ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT CHEROKEE STREET AND CEDAR VALLEY COVE FROM RURAL RESIDENCE (RR) DISTRICT TO SINGLE-FAMILY RESIDENCE LARGE LOT (SF-1) 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 rural residence (RR) district to single-family residence large lot (SF-1) district on the property described in Zoning Case No. C14-2018-0019, on file at the Planning and Zoning Department, as follows:

> A tract of land containing 3.8861 acres (169,281 square feet) out of the T.J. Chambers League, and being a portion of the John C. Brooke Survey No. 59 and the J.C. Harrelson Survey No. 78, Abstract No. 352, all in Travis County, Texas, and being a portion of a called 4.12 acre tract conveyed to Richard L. and Nancy H. Elton in Volume 4713, Page 1422 of the Deed Records of Travis County, Texas (D.R.T.C.T.), said 3.8861 acres more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as Cherokee Street and Cedar Valley Cove in the City of Austin, Travis 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
City Attorney

Jannette S. Goodall
City Clerk

DRAFT

EXHIBIT "_____"

Zoning Exhibit

4WARD Land Surveying
TBPLS Firm #10174300
PO Box 90876
Austin, TX 78709
512.537.2384
www.4wardls.com

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3.8861 ACRES (169,281 SQUARE FEET) OUT OF THE T. J. CHAMBERS LEAGUE, AND BEING A PORTION OF THE JOHN C. BROOKE SURVEY NO. 59 AND THE J. C. HARRELSON SURVEY NO. 78, ABSTRACT NO. 352, ALL IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 4.12 ACRE TRACT CONVEYED TO RICHARD L. AND NANCY H. ELTON IN VOLUME 4713, PAGE 1422 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), SAID 3.8861 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron pipe found in the east right-of-way line of Hornsby Street (50' right-of-way), and being the west corner of Lot 2, Block "F" of Spanish Oak Ridge Section One recorded in Volume 26, Page 33 of the Plat Records of Travis County, Texas (P.R.T.C.T.), being the northwest corner of said Elton tract and the northwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found in the east right-of-way line of said Hornsby Street, being the north corner of said Lot 2 and being the west corner of Lot 1 of said Block "F" of Spanish Oak Ridge bears, N26°19'01"E, a distance of 116.30 feet;

THENCE, in part with the south line of Lot 2 of said Spanish Oak Ridge, Section One, in part with the south and east line of Block "F", Oak Ridge Section Three, recorded in Volume 43, Page 8 (P.R.T.C.T), and with the north line of said Elton tract, the following thirteen (13) courses and distances:

1) **S64°01'45"E**, a distance of **109.72** feet to a calculated point for an angle point hereof, from which a 1/2-inch iron rod with "Exacta" cap found bears, S15°59'26"W, a distance of 1.06 feet,
2) **S61°06'32"E**, passing at a distance of 30.58 feet, a 3/4-inch iron pipe found at the common south corner of Lot 2 of said Spanish Oak Ridge, Section One, and Lot 3, Block "F" of said Oak Ridge, Section Three, and continuing for a total distance of **71.00** feet to a calculated point for an angle point hereof, from which a 1/2-inch iron rod with "Exacta" cap found bears, N35°35'52"W, a distance of 0.70 feet,
3) **S54°49'42"E**, a distance of **99.44** feet to a calculated point for an angle point hereof, from which a 1/2-inch iron rod with "Exacta" cap found bears, N76°48'45"W, a distance of 2.45 feet,
4) **S73°47'42"E**, a distance of **47.94** feet to a 1-inch iron rod found in concrete for an angle point hereof,
5) **S66°32'58"E**, a distance of **86.72** feet to a 1/2-inch iron rod found for an angle point hereof,
6) **S62°04'04"E**, a distance of **105.30** feet to a 1/2-inch iron rod found for an interior ell-corner hereof,
7) **N31°21'21"E**, a distance of **91.64** feet to a 1/2-inch iron rod with "Exacta" cap found for an angle point hereof,
8) **N42°34'42"E**, a distance of **117.63** feet to a 1/2-inch iron rod with "Exacta" cap found for an angle point hereof,
9) **N02°39'15"W**, a distance of **115.64** feet to a 1/2-inch iron rod with "Exacta" cap found for an angle point hereof,
10) **N57°56'53"E**, a distance of **17.04** feet to a 1/2-inch iron rod with "Exacta" cap found for an angle point hereof,

Exhibit A

11) **N03°26'14"W**, a distance of **67.88** feet to a calculated point (unable to set corner) for an angle point hereof,
12) **S81°02'14"E**, a distance of **68.94** feet to a 1/2-inch iron rod with "Exacta" cap found for an angle point hereof, and
13) **N17°55'35"E**, a distance of **134.45** feet to a 1/2-inch iron rod found for an exterior ell-corner hereof, said point being an angle point in the east line of Lot 9, Block "F" of said Oak Ridge, Section Three, and being an angle point in the west line of Lot 1 of said Eubank Acres, Section Four, and being an exterior ell-corner of said Elton tract;

THENCE, with the common line of Lot 1 of said Eubank Acres, Section Four and said Elton tract, **S37°06'14"E**, a distance of **114.51** feet to a 1/2-inch iron rod found in the curving north right-of-way line of Cedar Valley Cove (50' right-of-way), and being the southwest corner of Lot 1, Eubank Acres, Section Four, recorded in Volume 12, Page 6 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being the northeast corner of said Elton tract, and being the northeast corner hereof, from which a 1/2-inch iron pipe (with 60D nail inside) found in the curving north right-of-way line of said Cedar Valley Cove, and being the common south corner of Lots 1 and 2, both of said Eubank Acres Section Four bears, 46.82 feet along the arc of a curve to the right, having a radius of 50.00 feet, and a chord which bears N80°32'43"E, a distance of 45.13 feet;

