

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 7919 THOMAS SPRINGS ROAD IN THE WEST OAK  
3 HILL NEIGHBORHOOD PLAN AREA FROM RURAL RESIDENCE-  
4 NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT TO FAMILY  
5 RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT AND  
6 LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT.

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 district from rural residence-neighborhood plan (RR-NP) combining  
12 district to family residence-neighborhood plan (SF-3-NP) combining district and limited  
13 office-neighborhood plan (LO-NP) combining district on the property described in Zoning  
14 Case No. C14-2010-0141, on file at the Planning and Development Review Department, as  
15 follows:  
16

17 A 5.036 acre tract of land, more or less, consisting of a 3.036 acre tract and a 2.00  
18 acre tract out of the Casper Dittmar Survey No. 611, Abstract No. 335, in Travis  
19 County, the tracts of land being more particularly described by metes and bounds  
20 in Exhibits "A" and "B" incorporated into this ordinance (the "Property"),  
21

22 locally known as 7919 Thomas Springs Road, in the City of Austin, Travis County, Texas,  
23 and generally identified in the map attached as Exhibit "C".  
24

25 **PART 2.** The Property is subject to Ordinance No. 20081211-097 that established the  
26 West Oak Hill neighborhood plan combining district.  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37

1  
2 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2010.  
3

4  
5 **PASSED AND APPROVED**  
6

7 §  
8 §  
9 \_\_\_\_\_, 2010 § \_\_\_\_\_  
10

11 Lee Leffingwell  
12 Mayor

13  
14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
15

16 Karen M. Kennard  
Acting City Attorney

Shirley A. Gentry  
City Clerk

EXHIBIT "A"

FIELD NOTES DESCRIBING 3.036 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY NO. 611 ABS NO. 335 AND BEING THAT PROEPRTY CONVEYED TO STEVE MONREAL IN A WARRANTY DEED RECORDED, IN VOLUME 13123, PAGE 1747 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a iron pipe found in the north line of the Henry E. Duran tract recorded in Volume 4356, Page 2288 of the Deed Records of said county, same being the southeast corner of the Bette J. Petrucci tract recorded in Volume 12248, Page 115 of the Real Property Records of said county for the southwest corner hereof;

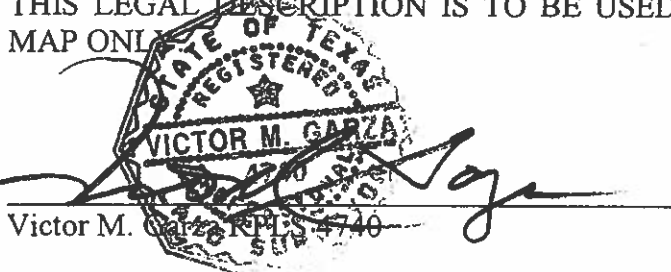
THENCE along the east line of the Petrucci tract and the east line of Lot 1, Block A, Circle Drive Subdivision recorded in Volume 87, Page 139 B of the Plat Records of said county N 31° 09' 56" W at 204.35 feet passing the northeast corner of the Petrucci tract in all a total distance of 517.57 feet to a capped iron rod set in the south right of way line of Thomas Springs Road for the northwest corner hereof;

THENCE along the south right of way line of Thomas Springs Road and the north line of the herein described tract N 72° 32' 24" E, 263.87 feet to a capped iron rod set for the northeast corner hereof;

THENCE through said Monreal tract S 31° 07' 03" E, 499.44 feet to a capped iron rod set in the north line of the Thomas W. Rose II tract recorded in Volume 4530, Page 328 of the Deed Records of said county for the southwest corner hereof from which an iron pipe found at the southeast corner of the Monreal tract bears N 68° 43' 58" E, 179.30 feet;

THENCE along the north line of the Rose tract and the south line of the Monreal tract, S 68° 43' 58" W (Bearing Basis) 263.75 feet to the **Place of Beginning** and containing 3.036 acres of land more or less.

