

**ORDINANCE NO. 20100729-108**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1120 EAST BRAKER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) 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 development reserve (DR) district to townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2010-0057, on file at the Planning and Development Review Department, as follows:

A 1.912 acre tract of land, more or less, out of the Thomas May Survey No. 89, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 1120 East Braker Lane, 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 August 9, 2010.

**PASSED AND APPROVED**

\_\_\_\_\_  
July 29, 2010

§  
§  
§ \_\_\_\_\_  
Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_  
Karen M. Kennard  
Acting City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk

EXHIBIT "A"

FIELD NOTES DESCRIBING 1.912 ACRES OF LAND OUT OF A PORTION OF THE THOMAS MAY SURVEY NO. 89 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING THAT 2.00 ACRE TRACT CONVEYED TO FAIRVIEW CHURCH OF CHRIST IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2001096919 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND CONVEYED TO TRAVIS COUNTY IN VOLUME 10025, PAGE 577 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the southeast corner of Lot 17 Block D of Walnut Ridge II, a subdivision in the City of Austin recorded in Book 81, Page 371-372 of the Plat Records of said county, same being the west line of the Four Seasons Spring Section a subdivision recorded in Book 52, Page 48 of the Plat Records of said county for the northeast corner hereof;

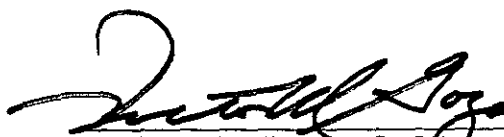
THENCE along the west line of the Four Seasons Spring Section Subdivision S 11° 41' 36" W, 95.46 feet to a ½" iron rod found for an angle point and S 11° 42' 00" W, (Bearing Basis) 266.08 feet to a ½" iron rod found in the north right of way line of East Braker Lane from which a calculated point at the southeast corner of the above 2.00 acre tract bears S 11° 18' 21" W, 10.08 feet.

THENCE along the present right of way line of East Braker Lane recorded in Volume 10025, Page 577 along a curve to the left with a radius of 1045.00 feet and whose chord bears N 67° 15' 29" W, 97.44 feet to a capped iron rod set for the end of said curve;

THENCE continuing along said right of way N 69° 54' 19" W, 189.01 feet to a ½" iron rod set in the southerly line of Walnut Ridge I recorded in Book 80, Page 317 of the Plat Records of said county for the southwest corner hereof;

THENCE along the south line of Lots 4 & 5 Block D and the south line of Lot 16 of Walnut Ridge II N 27° 53' 10" E, 356.32 feet to a capped iron rod set at the southwest corner of Lot 17 Block D of Walnut Ridge II for the northwest corner hereof;

THENCE along the south line of Lot 17 S 69° 56' 06" E, 185.25 feet to the **Place of Beginning** and containing 1.912 acres of land.



VICTOR M. GARZA, R.P.L.S. 4740  
B & G SURVEYING, INC.  
1404 W. NORTH LOOP BLVD  
AUSTIN, TEXAS 78756  
(512) 458-6969  
B0401010



WALNUT RIDGE II, BOOK 81, PAGES 371-372, BLOCK 0

LOT 17

(S 69°54'00" E 184.84')  
S 69°56'06" E 185.25'

P.O.B.

LOT 16

MEASURED 1.912 ACRES  
FAIRVIEW CHURCH OF CHRIST  
2.00 ACRES  
DOC.NO.2001096919

THOMAS MAY SURVEY, NO 89

(N 27°55'00" E) (356.27')  
N 27°53'10" E 356.32'

FROM A CAPPED 1/2" REBAR SET AT THE  
PROPERTY CORNER, A 1/2" REBAR FOUND  
BEARS N 27°53'10" E 995

((N 71°15'52" W 188.83'))  
S 69°54'19" E 189.01'

FROM A 1/2" REBAR FOUND AT THE  
PROPERTY CORNER, ANOTHER 1/2" REBAR  
FOUND BEARS N 11°37'48" E 7.61'

((CH=N 68°35'41" W 97.35'))  
CH=N 67°15'29" W 97.44'  
A=97.48° R=1045.00'

N 26°30'39" E 14.40'  
((N 26°30'39" E 14.40'))

N 71°12'46" W 289.33'  
((N 71°12'46" W 289.33'))

R.O.W. DEDICATION  
V.10025, P 577

EAST BRAKER LANE

R.O.W. FARMED

S 11°18'  
((S 11°18'))

40 0 40 80 120 Feet

#### IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, at the time of this survey.

#### LEGEND

1/2" REBAR FOUND  
CAPPED REBAR SET  
BARS WIRE FENCE  
FUTURE ROAD EASEMENT

FIELD NOTES DESCRIBING 1.912 ACRES OF LAND OUT OF A PORTION OF THE TH SURVEY NO. 89 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING 1 TRACT CONVEYED TO FAIRVIEW CHURCH OF CHRIST IN A WARRANTY DEED R DOCUMENT NO. 2001096919 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY EXCEPT THAT CERTAIN TRACT OF LAND CONVEYED TO TRAVIS COUNTY IN VO 577 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, AND BEING MORE PA DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND HEREOF.

