

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT U.S. HIGHWAY 183A TOLL ROAD AND AVERY RANCH BOULEVARD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) 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 multifamily residence moderate-high density (MF-4) district on the property described in Zoning Case No. C14-2018-0134, on file at the Planning and Zoning Department, as follows:

Being a 16.10 acre (701,444 square feet) tract of land, situated in the Samuel Damon League, Abstract No. 170, Williamson County, said 16.10 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as U.S. Highway 183 A Toll Road and Avery Ranch Boulevard in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on _____, 2019.

PASSED AND APPROVED

_____, 2019 § _____
§ _____
§ _____

Steve Adler
Mayor

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

EXHIBIT A

County: Williamson

Location: SH 183 & Avery Ranch, Cedar Park, Texas

CSJ: 0151-05-110

Property Description for Tract 02

Being a 16.10-acre (701,444 square feet) tract of land, situated in the Samuel Damon League, Abstract No. 170, Williamson County, Texas and being out of a called 789.508-acre tract of land conveyed by The State of Texas-Texas Board of Mental Health and Retardation to The State of Texas-State Department of Highways and Public Transportation in Deed filed August 31, 1988 and recorded under Volume 1723, Page 855, Deed Records of Williamson County, Texas (all instruments cited herein are recorded in Williamson County, Texas), said 16.10-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found iron rod with aluminum TxDOT cap at a point of curvature to the left on the east right-of-way line of U.S. Highway 183A (variable-width R.O.W.), same point also being the most westerly corner of Lot 1, Block A, Turnberry Condominiums, a subdivision recorded under Document No. 2015039061, Official Public Records (O.P.R.), being that same tract of land conveyed to Avery Turnberry, LP by Special Warranty Deed executed April 26, 2017 and as recorded under Document No. 2017040352, O.P.R.;

THENCE South 21°30'37" East departing said right-of-way line, along the common line of said Lot 1 and said 789.508-acre tract, a distance of 63.77 feet to a set bronze TxDOT disk in concrete for the POINT OF BEGINNING (N=10,152,917.35, E=3,094,171.58) and the north corner of the herein described tract;

1.) THENCE South 21°30'37" East, continuing along said common line, a distance of 938.16 feet to a found 1/2" iron rod with yellow cap stamped "SURVCON INC" on the northwest right-of-way line of Avery Ranch Boulevard (150' wide R.O.W., Document No. 2004021104 and 2005102680, O.P.R.), for the east corner of the herein described tract;

THENCE departing said common line, along the northwest right-of-way line of said Avery Ranch Boulevard, the following three (3) calls:

- 2.) South 27°04'09" West, a distance of 297.92 feet to a found 1/2" iron rod at a point of curvature to the right, for a corner of the herein described tract,
- 3.) along said curve to the right, an arc length of 657.31 feet, with a radius of 925.01 feet, a central angle of 40°42'52" and a chord bearing and distance of South 47°25'35" West, 643.57 feet to a found 1/2" iron rod with yellow cap stamped "SURVCON INC" at a tangent point, for a corner of the herein described tract, and

February 16, 2018

Tract 02

Sheet 2 of 4

- 4.) South $67^{\circ}47'08''$ West, a distance of 221.96 feet to a found bronze TxDOT disk in concrete at the north corner of said Avery Ranch Boulevard right-of-way, same point also being the south end of a cutback at the northeast right-of-way intersection of said Avery Ranch Boulevard and U.S. Highway 183A, for the south corner of the herein described tract;
- 5.) THENCE North $49^{\circ}37'49''$ West, along said cutback, a distance of 132.73 feet to a set bronze TxDOT disk in concrete at a non-tangent point of curvature to the right, for the west corner of the herein described tract, from which a found bronze TxDOT disk in concrete at the north end of said cutback, bears N $49^{\circ}37'49''$ W, a distance of 22.94 feet;

THENCE across the said 789.508-acre tract, the following three (3) calls:

