

**ORDINANCE NO. 20080110-077**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6301 MOONGLOW DRIVE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT.**

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

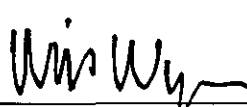
**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to single family residence small lot (SF-4A) district on the property described in Zoning Case No. C14-2007-0182, on file at the Neighborhood Planning and Zoning Department, as follows:


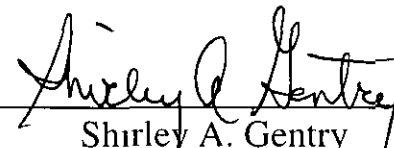
A 4.51 acre tract of land, more or less, out of the James Burleson Survey No. 19, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 6301 Moonglow Drive, 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 January 21, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_, January 10, 2008      §  
   §  
   §        
   Will Wynn  
   Mayor

**APPROVED:**  **ATTEST:**   
                                 David Allan Smith      Shirley A. Gentry  
                                 City Attorney      City Clerk

# Exhibit A

BEING A DESCRIPTION OF 4.51 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY NO. 19 SITUATED IN TRAVIS COUNTY, TEXAS ABSTRACT NO. 756, TRAVIS COUNTY, TEXAS, SAME BEING THAT 4.51 ACRES CONVEYED TO TRAVIS COUNTY TR. IN DOCUMENT NUMBER 2003061024 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING, at the Southwest corner of Lot 22, of Park Place 1, a subdivision of record in Volume 73, Page 73 of the plat records of Travis County, Texas, said point being the Northeast corner of this tract and the POINT OF BEGINNING,

THENCE, S36°56'00"W, with the common division line of a tract of land conveyed to Westminster Falcon/Trinity LLP in Volume 1330, Page 3021 Travis County, Texas Deed Records, and said 4.51 acre tract a distance of 304.59 feet to the Southeast corner of the herein described tract,

THENCE, along the Southern boundary with the following five (5) courses and distances;

1. N53°04'00"W, a distance of 163.12 feet to an iron pin found,
2. N36°56'00"W, a distance of 5.86 feet to an iron pin found,
3. N55°04'00"W, a distance of 123.00 feet to an iron pin found,
4. N70°01'00"W, a distance of 53.99 feet to an iron pin found,
5. N68°42'00"W, a distance of 373.69 feet to an iron pin found at the Southeast corner of the herein described tract,

THENCE, along the West boundary of said 4.51 acre tract, N21°18'00"E, a distance of 240.00 feet to an iron pin found for the Northwest corner of the herein described tract,

THENCE, along the Northern boundary of said 4.51 acre tract, S58°42'00"E, a distance of 160.00 feet to an iron pin found for an ell corner of the herein described tract,

THENCE, N21°18'00"E, 58.00 feet to a point in the North boundary of said 4.51 acre tract, same being the Southern corner of Lot 7, Block D of said Park Place 1 subdivision,

THENCE, along the North boundary of said 4.51 acre tract and the South boundary of said Park Place 1 subdivision, the following three (3) courses and distances,

1. S39°00'00"E, a distance of 83.27 feet to an iron pin found,
2. S67°16'00"E, a distance of 198.90 feet to a calculated point in an existing chain link fence,
3. S62°14'00"E, a distance of 211.00 feet to an iron pin found in the centerline of Moonglow Drive,

THENCE, S62°14'00"E, a distance of 143.79 feet to the POINT OF BEGINNING containing 4.51 Acres of Land

Surveyed By: Steve H. Bryson

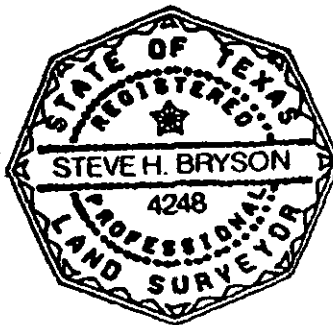
Steve H. Bryson - R.P.L.S. No. 4248

STEVE H. BRYSON SURVEYING CO.

7525 West Hwy. 71

Austin, Texas, 78735

Ph: (512) 288-2400 Fax: (512) 288-1307



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