

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

1 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**  
2 **PROPERTY LOCATED AT 801-1/2 SOUTH 1<sup>ST</sup> STREET IN THE BOULDIN**  
3 **CREEK NEIGHBORHOOD PLAN AREA AND CHANGING THE ZONING MAP**  
4 **FROM UNZONED (UNZ) TO SINGLE FAMILY RESIDENCE STANDARD LOT-**  
5 **NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT.**

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8  
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from unzoned (UNZ) to single family residence standard lot-  
11 neighborhood plan (SF-2-NP) combining district on the property described in Zoning Case  
12 No. C14-2011-0032, on file at the Planning and Development Review Department, as  
13 follows:

14  
15 A 19,800 square foot tract of land, more or less, out of the Isaac Decker League in  
16 Travis County, the tract of land being more particularly described by metes and  
17 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

18  
19 locally known as 801-1/2 South 1<sup>st</sup> Street, in the City of Austin, Travis County, Texas, and  
20 generally identified in the map attached as Exhibit "B".

21  
22 **PART 2.** Except as specifically provided in Part 3 of this ordinance, the Property may be  
23 developed and used in accordance with the regulations established for the single family  
24 residence standard lot (SF-2) base district, and other applicable requirements of the City  
25 Code.

26  
27 **PART 3.** The Property is subject to Ordinance No. 020523-33 that established the Bouldin  
28 Creek neighborhood plan combining district.

1 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2011.  
2  
3

4 **PASSED AND APPROVED**  
5

6 §  
7 §  
8 \_\_\_\_\_, 2011 § \_\_\_\_\_  
9

10 Lee Leffingwell  
11 Mayor

12 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
13

14 Karen M. Kennard  
15 City Attorney

Shirley A. Gentry  
City Clerk

EXHIBIT A  
CRICHTON AND ASSOCIATES, INC.  
LAND SURVEYORS  
6448 HIGHWAY 290 EAST  
SUITE B-105  
AUSTIN, TX 78723  
512-244-3395 - PHONE  
512-244-9508 - FAX

FIELD NOTES

FIELD NOTES FOR 19,800 SQUARE FEET OUT OF THE ISAAC DECKER LEAGUE IN TRAVIS COUNTY, TEXAS BEING A PORTION A 61.855 ACRE TRACT CONVEYED TO THE TEXAS PUBLIC FINANCE AUTHORITY IN VOL. 11133 PG. 532 OF THE TRAVIS COUNTY, TEXAS OFFICIAL RECORDS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron found on the East R.O.W. of South First Street being the Southwest of said 61.855 acre tract for the POINT OF COMMENCING.

THENCE with the East R.O.W. of South First Street the following two (2) courses:

- 1) N 28° 19' 34" E, 1076.89 feet to a point.
- 2) N 27° 43' 54" E, 57.70 feet to a point for the Southwest corner of this tract and the POINT OF BEGINNING.

THENCE N 27° 43' 54" E with the East R.O.W. of South First Street, 220.00 feet to a point for the Northwest corner of this tract.

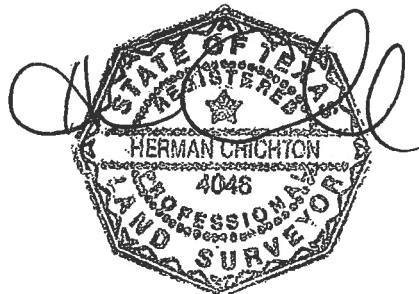
THENCE through the interior of said 61.855 acre tract the following three (3) courses:

- 1) S 62° 16' 06" E, 90.00 feet to a point for the Northeast corner of this tract.
- 2) S 27° 43' 54" W, 220.00 feet to a point for the Southeast corner of this tract.
- 3) N 62° 16' 06" W, 90.00 feet to the POINT OF BEGINNING and containing 19,800 square feet more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal March 9, 2011

Herman Crichton, R.P.L.S. 4046  
10\_406



SCALE: 1" = 40'

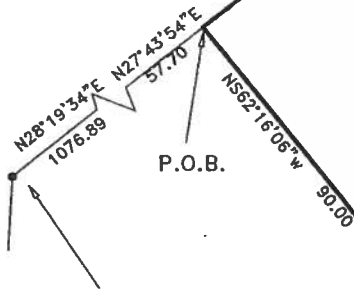
VIEWPOINT CONDOS  
9842/400

LOT 6  
PARKER'S ADDN  
2/221

BOULDIN CREEK CONDOS  
8443/1

SOUTH 1ST STREET

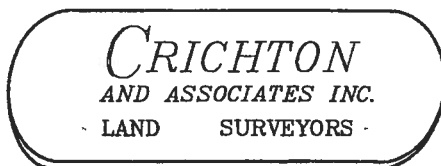
19,800 SQ. FT.



P.O.C.

SOUTHWEST CORNER OF  
61.855 ACRE TRACT

SKETCH TO ACCOMPANY FIELD NOTES  
FOR 19,800 SQUARE FEET OUT OF THE  
ISAAC DECKER LEAGUE IN TRAVIS  
COUNTY, TEXAS BEING A PORTION OF A  
61.855 ACRE TRACT CONVEYED TO THE  
TEXAS PUBLIC FINANCE AUTHORITY IN  
VOL. 11133 PG. 532 OF THE TRAVIS  
COUNTY, TEXAS OFFICIAL RECORDS.



6448 HIGHWAY 290 E. #B-105  
AUSTIN, TEXAS 78723  
(512) 244-3395  
FAX (512) 244-9508

- LEGEND
- ⊙ 1/2" IRON PIN FOUND
  - 1/2" IRON PIN SET
  - △ NAIL FOUND
  - ⊕ POWER POLE
  - ⌈ GUY WIRE
  - ⊗ FIRE HYDRANT
  - ⊙ WATER METER
  - ⊕ WATER VALVE
  - ⊙ GAS METER
  - ⊕ SEWER CLEANOUT
  - ⊕ UTILITY PEDESTAL
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ STORM SEWER MANHOLE
  - ⊕ CONC. PAD WITH ELEC.
  - //— WOOD FENCE
  - oo— CHAIN LINK FENCE
  - x—x— WIRE FENCE
  - E—E— OVERHEAD ELECTRIC LINE
  - ( ) RECORD INFORMATION

10\_406



DATE: MARCH 9, 2011

