

ORDINANCE NO. 20151210-037

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. 20021107-Z-11 that established the East MLK Combined Neighborhood Plan.

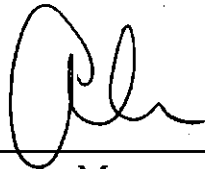
PART 3. This ordinance takes effect on December 21, 2015.

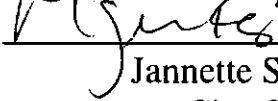
PASSED AND APPROVED

December 10, 2015

§
§
§


Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST:  For
Jannette S. Goodall
City Clerk

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

KINGSBERY 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 $84^{\circ}46'52''$ 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 $28^{\circ}07'49''$ West a distance of 168.58 feet along the west r-o-w line of said Loft Avenue to a 1/2 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 $84^{\circ}47'44''$ East, along the south r-o-w line of said Loft Avenue and passing at a distance of 89.92 feet a 1/2 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 1/2 inch iron pipe found for an angle point of said D.C. Moore Addition, said 112 acre tract and hereof;

THENCE South $65^{\circ}32'53''$ East a distance of 271.41 feet along the southwest line of said D.C. Moore Addition to a 1/2 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 $28^{\circ}08'16''$ 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 $76^{\circ}15'55''$ West a chord length of 536.23 feet to a point for the point of tangency of said curve;

THENCE South $70^{\circ}56'52''$ 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

John F. Watson, RPLS

Registered Professional Land Surveyor No. 5498

State of Texas

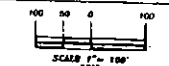
TX LS FIRM No. 101173-00

Job no. 15-0197

July 9, 2015

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.

