

ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 7103 BURLESON ROAD AND CHANGING THE
3 ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO
4 LIMITED INDUSTRIAL SERVICES (LI) 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 limited industrial
10 services (LI) district on the property (the "Property") described in Zoning Case No. C14-
11 2014-0131, on file at the Planning and Development Review Department, as follows:
12

13 22.77 acre tract of land, more or less, out of the Santiago Del Valle Survey,
14 Abstract No. 24 the tract of land being more particularly described by metes and
15 bounds in Exhibit "A" incorporated into this ordinance, and;
16

17 4.75 acre tract of land, more or less, out of the Santiago Del Valle Survey, Abstract
18 No. 24 the tract of land being more particularly described by metes and bounds in
19 Exhibit "B" incorporated into this ordinance
20

21 locally known as 7103 Burleson Road in the City of Austin, Travis County, Texas, and
22 generally identified in the map attached as Exhibit "C".
23

24 PART 2. This ordinance takes effect on _____, 2014.
25

26 PASSED AND APPROVED
27

28 §
29 §
30 _____, 2014 § _____
31

32 Lee Leffingwell
33 Mayor
34

35 APPROVED: _____ ATTEST: _____
36 Karen M. Kennard Jannette S. Goodall
37 City Attorney City Clerk

TX LANDMARK SURVEYING

26254 IH 10 West, Suite 105 | Boerne, TX 78006 | 830.428.0290
Texas Registered Surveying Firm No. 10164600

FIELD NOTES FOR 22.776 ACRES OF LAND

BEING 22.776 acres of land out of the SANTIAGO DEL VALLE SURVEY, ABSTRACT No. 24, Travis County, Texas, said 22.776 acres being out of the CIRI APARTMENTS, LTD 27.5 acre tract as recorded in Volume 11843, Page 449, Deed Records of Travis County, Texas (DRTCT) (R1), said 22.776 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar with no identification for the easternmost corner of this tract, the northernmost corner of the 7301 BURLESON ROAD, LLC 1.172 acre tract recorded in Document No. 201068832, DRTCT, on the southwest ROW line of Burleson Road (90' ROW), from which a found 1/2" rebar with plastic cap stamped "PAPE DAWSON" bears North 47° 12' 28" West for 999.82 feet (North 47° 13' 34" West for 1000.00 feet, R1) for reference;

THENCE South 42° 48' 38" West for 1199.61 feet (South 42° 48' 26" West for 1200.00 feet, R1) along the southeast boundary line of this tract, the northwest boundary line of said BURLESON ROAD, LLC 1.172 acre tract and the CHALL, LTD 34.853 acre tract recorded in Volume 11903, Page 2435, DRTCT to a found 1/2" rebar with no identification for the southernmost corner of this tract, an interior corner of said CHALL, LTD 34.853 acre tract;

THENCE North 47° 12' 51" West for 999.24 feet (North 47° 13' 34" West for 1000.00 feet, R1) along the southwest line of this tract, a northeastern boundary line of said CHALL, LTD 32.853 acre tract to a found 1/2" rebar with no identification for the westernmost corner of this tract, a northern corner of said CHALL, LTD 32.853 acre tract, located on a southeastern boundary line of the TRAVIS BUSINESS PARK LTD 10.367 acre tract recorded in Volume 12041, Page 1623, DRTCT;

THENCE North 42° 46' 57" East for 659.22 feet along the northwest boundary line of this tract to a point for a north corner of this tract;

THENCE through the interior of said CIRI APARTMENTS, LTD 27.5 acre tract the following bearings and distances:

South 47° 13' 10" East for 382.97 feet to a point for an interior corner of this tract;
North 42° 46' 57" East for 540.42 feet to a point for a north corner of this tract, located on the southwest ROW line of said Burleson Road;

THENCE South 47° 12' 28" East for 616.85 feet along the southwest ROW line of said Burleson Road to the **POINT OF BEGINNING**.

CONTAINING 22.776 acres of land.



The Basis of Bearings is the Texas State Plane Coordinate System, NAD 1983, South Central Zone. This description was based on a survey made on the ground under my supervision completed on March 5, 2014, from which a survey exhibit was prepared.

