

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9829 ½ NORTH LAKE CREEK PARKWAY FROM LIMITED OFFICE (LO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST DENSITY (MF-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 limited office (LO) district and community commercial (GR) district to multifamily residence highest density (MF-6) district on the property described in Zoning Case No. C14-2014-0012, on file at the Planning and Development Review Department, as follows:

9.62 acre tract of land, more or less, out of a portion of the Rachel Saul League, Abstract No. 551 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 9829 ½ North Lake Creek Parkway in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

§
§
§

_____, 2014

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____

Karen M. Kennard
City Attorney

Jannette S. Goodall
City Clerk

FIELD NOTES

BEING 9.628 ACRES OF LAND, MORE OR LESS, OUT OF AND A PORTION OF THE RACHEL SAUL LEAGUE, ABSTRACT NO. 551, SITUATED IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF THAT CERTAIN 11.96 ACRE TRACT OF LAND CALLED TRACT 2 CONVEYED TO 620/183 LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NUMBER 2007028431 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 9.628 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found ½" iron rod with a plastic cap stamped "CARTER BURGESS" for the southeast corner of Lot 1, Block A of "Walden Park at Lakeline Subdivision" as recorded in Document Number 2009005689 of the Official Public Records of Williamson County, Texas, said point also being on the boundary line as described in a boundary line agreement as recorded in Document Number 2001036200 and being on the west line of that certain called 128.90 acre tract of land conveyed by deed to Sonmar of Phoenix L.L.C. ET AL. recorded in Document Number 2007054347 of the Official Public Records of Williamson County, Texas and being the most easterly northeast corner of this tract of land;

THENCE along said boundary line agreement, same being the most easterly line of this tract of land, the following three (3) courses and distance to a ½" iron rod found at the terminus of each course:

- 1) S 20° 55' 51" E 341.44 feet
- 2) S25° 19' 19" E 143.86 feet, and
- 3) S 20° 13' 36" E 416.79 feet to the southern termination point of said boundary line agreement; same being the northern point of that certain boundary line agreement as recorded in Document Number 2007062861 of the Official Public Records of Williamson County, Texas;

THENCE S 20° 13' 36" E, along said boundary line agreement, a distance of 104.51 feet to a ½" iron rod found on the north right-of-way line of North Lake Creek Parkway (R.O.W. varies) for the south east corner of this tract of land;

THENCE along said right-of-way line the following six (6) courses and distances, to a ½" iron rod found at the terminus of each course:

- 1) along a curve to the left (concave to the south) having the following elements, a central angle of 22° 00' 28", a radius of 795.00 feet and an arc length of 305.37 feet the chord of which bears N 55° 29' 24" W a distance of 303.49 feet,
- 2) N 66° 21' 29" W 227.83 feet
- 3) along a curve to the right (concave to the northeast) having the following elements a central angle of 44° 58' 43", a radius of 665.00 feet and an arc length of 522.04 feet, the chord of which bears N 43° 52' 07" W a distance of 508.74 feet
- 4) N 21° 22' 45" W 127.04 feet
- 5) along a curve to the left (concave to the west) having the following elements, a central angle of 7° 59' 02" a radius of 1134.21 feet and an arc length of 158.05 feet, the chord of which bears N 17° 23' 08" W a distance of 157.92 feet, and



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 Telephone: (512) 440-0071 Fax: (512) 440-0199

- 6) N 21° 22' 40" W 161.55 feet to the point of curvature of a non-tangent return curve to the right to Lakeline Mall Boulevard (R.O.W. Varies)

THENCE along said curve (concave to the southeast) having the following elements, a central angle of 46° 28' 04", a radius of 40.00 feet and an arc length of 32.44 feet the chord of which bears N 45° 23' 24" E a distance of 31.56 feet;

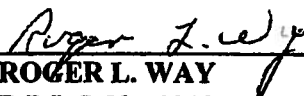
THENCE N 68° 37' 15" E along said Lakeline Boulevard Right-of-way line, a distance of 182.26 feet to a ½" iron rod with a plastic cap found for the northwest corner of said Lot 1, Block A, and being the most westerly northeast corner of this tract of land;

THENCE along the common dividing line between said Lot 1, Block A, and this tract of land the following four (4) courses and distances to a found ½" iron rod with a plastic cap at the terminus of each course:

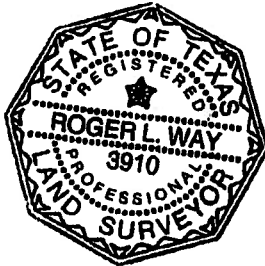
- 1) S 21° 43' 18" E (Basis of Bearings) 286.21 feet
- 2) N 68° 56' 37" E 27.59 feet
- 3) S 21° 42' 01" E 50.55 feet, and
- 4) N 68° 12' 56" E 277.32 feet to **THE POINT OF BEGINNING** and containing 9.628 acres of land, more or less.

