

ORDINANCE NO. 20240718-138

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 11708 PEARCE LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO GENERAL COMMERCIAL SERVICES (CS) 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) base district to general commercial services (CS) base district on the property described in Zoning Case No. C14-2024-0028, on file at the Planning Department, as follows:

A 2.760 acre tract of land in the Jose Antonio Navarro Seven League Grant Abstract No. 18 in Travis County, Texas, being a portion of a called 10.97 acre tract conveyed by deed recorded in Document No. 2020236962 of the Official Public Records Of Travis County, Texas, said 2.760 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 11708 Pearce Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on July 29, 2024.

PASSED AND APPROVED

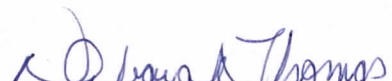
_____, July 18, 2024

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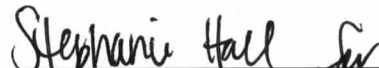
Kirk Watson
Mayor

APPROVED:



Deborah Thomas
Acting City Attorney

ATTEST:



Myrna Rios
City Clerk

EXHIBIT "A"

EXHIBIT "____"

Zoning
2.760 Acres

LEGAL DESCRIPTION

DESCRIPTION OF A 2.760 ACRE (120,245 SQUARE FOOT) TRACT OF LAND IN THE JOSE ANTONIO NAVARRO SEVEN LEAGUE GRANT ABSTRACT NUMBER 18 IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF A CALL 10.97 ACRE TRACT AS DESCRIBED IN A WARRANTY TO 11708 PEARCE LANE LLC AS RECORDED UNDER DOCUMENT NUMBER 2020236962 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.760 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found TXDOT type 3 Monument (iron rod with aluminum cap) being in the northerly right of way line of Pearce Lane and monumenting the northeast corner of a call 10.896 acre tract (Parcel 362) of land as described in a Deed to the State of Texas and recorded under Document Number 2006151678 of the Official Public Records of Travis County, Texas, being the westerly corner of Oak Ranch Section 2 as recorded under Document Number 201800178 of the Official Public Records of Travis County, Texas, said iron rod with aluminum having Texas State Plane Grid Coordinates of N 10037880.49 E 3149097.467 being the southerly corner of the herein described tract;

THENCE with the said northerly right of way line of Pearce Lane (having a variable width right of way) common with the call 10.97 acre tract and of the herein described tract **N 60°47'25" W** for a distance of **180.77** feet to an iron rod with yellow cap found monumenting the southerly corner of a cut back at the northeast corner of the intersection of Pearce Lane and State Highway 130 and being an angle point of the herein described tract;

THENCE along the said cut back **N 08°55'19" W** for a distance of **83.43** feet to an iron rod with cap stamped "Cardinal Surveying" set monumenting the westerly corner of the herein described tract, and being in the southeasterly right of way line of State Highway 130, same being the southeasterly line of the said 10.896 acre tract;

THENCE with the said southeasterly right of way line of State Highway 130 same being the southeasterly line of the said 10.896 acre tract and being common with the northwesterly line of the herein described tract **N 47°18'25" E** for a distance of **405.37** to the northerly corner of the herein described tract from which an iron rod with cap stamped "Cardinal Surveying" set monumenting the Point of Curvature of a curve to the left in said right of way line bears **N 47°18'25" E** for a distance of 413.93 feet;

THENCE departing the said southeasterly right of way line of State Highway 130 and crossing into and over the said 10.97 acre tract **S 62°35'25" E** for a distance of **288.20** feet to the easterly corner of the herein described tract and being in the northwesterly line of the said Oak Ranch Section 2, from which an iron rod with cap stamped "Delta Surveying" monumenting the easterly corner of the said 10.97 acre tract bears **N 50°45'46" E** for a distance of 1211.28 feet;

THENCE with the southeasterly line common to the said northwesterly line of Oak Ranch Section 2 **S 50°45'46"W** for a distance of **494.58** feet to the **POINT OF BEGINNING** of the herein described tract and containing 2.760 acres (120,245 Square Feet) of land more or less.

