

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12303 MORRIS ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) 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 townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-2019-0124, on file at the Planning and Zoning Department, as follows:

Being 0.966 acre of land, more or less, out of and a part of Lot 11, Block B, Clear Creek Addition, Section 2, Williamson County, Texas, according to the map or plat thereof recorded in Cabinet O, Slides 117-118, Plat Records, Williamson County, Texas, said 0.966 acre of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 12303 Morris Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Development of the Property is limited to 11 dwelling units.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) district and other applicable requirements of the City Code.

**PART 4.** 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

### METES AND BOUNDS

Being 0.966 acres of land, more or less, out of and a part of Lot 11, Block B, Clear Creek Addition, Section 2, Williamson County, Texas, according to the map or plat thereof recorded in Cabinet O, Slides 117-118 Plat records, Williamson County, Texas, being that same property described in a Deed of Trust recorded as Instrument No. 2004087178, Official Public Records, Williamson County, Texas, said 0.966 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the northwest corner of this 0.966 acres (monument of record dignity), same being the southwest corner of Lot 1, Block B, Clear Creek Addition (Cabinet E, Slides 291-292) and on the East Right-of-Way line of Morris Road, same also being the **POINT OF BEGINNING**;

**THENCE** along the line common to this 0.966 acres and the South line of said Clear Creek Addition, South 88 degrees 16 minutes 27 seconds East (called South 86 degrees 41 minutes 48 seconds East), at a distance of 53.98 feet pass a 1/2 inch iron rod found to the right 0.11 feet for the southeast corner of said Lot 1 and the southwest corner of Lot 2 of said Clear Creek Addition, at a distance of 124.45 feet pass a 1/2 inch iron rod found for the southeast corner of said Lot 2 and the southwest corner of Lot 3, of said Clear Creek Addition, continuing for a total distance of 208.84 feet (called 209.45 feet) to a pk nail found for the upper northeast corner of this 0.966 acres, same being an angle corner for Lot 10 of said Clear Creek Addition, Section 2;

**THENCE** along the lines common to this 0.966 acres and said Lot 10 the following courses and distances:

South 88 degrees 27 minutes 55 seconds West (called South 10 degrees 59 minutes 21 seconds West), a distance of 32.74 feet (called 33.43 feet) to a 1/2 inch iron rod found for an interior angle corner;

South 80 degrees 28 minutes 03 seconds East (called South 78 degrees 53 minutes 24 seconds East), a distance of 15.53 feet to a 1/2 inch iron rod set for the lower northeast corner of this 0.966 acres, same being the northwest corner of Owen W. Fu 1.42 acres (Instrument No. 2013008797);

**THENCE** along the line common to this 0.966 acres and said Fu 1.42 acres, South 15 degrees 37 minutes 39 seconds East (called South 14 degrees 03 minutes 00 seconds East), a distance of 173.43 feet (called 172.97 feet) to a 1/2 inch iron rod set for the southeast corner of this 0.966 acres, same being the southwest corner of said Fu 1.42 acres and on the North Right-of-Way line of Lyndon Lane;

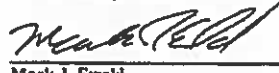
**THENCE** along the North Right-of-Way line of said Lyndon Lane, North 88 degrees 11 minutes 54 seconds West (called South 86 degrees 37 minutes 15 seconds West), a distance of 211.75 feet (called 211.95 feet) to a 1/2 inch iron rod set for the southwest corner of this 0.966 acres, from which a found concrete monument bears North 88 degrees 11 minutes 54 seconds West, a distance of 5.33 feet (monument of record dignity), same being the intersection of the North Right-of-Way line of said Lyndon Lane and the East Right-of-Way line of said Morris Road;

**THENCE** along the East Right-of-Way line of said Morris Road the following courses and distances,

North 15 degrees 49 minutes 51 seconds West (called North 14 degrees 12 minutes 44 seconds West), a distance of 152.17 feet (called 152.31 feet) to a 1/2 inch iron rod set for a point of curvature to a curve to the right;

Along said curve to the right, having a radius of 585.00 feet, an arc length of 56.69 feet, a chord length of 56.67 feet (called 56.61 feet), a chord bearing of North 13 degrees 03 minutes 16 seconds West (called North 11 degrees 10 minutes 59 seconds West), and a delta angle of 85 degrees 31 minutes 10 seconds to the **POINT OF BEGINNING**, and containing 0.966 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

