

ORDINANCE NO. 20230601-043

AN ORDINANCE VACATING APPROXIMATELY 77,101 SQUARE FEET OF RIGHT-OF-WAY TO BUDGET LEASING, INC., BEING THAT CERTAIN ROAD KNOWN AS WINDY RIDGE ROAD LOCATED IN THE AUSTIN 2-MILE EXTRATERRITORIAL JURISDICTION AND WAIVING CITY CODE SECTIONS 14-11-71, 14-11-73, 14-11-74, AND 14-11-75.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

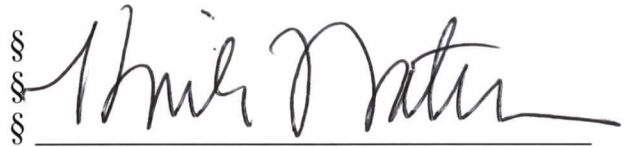
PART 1. Council approves the vacation of approximately 77,101 square feet to Budget Leasing, Inc., being that certain right-of-way known as Windy Ridge Road located in the Austin 2-mile extra-territorial jurisdiction, described in Exhibit A, which is attached to and incorporated as part of this ordinance

PART 2. Council waives City Code Section 14-11-71 (*Notice to Interested Property Owners*), Section 14-11-73 (*Review by Commissions*), Section 14-11-74 (*Appraisal of Property*), and Section 14-11-75 (*Payment for Right-of-Way*).

PART 3. This ordinance takes effect on June 12, 2023.


PASSED AND APPROVED

_____, June 1, 2023

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§ 

Kirk Watson
Mayor

APPROVED:


Anne L. Morgan
City Attorney

ATTEST:

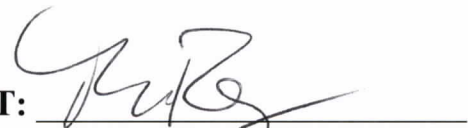

Myrna Rios
City Clerk

EXHIBIT A

FIELD NOTES DESCRIPTION

DESCRIPTION OF 1.778 ACRES OF LAND IN THE A.E. LIVINGSTON SURVEY NO. 455, ABSTRACT NO. 478, TRAVIS COUNTY, TEXAS; BEING ALL OF A CERTAIN CALLED 1.77 ACRE TRACT OF LAND CONVEYED IN THE STREET DEED TO THE CITY OF AUSTIN, TEXAS, OF RECORD IN DOCUMENT NUMBER 2021255770, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.778 ACRES BEING A PORTION OF A CERTAIN CALLED 1.9 ACRE TRACT OF LAND DESIGNATED AS TRACT 3, AND BEING A PORTION OF A CERTAIN CALLED 27.188 ACRE TRACT, DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO BUDGET LEASING, INC. OF RECORD IN DOCUMENT NUMBER 2016129225, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.778 ACRES OF LAND AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron pipe found in the south right-of-way line of Windy Ridge Road, a 50-foot public right-of-way, at the southwest corner of a certain called 1.49 acre tract of land conveyed in the Road R.O.W. Dedication to the Public, of record in Volume 6270, Page 2006, Deed Records of Travis County, Texas, at the northwest corner of the said 1.77 acre tract, at the eastern terminus of Hanging Valley Drive, a 60-foot right-of-way as shown in Painted Bunting Subdivision, a subdivision according to the plat or map of record in Vol. 99, Pg. 325, Plat Records of Travis County, Texas, at the northwest corner of the said 1.9 acre tract, at the northwest corner of the said 27.188 acre tract, for the northwest corner and **POINT OF BEGINNING** of the tract described herein, from which a ½-inch iron rod found in the north right-of-way line of said Windy Ridge Road, at the northwest corner of the said 1.49 acre tract, the south line of Lot 1, Block "A", The McDougal Subdivision, a subdivision according to the plat or map of record in Document Number 200700222, Official Public Records of Travis County, Texas, bears N 29°28'59" E, a distance of 48.98 feet;

THENCE S 67°31'22" E, with the south right-of-way line of said Windy Ridge Road, the south line of the said 1.49 acre tract, with the north line of the said 1.77 acre tract, the said 1.9 acre tract, and the said 27.188 acre tract, with the north line of the tract described herein, a distance of 1,226.13 feet to a ½-inch iron rod with plastic cap stamped "CHAPARRAL" found at the intersection of the west right-of-way line of F.M. Highway 620, a 150-foot right-of-way, as described in the Right-of-Way Deed to the State of Texas, State Highway Commission, of record in Volume 948, Page 96, Deed Records of Travis County, Texas, and the south right-of-way line of said Windy Ridge Road, the south line of the said 1.49 acre tract, at the northeast corner of the said 1.77 acre tract, the north line of the said 1.9 acre tract and the said 27.188 acre tract, for the northeast corner of the tract described herein, from which a ½-inch iron pipe found bears S 62°30'36" E, a distance of 1.63 feet;

THENCE S 21°31'54" W, leaving the south right-of-way line of said Windy Ridge Road, with the west right-of-way line of said F.M. Highway 620, with the east line of the said 1.77 acre tract, crossing the said 1.9 acre tract and the 27.188 acre tract, with the east line of the tract described herein, a distance of 63.05 feet to a ½-inch iron rod with plastic cap stamped "LANDDEV" found at the southeast corner of the said 1.77 acre tract, in the north line of a certain called 24.987 acre tract designated as Tract 1, in said Document No. 2016129225, Official Public Records of Travis County, Texas, for the southeast corner of the tract described herein;

