

**ORDINANCE NO. 20181129-049**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 8708 1/2 NORTH FM 620 ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO GENEAREAL OFFICE-MIXED USE (GO-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 interim rural residence (I-RR) district to general office-mixed use (GO-MU) combining district on the property described in Zoning Case No. C14-2018-0061, on file at the Planning and Zoning Department, as follows:

A 16.694 acre tract of land located in the C. Jergin Survey Abstract No. 446 and J. Strickland Survey, Abstract No. 2127, Travis County, Texas, being a portion of Tract One (1.17 acres) and Tract 2 (18.82 acres), said tracts of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

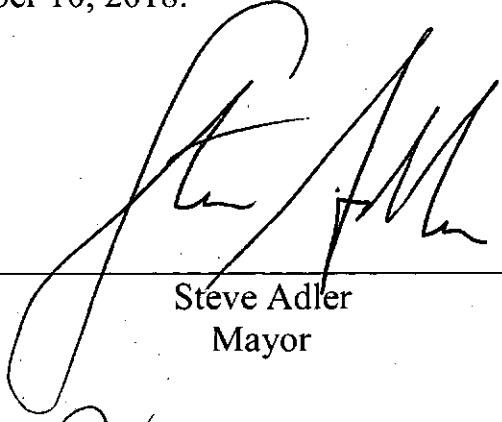
locally known as 8708 1/2 North FM 620 Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on December 10, 2018.


**PASSED AND APPROVED**

\_\_\_\_\_, November 29, 2018

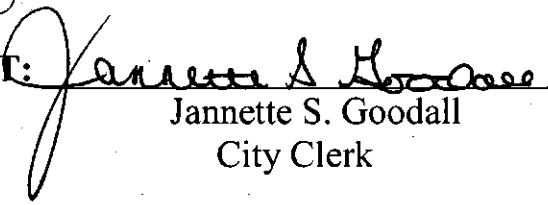
§  
§  
§

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

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



Cunningham | Allen

Exhibit " "

### FIELD NOTE DESCRIPTION

DESCRIPTION OF A 16.694 ACRES TRACT OF LAND LOCATED IN THE C. JERGIN SURVEY ABSTRACT NO. 446 AND J. STRICKLAND SURVEY, ABSTRACT NO. 2127, TRAVIS COUNTY, TEXAS, BEING A PORTION OF TRACT ONE (1.17 ACRES) AND TRACT 2 (18.82) ACRES, BEING THOSE TWO TRACTS OF LAND CONVEYED TO TEXAS BEEF INDUSTRY COUNCIL IN A SPECIAL WARRANTY DEED RECORDED IN VOLUME 11787, PAGE 605, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at the northeast corner of said TRACT 2 in the centerline of F.M. Highway Number 620, as described in said Special Warranty Deed;

**THENCE**, with the east line of said TRACT 2 and said centerline, South 17°36' West (record), passing the northeast corner of said TRACT 1 and easternmost southeast corner of said TRACT 2 at a distance of 356.00 feet (record) and continuing for a total distance of 456.00 feet to the southeast corner of said TRACT 1;

**THENCE**, departing said centerline with the south line of said TRACT 1, North 60°19' West (record), passing the west right-of-way line of said F.M. Highway Number 620 at a distance of 76.73 feet (record), the southernmost southeast corner of said TRACT 2 and southwest corner of TRACT 1, at a distance of 532.67 feet (record) and continuing with the south line of said TRACT 2 for a total distance of 1964.95 feet to the southwest corner of said TRACT 2;

**THENCE**, with the west line of said TRACT 2, North 29°46' East (record), a distance of 463.83 feet (record) to the northwest corner of said TRACT 2;

**THENCE**, with the north line of said TRACT 2, South 59°36' East (record), a distance of 103.00 feet (record);

**THENCE**, continuing with the north line of said TRACT 2, South 60°00' East (record), a distance of 672.00 feet (record);

**THENCE**, continuing with the north line of said TRACT 2, South 59°45' East (record), passing said west right-of-way line at a distance of 1017.03 feet (record) and continuing for a total distance of 1093.90 feet to the POINT OF BEGINNING containing 19.99 acres, more or less, of land.

