

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7508 MCANGUS ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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 single-family residence standard lot (SF-2) district to multifamily residence medium density (MF-3) district on the property described in Zoning Case No. C14-2019-0057, on file at the Planning and Zoning Department, as follows:

Being a 11.746 acre tract of land out of the Noel M. Bain Survey No. 1, Travis County, Texas, said 11.746 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 7508 McAngus 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 _____, 2019.

PASSED AND APPROVED

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Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk



SGC **STEPHEN G. COOK ENGINEERING, INC.**
REGISTERED LAND SURVEYORS

METES AND BOUNDS DESCRIPTION
 January 22, 2019

BEING a 11.746 acre tract of land out of the Noel M. Bain Survey No. 1, Travis County, Texas, out of a 105.374 acre tract described as Tract I recorded in Volume 8720, Page 203, Deed Records, Travis County, Texas out of a 46.476 acre tract described as Tract 11 recorded in Volume 12983, Page 702, Official Public Records, Travis County, Texas, said 11.746 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the westerly Right-of-way line of the proposed Ross Road for the southeasterly corner of the herein described tract, said 1/2" iron rod set being North 09°42'26" West, 1044.93 feet from a 1/2" iron rod found for the most southerly corner of said Tract 11;

THENCE North 81°38'00" West, 609.18 feet across said Tract 11 to a 1/2" iron rod set;

THENCE North 76°21'00" West, 970.76 feet across said Tract 11 to a 1/2" iron rod set in the west line of said Tract 11 for the most westerly corner of the herein described tract;

THENCE North 59°12'12" East, 77.37 feet along the northwesterly line of said Tract 11 to a 1/2" iron rod set;

THENCE North 65°31'22" East, 231.62 feet along the northwesterly line of said Tract 11 to a 1/2" iron rod set;

THENCE North 49°18'20" East, 162.26 feet along the northwesterly line of said Tract 11 to a 1/2" iron rod set;

THENCE North 36°34'16" East, 126.05 feet along the northwesterly line of said Tract 11 to a 1/2" iron rod set for the southwesterly corner a 12.745 acre tract conveyed to the City of Austin recorded in Instrument # 2003100667, Travis County, Texas;

THENCE North 71°06'37" East, 177.17 feet along the northwesterly line of said Tract 11 and the southerly line of said 12.745 acre tract to a 1/2" iron rod set;

EXHIBIT "A"

THENCE South $58^{\circ}36'56''$ East, 1057.88 feet along the southerly line of said 12.745 acre tract to a 1/2" iron rod set in the westerly Right-of-way line of said proposed Ross Road for the northeasterly corner of the herein described tract;

THENCE 167.54 feet along the westerly Right-of-way line of said proposed Ross Road by a circular curve to the left having the following parameters:

Radius = 505.00 feet

Chord Bearing = South $00^{\circ}01'43''$ West

Chord Distance = 166.78 feet

to the POINT OF BEGINNING, containing the hereon described 11.746 acre tract of land, more or less.

Stephen G. Cook, Registered Professional Land Surveyor

No. 5293

SGCE # 999-778-481