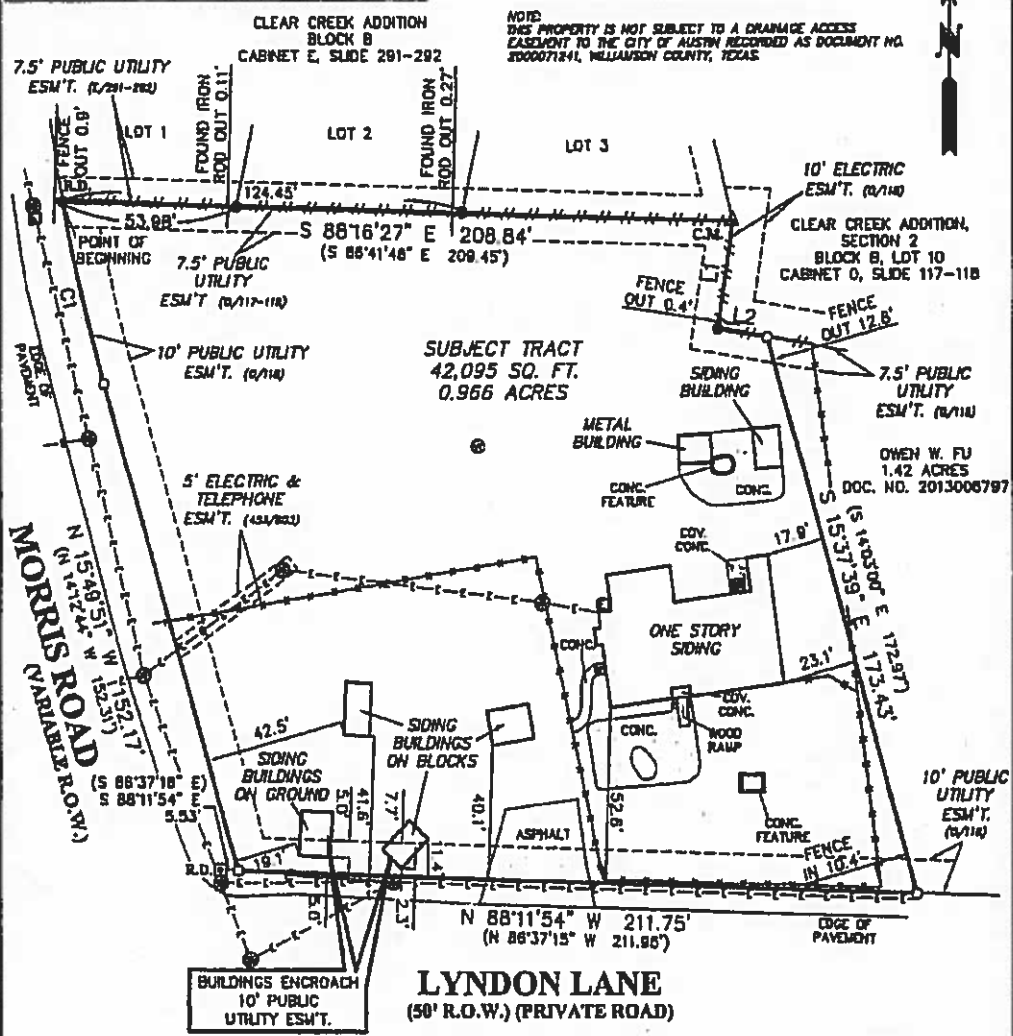
  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
October, 4 2018



**EXHIBIT "A"**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	585.00'	58.80'	58.87'	(58.81°) N 13°03'18" W (N 11°10'59" W)	53°3'10"
DISTANCE					
L1	S 08°27'55" W (S 10°59'21" W)	32.74'	(33.43')	NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: CABINET Q, SLIDE 117-118, PLAT RECORDS OF WILLAMSON COUNTY, TEXAS.	
L2	S 80°28'03" E (S 78°53'24" E)	15.53'			

SCALE: 1"=40'



NOTE:  
Bearings shown herein are based on actual GPS Observations.  
Texas State Plane Coordinates, South Central Zone, GRS.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE OFFERED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48181C, Panel No. 0110 E, which is dated 08/29/2005. By making use of that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the survey did not take any action to determine the Flood Zone status of the surveyed property other than to interpret the information set out in FEMA's FIRM, as described above. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the land's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/flood>.



**Property Address**  
8708 LYNDON LANE

**Property Description:**  
Being 0.966 acres of land, more or less, out of and a part of Lot 11, Block B, Clear Creek Addition, Section 2, Williamson County, Texas, according to the map or plat thereof recorded in Cabinet Q, Slides 117-118 Plat records, Williamson County, Texas, being that same property described in a Deed of Trust recorded as Instrument No. 2004007178, Official Public Records, Williamson County, Texas, said 0.966 acres being more particularly described by name and bounds attached hereto.

