

ORDINANCE NO. 20210325-091

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"),

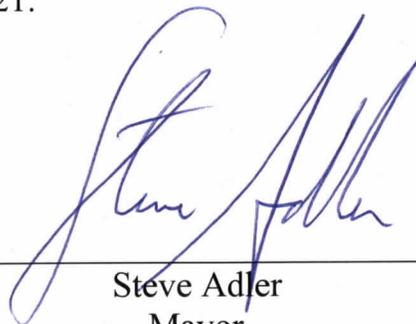
locally known as 8201 Thaxton Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on April 5, 2021.

PASSED AND APPROVED

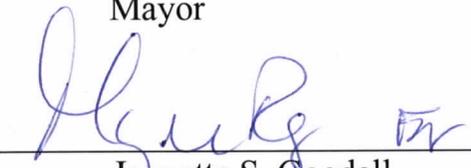
March 25, 2021

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Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST: 
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

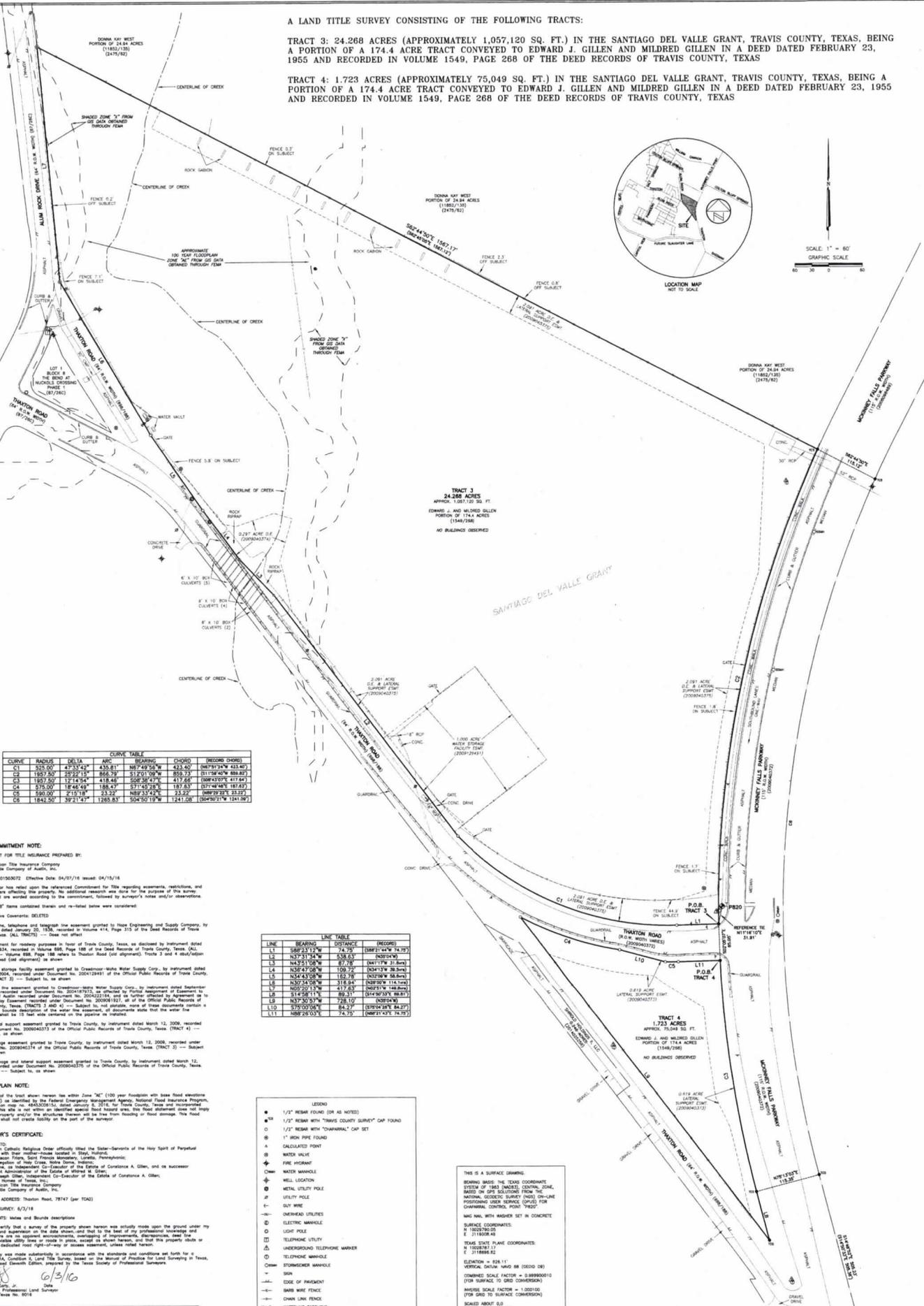

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016
T.B.P.L.S. Firm No. 10124500



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



TRACT 3
24.268 ACRES
APPROX. 1,057,120 SQ. FT.
EDWARD J. AND MILDRED GILLEN
PORTION OF 174.4 ACRES
(1549/268)
NO BUILDINGS OBSERVED

TRACT 4
1.723 ACRES
APPROX. 75,049 SQ. FT.
EDWARD J. AND MILDRED GILLEN
PORTION OF 174.4 ACRES
(1549/268)
NO BUILDINGS OBSERVED

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	CORD ANGLES
C1	525.00'	47°33'42"	435.81'	N67°49'58"W	423.40'	(N67°52'W 423.40')
C2	1957.50'	25°22'15"	866.70'	S17°01'09"W	856.73'	(S17°04'W 856.73')
C3	1957.50'	12°14'54"	418.46'	S56°36'47"E	417.66'	(S56°42'E 417.66')
C4	575.00'	18°46'49"	188.47'	S77°45'28"E	187.83'	(S77°48'W 187.83')
C5	330.00'	6°10'18"	23.22'	N82°33'42"E	23.22'	(N82°33'E 23.22')
C6	1842.50'	39°21'43"	1265.83'	S04°50'19"W	1241.08'	(S04°52'W 1241.08')

LINE TABLE

LINE	BEARING	DISTANCE	(RECORDS)
L1	S82°31'17"W	74.78'	(N67°21'W 74.78')
L2	N37°31'44"W	536.83'	(N37°31'W 536.83')
L3	N43°10'08"W	67.72'	(N41°19'W 67.72')
L4	N32°47'08"W	106.72'	(N34°17'W 106.72')
L5	N34°43'08"W	152.78'	(N37°30'W 152.78')
L6	N37°45'08"W	116.84'	(N37°30'W 116.84')
L7	N50°20'13"W	417.63'	(N47°30'W 417.63')
L8	N14°58'11"E	89.31'	(S14°58'W 89.31')
L9	N37°50'51"W	728.10'	(N37°30'W 728.10')
L10	S78°00'00"E	84.27'	(S78°00'W 84.27')
L11	N88°03'03"E	74.32'	(N82°17'W 74.32')

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: 04/27/18 Issued: 04/15/18
The surveyor has relied upon the referenced Commitment for Title Insurance, restrictions, and other matters affecting the property. The additional research was made for the purpose of the 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 corrected:
