

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 8201 THAXTON ROAD AND CHANGING THE ZONING MAP FROM UNZONED 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 unzoned to townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2020-0138, on file at the Housing and Planning Department, as follows:

A description of 24.268 acres (approximately 1,057,120 square feet) in the Santiago Del Valle Grant, Travis County, Texas, being a portion of a 174.4 acre tract conveyed to Edward J. Gillen and Mildred Gillen in a Deed dated February 23, 1955 and recorded in Volume 1549, Page 268, of the Deed Records of Travis County, Texas, said 24.268 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 8201 Thaxton 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 _____, 2021.

PASSED AND APPROVED

§§§

_____, 2021

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

**24.268 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 24.268 ACRES (APPROXIMATELY 1,057,120 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 174.4 ACRE TRACT CONVEYED TO EDWARD J. GILLEN AND MILDRED GILLEN IN A DEED DATED FEBRUARY 23, 1955 AND RECORDED IN VOLUME 1549, PAGE 268 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 24.268 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the intersection of the west right-of-way line of McKinney Falls Parkway (115' right-of-way width) and the north right-of-way line of Thaxton Road (new alignment) (right-of-way width varies) as described in Document No. 2009040372 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found at the intersection of the west right-of-way line of McKinney Falls Parkway and the south right-of-way line of Thaxton Road (new alignment), bears South 02°05'07" East, a distance of 65.05 feet;

THENCE with the north right-of-way line of Thaxton Road (new alignment) and crossing the said 174.4 acre tract the following two (2) courses and distances:

1. South 88°23'12" West, a distance of 74.75 feet to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the right, having a radius of 525.00 feet, a delta angle of 47°33'42", an arc length of 435.81 feet, and a chord which bears North 67°49'56" West, a distance of 423.40 feet to a 1/2" rebar with "Chaparral" cap set in the northeast right-of-way line of Thaxton Road (old alignment) (60' right-of-way width) as described in Volume 698, Page 188 of the Deed Records of Travis County, Texas, being in the southwest line of the said 174.4 acre tract;

THENCE with the northeast right-of-way line of Thaxton Road (old alignment) and the southwest line of the said 174.4 acre tract, the following five (5) courses and distances:

1. North 37°31'34" West, a distance of 538.63 feet to a calculated point in rock riprap;
2. North 43°51'08" West, a distance of 87.78 feet to a calculated point in rock riprap;

3. North 36°47'08" West, a distance of 109.72 feet to a 1/2" rebar with "Chaparral" cap set;
4. North 34°43'08" West, a distance of 162.78 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 30°34'08" West, a distance of 316.94 feet to a 1" iron pipe found in the east right-of-way line of Alum Rock Drive (64' right-of-way width) as shown on The Bend at Nuckols Crossing Phase 1, a subdivision of record in Volume 87, Page 26C of the Plat Records of Travis County, Texas;

THENCE North 05°20'13" West with the east right-of-way line of Alum Rock Drive and the west line of the said 174.4 acre tract, a distance of 417.63 feet to a 1" iron pipe found for the northwest corner of the said 174.4 acre tract, being the southwest corner of a 24.94 acre tract described in Volume 2475, Page 62 of the Deed Records of Travis County, Texas;

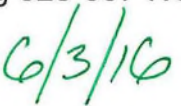
THENCE South 62°44'50" East with the northeast line of the said 174.4 acre tract and the southwest line of the said 24.94 acre tract, a distance of 1567.17 feet to a 1/2" rebar with "Travis County Survey" cap found in the west right-of-way line of McKinney Falls Parkway, from which a 1/2" rebar with "Travis County Survey" cap found in the east right-of-way line of McKinney Falls Parkway, bears South 62°44'50" East, a distance of 115.12 feet;

THENCE with the west right-of-way line of McKinney Falls Parkway and crossing the said 174.4 acre tract, with a curve to the left, having a radius of 1957.50 feet, a delta angle of 25°22'15", an arc length of 866.79 feet, and a chord which bears South 12°01'09" West, a distance of 859.73 feet to the **POINT OF BEGINNING**, containing 24.268 acres of land, more or less.