Robert S. Rugloski
Robert S. Rugloski
RPLS #6002 ♦ Job #11402131-22.776 Ac ♦ June 17, 2014

SCANNED

SURVEY EXHIBIT

BEING 22.776 acres of land out
of the SANTIAGO DEL VALLE
SURVEY, ABSTRACT NO. 24,
Travis County, Texas, said 22.776
acres being out of the CIRI
APARTMENTS, LTD 27.5 acre
tract as recorded in Volume 11843,
Page 449, Deed Records of
Travis County, Texas

TRAVIS
BUSINESS PARK
LTD
1.196 ACRES
12041/1623
DRTCT

LOWENBERG
ASSOCIATES LP
1.212 ACRES
DOC
12004036142
DRTCT

TRAVIS BUSINESS
PARK LTD
1.200 ACRES
12041/1623
DRTCT

TRAVIS BUSINESS PARK LTD
10.367 ACRES
12041/1623 DRTCT

CIRI APARTMENTS, LTD
REMAINDER OF 27.5 ACRES
4.752 ACRES
11843/449 DRTCT

22.776
ACRES

N 47°13'34" W ~ 1000.00'(R1)
N 47°12'51" W ~ 999.24'

CHALL LTD
34.853 ACRES
11903/2435 DRTCT

APPROX. 1,480' TO
MCKINNEY FALLS PARKWAY

7301 BURLESON ROAD
LLC
1.172 ACRES
DOC 2010168832
DRTCT



200 100 0 200
SCALE IN FEET

LEGEND

⊙ Found 1/2" rebar with no identification	Chainlink Fence
⊙ Found 1/2" rebar with plastic cap stamped "PAPE DAWSON"	Overhead Utilities
⊙ Set 1/2" rebar with plastic cap stamped "TXLANDMARK SURVEYING"	
⊙ Found cotton spindle	
⊙ Calculated point	
PP Existing Power Pole	DRTCT Deed Records of Travis County, Texas
Water Meter	PRTCT Plat Records of Travis County, Texas
Water Valve	BSL Building Setback Line
Electric Meter	PUE Public Utility Easement
Electric Transformer	POB Point of Beginning
Fire Hydrant	POC Point of Commencement
	R&M Measured & Record

SURVEY NOTES

- (1) CLIENT: KLove Engineering
SITUS: Burleson Rd, Austin, TX 78744
- (2) DATE OF SURVEY COMPLETION: March 5, 2014
- (3) DATE OF LAST REVISION: July 17, 2014
- (4) BASIS OF BEARINGS is the Texas State Plane Coordinate System, NAD 1983, Central Zone (5376).
- (5) FEMA FIRM PANEL 48453C0605H, dated September 26, 2008, shows no portion of the scaled location of the survey area to be located in a special flood hazard area (SFHA).
- (6) REFERENCES:
R1 - Volume 11843, Page 449, DRTCT. Warranty Deed

CERTIFICATION

I hereby certify this survey was made on the ground under my supervision and that this plat correctly represents the facts found at the time of the survey; and except as shown hereon there are no visible protrusions or intrusions of improvements across boundary lines.

Robert S. Rugloski
Robert S. Rugloski, TX RPLS #6002
TX Registered Surveying Firm #10164800
JOB #11402131
July 17, 2014
DATE



TEXAS
LANDMARK
SURVEYING

26254 IH 10 West, Suite 105, Boerne, TX 78006
www.LandmarkSurveying.net (830) 428-0290



TX LANDMARK SURVEYING

26254 IH 10 West, Suite 105 | Boerne, TX 78006 | 830.428.0290
Texas Registered Surveying Firm No. 10164600

FIELD NOTES FOR 4.752 ACRES OF LAND

BEING 4.752 acres of land out of the SANTIAGO DEL VALLE SURVEY, ABSTRACT No. 24, Travis County, Texas, said 4.752 acres being out of the CIRI APARTMENTS, LTD 27.5 acre tract as recorded in Volume 11843, Page 449, Deed Records of Travis County, Texas (DRTCT) (R1), said 4.752 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" rebar with plastic cap stamped "PAPE DAWSON" for the northernmost corner of this tract, the easternmost corner of the BSE INVESTMENTS, LLC 1.316 acre tract recorded in Document No. 2012081213, DRTCT, on the southwest ROW line of Burleson Road (90' ROW), from which a found 1/2" rebar with no identification bears South 47° 12' 28" East for 999.82 feet (South 47° 13' 34" East for 1000.00 feet, R1) for reference;

THENCE South 47° 12' 28" East for 382.97 feet along the northeast boundary line of this tract, the southwest ROW line of said Burleson Road to a point for the easternmost corner of this tract;

THENCE through the interior of said CIRI APARTMENTS, LTD 27.5 acre tract along the southeast and southwest boundary lines of this tract the following bearings and distances:


South 42° 46' 57" West for 540.42 feet to a point for the southernmost corner of this tract;
North 47° 13' 10" West for 382.97 feet to a point for the westernmost corner of this tract, located on the southeast boundary line of the TRAVIS BUSINESS PARK, LTD 1.196 acre tract recorded in Volume 12041, Page 1623, DRTCT;

THENCE North 42° 46' 57" East for 540.40 feet along the northwestern boundary line of this tract to the **POINT OF BEGINNING**.

