

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6204 CROW LANE FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-NP) 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 family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence low density-neighborhood plan (MF-2-NP) combining district on the property described in Zoning Case No. C14-2007-0229, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.00 acre tract of land, more or less, out of the William Cannon League, Abstract No. 6, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6204 Crow Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property is subject to Ordinance No. 20050818-Z002 that established the Sweetbriar neighborhood plan combining district.

PART 3. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

_____, 2008 § _____
§ _____
§ _____

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

2.00 ACRE
W.E. SMITH TRACT

EXHIBIT A

FN Z02-024-01
June 4, 2002

DESCRIPTION OF 2.00 ACRE TRACT OF LAND SITUATED IN THE WILLIAM CANNON LEAGUE, ABSTRACT NO. 6, TRAVIS COUNTY, TEXAS, BEING PART OF THAT CERTAIN 2.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO WILLIAM E. SMITH AND WIFE, ELLEN SMITH, OF RECORD IN VOLUME 964, PAGE 473 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 2.00 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found for the southeast corner of said 2.00 acre Smith tract, being also in the north line of Crow Lane, a variable width right-of-way, being also an angle point in the original west line of Stassney Heights South, Section Two, a subdivision of record in Book 99, Pages 272-273 of the Plat Records of Travis County, Texas and being the southeast corner of the herein described tract;

THENCE S 78°13'45" W, with the north line of said Crow Lane, the south line of said 2.00 acre tract and the south line of the herein described tract, for a distance of 225.86 feet to a ½ inch iron rod with cap set for the southwest corner of said 2.00 acre tract and being the southwest corner of the herein described tract;

THENCE N 37°53'32" E, with the north line of said 2.00 acre tract, the north line of the herein described tract, at a distance of 612.30, pass an iron pipe found for the most easterly corner of Lot 1 of the Mott Addition, a subdivision of record in Book 3, Page 364 of the Plat Records of Travis County, Texas, and being a corner in the south line of that certain 26.7 acre tract of land as described in a deed to TCR Stassney Holdings, of record in Document No. 2000203726 of the Official Public Records of Travis County, Texas, for a total distance of 1117.10 feet to an iron pipe found for an angle point in the north line of said 2.00 acre tract, being also an angle point in the north line of the herein described tract, and being an angle point in the south line of said 26.7 acre tract;

THENCE N 58°48'19" E, continuing with the north line of said 2.00 acre tract, the north line of the herein described tract and the south line of said 26.7 acre tract, for a distance of 12.57 feet to an "X" marked in concrete for the most northerly corner of the herein described tract, being also the most easterly corner of said 26.7 acre tract and being in the southwest line of Little Texas Lane, a varying width right-of-way;

THENCE with the northeast line of the herein described tract and the southwest line of said Little Texas Lane, the following two (2) courses and distances;

1. S 60°11'00" E for a distance of 4.50 feet to an "X" marked in concrete at the beginning of a curve to the right, and
2. along said curve to the right, an arc distance of 0.81 feet, said curve having a radius of 680.71 feet and a chord bearing of S 62°58'44" E for a chord distance of 0.81 feet to

an "X" marked in concrete for the most northeasterly corner of the herein described tract, and being in the south line of said 2.00 acre tract:

THENCE S 29°46'51" W, with the south line of said 2.00 acre tract, the south line of the herein described tract and the southwest line of said Little Texas Lane, at a distance of 5.00 feet pass a ½ inch iron rod found for the northeast corner of Lot 1, Block B of said Stassney Heights South, Section Two, for a total distance of 967.14 feet to the POINT OF BEGINNING and containing 2.00 acres of land.

Bearings are based on the West Line of Lot 1, Block B, Stassney Heights South, Section Two.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

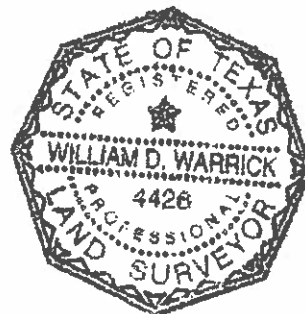
That I, William D. Warrick, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during May and June 2002 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 6th day of May 2002, A.D.