Surveyed on the ground June 3, 2016.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 925-007-NORTH

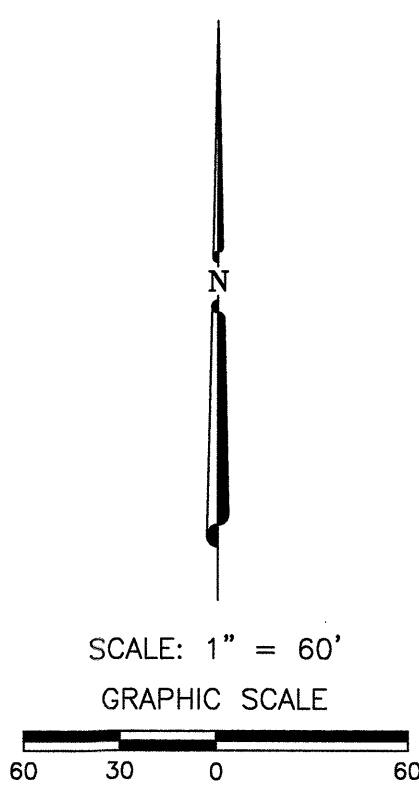
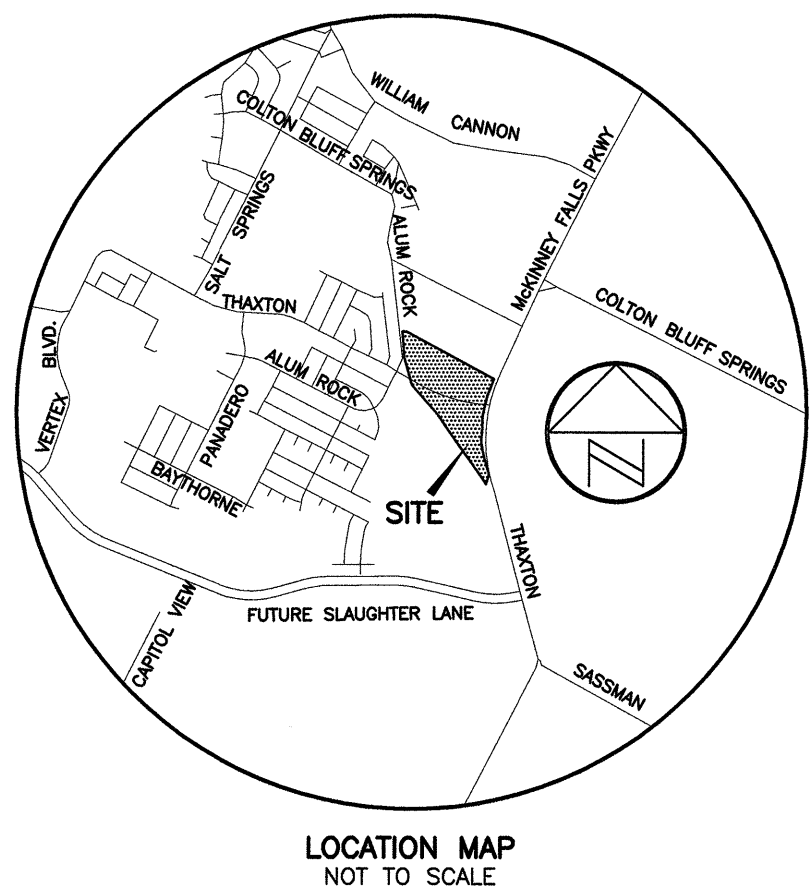
 
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
T.B.P.L.S. Firm No. 10124500



A LAND TITLE SURVEY CONSISTING OF THE FOLLOWING TRACTS:

