 seconds West), a distance of 211.75 feet (called 211.75 feet) in a 1/2 inch line and set for the southeast corner of this 0.966 acres, from which a found concrete monument bears North 88 degrees 11 minutes 54 seconds West, a distance of 3.23 feet (monument of record dignity), same being the intersection of the North Right-of-Way line of said Lyndon Lane and the East Right-of-Way line of said Morris Road;

THENCE along the East Right-of-Way line of said Morris Road the following courses and distances,

North 15 degrees 49 minutes 31 seconds West (called North 14 degrees 12 minutes 44 seconds West), a distance of 152.17 feet (called 152.31 feet) to a 1/2 inch iron rod set for the point of curvature to a curve to the right;

Along said curve to the right, having a radius of 185.00 feet, an arc length of 55.69 feet, a chord length of 54.67 feet (called 55.61 feet), a chord bearing of North 13 degrees 01 minutes 16 seconds West (called North 11 degrees 10 minutes 59 seconds West), and a delta angle of 05 degrees 31 minutes 10 seconds to the POINT OF BEGINNING, and containing 0.966 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plot of the above described tract prepared this day is hereby attached to and made a part hereof.

Bearings shown herein are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

Mark J. Ensmale
Registered Professional Land Surveyor
Texas Registration No. 5095
October 4, 2018

EXHIBIT "A"
ZONING
ZONING CASE#: C14-2019-0124

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.

Created: 9/13/2019