Zamora-Warrick and Associates, L.L.C.
5316 Hwy. 290 West, Suite 150
Austin, Texas 78735

William D. Warrick
William D. Warrick
Registered Professional Land Surveyor
No. 4426 – State of Texas

REFERENCE: ZWA Plat No. Z02-024-01



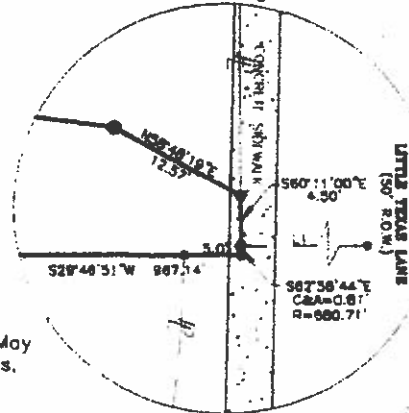
LEGEND:

- IRON ROD FOUND
- IRON ROD SET W/CAP
- ⊙ IRON PIPE FOUND
- ✱ 'X' CUT IN CONCRETE
- OE — OVERHEAD ELECTRIC
- // — WOOD FENCE
- ○ — CHAIN LINK FENCE
- ○ — BARB WIRE FENCE
- ⚡ POWER POLE
- ⊕ WATER METER
- GUY WIRE
- ⊕ FIRE HYDRANT
- R.P.R.T.C.T. REAL PROPERTY RECORDS
- TRAVIS COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY TEXA
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY TEXA
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS,
- TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- () RECORD INFORMATION
- (()) RECORD INFORMATION MOTT ADDITION
- < > RECORD INFORMATION STASSNEY
- HEIGHTS SOUTH, SECTION TWO
- P PROPERTY LINE
- D.E. DRAINAGE EASEMENT

SCALE 1"=100'
JUNE, 2002
TRAVIS COUNTY, TEXAS

TCR STASSNEY HOLDINGS
LIMITED PARTNERSHIP
(26.7 ACRES)
DOC NO. 2000203726
O.P.R.T.C.T.

STASSNEY HEIGHTS SOUTH
SECTION TWO
LOT 1 BLOCK B
14.647 ACRES
BOOK 99, PAGES 272-273
P.R.T.C.T.



DETAIL NOT TO SCALE

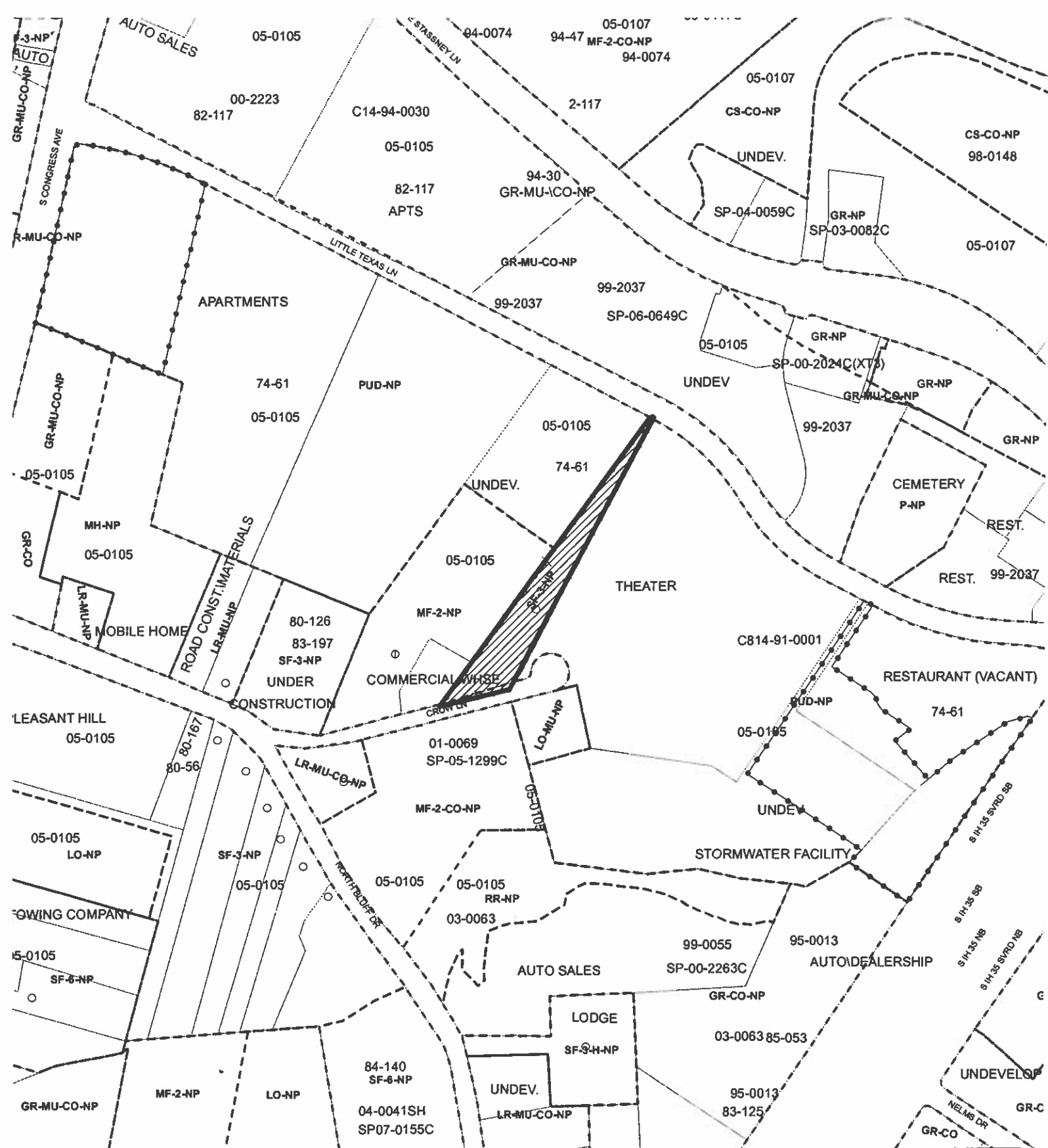
LITTLE TEXAS LANE
(R.O.W. VARIES)