- 6.) along a curve to the right, an arc length of 535.96 feet, with a radius of 2,646.99 feet, a central angle of $11^{\circ}36'04''$ and a chord bearing and distance of North $16^{\circ}44'14''$ East, 535.04 feet to a set bronze TxDOT disk in concrete, for a corner of the herein described tract,
- 7.) North $25^{\circ}47'48''$ East, a distance of 505.05 feet to a set bronze TxDOT disk in concrete at a point of curvature to the left, for a corner of the herein described tract, and
- 8.) along said curve to the left, an arc length of 637.16 feet, with a radius of 3,099.99 feet, a central angle of $11^{\circ}46'35''$ and a chord bearing and distance of North $18^{\circ}09'42''$ East, 636.04 feet returning to the POINT OF BEGINNING and containing 16.10 acres (701,444 square feet) of land.

Notes:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010.00. All coordinates and distances shown are surface values and may be converted to grid by dividing by the Combined Adjustment Factor of 1.00012. Units: US Survey Feet.

Record Information shown hereon is based on a public records search by the surveyor.

A parcel plat of even date was prepared in conjunction with this property description.

Certified this 16th day of February, 2018


02-17-18




Robert M. Anguiano, R.P.L.S.
Registered Professional Land Surveyor
Texas Certified Registration No. 6347
Vickrey & Associates, Inc.
TBPLS Firm No. 10004100

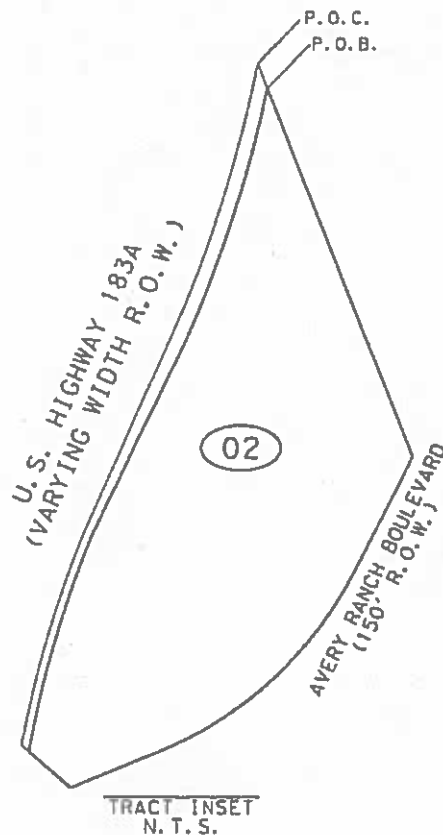


LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°30'37"E	63.77'
L2	S27°04'09"W	297.92'
L3	S67°47'08"W	221.96'
L4	N49°37'49"W	132.73'
L5	N49°37'49"W	22.94'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	657.31'	925.01'	40°42'52"	343.22'	S47°25'35"W	643.57'
C2	535.96'	2,646.99'	11°36'04"	268.90'	N16°44'14"E	535.04'
C3	637.16'	3,099.99'	11°46'35"	319.71'	N18°09'42"E	636.04'

LEGEND

- FOUND 1/2-INCH IRON ROD WITH ALUMINUM CAP STAMPED "TEXAS DEPT. OF TRAN."
- FOUND IRON ROD WITH TXDOT ALUMINUM CAP
- ⊗ IRON ROD W/YELLOW CAP STAMPED "SURVCON INC"-UNLESS NOTED
- FOUND TXDOT BRONZE DISK IN CONCRETE
- SET TXDOT BRONZE DISK IN CONCRETE
- DOC# DOCUMENT NUMBER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- N.T.S. NOT TO SCALE
-  PROPERTY LINE
-  SURVEY ABSTRACT LINE
-  TRACT NUMBER




BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NAD 83/2011. ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY USING THE SURFACE ADJUSTMENT FACTOR OF 1.00012. UNITS: U.S. SURVEY FEET.

A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PLAT.

ABSTRACTING WAS PERFORMED BY SURVEYOR, OCTOBER, 2017.

I, ROBERT M. ANGUIANO, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.


