

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 3010 HONEY TREE LANE, BUILDING B FROM
3 PUBLIC (P) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT (SF-1)
4 DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
7

8 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from public (P) district to single family residence large lot (SF-1)
10 district on the property (the "Property") described in Zoning Case No. C14-2011-0140, on
11 file at the Planning and Development Review Department, as follows:
12

13 A 0.0677 acre tract of land, more or less, out of the Henry P. Hill League No. 21
14 the tract of land being more particularly described by metes and bounds in Exhibit
15 "A" incorporated into this ordinance;
16

17 A 0.2295 acre tract of land, more or less, out of the Henry P. Hill League No. 21
18 the tract of land being more particularly described by metes and bounds in Exhibit
19 "B" incorporated into this ordinance; and,
20

21 A 0.0268 acre tract of land, more or less, out of the Henry P. Hill League No. 21
22 the tract of land being more particularly described by metes and bounds in Exhibit
23 "C" incorporated into this ordinance,
24

25 locally known as 3010 Honey Tree Lane, Building B in the City of Austin, Travis County,
26 Texas, and generally identified in the map attached as Exhibit "D".
27

1 **PART 2.** This ordinance takes effect on _____, 2012.

2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2012 § _____

8 Lee Leffingwell
9 Mayor

10
11
12 **APPROVED:** _____
13 Karen M. Kennard
14 City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

0.0677 Acre

BEECAVE WOODS DEVELOPMENT CO.
TO CITY OF AUSTIN

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE NO. 21 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 215.53 ACRE TRACT OF LAND AS CONVEYED TO BEECAVE WOODS DEVELOPMENT CO., THE GRANTOR HEREIN, BY DEED RECORDED IN VOLUME 5869, PAGE 974 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING for a reference at an iron pin found in the curving east R.O.W. line of Honey Tree Lane at the most southerly corner of Lot 3, Block E of Beecave Woods, Section One, a Subdivision in the City of Austin as recorded in Plat Book 76, Page 68 of the Plat Records of Travis County, Texas, said point being also the most westerly corner of that certain tract of land as conveyed to Robert Campion and Ron Kirkwood by deed recorded in Volume 859E, Page 862 of the Deed Records of Travis County, Texas

THENCE, with the southeast line of said Lot 3, Block E, Beecave Woods, Section One, N 41° 12' 59" E for a distance of 179.73 foot to an iron pin found at the most easterly corner of said Lot 3, Block E, said point being also in the curving south line of Lot 1, Block 2 of the Amended Plat of The Corners, a Subdivision in Travis County, Texas as recorded in Plat Book 82, Page 218 of the Plat Records of Travis County, Texas

THENCE, with the curving south line of said Lot 1, Block 2 of the Amended Plat of The Corners, with a curve to the left whose radius is 768.69 feet, and whose subchord bears S 51° 03' 03" E for a distance of 7.90 feet to a 1/2 inch rebar set for the northwest corner and PLACE OF BEGINNING hereof

THENCE, continuing with the curving south line of said Lot 1, Block 2, Amended Plat of the Corners, with a curve to the left whose radius is 768.69 feet and whose subchord bears S 82° 10' 50" E for a distance of 11.51 feet to an iron pipe found at the common southerly corner between Lots 1 and 2, Block 2, for the northeast corner hereof, also the northwest corner of that certain 1.05 acre tract of land as conveyed to Kallestad Laboratories, Inc. by deed recorded in Volume 8286, Page 736 of the Deed Records of Travis County, Texas, from which point an iron pin found at the common southerly corner between Lots 2 and 3, Block 2, Amended Plat of the Corners, bears S 85° 43' 36" E for a subchord distance of 110.38 feet

THENCE, with the west line of said Kallestad Laboratories, Inc. tract of land, S 21° 50' E for a distance of 289.44 feet to an iron pin found in the south line of the above described Beecave Woods Development Co. 215.53 acre tract of land, at the southwest corner of said Kallestad Laboratories, Inc. tract of land, for the southeast corner hereof

THENCE, with the south line of said Beecave Woods Development Co. tract of land S 41° 08' 34" W for a distance of 11.23 feet to a 1/2 inch rebar set for the southwest corner hereof

THENCE, with the west line of proposed Barton Skyway (proposed 120 foot R.O.W.) N 21° 50' W for a distance of 300.23 feet to the PLACE OF BEGINNING and containing 0.0677 acre of land, more or less.

AS SURVEYED BY:
RALPH HARRIS SURVEYORS, INC.