PUNCH REGISTRATION NO. 10117702

**Westar Alamo**  
LAND SURVEYORS, L.L.C.  
P.O. BOX 1048 BOONVILLE, TEXAS 77008  
PHONE (214) 373-0200 FAX (214) 373-0999

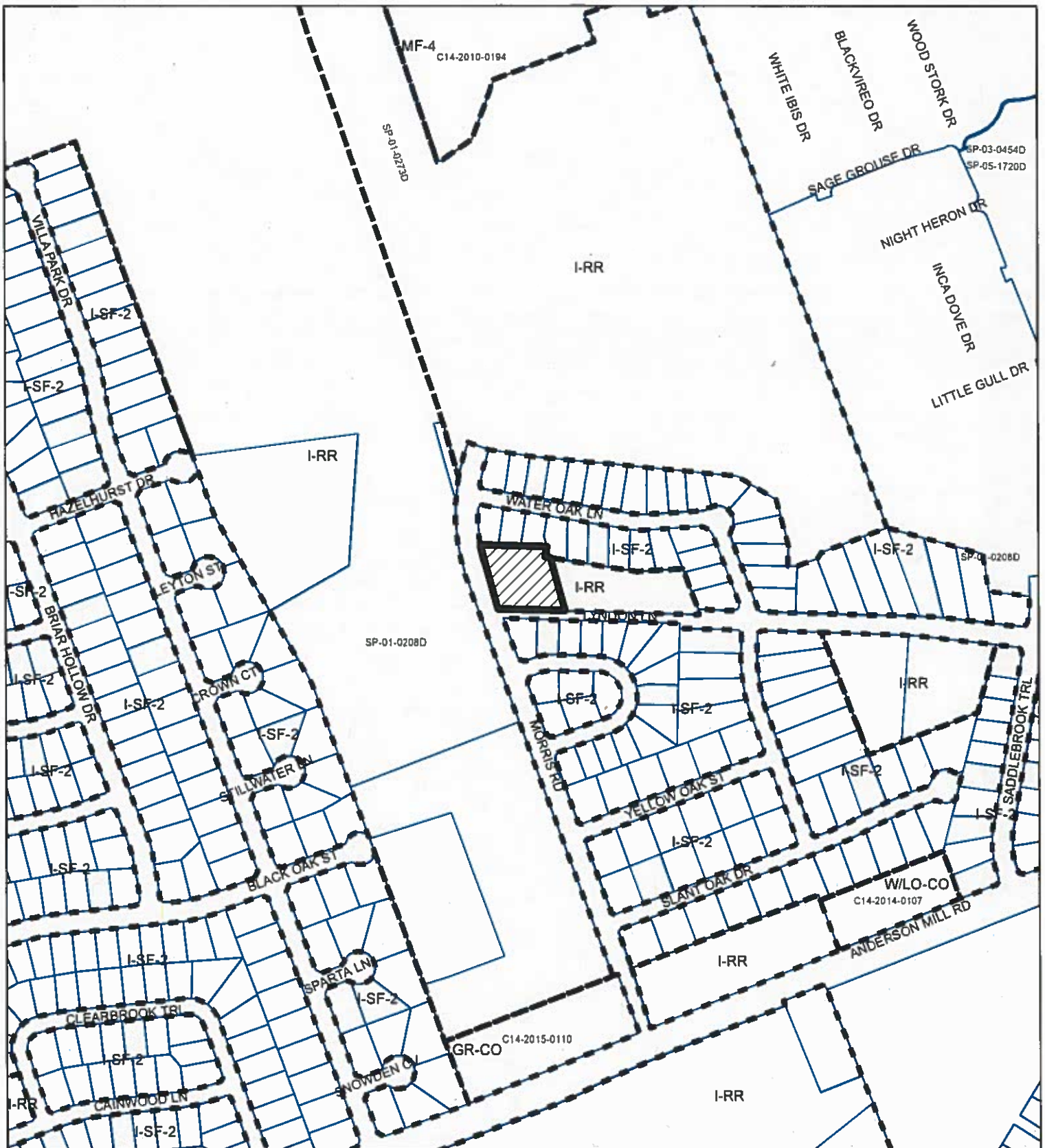
- LEGEND**
- 1/2" IRON ROD SET
  - 3/4" 1/2" IRON ROD
  - 2" CONCRETE MONUMENT
  - RECORD MONUMENT
  - RECORD SIGHT MONUMENT
  - CONTROLLING MONUMENT
  - POWER POLE
  - UTILITY WIRE
  - TELEPHONE MONUMENT
  - WELL
  - ELECTRIC METER
- DRAWN BY: JS






**OWBETT**  
JEFF HOLDINGS, L.L.C.

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachments or overlapping of improvements, in the best of my knowledge and belief, except as shown herein.

**MARK J. EWALD**  
Registered Professional Land Surveyor  
Texas Registration No. 5095



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

## ZONING

ZONING CASE#: C14-2019-0124

## 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.



Created: 9/13/2019