

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4800 MANOR ROAD FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO GENERAL OFFICE-MIXED USE (GO-MU) COMBINING 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 planned unit development (PUD) district to general office-mixed use (GO-MU) combining district on the property described in Zoning Case No. C14-2007-0070, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.133 acre tract of land, more or less, out of the Henry Warnell Survey No. 20, Abstract No. 793, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 4800 Manor Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2007.

**PASSED AND APPROVED**

\_\_\_\_\_, 2007      § \_\_\_\_\_  
§ \_\_\_\_\_  
§ \_\_\_\_\_

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

David Allan Smith  
City Attorney

Shirley A. Gentry  
City Clerk

FIELD NOTES  
FOR

EXHIBIT A

## 0.133 ACRE OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE HENRY WARNELL SURVEY NO. 20, ABSTRACT NO. 793 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN BY INSTRUMENT RECORDED IN VOLUME 2539, PAGE 103 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch capped iron pin set at the Southwest corner of that certain 1.631 acre tract of land conveyed to Catellias Austin Land, LP by instrument recorded in Document No. 2006107316 of the Official Public Records of Travis County, Texas, for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of the herein described tract, N 87°22'47" W for a distance of 20.87 feet to a ½ inch capped iron pin set for the Southwest corner hereof;

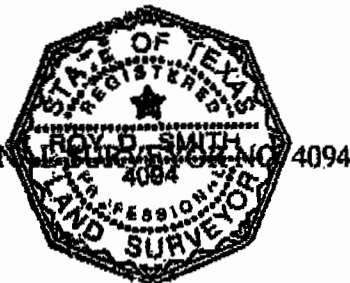
THENCE along the West line of the herein described tract, N 02°35'02" E for a distance of 283.84 feet to a ½ inch capped iron pin set in the North line of said City of Austin tract, being in the Southwest line of that certain 15.919 acre tract of land conveyed to Charitable Holdings by instrument recorded in Document No. 2004229618 of the Official Public Records of Travis County, Texas, for the Northwest corner hereof;

THENCE along the North line of said City of Austin tract, being along the Southwest line of said 15.919 acre tract, S 59°44'00" E for a distance of 23.57 feet to a ½ inch capped iron pin set at the Northwest corner of said 1.631 acre tract, for the Northeast corner hereof;

THENCE along the West line of said 1.631 acre tract, S 02°35'02" W for a distance of 272.90 feet to the PLACE OF BEGINNING and containing 0.133 acre of land, more or less.

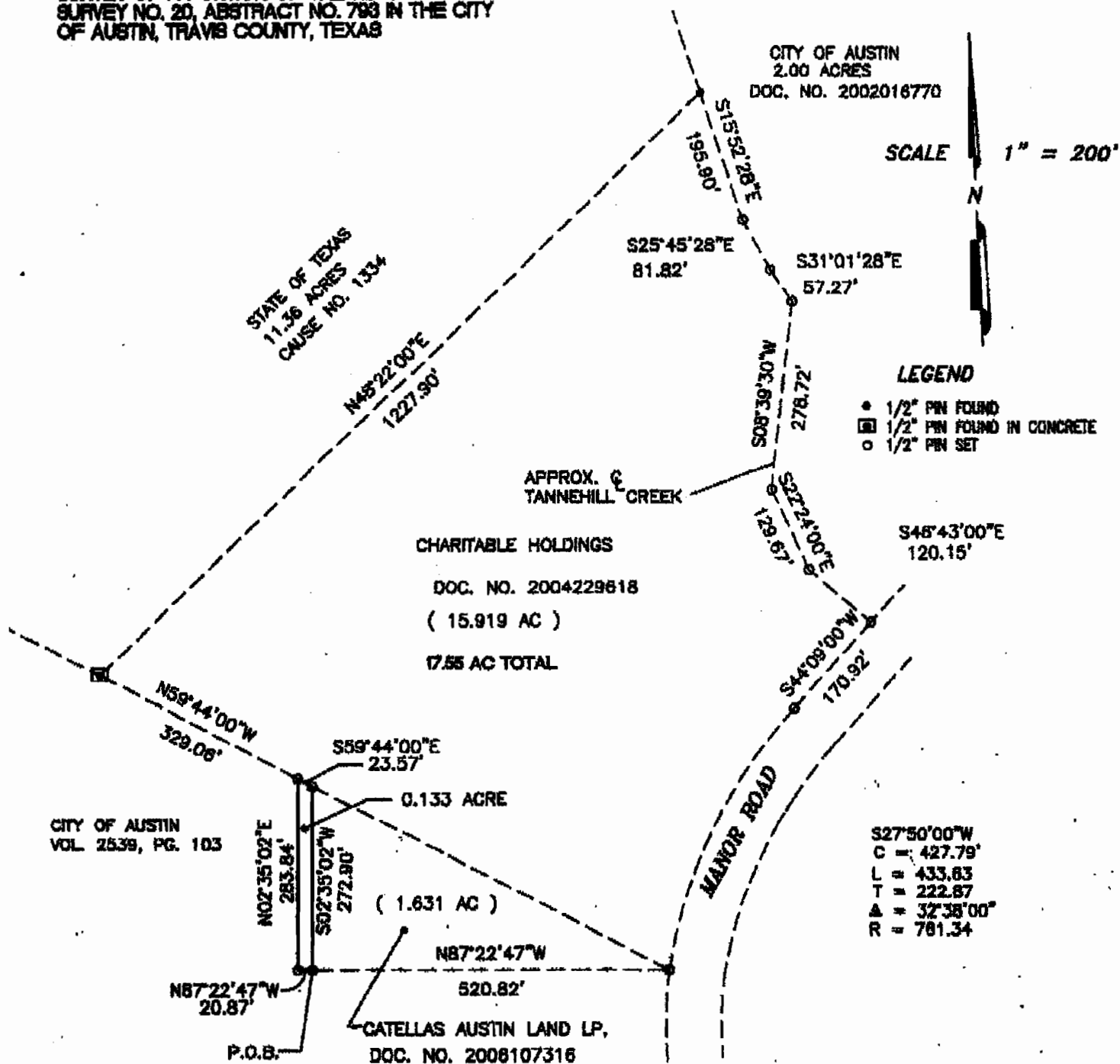
## SURVEYED BY:

Roy D. Smith Surveyors, P.C.

