

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE  
2 PROPERTY LOCATED AT 10925 BRADSHAW ROAD AND CHANGING THE  
3 ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO  
4 SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 interim-rural residence (I-RR) district to single family  
10 residence standard lot (SF-2) district on the property described in Zoning Case No. C14-  
11 2012-0093, on file at the Planning and Development Review Department, as follows:  
12

13 a 109.174 acre tract of land, more or less, out of the Santiago Del Valle Grant, the  
14 tract of land being more particularly described by metes and bounds in Exhibit "A"  
15 incorporated into this ordinance (the "Property"),  
16

17 locally known as 10925 Bradshaw Road in the City of Austin, Travis County, Texas, and  
18 generally identified in the map attached as Exhibit "B".  
19

20 **PART 2.** This ordinance takes effect on \_\_\_\_\_, 2013.  
21

22  
23 **PASSED AND APPROVED**  
24

25  
26  
27 \_\_\_\_\_, 2013

§  
§  
§

\_\_\_\_\_  
Lee Leffingwell  
Mayor

28  
29  
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31  
32 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
33 Karen M. Kennard Shirley A. Gentry  
34 City Attorney City Clerk

C14-2012-0093

109.174 ACRES  
SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS  
ZONING TRACT

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 114.545 ACRE TRACT SAVE AND EXCEPT 5.545 ACRES CONVEYED TO LOC 261, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2006219146, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 109.174 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped 1/2" Iron pipe found for the southwestern corner of a 1.992 acre tract conveyed to Hector Aguirre in Document No. 2002246237, Official Public Records of Travis County, Texas, common to a western corner of said 114.545 acre tract, also being in the eastern right-of-way line of Bradshaw Road (R.O.W. varies) and a western corner and POINT OF BEGINNING of the herein described tract,

THENCE leaving the said right-of-way line of Bradshaw Road, and with the common boundary line of said 1.992 acre tract and said 114.545 acre, the following three (3) courses and distances, numbered 1 through 3,

1. S62°48'14"E, a distance of 207.69 feet to a 1/2" Iron rod found,
2. N27°34'23"E, a distance of 417.01 feet to a capped 1/2" Iron rod found, and
3. N62°40'45"W, a distance of 208.42 feet to a capped 1/2" Iron rod found, at the northwestern corner of said 1.992 acre tract, common to a western corner of said 114.545 acre tract, and in the eastern right-of-way line of said Bradshaw Road,

THENCE with the common boundary line of said 114.545 acre tract, and said Bradshaw Road, N27°25'23"E, a distance of 258.80 feet, to a 1/2" Iron rod found at the southwestern corner of a 2.00 acre tract of land conveyed to Wanda J. Baker Daugherty in Document No. 2009102463, Official Public Records of Travis County, Texas, common to a western corner of said 114.545 acre tract,

THENCE leaving the said right-of-way line of Bradshaw Road, and with the common boundary line of said 2.00 acre tract and said 114.545 acre, the following three (3) courses and distances, numbered 1 through 3,

1. S69°03'22"E, a distance of 291.73 feet to a 1/2" Iron rod found,
2. N27°39'35"E, a distance of 300.48 feet to a 1/2" Iron rod found, and
3. N69°07'25"W, a distance of 294.34 feet to a 1/2" Iron rod found, at the northwestern corner of said 2.00 acre tract, common to a western corner of said 114.545 acre tract, and in the eastern right-of-way line of said Bradshaw Road,

THENCE with the common boundary line of said 114.545 acre tract, and said Bradshaw Road, N27°28'29"E, a distance of 696.73 feet, to a calculated point in the center line of Onion Creek, for the northernmost corner of said 114.545 acre tract, common to the westernmost corner of a 131.46 acre tract conveyed to Lennar Buffington Zachary Scott, LP, in Document No. 2004186026, Official Public Records of Travis County, Texas,

THENCE with the common boundary line of said 114.545 acre tract, and said 131.46 acre tract, with the meanders of the centerline of Onion Creek, the following twenty-one (21) courses and distances, numbered 1 through 21,

