

ORDINANCE NO. 20160811-038

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT HIDDEN WEST BOULEVARD FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT TO MOBILE HOME RESIDENCE (MH) 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 limited industrial services-conditional overlay (LI-CO) combining district to mobile home residence (MH) district on the property described in Zoning Case No. C14-2016-0016, on file at the Planning and Zoning Department, as follows:

An 18.03 acre tract of land out of a called 250.838 acre tract described in the deed to Hidden Valley, Ltd., recorded in Volume 8054, Page 741 of the Real Property Records of Travis County, Texas, said 18.03 acre tract, as shown on the accompanying sketch, being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

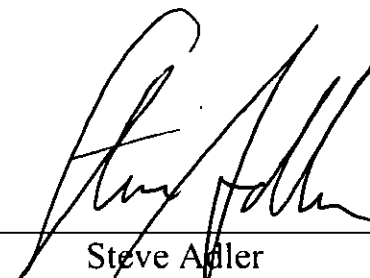
locally known as Hidden West Boulevard in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on August 22, 2016.

PASSED AND APPROVED


_____, August 11, 2016

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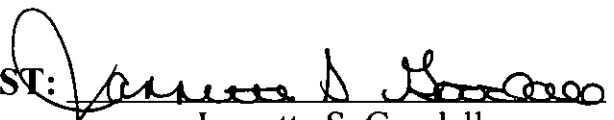
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

METES AND BOUNDS DESCRIPTION

OF AN 18.03 ACRE TRACT OUT OF A CALLED 250.838 ACRE TRACT DESCRIBED IN THE DEED TO HIDDEN VALLEY, LTD., RECORDED IN VOLUME 8054, PAGE 741 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 18.03 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST LINE OF SAID HIDDEN VALLEY, LTD. TRACT (GRID COORDINATES N=100777373.20, E=3146552.37) FOR THE NORTH CORNER OF THE TRACT DESCRIBED IN THE DEED TO ANITA CASTILLO AND JOHNNY RIOS, RECORDED IN DOCUMENT NO. 2006126712 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE EAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO YOLANDA T. BROWN, RECORDED IN DOCUMENT NO. 2003297621 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, N 33°47'01" E, INTO THE INTERIOR OF SAID HIDDEN VALLEY, LTD. TRACT, A DISTANCE OF 1424.33 FEET TO THE SOUTH CORNER HEREOF AND POINT OF BEGINNING;

THENCE, N 62°12'15" W, A DISTANCE OF 680.13 FEET TO A CALCULATED POINT FOR THE WEST CORNER HEREOF;

THENCE, N 27°30'38" E, A DISTANCE OF 205.68 FEET TO A CALCULATED POINT IN THE SOUTHWEST RIGHT-OF-WAY OF HIDDEN WEST BOULEVARD, MEASURED 80' RIGHT-OF-WAY;

THENCE, S 62°11'45" E, WITH SAID SOUTHWEST RIGHT-OF-WAY, A DISTANCE OF 69.74 FEET TO A CALCULATED POINT;

THENCE, N 27°47'09" E, OVER AND ACROSS SAID HIDDEN WEST BOULEVARD, A DISTANCE OF 80.00 FEET TO A CALCULATED POINT IN THE NORTHEAST RIGHT-OF-WAY OF SAID HIDDEN WEST BOULEVARD;

THENCE, N 27°47'09" E, A DISTANCE OF 497.55 FEET TO A CALCULATED POINT;

THENCE, N 62°32'04" E, A DISTANCE OF 793.29 FEET TO A CALCULATED POINT FOR THE NORTH CORNER HEREOF;

THENCE, S 03°06'06" E, A DISTANCE OF 322.78 FEET TO A CALCULATED POINT;

THENCE, N 86°53'54" E, A DISTANCE OF 7.50 FEET TO A CALCULATED POINT;

THENCE, S 03°06'06" E, A DISTANCE OF 180.89 FEET TO A CALCULATED POINT FOR THE EAST CORNER HEREOF;

THENCE, S 33°47'01" W, A DISTANCE OF 725.15 FEET TO A CALCULATED POINT IN THE NORTHEAST RIGHT-OF-WAY OF SAID HIDDEN WEST BOULEVARD;

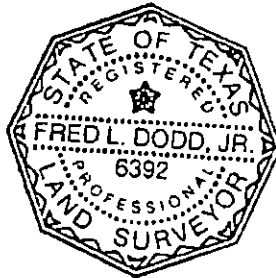
THENCE, S 33°47'01" W, OVER AND ACROSS SAID HIDDEN WEST BOULEVARD, A DISTANCE OF 80.44 FEET TO A CALCULATED POINT IN THE SOUTHWEST RIGHT-OF-WAY OF SAID HIDDEN WEST BOULEVARD;

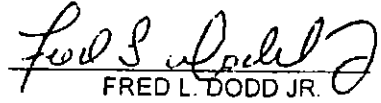
THENCE, S 33°47'01" W, A DISTANCE OF 206.71 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.03 ACRES, MORE OR LESS.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL TEXAS ZONE, USING A COMBINED SCALE FACTOR OF 0.999932665.