1) Restrictive Covenants: DELETED
10a) Pleading, telephone and teletype line easement granted to Hew Engineering and Supply Company, by instrument dated January 20, 1938, recorded in Volume 414, Page 315 of the Deed Records of Travis County, Texas. (ALL TRACTS) --- Deleted, as shown.
10b) Easement for roadway purposes in favor of Travis County, Texas, as declared by instrument dated May 28, 1934, recorded in Volume 688, Page 188 of the Deed Records of Travis County, Texas. (ALL TRACTS) --- Volume 688, Page 188 refers to Thaxton Road (old alignment). Tracts 3 and 4 and adjacent Thaxton Road (old alignment) are shown.
10c) Water storage facility easement granted to Creamer-Walke Water Supply Corp. by instrument dated June 30, 2004, recorded under Document No. 2004128491 of the Official Public Records of Travis County, Texas. (TRACT 3) --- Subject to, as shown.
10d) Water easement granted to Creamer-Walke Water Supply Corp. by instrument dated September 17, 1989, recorded under Document No. 20147973, as amended by further instruments of easement to the City of Austin, recorded under Document No. 200422114, and the further amended by agreement to the City of Austin, recorded under Document No. 200901817, all of the Official Public Records of Travis County, Texas. (TRACTS 3 AND 4) --- Deleted, as shown. The note of these documents contain a note and a portion description of the water line easement, all documents state that the water line easement was to be laid out and installed in the future.
10e) Lateral support easement granted to Travis County, by instrument dated March 12, 2008, recorded under Document No. 2008040375 of the Official Public Records of Travis County, Texas. (TRACT 4) --- Deleted, as shown.
10f) Drainage easement granted to Travis County, by instrument dated March 12, 2008, recorded under Document No. 2008040375 of the Official Public Records of Travis County, Texas. (TRACT 4) --- Deleted, as shown.
10g) Drainage and lateral support easement granted to Travis County, by instrument dated March 12, 2008, recorded under Document No. 2008040375 of the Official Public Records of Travis County, Texas. (TRACT 3) --- Deleted, as shown.