THENCE, with the west right-of-way line of said Cedar Valley Cove and the east line of said Elton tract, the following four (4) courses and distances:

1) **58.36** Feet along the arc of a curve to the left, having a radius of **50.00** feet, and a chord which bears **S19°42'30"W**, a distance of **55.10** feet to a calculated point for a point of reverse curvature hereof, from which a 1/2-inch iron rod with "Exacta" cap found bears, S11°49'02"E, a distance of 1.11 feet,
2) **24.43** Feet along the arc of a curve to the right, having a radius of **30.00** feet, and a chord which bears **S09°37'30"W**, a distance of **23.76** feet to a calculated point for a point of tangency hereof, from which a 1/2-inch iron rod with "Exacta" cap found bears, S08°57'32"E, a distance of 1.17 feet,
3) **S32°54'30"W**, a distance of **260.49** feet to a calculated point for a point of curvature hereof, from which a 1/2-inch iron rod with "Exacta" cap found bears, N53°03'42"E, a distance of 0.51 feet, and
4) **87.72** Feet along the arc of a curve to the left, having a radius of **197.27** feet, and a chord which bears **S20°11'30"W**, a distance of **87.00** feet to a 3/8-inch iron rod found for a point of non-tangency hereof, said point being at the northeast corner of Lot 15 of said Eubank Acres, Section Four, and being an exterior ell-corner of said Elton tract, from which a leaning 1/2-inch iron rod found at a point of compound curvature in the west right-of-way line of said Cedar Valley Cove and the east line of said Lot 15 bears 65.06 feet along the arc of a curve to the left, having a radius of 197.27 feet, and a chord which bears S02°03'55"E, a distance of 64.77 feet;

THENCE, leaving the west right-of-way line of said Cedar Valley Cove, with the common line of Lots 13 and 15, both of said Eubank Acres, Section Four, and said Elton tract, the following three (3) courses and distances:

1) **S86°22'31"W**, a distance of **101.75** feet to a calculated point for an interior ell-corner hereof, from which a 1/2-inch iron rod with "Exacta" cap found bears, N68°39'29"E, a distance of 0.63 feet,
2) **S24°05'03"W**, a distance of **180.76** feet to a 1/2-inch iron rod found for an angle point hereof, and

3) **S51°23'49"W**, a distance of **93.27** feet to a calculated point for an angle point hereof, from which a 1/2-inch iron rod with "Exacta" cap found bears, S04°20'51"E, a distance of 0.71 feet, said point being at the northeast corner of Lot 45, Block "C", Eubank Acres, Section Two, recorded in Volume 6, Page 148 (P.R.T.C.T), and being the northwest corner of said Lot 13, and being an angle point in the east line of said Elton tract;

THENCE, with the common line of Block "C" of said Eubank Acres, Section Two, and said Elton tract, the following two (2) courses and distances:

1) **S47°45'49"W**, a distance of **216.87** feet to a 1/2-inch iron rod found for an angle point hereof,
2) **S09°23'19"W**, a distance of **48.28** feet to an iron rod with "Exacta" cap found in the east line of said Elton tract and being the southwest corner of said Lot 45 and the northwest corner of Lot 46 of said Block "C", Eubank Acres and being the southeast corner hereof, from which the southwest corner of said Lot 46, the northwest corner of Lot 7 of said Block "C", Eubank Acres, the southeast corner of Lot 6 of said Block "C" of said Eubank Acres and the southeast corner of said Elton tract bears, S09°23'19"W, a distance of 99.07 feet;

THENCE, leaving the west line of said Block "C", Eubank Acres, over and across said Elton tract **N88°10'19"W**, a distance of **154.13** feet to a calculated point in the east right-of-way line of Cherokee Street (50' right-of-way), and the east line of said Elton tract, from which a calculated point, from which a 1/2-inch iron rod with "Exacta" cap found bears, S05°18'53"E, a distance of 0.98 feet, said calculated point being for a point of curvature in the east right-of-way line of said Cherokee Street and the west line of said Elton tract, bears S12°49'33"E, a distance of 44.83 feet,

THENCE, with the east right-of-way line of said Cherokee Street and the west line of said Elton tract, the following six (6) courses and distances:

1) **N12°49'33"W**, a distance of **33.24** feet to a calculated point for a point of curvature hereof, from which a 1/2-inch iron rod with "Exacta" cap found bears, S11°29'37"E, a distance of 1.02 feet,
2) **74.16** Feet along the arc of a curve to the right, having a radius of **78.87** feet, and a chord which bears **N14°23'27"E**, a distance of **71.46** feet to a calculated point for a point of tangency hereof, from which a 1/2-inch iron rod with "Exacta" cap found bears, S08°07'40"W, a distance of 1.13 feet,
3) **N40°57'27"E**, a distance of **154.86** feet to a 1/2-inch iron pipe found for a point of curvature hereof,
4) **151.91** Feet along the arc of a curve to the left, having a radius of **278.07** feet, and a chord which bears **N25°20'54"E**, a distance of **150.03** feet to a calculated point for a point of compound curvature hereof, from which a 1/2-inch iron rod with "Exacta" cap found bears, S07°21'32"W, a distance of 1.24 feet,
5) **269.85** Feet along the arc of a curve to the left, having a radius of **214.93** feet, and a chord which bears **N26°16'08"W**, a distance of **252.48** feet to a calculated point for a point of tangency hereof, from which a 1/2-inch iron rod with "Exacta" cap found bears, S02°28'25"W, a distance of 1.25 feet, and
6) **N62°14'06"W**, a distance of **92.78** feet to a 1/2-inch iron pipe found for an exterior ell-corner hereof, said point being at the intersection of the east right-of-way line of Hornsby Street (50' right-of-way) with the east right-of-way line of said Cherokee Street, and being an exterior ell-corner of said Elton tract, from which a 1/2-inch iron pipe found in the east right-of-way line of said Hornsby Street and the east right-of-way line of said Cherokee Street, being the north corner of Lot 1, Block "G", Eubank Acres, Section 1, recorded in Volume 7, Page 146 (P.R.T.C.T), bears, S25°35'41"W, a distance of 50.00 feet;