1. S50°47'08"E, a distance of 84.91 feet to a calculated point,
2. S38°35'58"E, a distance of 82.50 feet to a calculated point,
3. S38°24'06"E, a distance of 38.15 feet to a calculated point,
4. S29°25'33"E, a distance of 59.36 feet to a calculated point,
5. S21°45'42"E, a distance of 40.80 feet to a calculated point,
6. S07°59'23"E, a distance of 26.33 feet to a calculated point,
7. S07°38'43"W, a distance of 42.02 feet to a calculated point,
8. S08°17'53"E, a distance of 84.91 feet to a calculated point,
9. S02°17'43"E, a distance of 68.69 feet to a calculated point,
10. S08°12'00"E, a distance of 76.92 feet to a calculated point,
11. S08°27'53"E, a distance of 48.92 feet to a calculated point,

12. S20°42'02"W, a distance of 44.99 feet to a calculated point,
13. S04°10'54"E, a distance of 49.66 feet to a calculated point,
14. S17°26'40"E, a distance of 75.08 feet to a calculated point,
15. S08°36'33"E, a distance of 123.13 feet to a calculated point,
16. S06°32'20"E, a distance of 108.22 feet to a calculated point,
17. S04°11'41"E, a distance of 137.19 feet to a calculated point,
18. S26°51'03"W, a distance of 120.91 feet to a calculated point,
19. S28°03'18"E, a distance of 77.54 feet to a calculated point,
20. S47°06'08"E, a distance of 84.47 feet to a calculated point, and
21. S16°50'56"W, a distance of 41.44 feet to a ½" iron rod found, for a northern corner of said 114.545 acre tract, common to a southern corner of said 131.46 acre tract,

THENCE with the common boundary line of said 114.545 acre tract, and said 131.46 acre tract, the following two (2) courses and distances, numbered 1 and 2,

1. S46°45'46"E, a distance of 1303.53 feet, to a ½" iron pipe found, and
2. N44°51'36"E, a distance of 153.52 feet, to a calculated point in the center line of Onion Creek, for a northern corner of said 114.545 acre tract common to a southern corner of said 131.46 acre tract,

THENCE with the common boundary line of said 114.545 acre tract, and said 131.46 acre tract, with the meanders of the centerline of Onion Creek, the following two (2) courses and distances, numbered 1 and 2,

1. N44°14'05"E, a distance of 69.57 feet to a calculated point, and
2. N80°49'03"E, a distance of 82.14 feet to a calculated point, for the southeastern corner of said 131.46 acre tract, common to a northern corner of said 114.545 acre tract, also being a southwestern corner of a 74.419 acre tract conveyed to The Vistas of Austin, Ltd., in Document No. 2007028448, Official Public Records of Travis County, Texas,

THENCE with the common boundary line of said 114.545 acre tract, and said 74.419 acre tract, with the meanders of the centerline of Onion Creek, the following twenty-two (22) courses and distances, numbered 1 through 22,

1. S39°38'14"E, a distance of 51.67 feet to a calculated point,
2. S47°14'01"E, a distance of 49.24 feet to a calculated point,
3. S16°34'53"E, a distance of 50.27 feet to a calculated point,
4. S28°23'08"W, a distance of 28.34 feet to a calculated point,
5. S30°07'55"E, a distance of 28.33 feet to a calculated point,
6. S50°54'36"E, a distance of 83.56 feet to a calculated point,
7. S86°37'54"E, a distance of 34.06 feet to a calculated point,
8. N49°02'35"E, a distance of 88.71 feet to a calculated point,
9. N23°53'22"E, a distance of 47.68 feet to a calculated point,
10. N03°46'27"E, a distance of 80.68 feet to a calculated point,
11. N00°24'56"W, a distance of 57.24 feet to a calculated point,
12. N13°15'39"W, a distance of 63.45 feet to a calculated point,
13. N61°12'43"E, a distance of 49.99 feet to a calculated point,
14. S67°10'32"E, a distance of 68.50 feet to a calculated point,
15. S61°21'13"E, a distance of 48.30 feet to a calculated point,
16. S68°13'52"E, a distance of 44.11 feet to a calculated point,
17. S58°38'11"E, a distance of 51.70 feet to a calculated point,
18. S68°29'40"E, a distance of 104.65 feet to a calculated point,
19. S72°23'08"E, a distance of 105.62 feet to a calculated point,
20. S55°22'26"E, a distance of 107.66 feet to a calculated point,
21. S47°43'10"E, a distance of 135.35 feet to a calculated point,
22. S35°47'48"E, a distance of 51.34 feet to a calculated point, for the easternmost corner of said 114.545 acre tract, common to a southern corner of said 74.419 acre tract, and also being a northern corner of a 52.39 acre tract conveyed to Hazel L. Jones in Document No. 1999129800, Official Public Records of Travis County, Texas,

