

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 10815 FM 2222 ROAD FROM LIMITED OFFICE
3 (LO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO
4 COMMUNITY COMMERCIAL (GR) DISTRICT FOR TRACT ONE AND
5 LIMITED OFFICE (LO) DISTRICT AND COMMUNITY COMMERCIAL (GR)
6 DISTRICT FOR TRACT TWO.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

9
10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base districts on the property described in Zoning Case No. C14-2008-0027, on
12 file at the Neighborhood Planning and Zoning Department, as follows:

13
14 Tract One: From limited office (LO) district and community commercial (GR)
15 district to community commercial (GR) district.

16
17 A 28,000 sq. ft. tract of land, more or less, out of Lot 1, River Place Center
18 Subdivision, the tract of land being more particularly described by metes and
19 bounds in Exhibit "A" incorporated into this ordinance; and,

20
21 Tract Two: From limited office (LO) district and community commercial (GR)
22 district to limited office (LO) district and community commercial (GR) district.

23
24 Lot 1, River Place Center Subdivision, a subdivision in the City of Austin, Travis
25 County, Texas, according to the map or plat of record in Plat Book 86, Pages
26 196A-196C, of the Plat Records of Travis County, Texas; Save and Except the
27 property described as Tract One in this ordinance,

28
29 locally known as 10815 FM 2222 Road, in the City of Austin, Travis County, Texas, and
30 generally identified in the map attached as Exhibit "B".
31
32
33
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36
37

1 **PART 2.** This ordinance takes effect on _____, 2008.
2
3

4 **PASSED AND APPROVED**

5
6 §
7 §
8 _____, 2008 § _____
9

10 Will Wynn
11 Mayor

12 **APPROVED:** _____ **ATTEST:** _____
13 David Allan Smith Shirley A. Gentry
14 City Attorney City Clerk
15

EXHIBIT A
TRACT ONE
FIELD NOTES
PROPOSED ZONING BOUNDARY

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE WILLIAM BELL SURVEY NO. 802, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, RIVER PLACE CENTER, A SUBDIVISION AS RECORDED IN BOOK 86, PAGES 196A-196C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1 BEING CONVEYED TO RIVER PLACE POINTE, L.P., A TEXAS LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2005116100 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a ½" iron rod found at the intersection of the southwest right-of-way line of R.M. Highway No. 2222 and the northwest right-of-way line of River Place Boulevard, said iron rod found also being the most easterly corner of the above described Lot 1, from which a ½" iron rod found on said southwest right-of-way line of R.M. Highway No. 2222 bears N50°51'55"W a distance of 205.49 feet; Thence, S51°09'36"W a distance of 173.81 feet to a point for the most easterly corner and POINT OF BEGINNING of the herein described tract;

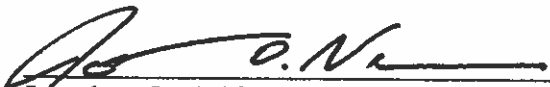
THENCE S39°08'05"W a distance of 160.00 feet to a point for the most southerly corner of this tract;

THENCE N50°51'55"W a distance of 175.00 feet to a point for the most westerly corner of this tract;

THENCE N39°08'05"E a distance of 160.00 feet to a point for the most northerly corner of this tract;

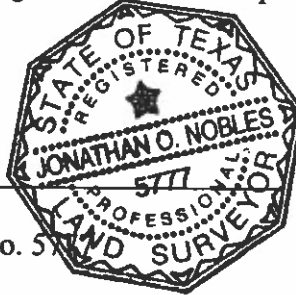
THENCE S50°51'55"E a distance of 175.00 feet to the POINT OF BEGINNING,
and containing 28,000 square feet of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying
from a survey made on the ground on November 7, 2007 under my supervision and are
true and correct to the best of my knowledge. A sketch accompanies this description.



Jonathan O. Nobles

Registered Professional Land Surveyor No. 5777



1/11/2008
Date

Client: Aspen Properties
Date: January 11, 2008
WO No.: 0A434-002-00/503
FB: 590/55
File: J:\Projects\A434\002\Survey\A434-002.crd

Scale 1"=100'



R.M. 2222
(R.O.W. VARIES)

115' BUILDING LINE
BK. 86, PGS. 196A-196C

25' BUILDING LINE
VOL. 9429, PG. 296

LOT 1
RIVER PLACE CENTER
BK. 86, PGS. 196A-196C

Point of Beginning

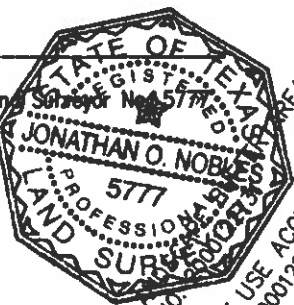
Point of Reference

SKETCH TO ACCOMPANY FIELD NOTES PROPOSED ZONING BOUNDARY

PROPOSED
ZONING
BOUNDARY
28,000 SQ. FT.

As Surveyed By:

Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777
Date: November 7, 2007



(N 54°05'00" W 63.03')
(S 56°29'46" W 62.99')

LOT 1
BLOCK "A"
FOUR POINTS
VOL. 101
[54724']

15' LANDSCAPE BUFFER AREA
DOC. NO. 2000122731
36' JOINT USE ACCESS ESMT.
DOC. NO. 2000122731

10' BUILDING LINE
VOL. 9429, PG. 296
25' BUILDING LINE
BK. 86, PGS. 196A-196C

40' BUILDING LINE
DOC. NO. 2000122731

15' LANDSCAPE BUFFER AREA
DOC. NO. 2000122731

RIVER PLACE BOULEVARD
(R.O.W. VARIES)
RIVER PLACE
SECTION 1
VOL. 84, PGS. 103A-105B

N 38°39'04" E 119.97'
N (S 48°30'26" E 204.97')
N 50°51'55" W 205.49'
190.49'

N 39°08'05" E 160.00'
S 50°51'35" E 175.00'
S 39°08'05" W 160.00'
N 50°51'35" W 175.00'

S 27°24'40" W 549.93'
(S 28°13'03" W 549.83')

146.77'
S 75°20'45" W 146.76'
(S 77°44'00" W 146.76')
230.08'
(230.06')

Client : Aspen Properties
Date : January 10, 2008
Office : C. Cregar, J. Nobles, C. Willoughby
Crew : J. Jones, M. Snyder
F.B. : 590/55
Job No : 0A434-002-00 500
Disk : J:\Projects\A434\002\Survey\A434-002.crd & A434-002 ZONING.dwg

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