FLOOD-PLAN NOTE:
A portion of the tract shown herein is within Zone "AE" (100 year floodplain with base flood elevation determined as indicated by the Federal Emergency Management Agency, National Flood Insurance Program, and is shown on the Flood Insurance Rate Map (FIRM) for Travis County, Texas, effective 07/15/16. The area is not within an identified special flood hazard area, but the flood statement does not imply that the property and/or the structures thereon are free from flooding or flood damage. The flood statement does not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATE:
CERTIFIED TO:
The Board of Directors of the State of Texas, the State-Surveyors of the Holy Spirit of Pappard, Austin, with their mother-house located in Spain, Institute, The Precincts of the Holy Spirit, Pappard, Austin, Texas.
The Commission of the State of Texas, the State-Surveyors of the Holy Spirit of Pappard, Austin, Texas.
The Surveyor as Independent Co-Evaluator of the Estate of Catherine A. Gilen, and its successor Michael Joseph Gilen, Independent Co-Evaluator of the Estate of Catherine A. Gilen, Catholicism of Texas, Inc.
First American Title Insurance Company
Heritage Title Company of Austin, Inc.
PROPERTY ADDRESS: Thaxton Road, 78747 (per TAOA)
DATE OF SURVEY: 6/3/18
ATTACHMENTS: Notes and Boundary Description

