

ORDINANCE NO. 86 0619-Q

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:
 A 162.35 ACRE TRACT OF LAND OUT OF THE WM. BELL SURVEY NO. 802 AND THE J.W. PREECE SURVEY NO. 2, LOCALLY KNOWN AS 10712 R.M. 2222, FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) AND INTERIM "LI" LIMITED INDUSTRIAL SERVICES TO "R&D" RESEARCH AND DEVELOPMENT DISTRICT; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. CHAPTER 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district from Interim "SF-2" Single Family Residence (Standard Lot) and Interim "LI" Limited Industrial Services to "R&D" Research and Development District on the property described in File C14r-85-118, to-wit:

A 162.35 acre tract of land out of the Wm. Bell Survey No. 802 and the J.W. Preece Survey No. 2, and being a part of that certain 172.59 acre tract conveyed to W.C. Hart and Lucile Hart by deed recorded in Volume 762, Page 235 of the Deed Records of Travis County, Texas; said 162.35 acre tract being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes,

locally known as 10712 R.M. 2222 in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

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§
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June 19, 1986 §


 Frank C. Cooksey
 Mayor

APPROVED:


 Paul C. Isham
 City Attorney

ATTEST:


 James E. Aldridge
 City Clerk

SJS:saf

EXHIBIT "A"

A 162.35 Acre Tract
Hart Tract
Prepared from Public Record and Preliminary
Data Compiled from an On The Ground Survey

FN 1719 (DFJ)
21 May 1984
EH&A Job No. 4591-32

A DESCRIPTION OF A 162.35 ACRE TRACT PREPARED FROM PUBLIC RECORD AND PRELIMINARY DATA COMPILED FROM AN ON THE GROUND SURVEY OUT OF THE WM. BELL SURVEY NO. 802 AND THE J. W. PREECE SURVEY NO. 2, AND BEING A PART OF THAT CERTAIN 172.59 ACRE TRACT CONVEYED TO W. C. HART AND LUCILE HART BY DEED RECORDED IN VOLUME 762, PAGE 235 OF THE DEED RECORDS OF THE TRAVIS COUNTY, TEXAS DEED RECORDS; SAID 162.35 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/4 inch iron rod found in a rock mound for the approximate most northerly corner of said Wm. Bell Survey No. 802, same being the most easterly corner of that certain Tract 1, a 33.569 acre tract conveyed to Harry E. Montandon by deed recorded in Volume 4134, Page 1377 of the Travis County, Texas Deed Records, same also being in the southerly line of that certain Tract No. One, a 112.5 acre tract conveyed to Harry E. Montandon by deed recorded in Volume 2165, Page 455 of the Travis County, Texas Deed Records, and same also being the northeast corner of the tract herein described;

THENCE with the northerly line of said Wm. Bell Survey No. 802, same being the southerly line of said 112.5 acre tract, and also being the northerly line of the tract herein described S 59° 56' 05" E a distance of 2402.17 feet to a 1/4 inch iron rod found for the southwest corner of said 112.5 acre tract, same being a corner of that certain 740.5 acre tract of land conveyed to Lucia Ribelin Francis, Charles Alvin Ribelin and Frank Karl Ribelin by deed recorded in Volume 5952, Page 251 of the Travis County, Texas Deed Records, same being in the northerly line of the tract herein described;

THENCE with the southerly line of said 740.5 acre tract, same being the northerly line of the tract herein described S 60° 29' 39" E a distance of 802.36 feet to a 60d nail found in a rock mound for the approximate northeast corner of said Wm. Bell Survey No. 802;

THENCE along the easterly line of said Wm. Bell Survey No. 802, same being an easterly line of the S.P.R.R. Co. Survey No. 1, and same also being a westerly line of said 740.5 acre tract S 19° 35' 45" W a distance of 600.56 feet to a 60d nail found in a rock mound for the approximate northwesterly corner of the J. W. Preece Survey No. 2, same being a corner of the tract herein described;

THENCE along the southerly line of said S.P.R.R. Co. Survey No. 1, same being the northerly line of said J. W. Preece Survey No. 2, same also being the southerly line of said 740.5 acre tract S 59° 42' 04" E a distance of 608.38 feet to a 3/4 inch iron rod for the northwest corner of that certain 5.00 acre tract conveyed to Hugh W. Reich by deed recorded in Volume 8365, Page 302 of the Travis County, Texas deed records, same being a corner of the tract herein described;

