

**ORDINANCE NO. 20080320-043**

**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 March 31, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_, March 20\_\_\_\_\_, 2008      §  
§  
§ \_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith      Shirley A. Gentry  
City Attorney      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  $\frac{1}{2}$  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  $78^{\circ}13'45''$  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  $\frac{1}{2}$  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  $37^{\circ}53'32''$  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  $58^{\circ}48'19''$  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  $60^{\circ}11'00''$  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  $62^{\circ}58'44''$  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     §

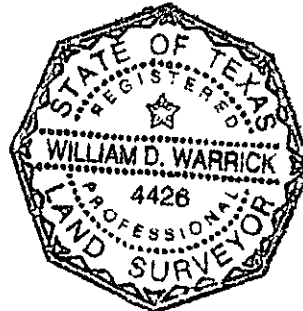
That I, William D. Warrick, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during May and June 2002 under my direction and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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 6<sup>th</sup> 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



SST 47  
(5375)

DANIEL & JEAN  
GEURKINK  
1.09 ACRES  
VOL 13134, PAGE 426  
R.P.R.T.C.T.

LOT 1

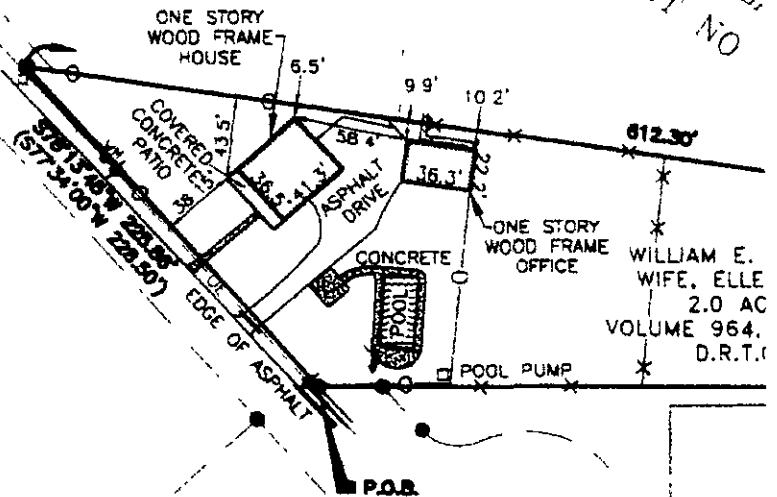
WOTT ADDY  
BOOK 3, PAGE  
P.R.T.C.T.

WILLIAM CANNON LE  
ABSTRACT NO

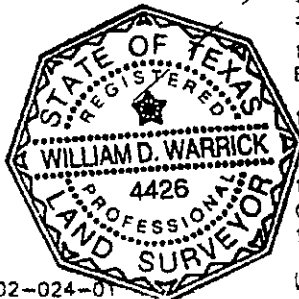
CROW LANE  
(ROW VARIES)

LOT 2

RICHARD H BEGUELIN FAMILY TRUST  
BARBARA M. BEGUELIN TRUST  
6.47 ACRES  
VOLUME 13284, PAGE 1685  
R.P.R.T.C.T.



ELLEN N. SMITH  
1.0 ACRES  
VOLUME 4762, PAGE 2250  
D.R.T.C.T.



BEARING BASIS.  
WEST LINE LOT 1, BLOCK B  
STASSNEY HEIGHTS SOUTH,  
SECTION TWO

REFERENCE ZWA FIELD NOTES FN 202-024-01

DATE DELIVERED. 6-10-02

JOB NO 202-024-01



**ZWA**

Zamora-Warrick & Associates, LLC  
Professional Land Surveyors

6900 Highway 280 West, Suite 100 • Austin, Texas 78735  
Tel (512) 890-0800 • Fax (512) 890-0805

TITLE COMMITMENT NOTES.

The following Title Commitment information has been furnished by Alamo 17, 2002. No additional research was performed for any easements and Exclusions, Conditions and Stipulations of record itemized as follows:

The following restrictive covenants of record:

Exception No. 1 of Schedule B above, has been deleted in its entirety.

10d. Electric Transmission and/or distribution line easement granted to Tarrant County, Texas (UNABLE TO LOCATE)

10e. Drainage easement granted to the City of Austin, recorded in Document

LEGAL DESCRIPTION.

Approximately 2.00 acres of land situated in the William Cannon League, and bounds in the Deed Recorded in Volume 964, Page 473, Deed Record

I, William D. Warrick, do hereby state to Ellen N. Smith, Austin Area Teacher that I have surveyed, on the ground, the property legally described hereon and shown hereon IS within a special flood hazard zone as determined by the Dated June 16, 1993.

*William D. Warrick*

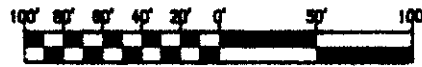
WILLIAM D. WARRICK, R.P.L.S. No. 4426 State of Texas

DATE JUNE 10, 2002

© 2002

# LEGEND:

- IRON ROD FOUND
- IRON ROD SET W/CAP
- ⊙ IRON PIPE FOUND
- ✱ 'X' CUT IN CONCRETE
- DE — OVERHEAD ELECTRIC
- // — WOOD FENCE
- ○ — CHAIN LINK FENCE
- ○ — BARBWIRE 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 TEX
- 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.

AGUE SURVEY  
6

SMITH &  
N SMITH  
RES  
PAGE 473  
D.T.

N37°33'32"E 1117.10'  
(N37°38'00"E 1123.10')

(S29°33'00"W 979.50')  
(S29°48'51"W 967.14')

(S29°48'51"W 962.03')  
BEARING BASIS

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

15' DE  
Doc 2001009128  
O.P.R.T.C.T.

2X5'  
R.O.P.

8" CONCRETE  
HEADWALL/  
CONCRETE RIP-RAP  
W/DISAPATERS

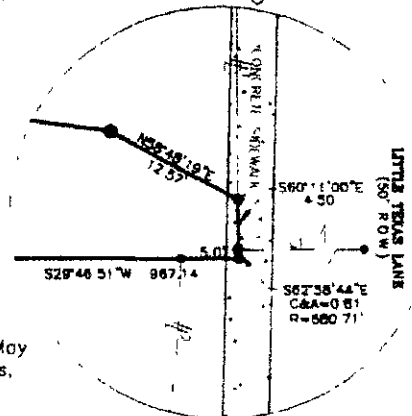
ROCK & CONCRETE  
FOOTING

3" P.V.C.  
FOR DRAINAGE  
FROM ADJOINING  
PROPERTY

10'x12'  
CONC. PAD

L1= N29°38'48"E 65.00'

SEE DETAIL



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

as Power & Light Company, recorded in Volume 545, Page 612, Deed Records of Travis County, Texas, and being the same property more particularly described by metes and bounds of Travis County, Texas.

ers Federal Credit Union, Alamo Title Insurance and to their heirs, successors and assigns, that it is true and correct to the best of my knowledge and that there are no other claims or interests in said property abuts a dedicated right-of-way except as shown hereon. The property is located in Travis County, Texas and is identified on FIRM Panel No. 48453C 0175E.

