

**ORDINANCE NO. 20180510-082**

**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 May 21, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_ May 10 \_\_\_\_\_, 2018

§  
§  
§ \_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk

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:



TBPLS Firm #10174300  
PO Box 90876  
Austin, TX 78709  
512.537.2384  
[www.4wards.com](http://www.4wards.com)

**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,

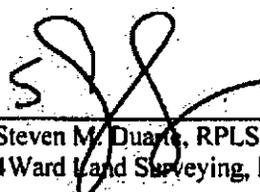
**THENCE**, with the east right-of-way line of said Cherokee Street and the west line of said Elton tract, the following six (6) courses and distances:

- 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.

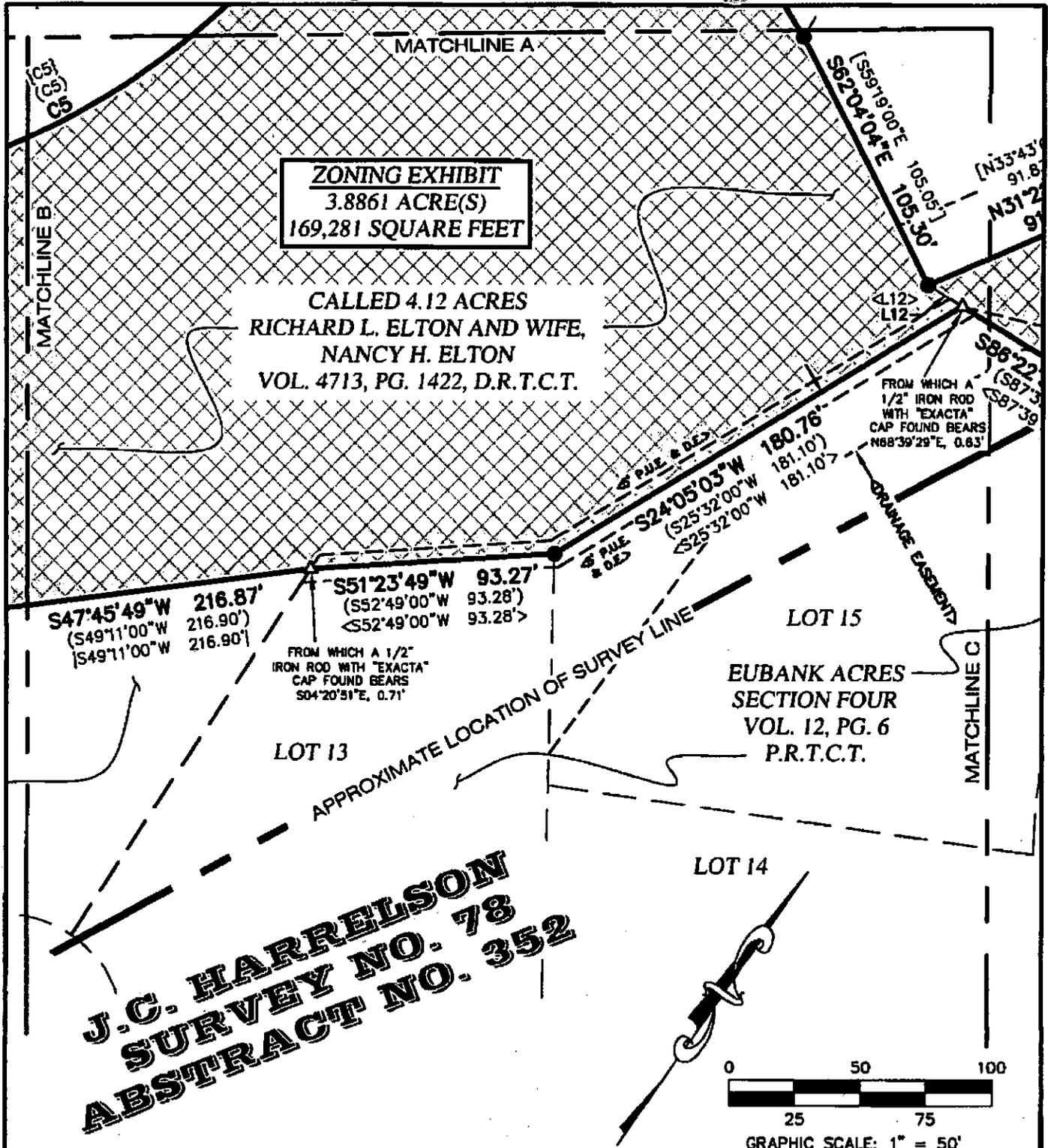
Notes:

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:	PRE
Tech:	CC
Field Crew:	HT/EM
Survey Date:	OCT. 2017
Sheet:	2 OF 7

**JOHN C. BROOKE SURVEY NO. 59**

BLOCK "F"  
OAK RIDGE  
SECTION THREE  
VOL. 43, PG. 8  
P.R.T.C.T.

