

**ORDINANCE NO. 20200604-035**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11405, 11409, AND 11411 NORTH FM 620 ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) 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 development reserve (DR) district to multifamily residence low density (MF-2) district on the property described in Zoning Case No. C14-2020-0012, on file at the Planning and Zoning Department, as follows:

9.397 acres (approximately 415,900 sq. ft.) in the S.A. & M.G. R.R. CO. Survey No. 800, Abstract No. 748, The William P. Rutledge No. Survey No. 603, Abstract 663 and the J. Grimes Survey No. 25, Abstract No. 318, in Travis County, Texas, said 9.397 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

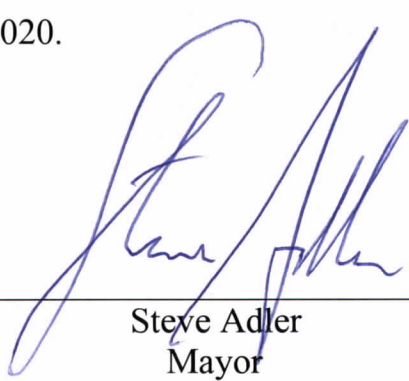
locally known as 11405, 11409 and 11411 North FM 620 Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on June 15, 2020.

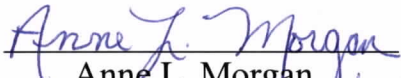
**PASSED AND APPROVED**

\_\_\_\_\_, June 4, 2020

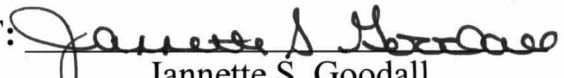
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§  
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943  
3500 McCall Lane  
Austin, Texas 78744

**9.397 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 9.397 ACRES (APPROXIMATELY 415,900 SQ. FT.) IN THE S.A. & M.G. R.R. CO. SURVEY NO. 800, ABSTRACT NO. 748, THE WILLIAM P. RUTLEDGE SURVEY NO. 603, ABSTRACT NO. 663 AND THE J. GRIMES SURVEY NO. 25, ABSTRACT NO. 318, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED 3.542 ACRE TRACT DESCRIBED AS TRACT 1, ALL OF THAT CALLED 3.423 ACRE TRACT DESCRIBED AS TRACT 2, AND ALL OF THAT CALLED 2.427 ACRE TRACT DESCRIBED AS TRACT 3 IN THE SPECIAL WARRANTY PARTITION DEED DATED JANUARY 28, 2008, OF RECORD IN DOCUMENT NUMBER 2008035941, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS (OPRTCT); SAID 9.397 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a ½-inch rebar with cap marked "CHAPARRAL BOUNDARY" set (September 2017) on the southeast right-of-way line of Ranch to Market 620 (RM 620 - 150' right-of-way width), at Engineer's Centerline PC Station 395+06.2, 75' right, being on the northwest line of that called 5 acre tract described in the Deed to Charles P. Birden and wife, Doris Iris Birden, of record in Volume 4293, Page 214, Deed Records, Travis County, Texas (DRTCT);

**THENCE** with said southeast right-of-way line, (non-concentric to Engineer's Centerline) the following three (3) courses and distances:

1. North 21° 48' 44" East, 70.25 feet to a ½-inch rebar with cap marked "CHAPARRAL BOUNDARY" set for the point of curvature at Engineer's Right-of-Way PC Station 395+77.2, 75' right;
2. With the arc of a curve to the right, 15.29 feet through a central angle of 00° 38' 43", having a radius of 1357.39 feet and a chord which bears North 22° 07' 40" East, 15.28 feet to a ½-inch rebar with cap marked "CHAPARRAL BOUNDARY" set for the corrected northwest corner of said 5 acre Birden tract, for the corrected southwest corner of said 3.423 acre tract and the southwest corner and **POINT OF BEGINNING** herein; and
3. Continuing with the arc of a curve to the right, with the corrected west line of said 3.423 acre tract, said 2.427 acre tract and said 3.542 acre tract, 30.10 feet through a central angle of 01° 16' 14", having a radius of 1357.39 feet, and a chord which bears North 23° 05' 08" East, 30.10 feet to a ½-inch rebar with cap marked "CHAPARRAL BOUNDARY" set for the most westerly northwest corner of said 3.542 acre tract, being the most westerly southwest corner of Lot 4, Plaza Volente Subdivision, a subdivision of record in Document Number 200300320, OPRTCT; and from which point a ½-inch rebar with cap marked "BURY & PARTNERS" found



leaning for the northerly terminus of said curving southeast right-of-way line, at Engineer's Right-of-Way PT station 400+56.4 bears an arc distance of 408.92 feet through a central angle of 17° 15' 38", having a radius of 1357.39 feet and a chord which bears North 32° 21' 05" East, 407.38 feet;