TRACT 3: 24.268 ACRES (APPROXIMATELY 1,057,120 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 174.4 ACRE TRACT CONVEYED TO EDWARD J. GILLEN AND MILDRED GILLEN IN A DEED DATED FEBRUARY 23, 1955 AND RECORDED IN VOLUME 1549, PAGE 268 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

TRACT 4: 1.723 ACRES (APPROXIMATELY 75,049 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 174.4 ACRE TRACT CONVEYED TO EDWARD J. GILLEN AND MILDRED GILLEN IN A DEED DATED FEBRUARY 23, 1955 AND RECORDED IN VOLUME 1549, PAGE 268 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS



CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	525.00'	47°33'42"	435.81'	N67°49'56"W	423.40'	(N67°51'24"W 423.40')
C2	1957.50'	25°22'15"	866.79'	S12°01'09"W	859.73'	(S11°59'40"W 859.82')
C3	1957.50'	12°14'54"	418.46'	S08°38'47"E	417.66'	(S08°43'07"E 417.64')
C4	575.00'	18°46'49"	188.47'	S71°45'26"E	187.63'	(S71°49'48"E 187.63')
C5	590.00'	2°15'18"	23.22'	N89°33'42"E	23.22'	(N89°29'22"E 23.22')
C6	1842.50'	39°21'47"	1265.83'	S04°50'19"W	1241.08'	(S04°50'21"W 1241.09')

TITLE COMMITMENT NOTE:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:

First American Title Insurance Company
Heritage Title Company of Austin, Inc.

G.F. No.: 201503072 Effective Date: 04/07/16 Issued: 04/15/16

The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.

Schedule "B" items contained therein and re-listed below were considered:

1) Restrictive Covenants: DELETED

10a) Pipeline, telephone and telegraph line easement granted to Hope Engineering and Supply Company, by instrument dated January 20, 1938, recorded in Volume 414, Page 315 of the Deed Records of Travis County, Texas. (TRACT 3) --- Does not affect

10b) Easement for roadway purposes in favor of Travis County, Texas, as disclosed by instrument dated May 28, 1934, recorded in Volume 686, Page 188 of the Deed Records of Travis County, Texas. (ALL TRACTS) --- Volume 686, Page 188 refers to Thaxton Road (old alignment). Tracts 3 and 4 abut/adjacent Thaxton Road (old alignment) as shown

10) Water storage facility easement granted to Creedmoor-Maha Water Supply Corp., by instrument dated June 30, 2004, recorded under Document No. 2004129491 of the Official Public Records of Travis County, Texas. (TRACT 3) --- Subject to, as shown

10j) Water line easement granted to Creedmoor-Maha Water Supply Corp., by instrument dated September 17, 1991, recorded under Document No. 2004187873, as affected by Partial Assignment of Easement to the City of Austin recorded under Document No. 2004222164, and as further affected by Agreement as to Right of Way Easement recorded under Document No. 2009091927, all of the Official Public Records of Travis County, Texas. (TRACTS 3 AND 4) --- Subject to, not platable, none of these documents contain a metes and bounds description of the water line easement, all documents state that the water line easement shall be 15 feet wide centered on the pipeline as installed

10k) Lateral support easement granted to Travis County, by instrument dated March 12, 2009, recorded under Document No. 2009040373 of the Official Public Records of Travis County, Texas. (TRACT 4) --- Subject to, as shown

10l) Drainage easement granted to Travis County, by instrument dated March 12, 2009, recorded under Document No. 2009040374 of the Official Public Records of Travis County, Texas. (TRACT 4) --- Subject to, as shown

10m) Drainage and lateral support easement granted to Travis County, by instrument dated March 12, 2009, recorded under Document No. 2009040375 of the Official Public Records of Travis County, Texas. (TRACT 3) --- Subject to, as shown

FLOOD-PLAIN NOTE:

A portion of the tract shown hereon lies within Zone "AE" (100 year floodplain with base flood elevations determined) as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 445300615S, dated January 6, 2016, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

