

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 7700 AND 7704 LATTA DRIVE FROM
3 DEVELOPMENT RESERVE (DR) DISTRICT TO FAMILY RESIDENCE (SF-3)
4 DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from development reserve (DR) district to family residence (SF-3)
10 district on the property described in Zoning Case No. C14-2008-0066, on file at the
11 Neighborhood Planning and Zoning Department, as follows:

12
13 Lots 8 and 9, Ray Brown Subdivision, a subdivision in the City of Austin, Travis
14 County, Texas, according to the map or plat of record in Volume 73, Page 48, of
15 the Plat Records of Travis County, Texas,

16
17 locally known as 7700 and 7704 Latta Drive, in the City of Austin, Travis County, Texas,
18 and generally identified in the map attached as Exhibit "A".

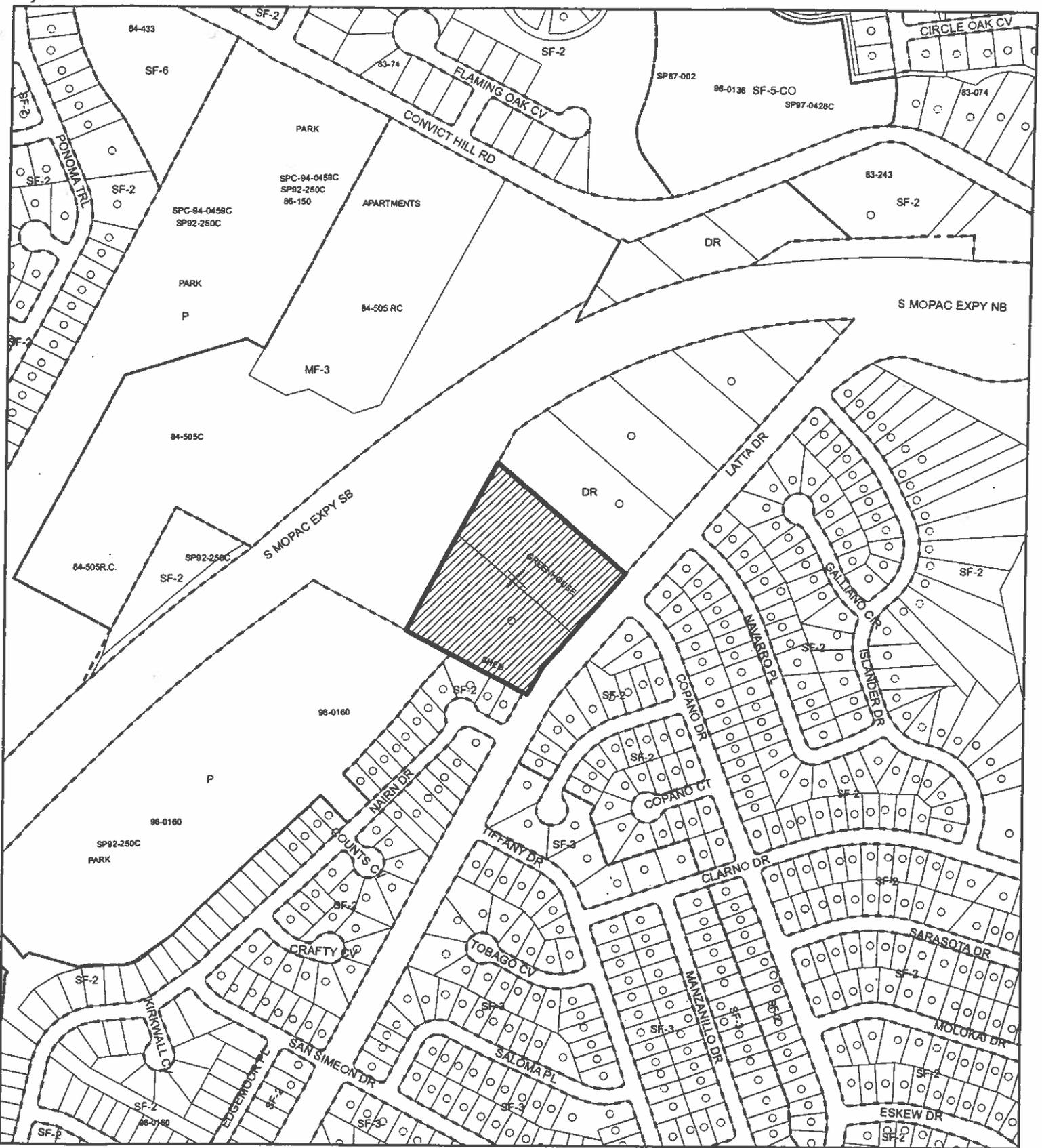
19
20 PART 2. This ordinance takes effect on _____, 2008.

