

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13826 DESSAU ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE (LR-MU) COMBINING 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 single family residence standard lot-conditional overlay (SF-2-CO) combining district to neighborhood commercial-mixed use (LR-MU) combining district on the property described in Zoning Case No. C14-2014-0046, on file at the Planning and Development Review Department, as follows:

0.47 acre tract of land, more or less, out of the Alexander Walters Survey Number 67, Abstract No. 791 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13826 Dessau Road in the City of Austin, Travis 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



**Land Surveyors, Inc.**

8333 Cross Park Drive  
Austin, Texas 78754  
Office: 512.374.9722  
Fax: 512.873.9743

Page 1 of 3

**METES AND BOUNDS DESCRIPTION**

BEING 0.4719 OF ONE ACRE OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NUMBER 67, ABSTRACT NUMBER 791 IN TRAVIS COUNTY, TEXAS AND BEING OUT OF A 37.43 ACRE TRACT OF LAND WHICH IS A PORTION OF 79.96 ACRES CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN DOCUMENT NUMBER 2013187069 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND KNOWN AS "TRACT 1" THEREIN AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found with cap, which reads "M&S 1838", being in the east line of said 37.43 acre tract and being in the west right-of-way line of Dessau Road (R.O.W. varies), 20.206 meters right of and perpendicular to Engineer's Centerline Station 54+070.669; [ P.O.C. Coordinates: Northing-10123498.6481; Easting-3147087.6878; Combined Scale Factor-0.99990420].

THENCE continue along the east line of the 37.43 acre tract and said west right-of-way line of Dessau Road the following two (2) courses:

1. Along a non-tangential curve to the left, having a radius of 2940.00 feet (record: 2940.00 feet), a length of 201.09 feet, a delta angle of 03°55'08" and a chord which bears South 17°53'57" West a distance of 201.05 feet to a 1/2" rebar set with plastic cap, which reads "BASELINE INC." for the POINT OF BEGINNING. [P.O.B. Coordinates: Northing-10123307.3287; Easting-3147025.8965; Combined Scale Factor-0.99990420];
2. Continue along a non-tangential curve to the left, having a radius of 2940.00 feet (record: 2940.00 feet), a length of 128.76 feet, a delta angle of 02°30'34" and a chord, which bears South 14°41'06" West a distance of 128.75 feet to a 1/2" rebar set with plastic cap, which reads "BASELINE, INC." for the southeast corner of the 37.43 acre tract and being the northeast corner of the remainder of a 122.63 acre tract of land conveyed to John Colbert Fish and Dana H. Fish by instrument of record in Volume 11903, Page 280 of the Real Property Records of Travis County, Texas; from which a 1/2" rebar found with cap in the east line of said remainder of a 122.63 acre tract and being in the west right-of-way line of Dessau Road, 23.427 meters right of and perpendicular to Engineer's Centerline Station 54+241.061 bears along a curve to the left, having a radius of 2940.00 feet (record: 2940.00 feet), a length of 239.19 feet, a delta angle of 04°39'41" and a chord, which bears South 11°05'59" West a distance of 239.12 feet;

THENCE along the south line of the 37.43 acre tract and the north line of the remainder of a 122.63 acre tract the following two (2) courses:

1. North 76°34'11" West a distance of 127.78 feet (record: North 76°34'11" West a distance of 127.78 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE, INC.";
2. North 07°55'15" West a distance of 147.19 feet (record: North 07°55'15" West a distance of 147.19 feet) to a 1/2" rebar set with plastic cap, which reads "BASELINE, INC."

THENCE South 73°58'10" East, crossing through the 37.43 acre tract a distance of 184.38 feet to the POINT OF BEGINNING.

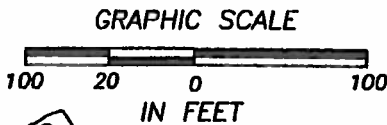
This tract contains 0.4719 of one acre of land, more or less, out of the Alexander Walters Survey Number 67, Abstract Number 791 and the Samuel Cushing Survey Number 70, Abstract Number 164 in Travis County, Texas. Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83.