The Roman Catholic Religious Order officially titled the Sister-Servants of the Holy Spirit of Perpetual Adoration, with their mother-house located in Steyl, Holland;
The Franciscan Friars, Saint Francis Monastery, Loretto, Pennsylvania;
The Congregation of Holy Cross, Notre Dame, Indiana;
Tom Marline, as Independent Co-Executor of the Estate of Constance A. Gillen, and as successor Independent Administrator of the Estate of Mildred M. Gillen;
Michael Joseph Gillen, Independent Co-Executor of the Estate of Constance A. Gillen;
CoAtlantic Homes of Texas, Inc.;
First American Title Insurance Company
Heritage Title Company of Austin, Inc.

PROPERTY ADDRESS: Thaxton Road, 78747 (per TCAD)

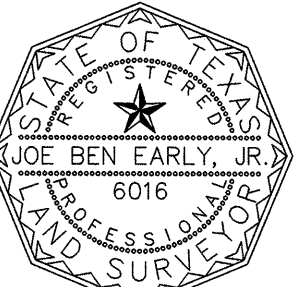
DATE OF SURVEY: 6/3/16

ATTACHMENTS: Metes and Bounds descriptions

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown; and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.

This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condition II, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2006 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016



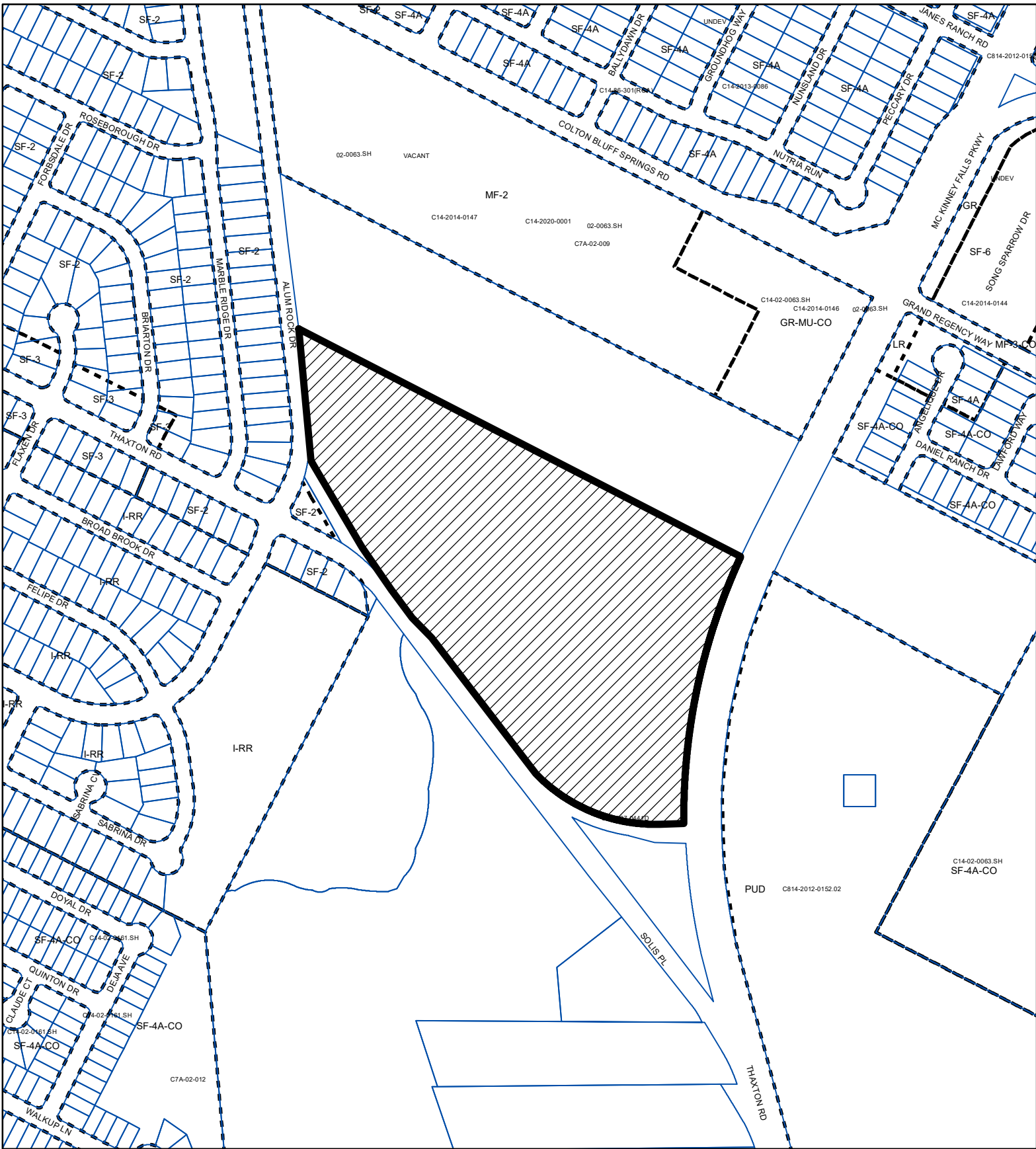
Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 925-007
DRAWING NO.: 925-007-NORTH
PLOT DATE: 06/03/16
PLOT SCALE: 1" = 60'
DRAWN BY: BGP & JBE
SHEET 01 OF 01

