ORDINANCE NO. <u>20181213-083</u>

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12001 VISTA PARKE DRIVE FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) 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 townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2018-0113, on file at the Planning and Zoning Department, as follows:

6.982 acres (approximately 304,125 sq. ft.) in the Alexander Dunlap Survey No. 805, Abstract No. 224, Travis County, Texas, said 6.982 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 12001 Vista Parke Drive 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 24, 2018.

PASSED AND APPROVED § § December 13 , 2018 Steve Adler Mayor ATTESŤ **APPROVED:** Anne Ľ. Morgan Jannette S. Goodall City Attorney City Clerk



Professional Land Surveying, Inc. Surveying and Mapping

Office: 512-443-1724 Fax: 512-389-0943

3500 McCall Lane Austin, Texas 78744

6.982 ACRES CITY OF AUSTIN, TRAVIS COUNTY

CERTIFIED TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT

A DESCRIPTION OF 6.982 ACRES (APPROX. 304,125 SQ. FT) IN THE ALEXANDER DUNLAP SURVEY NO. 805, ABSTRACT NO. 224, BEING A PORTION OF A 9.58 ACRE TRACT CONVEYED TO PARKE PROPERTIES I, LP, IN A SPECIAL WARRANTY DATED DECEMBER 31, 1997, AND FILED UNDER DOCUMENT NO. 2000092411 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.982 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "MWM" cap found in the south right-of-way line of Vista Parke Drive (80' right-of-way width) for the north corner of said 9.58 acre tract, and for a southeast corner of a 43.843 acre tract conveyed to Travis County and described in Document No. 2003292304 of the Official Public Records of Travis County, Texas, from which, a 1/2" rebar found in said right-of-way line for a northeast corner of said 43.843 acres bears along a curve to the right, having a radius of 1105.00 feet, a delta angle of 35°58'33", an arc length of 693.82 feet, and a chord which bears North 25°49'39" West, a distance of 682.48 feet;

THENCE with the south right-of-way line of Vista Parke Drive, and the north line of the 9.58 acres, along a curve to the left, having a radius of 1105.00 feet, a delta angle of 21°06'49", an arc length of 407.20 feet, and a chord which bears South 54°22'49" East, a distance of 404.90 feet to a 1/2" rebar with "Chaparral" cap set for the northwest corner of a 1.700 acre tract conveyed to Travis County and described in Document No. 2014027505 of the Official Public Records of Travis County, Texas, from which, a type II brass disk found in the south right-of-way line of Vista Parke Drive, and the north line of said 1.700 acres bears along a curve to the left, having a radius of 1105.00 feet, a delta angle of 06°56'32", an arc length of 133.89 feet, and a chord which bears South 68°24'11" East, a distance of 133.81 feet;

THENCE crossing the 9.58 acre tract, same being the west line of the 1.700 acres, a curve to the left, having a radius of 363.00 feet, a delta angle of 62°57'24", an arc length of 398.87 feet, and a chord which bears South 01°30'37" East, a distance of 379.10 feet to a Mag nail with "Chaparral" washer set in the north line of a 96.619 acre tract conveyed to Travis County and described in Document No. 2003292304 of the Official Public Records of Travis County, being in the south line of the 9.58 acre tract, for the southwest corner of the 1.700 acres, from which, a 1/2" rebar found for an angle point in the south line of the 1.700 acres, and the north line of said 96.619 acres bears North 63°06'27" East, a distance of 192.87 feet;

Exhibit A



THENCE with the south line of the 9.58 acres, and the north line of the 96.619 acres the following two (2) courses and distances:

- 1. South 63°06'27" West, a distance of 169.44 feet to a 1/2" rebar found;
- South 86°52'18" West, a distance of 173,88 feet to a 1/2" rebar with "Chaparral" cap set in the north line of the 96.619 acres, for a southwest corner of the 6.982 acres, same being a southeast corner of a 0.900 acre tract conveyed to Travis County and described in Document No. 2014027505 of the Official Public Records of Travis County, Texas;

THENCE crossing the 9.58 acre tract, with the northeast line of the 0.900 acres the following eight (8) courses and distances:

- 1. North 01°50'23" East, a distance of 38.32 feet to a 1/2" rebar with "Chaparral" cap set;
- 2. North 75°50'12" West, a distance of 115.84 feet to a Mag nail with "Chaparral" washer set;
- 3. North 71°27'37" West, a distance of 117.45 feet to a 1/2" rebar with "Chaparral" cap set;
- 4. North 60°59'52" West, a distance of 83.01 feet to a calculated point;
- 5. North 12°16'50" East, a distance of 51.80 feet to a 1/2" rebar with "Chaparral" cap set;
- 6. North 14°52'22" West, a distance of 97.91 feet to a cotton spindle with "Chaparral" washer set;
- 7. North 00°12'17" West, a distance of 86.93 feet to a 1/2" rebar with "Chaparral" cap set;
- 8. North 34°37'06" West, a distance of 6.32 feet to a 1/2" rebar with "Chaparral" cap set in the east line of the 43.843 acre tract, being in the west line of the 9.58 acre tract, same being the north corner of the 0.900 acres, from which, a 1/2" rebar with "MWM" cap found for an angle point in the east line of the 43.843 acres, and the west line of the 0.900 acres bears South 13°05'06" West, a distance of 96.79 feet;

THENCE with the west line of the 9.58 acres, and the east line of the 43.843 acres, the following two (2) courses and distances:

1. North 13°05'06" East, a distance of 43.10 feet to a 1/2" rebar with "Chaparral" cap set;

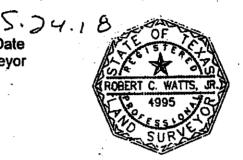
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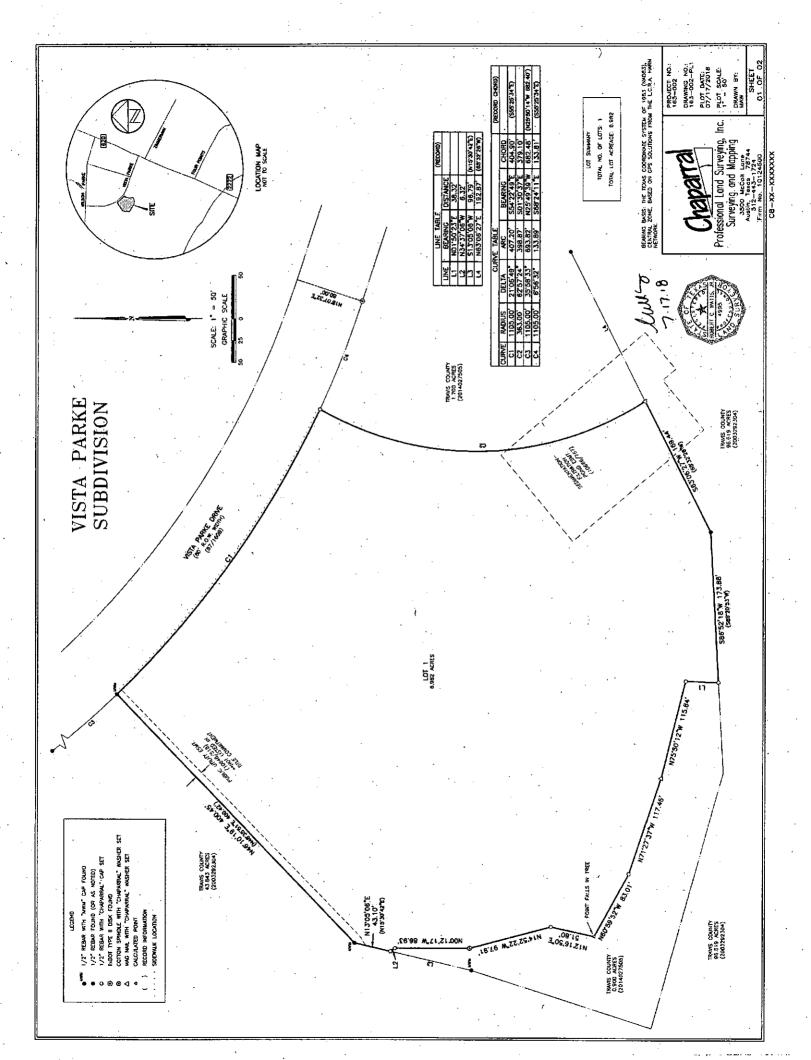
Page 3

2. North 46°10'19" East, a distance of 400.45 feet to the POINT OF BEGINNING, containing an area of 6.982 acres, more or less.