Ronnie Wallace 3.21.14

Ronnie Wallace Date  
Registered Professional Land Surveyor  
State of Texas No. 5222

File: S:\Projects\Fish Tract\Fort Dessau\Docs\F\_Notes\Zoning SF-2-CO Parcel\_fn.doc





*Alexander Walters Survey Number 67  
Abstract Number 791*

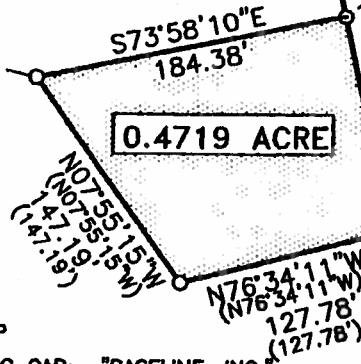
STA: 54+070.699  
20.206 m RT.  
**POINT OF COMMENCING**  
N 10123498.6481  
E 3147087.6878  
CSF: 0.99990420

"M&S #1836"

CONTINENTAL HOMES OF TEXAS, L.P.  
37.43 AC. ("TRACT 1")  
PORTION OF 79.96 AC.  
DOC. NO. 2013187069  
O.P.R.T.C.T.

**POINT OF BEGINNING**  
N: 10123307.3287  
E: 3147025.8965  
CSF: 0.99990420

JOHN COLBERT FISH & DANA H. FISH  
REMAINDER OF 122.63 AC.  
VOL. 11903, PG. 280  
R.P.R.T.C.T.



DESSAU ROAD  
(R.O.W. VARIES)

## LEGEND

SYMBOL DESCRIPTION

● 1/2" REBAR FOUND WITH CAP

○ 1/2" REBAR SET WITH PLASTIC CAP: "BASELINE, INC.

▲ CALCULATED POINT

m METER

R.O.W. RIGHT OF WAY

R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

( ) RECORD INFO. (DOC. NO. 2013187069-O.P.R.T.C.T.)

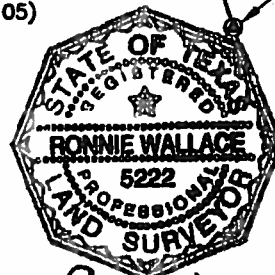
[ ] RECORD INFO. (TXDOT R.O.W. MAP, C.S.J. NO. 0914-01-105)

BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE,  
NAD 83/96 CORS.

STA: 54+241.061  
23.427 m RT.

## CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	2940.00'	201.09'	3°55'08"	S17°53'57"W	201.05'
[C1]	2940.00'				
C2	2940.00'	128.76'	2°30'34"	S14°41'06"W	128.75'
[C2]	2940.00'				
C3	2940.00'	239.19'	4°39'41"	S11°05'59"W	239.12'
[C3]	2940.00'				



*Ron. Wallace*  
3.21.14

SKETCH TO ACCOMPANY FIELD NOTES  
OF 0.4719 OF ONE ACRE OF LAND IN THE ALEXANDER  
WALTERS SURVEY NUMBER 67, ABSTRACT NUMBER 791 IN  
TRAVIS COUNTY, TEXAS AND BEING OUT OF A 37.43 ACRE  
TRACT OF LAND WHICH IS A PORTION OF 79.96 ACRES  
CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY  
INSTRUMENT OF RECORD IN DOCUMENT NUMBER  
2013187069 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS  
COUNTY, TEXAS AND KNOWN AS "TRACT 1" THEREIN

## BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austlnl.sv.com

File: [Project\Fish Tract\Fort Dessau\Draw\Zoning SF-2-CO Parcel.dwg]

Job No.