BASIS OF BEARINGS

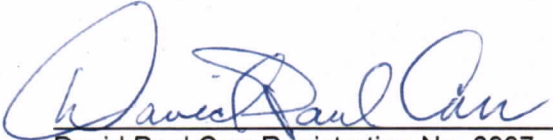
The bearings used to describe the foregoing tract are based on the Texas Plane Coordinate System NAD83/CORS 2018 adjustment Texas Central Zone 4203. Combined Scale Factor 0.99996726204

The Reference Station used for this project was:

LCAS N 10049485.687
E 3126235.453

I David Paul Carr, Licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing Metes and Bounds legal description and sketch were based on an on the ground survey, that all visible and apparent protrusions and encroachments into the easement area are account for, including but not limited to building foot print, eaves and roof overhangs and all visible improvements whatsoever.

Witness by my hand and seal February 20, 2024 to the City of Austin.



David Paul Carr Registration No. 3997
Cardinal Surveying and Mapping
1405 Knoll Ridge Dr.
Cedar Park, TX 78613
(512) 259-9771
TBPELS Firm No, 10194078

02/20/2024
Date



TCAD # 03-3131-0203
AUSTIN GRID M-14

SKETCH ACCOMPANIES LEGAL DESCRIPTION

DELTA
SURVEYING



SCALE 1"=100'

LEGEND

- IRON ROD WITH CAP FOUND
- ◻ TxDOT TYPE III MONUMENT FOUND
- IRON ROD WITH CAP SET
- PLAT RECORD STAMPED CARDINAL SURVEYING
- P.R.T.C.T. TRAVIS COUNTY TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- () RECORD INFORMATION

David Paul Carr



Feb 20, 2024

SH 130

STATE OF TEXAS (PARCEL 362)
DOC. NO. 2006151678
O.P.R.T.C.T.

JOSE ANTONIO NAVARRO
SEVEN LEAGUE GRANT,
ABSTRACT 18

WARRANTY DEED
11708 PEARCE LANE LLC
CALL 10.97 ACRES
DOCUMENT NO. 2020236962
O.P.R.T.C.T.

S 62°35'25" E 288.20'
AUSTIN CITY LIMIT LINE
ORDINANCE NO. 850718-J

CITY OF AUSTIN
WASTEWATER ESMT.
DOC. NO. 2004045855
O.P.R.T.C.T.

AREA 2.760 ACRES
(TO BE ZONED)

STATE OF TEXAS
DRAINAGE ESMT.
DOC. NO. 2006151679
O.P.R.T.C.T.

L.C.R.A. EASEMENT
DOC. NO. 2010056063
O.P.R.T.C.T.

OAK RANCH SEC 2
DOC. NO. 201800178
O.P.R.T.C.T.

POINT OF BEGINNING
GRID COORDINATES
N 10037880.49
E 3149097.467

REFERENCE STATION USED

LCAS
N 10049485.687
E 3126235.453

BASIS OF BEARINGS
TEXAS PLANE COORDINATE SYSTEM
NAD 83/CORS 2018 ADJUSTMENT CENTRAL ZONE 4203
COORDINATES SHOWN ARE GRID DISTANCES ARE SURFACE
COMBINED SCALE FACTOR 0.99996726204

