

ORDINANCE NO. 20200827-104

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10801 WAYNE RIDDELL LOOP AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT ON TRACT 1 AND MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-CO) COMBINING DISTRICT ON TRACT 2.

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 multifamily residence low density-conditional overlay (MF-2-CO) combining district on Tract 1 and multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district on Tract 2 on the property described in Zoning Case No. C14-2019-0129, on file at the Planning and Zoning Department, as follows:

Tract 1:

Being 8.029 acres of land (349,762 square feet) out of the Stephen F. Slaughter Survey No. 1, City of Austin, Travis County, Texas, said 8.029 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

Being 29.374 acres of land (1,279,517 square feet) out of the Stephen F. Slaughter Survey No. 1, City of Austin, Travis County, Texas, said 37.403 acres of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance (collectively referred to as the "Property"),

locally known as 10801 Wayne Riddell Loop in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Development of the Property is limited to 750 dwelling units.

- B. Development of the property may not exceed an impervious coverage of 55 %, calculated on a gross site basis.
- C. Development of Tract 1 the Property shall comply with the following regulations:
 - 1. The maximum height of a building or structure shall not exceed two stories.
 - 2. The minimum setback for a dwelling unit is 50 feet along the west property line.
 - 3. The minimum setback for a dwelling unit is 70 feet along the south property line.
 - 4. A six-foot high fence shall be provided and maintained along the south and west property lines.
- D. Development of Tract 2 the Property shall comply with the following regulations:
 - 1. The maximum height of a building or structure shall not exceed 48 feet.
 - 2. The minimum front yard setback is 25 feet.
 - 3. The maximum building coverage is 55 percent.
 - 4. Any four (4) story structure or building on Tract 2 shall be constructed within 400 feet of South First Street.
 - 5. The minimum site area for each dwelling unit is:
 - 1,200 square feet for each efficiency,
 - 1,500 square feet for each one bedroom unit, and
 - 1,800 square feet for each 2 or more bedroom unit.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district on Tract 1, and the multifamily residence moderate-high density (MF-4) base district on Tract 2, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on September 7, 2020.

PASSED AND APPROVED

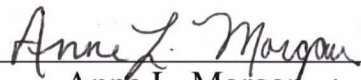
August 27, _____, 2020

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Steve Adler
Mayor

APPROVED:

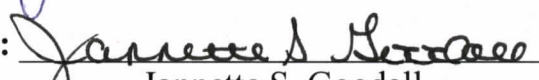


Anne L. Morgan
City Attorney

by:



ATTEST:



Jannette S. Goodall
City Clerk

LEGAL DESCRIPTION

BEING a 8.029 acres (349,762 sq. ft.) tract of land situated in the Stephen F. Slaughter Survey No. 1, City of Austin, Travis County, Texas; being a portion of the remainder of a 229.899 acre tract (tract one) and a portion of the remainder of a 92.678-acre tract (tract two) both as conveyed to the Riddell Family Limited Partnership as recorded in Volume 12246, Page 585 of the Real Property Records of Travis County, Texas, and a portion of a 1.62 acre tract of land as conveyed to the Riddell Family Limited Partnership in Special Warranty Deed as recorded in Document No. 2016070397 of the Official Public Records of Travis County, Texas; said 8.029 acre tract of land being more particularly described by metes and bounds as follows; with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a chiseled "X" found in concrete on the west right-of-way line of South 1st Street (120' right-of-way) conveyed to the City of Austin in Document No. 1999117965 of the Official Public Records of Travis County, Texas, the northeast corner of Lot 44, Block A, Meadows at Double Creek, a subdivision as recorded in Document No. 200600288 of the Official Public Records of Travis County, Texas, for the southeast corner of the said remainder of a 92.678 acre tract, for the southeast corner and POINT OF BEGINNING of this herein described tract;

THENCE: North 63°25'49" West a distance of 496.79 feet along the north line of said Block A, Meadows at Double Creek and along the southern line of the said remainder of a 92.678 acre tract to a 1/2 inch iron rod found for a corner of said Meadows at Double Creek, for a corner of the said remainder of a 92.678 acre tract, for a corner of this herein described tract;

