

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4311 CITY PARK ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO RURAL RESIDENCE (RR) 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 development reserve (DR) district to rural residence (RR) district on the property (the "Property") described in Zoning Case No. C14-2014-0040, on file at the Planning and Development Review Department, as follows:

Tract 1:

2.38 acre tract of land, more or less, out of the Charles Clark Survey No. 703, Abstract No. 192 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Tract 2:

7.29 acre tract of land, more or less, out of the Charles Clark Survey No. 703, Abstract No. 192 the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

locally known as 4311 City Park Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

1 **PART 2.** This ordinance takes effect on \_\_\_\_\_, 2014.  
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4 **PASSED AND APPROVED**

5  
6 §  
7 §  
8 \_\_\_\_\_, 2014 § \_\_\_\_\_

9 Lee Leffingwell  
10 Mayor  
11

12  
13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

14 Karen M. Kennard  
15 City Attorney

Jannette S. Goodall  
City Clerk

# TRACT 1

## EXHIBIT "A" LEGAL DESCRIPTION

BEING 2.38 ACRES OF LAND OUT OF THE CHARLES CLARK SURVEY NUMBER 703, ABSTRACT NUMBER 192, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN JOHN HUNT AND LAURA HILL HUNT 10.103 ACRE TRACT RECORDED IN DOCUMENT NUMBER 1999087391, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.38 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the easterly right-of-way line of City Park Road, at the southwest corner of that certain Adeline Cassin 10.39 acre tract recorded in Document Number 2006080959, Official Public Records, said county, same being the northwest corner of said 10.103 acre tract, for the northwest corner hereof;

THENCE North 59 degrees 13 minutes 49 seconds East, along the common line of said 10.39 acre tract and said 10.103 acre tract, 122.43 feet to an iron rod found in said line, for an angle corner in the northerly line hereof;

THENCE through said 10.103 acre tract, the following 7 calls,

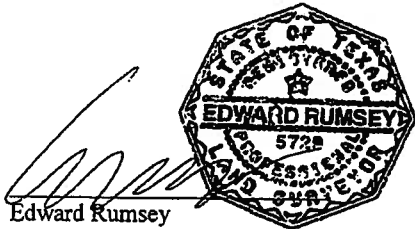
1. South 19 degrees 09 minutes 11 seconds East, 61.78 feet to an iron rod found,
2. North 81 degrees 13 minutes 52 seconds East, 134.05 feet to an iron rod found,
3. North 46 degrees 48 minutes 52 seconds East, 123.19 feet to an iron rod found,
4. North 88 degrees 37 minutes 27 seconds East, 126.53 feet to an iron rod found,
5. South 62 degrees 21 minutes 15 seconds East, 52.89 feet to an iron rod found, for the northeast corner hereof,
6. South 19 degrees 09 minutes 16 seconds East, 104.79 feet to an iron rod found,
7. South 10 degrees 11 minutes 40 seconds West, 194.90 feet to an iron rod found in the northerly line of that certain Kendel Martin 9.673 acre tract recorded in Document Number 2011131044, Official Public Records, said county, same being in the southerly line of said 10.103 acre tract, for the southeast corner hereof;

THENCE along the common line of said 9.673 acre tract and said 10.103 acre tract, North 62 degrees 22 minutes 22 seconds West, 245.04 feet to a cotton gin spindle found and South 79 degrees 46 minutes 36 seconds West, 319.59 feet to a calculated point in said right-of-way line, at the northwest corner of said 9.673 acre tract, same being the southwest corner of said 10.103 acre tract, for the southwest corner hereof;

THENCE North 05 degrees 22 minutes 40 seconds East, along said right-of-way line and the westerly right-of-way line of said 10.103 acre tract, 89.34 feet to an iron rod found in said line, at the beginning of a curve to the left having a radius of 600.00 feet;

THENCE continuing along said line, along said curve to the left whose chord bears, North 02 degrees 14 minutes 04 seconds East, 57.48 feet the Point of Beginning.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT) ONLY.