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 1120 EAST BRAKER L/ CITY: AUSTIN REFERENCE NAME: FAIRVIEW CHURCH OF CHRIS

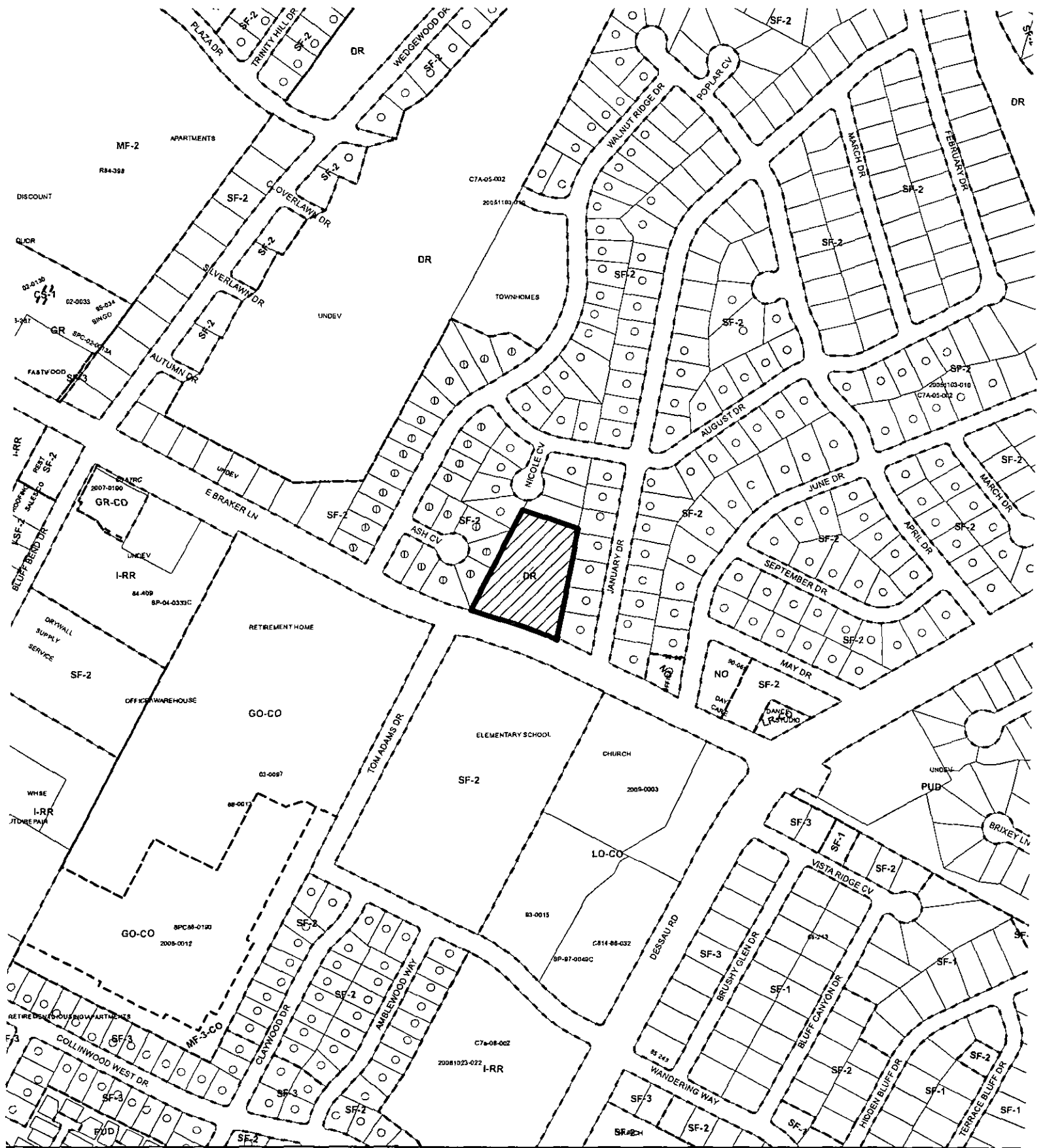


B&G Surveying, Inc.  
Dewey H. Burris & Associates  
Surveyed by B&G Surveying, Inc.

1404 West North Loop Blvd  
Austin, Texas 78703



THIS AREA IS NOT  
FLOOD HAZARD ARE  
RATE MAP 0400H  
REPRESENTED AS A  
TIME. NO ELEVATION  
HAVE BEEN PORTOF  
SOLELY UPON SAID  
ASSUME RESPONS  
DEFINER BY P&P



# ZONING EXHIBIT B



SUBJECT TRACT

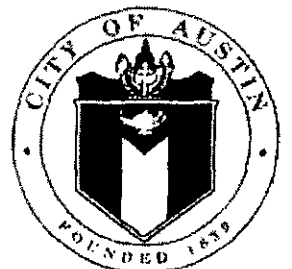


ZONING BOUNDARY



PENDING CASE

ZONING CASE#: C14-2010-0057  
 ADDRESS: 1120 E BRAKER LN  
 SUBJECT AREA: 1.91 ACRES  
 GRID: M31  
 MANAGER: J. HARDEN



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.