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

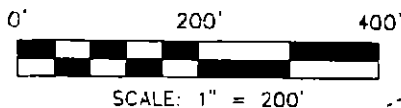
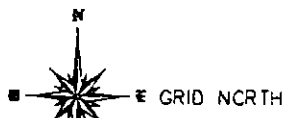
DATE: 03-22-2016
DODD SURVEYING & MAPPING
PROFESSIONAL SURVEYORS
112 PECAN STREET WEST
PFLUGERVILLE, TX 78660




FRED L. DODD JR.
RPLS NO. 6392
STATE OF TEXAS
FIRM NO. 10193745

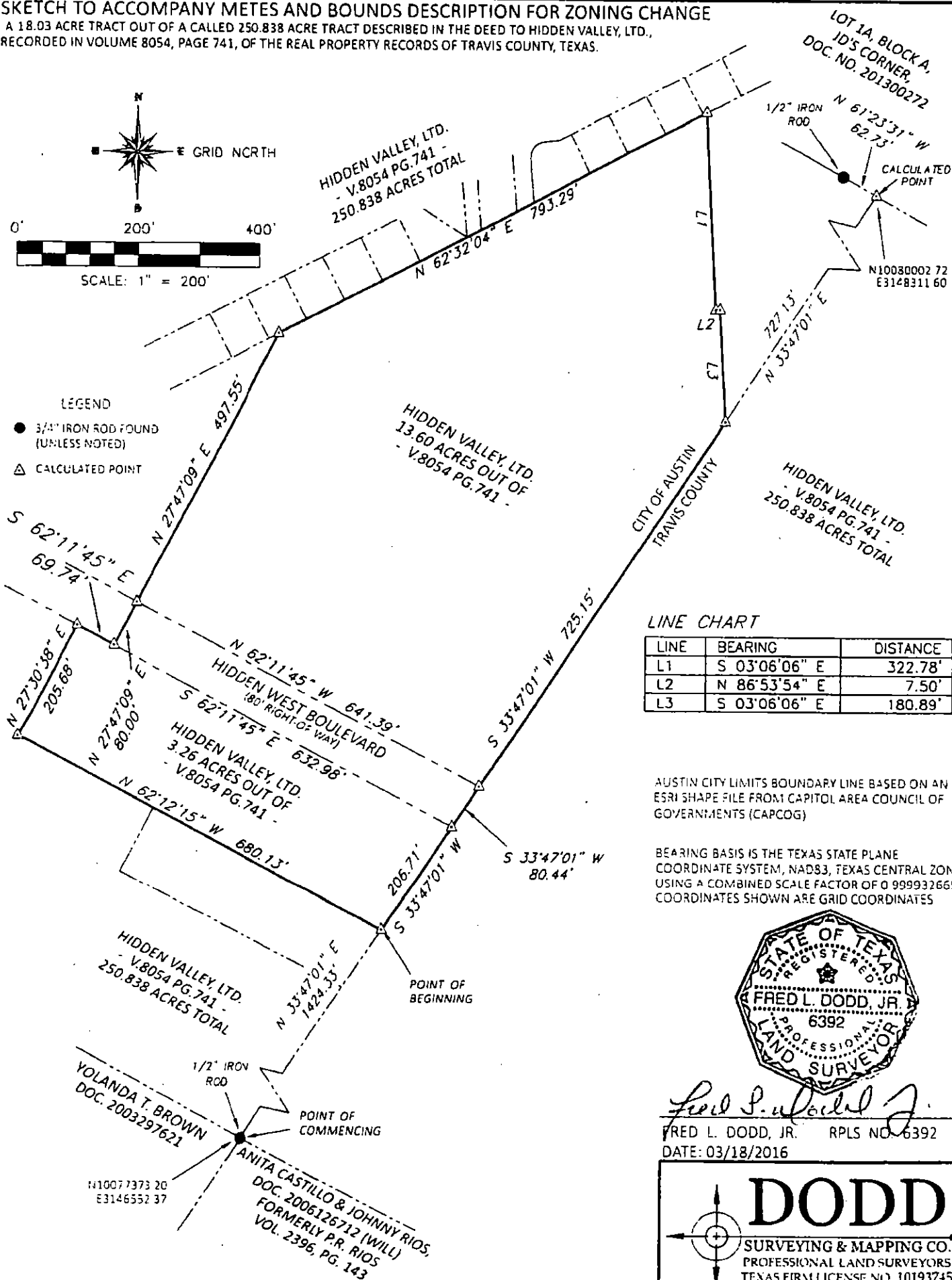
SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION FOR ZONING CHANGE

A 18.03 ACRE TRACT OUT OF A CALLED 250.838 ACRE TRACT DESCRIBED IN THE DEED TO HIDDEN VALLEY, LTD.,
RECORDED IN VOLUME 8054, PAGE 741, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND

- 3/4" IRON ROD FOUND (UNLESS NOTED)
- △ CALCULATED POINT

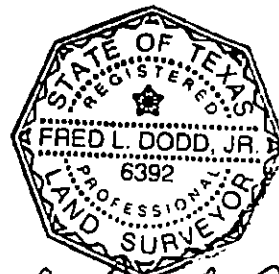


LINE CHART

LINE	BEARING	DISTANCE
L1	S 03°06'06" E	322.78'
L2	N 86°53'54" E	7.50'
L3	S 03°06'06" E	180.89'

AUSTIN CITY LIMITS BOUNDARY LINE BASED ON AN
ESRI SHAPE FILE FROM CAPITOL AREA COUNCIL OF
GOVERNMENTS (CAPCOG)

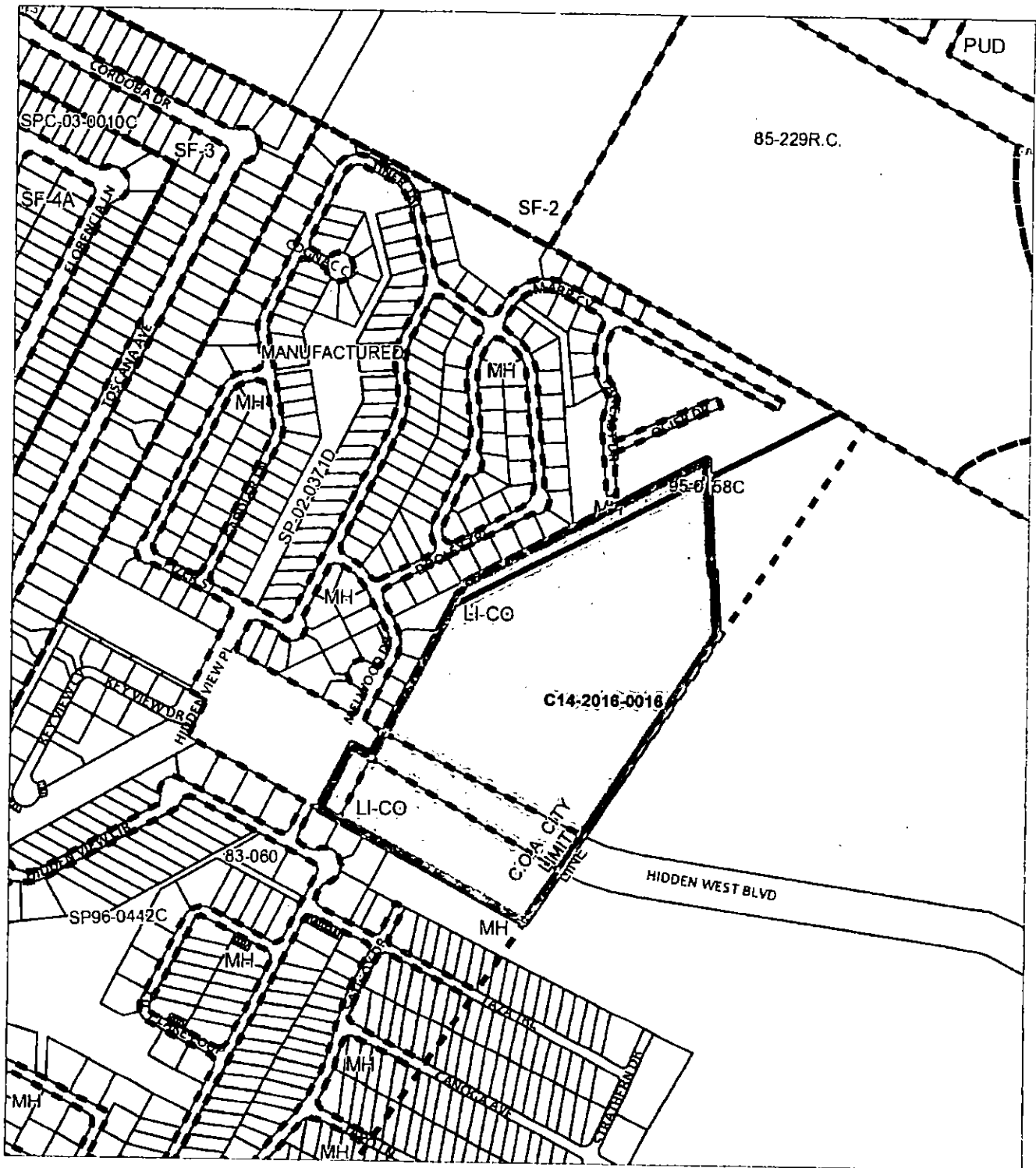
BEARING BASIS IS THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE
USING A COMBINED SCALE FACTOR OF 0.999932665
COORDINATES SHOWN ARE GRID COORDINATES



FRED L. DODD, JR. RPLS NO. 6392
DATE: 03/18/2016

DODD

SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
TEXAS FIRM LICENSE NO. 10193745



- N
 Subject Tract
 Pending Case
 Zoning Boundary
 Railroads

200 400
 Feet

1" = 400'

ZONING

ZONING CASE#: C14-2016-0016



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 geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.