Edward Rumsey  
TX R.P.L.S. NO. 5729  
Job No. A0113814

02-04-2014

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

FIELDNOTE DESCRIPTION of a tract or parcel of land, to accompany a map, containing 7.2954 acres, situated in the Charles Clark Survey No. 703, Abstract No. 192, Travis County, Texas; being a portion of that 10.103 acre tract conveyed to John Hunt and Laura Hill Hunt by the deed recorded in Document No. 1999087391 of the Official Public Records of Travis County, Texas; said 10.103 acre tract is out of that 40.742 acre tract described in Volume 12589, Page 2177 of the Deed Records of Travis County, Texas, said 40.742 acre tract is that same 39.1 acre tract described in the deed recorded in Volume 12233, Page 181 of the said Deed Records, the herein described 7.2954 acre tract being more particularly described by metes and bounds as follows;

COMMENCING at a calculated point on the east right-of-way line of City Park Road for the most southerly corner of said 10.103 acre tract being the most northerly corner of that 10.117 acre tract conveyed to Ralph Lake, Jr. by deed recorded in Document No. 2000199786 of the said Official Public Records, from which, a ½" iron rod found bears S79°46'36"W, 0.95 feet;

THENCE, with the east right-of-way line of City Park Road and the west line of said 10.103 acre tract, for the following two (2) courses:

- 1) N05°16'37"W, 89.21 feet to a ½" iron rod found for the point of curvature of a curve to the left;
- 2) With the said curve to the left, having a central angle of 05°29'41", a radius of 600.00 feet, a chord distance of 57.52 feet (chord bears N02°25'31"E), for an arc distance of 57.54 feet to a ½" iron rod set with plastic cap stamped "Capital Surveying Co. Inc." for the most westerly northwest corner of the said 10.103 acre tract being the most southerly corner of that 10.390 acre tract conveyed to Adeline Cassin by the deed recorded in Document No. 2006080959 of the said Official Public Records;

THENCE, N59°10'50"E, leaving the east right-of-way line of City Park Road with the common line between the 10.103 acre tract and the 10.390 acre tract, crossing through said 40.742 acre tract and the 39.1 acre tract, 122.25 feet to a ½" iron rod found with plastic cap stamped "Capital Surveying Co. Inc." for the POINT OF BEGINNING of the herein described 7.2954 acre tract, said Point of Beginning having Texas State Plane coordinates, Central Zone (NAD83/93 Datum), in U.S. feet of N=10102078.700, E=3085440.701 and a combined scale factor of 0.999906;

THENCE, N59°10'50"E, continuing along the common line between the said 10.103 acre tract and the 10.130 acre tract, 259.55 feet to a ½" iron rod found, without cap, for an angle point in said common line;

THENCE, S62°19'38"E, with the common northerly line of the 10.103 acre tract and the southerly line of the 10.390 acre tract, 1399.28 feet to a calculated point in the east line of said 39.1 acre tract for the northeast corner of the herein described tract, from which, a ½" iron rod found, without cap, for the northeast corner of the 10.103 acre tract bears S62°19'38"E, 72.35 feet;

THENCE, S27°35'15"W, crossing the 40.742 acre tract with the east line of said 39.1 acre tract, 263.56 feet to a calculated point for a corner, said corner bears N62°20'19"W, 72.28 feet from a ½" iron rod found, without cap, for the southeast corner of the said 10.103 acre tract; said iron rod found is also the northeast corner of the above said 10.117 acre tract;

THENCE, N62°20'23"W, leaving the east line of the 39.1 acre tract, with the common line between the 10.103 acre tract and the 10.117 acre tract, 1043.62 feet to a ½" iron rod found with plastic cap stamped "Capital Surveying Co. Inc." for an angle point in the herein described tract, from which, a 60d nail found for an angle point in the said common line bears N62°20'23"W. 245.02 feet;

THENCE, leaving the said common line and crossing through the 10.103 acre tract with following seven (7) courses;

- 1) N10°13'16"E, 195.11 feet to a ½" iron rod found with plastic cap stamped "Capital Surveying Co. Inc." for corner;
- 2) N19°11'49"W, 104.82 feet to a ½" iron rod found with plastic cap stamped "Capital Surveying Co. Inc." for corner;
- 3) N62°19'38"W, 52.86 feet to a ½" iron rod found with plastic cap stamped "Capital Surveying Co. Inc." for corner;
- 4) S88°36'04"W, 126.47 feet to a ½" iron rod found with plastic cap stamped "Capital Surveying Co. Inc." for corner;
- 5) S46°53'09"W, 123.27 feet to a ½" iron rod found with plastic cap stamped "Capital Surveying Co. Inc." for corner;
- 6) S81°09'36"W, 134.00 feet to a ½" iron rod found with plastic cap stamped "Capital Surveying Co. Inc." for corner;

7.2954 Acres  
Easement  
Page 3 of 3

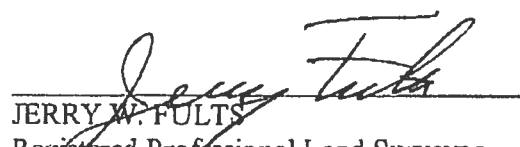
Charles Clark Survey No. 703  
Abstract No. 192  
07509.10  
February 4, 2013

7) N19°06'54"W, 61.78 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 7.2954 acres of land area.

