

ORDINANCE NO. 20220901-125

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9203 1/2 NORTH LAKE CREEK PARKWAY 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) to multifamily residence moderate – high density (MF-4) district on the property described in Zoning Case No. C14-2022-0074, on file at the Housing and Planning Department, as follows:

Being 6.182 acres of land situated in the Rachael Saul Survey, Abstract No. 551, and the Samuel Damon Survey, Abstract No. 170, both located in Williamson County, Texas, and being all of a called 6.177 acre tract of land described in a reversionary deed without warranty recorded as Document No. 2012082085 in the Deed Records of Williamson County, Texas, said 6.182 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

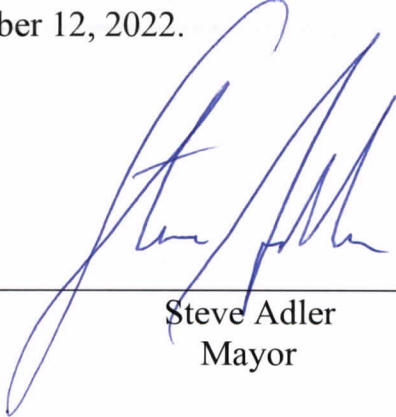
locally known as 9203 1/2 North Lake Creek Parkway in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. This ordinance takes effect on September 12, 2022.

PASSED AND APPROVED


_____, September 1, 2022

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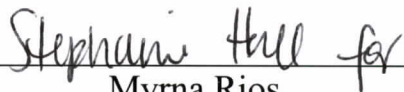
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk



10090 W Highway 29 | Liberty Hill, Texas 78642
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " A "

METES AND BOUNDS DESCRIPTION

BEING 6.182 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE RACHAEL SAUL SURVEY, ABSTRACT NO. 551, AND THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 6.177 ACRE TRACT OF LAND DESCRIBED IN A REVERSIONARY DEED WITHOUT WARRANTY TO TEXAS PARKS AND WILDLIFE DEPARTMENT, RECORDED IN DOCUMENT NO. 2012082085 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch rebar with aluminum cap stamped "DEPT OF TRAN" found for Southeast corner of said 6.182 acre tract and the common Northeast corner of Lot 4A, Block D, AMENDED PLAT OF LOTS 3 AND 4, BLOCK D, AVERY LAKELINE, a subdivision of record in Document No. 2021136439 of said O.P.R.W.C.T., also being in the West line of Lot 25, Block 1, AVERY STATION SECTION 1A, PHASE 2, a subdivision of record in Document No. 2013064824 of said O.P.R.W.C.T.;

THENCE with the South line of said 6.182 acre tract and the common North line of said Lot 4A, the following two (2) courses and distances:

1. Along a curve to the **Right** having a radius of **542.96** feet, an arc length of **193.18** feet, a delta angle of **20°23'06"**, and a chord which bears **South 58°25'22" West** a distance of **192.16** feet to a 1/2-inch rebar with aluminum cap stamped "DEPT OF TRAN" found; and
2. **South 68°35'04" West** a distance of **111.36** feet to a Calculated Point, for the Southwest corner of said 6.182 acre tract and a common corner of said Lot 4A;


THENCE **North 20°45'02" West** with the West line of said 6.182 acre tract and the common line of said Lot 4A and then of Lot 3A, said Block D, a distance of **906.56** feet to a Texas Department of Transportation (TxDOT) Type I Monument found for the Northwest corner of said 6.182 acre tract and the common Northeast corner of said Lot 3A, also being in the South line of Lot 14, Block G, AVERY STATION FAR WEST PHASE THREE SECTION THREE, a subdivision of record in Document No. 2012008956 of said O.P.R.W.C.T.;

THENCE **North 69°18'13" East** with the North line of said 6.182 acre tract and the common South line of said Block G, a distance of **299.88** feet to a 1/2-inch rebar with illegible cap found for the Northeast corner of said 6.182 acre tract and the common Northwest corner of Lot 37, Block 1, said AVERY STATION SECTION 1A, PHASE 2;

THENCE **South 20°45'52" East** with the East line of said 6.182 acre tract and the common West line of said Block 1, a distance of **868.89** feet to the **POINT OF BEGINNING** and containing 6.182 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.000077918.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in February 2022.

 03/07/2022
Frank W. Frunk
Registered Professional Land Surveyor
State of Texas No. 6803

Job Number: 19-002

Attachments: CAD Drawing: K:\19002 - 97 ac Avery Ranch\CAD\DWGs\97 AC AVERY 6 AC ALTA.dwg



GRAPHIC SCALE

AVERY STATION FAR WEST
PHASE THREE SECTION THREE
DOC. NO. 2012008956
O.P.R.W.C.T.

SAMUEL DAMON SURVEY
ABSTRACT NO. 170

APPROXIMATE SURVEY LINE

RACHAEL SAUL SURVEY
ABSTRACT NO. 551

LOT 3A
BLOCK D

AMENDED PLAT OF LOTS
3 AND 4, BLOCK D,
AVERY LAKELINE
DOC. NO. 2021136439
O.P.R.W.C.T.

6.182 ACRES
TEXAS PARKS AND
WILDLIFE DEPARTMENT
(6.177 ACRES)
DOC. NO. 2012082085
O.P.R.W.C.T.

AVERY STATION FAR WEST
HOLLOW TRAIL ADDITION
DOC. NO. 2012020290
O.P.R.W.C.T.

AVERY STATION SECTION
1A, PHASE 2
DOC. NO. 2013064824
O.P.R.W.C.T.

LAURINBURG DRIVE

CANNON MARK WAY

25
BLOCK 1

POINT OF
BEGINNING



LOT 4A
BLOCK D

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING
AND COORDINATE BASIS TO THE TEXAS STATE
PLANE COORDINATE SYSTEM, NORTH AMERICAN
DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT),
CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE
SURFACE VALUES REPRESENTED IN U.S. SURVEY
FEET BASED ON A GRID-TO-SURFACE COMBINED
ADJUSTMENT FACTOR OF 1.000077918

LEGEND

- ⊙ 1/2" REBAR WITH ILLEGIBLE CAP FOUND (UNLESS NOTED)
- TX.D.O.T. TYPE I MONUMENT FOUND
- △ CALCULATED POINT NOT SET

O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	542.96'	193.18'	20°23'06"	S58°25'22"W	192.16'

JOB NUMBER: 19-002

DATE: 03/07/22

PROJECT NAME: 97 AC AVERY RANCH

DRAWING NAME: AVERY 6 AC ZONING.DWG

DRAWING FILE PATH: K:\19002 - 97 AC AVERY RANCH\CAD\DWGS\AVERY 6
AC ZONING.DWG

METES AND BOUNDS FILE PATH:

K:\19002 - 97 AC AVERY RANCH\DESCRIPTIONS

RPLS: FWF TECH: HAS PARTY CHIEF: JA CHK BY: FWF

SHEET 03 of 03 FIELDBOOKS N/A SCALE: 1" = 120'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800
512-238-7901

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