THENCE with the common boundary line of said 114.545 acre tract, and said 52.39 acre tract, the following four (4) courses and distances, numbered 1 through 4,

1. S71°18'35"W, a distance of 626.54 feet to a capped ½" iron rod set,
2. S71°38'45"W, a distance of 874.38 feet to a capped ½" iron rod found,
3. S71°07'52"W, a distance of 237.10 feet to a capped ½" iron rod set,
4. S71°31'24"W, a distance of 784.29 feet to a ½" iron pipe found, for a southern corner of said 114.545 acre tract, common to a northwestern corner of said 52.39 acre tract, and also being the northernmost corner of a 5.78 acre tract conveyed to Ron and Linda Hawkins Family Trust in Document No. 2000039723, Official Public Records of Travis County, Texas,

THENCE with the common boundary line of said 114.545 acre tract, and said 5.78 acre tract, S70°58'29"W, a distance of 549.12 feet to a ½" iron pipe found, for the northwestern corner of said 5.78 acre tract, common to a southern corner of said 114.545 acre tract, also being the northernmost corner of a 1.99 acre tract conveyed to Maria Carmen Gonzales in Volume 13325, Page 349, Official Public Records of Travis County, Texas,

THENCE with the common boundary line of said 114.545 acre tract, and said 1.99 acre tract, S71°31'17"W, a distance of 590.32 feet to a ½" iron rod found, for the westernmost corner of said 1.99 acre tract, common to a southeastern corner of said 114.545 acre tract, also being in the northern right-of-way line of said Bradshaw Road,

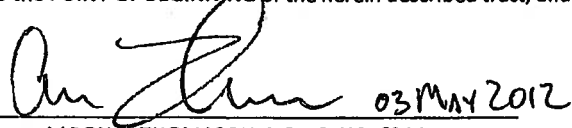
THENCE with the common boundary line of said 114.545 acre tract, and said Bradshaw Road, N60°55'15"W, a distance of 233.30 feet, to a capped ½" iron rod found for a southwestern corner of said 114.545 acre tract, common to a southeastern corner of said 5.545 acre save and except tract,

THENCE crossing said 114.545 acre tract and with an eastern and northern boundary line of said 5.545 acre save and except tract, the following seven (7) courses and distances, numbered 1 through 7,

1. N08°33'02"E, a distance of 202.48 feet to a capped ½" iron rod set at a point of curvature to the right,
2. With said curve to the right having a radius of 225.00 feet, an arc length of 137.50 feet, and whose chord bears N08°59'12"W, a distance of 135.37 feet to a capped ½" iron rod set,
3. N08°31'15"E, a distance of 391.87 feet to a capped ½" iron rod set at a point of curvature to the right,
4. With said curve to the right having a radius of 350.00 feet, an arc length of 115.79 feet, and whose chord bears N17°59'53"E, a distance of 115.26 feet to a capped ½" iron rod set,
5. N27°28'31"E, a distance of 247.18 feet to a capped ½" iron rod set at a point of curvature to the left,
6. With said curve to the left having a radius of 20.00 feet, an arc length of 31.41 feet, and whose chord bears N17°31'25"W, a distance of 28.28 feet to a capped ½" iron rod set, and
7. N62°31'21"W, a distance of 129.71 feet to a capped ½" iron rod found for a northwestern corner of said 5.545 acre save and except tract, common to a western corner of said 114.545 acre tract, also being in the eastern right-of-way line of said Bradshaw Road,

THENCE with the common boundary line of said 114.545 acre tract, and said Bradshaw Road, N27°27'40"E, a distance of 896.80 feet, to the POINT OF BEGINNING of the herein described tract, and containing 109.174 acres of land.