Basis of Bearings for this survey is the west line of said Lot 1, Block A as S 21° 43' 18" E as shown on said subdivision plat.

This metes and bounds description is to accompany a survey map of same date.



ROGER L. WAY
R.P.L.S. No. 3910
JOB No. 12B26513



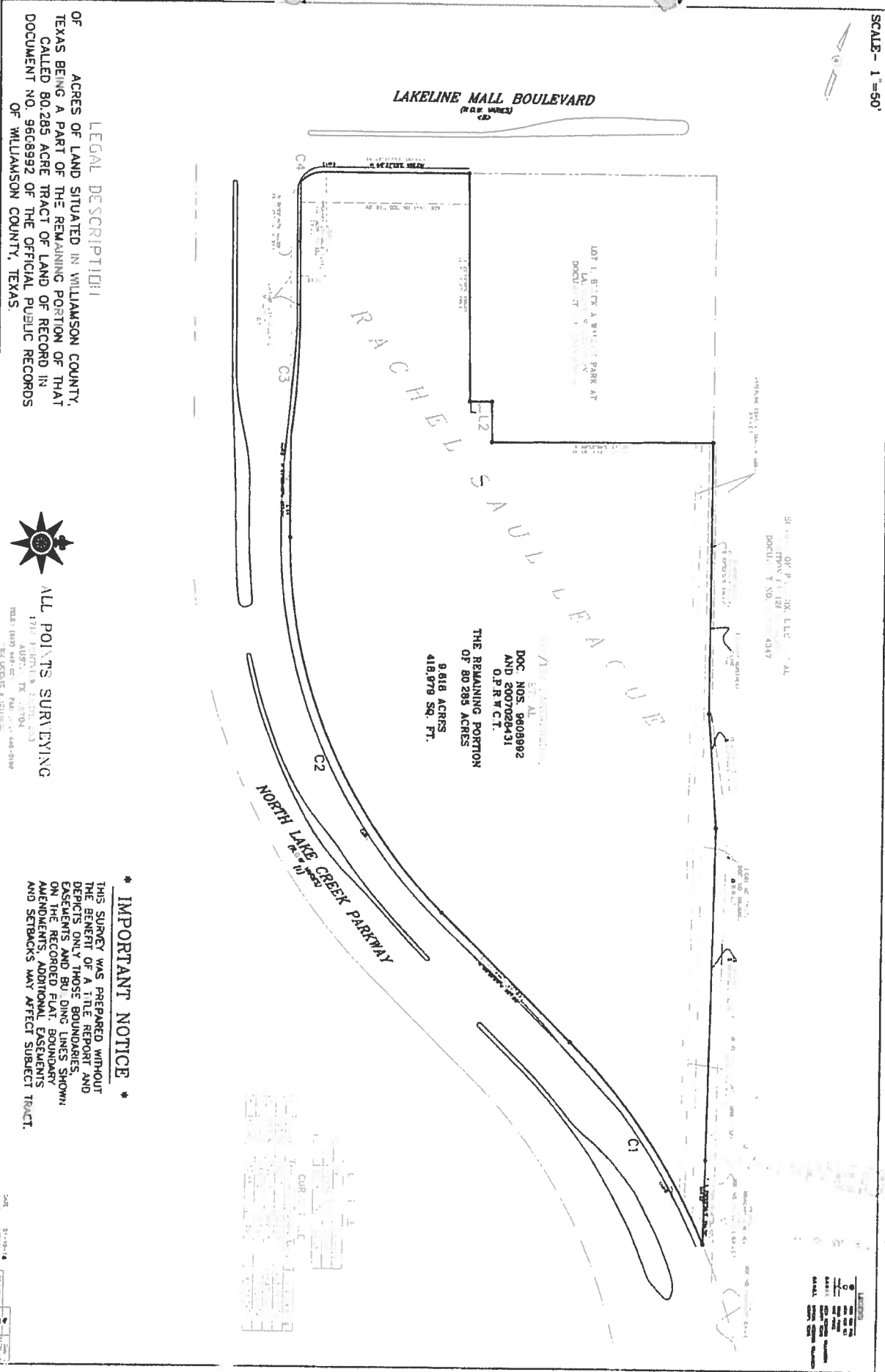
11/27/14
Date



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SCALE - 1"=50'

Exhibit A



LEGAL DESCRIPTION:

ACRES OF LAND SITUATED IN WILLAMSON COUNTY, TEXAS BEING A PART OF THE REMAINING PORTION OF THAT CALLED 80.285 ACRE TRACT OF LAND OF RECORD IN DOCUMENT NO. 9608992 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS.