THENCE: North 87°05'42" West a distance of 674.94 feet continuing along the north line of said Block A, Meadows at Double Creek, the southern line of the said remainder of a 92.678 acre tract, and along the southern line of the said remainder of a 229.899 acre tract to a 1/2 inch iron rod with cap marked "Bury" found for a corner of said Meadows at Double Creek, for a corner of the said remainder of a 229.899 acre tract, for a corner of this herein described tract;

THENCE: South 68°48'45" West a distance of 154.11 feet continuing along the north line of said Meadows at Double Creek, the southern line of the said remainder of a 229.899 acre tract to a cotton spindle found for the northwest corner of the said Lot 24, Block A, Meadows at Double Creek, on the southeast line of Lot 58, Block VV, Stablewood at Slaughter Creek, Section Three, a subdivision as recorded in Document No. 199900385 of the Official Public Records of Travis County, Texas for the southwest corner of the said remainder of a 229.899 acre tract, for the southwest corner of this herein described tract;

THENCE: along the eastern line of the said Lot 58, Block VV, Stablewood at Slaughter Creek, Section Three, and along the western line of the said remainder of a 229.899 acre tract the following courses and distances:

1. North 35°42'49" East a distance of 116.51 feet to a 1/2 inch iron rod found for a corner of the said Lot 58, Block VV, Stablewood at Slaughter Creek, Section Three, for a corner of the said remainder of a 229.899 acre tract, for a corner of this herein described tract;
2. North 36°20'55" East a distance of 393.58 feet to a 1/2 inch iron rod marked "Terra Firma" found for a corner of the said Lot 58, Block VV, Stablewood at Slaughter Creek, Section Three,

for a corner of the said remainder of a 229.899 acre tract, for a corner of this herein described tract;

3. North 36°51'39" East a distance of 198.37 feet to a 1/2 inch iron rod marked "Terra Firma" found for a corner of the said Lot 58, Block VV, Stablewood at Slaughter Creek, Section Three, for a corner of the said remainder of a 229.899 acre tract, for a corner of this herein described tract;
4. North 36°10'40" East a distance of 244.82 feet to a 1/2 inch iron rod found for the northeast corner of the said Lot 58, Block VV, Stablewood at Slaughter Creek, Section Three, for the southeast corner of the terminus of Wayne Riddell Loop (64' right-of-way) as shown on said plat recorded in Document No. 199900385, for a corner of the said remainder of a 229.899 acre tract, for a corner of this herein described tract;

THENCE: North 36°10'40" East a distance of 65.48 feet along the eastern end line of Wayne Riddell Loop, along the western line of the said remainder of a 229.899 acre tract to a 1/2 inch iron rod marked "Terra Firma" found for a corner of Wayne Riddell Loop, for a corner of the said remainder of a 229.899 acre tract, for a corner of this herein described tract;

THENCE: North 38°51'42" East a distance of 9.89 feet continuing along the eastern end line of Wayne Riddell Loop and continuing along the western line of the said remainder of a 229.899 acre tract to a 1/2 inch iron rod marked "Terra Firma" found for an eastern corner of Wayne Riddell Loop, for the southeastern corner of Lot 160, Block A, Stablewood at Slaughter Creek, Section Four as recorded in Document No. 199900384 of the Official Public Records of Travis County, Texas, for a corner of the said remainder of a 229.899 acre tract, for a corner of this herein described tract;

THENCE: North 36°27'10" East a distance of 274.98 feet along the eastern line of the said Lot 160, Block A, Stablewood at Slaughter Creek, Section Four and along the western line of the said remainder of a 229.899 acre tract and along the western line of the said remainder of a 92.678 acre tract to a 1/2 iron rod found for a corner of the said Lot 160, Block A, Stablewood at Slaughter Creek, Section Four, for a corner of the said remainder of a 92.678 acre tract, for a corner of this herein described tract;