Title Insurance, Title Commitment Number 02-7018549 issued June 4, 2002, dated May 1, 2002, and building lines which may or may not affect subject tract. The following Restrictions,

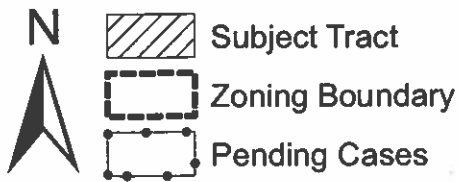
ty.
Texas Power & Light Company, recorded in Volume 545, Page 612, Deed Records of Travis
ent No. 2001009128, Official Public Records of Travis County, Texas. (AS SHOWN)

in Travis County, Texas and being the same property more particularly described by metes
ds of Travis County, Texas.

ers Federal Credit Union, Alamo Title Insurance and to their heirs, successors and assigns,
1, that it is true and correct to the best of my knowledge and that there are no
said property abuts a dedicated right-of-way except as shown hereon. The property
Federal Emergency Management Agency and identified on FIRM Panel No. 48453C 0175E



ZONING EXHIBIT B



ZONING CASE#: C14-2007-0229
ADDRESS: 6204 CROW LANE
SUBJECT AREA: 2.00 ACRES
GRID: H16 J16
MANAGER: W. RHOADES



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.

STREET DEED

STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

§

That Ellen N. Smith, also known as Ellen Nelson Smith, of Travis County, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-1088, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

A 3,376 square feet tract of land, more or less, being out of the William Cannon League Survey in Travis County, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the _____ day of _____, 2008.

GRANTOR:

Ellen N. Smith,
also known as Ellen Nelson Smith

By: _____
Sue Ellen Smith,
also known as Sue Ellen Smith Crossfield,
Attorney-in-Fact

THE STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

This instrument was acknowledged before me on this the ____ day of _____, 2008, by Sue Ellen Smith, also known as Sue Ellen Smith Crossfield, as attorney-in-fact on behalf of Ellen N. Smith, also known as Ellen Nelson Smith.

Notary Public, State of Texas

Address of Grantors:

2808 Fall Creek Drive
Spicewood, TX 78669

AFTER RECORDING RETURN TO:

City of Austin
Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: Diana Minter, Paralegal

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

FIELD NOTE DESCRIPTION OF 3,376 SQUARE FEET OF LAND OUT OF THE WILLIAM CANNON LEAGUE SURVEY IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (2.00 ACRE) TRACT OF LAND AS CONVEYED TO WILLIAM E. SMITH AND WIFE, ELLEN SMITH, BY DEED RECORDED IN VOLUME 964 PAGE 473 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the North right-of-way line of Crow Lane and in the West line of that certain (2.00 acre) tract of land as conveyed to William E. Smith and wife, Ellen Smith, by deed recorded in Volume 964 Page 473 of the Deed Records of Travis County, Texas, and in the Southeast line of that certain (0.782 acre) tract of land formerly owned by Robert H. Mott, as conveyed to him by deed recorded in Volume 3311 Page 1882 of the Deed Records of Travis County, Texas, for the Southeast corner of Lot 2, Mott Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 35 Page 16 of the Plat Records of Travis County, Texas, and for the Northeast corner of that certain ten feet (10') wide strip of land dedicated for "Street Widening" by said plat of Mott Addition, and being the **PLACE OF BEGINNING** of the herein described tract of land, and from which a 1/2" iron pipe found in the North right-of-way line of Crow Lane for the Southwest corner of said Lot 2, Mott Addition, bears S 77 deg. 46' 14" W 394.14 ft.;