LOT 6

LOT 7 LOT 8

UNABLE TO SET

CALLLED 4.12 ACRES  
RICHARD L. ELTON AND WIFE,  
NANCY H. ELTON  
VOL. 4713, PG. 1422, D.R.T.C.T.

APPROXIMATE LOCATION OF SURVEY LINE

LOT 5

[25' DRAINAGE EASEMENT]

[N33°43'00"E  
91.83']  
[N31°21'21"E  
91.64']

[N45°20'00"E 117.48']  
[N42°34'42"E 117.63']

[N00°07'00"W 116.00']  
[N02°39'15"W 115.64']

[N00°35'00"W  
68.09']  
[N03°28'14"W  
67.88']

[S78°11'00"E  
69.15']  
[S81°02'14"E  
68.94']

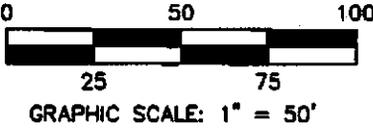
**ZONING EXHIBIT**  
3.8861 ACRE(S)  
169,281 SQUARE FEET

S32°54'30"W 260.49'  
(S34°22'00"W 260.00')  
(S34°22'00"W 260.00')

**CEDAR VALLEY COVE**  
(50' R.O.W.)

FROM WHICH A  
1/2" IRON ROD  
WITH "EXACTA"  
CAP FOUND BEARS  
N52°03'42"E, 0.51'