**THENCE** South 61° 18' 35" East, leaving said southeast right-of-way line, with the south line of said Lot 4, then the south line of Lot 3, said Plaza Volente Subdivision, and the westerly north line of said 3.542 acre tract, 590.06 feet to a mag nail with washer marked "BURY & PARTNERS" found for angle point;

**THENCE** continuing with said south line of Lot 3, and the north line of said 3.542 acre tract, the following five (5) courses and distances:

1. North 41° 34' 11" East, 52.18 feet to a ½-inch rebar with cap marked "BURY & PARTNERS" found,
2. South 48° 24' 20" East, 50.01 feet to a ½-inch rebar with cap marked "BURY & PARTNERS" found,
3. North 41° 39' 53" East, 105.11 feet to a ½-inch rebar with cap marked "BURY & PARTNERS" found,
4. South 70° 25' 19" East, 82.75 feet to a cotton spindle found, and
5. North 28° 41' 14" East, 183.32 feet to an iron pipe found for an angle point is said Lot 3, for the most northerly corner of said 3.542 acre tract, and being the southwest corner of that called 3.893 acre tract described in the Special Warranty Deed With Vendor's Lien TO Anderson Mill Development Austin , LLC, dated March 07, 2017 and recorded in Document Number 2017034803, OPRTCT;

**THENCE** with the north line of said 3.542 acre tract, the following three (3) courses and distances:

1. South 61° 16' 38" East, with the south line of said 3.893 acre tract, 197.99 feet to an iron pipe found for the southeast corner of said 3.893 acre tract and a northeast angle point of said 3.542 acre tract, and being the southwest corner of that called 4.08 acre tract described in the Warranty Deed to Rachel Yeng Chen, dated May 26, 2006 and recorded in Document Number 2006103121, OPRTCT;
2. South 55° 21' 36" East, 203.44 feet to a ½-rebar with cap marked "HARRIS-GRANT" for angle point, and
3. South 64° 15' 11" East, passing at a distance of 217.56 feet a ½-inch rebar found for the common north corner of said 3.542 acre tract and said 2.427 acre tract, and continuing with a north line of said 2.427 acre tract for a total distance of 402.83 feet to a ½-inch iron pipe found for the southeast corner of that called 5.01 acre tract described in the Correction Warranty Deed to David Richard Thornton and wife, Leota M. Thornton, of record in Volume 11582, Page 86, Real Property Records, Travis County, Texas (RPRTCT), said point being the southwest corner

of that called 1.762 acre tract described in the Deed to David M. Kerr and wife, Jo Beth Kerr, of record in Volume 6453, Page 998, DRTCT, and being a north corner of said 2.427 acre tract;

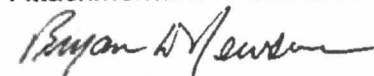
**THENCE** South 61° 07' 08" East, with the south line of said 1.762 acre tract, and north line of said 2.427 acre tract, 216.81 feet to a ½-inch rebar found on the west line of Lot 8, Oak Deer Park, a subdivision of record in Volume 55, Page 43, PRTCT, for the southeast corner of said 1.762 acre tract and the northeast corner of said 2.427 acre tract;

**THENCE** South 27° 50' 30" West, with the east line of said 2.427 acre tract, and the west line of Lot 8 and Lot 10, said Oak Deer Park, 367.31 feet to a ½-inch iron pipe found for the southeast corner of said 2.427 acre tract;

**THENCE** North 61° 18' 35" West, with the north line of said Birden 5 acre tract, for the south line of said 2.427 acre tract, at a distance of 230.11 feet, a cotton spindle found for the southwest corner of said 2.427 acre tract, being the southeast corner of said 3.423 acre tract, and continuing with the south line of same for a total distance of 1777.68 to the **POINT OF BEGINNING**, containing 9.397 acres of land.

Surveyed on the ground April 29, 2016. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS) for Chaparral control point "P758".