KINGSBERRY SOLAR
BOUNDARY SURVEY

- CARS
 1. SEARCHED _____ INDEXED _____
 2. SERIALIZED _____ FILED _____
 3. FILED _____
 4. INDEXED _____
 5. SEARCHED _____
 6. SERIALIZED _____
 7. FILED _____
 8. INDEXED _____
 9. SEARCHED _____
 10. SERIALIZED _____
 11. FILED _____
 12. INDEXED _____
 13. SEARCHED _____
 14. SERIALIZED _____
 15. FILED _____
 16. INDEXED _____
 17. SEARCHED _____
 18. SERIALIZED _____
 19. FILED _____
 20. INDEXED _____
 21. SEARCHED _____
 22. SERIALIZED _____
 23. FILED _____
 24. INDEXED _____
 25. SEARCHED _____
 26. SERIALIZED _____
 27. FILED _____
 28. INDEXED _____
 29. SEARCHED _____
 30. SERIALIZED _____
 31. FILED _____
 32. INDEXED _____
 33. SEARCHED _____
 34. SERIALIZED _____
 35. FILED _____
 36. INDEXED _____
 37. SEARCHED _____
 38. SERIALIZED _____
 39. FILED _____
 40. INDEXED _____
 41. SEARCHED _____
 42. SERIALIZED _____
 43. FILED _____
 44. INDEXED _____
 45. SEARCHED _____
 46. SERIALIZED _____
 47. FILED _____
 48. INDEXED _____
 49. SEARCHED _____
 50. SERIALIZED _____
 51. FILED _____
 52. INDEXED _____
 53. SEARCHED _____
 54. SERIALIZED _____
 55. FILED _____
 56. INDEXED _____
 57. SEARCHED _____
 58. SERIALIZED _____
 59. FILED _____
 60. INDEXED _____
 61. SEARCHED _____
 62. SERIALIZED _____
 63. FILED _____
 64. INDEXED _____
 65. SEARCHED _____
 66. SERIALIZED _____
 67. FILED _____
 68. INDEXED _____
 69. SEARCHED _____
 70. SERIALIZED _____
 71. FILED _____
 72. INDEXED _____
 73. SEARCHED _____
 74. SERIALIZED _____
 75. FILED _____
 76. INDEXED _____
 77. SEARCHED _____
 78. SERIALIZED _____
 79. FILED _____
 80. INDEXED _____
 81. SEARCHED _____
 82. SERIALIZED _____
 83. FILED _____
 84. INDEXED _____
 85. SEARCHED _____
 86. SERIALIZED _____
 87. FILED _____
 88. INDEXED _____
 89. SEARCHED _____
 90. SERIALIZED _____
 91. FILED _____
 92. INDEXED _____
 93. SEARCHED _____
 94. SERIALIZED _____
 95. FILED _____
 96. INDEXED _____
 97. SEARCHED _____
 98. SERIALIZED _____
 99. FILED _____
 100. INDEXED _____
 101. SEARCHED _____
 102. SERIALIZED _____
 103. FILED _____
 104. INDEXED _____
 105. SEARCHED _____
 106. SERIALIZED _____
 107. FILED _____
 108. INDEXED _____
 109. SEARCHED _____
 110. SERIALIZED _____
 111. FILED _____
 112. INDEXED _____
 113. SEARCHED _____
 114. SERIALIZED _____
 115. FILED _____
 116. INDEXED _____
 117. SEARCHED _____
 118. SERIALIZED _____
 119. FILED _____
 120. INDEXED _____
 121. SEARCHED _____
 122. SERIALIZED _____
 123. FILED _____
 124. INDEXED _____
 125. SEARCHED _____
 126. SERIALIZED _____
 127. FILED _____
 128. INDEXED _____
 129. SEARCHED _____
 130. SERIALIZED _____
 131. FILED _____
 132. INDEXED _____
 133. SEARCHED _____
 134. SERIALIZED _____
 135. FILED _____
 136. INDEXED _____
 137. SEARCHED _____
 138. SERIALIZED _____
 139. FILED _____
 140. INDEXED _____
 141. SEARCHED _____
 142. SERIALIZED _____
 143. FILED _____
 144. INDEXED _____
 145. SEARCHED _____
 146. SERIALIZED _____
 147. FILED _____
 148. INDEXED _____
 149. SEARCHED _____
 150. SERIALIZED _____
 151. FILED _____
 152. INDEXED _____
 153. SEARCHED _____
 154. SERIALIZED _____
 155. FILED _____
 156. INDEXED _____
 157. SEARCHED _____
 158. SERIALIZED _____
 159. FILED _____
 160. INDEXED _____
 161. SEARCHED _____
 162. SERIALIZED _____
 163. FILED _____
 164. INDEXED _____
 165. SEARCHED _____
 166. SERIALIZED _____
 167. FILED _____
 168. INDEXED _____
 169. SEARCHED _____
 170. SERIALIZED _____
 171. FILED _____
 172. INDEXED _____
 173. SEARCHED _____
 174. SERIALIZED _____
 175. FILED _____
 176. INDEXED _____
 177. SEARCHED _____
 178. SERIALIZED _____
 179. FILED _____
 180. INDEXED _____
 181. SEARCHED _____
 182. SERIALIZED _____
 183. FILED _____
 184. INDEXED _____
 185. SEARCHED _____
 186. SERIALIZED _____
 187. FILED _____
 188. INDEXED _____
 189. SEARCHED _____
 190. SERIALIZED _____
 191. FILED _____
 192. INDEXED _____
 193. SEARCHED _____
 194. SERIALIZED _____
 195. FILED _____
 196. INDEXED _____
 197. SEARCHED _____
 198. SERIALIZED _____
 199. FILED _____
 200. INDEXED _____
 201. SEARCHED _____
 202. SERIALIZED _____
 203. FILED _____
 204. INDEXED _____
 205. SEARCHED _____
 206. SERIALIZED _____
 207. FILED _____
 208. INDEXED _____
 209. SEARCHED _____
 210. SERIALIZED _____
 211. FILED _____
 212. INDEXED _____
 213. SEARCHED _____
 214. SERIALIZED _____
 215. FILED _____
 216. INDEXED _____
 217. SEARCHED _____
 218. SERIALIZED _____
 219. FILED _____
 220. INDEXED _____
 221.

JULY 9, 2015

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



John F. Watson & Company

**LAND & DEVELOPMENT SERVICES
PROFESSIONAL LAND SURVEYORS**

200 W. Lenoir, Suite 201
Hickory, NC 28601
TEL: 813 571-1111

NO. 15-0187 FIELD BOOK 2483/74

DATE 07/29/2015
DATE -
REV. -

PAGE - REV -
DATE - REV -

100-443887-100
SHEET 111E
BOUNDARY SHEET

BOUNDARY SURVEY

$$BS = 1 \text{ df} ;$$

SUMMARY NOTES

1. BEARINGS, DISTANCES AND AREA SHOWN HEREON ARE BASED UPON: (1) LAURENT ORD COORDINATES AND CONFORM TO STATE PLANE, "TEXAS CENTRAL ZONE", UTILIZING MGS MONUMENT C1321 AND A1521. COORDINATE SCALE FACTOR AT C1321: 0.9999648.
2. THIS SURVEY IS A BOUNDARY SURVEY ONLY OF THE SUBJECT TRACT, A RECENT FILL COMPLETION SHOWN HEREON HAS BEEN ADDED AS PART OF THIS SURVEY AND ALL PLATTABLE ELEMENTS ARE SHOWN HEREON.
3. REPRODUCED BEARINGS AND DISTANCES HAVE NOT BEEN SHOWN HEREON.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT IS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WATSON
RPLS No. 3408
DATE MAR 9, 2015