 ROBERT M. ANGUIANO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NUMBER 6347
 DATE 02-17-18

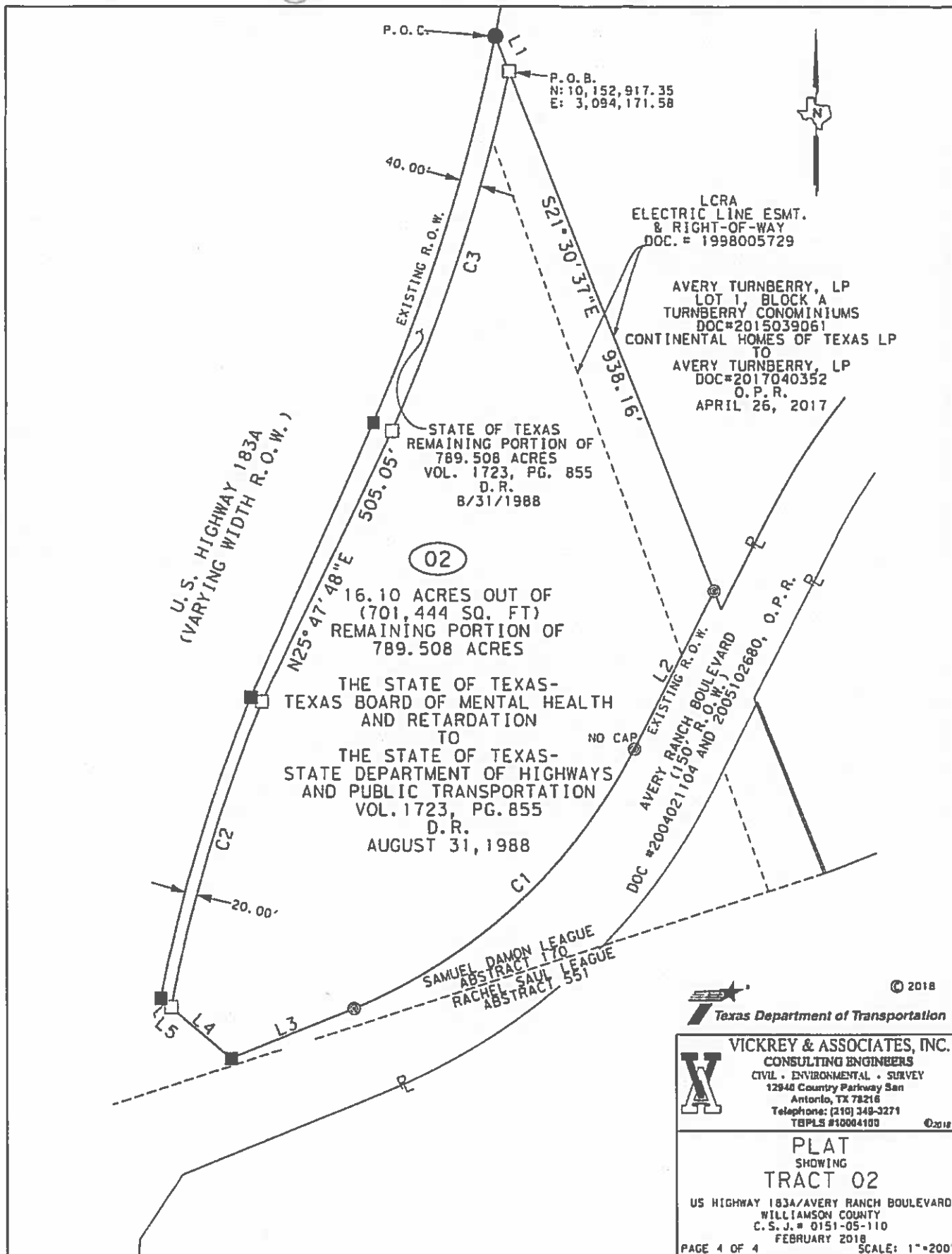


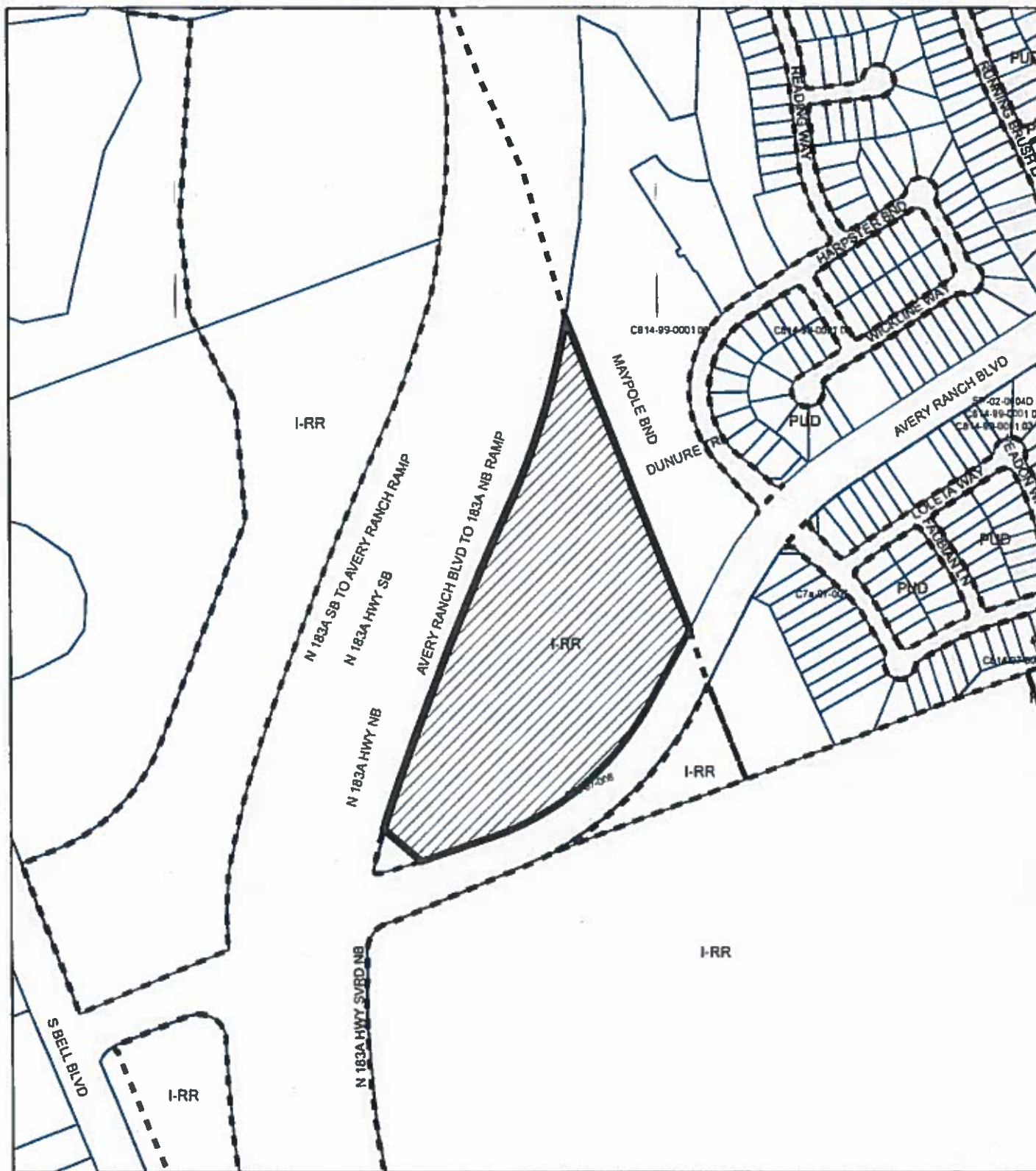
Texas Department of Transportation

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PLAT
 SHOWING
TRACT 02
 US HIGHWAY 183A/AVERY RANCH BOULEVARD
 WILLIAMSON COUNTY
 C.S.J. # 0151-05-110
 FEBRUARY 2018
 PAGE 3 OF 4 N.T.S.





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2018-0134 Exhibit B

1" = 400'

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.



Created: 10/22/2011