THENCE: continuing along the eastern line of the said Lot 160, Block A, Stablewood at Slaughter Creek, Section Four and along the western line of the said remainder of a 92.678 acre tract the following courses and distances;

1. North 34°00'21" East a distance of 298.18 feet to a 1/2 inch iron rod found for a corner of the said Lot 160, Block A, Stablewood at Slaughter Creek, Section Four, for a corner of the said remainder of a 92.678 acre tract, for a corner of this herein described tract;
2. North 36°10'24" East a distance of 217.32 feet to a 1/2 inch iron rod found for a corner of the said Lot 160, Block A, Stablewood at Slaughter Creek, Section Four, for a corner of the said remainder of a 92.678 acre tract, for a corner of this herein described tract;
3. North 38°07'50" East a distance of 66.53 feet to a 1/2 inch iron rod found for a corner of the said Lot 160, Block A, Stablewood at Slaughter Creek, Section Four, for a corner of the said remainder of a 92.678 acre tract, for a corner of this herein described tract;
4. North 42°33'59" East a distance of 89.21 feet to a 1/2 inch iron rod found for the northeastern corner of the said Lot 160, Block A, Stablewood at Slaughter Creek, Section Four, for a southeast corner of a remaining portion of land as conveyed to Knolls of Slaughter Creek Homeowners

Association, as conveyed by instrument recorded in Document No. 2016019820 of the Official Public Records of Travis County, Texas, for a corner of the said remainder of a 92.678 acre tract, for a corner of this herein described tract;

THENCE: along the southeastern line of the said Knolls at Slaughter Creek remainder tract and along the western line of the said remainder of a 92.678 acre tract the following angles and distances;

1. North 40°28'25" East a distance of 181.44 feet to a 1/2 inch iron rod found for a corner of the said Knolls at Slaughter Creek remainder tract, for a corner of the said remainder of a 92.678 acre tract, for a corner of this herein described tract;
2. North 36°13'53" East a distance of 96.00 feet to a 1/2 inch iron rod found for a corner of the said Knolls at Slaughter Creek remainder tract, for a corner of the said remainder of a 92.678 acre tract, for a corner of this herein described tract;
3. North 30°19'49" East a distance of 108.50 feet to a 1/2 inch iron rod found for a corner of the said Knolls at Slaughter Creek remainder tract, for a corner of the said remainder of a 92.678 acre tract, for a corner of this herein described tract;
4. North 36°03'55" East a distance of 97.35 feet to a calculated point on the southern line of Resubdivision of Lot 78, Block C, the Oak at Twin Creeks Section 3, a subdivision recorded in Document No. 200700128 of the Official Public Records of Travis County, Texas, for a northeastern corner of the said Knolls at Slaughter Creek remainder tract, for the northwestern corner of the said remainder of a 92.678 acre tract, for a corner of the said Resubdivision of Lot 78, Block C, the Oak at Twin Creeks Section 3, for a corner of this herein described tract;

THENCE: South 39°03'49" East a distance of 72.12 feet along the centerline of Slaughter Creek and along the southern line of the said Resubdivision of Lot 78, Block C, the Oak at Twin Creeks Section 3 to a calculated point for a corner of the said remainder of a 92.678 acre tract, for a corner of the said Resubdivision of Lot 78, Block C, the Oak at Twin Creeks Section 3, for a corner of this herein described tract;

THENCE: South 47°20'29" East a distance of 30.50 feet continuing along the centerline of Slaughter Creek and continuing along the southern line of the said Resubdivision of Lot 78, Block C, the Oak at Twin Creeks Section 3 to a calculated point for a corner of this herein described tract;

THENCE: across the said remainder of a 92.678 acre tract the following courses and distances;