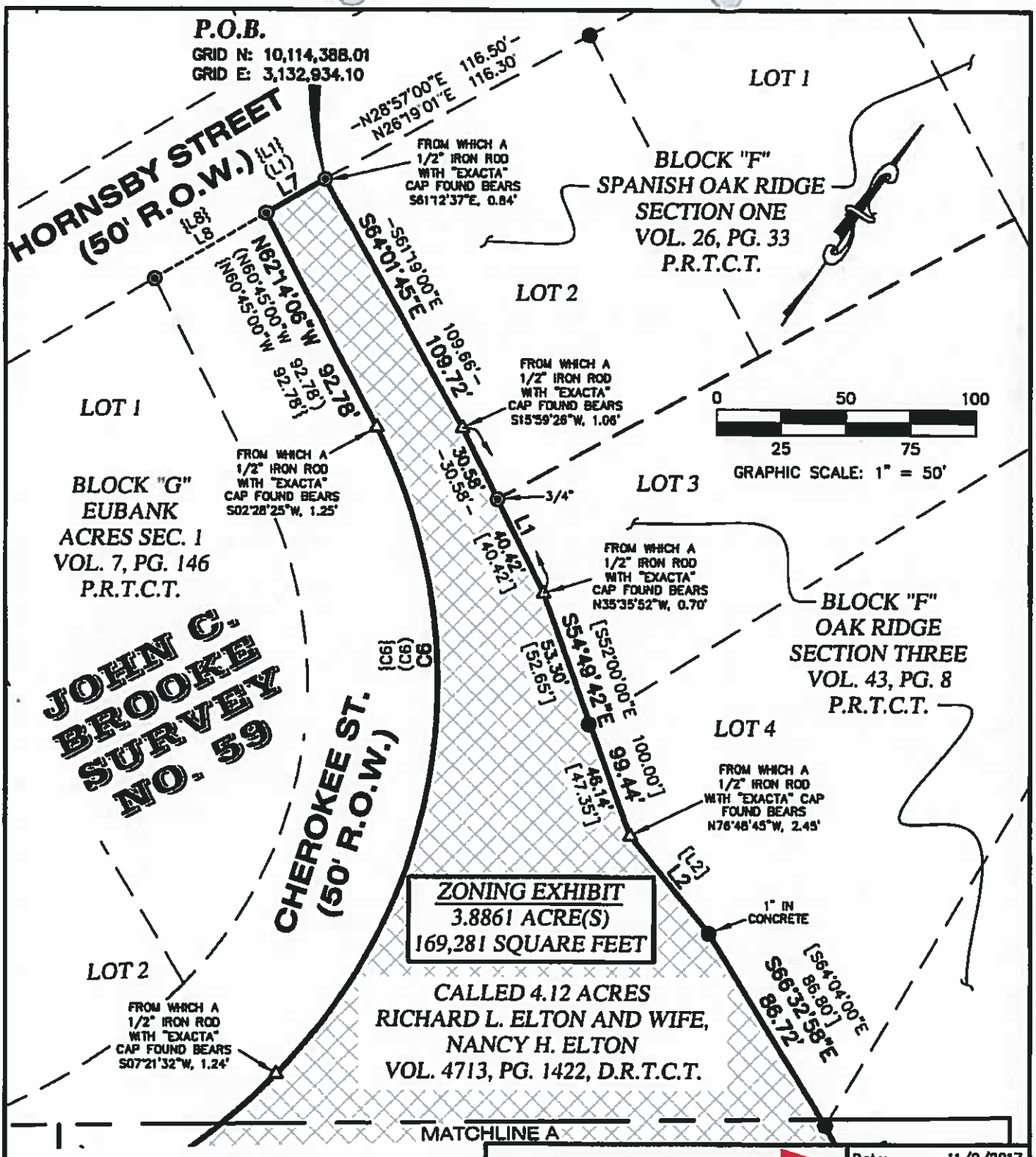
THENCE, with the east right-of-way line of said Hornsby Street and the west line of said Elton tract, **N24°35'41"E**, a distance of **26.20** feet to the **POINT OF BEGINNING** and containing 3.8861 Acres (169,281 Square Feet) of land, more or less.

Notes:

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 1.000095043779. See attached sketch (reference drawing: 00645-Zoning Exhibit.dwg.)