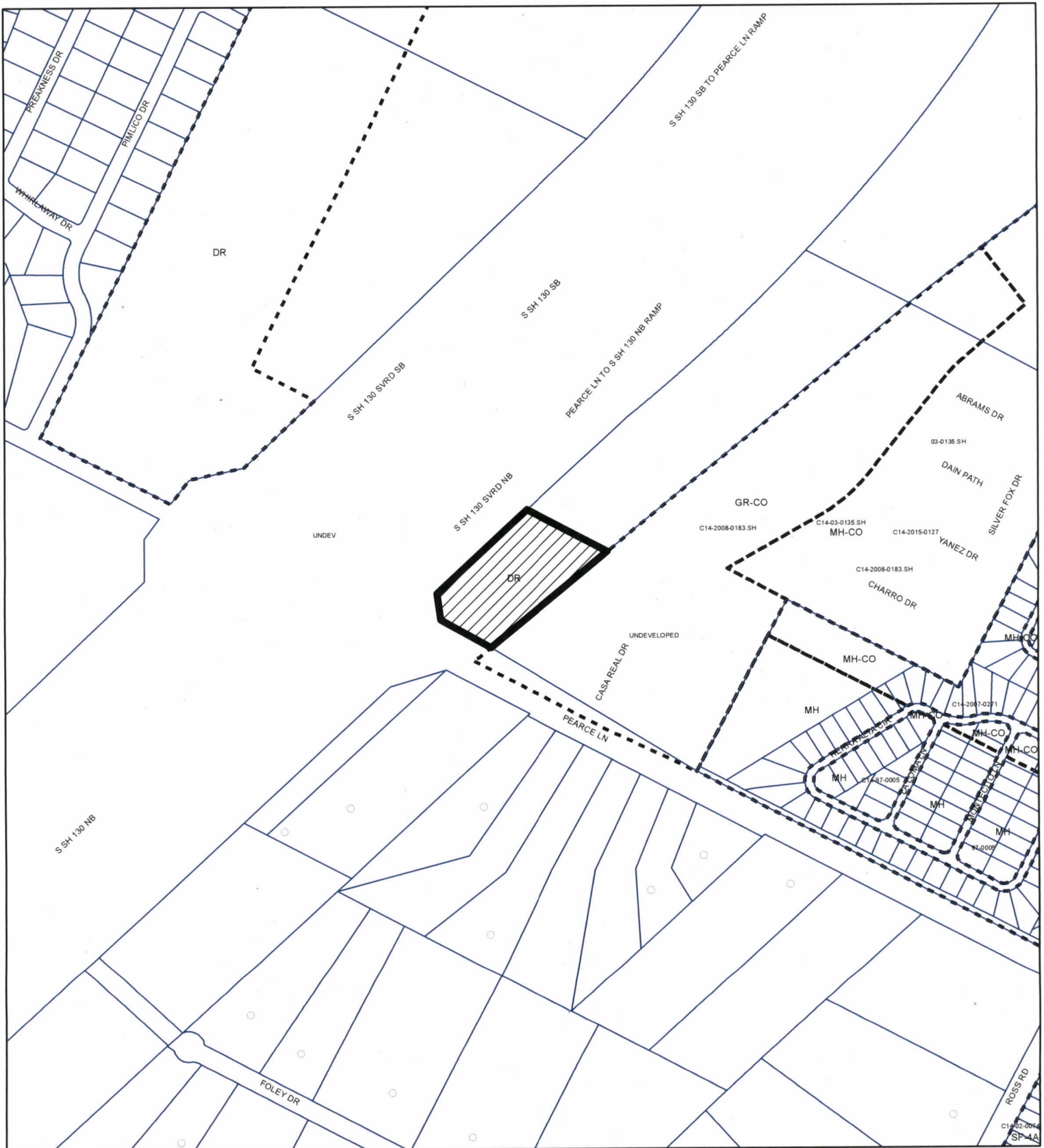
PEARCE LANE
VARIABLE WIDTH
RIGHT OF WAY

PAGE 3 OF 3

Cardinal

Surveying  Mapping

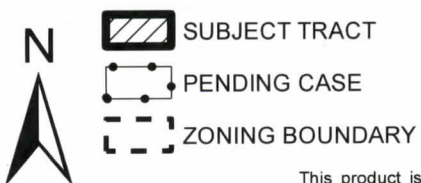
David P. Carr, RPLS
TBPELS#10194078



ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0028



1" = 400'

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 Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/11/2024