Surveyed on the ground May 18, 2018. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone. Attachments: Survey Drawing No. 163-002-BASE

Robert C. Watts, Jr. Date Registered Professional Land Surveyor State of Texas No. 4995 T.B.P.L.S. Firm No. 10124500





SHEET 02 OF 02 DRAWING NO.: 163--002--PL1 PROJECT NO .: 163-002 PLOT DATE: 07/17/2018 PLOT SCALE: as in ust break at constrationants of the structure is consecuted to one of other action are the Main wasterwardte uttater system 3. PE WARD AC WARDARE TATT SYSTEM SERVAC THE SUBDARCE WITT ST A ACCORDANCE THE CIT OF USING WARTE AND WARDARD STORED IN SSIAN CHILLER. THE WARTE AND WARTENARD OWNER AND WARTENARD STORED STATEMENT AND WARTENARD CONSTRUCTION MAST RE-MARTENED STATEMENT, IFF LIAADOWER AND WARTENARD WARTENARD HAVE AND FANDARD PARTENARD. THE LIAADOWER AND FANTAND WARTENARD HAVE AND TATEMENT OF ALSTN. IFF LIAADOWER AND FANTAND WARTENARD HAVE AND TATEMENT OF ALSTN. IFF LIAADOWER AND FANTAND WARTENARD HAVE AND TATEMENT OF ALSTN. IFF LIAADOWER AND FANTAND WARTENARD HAVE AND FANTAND FANTAND FANTAND 5. 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THIS SUBOMISION PLAT IS LOCATED WITHIN THE FULL PURPOSE LANTS OF THE CITY OF AUSTIN ON D'CLOCK DAY OF OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER A.D. 20___ AT WINESS MY HAND AND SEAL OF OFFICE OF THE DOUNTY CLERK, THE 8/02/m/01-DANA DEBEAUNDR, COUNTY CLERK, TRAVIS, COUNTY, TEXAS 20 VISTA PARKE OWY DF Survenne dy: Cuvaral Professional Land Survenne, inc. 2500 acall Live 2451 acall Live 2451 (313) a43-1724 Puul-8.11.2 LA ENCINEERING SX59 BE CAT ROL #150 NUSTIN, TOXS PANG NUSTIN, TOXS PANG NUSTIN, TOXS PANG NUSTING NUMBER FINH--1388 TEPE REGENATION NUMBER FINH--1388 WISTIN, COUNTY OF TRAVIS, THIS THE ROBERT C. WATTS JR., R.P.L.S. 4995 J. RODNEY CONZALES, DIRECTOR SURVEYOR'S CERTIFICATION CNGINEER'S CERTIFICATION: THIS THE DAY OF THE STATE OF TEXAS COUNTY OF TRAMS ENCINEERING BY: ALEX CLARKE BY DEPUTY Z0_____0. berore, we. 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To the public the use of all stretters and distanting shown herron, sublicat To any and all eservents or restriktions heretofore granted and not released. 3400 Subonsion hannig been approved for resubonsion function and confocation and Hearing provisions of chapter 212.014 of the local confamilian code. - 20 - ND.-20 AD. MTNESS NY HAND AND SEALED IN MY OFFICE, THIS THE _____ ONY OF WITNESS WY HAND , AND SEALED IN MY OFFICE, THIS, THE _____ DAY OF DO HEREBY SUBDIVIDE SAUD 8,982 ADRES, TO BE KNOWN AS: WY COVINISSION EXPIRES WY COMMISSION EXPIRES WITNESS MY HAND THIS THE _____ DAY OF BEFORE WE, THE UNDERSIGNED AUTHORITY, ON TO BE THE FERSION MOSE NAME IS SUBSEN THAT HE, EXECUTED THE SAME FOR THE PURP CAPACITY HEREN STATED. ODF MANAGDAENT, L.L.C. A TEXAS LUMITED LUAGUITY COMPANY ITS GENERAL PARTNER R. JANES GEDRGE, JR., MANAGER 1100 NORWOOD, TOMER 114 WEST 77H STREET AUSTIN, IDVAS 76701 KOTARY PUBUC, STATE OF TEDAS NOTARY PUBLIC, STATE OF TEXAS PARKE PROPERTIES (, L.P., A TEXAS LIMITED PARTNERSHIP cof realty investment. LTD., A texts limited partnership SHAY RATHBUM, PRESIDENT 1411 SLEDGE DRIVE AUSTIN, TEXAS 78734 "WITA PARK SUBDIVISION" FP PROPERTIES, INC... A TEXAS CORPORATION. ITS GENERAL PARTNER STATE OF TEXAS POUNTY OF TRANS STATE OF TEXAS COUNTY OF TRAVES STATE OF TEXAS PRINTED NAME PRINTED NAME

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