11/9/17

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC



3.8861 ACRES ZONING EXHIBIT City of Austin, Travis County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	11/9/2017
Project:	00645
Scale:	1" = 50'
Reviewer:	PRB
Tech:	CC
Field Crew:	HT/EM
Survey Date:	OCT. 2017
Sheet:	1 OF 7

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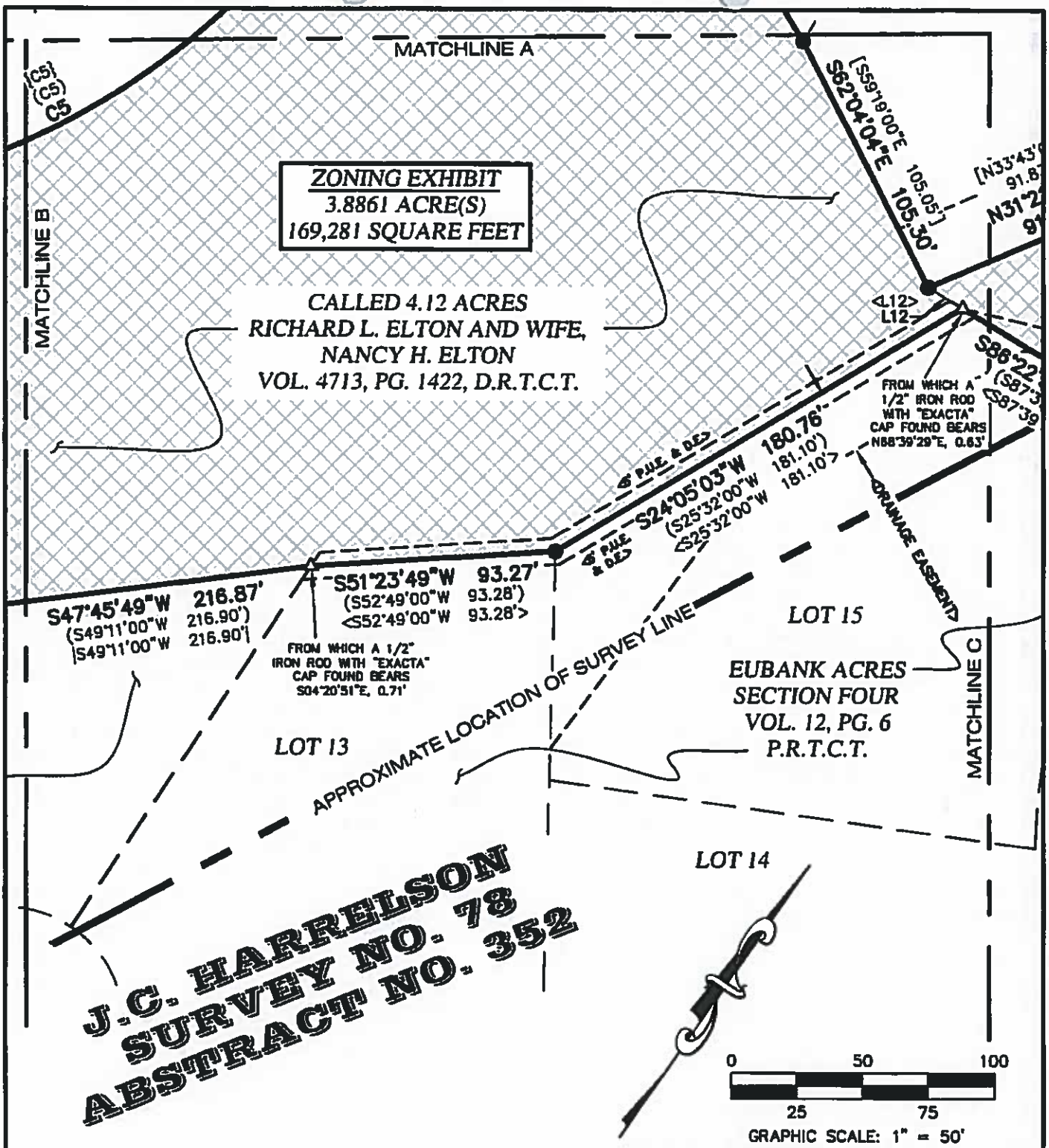