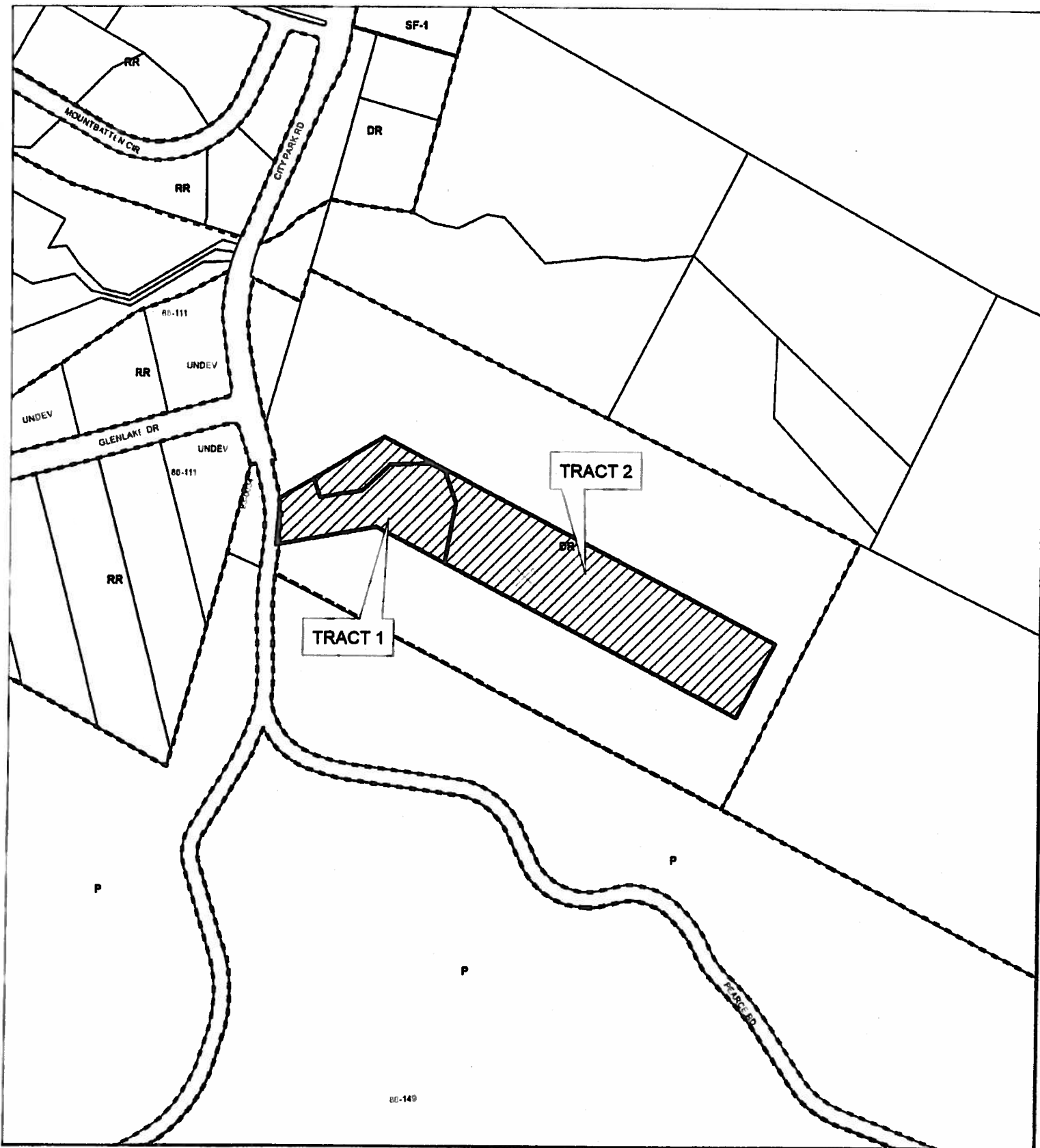
That I, Jerry W. Fults, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.




WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 4th day of February, 2013.



  
JERRY W. FULTS  
Registered Professional Land Surveyor  
No. 1999 - State of Texas

The coordinates shown hereon are grid coordinates and the bearings are grid bearings based on the Texas State Plane Coordinate System, Central Zone, NAD83/93 (HARN) datum. To reduce the distances to grid, multiply by combined scale factor of 0.999906.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING CASE C14-2014-0040

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.

