

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7203 DEEP LANE AND THE WEST SIDE OF SOUTH PLEASANT VALLEY ROAD NEAR THE INTERSECTION OF SPRINGVILLE LANE FROM PUBLIC (P) DISTRICT TO SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT FOR TRACT 1, FROM PUBLIC (P) DISTRICT TO PUBLIC (P) DISTRICT FOR TRACT 2, AND FROM SINGLE-FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY (SF-4A-CO) COMBINING DISTRICT TO PUBLIC (P) DISTRICT FOR TRACT 3.

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 public (P) district to single-family residence standard lot (SF-2) district for Tract 1, from public (P) district to public (P) district for Tract 2, and from single-family residence small lot-conditional overlay (SF-4A-CO) combining district to public (P) district for Tract 3 on the property described in Zoning Case No. C14-2020-0025, on file at the Planning and Zoning Department, as follows:

Tract 1:

.874 of acre of land out of the Santiago Del Valle Grant, situated in Travis County, Texas, being a portion of land described in deeds recorded in Volume 6424, Page 198, and Volume 8496, Page 192, of the Real Property Records of Travis County, Texas, and

Tracts 2 and 3:

Being 35.872 acres of land, more or less out of the Santiago Del Valle Grant, situated in Travis County Texas, said 35.872 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (collectively referred to as the “Property”),

locally known as 7203 Deep Lane and 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”**.

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PARK LAND DEED

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THE STATE OF TEXAS S

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778.49-0004

COUNTY OF TRAVIS S

THAT T D REALTY, INC., of Harris County, Texas, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expresses or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in the Counties of Travis, Williamson and Hays, whose mailing address is P. O. Box 1088, Austin, Texas, 78767-1088, Attn: Real Estate Division, the following described property for park land purposes, to-wit:

Being 35.872 acres of land, more or less out of the SANTIAGO DEL VALLE Grant, Travis County, Texas, more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said City of Austin, its successors and assigns forever; and Grantors, whether one or more, do hereby bind its successors and assigns to warrant and forever defend all and singular the said premises unto the said City of Austin, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 3rd day of August, 1988.

ATTEST:

T D REALTY, INC.

Henry E. Boyd
Henry E. Boyd, LUT
Assistant Secretary

By: J. Dickson Rogers
J. Dickson Rogers
Vice President

THE STATE OF TEXAS S

COUNTY OF HARRIS S

This instrument was acknowledged before me on August 3, 1988 by J. Dickson Rogers, Vice President of T D Realty, Inc., a Texas corporation, on behalf of said corporation.



MARILYN L. ASHE
NOTARY PUBLIC - TEXAS

Marilyn L. Ashe
Notary Public in and for
the State of TEXAS

REAL ESTATE RECORDS
TRAVIS COUNTY, TEXAS

10759 0488

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 8216, PAGE 613, TRAVIS COUNTY, TEXAS, DEED RECORDS, SAID TRACT BEING 24.694 ACRES OF LAND MORE

PARTICULARLY DESCRIBED BY METES AND BOUNDS 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 ell 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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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°34'45" 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 74°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,

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
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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 30°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°43'15" 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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DANA K. SAUVAGE
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Attention Mr. Tom Nielson

Clark Thomas Winters & Newton
PO BOX 1148
AUSTIN 78716

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10759 0491

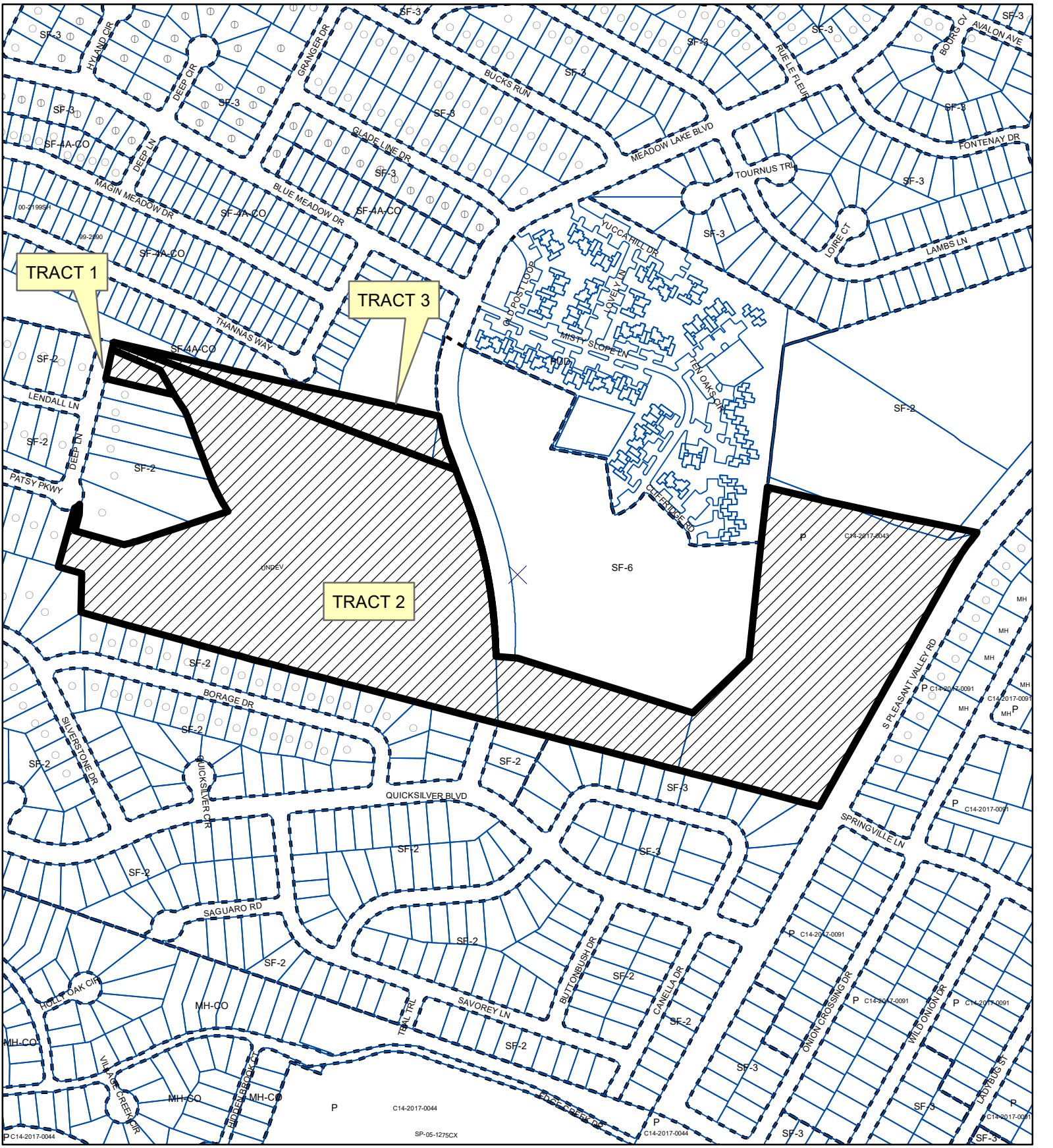
Page 2 of 3

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was filed on
the date and at the time shown above in the
and was duly RECORDED in the Public Records of the
County of Travis County, Texas.

AUG 23 1988



County Clerk
TRAVIS COUNTY, TEXAS



TRACT 1

TRACT 3

TRACT 2

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PENDING CASE

ZONING BOUNDARY

SUBJECT TRACT

ZONING
ZONING CASE#: C14-2020-0025
Exhibit B



1" = 400'

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: 3/4/2020