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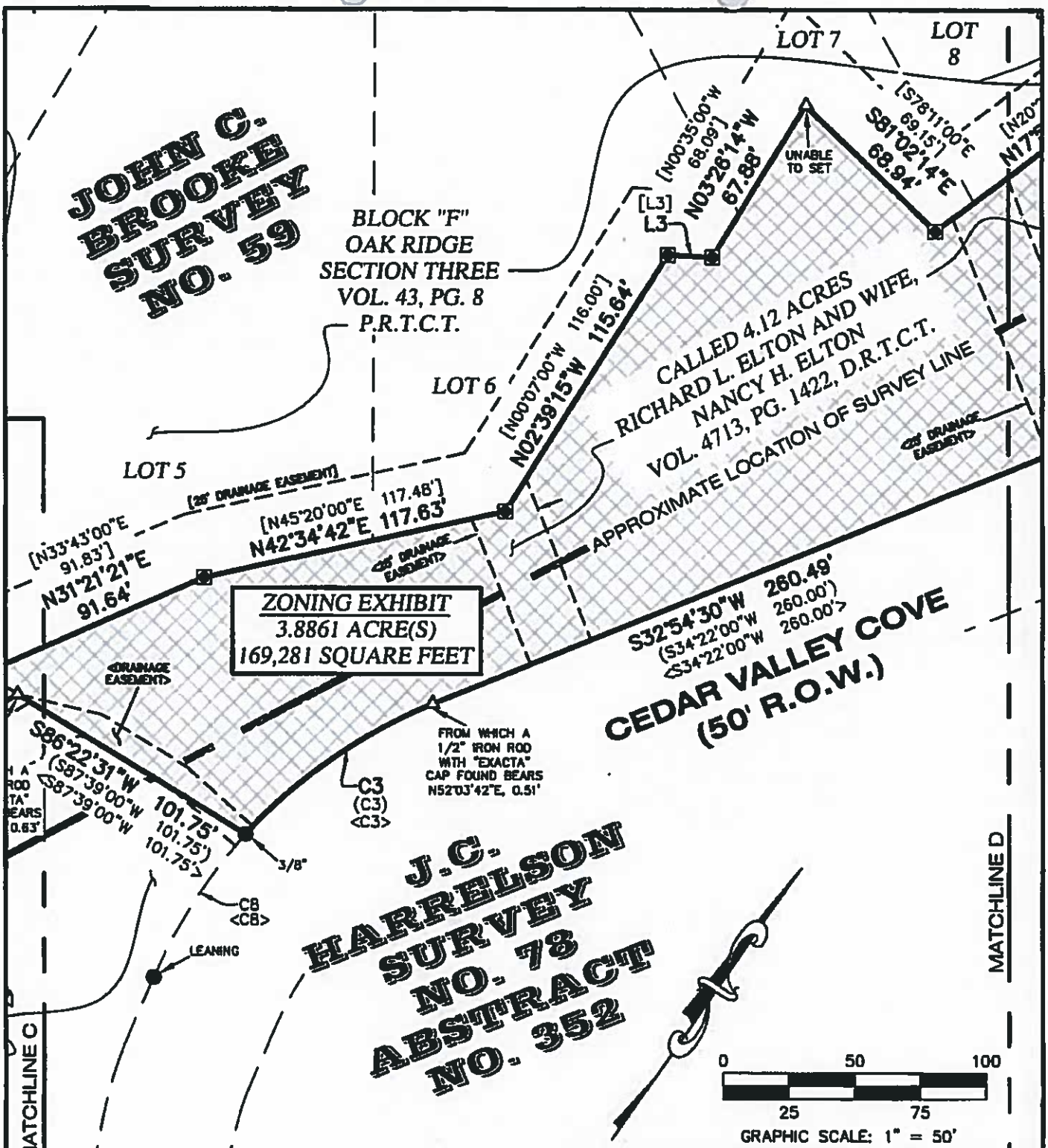

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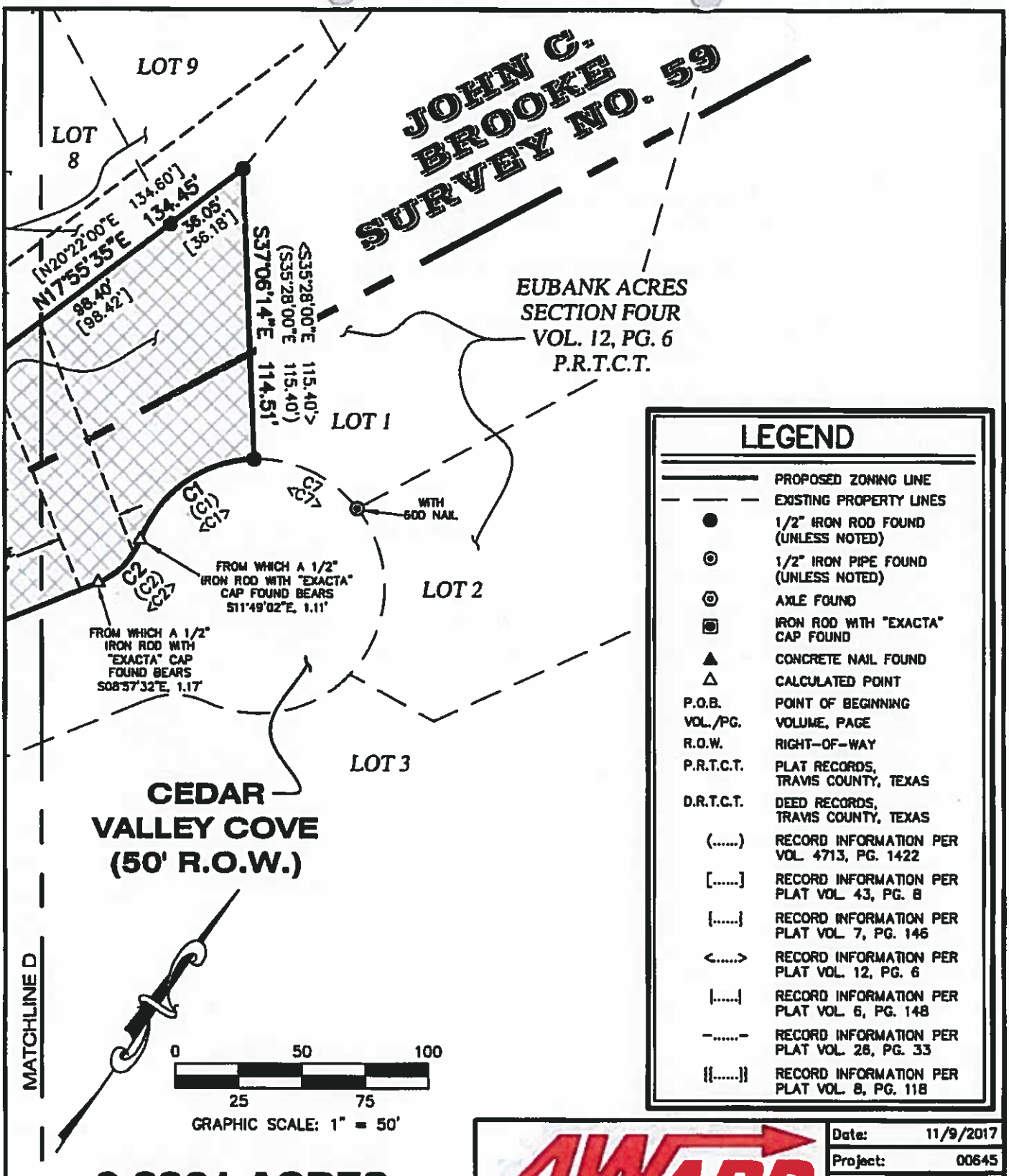