**J.C. HARRELSON SURVEY NO. 78 ABSTRACT NO. 352**



MATCHLINE C

MATCHLINE D

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

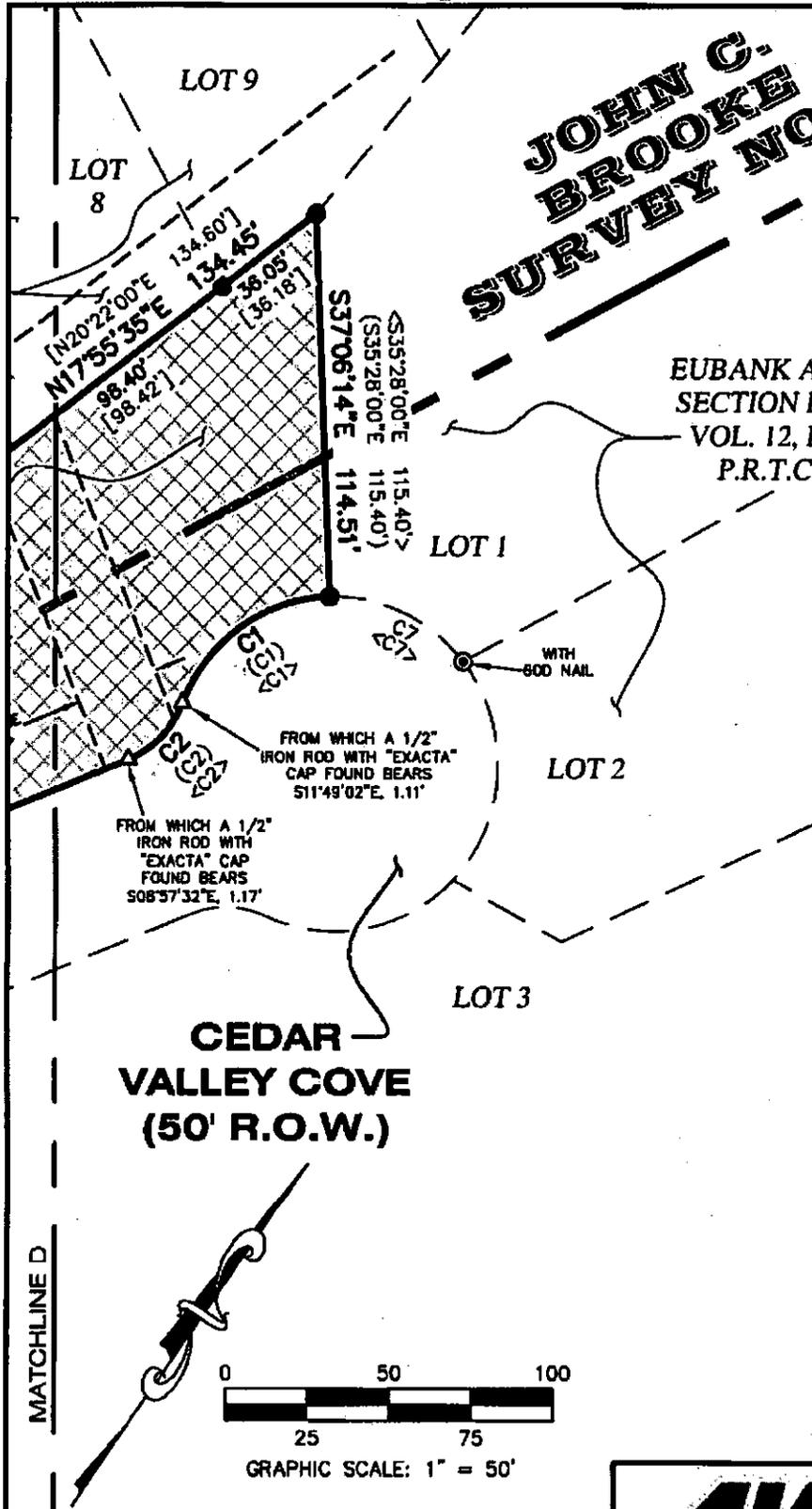


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TBPLS FIRM #10174300

Date:	11/9/2017
Project:	00645
Scale:	1" = 50'
Reviewer:	PRB
Tech:	CC
Field Crew:	HT/EM
Survey Date:	OCT. 2017
Sheet:	3 OF 7

# JOHN C. BROOKE SURVEY NO. 59

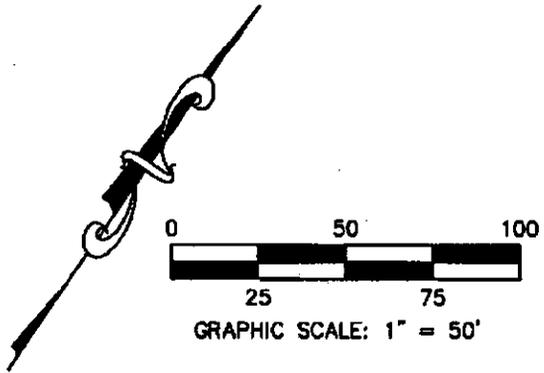
EUBANK ACRES  
SECTION FOUR  
VOL. 12, PG. 6  
P.R.T.C.T.