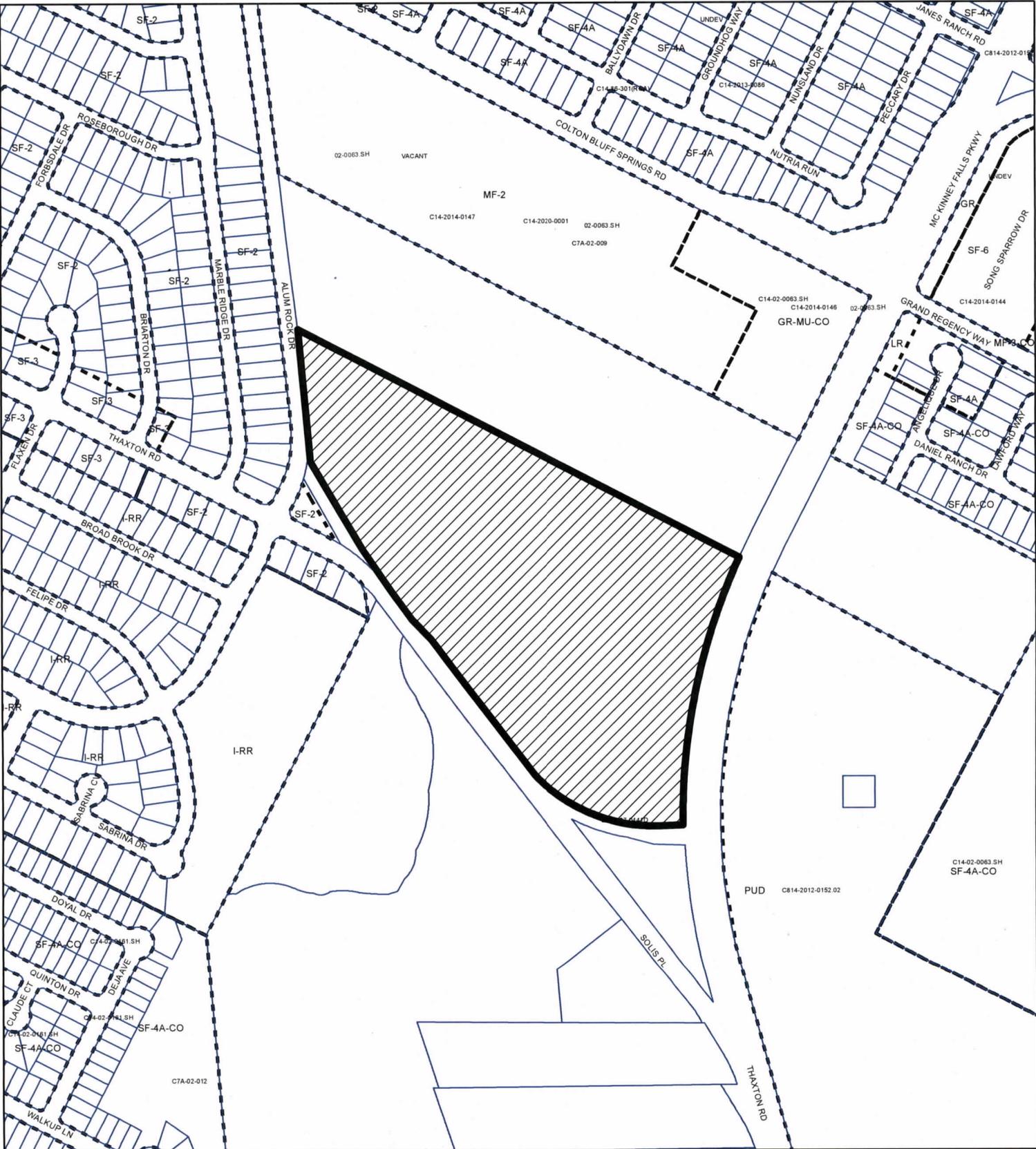
I hereby certify that a copy of the property shown herein was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief there are no unreported encroachments, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown herein, and that the property shown is adjacent to a dedicated road right-of-way or easement, or other road, street, or highway.
This survey was made substantially in accordance with the standards and conditions set forth in the Code of Ethics, Article 5, 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.
6/3/18
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 9018

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1" IRON PIPE FOUND
 - CALCULATED POINT
 - WATER VALVE
 - FIRE HYDRANT
 - NEEDLE MANHOLE
 - WELL LOCATION
 - METAL UTILITY POLE
 - UTILITY POLE
 - DIRT JUNE
 - OVERHEAD UTILITY
 - ELECTRIC MANHOLE
 - LIGHT POLE
 - TELEPHONE UTILITY
 - UNDERGROUND TELEPHONE WALKER
 - TELEPHONE MANHOLE
 - STORMSEWER MANHOLE
 - SIGN
 - EDGE OF PAVEMENT
 - BARRI WIRE FENCE
 - CHAIN LINK FENCE
 - W.C.E. RECORD EASEMENT
 - D.E. RECORD EASEMENT
 - () RECORD INFORMATION

THIS IS A SURFACE DRAWING.
BEARING BASED: THE TEXAS COORDINATE SYSTEM OF 1883 (NAD83) CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSSESSION USER BEARING (GUS) FOR CHAPARRAL CONTROL POINT "P20" SURFACE COORDINATES: N 1020870.00 E 118068.00 TEXAS STATE PLANE COORDINATES: N 1020881.11 E 118068.82 ELEVATION = 508.11' VERTICAL DATUM: NAVD 83 (DESD 08) CURVED SCALE FACTOR = 0.999999010 (FOR SURFACE TO GRID CONVERSION) INVERSE SCALE FACTOR = 1.0001000 (FOR GRID TO SURFACE CONVERSION) SCALED ABOUT 0.0 THEIR ANGLE: 170°23'

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping, Inc.
1500 South Loop West, Suite 444
Austin, Texas 78746
512.733.1724
Firm No. 10124500

PROJECT NO.: 625-027-NORTH
DRAWING NO.: 625-027-NORTH
DATE: 06/03/18
SCALE: 1" = 80'
DRAWN BY: JBE & JBE
CHECKED BY: JBE
SHEET: 01 OF 01



ZONING

ZONING CASE#: C14-2020-0138

Exhibit B

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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: 11/30/2020