THENCE leaving the North right-of-way line of Crow Lane with the common line of said Lot 2, Mott Addition, and said Smith (2.00 acre) tract, N 38 deg. 19' E 7.87 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northwest corner of this tract of land;

THENCE crossing the interior of said Smith (2.00 acre) tract with the North line of this tract, N 77 deg. 46' 14" E 225.60 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the East line of said Smith (2.00 acre) tract and in the West line of that certain (0.378 acre) tract of land dedicated for additional right-of-way for Crow Lane on the map or plat of Stassney Heights South Section Two, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 99 Page 272 of the Plat Records of Travis County, Texas, and being the Northeast corner of this tract, and from which a 1/2" iron rod found for a Northwesterly corner of said (0.378 acre) right-of-way tract and for the Southwest corner of Lot 1, Block B, of said Stassney Heights South Section Two, bears N 30 deg. 13' E 13.29 ft.;

THENCE with the common line of said Smith (2.00 acre) tract and said (0.378 acre) tract, S 30 deg. 13' W 20.03 ft. to a 1/2" iron pipe found in the North right-of-way line of Crow Lane for the Southeast corner of said Smith (2.00 acre) tract and being the Southeast corner of this tract;

Page 2 of 2
3,376 SQUARE FEET

THENCE with the North right-of-way line of Crow Lane and the South line of said Smith (2.00 acre) tract, S 77 deg. 45' 09" W 230.13 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Southwest corner of said Smith tract and for the Southeasterly corner of the aforementioned Mott (0.782 acre) tract and for the Southeast corner of the aforementioned ten feet (10') "Street Widening" strip, and being the Southwest corner of this tract;

THENCE with the common line of said Smith (2.00 acre) tract and said Mott (0.782 acre) tract, N 38 deg. 19' E 15.51 ft. to the **PLACE OF BEGINNING**, containing 3,376 square feet of land.

SURVEYED: February, 2008.



Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying map: C 725152

SCALE: 1" = 60'

Legend

- ⊙ ½" Iron Rod Found
 - IPF ½" Iron Pipe Found
 - ◇ ½" Iron Rod Set with plastic cap
Imprinted with "Holt Carson, Inc."
 - ▶ 60D Nail Found
 - POB = Place of Beginning
- formerly
Robert H. Mott
(5.233 Acres)
Volume 3311 Page 1885

William Cannon League Survey

LOT 1

MOTT ADDITION
VOLUME 35 PAGE 16

formerly
Robert H. Mott
(0.782 Acres)
Volume 3311 Page 1882

LOT 2

LOT 1

William E. Smith and wife,
Ellen Smith
(2.00 Acres)
Volume 964 Page 473

LOT 1 BLOCK 9 SOUTH
SECTION TWO
STASNEY HEIGHTS
N30°31'E 13.29'
N78°31'45"E 30.43'
dedicated per
plat Volume 99 Page 272

proposed
Additional Right-of-Way

N77°46'14"E 225.60'
3,376 Square Feet

CROW LANE

483.10'

S78°34'42"W
Bearing Basis

10' strip for Street Widening
per plat Volume 35 Page 16

Keith Smith (5.47 Acres) Document No. 2004188151
also described in Volume 1148 Page 467

MAP TO ACCOMPANY FIELD NOTE DESCRIPTION OF

3,376 SQUARE FEET OF LAND OUT OF THE
WILLIAM CANNON LEAGUE SURVEY IN TRAVIS
COUNTY, TEXAS, BEING A PORTION OF THAT
CERTAIN (2.00 ACRE) TRACT OF LAND AS
CONVEYED TO WILLIAM E. SMITH AND WIFE,
ELLEN SMITH BY DEED RECORDED IN
VOLUME 964 PAGE 473 OF THE DEED RECORDS
OF TRAVIS COUNTY, TEXAS.

SURVEYED: February, 2008.

BY:

Holt Carson

Holt Carson

Registered Professional Land Surveyor No. 5166

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1804 FORTVIEW ROAD
AUSTIN, TEXAS 78704
(512) 442-0990