THIS LEGAL DESCRIPTION IS TO BE USED WITH THE ATTACHED SURVEY MAP ONLY

  
Victor M. Garza

7/20/10  
Date

B & G Surveying, Inc.  
1404 W. North Loop Blvd.  
Austin, Texas 78756  
Phone: (512) 458-6969  
Fax: (512) 458-1129

B0603310\_A

SCANNED

EXHIBIT "B"

FIELD NOTES DESCRIBING 2.00 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY NO. 611 ABS NO. 335 AND BEING THAT PROEPRTY CONVEYED TO STEVE MONREAL IN A WARRANTY DEED RECORDED IN VOLUME 13123, PAGE 1747 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found at the northwest corner of Lot 4 of Rockwood Addition, a subdivision in Travis County, TX recorded in Volume 18, Page 7 of the Plat Records of said county same being the northeast corner of the Thomas W. Rose II tract recorded in Volume 4530, Page 328 of the Deed Records of the said county, same being the southwest corner of the James O. Moore tract recorded in Volume 12967, Page 185 of the Real Property Records of said county for the southeast corner hereof;

THENCE along the north line of the Rose tract and the south line of the Monreal tract S 68° 43' 58" W, (Bearing Basis) 179.30 feet to a capped iron rod set for the southwest corner hereof from which an iron pipe found at the southwest corner of the Monreal tract bears S 68° 43' 58" W, 263.75 feet;

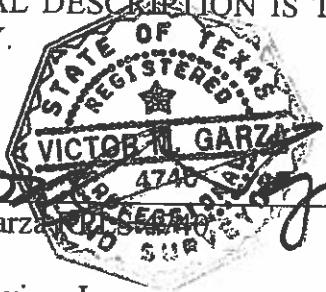
THENCE through said Monreal tract N 31° 07' 03 " W, 499.44 feet to a capped iron rod set in the south right of way line of Thomas Springs Road for the northwest corner hereof;

THENCE along the south right of way line of Thomas Springs Road and the north line of the Monreal tract N 72° 32' 21" W, 181.80 feet to a capped iron rod set for the northeast corner hereof same being the northwest corner of the Moore tract ;

THENCE along the west line of the Moore tract and the east line of the Monreal tract S 31° 07' 03" E, 487.19 feet to the **Place of Beginning** and containing 2.00 acre of land.

THIS LEGAL DESCRIPTION IS TO BE USED WITH THE ATTACHED SURVEY MAP ONLY.

  
Victor M. Garza



7/20/10  
Date

B & G Surveying, Inc.  
1404 W. North Loop Blvd.  
Austin, Texas 78756  
Phone: (512) 458-6969  
Fax: (512) 458-1129

B0603310\_B

cc: [illegible]

**THOMAS SPRINGS ROAD**

S 58°42'48" W



## LEGEND

- 1/2" IRON PIPE FOUND  
1/2" REBAR SET  
SPINDLE FOUND  
( )  
● POWER POLE  
O.M. OVERHEAD UTILITIES  
C.M. CONTROL MOVEMENT  
R.O.W. RIGHT OF WAY  
P.O.B. PLACE OF BEGINNING



**CONCLUSIONS**

N 31°09'56" W 517.57'

**TRACT A**  
**3.036 ACRES**

**TRACT B  
2.00 ACRES**

STEVE MONREAL  
VOL. 13123 PG. 1747

**Figure 1**

100

## **POB** **TRACT**

0675

S 68°43'58" W 443.05

179.30

**POB**  
**TRACT B**

DATE \_\_\_\_\_

**THE**  
**NEW**  
**WORLD**

1000

B&G Surveying, Inc.

