

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1312 ½ EAST PARMER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) 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 multifamily residence low density (MF-2) district on the property described in Zoning Case No. C14-2014-0179, on file at the Planning and Development Review Department, as follows:

1.467 acre tract of land, more or less, out of the Memucan Hunt Survey, No. 88 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1312 ½ East Parmer Lane 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 _____, 2015.

PASSED AND APPROVED

_____, 2015 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Karen M. Kennard Jannette S. Goodall
City Attorney City Clerk

**FIELD NOTES
1.467-ACRE TRACT**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE MEMUCAN HUNT SURVEY, NO. 88, TRAVIS COUNTY, TEXAS; BEING A REMAINDER PORTION OF A 4.46-ACRE TRACT (TRACT NO. FIVE) AS CONVEYED TO COPPERFIELD IV VENTURE BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 12034, PAGE 3040 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the northwest line of the remainder of a 11.541-acre tract as conveyed to Pflugerville Independent School District by special warranty deed as recorded in Volume 11825, Page 1680 of the Real Property Records of Travis County, Texas, at the most easterly corner of the above described Copperfield IV Venture 4.46-acre tract for the most easterly corner and POINT OF BEGINNING of the herein described tract, from which the most northerly corner of said Pflugerville ISD remainder tract bears N28°50'37"E a distance of 27.48 feet;

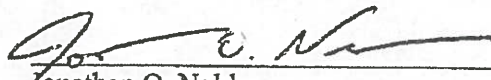
THENCE, with the northwest line of said Pflugerville ISD remainder tract, S27°57'28"W a distance of 373.59 feet to a point on the east right-of-way line of East Parmer Lane for the most southerly corner of this tract, from which a ½" iron rod found bears N35°58'22"E a distance of 0.68 feet, also from said point which a TxDOT concrete monument found bears S13°46'34"E a distance of 153.71 feet;

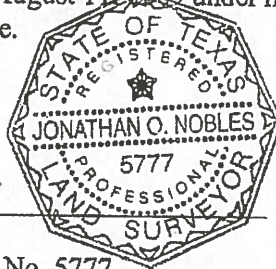
THENCE, with the east right-of-way line of said East Parmer Lane, N13°46'34"W a distance of 509.02 feet to a ½" iron rod found for the most northerly corner of this tract, from which a TxDOT concrete monument found bears N13°46'34"W a distance of 822.68 feet, also from which ½" iron rod found at the southwest corner of the remainder of a 46.263-acre tract as conveyed to the Oertli Family Partnership, LP by special warranty deed as recorded in Document No. 2007227778 of the Official Public Records of Travis County, Texas bears N13°46'34"W a distance of 13.46 feet;

THENCE, with the north line of said Copperfield IV Venture 4.46-acre tract, S62°10'45"E a distance of 166.43 feet to a ½" iron rod set with cap stamped TERRA FIRMA at an angle point;

THENCE, continuing with the north line of said Copperfield IV Venture 4.46-acre tract, S59°49'47"E a distance of 172.54 feet to the POINT OF BEGINNING, and containing 1.467 acres of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on August 11, 2009 under my supervision and are true and correct to the best of my knowledge.


Jonathan O. Nobles



8/18/2009
Date

Client: Copperfield IV Venture
Date: August 18, 2009
WO No.: 0A575-001
FB: 608/50
File: J:\Projects\A575 Copperfield IV Venture\Survey\Legal Desc\A575-001 TR2-FN.doc

Tract 2: Being 1,467 acres of land out of the Mammoth Hunt Survey No. 88, Travis County, Texas: Being a remainder portion of a 4,450-acre tract (Tract No. Five) as conveyed to Coppenfield IV Ventures by special warranty deed recorded in Volume 12034, Page 3040 of the Real Property Records of Travis County, Texas.

David Family Partnership, L.P.
Doc No. 200723779
Doc No. 200723779

RESTRICTION COVENANT AND EASEMENT NOTES:

1. Restrictive covenants are conveyed by instrument recorded in Volume 9016, Page 165, of the First Property Records of Travis County, Texas. DO AFFECT the subject tract.

2. An Electric and Telephone franchise assumed to be conveyed to the City of Austin, Texas, is recorded in Volume 1554, Page 157 of the First Record of Travis County, Texas. MAY AFFECT the subject tract, but cannot be split off from the easement currently analyzed.

3. A 10' Access Easement on conveyed by instrument recorded

1. A "Terra Enclosure Agreement on conveyed by assignment recorded in Volume 107, Page 210 of the Deed Records of Travis County, Texas, MAY AFFECT the subject tract, but cannot be polished from information currently available.

2. Terra, Condonson, and Silvaploden on conveyed by Regt. of Enfr. and Partitioning agreement as recorded in Volume 12897, Page 337 of the Real Property Records of Travis County, Texas DOES NOT AFFECT the subject tract.

3. Terra, Condonson, and Silvaploden on conveyed by Regt. of Enfr. and Partitioning agreement as recorded in Volume 12527, Page 337 of the Real Property Records of Travis County, Texas DOES AFFECT the subject tract.

1/27 NEW AND FORWAD
CONCRETE ROAD APPROXIMATELY 1000
FOOT LONG FROM
RECEIVED FROM 12044. PR. 30000
RECEIVED FROM 1411. 12155. PC 32944
RECEIVED 0002 (70000 R.A.M. 0000)
SON
UTILITY POLE
OIL HANGING
STOCKS STICKS BARN
HAYEN WALL
PINE HYDRAVIT
OVERHEAD WIRING
OVERHEAD WIRING
COPPER
ROOF OF PALADIN

LINE	BEARING	DISTANCE
11	N 25°37'48" E	8.99'
12	N 28°20'37" E	27.48'

LINE TABLE

Cocorfield IV Venture
Remandor- Porion of
Trac: Five
Vol. 12034, Pg. 3040

EAST PARKER LANE
(R.O.W VARIES)

PLUGGEMLE 1.50

To: Copperfield IV Venture, a Texas joint venture and First American Title Insurance Company.

I HEREBY CERTIFY that a survey was made on the ground of the property shown herein; that there are no visible discrepancies, conflicts, photographs in area, boundary line conflicts, encroachments, overlapping improvements, easements or rights-of-way, except as shown; that said property has access to and from a public roadway; and that this plot is an accurate representation of the property to the best of my knowledge.

[Signature]
 Jonathan D. Nobler
 Registered Professional Land Surveyor No. 10000
 Date: August 11, 2009

THIS SURREY PLAT IS VALID ONLY IF IT BEARS THE ORICOWL SEAL OF THE ABOVE SURREYTOR

terra
firma LAND SURVEYING

1701 Directors Boulevard, Suite 400 Austin, Texas 78746 512/378-6575 Fax 512/345-2788

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Client : Copperfield N Ventures
Date : August 17, 2009
Office : J. Hoshes, M. Carney
Crew : R. Meyer, B. Fogarty
F.B. : 608/50
Job No : 04575-001-00 001
Data : J:\Projects\4575...Survey\Doc...V4575-001 Tool2.dwg
J:\Projects\4575...Survey\Plan Files\4575-001 Tool2.cad
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