LEGEND

———	PROPOSED ZONING LINE
— — —	EXISTING PROPERTY LINES
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
⊙	AXLE FOUND
◙	IRON ROD WITH "EXACTA" CAP FOUND
▲	CONCRETE NAIL FOUND
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER VOL. 4713, PG. 1422
[.....]	RECORD INFORMATION PER PLAT VOL. 43, PG. 8
{.....}	RECORD INFORMATION PER PLAT VOL. 7, PG. 146
<.....>	RECORD INFORMATION PER PLAT VOL. 12, PG. 6
|.....|	RECORD INFORMATION PER PLAT VOL. 6, PG. 148
-.....-	RECORD INFORMATION PER PLAT VOL. 26, PG. 33
{{.....}}	RECORD INFORMATION PER PLAT VOL. 8, PG. 118

3.8861 ACRES ZONING EXHIBIT City of Austin, Travis County, Texas

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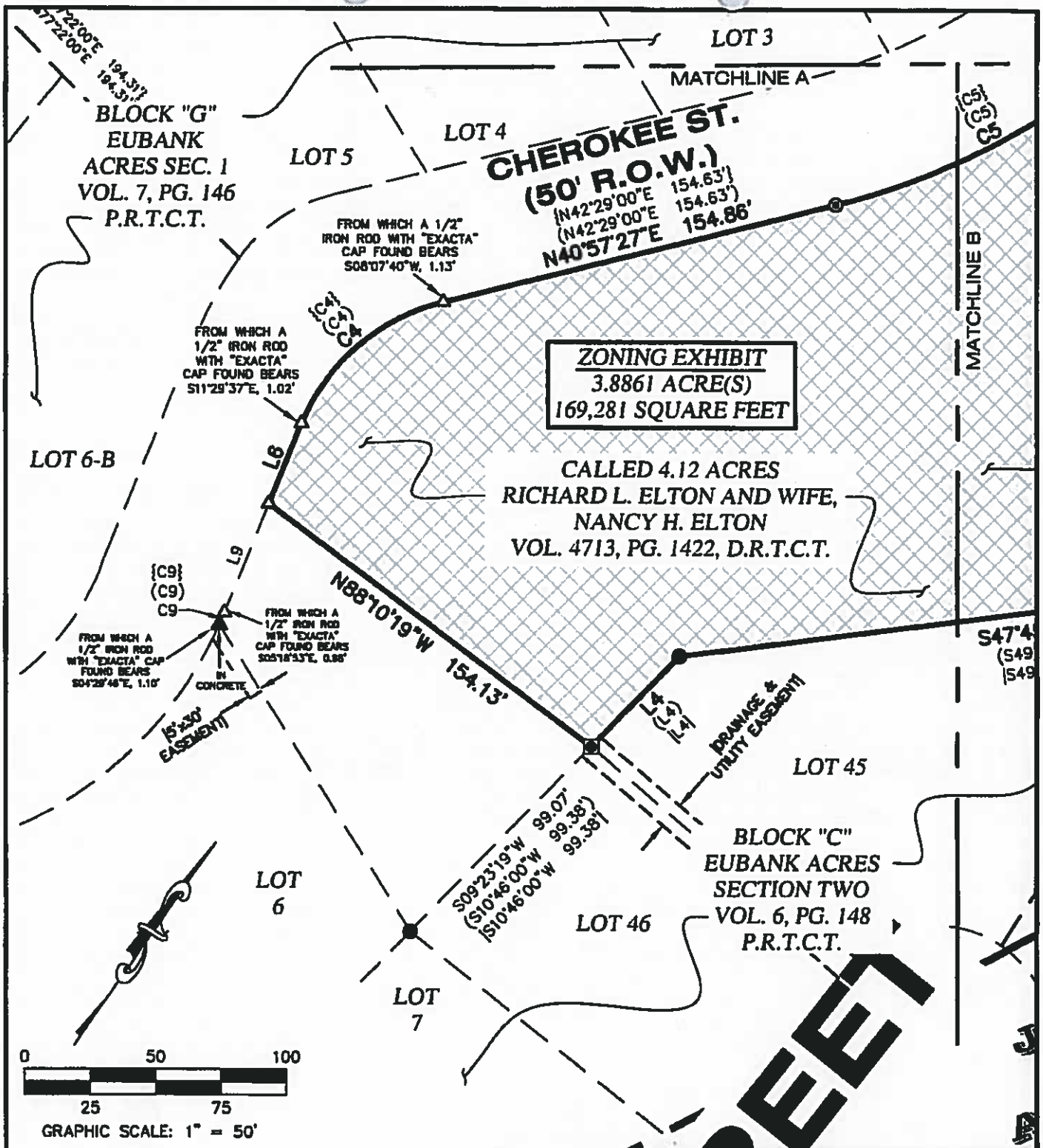