LINE	BEARING	DISTANCE	(RECORD)
L1	S88°23'12"W	74.75'	(S88°21'44"W 74.75')
L2	N37°31'34"W	538.63'	(N35°04"W)
L3	N43°51'08"W	87.78'	(N41°17'W 31.6w)
L4	N36°47'08"W	109.72'	(N34°13'W 38.5w)
L5	N34°43'08"W	162.78'	(N32°09'W 58.6w)
L6	N30°34'08"W	316.94'	(N28°00'W 114.1w)
L7	N05°20'13"W	417.63'	(N02°51'W 149.8w)
L8	S14°58'11"E	89.31'	(S14°50'33"E 89.81')
L9	N37°30'57"W	728.10'	(N35°04"W)
L10	S75°00'08"E	84.27'	(S78°04'28"E 84.27')
L11	N88°26'03"E	74.75'	(N88°21'43"E 74.75')

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - TCS 1/2" REBAR WITH "TRAVIS COUNTY SURVEY" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - 1" IRON PIPE FOUND
 - △ CALCULATED POINT
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER MANHOLE
 - ⊕ WELL LOCATION
 - ⊕ METAL UTILITY POLE
 - ⊕ UTILITY POLE
 - ⊕ GUY WIRE
 - ⊕ OVERHEAD UTILITIES
 - ⊕ ELECTRIC MANHOLE
 - ⊕ LIGHT POLE
 - ⊕ TELEPHONE UTILITY
 - ⊕ UNDERGROUND TELEPHONE MARKER
 - ⊕ TELEPHONE MANHOLE
 - ⊕ STORMSEWER MANHOLE
 - ⊕ SIGN
 - ⊕ EDGE OF PAVEMENT
 - ⊕ BARB WIRE FENCE
 - ⊕ CHAIN LINK FENCE
 - ⊕ W.L.E. WATERLINE EASEMENT
 - ⊕ D.E. DRAINAGE EASEMENT
 - () RECORD INFORMATION

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P820".
MAG NAIL WITH WASHER SET IN CONCRETE
SURFACE COORDINATES:
N 10028790.05
E 3119005.49
TEXAS STATE PLANE COORDINATES:
N 10028787.17
E 3118995.62
ELEVATION = 626.11'
VERTICAL DATUM: NAVD 88 (GEOID 09)
COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 1°20'23"



N

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2020-0138

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: 11/30/2020