

## ORDINANCE NO. 80 1120-M

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

TRACT 1: A 19.206 ACRE TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT AND "B" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT TO "DL" LIGHT INDUSTRIAL, FIRST HEIGHT AND AREA DISTRICT;

TRACT 2: A 93.037 ACRE TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT AND "B" RESIDENCE, FIRST HEIGHT AND AREA DISTRICT, TO "DL" LIGHT INDUSTRIAL, SECOND HEIGHT AND AREA DISTRICT;

ALL OF THE ABOVE PROPERTY BEING LOCALLY KNOWN AS 7913-8399 CAMERON ROAD AND 2100-2112 E. ANDERSON LANE (U.S. HIGHWAY 183); SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations on the property described in File C14-80-105 to-wit:

Tract 1: From Interim "AA" Residence, Interim First Height and Area District and "B" Residence, First Height and Area District to "DL" Light Industrial, First Height and Area District.

A 19.206 acre tract of land out of the John Applegait Survey No. 58, and the Willis Avery Survey No. 81, Travis County, Texas, said 19.206 acre tract being a part of that certain 46.24 tract of land in the John Applegait Survey described in a deed dated November 1, 1935, and recorded in Volume 530, Page 322 of the Deed Records of Travis County, Texas and being a part of that certain 38.18 acre tract of land in the Willis Avery Survey No. 81 conveyed to Willie Hadelor described in a deed dated December 22, 1930, and recorded in Volume 459, Page 624 of the Deed Records of Travis County, Texas, and also being a part of Headway 2, a subdivision recorded in Book 79, Pages 137-138 of the Travis County, Texas Plat Records, and being described by metes and bounds as follows:

BEGINNING for reference at an iron pin found in the east line of Cameron Road for the northerly most corner of said 46.24 acre tract, said point also being the southwest corner of the Edward Joseph, 15.218 acre tract recorded in Volume 5306, Pages 837-838 of the Travis County, Texas Deed Records, THENCE S 44° 50' 03" E, a distance of 756.72 feet, with the common lines of said 46.24 acre tract and the Joseph tract, to an iron pin found for corner;

THENCE N 73° 27' 28" E, a distance of 432.43 feet along said common line to an iron pin found for corner;

THENCE N 77° 47' 06" E, a distance of 71.86 feet to a metal fence post for the southeast corner of said Joseph tract, continue said bearing, a distance of 51.82, in all a distance of 123.68 feet to a point in the centerline of Little Walnut Creek, for the northeast corner of said 46.24 acre tract;

THENCE S 4° 34' 20" W, a distance of 253.06 feet along the centerline of said Little Walnut Creek to a point for corner;

THENCE S 24° 58' 37" E, a distance of 895.28 feet along the centerline of said Little Walnut Creek to a point in the centerline of Old Cameron Road, "Note" Old Cameron Road closed in the Index to Travis County, Texas Road Minutes for February 10, 1930 (T/626);

THENCE S 62° 17' 03" W, a distance of 69.45 feet along the centerline of Old Cameron Road to an iron pin found for corner;

THENCE S 4° 42' 57" E, a distance of 263.53 feet along the centerline of Old Cameron Road to an iron pin found for corner;

THENCE S 51° 56' 09" W, a distance of 330.73 feet along the centerline of Old Cameron Road to an iron pin found for the southern most corner of said 46.24 acre tract and easterly most corner of said 38.18 acre tract;

THENCE S 59° 02' 32" E, a distance of 26.73 feet to an iron pin found for the northwest corner of said Headway 2, a subdivision recorded in Book 79, Pages 137-138 of the Travis County Plat Records;

THENCE S 61° 36' 18" E, a distance of 802.30 feet to an iron pin found for the northeast corner of said Headway 2;

THENCE S 27° 02' 00" W, a distance of 1595.00 feet to an iron pin found in the north line of U.S. Highway 183, for the southeast corner of said Headway 2;

THENCE N 62° 18' 59" W, a distance of 100.00 feet along said north line of U.S. Highway 183, to a point;

THENCE N 27° 02' 00" E, a distance of 1496.21 feet to a point;

THENCE N 61° 36' 18" W, a distance of 884.52 feet to a point;

THENCE N 51° 56' 09" E, a distance of 430.78 feet to a point;

THENCE N 4° 42' 57" W, a distance of 275.82 feet to a point;

THENCE N 62° 17' 03" E, a distance of 40.31 feet to a point;

THENCE N 24° 58' 37" W, a distance of 826.32 feet to a point;

THENCE N 4° 34' 20" E, a distance of 143.63 feet to a point;