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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	58.36'	50.00'	66°52'33"	S19°42'30"W	55.10'
C2	24.43'	30.00'	46°39'58"	S09°37'30"W	23.76'
C3	87.72'	197.27'	25°28'44"	S20°11'30"W	87.00'
C4	74.16'	78.87'	53°52'25"	N14°23'27"E	71.46'
C5	151.91'	278.07'	31°18'02"	N25°20'54"E	150.03'
C6	269.85'	214.93'	71°56'15"	N26°16'08"W	252.48'
C7	46.82'	50.00'	53°38'53"	S80°32'43"W	45.13'
C8	65.06'	197.27'	18°53'51"	S02°03'55"E	64.77'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S61°06'32"E	71.00'
L2	S73°47'42"E	47.94'
L3	N57°56'53"E	17.04'
L4	S09°19'49"W	48.28'
L6	N12°49'33"W	33.24'
L7	N24°35'41"E	26.20'
L8	S24°35'41"W	50.00'
L9	S12°49'33"E	44.83'

CURVE TABLE (RECORD)					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1) <C1>	(58.24') <58.24'>	(50.00') <50.00'>	- -	(S21°10'00"W) <S21°10'00"W>	(55.00') <55.00'>
(C2) <C2>	(24.38') <24.38'>	(30.00') <30.00'>	(46°34'00") -	- <S11°05'00"W>	- <23.72'>
(C3) <C3>	(87.56') <87.56'>	(197.27') <197.27'>	- -	(S21°39'00"W) <S21°39'00"W>	(86.84') <86.84'>
(C4) [C4]	(73.12') [73.12']	(78.87') [78.87']	(53°47'00") [53°47'00"]	- [N15°55'00"E]	- [71.35']
(C5) [C5]	(151.91') [151.91']	(278.07') [278.07']	(31°18'00") [31°18'00"]	- [N26°50'00"E]	- [150.02']
(C6) [C6]	(269.84') [269.84']	(214.93') [214.93']	(71°56'00") [71°56'00"]	- [N26°47'00"W]	- [252.46']
<C8>	<65.07'>	<197.27'>	-	<S00°31'00"E>	<64.78'>
(C9) <C9>	(5.15') <5.15'>	(227.17') <227.17'>	(1°31'43") -	(N10°39'00"W) <N10°39'00"W>	(5.15') <5.15'>

LINE TABLE (RECORD)		
LINE #	DIRECTION	LENGTH
[L2]	[S70°58'00"E]	[48.21']
[L3]	[S80°21'00"W]	[17.03']
(L5) [L5]	(S10°46'00"W) [S10°46'00"W]	(48.00') [48.00']
(L7) [L7]	(N26°02'00"E) [N26°02'00"E]	(26.18') [26.18']

STATE OF TEXAS
REGISTERED
JASON WARD
5811
PROFESSIONAL
LAND SURVEYOR

11/9/2017

NOTES:

1) 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 1.000095043779.

2) SEE ATTACHED METES AND BOUND DESCRIPTION.

3) TCAD PARCEL ID# 501744

4) COA GRID # M32

3.8861 ACRES ZONING EXHIBIT City of Austin, Travis County, Texas

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A Limited Liability Company
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WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	11/9/2017
Project:	00645
Scale:	1" = 50'
Reviewer:	PRB
Tech:	CC
Field Crew:	HT/EM
Survey Date:	OCT. 2017
Sheet:	6 OF 7

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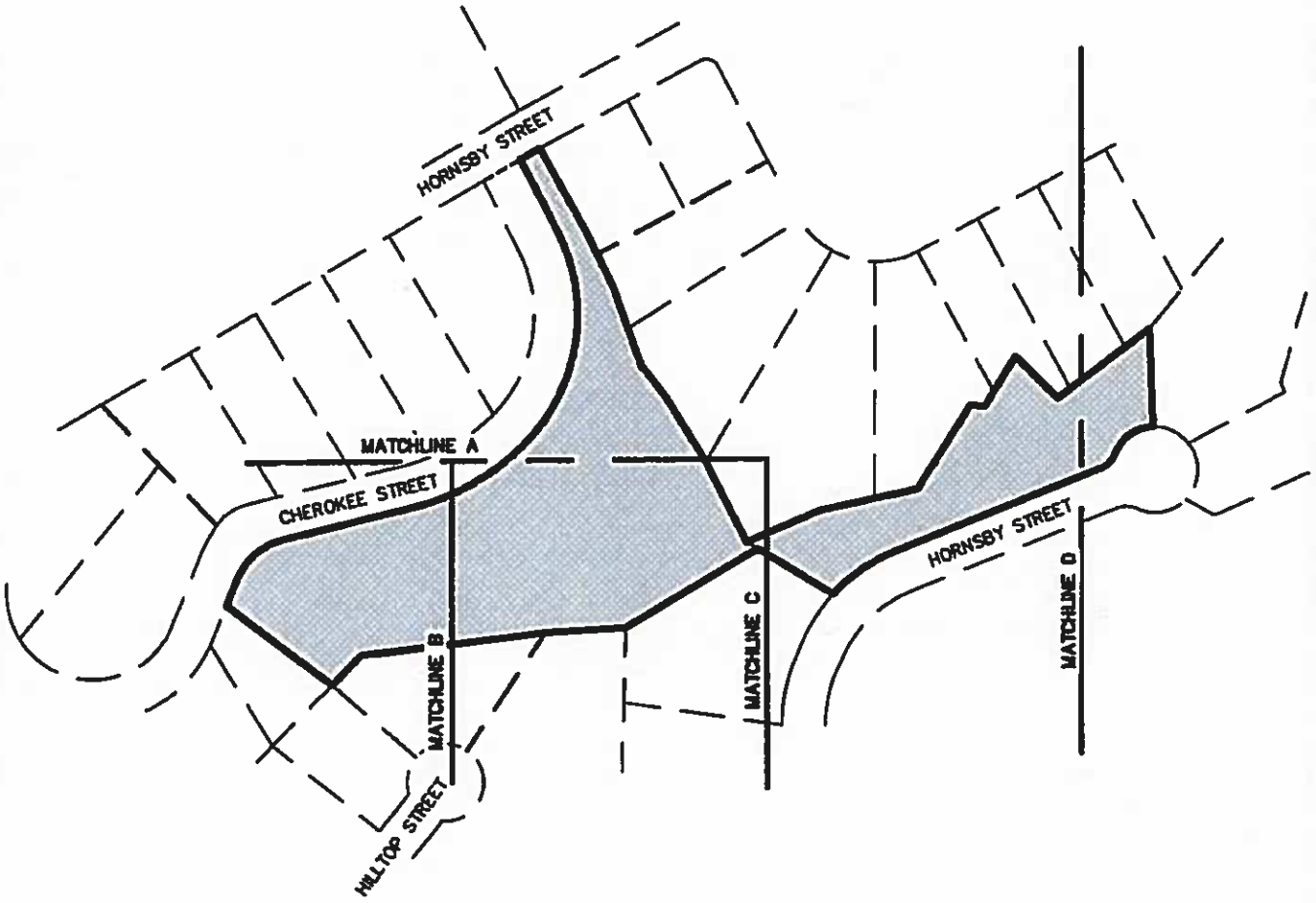