Save and except, Lot 1, Block B, TEXAS BEEF COUNCIL SUBDIVISION, (3.30 acres) according to the map or plat thereof recorded in Volume 95, Page 44, of the Plat Records of Travis County, Texas.

Exhibit A

Cunningham | Allen, Inc. • Engineers • Surveyors

3103 Bee Cave Road, Suite 202 • Austin, Texas 78746-6819 Tel: (512) 327-2946 • Fax: (512) 327-2973 •

TBPE FIRM #: F-284 / TBPLS FIRM #: 10000900

Handwritten: 4/1/18

Reference is hereby made to the sketch of this tract accompanying this description.

Bearing Basis: Record description of TRACT 1 AND TRACT 2.

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

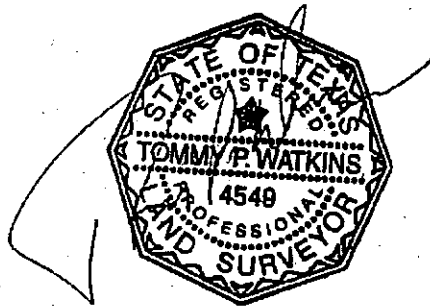
KNOWN ALL MEN BY THESE PRESENT

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared..

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 4th of June, 2018, A.D.

CUNNINGHAM-ALLEN, INC.

Tommy P. Watkins, R.P.L.S.  
Texas Registration No. 4549



# SKETCH TO ACCOMPANY DESCRIPTION

## SHEET 3 OF 3

GRAPHIC SCALE



(IN FEET)  
1 inch = 300 ft.



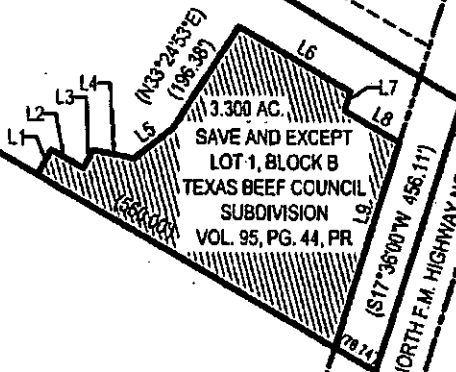
LOT 3, BLOCK A  
GRANDVIEW HILLS SECTION 11 B  
DOC. NO. 200000285, OPR

16.694 AC.  
TRACT 1 (1.17 ACRES) AND TRACT 2 (18.82 ACRES)  
VOL. 11787, PG. 605, RPR

LOT 2, BLOCK A

REPLAT OF GRANDVIEW HILLS SECTION 14  
DOC. NO. 200500250, OPR

LOT 1, BLOCK A



LINE TABLE		
LINE	BEARING	DISTANCE
(L1)	N29°41'00"E	46.53'
(L2)	S60°19'00"E	60.00'
(L3)	N28°26'52"E	33.69'
(L4)	S78°08'50"E	67.33'
(L5)	N52°11'23"E	79.63'
(L6)	S60°19'00"E	210.26'
(L7)	S17°22'57"W	32.10'
(L8)	S60°19'00"E	102.35'
(L9)	S17°22'57"W	346.96'

