

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12183 WINDY RIDGE ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE-FAMILY RESIDENCE LARGE LOT (SF-1) 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 single-family residence large lot (SF-1) district on the property described in Zoning Case No. C14-2021-0114, on file at the Housing and Planning Department, as follows:

5.014 acres of land located in the William P. Rutledge Survey, Abstract No. 663, Travis County, Texas, being the remainder of a called 5.4590 acre tract of land conveyed to Penny Leppin in a Warranty Deed recorded in Document No. 2019103225, Official Public Records of Travis County, Texas, said 5.014 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 12183 Windy Ridge 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 _____, 2021.

PASSED AND APPROVED

_____, 2021 § _____
Steve Adler
Mayor

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

County: Williamson
Project: Penny's Park
Job No.: A210111
MB No.: 21-022

FIELD NOTES FOR 5.014 ACRES

Being a tract containing 5.014 acres of land located in the William P. Rutledge Survey, Abstract Number 663 in Travis County, Texas. Said 5.014 acre tract being the remainder of a called 5.4590 acre tract of land recorded in the name of Penny Leppin in Document Number 2019103226, Official Public Records of Travis County, Texas (O.P.R.W.C.), said 5.014 acres being more particularly described by metes and bounds as follows (*bearings are referenced to the Texas Coordinate System, NAD 1983, Central Zone*);

Beginning at a 1/2-inch iron rod found for northeasterly corner of said remainder tract, said iron rod being the northwesterly terminus of Windy Ridge Road (50' wide) as described in deed recorded in Volume 6269, Page 1405, Travis County Deed Records (T.C.D.R.), said iron rod also being on the southerly line of a called 8.23 acre tract of land recorded in the name of the City of Austin in Document Number 2008097448, O.P.R.T.C.;

Thence, with the easterly line of said remainder tract and the westerly Right-of-Way (R.O.W.) line of said Windy Ridge Road, South 44 degrees 20 minutes 03 seconds West, a distance of 422.90 feet to a 1/2-inch iron rod found for the southeasterly corner of said remainder tract, said iron rod being the northeasterly corner of a called 3.931 acre tract of land recorded in the names of John and Jennifer McCune in Document Number 2019057307, O.P.R.T.C.;

Thence, with the southerly line of said remainder tract and the northerly line of said 3.931 acre tract the following two (2) courses and distances;

1. North 50 degrees 22 minutes 25 seconds West, a distance of 299.93 feet to a metal fence post;
2. North 53 degrees 04 minutes 54 seconds West a distance of 255.66 feet to a 1/2-inch iron rod found for the southwesterly corner of said remainder tract, said iron rod being the northwesterly corner of said 3.931 acre tract, said iron rod also being on the easterly line of a called 33.336 acre tract of land recorded in the name the City of Austin in Document Number 2008070995, O.P.R.T.C. (Tract 1);

Thence, with the westerly line of said remainder tract and the easterly line of said 33.336 acre tract, North 28 degrees 15 minutes 56 seconds East, a distance of 311.54 feet to a 5/8-inch iron rod set with cap stamped "GBI Partners" for the northwesterly corner of said remainder tract, said iron rod being the southwesterly corner of aforesaid 8.23 acre tract, from which, 1/2-inch iron rod found bears South 52 degrees 28 minutes 48 seconds East, a distance of 1.44 feet;

Thence, with the northerly line of said remainder tract and the southerly line of said 8.23 acre tract, South 61 degrees 30 minutes 04 seconds East, a distance of 663.85 feet to the **Point of Beginning** and containing 5.014 acres of land.

GBI Partners, LP
TBPLS Firm No. 10194150
Ph: 281-499-4539
July 16, 2021

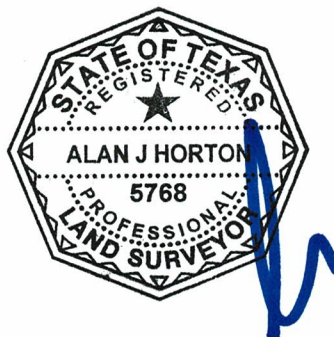


Exhibit A



SCALE: 1" = 100'

L1 S62°28'48"E 1.44'
L2 S63°08'13"E 27.67'
L3 S50°47'54"E 25.21'

CITY OF AUSTIN
33.336 ACRES
DOCUMENT NUMBER 2008070995, O.P.R.T.C.
(TRACT 1)
N28°15'56"E 311.54'
(N30°40'16"E 311.57')

JOHN & JENNIFER McCUNE
3.931 ACRES
DOCUMENT NUMBER 2019057307, O.P.R.T.C.
N53°04'54"W 255.66'
(N50°41'02"W 255.71')

REMAINDER PORTION
PENNY LEPPIN
5.4590 ACRES
DOCUMENT NUMBER 2019103226, O.P.R.T.C.

