

**ORDINANCE NO. 20150212-080**

**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 February 23, 2015.

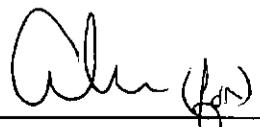
**PASSED AND APPROVED**

February 12, 2015

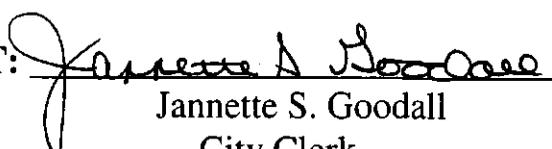
§  
§  
§

  
Steve Adler  
Mayor

**APPROVED:**

  
Karen M. Kennard  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
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;

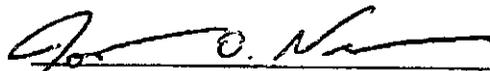
THENCE, with the northwest line of said Pflugerville ISD remainder tract, S27°57'28"W a distance of 373.59 feet to a point on the east right-of-way line of East Parmer Lane for the most southerly corner of this tract, from which a ½" iron rod found bears N35°58'22"E a distance of 0.68 feet, also from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

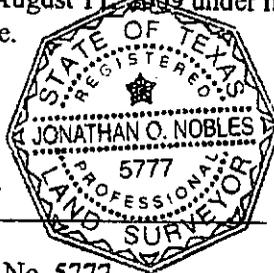
THENCE, with the east right-of-way line of said East Parmer Lane, N13°46'34"W a distance of 509.02 feet to a ½" iron rod found for the most northerly corner of this tract, from which a TxDOT concrete monument found bears N13°46'34"W a distance of 822.68 feet, also from which ½" iron rod found at the 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

Registered Professional Land Surveyor No. 5777

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

**SURVEY PLAT OF A PORTION OF THE  
MEMUCAN HUNT SURVEY, NO. 88,  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

**Tract 2:**

Being 1.467 acres 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 Ventura by special warranty deed recorded in Volume 12034, Page 3040 of the Real Property Records of Travis County, Texas.

Oertli Family Partnership, L.P.  
Doc. No. 2007227773  
Doc. No. 2007227773

Oertli Family Partnership, L.P.  
Doc. No. 2007227773  
Doc. No. 2007227773

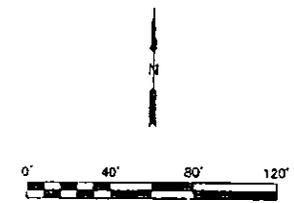
"TRACT 2"  
1.467 AC

Copperfield IV Ventura  
Remainder Portion of  
Tract Five  
Vol. 12034, Pg. 3040

PFLUGERVILLE I.S.D.  
Vol. 11827, Pg. 1640

"PARCEL 121E"  
EXEMPT 0  
Vol. 12257, Pg. 303

EAST PARKER LANE  
(R.O.W. VARIES)



**RESTRICTIVE COVENANT AND EASEMENT NOTES:**

1. Restrictive covenants as conveyed by instrument recorded in Volume 9016, Page 825 of the Real Property Records of Travis County, Texas, DO AFFECT the subject tract.
2. An Electric and Telephone Area easements as conveyed to the City of Austin by instrument recorded in Volume 1654, Page 350 of the Real Records of Travis County, Texas, MAY AFFECT the subject tract, but cannot be plotted from information currently available.
3. A 10' Access Easement as conveyed by instrument recorded in Volume 2011, Page 216 of the Deed Records of Travis County, Texas, MAY AFFECT the subject tract, but cannot be plotted from information currently available.
4. Terms, Conditions, and Specifications as conveyed by Right of Entry and Possession agreement as recorded in Volume 12337, Page 337 of the Real Property Records of Travis County, Texas DOES NOT AFFECT the subject tract.
4. Terms, Conditions, and Specifications as conveyed by Right of Entry and Possession agreement as recorded in Volume 12337, Page 347 of the Real Property Records of Travis County, Texas DO AFFECT the subject tract.

**LEGEND**

- 1/2" IRON ROD FOUND
- ◻ CONCRETE TYPICAL MONUMENT FOUND
- ▲ CALCULATION POINT
- ( ) RECORD INFO (VOL. 12034, PG. 3040)
- [ ] RECORD INFO (VOL. 13155, PG. 2794)
- | RECORD INFO (TRAD. P.O.M. MAP)
- 100'
- UTILITY POLE
- 6" PIPING
- GAS LINE MARKER
- STORM SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- DIVERTED UTILITIES
- BARRIED WIRE FENCE
- EDGE OF PAVEMENT

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 25°37'49" E	0.99'
L2	N 28°50'37" E	27.48'

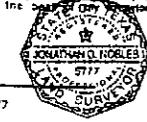
The property described herein is contained within Flood Zone X as identified on FIRM Community Panel No. 48024 C 270H, dated September 25, 2009, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

All easements of which I have knowledge and those recorded easements furnished by First American Title Insurance Company, according to File No. 09162450-054 are shown or depicted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

To: Copperfield IV Ventura, 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 hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

*Jonathan D. Nobles*  
Jonathan D. Nobles  
Registered Professional Land Surveyor No. 5777  
Date: August 11, 2009



THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL OF THE ABOVE SURVEYOR

This survey plat is a reproduction of the original survey plat. It is not to be used as a substitute for the original survey plat. The original survey plat is the only one that is valid. This survey plat is a reproduction of the original survey plat. It is not to be used as a substitute for the original survey plat. The original survey plat is the only one that is valid.

**terra firma** LAND SURVEYING

Client : Copperfield IV Ventura  
Date : August 17, 2009  
Office : J. Nobles, M. Conroy  
Crew : R. Moore, B. Reedy  
F.B. : 638/50  
Job No : 04575-001-00 001  
Plan : J:\Projects\4575 - Survey\04575-001 Tract2.dwg  
J:\Projects\4575 - Survey\Plan 78ca\4575-001 Tract2.crd

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