### LEGEND

PR PLAT RECORDS  
RPR REAL PROPERTY RECORDS  
OPR OFFICIAL PUBLIC RECORDS  
( ) RECORD INFORMATION

**CA**

Cunningham|Allen

Engineers • Surveyors

FORM REG. TYPE F-284; TPLS 10000900

3103 Bee Cave Road

Suite 202

Austin, Texas 78746

Tel.: (512) 327-2946

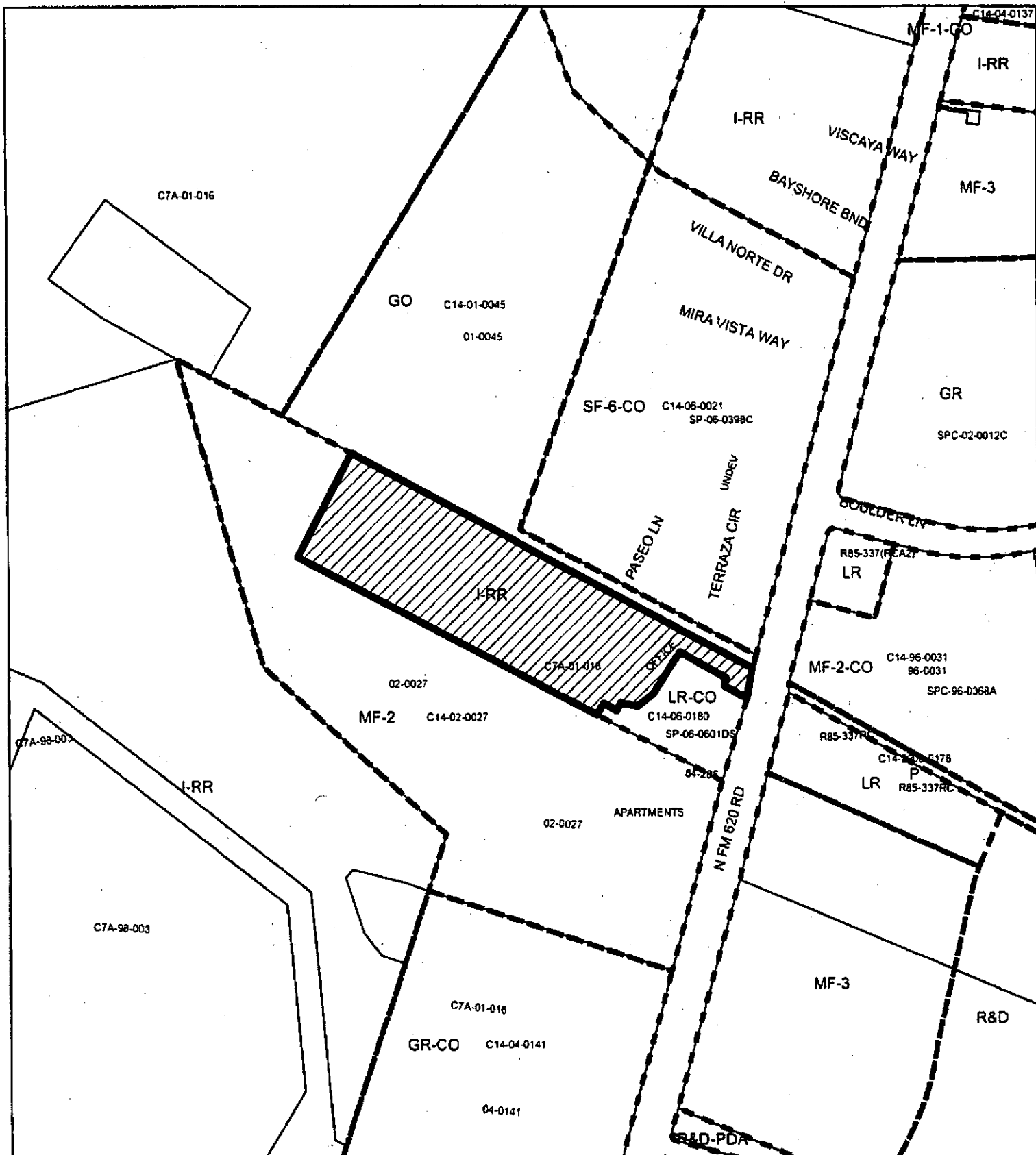
Fax: (512) 327-2973

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Drawing File: 201702201\_Texas Beef Council\_Drawing0100001\_JONAS SKETCH.dwg Plotted By: Tom Wiggins Date: 04/20/18 3:14:38 PM Layout: 8173

OFFICE: tw

4/11/18



# **Zoning Case** C14-2018-0061

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