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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5017 ½ ALF AVENUE AND 5109 ½ WILCOX AVENUE IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM PUBLIC-NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT AND FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO PUBLIC-NEIGHBORHOOD PLAN (P-NP) 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 public-neighborhood plan (P-NP) combining district and family residence-neighborhood plan (SF-3-NP) combining district to public-neighborhood plan (P-NP) combining district on the property described in Zoning Case No. C14-2015-0101, on file at the Planning and Zoning Department, as follows:

Being 29.003 acres of land lying in and being situated out of the J.C. Tannehill League, Survey No. 29, Abstract No. 22, in Travis County, Texas and being a portion of that certain 112 acre tract conveyed to the City of Austin by deeds recorded in Volume 2621, Pages 554 and 559 and Volume 3198, Page 1938 of the Deed Records of Travis County, Texas; said 29.003 acres of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 5017 ½ Alf Avenue and 5109 ½ Wilcox Avenue in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property is subject to Ordinance No. 021107-Z-12a that established the East MLK Combined Neighborhood Plan Area.

**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_, 2015      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk

DRAFT

# John F. Watson & Company

PROFESSIONAL LAND SURVEYORS & PLANNERS

200 N. Loraine, Suite 220, Midland, Texas 79701, (432) 520-2400, Fax (432) 520-2404

[www.windearthwater.com](http://www.windearthwater.com)

## **KINGSBERRY SOLAR PROJECT - 29.003 ACRES**

**LEGAL DESCRIPTION:** BEING 29.003 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE J.C TANNEHILL LEAGUE, SURVEY NO. 29, ABSTRACT NO. 22, IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 112 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN BY DEEDS RECORDED IN VOLUME 2621, PAGES 554 AND 559 AND VOLUME 3198, PAGE 1938 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 29.003 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JOHN F. WATSON & COMPANY IN JUNE THROUGH JULY, 2015:

**BEGINNING** at a ½ inch iron rod found in the northwest r-o-w line of the M.K. & T. Railroad for the southeast corner of Brookwood, a subdivision recorded in Book 58, Page 57 of the Plat Records of Travis County, Texas, and the southwest corner of said 112 acre tract and hereof;

THENCE North 26°56'13" East a distance of 855.99 feet along the southeast line of said Brookwood to a point for an angle point of said Brookwood, said 112 acre tract and hereof;

THENCE North 28°10'47" East along the southeast line of said Brookwood, passing at a distance of 99.53 feet a ½ inch iron rod found for the northeast corner of Lot 39 of said Brookwood, continuing in all a distance of 610.91 feet to an "X" carved in concrete in the southwest r-o-w line of Sara Drive for the northeast corner of said Brookwood, the westerly northwest corner of said 112 acre tract and an ell corner hereof;

THENCE along said southwest r-o-w line of Sara drive South 35°55'55" East a distance of 124.39 feet to a point for an angle point and South 32°47'47" East a distance of 304.62 feet to an iron rod set for the south corner of the r-o-w of said Sara Drive and an interior corner of said 112 acre tract and hereof;

THENCE North 28°06'50" East, along the southeast r-o-w line of said Sara Drive and passing at a distance of 45.77 feet a 3/8 inch iron rod found for the southeast corner of the r-o-w of said Sara Drive and the south corner of Brooksdale, a subdivision recorded in Book 5, Page 46 of said plat records, continuing along the southeast line of said Brooksdale a total distance of 168.85 feet to a concrete monument found for the southwest corner of the Resubdivision of Lots 4 and 5, Block 10, Green Valley No. 2, a subdivision recorded in Book 27, Page 215 of said plat records, and an angle point of said 112 acre tract and hereof;

THENCE North 84°46'52" East a distance of 624.90 feet along the south line of said Resubdivision and the south line of Green Valley No. 2, a subdivision recorded in Book 5, Page 15 of said plat records, to a concrete monument found in the west r-o-w line of Loft Avenue for an interior corner of said Green Valley No. 2 and an ell corner of said 112 acre tract and hereof;