THENCE along the westerly line of said 5.00 acre tract S 30° 16' 24" W a distance of 724.19 feet to a 1/4 inch iron rod found for the southwesterly corner of said 5.00 acre tract, same being in the northerly right-of-way line of FM 2222; a 100 foot wide Travis County right-of-way, same also being the southwesterly corner of the tract herein described;

THENCE along the said northerly right-of-way line of FM 2222, same being the southerly line of the tract herein described the following eleven (11) courses and distances:

1. N 89° 37' 59" W a distance of 183.74' to a 1/4 inch iron rod set,
and

A 162.35 Acre Tract
Hart Tract
Prepared from Public Record and Preliminary
Data Compiled from an On The Ground Survey

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21 May 1984
EII&A Job No. 4591-32

2. A distance of 173.67 feet with the arc of a curve to the right having a central angle of $03^{\circ} 30' 20''$, a radius of 2838.33 feet, and a chord bearing $N 87^{\circ} 52' 49'' W$, a distance of 173.64 feet to a $\frac{1}{4}$ inch iron rod set, and
3. $N 86^{\circ} 07' 38'' W$ a distance of 757.20 feet to a $\frac{1}{4}$ inch iron rod found in concrete, and
4. A distance of 294.60 feet with the arc of a curve to the right having a delta angle of $18^{\circ} 33' 20''$, a radius of 909.66 feet, and a chord bearing $N 76^{\circ} 50' 59'' W$ a distance of 293.31 feet to a $\frac{1}{4}$ inch iron found in concrete, and
5. $N 67^{\circ} 34' 19'' W$ a distance of 363.70 feet to a $\frac{1}{4}$ inch iron rod set, and
6. A distance of 182.69 feet with the arc of a curve to the left having a delta angle of $03^{\circ} 26' 23''$, a radius of 3043.13 feet, and a chord bearing $N 69^{\circ} 17' 30'' W$ a distance of 182.66 feet to a $\frac{1}{4}$ inch iron rod set, and
7. $N 71^{\circ} 00' 41'' W$ a distance of 702.40 feet to a $\frac{1}{4}$ inch iron rod found in concrete, and
8. A distance of 433.51 feet along the arc of a curve to the right having a delta angle of $22^{\circ} 35' 56''$, a radius of 1099.08 feet and a chord bearing $N 59^{\circ} 42' 43'' W$ a distance of 430.70 feet to a $\frac{1}{4}$ inch iron rod found in concrete, and
9. $N 48^{\circ} 24' 45'' W$ a distance of 611.99 feet to a $\frac{1}{4}$ inch iron rod found in concrete, and
10. A distance of 313.61 feet along the arc of a curve to the left having a delta angle of $06^{\circ} 11' 32''$, a radius of 2901.81 feet, and a chord bearing $N 51^{\circ} 30' 31'' W$ a distance of 313.46 feet to a $\frac{1}{4}$ inch iron rod found in concrete, and
11. $N 59^{\circ} 44' 27'' W$ a distance of 76.68 feet to a $\frac{1}{4}$ inch iron rod set for the southeasterly corner of that certain second tract, a 2.62 acre tract conveyed to James A. Chipman and Minnie Jo Chipman by deed recorded in Volume 5382, Page 297 of the Travis County, Texas Deed Records, same being the south-westerly corner of the tract herein described;

THENCE with the easterly line of said 2.62 acre tract, and also with the easterly line of that certain tract conveyed to Sidney Ann McDonald by deed recorded in Volume 5989, Page 480 of the Travis County, Texas Deed Records, same line also being the westerly line of the tract herein described $N 29^{\circ} 41' 35'' E$ a distance of 10.72 feet passing a $\frac{3}{4}$ inch iron pipe found, and continuing along said easterly line in all a total distance of 1230.10 feet to a $\frac{1}{4}$ inch iron rod found for the northeasterly corner of said McDonald tract, same being the southeasterly corner of said 33.569 acre tract, and also being the westerly line of said Wm. Bell Survey No. 802, and also being in the westerly line of the tract herein described;

THENCE with the easterly line of said 33.569 acre tract, same being the westerly line of said Wm. Bell Survey No. 802, same also being the westerly of the tract herein described $N 30^{\circ} 46' 18'' E$ a distance of 714.20 feet to the point of beginning and containing 162.35 acres of land more or less.