OVERALL LAYOUT EXHIBIT

3.8861 ACRES ZONING EXHIBIT City of Austin, Travis County, Texas

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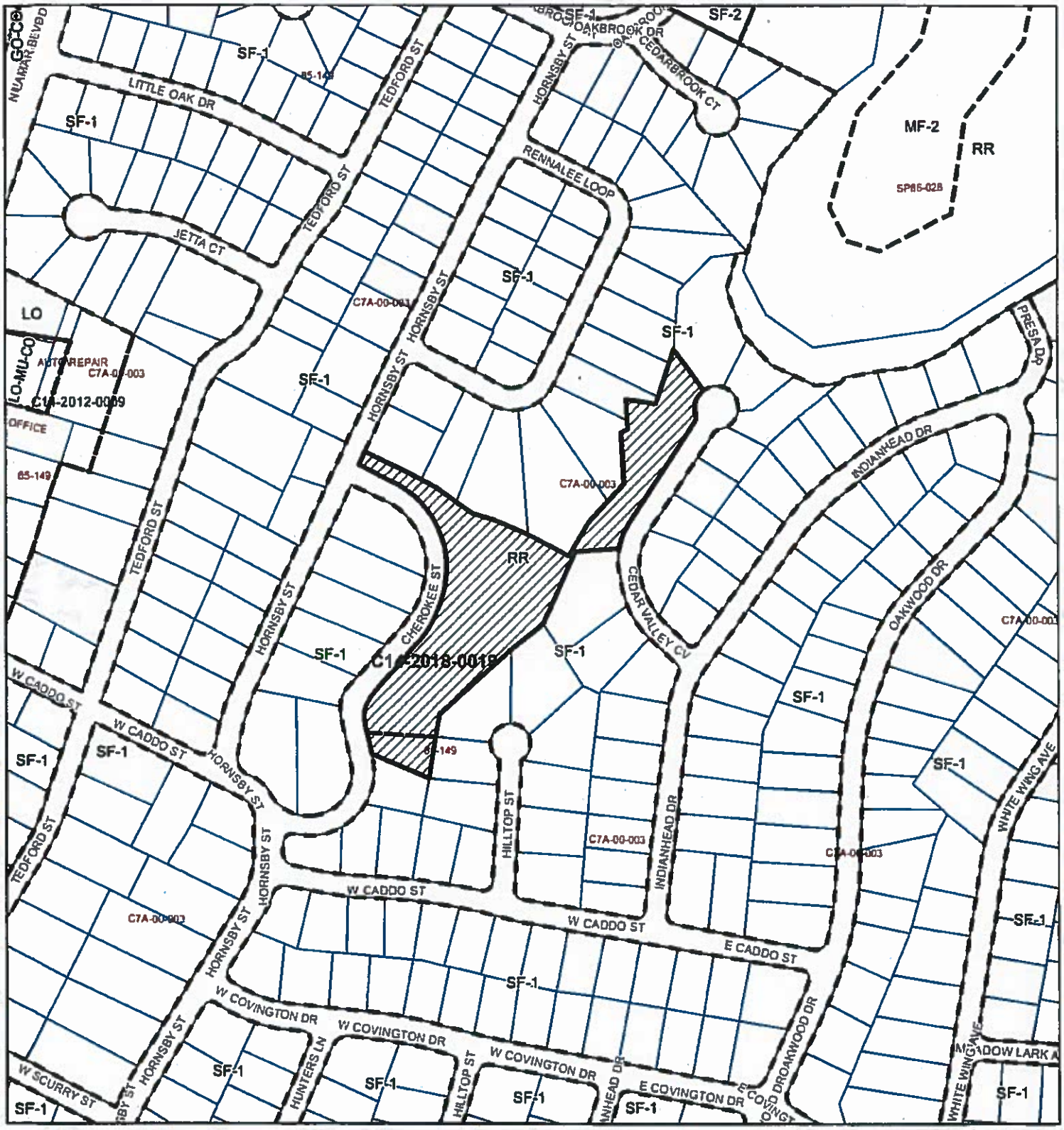

ZONING

Case#: C14-2018-0019

Exhibit B

N

Subject Tract

Pending Case

Zoning Boundary

Railroads

Feet

0 150 300

1 " = 300 '

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 2/26/2018