21
22 PASSED AND APPROVED

23
24
25 §
26 §
27 _____, 2008 § _____

28 Will Wynn
29 Mayor

30
31
32 APPROVED: _____ ATTEST: _____
33 David Allan Smith Shirley A. Gentry
34 City Attorney City Clerk



ZONING EXHIBIT A



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING CASE#: C14-2008-0066
ADDRESS: 7700 & 7704 LATTA DR
SUBJECT AREA: 5.99 ACRES
GRID: D17 D18
MANAGER: W. RHOADES



OPERATOR: S. MEEKS

1" = 400'

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 Shirley Love Overton and Volma R. Overton, Jr., 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 6,427 square foot tract of land, more or less, being a portion of Lots 8 and 9, Ray Brown Subdivision, 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:

Shirley Love Overton

Volma R. Overton, Jr.

EXHIBIT A
HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

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

FIELD NOTE DESCRIPTION OF 6,427 SQUARE FEET OF LAND, BEING A PORTION OF LOTS 8 AND 9, RAY BROWN SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 73 PAGE 48 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the Northwest right-of-way line of Latta Drive for the South corner of Lot 7 and the East corner of Lot 8, Ray Brown Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 73 Page 48 of the Plat Records of Travis County, Texas, and being the Easterly or Northeast corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE with the Northwest right-of-way line of Latta Drive, **S 42 deg. 42' 25" W** at 255.06 ft. passing a 1/2" iron rod found for the South corner of Lot 8 and the East corner of Lot 9, of said Ray Brown Subdivision, and continuing with the same bearing for a total distance of **392.45 ft.** to a 1/2" iron rod found for an angle point in the Southeast line of said Lot 9, and being an angle corner of this tract;

THENCE continuing with the Northwest right-of-way line of Latta Drive, **S 30 deg. 10' 46" W 100.48 ft.** to a 1/2" iron pipe found for the South corner of said Lot 9, and being the Southerly or Southeast corner of this tract, and from which a brass disk in concrete found for the West corner of said Lot 9 bears **N 60 deg. 11' 49" W 437.90 ft.**;

THENCE with the Southwest line of said Lot 9, **N 60 deg. 11' 49" W 13.00 ft.** to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Westerly or Southwest corner of this tract;

THENCE crossing the interior of said Lot 9 and Lot 8, respectively, with the Northwesterly lines of this tract, the following two (2) courses;

- 1) **N 30 deg. 10' 46" E 101.99 ft.** to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc.";
- 2) **N 42 deg. 42' 25" E 393.89 ft.** to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the common line of said Lot 7 and Lot 8, and being the Northerly or Northwest corner of this tract;

Page 2 of 2
6,427 SQUARE FEET

THENCE with the common line of said Lot 7 and Lot 8, S 47 deg. 12' 09" E 13.00 ft. to the
PLACE OF BEGINNING, containing 6,427 square feet of land.

PREPARED: June 2, 2008.



Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying map: C 684098

REFERENCES:

TCAD Parcel No. 04-1430-01-09

TCAD Parcel No. 04-1430-01-17

City of Austin Grid No. D17

SCALE: 1" = 100'

RAY BROWN SUBDIVISION
Volume 73 Page 48

LOT 7

(S47°21'E 542.15')
S47°12'09"E 543.86'

LOT 8

(S47°21'E 482.31')
S47°11'25"E 483.77'

Volma R. Overton, Jr.
and
Shirley Love Overton
Warranty Deed
Document No. 2004192480

LOT 9

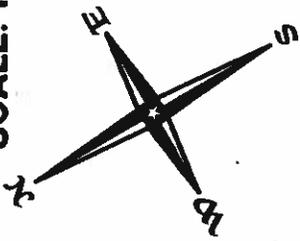
N60°11'49"W / 437.90'
(N60°12'W / 437.59')

LOT 40
DRAINAGE EASEMENT
& PUE
MAPLE RUN SECTION 9
VOLUME 86 PAGES 54A-54D

LOT 50
BLOCK G

LOT 51

LATTA DRIVE (60' ROW)



Place of Beginning

262.04'
(N29°27'E 262.04')

605.32'

N29°27'00"E
Bearing Basis

343.28'
(N29°27'E 343.30')

CITY OF AUSTIN

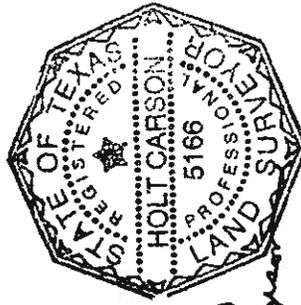
(8.49 ACRES)

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Legend

- ⊙ ½" Iron Rod Found
- IPF ⊙ ½" Iron Pipe Found
- ◻ ½" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- Brass Disk in Concrete Found (Record Bearing and Distance)

MAP TO ACCOMPANY FIELD NOTE DESCRIPTION OF
6,427 SQUARE FEET OF LAND, BEING A PORTION
OF LOTS 8 AND 9, RAY BROWN SUBDIVISION,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 73 PAGE 48 OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



PREPARED: June 2, 2008

BY: *Holt Carson*

Holt Carson

Registered Professional Land Surveyor No. 5166
HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
(512) 442-0990

860489 C