The 5.779 acre tract described below on pages 3 and 4 of Exhibit "A" is a part of Property and the 5.50 acre tract described below on pages 5 and 6 of Exhibit "A" is excluded from Property.

5.779 Acre Tract
P-WB Joint Venture

FN 1926 (DFJ)
August 29, 1984
EH&A Job No. 4591-11

A DESCRIPTION OF A 5.779 ACRE TRACT OUT OF THE A. E. PATTON SURVEY NO. 539, AND BEING COMPRISED OF A PORTION OF A 308.581 ACRE TRACT CONVEYED TO P-WB JOINT VENTURE BY DEED RECORDED IN VOLUME 8694, PAGE 676, TRAVIS COUNTY, TEXAS DEED RECORDS; SAID 5.779 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/4 inch iron rod found for the most southerly common corner of said 308.581 acre tract and that certain 740.5 acre tract conveyed to Lucia Ribelin Francis, Charles Alvin Ribelin and Frank Karl Ribelin by deed recorded in Volume 5952, Page 251, Travis County Deed Records, same also being in the northerly line of that certain 162.16 acre tract conveyed to the Ben Franklin Corporation by deed recorded in Volume 8442, Page 330, Travis County Deed Records, and same also being the most southerly corner of the tract herein described;

THENCE along a southerly line of said 308.581 acre tract, same being the northerly line of said 162.16 acre tract, N 59° 56' 05" W, a distance of 912.95 feet to an iron rod set at the intersection of the southerly line of a 100 foot wide electric line easement as conveyed to the Lower Colorado River Authority by deed recorded in Volume 611, Page 616, Travis County Deed Records and the northerly line of said 162.16 acre tract, same being the most westerly corner of the tract herein described;

THENCE crossing said 308.581 acre tract and with the southerly line of said 100 foot easement, N 82° 03' 55" E, a distance of 895.33 feet to an iron rod set in the easterly line of said 308.64 acre tract, same being the westerly line of said 740.5 acre tract, same also being the most northerly corner of the tract herein described;

THENCE along said easterly line of said 308.64 acre tract, S 09° 21' 53" W, a distance of 256.30 feet to a 60d nail found under the fence;

THENCE continuing along said easterly line, S 09° 30' 20" W, a distance of 332.65 feet to the POINT OF BEGINNING and containing 5.779 acres of land, more or less.

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

KNOW ALL MEN BY THESE PRESENTS:

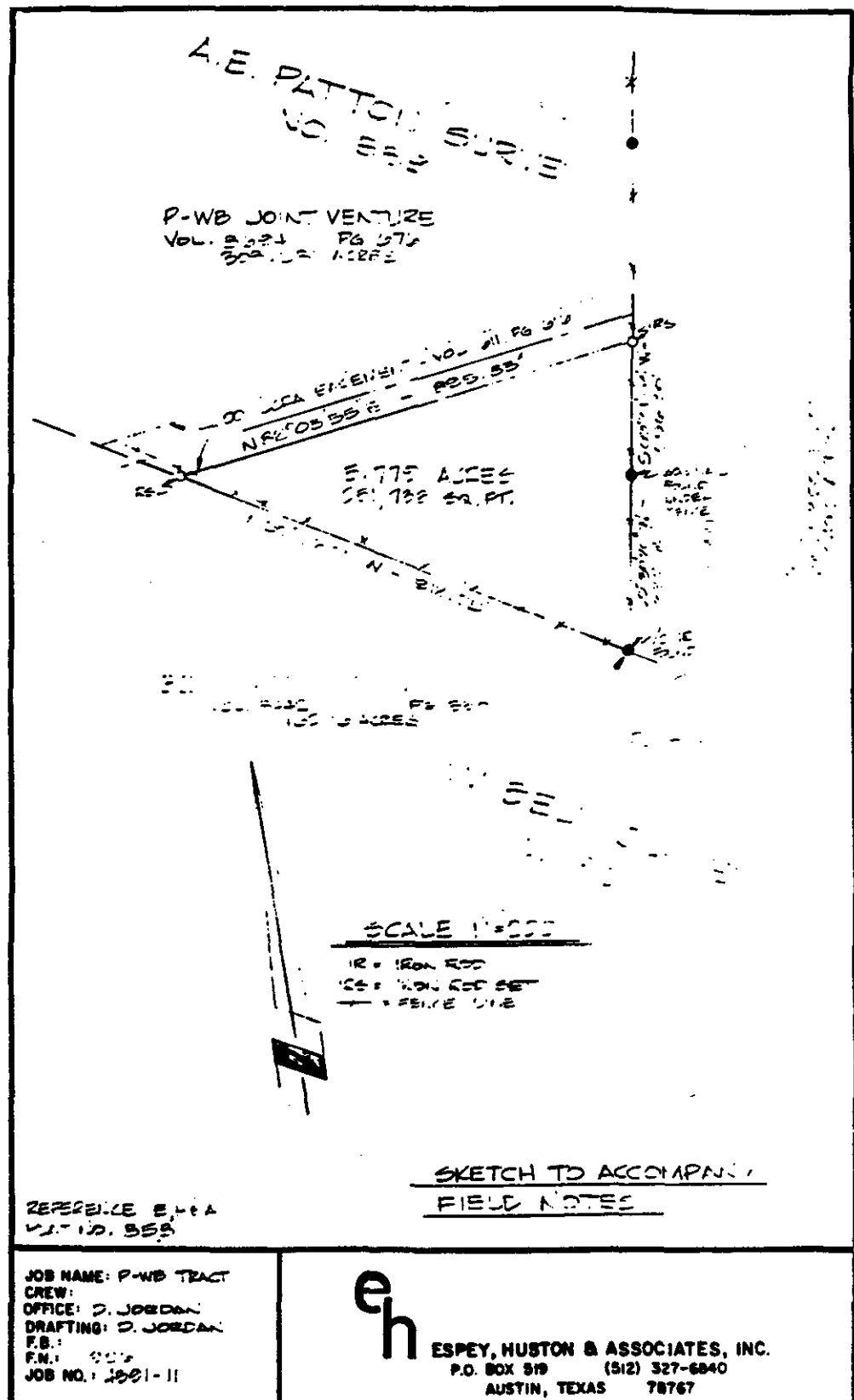
That I, Roger Wheat, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the
6 day of SEPT., 1984, A.D.