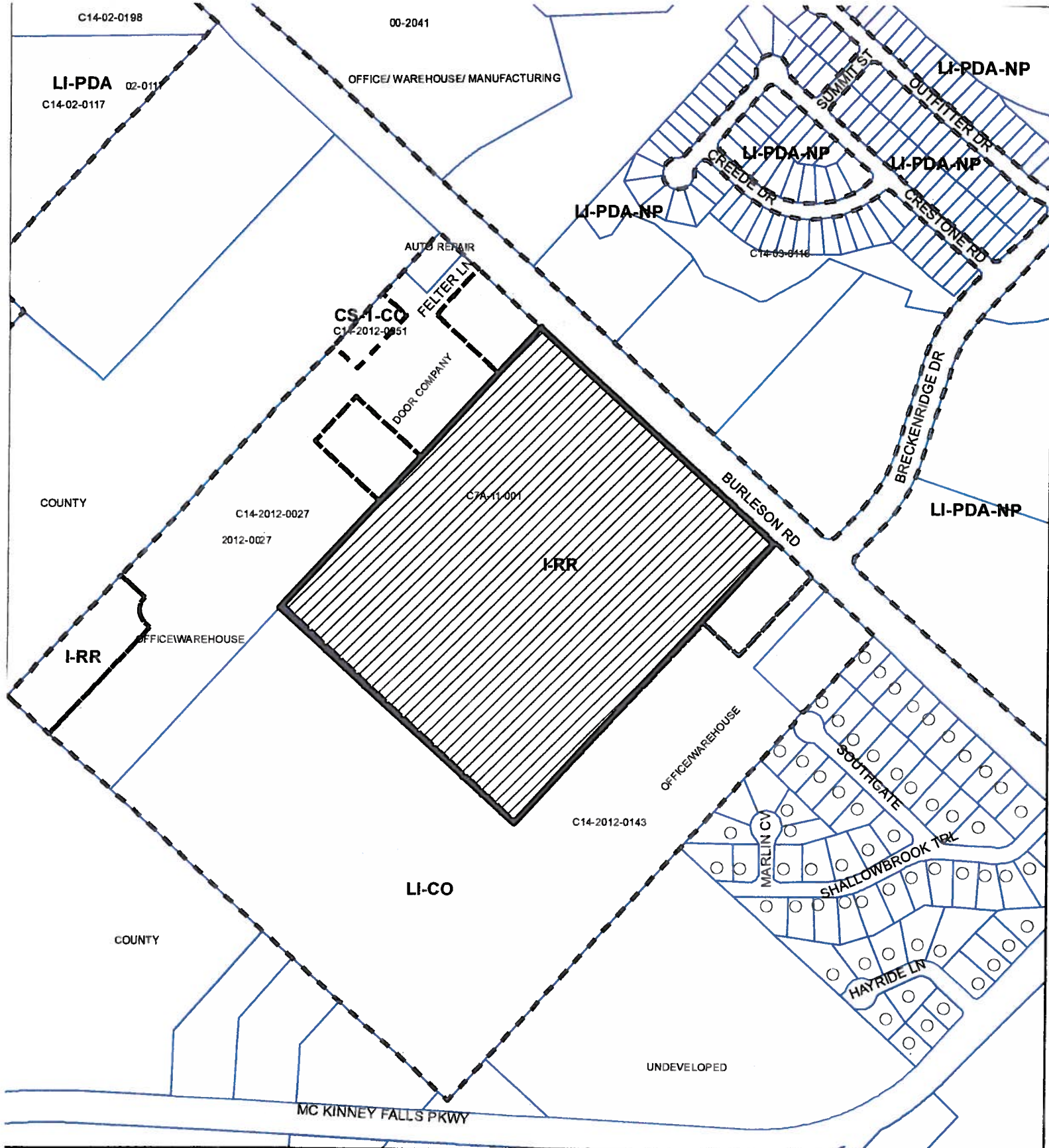
CONTAINING 4.752 acres of land.



The Basis of Bearings is the Texas State Plane Coordinate System, NAD 1983, South Central Zone. This description was based on a survey made on the ground under my supervision completed on March 5, 2014, from which a survey exhibit was prepared.


Robert S. Rugloski, RPLS #6002
Job #11402131-4.752 Ac (RSR/DAK) ♦ July 17, 2014

SCANNED



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

CASE#: C14-2014-0131

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

Exhibit C

1" = 400'