James M. Grant
JAMES M. GRANT
REG. PUB. SUR. NO. 1919
1406 Hether
Austin, Texas 78704



October 23, 1984

8942 343

0.2295 ACRE

BEECAVE WOODS DEVELOPMENT CO.
TO THE CITY OF AUSTIN

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE NO. 21 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 215.53 ACRE TRACT OF LAND AS CONVEYED TO BEECAVE WOODS DEVELOPMENT CO., THE GRANTOR HEREIN, BY DEED RECORDED IN VOLUME 5869, PAGE 974 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 0.171 ACRE BOOSTER PUMP SITE EASEMENT AS CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 5930, PAGE 274 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 15 FOOT PUBLIC UTILITY EASEMENT AS CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 5183, PAGE 323 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the most easterly corner of Lot 6, Block E of Beecave Woods, Section One, a Subdivision in the City of Austin as recorded in Plat Book 76, Page 68 of the Plat Records of Travis County, Texas. for the southwest corner and PLACE OF BEGINNING hereof

THENCE, with the northeast line of said Lot 6, Block E N 48° 47' 05" W at a distance of 72.66 feet pass an iron pin found at an angle point in the northeast line of said Lot 6, Block E, and continuing with the same course for a total distance of 87.66 feet to a 1/2 inch rebar set at the most westerly corner of that certain 0.171 acre booster pump station easement as recorded in Volume 5930, Page 274 of the Deed Records of Travis County, Texas, for the northwest corner hereof

THENCE, with the northwest line of said 0.171 acre easement, also a southeasterly line of that certain tract of land as conveyed to Robert Campion and Ron Kirkwood by deed recorded in Volume 8598, Page 862 of the Deed Records of Travis County, Texas, N 41° 08' 34" E for a distance of 136.17 feet to a 1/2 inch rebar set in the west line of proposed Barton Skyway (proposed 120 foot R.O.W.) for the northeast corner hereof

THENCE, with the west R.O.W. line of proposed Barton Skyway (proposed 120 foot R.O.W.) S 21° 50' E for a distance of 98.74 feet to a 1/2 inch rebar set for the southeast corner hereof, from which point an iron pin found at the southwest corner of that certain 1.05 acre tract of land as conveyed to Kallestad Laboratories, Inc. by deed recorded in Volume 8286, Page 736 of the Deed Records of Travis County, Texas, bears N 41° 08' 34" E for a distance of 11.23 feet

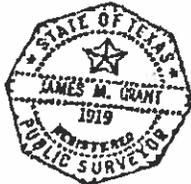
THENCE, S 41° 19' 57" W for a distance of 91.42 feet to the PLACE OF BEGINNING and containing 0.2295 acre of land, more or less.

AS SURVEYED BY:
RALPH HARRIS SURVEYORS, INC.

James M. Grant
JAMES M. GRANT
REG. PUB. SUR. NO. 1919
1406 Hether
Austin, TX 78704

October 23, 1984

10 b: campion.229



8942 341

0.0268 Acre

ROBERT CAMPION AND RON KIRKWOOD
TO THE CITY OF AUSTIN

ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE BERRY F. HILL LEAGUE NO. 21 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO ROBERT CAMPION AND RON KIRKWOOD, THE GRANTORS HEREIN, BY DEED RECORDED IN VOLUME 8598, PAGE 862 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS BEING A STRIP OF LAND 15 FEET IN WIDTH, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found in the curving east R.O.W. line of Honey Tree Lane at the southwest corner of the above described Campion and Kirkwood tract of land, said point being also the northwest corner of Lot 6, Block E of Beecave Woods, Section One, a Subdivision in the City of Austin as recorded in Plat Book 76, Page 68 of the Plat Records of Travis County, Texas, for the southwest corner and PLACE OF BEGINNING hereof

THENCE, with the curving east R.O.W. line of Honey Tree Lane, with a curve to the left, whose radius is 174.99 feet and whose subchord bears N 02° 17' E for a distance of 15.05 feet to a 1/2 inch rebar set for the northwest corner hereof

THENCE, with a line 15 feet northwest of and parallel with the north line of said Lot 6, Block E, S 77° 06' E for a distance of 78.43 feet to a 1/2 inch rebar set in a southerly line of said Campion and Kirkwood tract of land, also the northwest line of that certain 0.171 acre booster pump station easement as conveyed to the City of Austin by Deed Recorded in Volume 5930, Page 274 of the Deed Records of Travis County, Texas, for the northeast corner hereof

THENCE, with the northwest line of said 0.171 acre easement S 41° 08' 34" W for a distance of 8.95 feet to a 1/2 inch rebar set at the most westerly corner of said 0.171 acre easement, also an angle point in the southerly line of said Campion and Kirkwood tract of land, for an angle point hereof

THENCE, with the southwesterly line of said 0.171 acre easement S 48° 47' 05" E for a distance of 15.00 feet to an iron pin found at an angle point in the northeast line of said Lot 6, Block E, Beecave Woods, Section One, said point being also the most southerly corner of the above described Campion and Kirkwood tract of land for the southeast corner hereof

THENCE, with the northeast line of Lot 6, Block E, Beecave Woods, Section One, also the south line of said Campion and Kirkwood tract of land, N 77° 06' W for a distance of 86.19 feet to the PLACE OF BEGINNING and containing 0.0268 acre of land, more or less.

AS SURVEYED BY:
RALPH HARRIS SURVEYORS, INC.

James M. Grant
JAMES M. GRANT
REG. PUB. SUR. NO. 1919
1406 Hether
Austin, Texas 78704



10 b: Campion.026

8943



1" = 200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2011-0140

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.

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