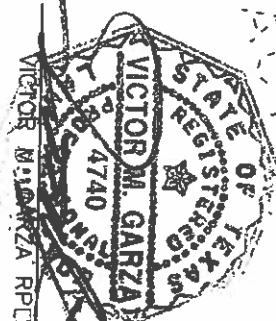
Dewey H. Burris &amp; Associates

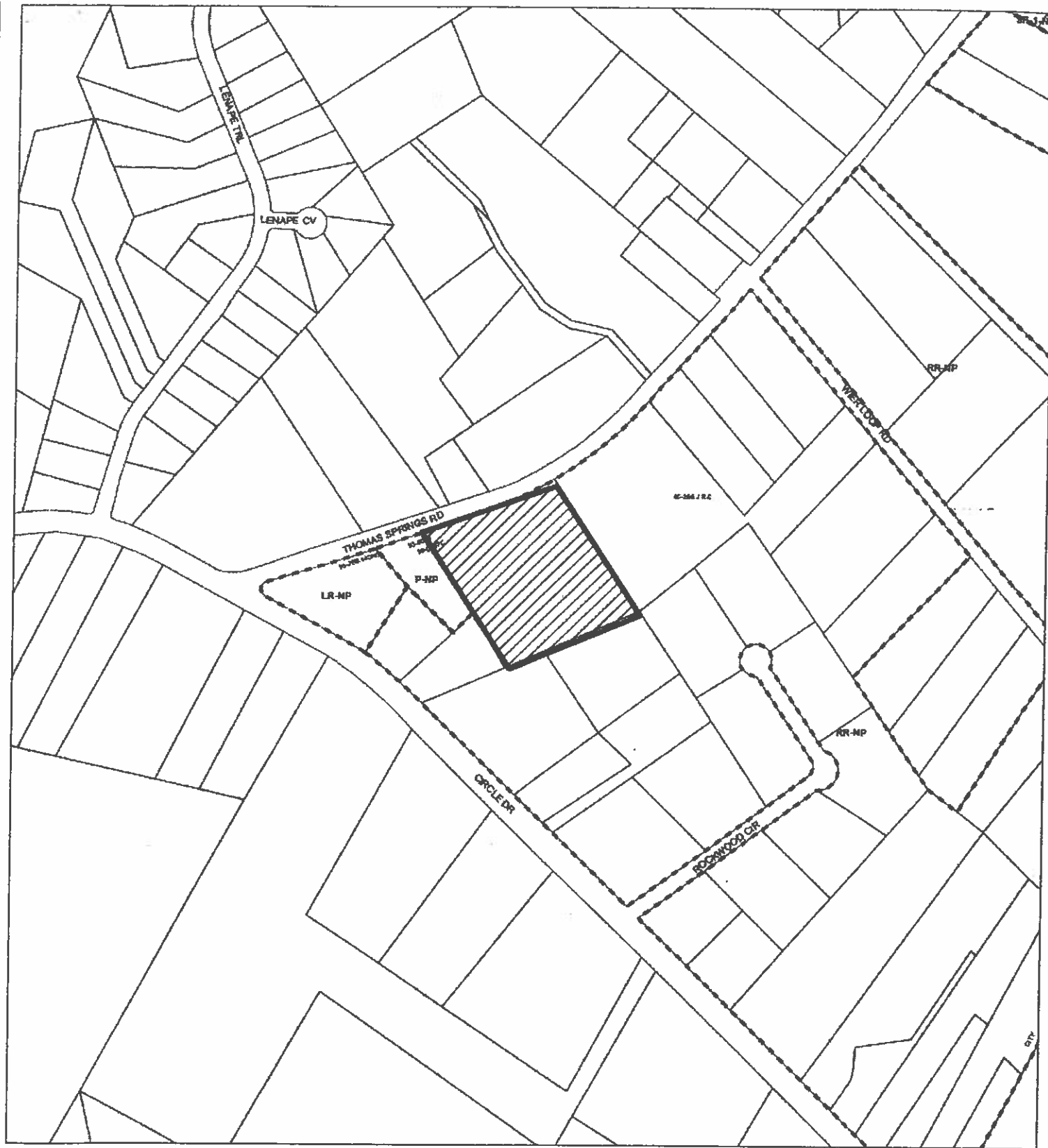
Surveyed by: B&G Surveying, Inc.

1404 West North Loop  
Austin, Texas 78756  
Office 512•458-6969  
Fax 512•458-9845

JOB No. B0603310\_TA

TRACT A:  
BEING 3.036 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY No. 611 ABS No. 335 IN TRAVIS COUNTY, TEXAS AND  
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;  
TRACT B:  
BEING 2.000 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY No. 611 ABS No. 335 IN TRAVIS COUNTY, TEXAS AND  
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF;





# **ZONING EXHIBIT C**



**SUBJECT TRACT**



**PENDING CASE**



**ZONING BOUNDARY**

1" = 400'

ZONING CASE#: C14-2010-0141  
 LOCATION: 7919 THOMAS SPRINGS RD  
 SUBJECT AREA: 5.036 ACRES  
 GRID: WZ20  
 MANAGER: STEPHEN RYE



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.