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
P.O. Box 519
Austin, Texas 78767

Roger Wheat
Roger Wheat
Registered Public Surveyor
No. 4039 - State of Texas





5.505 Acre Tract
Ben Franklin Corporation

FN 1927 (DFJ)
August 29, 1984
EH&A Job No. 4591-11

A DESCRIPTION OF A 5.505 ACRE TRACT OUT OF THE WM. BELL SURVEY NO. 802, AND BEING COMPRISED OF A PORTION OF A 162.16 ACRE TRACT CONVEYED TO THE BEN FRANKLIN CORPORATION BY DEED RECORDED IN VOLUME 8442, PAGE 330 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS; SAID 5.505 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/4 inch iron rod found in a rock mound for the occupied most northerly corner of said Wm. Bell Survey No. 802, same being a corner of that certain 308.581 acre tract conveyed to P-WB Joint Venture by deed recorded in Volume 8494, Page 676 of the Travis County Deed Records, same also being the most northerly corner of said 162.16 acre tract, same also being the most northerly corner of the tract herein described;

THENCE with the approximate northerly line of said Wm. Bell Survey No. 802, same being a southerly line of said 308.581 acre tract, same also being the northerly line of said 162.16 acre tract, S 59° 56' 05" E, a distance of 793.05 feet to an iron rod set at the intersection of the northerly line of a 100 foot wide electric line easement as conveyed to the Lower Colorado River Authority by deed recorded in Volume 644, Page 76 of the Travis County Deed Records and the northerly line of said 162.16 acre tract, same being the most easterly corner of the tract herein described;

THENCE crossing said 162.16 acre tract and with the northerly line of said 100 foot easement, S 82° 59' 38" W, a distance of 1003.29 feet to an iron rod set in an easterly line of said 308.581 acre tract, same being in the westerly line of said 162.16 acre tract, same also being the most easterly corner of the tract herein described;

THENCE along said easterly line of said 308.581 acre tract, same being the westerly line of said 162.16 acre tract, N 30° 46' 18" E, a distance of 604.84 feet to the POINT OF BEGINNING and containing 5.505 acres of land, more or less.

THE STATE OF TEXAS |
COUNTY OF TRAVIS |

KNOW ALL MEN BY THESE PRESENTS:

That I, Roger Wheat, a Registered Public Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge 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 the 6 day of SEPT, 1984, A.D.

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
P.O. Box 519
Austin, Texas 78767

Roger Wheat
Roger Wheat
Registered Public Surveyor
No. 4039 - State of Texas