1. South 36°03'55" West a distance of 70.33 feet to a calculated point for a corner of this herein described tract;
2. South 30°19'49" West a distance of 108.65 feet to a calculated point for a corner of this herein described tract;
3. South 36°13'53" West a distance of 104.85 feet to a calculated point for a corner of this herein described tract;
4. South 40°28'25" West a distance of 186.97 feet to a calculated point for a corner of this herein described tract;
5. South 42°33'59" West a distance of 87.16 feet to a calculated point for a corner of this herein described tract;
6. South 38°07'50" West a distance of 60.95 feet to a calculated point for a corner of this herein described tract;

7. South 36°10'24" West a distance of 213.72 feet to a calculated point for a corner of this herein described tract;
8. South 34°00'21" West a distance of 298.42 feet to a calculated point for a corner of this herein described tract;
9. South 36°27'10" West a distance of 279.22 feet to a calculated point for a corner of this herein described tract;
10. South 38°51'42" West a distance of 9.65 feet to a calculated point for a corner of this herein described tract;
11. South 36°10'40" West a distance of 63.14 feet to a calculated point for a corner of this herein described tract;

THENCE: South 36°10'40" West a distance of 245.42 feet across the said 1.62 acre tract and across the said remainder of a 229.899 acre tract to a calculated point for a corner of this herein described tract;

THENCE: South 36°51'39" West a distance of 198.52 feet across the said remainder of a 229.899 acre tract to a calculated point for a corner of this herein described tract;

THENCE: South 36°20'55" West a distance of 249.20 feet continuing across the said remainder of a 229.899 acre tract to a calculated point for a corner of this herein described tract;

THENCE: South 87°05'42" East a distance of 610.68 feet continuing across the said remainder of a 229.899 acre tract and across the said remainder of a 92.678 acre tract to a calculated point for a corner of this herein described tract;

THENCE: South 63°25'49" East a distance of 492.70 feet continuing across the said remainder of a 92.678 acre tract to a calculated point on the western line of South 1st Street and the eastern line of the said remainder of a 92.678 acre tract for a corner of this herein described tract, from which a mag nail found for a corner of South 1st Street, for a corner of the said remainder of a 92.678 acre tract bears North 12°30'43" East a distance of 795.64 feet;

THENCE: South 12°30'43" West a distance of 103.09 feet along the western line of South 1st Street and the eastern line of the said remainder of a 92.678 acre tract to the POINT OF BEGINNING and CONTAINING an area of 8.029 acres (349,762 sq. ft.) of land.


Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@jonescarter.com

08-11-2020
Date



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 200'

APPROX. EAST LINE OF
35' PIPELINE EASEMENT
Vol. 873, Pg. 594

WAYNE RIDDELL LOOP
(64' R.O.W.)
Doc. No. 199900385

**STABLEWOOD AT SLAUGHTER
CREEK SECTION THREE**
Doc. No. 199900385

BLOCK W
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**THE RIDDELL FAMILY LIMITED
PARTNERSHIP, LP
(REMAINDER OF 229.899 AC)
Vol. 12246, Pg. 585
R.P.R.T.C.T.**

**THE RIDDELL FAMILY LIMITED
PARTNERSHIP, LP
CALLED 1.62 ACRES
DOC. NO. 2016070397
O.P.R.T.C.T.**

**THE RIDDELL FAMILY LIMITED
PARTNERSHIP, LP
(REMAINDER OF 92.678 AC)
Vol. 12246, Pg. 585
R.P.R.T.C.T.**

**8.029 ACRE
TRACT**

MEADOWS AT DOUBLE CREEK
Doc. No. 200600288

DRAINAGE EASEMENT
Doc. No. 1999117970

15' WATER EASEMENT
Doc. No. 2001061497

40' ACCESS EASEMENT
Doc. No. 2011031132

5' ELECTRIC & TELEPHONE ESMT
Vol. 4897, Pg. 1022

5' ELECTRIC & TELEPHONE ESMT
Vol. 4897, Pg. 1069

DRAINAGE EASEMENT
Doc. No. 1999117971

SOUTH 1ST STREET
(120' R.O.W.)
Doc. No. 1999117965

**POINT OF
BEGINNING**
CHISELED "X"

LEGEND

- IRON ROD FOUND
- ▲ NAIL FOUND
- × "X" FOUND
- COTTON GIN SPINDLE FOUND
- △ CALCULATED POINT
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SHEET 1 OF 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 200'