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

**CEDAR VALLEY COVE (50' R.O.W.)**

MATCHLINE D



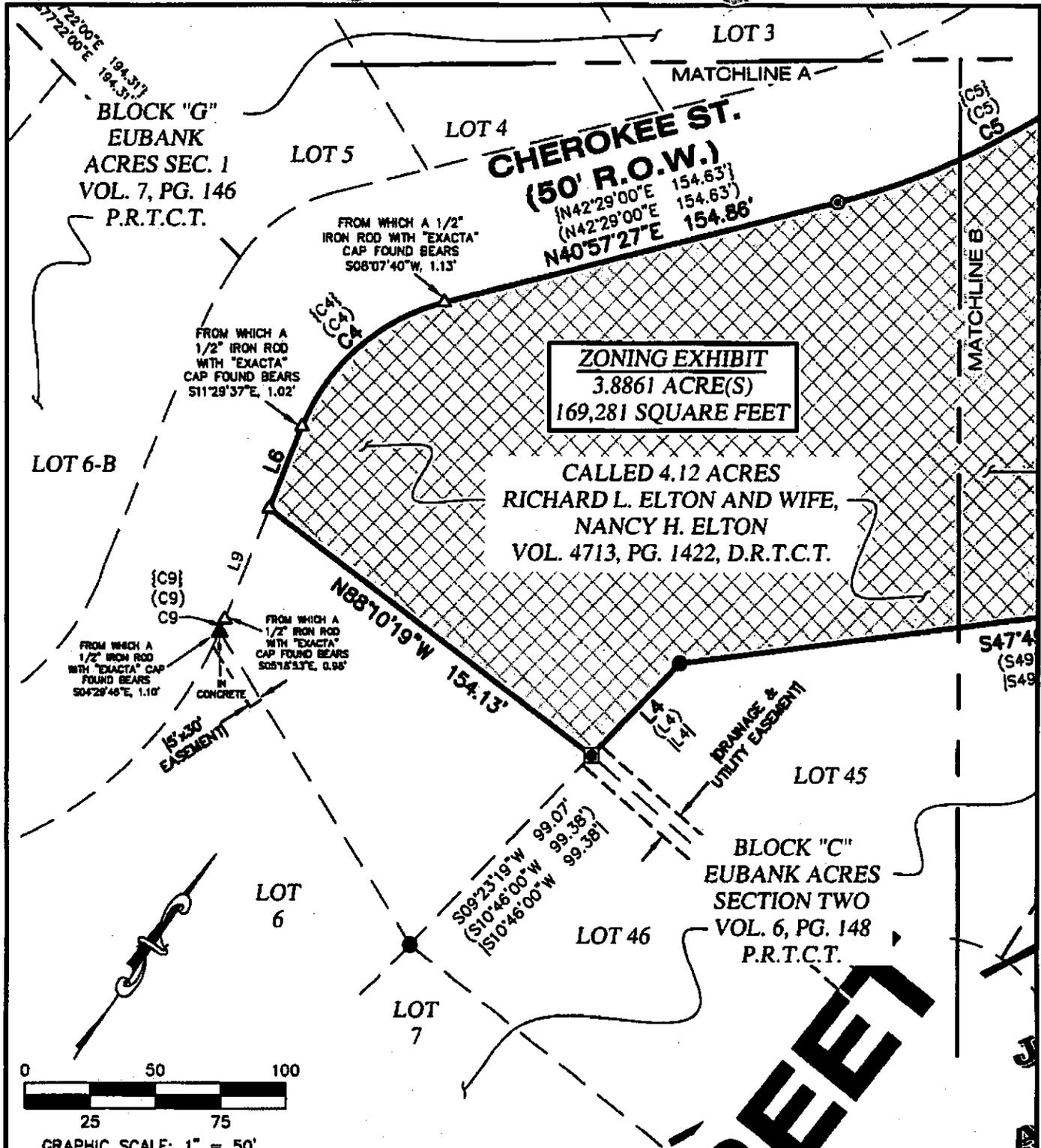
**3.8861 ACRES ZONING EXHIBIT City of Austin, Travis County, Texas**



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TBPLS FIRM #10174300

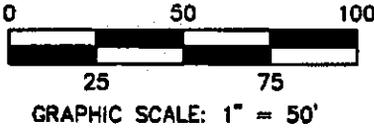
Date:	11/9/2017
Project:	00645
Scale:	1" = 50'
Reviewer:	PRB
Tech:	CC
Field Crew:	HT/EM
Survey Date:	OCT. 2017
Sheet:	4 OF 7



**ZONING EXHIBIT**  
3.8861 ACRE(S)  
169,281 SQUARE FEET

CALLED 4.12 ACRES  
RICHARD L. ELTON AND WIFE,  
NANCY H. ELTON  
VOL. 4713, PG. 1422, D.R.T.C.T.

BLOCK "C"  
EUBANK ACRES  
SECTION TWO  
VOL. 6, PG. 148  
P.R.T.C.T.



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



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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:	5 OF 7

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)	(58.24')	(50.00')	-	(S21°10'00"W)	(55.00')
<C1>	<58.24>	<50.00>	-	<S21°10'00"W>	<55.00>
(C2)	(24.38')	(30.00')	(46°34'00")	-	-
<C2>	<24.38>	<30.00>	-	<S11°05'00"W>	<23.72>
(C3)	(87.56')	(197.27')	-	(S21°39'00"W)	(86.84')
<C3>	<87.56>	<197.27>	-	<S21°39'00"W>	<86.84>
(C4)	(73.12')	(78.87')	(53°47'00")	-	-
[C4]	[73.12]	[78.87]	[53°47'00"]	[N15°55'00"E]	[71.35]
(C5)	(151.91')	(278.07')	(31°18'00")	-	-
[C5]	[151.91]	[278.07]	[31°18'00"]	[N26°50'00"E]	[150.02]
(C6)	(269.84')	(214.93')	(71°56'00")	-	-
[C6]	[269.84]	[214.93]	[71°56'00"]	[N26°47'00"W]	[252.46]
<C8>	<65.07>	<197.27>	-	<S00°31'00"E>	<64.75>
(C9)	(5.15')	(227.17')	(1°31'43")	(N10°39'00"W)	(5.15')
<C9>	<5.15>	<227.17>	-	<N10°39'00"W>	<5.15>