THENCE N 67°30'56" W, leaving the west right-of-way line of said F. M. Highway 620, continuing across the said 27.188 acre tract, with the south line of the said 1.77 acre tract and the said 1.9 acre tract, with the north line of the said 24.987 acre tract, with the south line of the tract described herein, a distance of 1,234.20 feet to a 1-inch square bolt found in the west line of the said 27.188 acre tract, at the northwest corner of the said 24.987 acre tract, at the southwest corner of the said 1.77 acre tract, and the said 1.9 acre tract, in the east line of Lot 1, said Painted Bunting Subdivision, for the southwest corner of the tract described herein, from which a ½-inch iron rod found in the west line of the said 24.987 acre tract and the 27.188 acre tract, the east line of said Lot 1, Painted Bunting Subdivision bears S 27°14'43" W, a distance of 12.90 feet;

THENCE N 28°51'29" E, with the west line of the said 1.77 acre tract, the said 1.9 acre tract, and the 27.188 acre tract, with the east line of said Lot 1, Painted Bunting Subdivision, at a distance of 54.63 feet, passing a ½-inch iron

Travis County, Texas
A.E. Livingston Survey No. 455, Abstract No. 478

1.778 acres
Windy Ridge Road R.O.W. Vacation
Page 2 of 5

rod found at the northeast corner of said Lot 1, Painted Bunting Subdivision, and continuing for a total distance of 63.27 feet to the **POINT OF BEGINNING** and containing 1.778 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS


KNOW ALL MEN BY THESE PRESENTS:


COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of October and November 2022.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 11th day of January 2023 A.D.

HR Green Development TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735


Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas

FIELD NOTES REVIEWED
BY  DATE: 03/23/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



JESSE GRIMES SURVEY,
ABSTRACT NO. 318

A. E. LIVINGSTON SURVEY NO. 455,
ABSTRACT NO. 478

WINDY RIDGE ROAD
(50' R.O.W.)

APPROX. LOCATION
OF SURVEY LINE

0' 100' 200'
GRAPHIC SCALE: 1" = 100'

LOT 1, BLOCK "A"
THE MCDOUGAL SUBDIVISION
DOC. NO. 200700222
O.P.R.T.C.TX.

(1.49 ACRES)
ROAD R.O.W. DEDICATION
TRAVIS COUNTY, TEXAS
VOLUME 6270, PAGE 2006,
D.R.T.C.TX.

WINDY RIDGE ROAD
(50' R.O.W.)

[S 67°30'52" E 1,226.16']
[S 67°31'08" E 1,226.11']
S 67°31'22" E 1,226.13'

HANGING VALLEY DRIVE
(60' R.O.W.)

8.64'
(8.70')

P.O.B.

(1.77 ACRES)
CITY OF AUSTIN, TEXAS
STREET DEED
DOC. NO. 2021255770, O.P.R.T.C.TX.

TRACT 3
(1.9 ACRES)

1.778 ACRES

N 67°30'56" W 1,234.20'
[N 67°30'52" W 1,234.23']

(2.000 ACRES)
LOT 1, PAINTED BUNTING
SUBDIVISION
VOL. 99, PAGE 325
P.R.T.C.TX.

TRACT 1
(24.987 ACRES)

REMAINDER OF
(27.188 ACRES)
BUDGET LEASING, INC.
SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN
DOC. NO. 2016129225,
O.P.R.T.C.TX.

TRACT 2
(5.02 ACRES)

SHEET 3
SHEET 4

SHEET 3
SHEET 4

FILE No. 1381
PAGE 3 OF 5



HRGreen®

DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

1.778 ACRES
A.E. LIVINGSTON SURVEY NO, 455, ABSTRACT NO. 478
TRAVIS COUNTY, TEXAS

LEGEND

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 28°51'29" E (N 30°42'11" E) {N 28°50'20" E} [N 28°51'50" E]	63.27' (63.33') {63.33'} [63.22']
L2	S 21°31'54" W [S 21°32'05" W]	63.05' [62.84']
L3	S 27°14'43" W (N 29°08'48" E) {N 27°23'27" E} [N 27°16'21" E]	12.90' (12.91') {12.88'} [12.91']
L4	N 29°28'59" E [N 29°33'39" E]	48.98' [49.13']

STAMP ● 1/2" IRON ROD W/PLASTIC CAP STAMPED FOUND (AS NOTED)

● 1/2" IRON ROD FOUND

① 1" IRON PIPE FOUND (SIZE NOTED)

1" SQUARE BOLT FOUND

() RECORD INFORMATION PER VOL. 99, PG. 325, D.R.T.C.TX.

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{      } RECORD INFORMATION PER DOC. # 2016129225, O.P.R.T.C.TX.
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[] RECORD INFORMATION PER DOC. # 2021255770, O.P.R.T.C.TX.

P.O.B. POINT OF BEGINNING

D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999884.

FILE No. 1381
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SUITE 150
AUSTIN, TX 78735
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DEVELOPMENT TX

SURVEY SKETCH to Accompany Description:

1.778 ACRES

A.E. LIVINGSTON SURVEY NO. 455, ABSTRACT NO. 478
TRAVIS COUNTY, TEXAS