LEGEND

- IRON ROD FOUND
- ▲ NAIL FOUND
- × "X" FOUND
- COTTON GIN SPINDLE FOUND
- △ CALCULATED POINT

R.P.R.T.C.T. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 68°48'45" W	154.11'
L2	N 35°42'49" E	116.51'
L3	N 36°10'40" E	65.48'
L4	N 38°51'42" E	9.89'
L5	N 34°00'21" E	298.18'
L6	N 38°07'50" E	66.53'
L7	N 42°33'59" E	89.21'
L8	N 36°13'53" E	96.00'
L9	N 30°19'49" E	108.50'
L10	N 36°03'55" E	97.35'
L11	S 39°03'49" E	72.12'
L12	S 47°20'29" E	30.50'
L13	S 36°03'55" W	70.33'
L14	S 30°19'49" W	108.65'
L15	S 36°13'53" W	104.85'
L16	S 42°33'59" W	87.16'
L17	S 38°07'50" W	60.95'
L18	S 34°00'21" W	298.42'
L19	S 38°51'42" W	9.65'
L20	S 12°30'43" W	103.09'



Re
6/7/2020



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SOUTH 1ST STREET
(120' R.O.W.)

SHEET 1

SHEET 2 OF 2

RESUBDIVISION OF LOT 78,
BLOCK "C", THE OAK AT TWIN
CREEKS SECTION 3
Doc. No. 200700128

WITH THE
MEANDERS OF THE
C OF SLAUGHTER
CREEK

STABLEWOOD AT SLAUGHTER
CREEK SECTION FIVE
Doc. No. 200100108

WASTEWATER EASEMENTS
Vol. 11403, Pg. 1
Vol. 11981, Pg. 121

KNOLLS OF SLAUGHTER CREEK
HOMEOWNERS ASSOCIATION
Doc. No. 2016019820

30' PIPELINE
EASEMENT
Vol. 13200, Pg. 44

THE RIDDELL FAMILY LIMITED
PARTNERSHIP, LP
(REMAINDER OF 92.678 AC)
Vol. 12246, Pg. 585
R.P.R.T.C.T.

8.029 ACRE
TRACT

STEPHEN F SLAUGHTER
SURVEY No. 1

MATCH LINE

LEGAL DESCRIPTION

BEING a 29.374 acres (1,279,517 sq. ft.) tract of land situated in the Stephen F. Slaughter Survey No. 1, City of Austin, Travis County, Texas; being a portion of the remainder of a 229.899 acre tract (tract one) and a portion of the remainder of a 92.678-acre tract (tract two) both as conveyed to the Riddell Family Limited Partnership as recorded in Volume 12246, Page 585 of the Real Property Records of Travis County, Texas, and a portion of a 1.62 acre tract of land as conveyed to the Riddell Family Limited Partnership in Special Warranty Deed as recorded in Document No. 2016070397 of the Official Public Records of Travis County, Texas; said 29.374 acre tract of land being more particularly described by metes and bounds as follows; with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

COMMENCING: at a chiseled "X" found in concrete on the west right-of-way line of South 1st Street (120' right-of-way) conveyed to the City of Austin in Document No. 1999117965 of the Official Public Records of Travis County, Texas, the northeast corner of Lot 44, Block A, Meadows at Double Creek, a subdivision as recorded in Document No. 200600288 of the Official Public Records of Travis County, Texas, for the southeast corner of the said remainder of a 92.678 acre tract;

THENCE: North 12°30'43" East a distance of 103.09 feet along the western line of South 1st Street and the eastern line of the said remainder of a 92.678 acre tract to a calculated point for the POINT OF BEGINNING and the southeastern corner of this herein described tract;

THENCE: North 63°25'49" West a distance of 492.70 feet across the said remainder of a 92.678 acre tract to a calculated point for a corner of this herein described tract;