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



*Jason Ward*  
11/9/2017

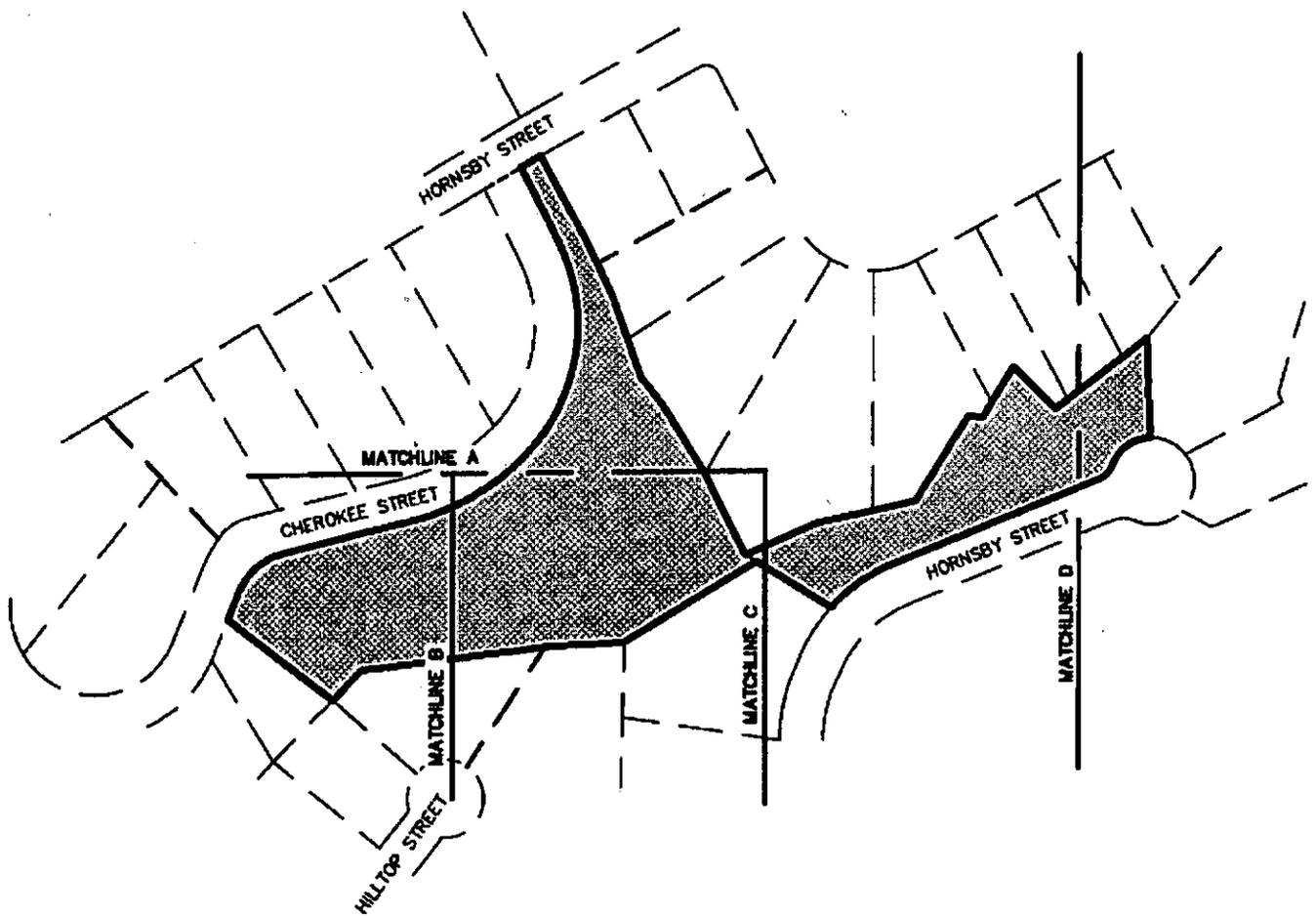
**NOTES:**

- 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**

**4WARD**  
Land Surveying  
A Limited Liability Company  
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Date:	11/9/2017
Project:	00645
Scale:	1" = 50'
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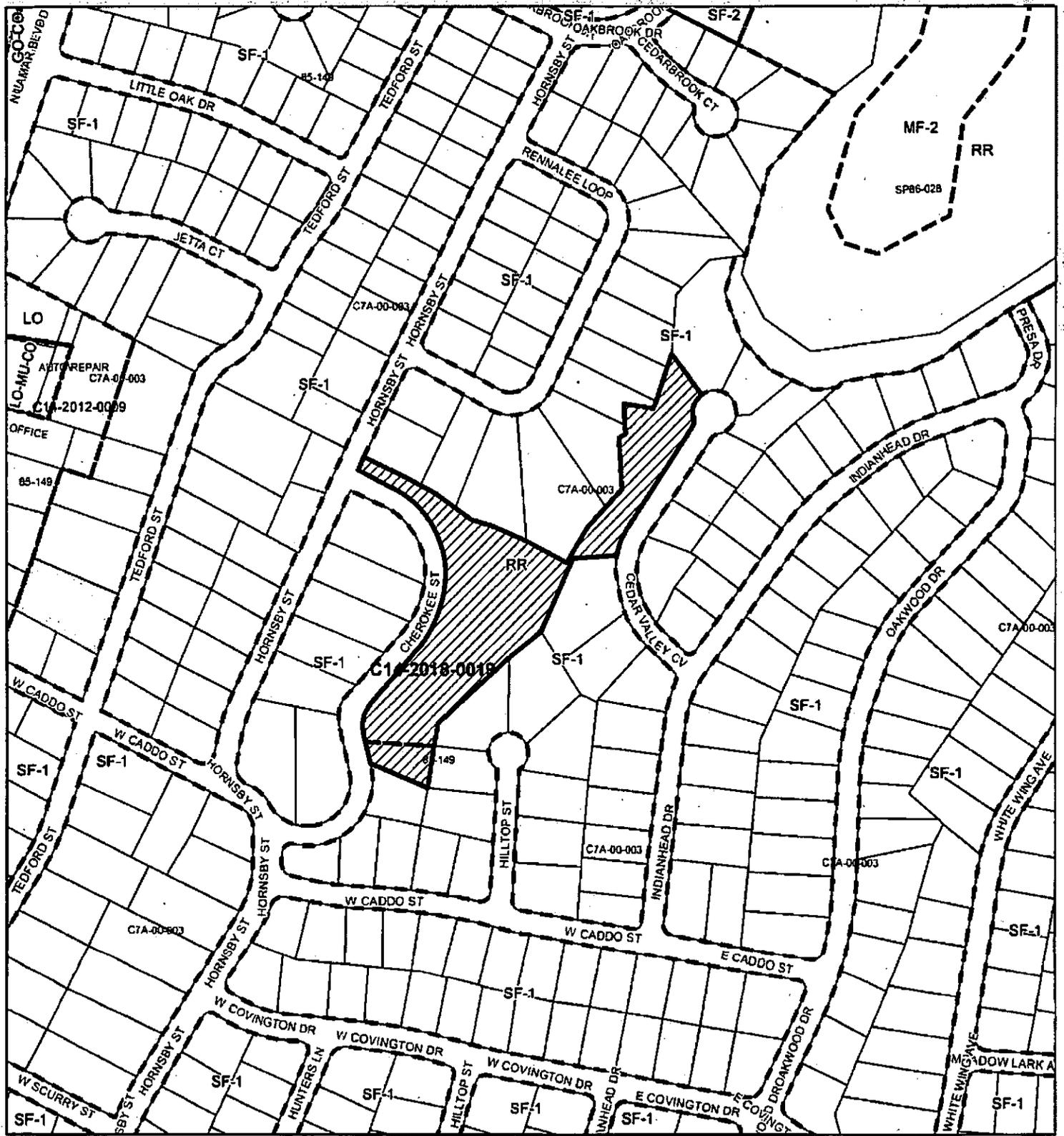
## OVERALL LAYOUT EXHIBIT

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



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

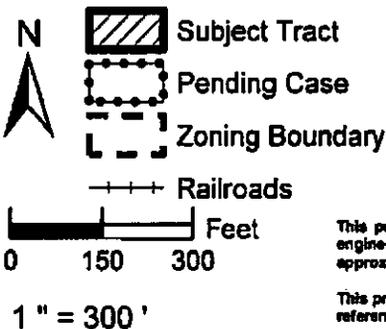
Date:	11/9/2017
Project:	00645
Scale:	1" = 50'
Reviewer:	PRB
Tech:	CC
Field Crew:	HT/EM
Survey Date:	OCT. 2017
Sheet:	7 OF 7



# ZONING

Case#: C14-2018-0019

Exhibit B



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