Snapshot:

Scale (Hor.): 1"=100'

Scale (Vert.):

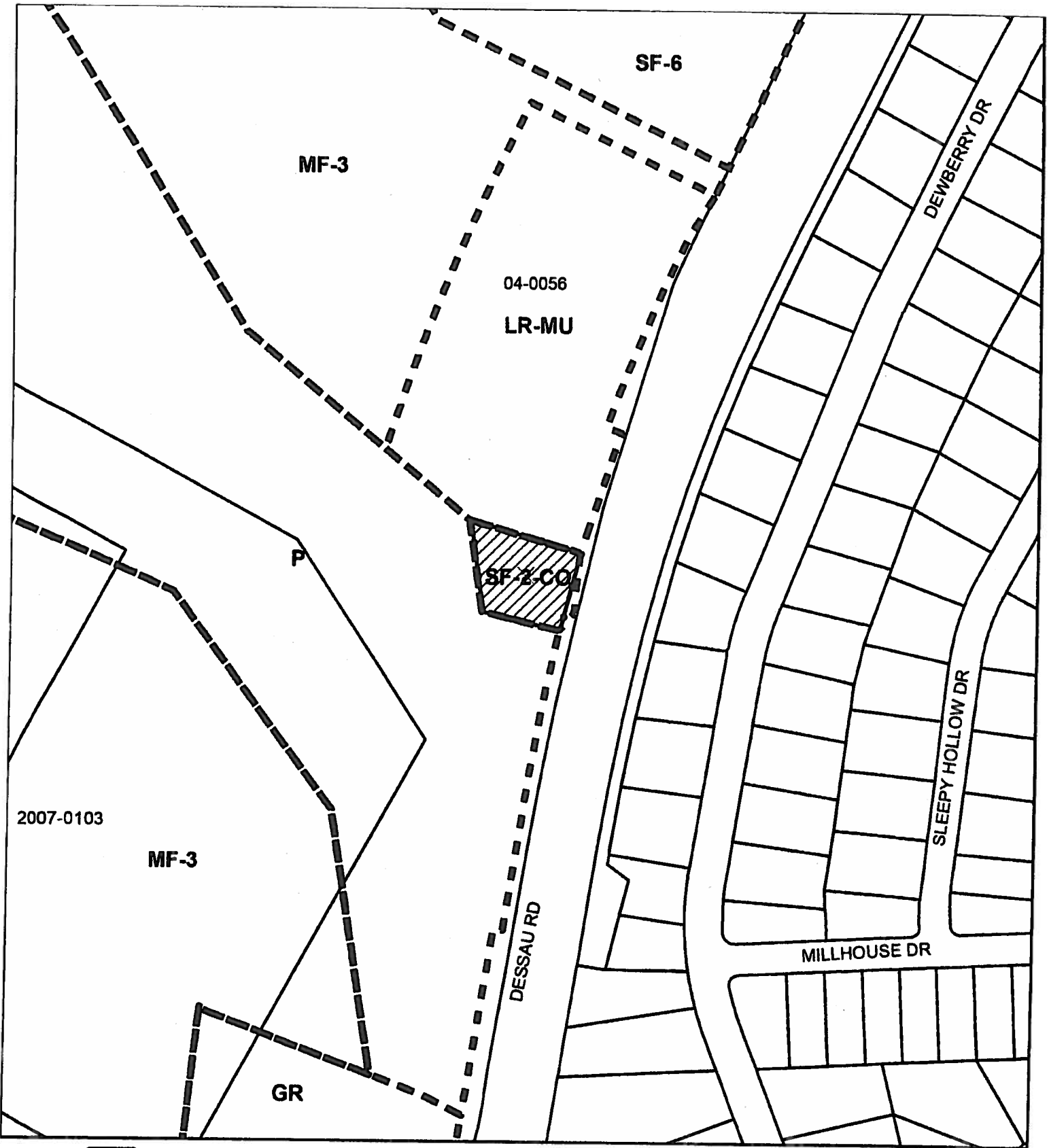
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

Checked By: BWA

Drawn By: RLW

SHEET

03 of 03



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING CASE**  
C14-2014-0046

1" = 200'

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



Exhibit B