

**ORDINANCE NO. 000127-40**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**35.733 ACRE TRACT OF LAND OUT OF THE JAMES TRAMMEL SURVEY NO. 4, FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO PUBLIC (P) DISTRICT, LOCALLY KNOWN AS THE PROPERTY LOCATED AT LOOP 1 (MOPAC EXPRESSWAY SOUTH) AND GAINES RANCH LOOP, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

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

**PART 1.** The zoning map established by Chapter 25-2-191 of the City Code is amended to change the base zoning district from Interim Rural Residence (I-RR) district to Public (P) district on the property described in File C14-99-0006, as follows:

35.733 acre tract of land out of the James Trammel Survey No. 4, Abstract No. 769, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as the property located at Loop 1 (Mopac Expressway South) and Gaines Ranch Loop, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

**PART 2.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 3.** This ordinance takes effect on February 7, 2000.

**PASSED AND APPROVED**

January 27, 2000

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*Kirk Watson*

Kirk Watson  
Mayor

APPROVED:

*Andrew Martin*

Andrew Martin  
City Attorney

ATTEST:

*Shirley A. Brown*

Shirley A. Brown  
City Clerk

## EXHIBIT "A+"

35.733 ACRES  
TPL/GAINES RANCH  
TRACT "A+"

FN NO. 93-217 (PLE)  
NOVEMBER 24, 1993  
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BPI JOB NO. 566-02.90

## DESCRIPTION

OF A 35.733 ACRE TRACT OR PARCEL OF LAND OUT OF THE JAMES TRAMMEL SURVEY NO. 4, ABSTRACT NO. 769, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CALLED 300.1 ACRES IN A DEED TO GAINES RANCH JOINT VENTURE OF RECORD IN VOLUME 11692, PAGE 200 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 35.733 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found on the west Right-of-Way line of Loop 1 (MOPAC), being the southeast corner of the said 300.1 acre tract, same being the northeast corner of that tract of land called Tract 2 in a deed to Southwest Parkway Tract, Inc. by deed of record in Volume 11831, Page 29 of the said Real Property Records, for the southeast corner hereof;

THENCE, along the common line between the said 300.1 acre tract and the said Tract 2, the following three (3) courses and distances:

- 1) N65°38'35"W, at 215.69 feet passing a 1/2" iron rod found 7.1 feet north of line, at 292.89 feet passing a 1/2" iron rod found 8.2 feet north of line, and continuing on, in all, a distance of 925.84 feet to a 1/2" iron rod found for an angle point;
- 2) N71°08'59"W, a distance of 194.15 feet to a 1/2" iron rod found for an angle point;
- 3) N53°42'19"W, a distance of 231.42 feet to a 1/2" iron rod set on the east line of that tract of land called Tract No. 2 in a deed to Travis Country Community Service Associates, Inc., of record in Volume 5170, Page 1945 of the said Real Property Records, from which a 1/2" iron rod found for the southeast corner of said Tract No. 2 bears S28°17'28"W, a distance of 20.49 feet, for the southwest corner hereof;

THENCE, N29°24'09"E, along the common line between the said 300.1 acre tract and the said Tract No. 2, at 48.25 feet passing a 1/2" iron rod found 0.1 feet west of line, at 98.04 feet passing a 1/2" iron rod found 0.2 feet east of line, and continuing on, in all, a distance of 201.47 feet to a 1/2" iron rod found for the southeast corner of Lot 11, Block "D", Travis Country, a subdivision of record in Book 60, Page 58 of the said Real Property Records, for an angle point;

THENCE, along the common line between the said 300.1 acre tract, and the said Travis Country, N29°16'13"E, at 9.92 feet passing a 1/2" iron rod found for the southeast corner of Lot 12, Block "D" of said subdivision, and continuing on, a total distance of 318.01 feet to a 1/2" iron rod set at the beginning of a non-tangent curve to the right for an angle point;

THENCE, leaving the east line of the said Travis Country, over and across the said Gaines tracts, the following seven (7) courses and distances:

