

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9829 ½ NORTH LAKE CREEK PARKWAY FROM MULTIFAMILY RESIDENCE HIGHEST DENSITY (MF-6) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) 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 multifamily residence highest density (MF-6) district to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-2017-0136, on file at the Planning and Zoning Department, as follows:

Being 2.00 acres (87,120 square feet) out of the Rachael Saul League, Abstract No. 551, in Williamson County, Texas, being a portion of the remainder of a called 11.96 acres (described as Tract 2) conveyed to 620/183 Limited Partnership in Document No. 2007028431 of the Official Public Records of Williamson County, Texas, said 2.00 acres being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 9829 ½ North Lake Creek Parkway in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. This ordinance takes effect on _____, 2018.

PASSED AND APPROVED

_____, 2018 § _____
§ _____
§ _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

EXHIBIT " "

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.0000 ACRES (87,120 SQUARE FEET) OUT OF THE RACHAEL SAUL LEAGUE, ABSTRACT NO. 551, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 11.96 ACRES (DESCRIBED AS TRACT 2) CONVEYED TO 620/183 LIMITED PARTNERSHIP IN DOCUMENT NO. 2007028431 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 2.0000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND AS FOLLOWS:

COMMENCING, at a 1/2-inch iron rod with "Carter & Burgess" cap found in the curving east right-of-way line of North Lake Creek Parkway (right-of-way varies), and being the south corner of said 620/183 Tract, and being in the west line of the remainder of a called 128.71 acre tract conveyed to Sonmar of Phoenix, LLC in Document No. 2014063843 (O.P.R.W.C.T.);

THENCE, with the east right-of-way line of said North Lake Creek Parkway and the west line of the remainder of said 620/183 tract, the following four (4) courses and distances:

- 1) 305.65 feet along the arc of a curve to the left, having a radius of 795.00 feet, and a chord which bears N55°20'59"W, a distance of 303.78 feet to a 1/2-inch iron rod with "All Points" cap found for a point of tangency,
- 2) N66°22'47"W, a distance of 227.77 feet to a 1/2-inch iron rod with "All Points" cap found for a point of curvature,
- 3) 521.53 feet along the arc of a curve to the right, having a radius of 664.41 feet, and a chord which bears N43°52'44"W, a distance of 508.24 feet to a 1/2-inch iron rod found for a point of tangency, and
- 4) N21°26'16"W, a distance of 67.62 feet to a 1/2-inch iron rod with "Ward-5811" cap set for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, continuing with the east right-of-way line of said North Lake Creek Parkway, and the west line of the remainder of said 620/183 tract, the following three (3) courses and distances:

- 1) N21°26'16"W, a distance of 59.93 feet 1/2-inch iron rod with "All Points" cap for a point of non-tangent curvature hereof,
- 2) 158.08 feet along the arc of a curve to the left, having a radius of 1,134.21 feet, and a chord which bears N17°24'35"W, a distance of 157.96 feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of tangency hereof, and
- 3) N21°23'02"W, a distance of 161.55 feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of curvature hereof, said point being at the beginning of a right-of-way transition of North Lake Creek Parkway to Lakeline Mall Drive (right-of-way varies);

THENCE, in part with said right-of-way transition and in part with the south right-of-way line of said Lakeline Mall Drive, and with the north line of the remainder of said 620/183 tract, the following two (2) courses and distances:

- 1) 32.18 feet along the arc of a curve to the right, having a radius of 40.00 feet, and a chord which bears N43°45'00"E, a distance of 31.32 feet to a 1/2-inch iron rod with "All Points" cap found for a point of tangency hereof, and

Exhibit A

- 2) $N68^{\circ}49'01''E$, a distance of 182.66 feet to a 1/2-inch iron rod with "Ward-5811" cap set for the northeast corner hereof, said point being in the south right-of-way line of said Lakeline Mall Drive, and being the northwest corner of Lot 1, Block "A" of Lot 1 Block "A" Walden Park at Lakeline Subdivision, recorded in Cabinet FF, Slides 275-276 of the Plat Records of Williamson County, Texas (P.R.W.C.T.);

THENCE, leaving the south right-of-way line of said Lakeline Mall Drive, with the common line of said Lot 1, Block "A", over and across said 620/183 Tract, the following three (3) courses and distances:


- 1) $S21^{\circ}42'00''E$, a distance of 286.77 feet to a 1/2-inch iron rod with "Carter & Burgess" cap found for an interior ell-corner hereof,
- 2) $N68^{\circ}57'52''E$, a distance of 27.59 feet to a 1/2-inch iron rod with "Ward-5811" cap set for an exterior ell corner hereof, and
- 3) $S21^{\circ}40'46''E$, a distance of 50.55 feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point online hereof, said point being the southwest corner of said Lot 1, from which a 1/2-inch iron rod with "Carter & Burgess" cap found at the southeast corner of said Lot 1, and being in the west line of said Sonmar of Phoenix, LLC Tract, and being in the east line of the remainder of said 620/183 Tract, bears, $N68^{\circ}14'59''E$, a distance of 277.21 feet;

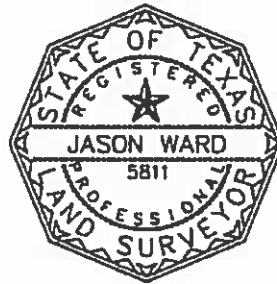
THENCE, leaving the common line of said Lot 1, and continuing over and across said 620/183 tract, the following two (2) courses and distances:

- 1) $S21^{\circ}40'46''E$, a distance of 53.87 feet to a 1/2-inch iron rod with "Ward-5811" cap set for the southeast corner hereof, and
- 2) $S68^{\circ}33'44''W$, a distance of 251.68 feet to the POINT OF BEGINNING, and containing 2.0000 Acres (87,120 Square Feet) more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000120461274. See attached sketch (reference drawing: 00556_rev.dwg)

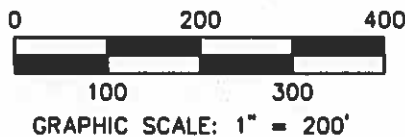

7/13/2017
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



ZONING EXHIBIT
2.0000 ACRE(S)
87,120 SQUARE FEET

**NORTH LAKE CREEK PARKWAY
(R.O.W. VARIES)**

**RACHAEL SAUL LEAGUE
ABSTRACT NO. 551**



**2.0000 ACRES
ZONING EXHIBIT
City of Austin,
Williamson County,
Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	1/8/2018
Project:	00556
Scale:	1" = 200'
Reviewer:	PRB
Tech:	TR
Field Crew:	FG/DC/RT
Survey Date:	NOV. 2017
Sheet:	1 OF 3

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N21°26'16"W	59.93'
L2	N21°23'02"W	161.55'
L3	N68°49'01"E	182.66'
L4	S21°42'00"E	286.77'
L5	N68°57'52"E	27.59'
L6	S21°40'46"E	50.55'
L7	S21°40'46"E	53.87'
L8	S68°33'44"W	251.68'
L9	N21°26'16"W	127.55'
L10	N21°26'16"W	67.62'
L11	N66°22'47"W	227.77'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L2)	(N20°06'12"W)	(161.55')
-L2-	-N21°21'17"W-	-161.55'-
<L4>	<S21°42'00"E>	<286.77'>
<L5>	<N68°56'37"E>	<27.59'>
<L6>	S21°42'01"E	<50.55'>
(L9)	(S20°06'16"E)	(127.50')
(L11)	(S65°02'37"E)	(227.63')
[L11]	[S66°20'01"E]	[227.83']
[[L11]]	[[S66°20'01"E]]	[[227.38']]

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	158.08'	1,134.21'	7°59'09"	N17°24'35"W	157.96'
C2	32.18'	40.00'	46°05'58"	N43°45'00"E	31.32'
C3	521.53'	664.41'	44°58'27"	N43°52'44"W	508.24'
C4	305.85'	795.00'	22°01'43"	N55°20'59"W	303.78'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	(158.10')	(1,134.21')	-----	(N16°06'35"W)	(157.97')
-C1-	-158.08'-	-1,134.21'-	-7°59'10"-	-N17°21'42"W-	-157.96'-
(C2)	(32.44')	(40.00')	-----	(N25°24'39"E)	(31.56')
(C3)	(521.58')	(664.41')	-----	(N42°33'15"W)	(508.29')
(C4)	(305.83')	(795.00')	-----	(N54°00'49"W)	(303.95')

2.0000 ACRES
ZONING EXHIBIT
City of Austin,
Williamson County,
Texas



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Sheet:	2 OF 3

[A]
 REMAINDER OF
 CALLED 11.96 ACRES
 (TRACT 2)
 620/183 LIMITED PARTNERSHIP
 DOC. NO. 2007028431
 O.P.R.W.C.T.

[B]
 LOT 1, BLOCK "A"
 LOT 1 BLOCK "A" WALDEN PARK
 AT LAKELINE SUBDIVISION
 CAB. FF, SLDS. 275-276
 P.R.W.C.T.

[C]
 REMAINDER OF
 CALLED 128.71 ACRES
 SONMAR OF PHOENIX, LLC
 DOC. NO. 2014063843
 O.P.R.W.C.T.

[D]
 LAKELINE MALL DRIVE
 (R.O.W. VARIES)

LEGEND

— — — — —	PROPERTY LINE
— — — — —	EXISTING PROPERTY LINES
○	1/2" IRON ROD WITH "WARD-5811" CAP SET
●	1/2" IRON ROD FOUND
⊗	IRON ROD WITH "CARTER & BURGESS" CAP FOUND (UNLESS NOTED)
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2007028431
[.....]	RECORD INFORMATION PER PLAT VOL. 1621 PG. 231
[[.....]]	RECORD INFORMATION PER PLAT VOL. 1621 PG. 221
-.....-	RECORD INFORMATION PER VOL. 1659 PG. 231
<.....>	RECORD INFORMATION PER PLAT CAB. FF, PG. 275-276

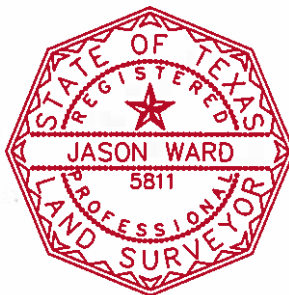
NOTES:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE
 COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203),
 NAD83 (CORS). ALL DISTANCES WERE ADJUSTED TO SURFACE
 USING A COMBINED SCALE FACTOR OF 1.000120461274.

2) SEE ATTACHED METES AND BOUNDS.

Jason Ward

1/8/2018



2.0000 ACRES
ZONING EXHIBIT
City of Austin,
Williamson County,
Texas



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