ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3900 PEARCE ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO RURAL RESIDENCE (RR) 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) district to rural residence (RR) district on the property described in Zoning Case No. C14-2007-0213, on file at the Neighborhood Planning and Zoning Department, as follows:

A 3.132 acre tract of land, more or less, out of the James Spillman Survey No. 2, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance.

locally known as 3900 Pearce 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

WATSON SURVEYING
9501 CAPITAL OF TEXAS HWY.
SUITE 303 AUSTIN, TX 78759
346-8566 FAX 346-8568

Established 1946

FIELD NOTES FOR 3.132 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES SPILLMAN SURVEY NO. 2, TRAVIS COUNTY, TEXAS, CALLED 3.09 ACRES IN A DEED TO CHARLES J. THOMAS & DIXIE THOMAS, AS RECORDED IN VOLUME 3750, PAGE 1537, TRAVIS COUNTY REAL PROPERTY RECORDS, SAID 3.132 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" steel pipe found at the northwest corner of said 3.09 acre tract, also the southwest corner of a 3.095 acre tract conveyed to David White and Lauren Shaw by deed recorded in Document No. 2000050645, Travis County Official Public Records, for the northwest corner hereof;

THENCE S58°58'E 290.11 feet along the north line of said 3.09 acre tract and south line of said 3.095 acre tract to a ½" steel pin found in the northwest ROW line of Pearce Road for the northeast corner hereof (passing a ½" steel pipe found on line at 133.32 feet);

THENCE with said northwest ROW line of Pearce ~~Road the following 4 courses~~:
1) S38°21'W 149.42 feet to a ½" steel pipe found at the start of a curve,
2) along said curve to the right, with chord of S46°42'16"W 283.45 feet and radius of 977.04 feet to the base of a bent steel pin found at a point of compound curve,
3) along a new curve to the right, with chord of S59°56'47"W 179.18 feet and radius of 1019.40 feet to a ½" steel pin with orange cap set at end of curve;
4) S65°05'W 164.90 feet to a ½" steel pin with orange cap set at the east corner of a 47.990 acre tract recorded in Document No. 2000122017, Travis County Official Public Records, for the most southern corner hereof;

THENCE N59°57'W 6.48 feet along the north line of said 47.990 acres and south line of said 3.09 acres to a ½" steel pin found at the southwest corner of said 3.09 acres and the southeast corner of a 493.76 acre tract conveyed to City of Austin by deed recorded in Volume 633, Page 477, Travis County Deed Records, for the southwest corner hereof;

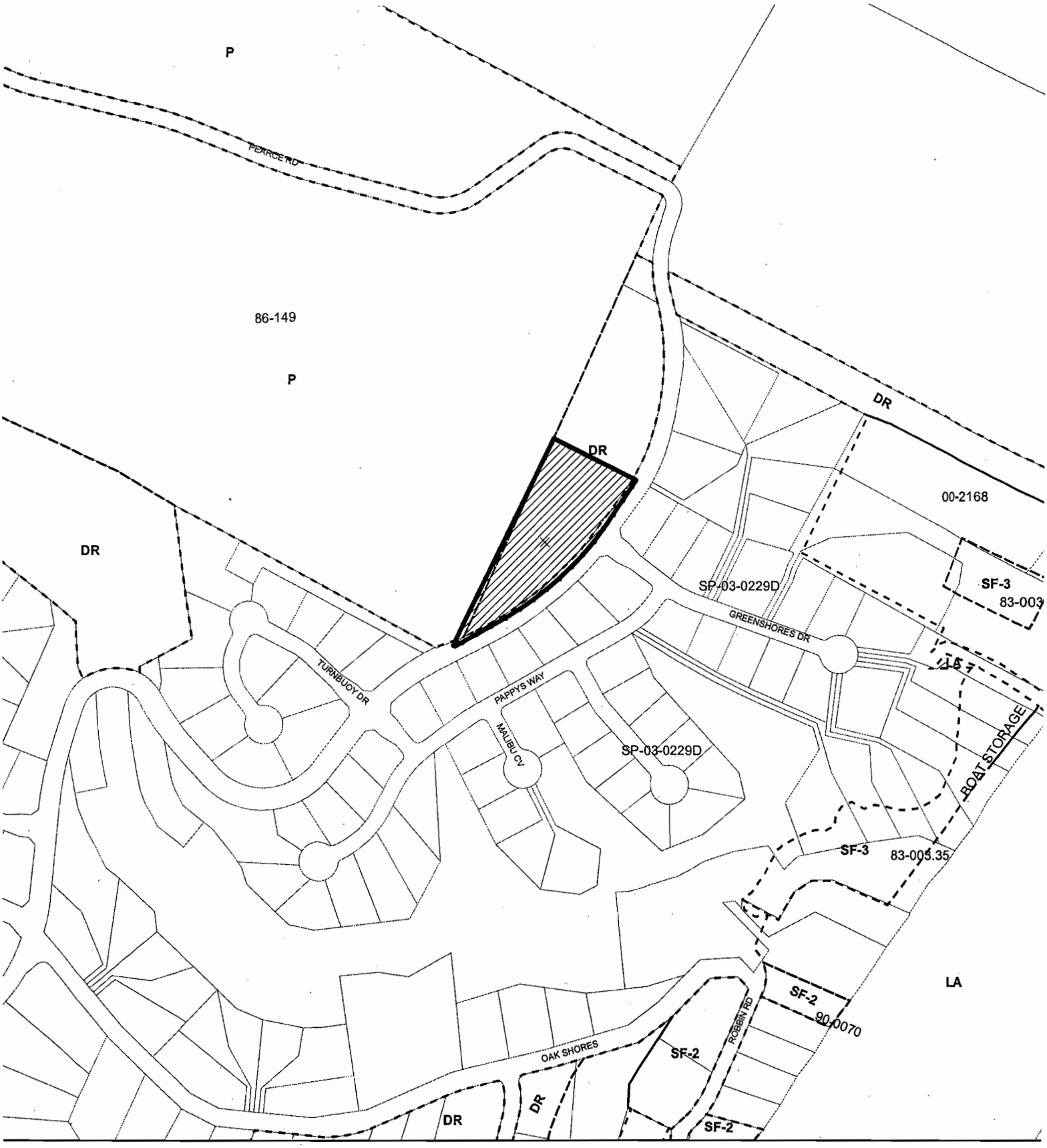
THENCE N30°18'23"E 714.76 feet along the east line of said City of Austin tract to the POINT OF BEGINNING, containing 3.132 acres of land, more or less.

Bearing basis is north line of said 3.09 acre tract (S58°58'E)

Surveyed 19 June 2006 by:

Stuart Watson
Stuart Watson, RPLS 4550

STATE OF TEXAS
REGISTERED
STUART W. WATSON
4550
PROFESSIONAL
LAND SURVEYOR



ZONING

N

Subject Tract

Zoning Boundary

Pending Cases

ZONING CASE#: C14-2007-0213
ADDRESS: 3900 PEARCE RD
SUBJECT AREA: 3.132 ACRES
GRID: E29
MANAGER: J. ROUSSELIN

1" = 400' OPERATOR: S MEEKS

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.

CITY OF AUSTIN FOUNDED 1839