- 1) 226.18 feet along the arc of said curve to the right, having a radius of 969.39 feet (radius point bears S27°29'06"W), a central angle of 13°22'06", and a chord which bears S55°49'50"E, a distance of 225.67 feet to a 1/2" iron rod set at the beginning of a non-tangent compound curve to the right;

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- 2) 412.06 feet along the arc of said curve to the right, having a radius of 967.31 feet (radius point bears S14°17'32"W), a central angle of 24°24'25", and a chord which bears S63°30'16"E, a distance of 408.95 feet to a 1/2" iron rod set;
- 3) S74°14'20"E, a distance of 68.01 feet to a 1/2" iron rod set at the beginning of a non-tangent curve to the right;
- 4) 755.76 feet along the arc of said curve to the right, having a radius of 1081.42 feet (radius point bears S57°40'57"E), a central angle of 40°02'31", and a chord which bears N52°20'18"E, a distance of 740.48 feet to a 1/2" iron rod set at the beginning of a non-tangent compound curve to the right;
- 5) 442.66 feet along the arc of said curve to the right, having a radius of 480.52 feet (radius point bears S12°04'24"E), a central angle of 52°46'52", and a chord which bears S75°40'58"E, a distance of 427.17 feet to a 1/2" iron rod set at the beginning of a non-tangent compound curve to the right;
- 6) 553.49 feet along the arc of said curve to the right, having a radius of 697.75 feet (radius point bears S08°51'01"W), a central angle of 45°26'59", and a chord which bears S58°25'29"E, a distance of 539.09 feet to a 1/2" iron rod set;
- 7) S35°02'05"E, a distance of 154.69 feet to a 1/2" iron rod set on the west line of the said Loop 1, from which a concrete monument found bears N60°28'35"E, a distance of 770.35 feet;

THENCE, along the west line of the said Loop 1, the following six (6) courses and distances:

- 1) S60°28'35"W, a distance of 129.63 feet to a concrete monument found for an angle point;
- 2) S73°29'22"W, a distance of 308.05 feet to a concrete monument found for an angle point;
- 3) S60°28'28"W, a distance of 109.80 feet to a concrete monument found for an angle point;
- 4) S33°59'29"W, a distance of 111.43 feet to a concrete monument found for an angle point;
- 5) S60°29'09"W, a distance of 606.57 feet to a concrete monument found for an angle point;
- 6) S67°03'00"W, at a distance of 120.21 feet passing a 1/2" iron rod found 6.0 feet west of line, and continuing on, in all, a distance of 122.91 feet to the POINT OF BEGINNING, containing 35.733 acres of land, more or less, within these metes and bounds.

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STATE OF TEXAS  
COUNTY OF TRAVIS

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KNOW ALL MEN BY THESE PRESENTS


THAT I, JOHN T. BILNOSKI, 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 PROPERTY DESCRIBED  
HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY  
DIRECTION AND SUPERVISION.

WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS THIS 24TH  
DAY OF NOVEMBER, 1993. A.D.

BURY & PITTMAN, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVE ROAD, SUITE 200  
AUSTIN, TEXAS 78746

  
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JOHN T. BILNOSKI, R.P.L.S.  
NO. 4998  
STATE OF TEXAS

FIELD NOTES REVIEWED

By  Date 12/29/93  
Engineering Support Section  
Department of Public Works  
and Transportation



000127-40



# Austin American-Statesman

PO#: 00012740  
Ad ID#: 29M401800  
Acct#: 5124992499  
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE  
PO BOX 1088  
AUSTIN, TX 78767

## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Debi J Delk

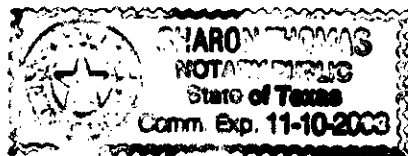
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

First Published:	2/11/00	Last Published:	2/11/00
Times Published:	1	Classification:	9980
Lines:	16	Cost:	\$47.36

and that the attached is a true copy of said advertisement.

Debi J Delk

SWORN AND SUBSCRIBED TO BEFORE ME, this the 11th day of Feb 2000



Sharon Thomas  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

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