THENCE S 73° 27' 28" W, a distance of 473.28 feet to a point;  
 THENCE N 44° 50' 03" W, a distance of 681.37 feet to a point;  
 THENCE S 28° 11' 10" W, a distance of 1045.33 feet to a point;  
 THENCE S 28° 06' 49" W, a distance of 674.48 feet to a point;  
 THENCE S 88° 43' 32" E, a distance of 37.54 feet to a point;  
 THENCE S 0° 02' 36" W, a distance of 673.81 feet to a point;  
 THENCE N 81° 04' 22" E, a distance of 283.26 feet to a point;

THENCE S 8° 55' 38" E, a distance of 100.00 feet to a point in a fence line and in the centerline of Old Cameron Road, and in the south line of said 38.18 acre tract;

THENCE S 81° 04' 22" W, a distance of 400.28 feet along the south line of said 38.18 acre tract to an iron pin found at a fence corner for the southwest corner of said 38.18 acre tract, and the southeast corner of a 4.85 acre tract recorded in Volume 4710, Page 1872 of the Travis County, Texas Deed Records;

THENCE N 0° 02' 36" E, a distance of 692.96 feet along the east line of said 38.18 acre tract to an iron pin found at a fence corner;

THENCE N 88° 43' 32" W, a distance of 102.34 feet to an iron pin found at a fence corner in the east right-of-way of Cameron Road;

THENCE N 28° 06' 49" E, a distance of 837.22 feet along the east line of said Cameron Road to an iron pin found for the northwest corner of said 38.18 acre tract and the southwest corner of said 46.24 acre tract;

THENCE N 28° 11' 10" E, a distance of 1180.48 feet along the west line of said 46.24 acre tract, and the east line of Cameron Road to the POINT OF BEGINNING; and,

Tract 2: From Interim "AA" Residence, Interim First Height and Area District and "B" Residence, First Height and Area District to "DL" Light Industrial, Second Height and Area District.

A 93.037 acre tract of land out of the John Applegait Survey No. 58 and the Willis Avery Survey No. 81, Travis County, Texas, said 93.067 acre tract being a part of that certain 38.18 acre tract and a 46.24 acre tract of land in the Willis Avery Survey No. 81, conveyed to Willie Hadeler, described in a deed dated December 22, 1930, and recorded in Volume 459, Page 624 of the Deed Records of Travis County, Texas, and also being a part of Headway

2, a subdivision recorded in Book 79, Pages 137-138 of the Travis County, Texas Plat Records, and being described by the following metes and bounds:

BEGINNING for reference at an iron pin found in the east line of Cameron Road for the northerly most corner of said 46.24 acre tract, said point also being the southwest corner of the Edward Joseph, 15.218 acre tract recorded in Volume 5306, Pages 837-838 of the Travis County, Texas Deed Records, THENCE S 44° 50' 03" E, a distance of 104.56 feet, with the common lines of said 46.24 acre tract and the Joseph Tract, to a point; THENCE S 28° 11' 10" W, a distance of 104.56 feet to the Point of Beginning of herein described 93.037 acre tract;

THENCE S 44° 50' 03" E, a distance of 681.36 feet to a point;

THENCE N 73° 27' 28" E, a distance of 473.28 feet to a point;

THENCE S 04° 34' 20" W, a distance of 143.62 feet to a point;

THENCE S 24° 58' 37" E, a distance of 826.32 feet to a point;

THENCE S 62° 17' 03" W, a distance of 40.31 feet to a point;

THENCE S 04° 42' 57" E, a distance of 276.82 feet to a point;

THENCE S 51° 56' 09" W, a distance of 430.78 feet to a point;

THENCE S 61° 36' 18" E, a distance of 884.51 feet to a point;

THENCE S 27° 02' 00" W, a distance of 1496.21 feet to a point;

THENCE N 12° 28' 03" E, a distance of 370.00 feet to a point;

THENCE N 03° 30' E, a distance of 204.04 feet to a point;

THENCE N 62° 32' W, a distance of 681.92 feet to a point in a curve to the left in the east line of Finfer Subdivision recorded in Book 79, Page 134 of the Travis County Plat Records;

THENCE along the east line of said Finfer Subdivision and a curve to the left an arc distance of 52.01 feet to an iron pin found for point of tangent, said curve having the following elements: Radius 821.32 feet, Chord bearing and distance of N 01° 48' 52" E, 52.00 feet;

THENCE north, a distance of 75.33 feet along said east line of Finfer Subdivision to an iron pin found for point of curve, said point being the northeast corner of said Finfer Subdivision, and the southeast corner of Headway 1, a subdivision recorded in Book 79, Pages 135-136 of the Travis County, Texas Plat Records;

THENCE along the east line of said Headway 1 Subdivision and a curve to the left an arc distance of 42.53 feet to an iron pin found for point of tangent, said curve having the following elements: Radius 259.66, Chord bearing and distance of N 04° 41' 30" W, 42.48 feet;