ROY D. SMITH  
REGISTERED PROFESSIONAL  
September 20, 2006

D. Rathgeber - 0.133 ac.

**SURVEY OF A PORTION OF THE HENRY WARNELL  
SURVEY NO. 20, ABSTRACT NO. 793 IN THE CITY  
OF AUSTIN, TRAVIS COUNTY, TEXAS**

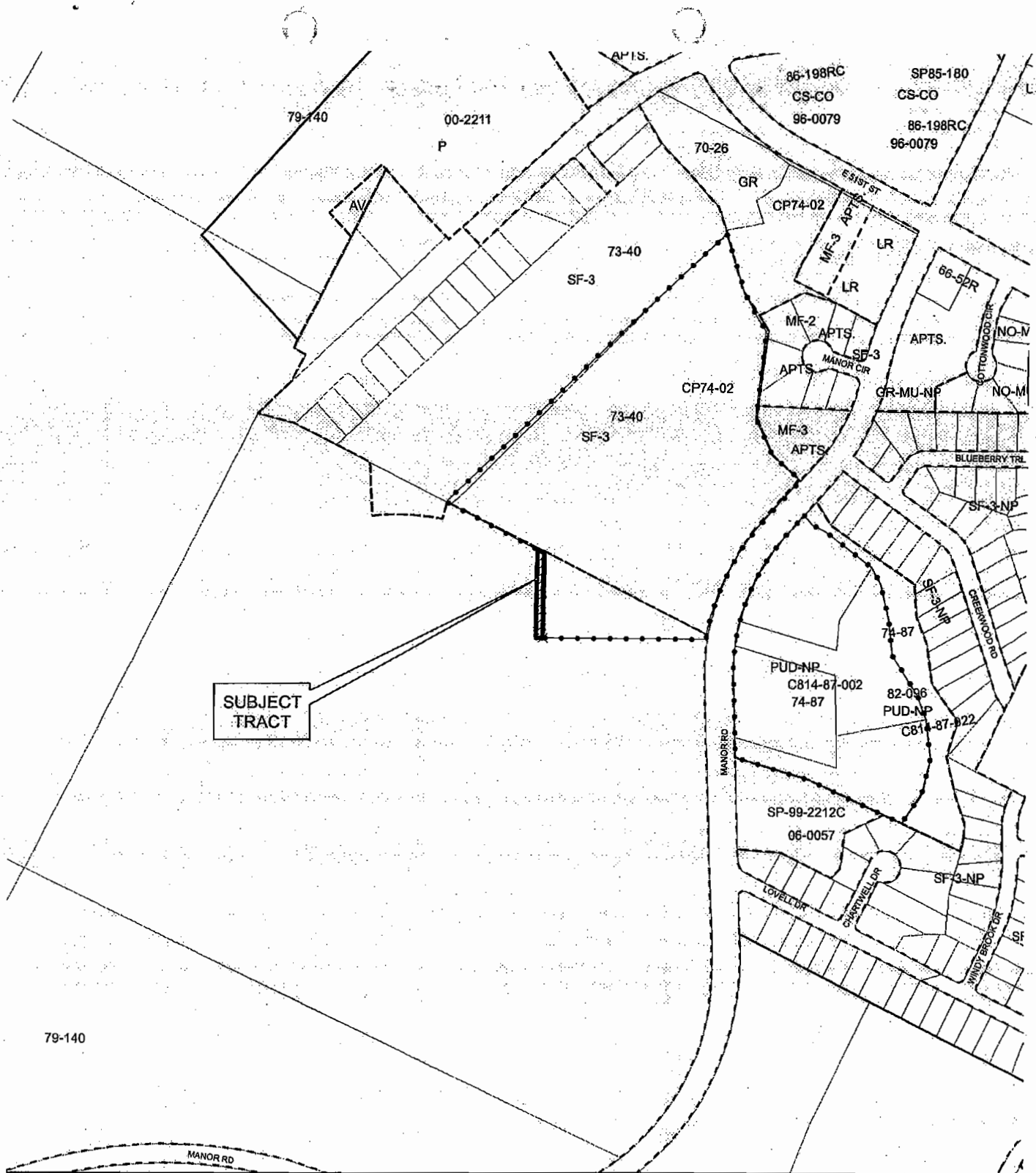


SURVEYED BY  
ROY D. SMITH SURVEYORS, P.C.

*Roy D. Smith*




ROY D. SMITH  
REGISTERED PROFESSIONAL SURVEYOR NO. 4094  
1214 WEST 5th STREET - SUITE A



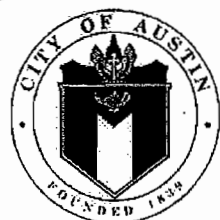


PLANNED UNIT DEVELOPMENT **EXHIBIT B**



-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE#: C14-2007-0070  
 ADDRESS: 4800 MANOR RD  
 SUBJECT AREA: 0.133  
 GRID: L24  
 MANAGER: T. BUI



1" = 400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.