THENCE South 28°07'49" West a distance of 168.58 feet along the west r-o-w line of said Loft Avenue to a ½ inch iron rod found for the southwest corner of the r-o-w of said Loft Avenue, an ell corner of said Green Valley No. 2, and interior corner of said 112 acre tract and hereof;

THENCE North 84°47'44" East, along the south r-o-w line of said Loft Avenue and passing at a distance of 89.92 feet a ½ inch iron rod found for a cutback corner of the D.C. Moore Addition, a subdivision recorded in Book 5, Page 37 of said plat records, continuing along the south line of said D.C. Moore Addition a total distance of 487.35 feet to a ½ inch iron pipe found for an angle point of said D.C. Moore Addition, said 112 acre tract and hereof;

THENCE South 65°32'53" East a distance of 271.41 feet along the southwest line of said D.C. Moore Addition to a ½ inch iron pipe found for southeast corner of said D.C. Moore Addition, an interior corner of said 112 acre tract and the easterly northeast corner hereof;

THENCE South 28°08'16" West a distance of 282.02 feet, crossing said 112 acre tract, to a point in the curving northwest r-o-w line of said railroad for the southeast corner hereof;

THENCE along said curving northwest r-o-w line to the left an arc length of 537.00 feet, with a radius of 2897.00 feet, and a chord bearing South 76°15'55" West a chord length of 536.23 feet to a point for the point of tangency of said curve;

THENCE South 70°56'52" West a distance of 1708.77 feet along the northwest r-o-w line of said railroad to the **POINT OF BEGINNING** and containing 23.117 acres of land, more or less.

Note: Bearings, distances, and acreage shown hereon are Grid, NAD83(2011), Texas Central Zone and are based on NGS STATION C1521. Iron rods set are 1/2 inch by 24 inch steel rebar with blue plastic caps marked "JFW FIRM# 101173-00".

I hereby certify that the foregoing description is a representation of a survey completed on the ground under my supervision and is true and correct to the best of my knowledge and belief.

COPY-SEE NOT BELOW

July 9, 2015

John F. Watson, RPLS

Registered Professional Land Surveyor No. 5498

State of Texas

TX LS FIRM No. 101173-00

Job no. 15-0197

Note: This survey metes and bounds description was prepared while performing an ALTA/ACSM Title Survey of the surrounding area. THIS DIGITAL COPY IS PROVIDED

**FOR THE INSERTION INTO LEGAL DOCUMENTS.** The signed and sealed original copies of this survey description are part of this said title survey and are retained in the office of John F. Watson & Company and their client.

JULY 9, 2015

[illegible]

JULY 9, 2015

BOUNDARY  
SURVEY MAP OF  
29.003 ACRES OF LAND  
OUT OF THE J.C.  
TANNEHILL LEAGUE  
SURVEY NO. 29  
ABSTRACT NO. 22  
TRAVIS COUNTY, TEXAS

[illegible][illegible]

PLAN#	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BETA ANGLE
C1	S82.00°	53.00'	50.23'	S 78.53° E	102.71°

J.C. TANNEHILL LEAGUE  
SURVEY NO. 29  
ABSTRACT NO. 22

**28.003 Acres**

SECRET/NOFORN

1. RECENTS DISTANCES ARE ASSIGNED SHOW INTEREST AND INVESTIGATION, LANDMILITARY COOPERATION AND COORDINATE TO RESEARCH. RECENTS DISTANCES ARE ASSIGNED SHOW INTEREST AND INVESTIGATION, LANDMILITARY COOPERATION AND COORDINATE TO RESEARCH.

2. THE SUBJECT OF A RESEARCH SUBJECT OF THE SUBJECT NAME, A RECENT THAT COORDINATE SHOW INTEREST HAS ADDRESS IS NAME OF THE SUBJECT AND ALL RESEARCH DISTANCES ARE SHOW INTEREST.

3. RECENTS DISTANCES ARE ASSIGNED NAME NOT RECENT SHOW INTEREST.