Attachments: 847-006-ZN1



Bryan D. Newsome  
Registered Professional Land Surveyor  
State of Texas No. 5657  
TBPLS Firm No. 10124500

29 January  
2020

Date

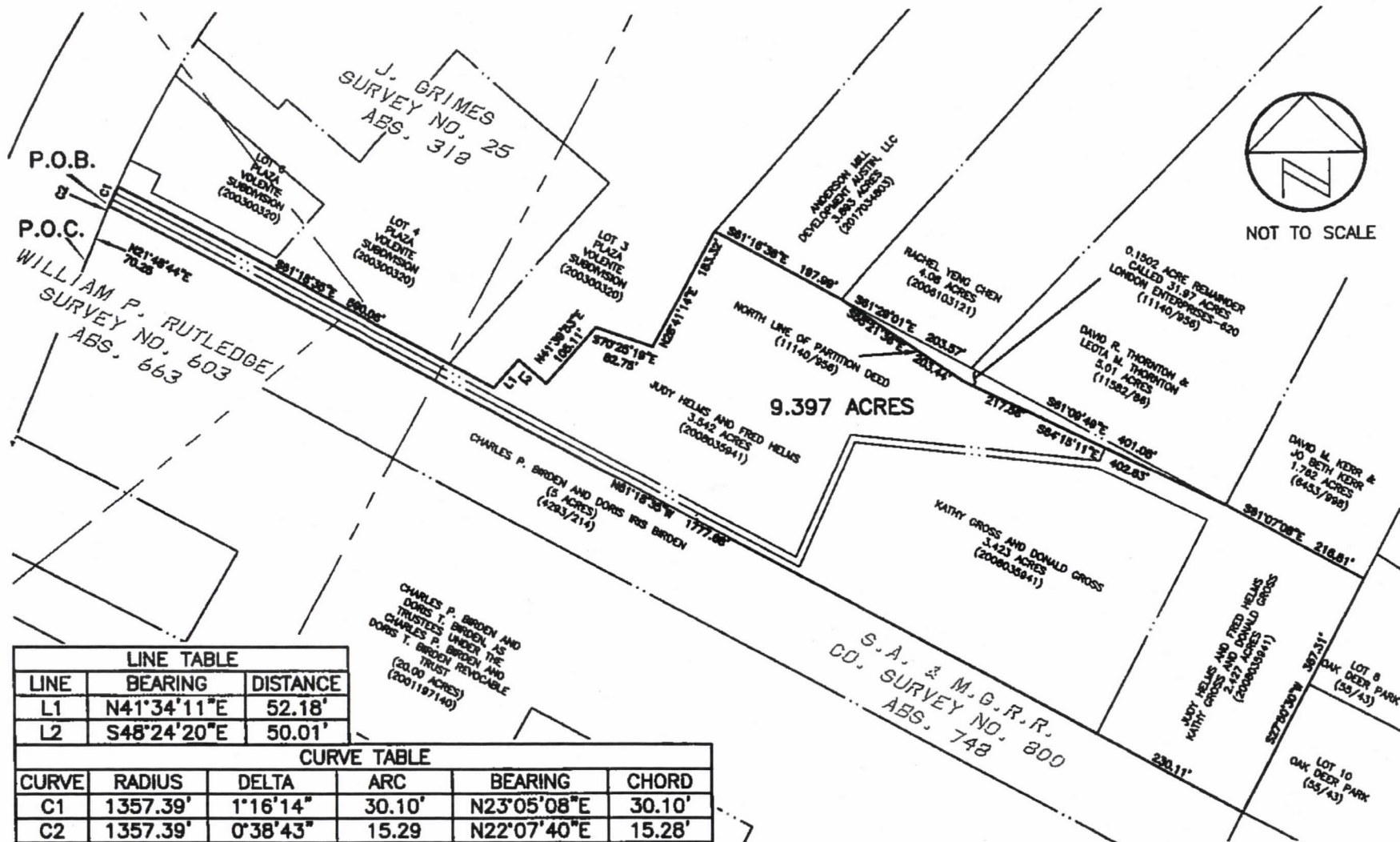


REFERENCES

TCAD PARCEL # 178193, 776389, 776390  
Austin Grid Map E38



SKETCH TO ACCOMPANY A ZONING DESCRIPTION OF 9.397 ACRES IN THE WILLIAM P. RUTLEDGE SURVEY NO. 603, A-663, THE J. GRIMES SURVEY NO. 25, A-318, AND THE S.A. & M.G.R.R. CO. SURVEY NO. 800, A-748 IN TRAVIS COUNTY, TEXAS



LINE TABLE

LINE	BEARING	DISTANCE
L1	N41°34'11"E	52.18'
L2	S48°24'20"E	50.01'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1357.39'	1°16'14"	30.10'	N23°05'08"E	30.10'
C2	1357.39'	0°38'43"	15.29'	N22°07'40"E	15.28'

DATE OF SURVEY: 01/15/2020  
 PLOT DATE: 01/27/2020  
 DRAWING NO.: 847-006-ZN1  
 PROJECT NO.: 847-006  
 T.B.P.L.S. FIRM NO. 10124500  
 DRAWN BY: BDN  
 SHEET 1 OF 1

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 847-006 ZN1

Chaparral



## ZONING

ZONING CASE#: C14-2020-0012

## 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: 2/4/2020



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'