CITY OF AUSTIN
8.23 ACRES
DOCUMENT NUMBER 2008097448, O.P.R.T.C.
S61°30'04"E 663.85'
(S59°05'44"E 663.91')

WILLIAM P. RUTLEDGE SURVEY NUMBER 603, A-663
N50°22'25"W 299.93'
(N47°58'05"W 299.61')


WINDY RIDGE ROAD
(20' WIDE)
S44°20'03"W 422.90'
(S46°46'55"W 422.93')
R.O.W. DEDICATION 1/405' T.C.D.R.
6269/1405' T.C.D.R.
6270/2004' T.C.D.R.
FND. MAG NAIL



POINT OF BEGINNING

- LEGEND
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
 - TRAVERS COUNTY
 - T.C.P.R. TRAVERS COUNTY DEED RECORDS
 - SET 5/8-INCH IRON ROD WITH CAP "GBI PARTNERS"
 - FOUND 1/2-INCH IRON ROD UNLESS OTHERWISE NOTED
 - () RECORD DIMENSION

SKETCH TO ACCOMPANY
FIELD NOTES



GBI PARTNERS
LAND SURVEYING CONSULTANTS
7096 IRLB, BUILDING 2, STE. A • LEANDER, TX 78641
PHONE: 281-499-4339 • WWW.GBISURVEY.COM
TBRLS#10194150 • TBRP#F17284

SCALE: 1" = 100'

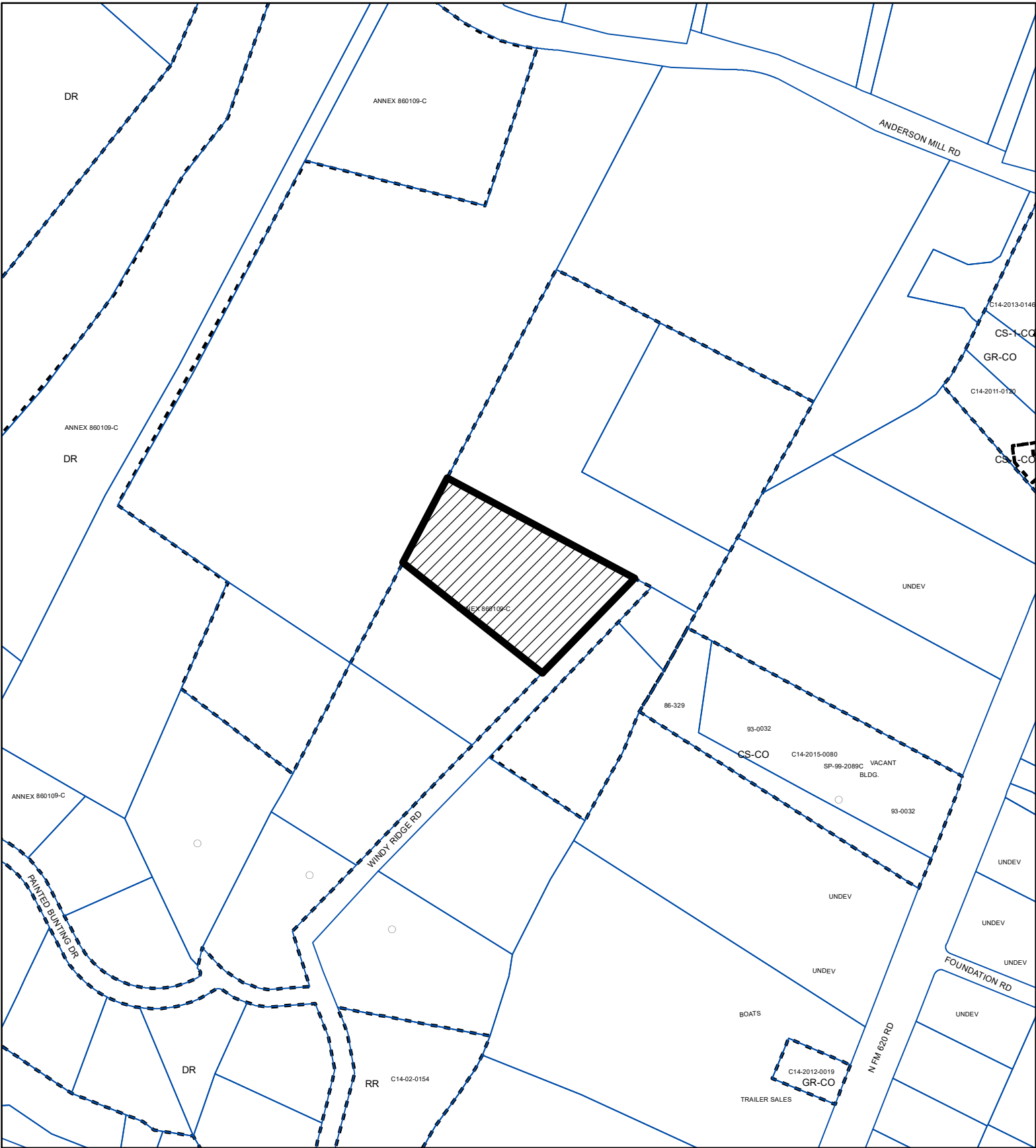
CREW CHIEF: CL

JOB NO. 210111




DATE: 7-16-2021

FIELD BOOK: A1914

DWG: MB-SKETCH



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2021-0114
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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 7/7/2021