

ORDINANCE NO. 99-08-24B

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF TWO PARTICULAR AREAS OF LAND IN THE VILLAGE OF BEE CAVE, TEXAS, AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE VILLAGE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Owner of the land described in Exhibit "A" attached hereto has filed a petition for annexation of that land and has requested that the land be zoned R&D; and

WHEREAS, the notice as required by the Village's Zoning Ordinance has been published in the official newspaper and given to adjacent property owners; and

WHEREAS, public hearings have been held by both the Planning and Zoning Commission and the Village Council as required by law; and

WHEREAS, there has not been any written protest submitted against the proposed change of Zoning Classification; and

WHEREAS, the Planning and Zoning Commission in its recommendation of the change of Zoning Classification finds that such a change is in the public interest and conforms to the Comprehensive Plan of the Village of Bee Cave, Texas;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF BEE CAVE, TEXAS:

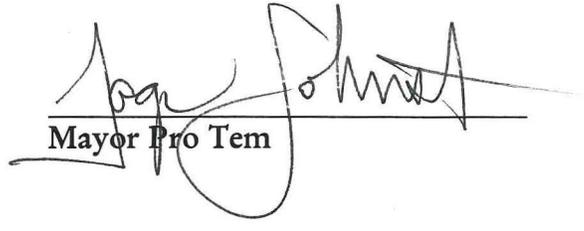
Article 1. The Zoning Classification of the land described in Exhibit "A" attached hereto is hereby declared to be "R&D" (Research and Development).

Article 2. The Village Administrator is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the Village of Bee Cave, Texas.

Article 3. That if any word, phrase, clause, sentence, section or subsection of this Ordinance is declared to be invalid, such invalidity shall not affect the remaining portions of this Ordinance which shall remain in full force and effect, and, to that end, the provisions of this Ordinance are declared to be severable.

Article 4. This Ordinance shall be come effective on the 24th day of August, 1999.

PASSED AND APPROVED this 24th day of August, 1999.


Mayor Pro Tem

ATTEST:


Village Secretary

10.7716 Acres
April 19, 1999
98559.12

STATE OF TEXAS

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COUNTY OF TRAVIS

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DESCRIPTION of a 10.7716 acre tract lying and situated in the Jarrett Medlin Survey No. 520, Travis County, Texas; said 10.7716 acre tract being part of that 307.28 acre tract conveyed to Limestone Rost Properties LP., Et Al by deed recorded in Volume 12710, Page 93 of the Deed Records of Travis County, Texas; said 10.7716 acre tract being more particularly described by metes and bounds as follows;

COMMENCING at the northwest corner of said 307.28 acre tract, being the southeast corner of a 1.72 acre tract conveyed to James T. O'Conner by deed recorded in Volume 11918, Page 709 of the Travis County Deed Records and also lying on the westerly line of a 377.50 acre tract conveyed to Nelle Hampe Partnership I, Ltd., by deed recorded in Volume 13080, Page 427 of the Travis County Deed Records;

THENCE along the easterly line of said 307.28 acre tract and the westerly line of said 377.50 acre tract. The following five (5) courses:

- 1) S33°42'30"W, a distance of 93.55 feet to an angle point;
- 2) S35°00'21"W, a distance of 104.79 feet to an angle point;
- 3) S13°57'02"W, a distance of 343.19 feet to an angle point;
- 4) S14°42'26"W, a distance of 210.64 feet to angle point;
- 5) S26°45'20"W, a distance of 55.81 feet to the Bee Cave City Limit Line for the POINT OF BEGINNING of this herein described 10.7716 acre tract;

THENCE continuing along the easterly line of said 307.28 acre tract and the westerly line of said 377.50 acre tract the following nine (10) courses:

- 1) S26°45'20"W, a distance of 150.75 feet to an angle point;
- 2) S16°34'20"W, a distance of 108.26 feet to an angle point;
- 3) S15°10'12"W, a distance of 107.85 feet to an angle point;
- 4) S13°05'15"W, a distance of 191.33 feet to an interior angle point;
- 5) S49°34'34"E, a distance of 240.93 feet to an angle point;
- 6) S66°28'21"E, a distance of 60.09 feet to an angle point;
- 7) S75°50'14"E, a distance of 108.18 feet to an angle point;
- 8) S76°02'05"E, a distance of 56.14 feet to a corner hereof;
- 9) S7°13'08"E, a distance of 73.59 feet to an angle point;
- 10) S00°24'47"E, a distance of 13.74 feet to the centerline of Little Barton Creek, for the southerly corner of the herein described 10.7716 acre tract;

10.7716 Acres
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THENCE leaving the easterly line and across said 307.28 acre tract, following the meanders of Little Barton Creek the following eleven (11) courses:

- 1) N48°52'12"W, a distance of 10.83 feet;
- 2) N76°21'36"W, a distance of 91.68 feet;
- 3) S80°24'44"W, a distance of 38.65 feet;
- 4) N49°13'25"W, a distance of 354.71 feet;
- 5) N73°21'34"W, a distance of 78.45 feet;
- 6) N20°36'00"W, a distance of 106.47 feet;
- 7) N47°02'08"W, a distance of 178.12 feet;
- 8) N74°36'20"W, a distance of 209.77 feet;
- 9) N47°37'37"W, a distance of 492.77 feet;
- 10) N57°16'57"W, a distance of 271.37 feet;
- 11) N69°30'14"W, a distance of 29.67 feet to The Bee Cave City Limit Line for the westerly corner of the herein described tract;

THENCE N86°32'42"E, following the Bee Caves City Limit Line, a distance of 396.03 feet to the southwesterly line of Lot 1, Park Place, a subdivision recorded in Book 64, Page 47 of the Travis County Plat Records;

THENCE S45°53'11"E, 14.30 feet along the southwesterly line of said Lot 1, Park Place, to the southerly corner of said Lot 1;

THENCE N37°28'46"E, 13.97 feet along the southeasterly line of said Lot 1, Park Place, to the Bee Caves City Limit Line;

THENCE leaving the southeasterly line of said Lot 1, Park Place across said 307.28 acre tract, along said Bee Caves City Limit Line the following three (3) courses:

- 1) N86°32'42"E, a distance of 57.47 feet to a point of curvature;
- 2) With a curve to the right with radius of 909.86 feet, delta angle of 28°40'00", arc distance of 455.23 feet, and chord bearing of S79°07'18"E, for a distance of 450.50 feet, to the point of tangency;
- 3) S64°47'18"E, a distance of 352.10 feet to the POINT OF BEGINNING, CONTAINING 10.7716 acres of land, more or less.

14.8554 Acres
April 19, 1999
98559.12

- 2) N86°32'42"E, a distance of 1096.31 feet to the centerline of Little Barton Creek, for northeasterly corner hereof;

THENCE leaving said Bee Caves City Limit Line with the meanders of Little Barton Creek the following seven (7) courses:

- 1) S18°17'55"W, a distance of 108.26 feet;
- 2) S05°00'27"W, a distance of 320.51 feet;
- 3) S38°50'51"W, a distance of 170.69 feet;
- 4) S80°55'27"W, a distance of 363.38 feet;
- 5) N87°37'31"W, a distance of 160.09 feet;
- 6) N76°10'52"W, a distance of 543.83 feet;
- 7) N78°13'05"W, a distance of 57.74 feet to the POINT OF BEGINNING, CONTAINING 14.8554 acres, of land, more or less.