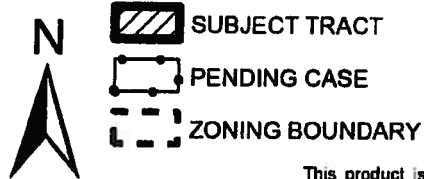
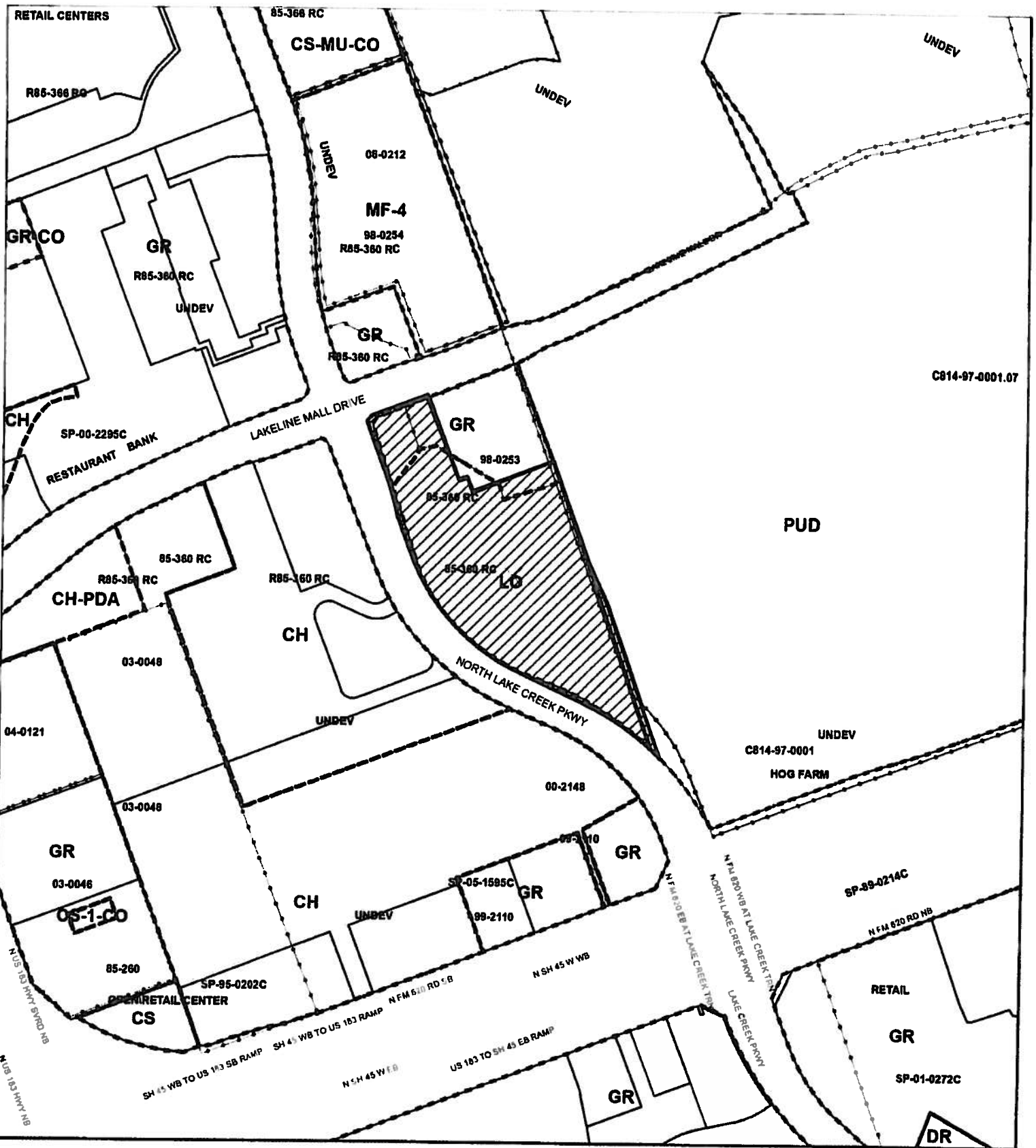


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1717 FORT WORTH, TEXAS 76104
AUSTIN, TX 78704
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* IMPORTANT NOTICE *

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT SUBJECT TRACT.



ZONING CASE C14-2014-0012

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 re by the City of Austin regarding specific accuracy or completeness.



Exhibit B