Surveyed by:

 03 MAY 2012  
AARON V. THOMASON, R.P.L.S. NO. 6214  
Carlson, Brigrance and Doering, Inc.  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160 Fax: 512-280-5165  
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BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD 83,

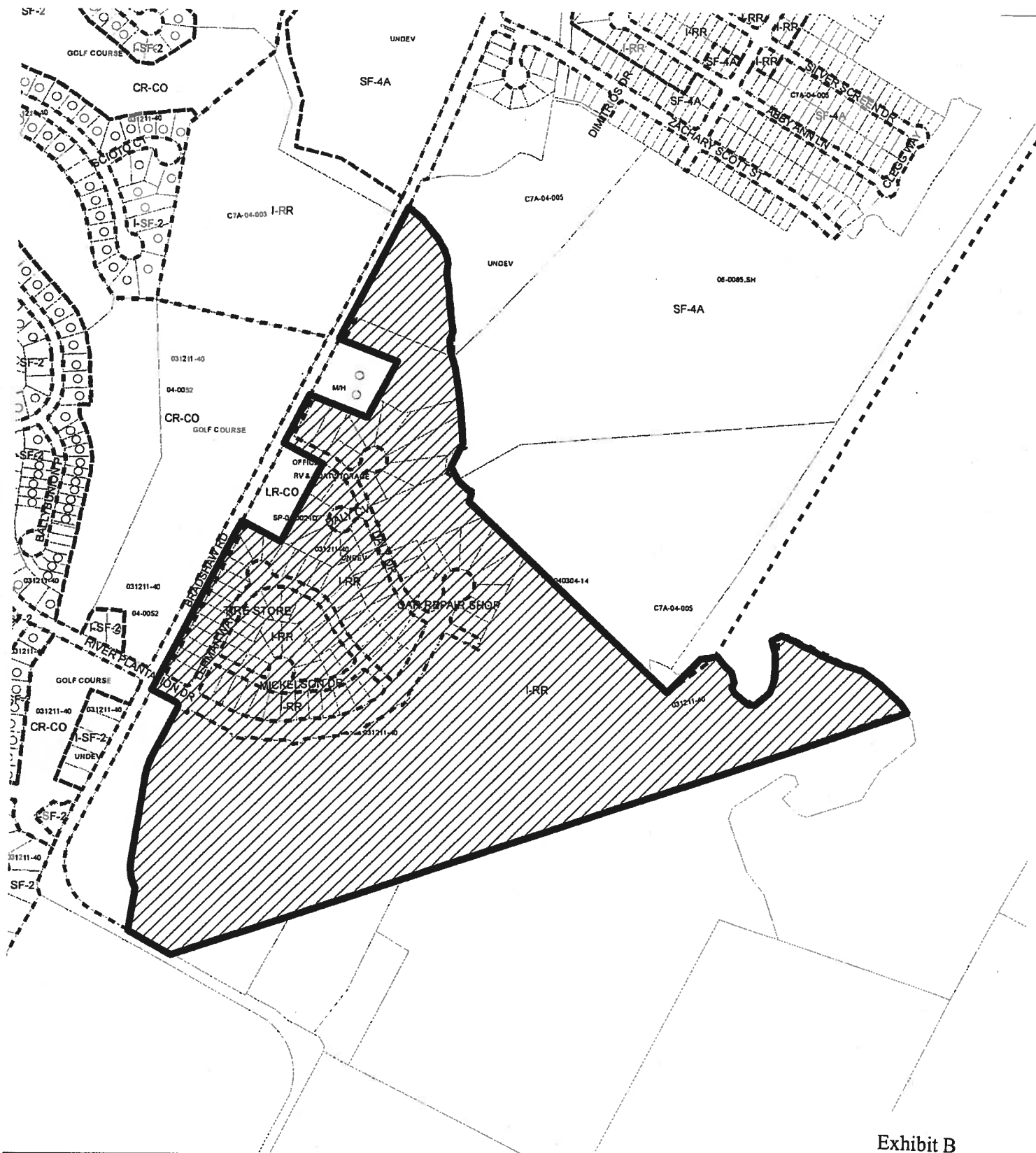
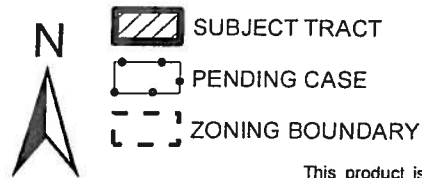


Exhibit B



1" = 600'

## ZONING

ZONING CASE#: C14-2012-0093

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.