THENCE: North 87°05'42" West a distance of 610.68 feet continuing across the said remainder of a 92.678 acre tract and across the said remainder of a 229.899 acre tract to a calculated point for the southwestern corner of this herein described tract;

THENCE: North 36°20'55" East a distance of 249.20 feet continuing across the said remainder of a 229.899 acre tract to a calculated point for a corner of this herein described tract;

THENCE: North 36°51'39" East a distance of 198.52 feet continuing across the said remainder of a 229.899 acre tract to a calculated point for a corner of this herein described tract;

THENCE: North 36°10'40" East a distance of 245.42 feet continuing across the said remainder of a 229.899 acre tract and across the said 1.62 acre tract and across the said remainder of a 92.678 acre tract to a calculated point for a corner of this herein described tract;

THENCE: continuing across the said remainder of a 92.678 acre tract the following courses and distances;

1. North 36°10'40" East a distance of 63.14 feet to a calculated point for a corner of this herein described tract;
2. North 38°51'42" East a distance of 9.65 feet to a calculated point for a corner of this herein described tract;

3. North 36°27'10" East a distance of 279.22 feet to a calculated point for a corner of this herein described tract;
4. North 34°00'21" East a distance of 298.42 feet to a calculated point for a corner of this herein described tract;
5. North 36°10'24" East a distance of 213.72 feet to a calculated point for a corner of this herein described tract;
6. North 38°07'50" East a distance of 60.95 feet to a calculated point for a corner of this herein described tract;
7. North 42°33'59" East a distance of 87.16 feet to a calculated point for a corner of this herein described tract;
8. North 40°28'25" East a distance of 186.97 feet to a calculated point for a corner of this herein described tract;
9. North 36°13'53" East a distance of 104.85 feet to a calculated point for a corner of this herein described tract;
10. North 30°19'49" East a distance of 108.65 feet to a calculated point for a corner of this herein described tract;
11. North 36°03'55" East a distance of 70.33 feet to a calculated point on the northern line of the said remainder of a 92.678 acre tract and on the southern line of Resubdivision of Lot 78, Block C, the Oak at Twin Creeks Section 3, a subdivision recorded in Document No. 200700128 of the Official Public Records of Travis County, Texas, for the northwestern corner of this herein described tract;

THENCE: South 47°20'29" East a distance of 391.38 feet along the centerline of Slaughter Creek and along the southern line of the said Resubdivision of Lot 78, Block C, the Oak at Twin Creeks Section 3 to a calculated point on the western line of South 1st St for the northeastern corner of the said remainder of a 92.678 acre tract, for the southeastern corner of the said Resubdivision of Lot 78, Block C, the Oak at Twin Creeks Section 3, for a corner of South 1st St, for the northeastern corner of this herein described tract, from which a 1/2 inch iron rod found on the eastern line of the said Resubdivision of Lot 78, Block C, the Oak at Twin Creeks Section 3, on the western line of South 1st St bears North 21°20'15" East a distance of 145.07 feet;

THENCE: South 21°20'15" West a distance of 784.00 feet along the western line of South 1st St and along the eastern line of the said remainder of a 92.678 acre tract to a 1/2 inch iron rod found for a corner of the said remainder of a 92.678 acre tract, for a corner of South 1st St, for a corner of this herein described tract;

THENCE: continuing along the western line of South 1st St and continuing along the eastern line of the said remainder of a 92.678 acre tract with a curve to the left with a Delta angle of 08°48'43", a Radius of 1560.00 feet and an Arc length of 239.93 feet having a Chord bearing of South 16°55'05" West a distance of 239.69 feet to a Mag Nail found for a corner of the said remainder of a 92.678 acre tract, for a corner of South 1st St, for a corner of this herein described tract;

THENCE: South 12°30'43" West a distance of 795.64 feet continuing along the western line of South 1st St and continuing along the eastern line of the said remainder of a 92.678 acre tract to the POINT OF BEGINNING and CONTAINING and area of 29.374 acres (1,279,517 sq. ft.) of land.



Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@jonescarter.com

08-11-2020

Date



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 200'

APPROX. EAST LINE OF
35' PIPELINE EASEMENT
Vol. 873, Pg. 594

WAYNE RIDDELL LOOP
(120' R.O.W.)
Doc. No. 199900385

STABLEWOOD AT SLAUGHTER
CREEK SECTION THREE
Doc. No. 199900385

BLOCK W
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MATCH LINE

SHEET 2

STEPHEN F SLAUGHTER
SURVEY No. 1

THE RIDDELL FAMILY LIMITED
PARTNERSHIP, LP
(REMAINDER OF 92.678 AC)
Vol. 12246, Pg. 585
R.P.R.T.C.T.

THE RIDDELL FAMILY LIMITED
PARTNERSHIP, LP
CALLED 1.62 ACRES
DOC. NO. 2016070397
O.P.R.T.C.T.

THE RIDDELL FAMILY
LIMITED PARTNERSHIP, LP
(REMAINDER OF 229.899 AC)
Vol. 12246, Pg. 585
R.P.R.T.C.T.

**29.374 ACRE
TRACT**

DRAINAGE EASEMENT
Doc. No. 1999117971

N 63°25'49" W 492.70'

N 87°05'42" W 610.68'

N 38°20'55" E 249.20'

N 38°51'39" E 198.32'

N 38°10'40" E 245.42'

N 38°27'10" E 278.22'

40' ACCESS EASEMENT
Doc. No. 2011031132

5' ELECTRIC & TELEPHONE ESMT
Vol. 4897, Pg. 1022

5' ELECTRIC & TELEPHONE ESMT
Vol. 4897, Pg. 1069

DRAINAGE EASEMENT
Doc. No. 1999117970

15' WATER EASEMENT
Doc. No. 2001061497

LEGEND

- IRON ROD FOUND
- ▲ NAIL FOUND
- × "X" FOUND
- COTTON GIN SPINDLE FOUND
- △ CALCULATED POINT
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS



**POINT OF
BEGINNING**
CALCULATED POINT

**POINT OF
COMMENCING**
CHISELED "X"



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1560.00'	239.93'	239.69'	S 16°55'05" W	8°48'43"

SHEET 1 OF 2



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SCALE 1" = 200'

RESUBDIVISION OF LOT 78,
BLOCK "C", THE OAK AT TWIN
CREEKS SECTION 3
Doc. No. 200700128

STABLEWOOD AT SLAUGHTER
CREEK SECTION FIVE
Doc. No. 200100108

WASTEWATER EASEMENTS
Vol. 11403, Pg. 1
Vo. 11981, Pg. 121

KNOLLS OF SLAUGHTER CREEK
HOMEOWNERS ASSOCIATION
Doc. No. 2016019820

30' PIPELINE
EASEMENT
Vol. 13200, Pg. 44

THE RIDDELL FAMILY LIMITED
PARTNERSHIP, LP
(REMAINDER OF 92.678 AC)
Vol. 12246, Pg. 585
R.P.R. T.C.T.

**29.374 ACRE
TRACT**

STEPHEN F SLAUGHTER
SURVEY No. 1

MATCH LINE

SHEET 1

SHEET 2 OF 2

IRON ROD FOUND
NAIL FOUND
"X" FOUND
COTTON GIN SPINDLE FOUND
CALCULATED POINT

R.P.R.T.C.T. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 12°30'43" E	103.09
L2	N 36°70'40" E	63.14
L3	N 38°51'42" E	9.65
L4	N 34°00'21" E	298.42
L5	N 38°07'50" E	60.95
L6	N 42°33'59" E	87.16
L7	N 36°13'53" E	104.85
L8	N 30°19'49" E	108.65
L9	N 36°03'55" E	70.33
L10	N 21°20'15" E	145.07






Re 08-11-2020



A JONES | CARTER

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 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0129

Exhibit C

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: 8/17/2020