ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 813 AND 813 ¹/₂ EAST 13TH STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD PLAN (LR-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-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 neighborhood commercial-neighborhood plan (LR-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district on the property described in Zoning Case No. C14-2011-0126, on file at the Planning and Development Review Department, as follows:

A 0.2262 acre tract of land, more or less, out of Lot 29, Limerrick's Subdivision, Outlot 41, Division B, City of Austin, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 813 and 813 ¹/₂ East 13th Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as otherwise specifically provided in Part 3 of this ordinance, the Property may be developed and used in accordance with the regulations established for the family residence (SF-3) base district, and other applicable requirements of the City Code.

PART 3. The Property is subject to Ordinance No. 011213-42, that established the Central East Austin neighborhood plan combining district.

Draft: 11/29/2011

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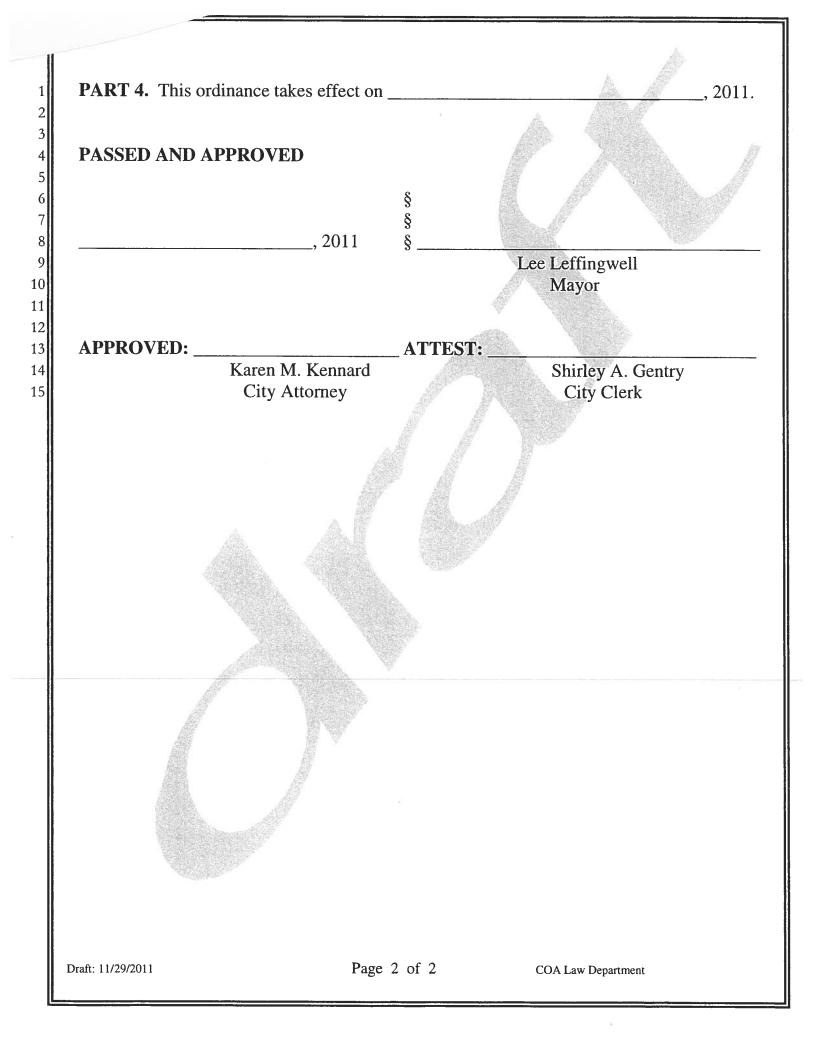
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COA Law Department



C14-2011-0126

CRICHTON AND ASSOCIATES, INC.

LAND SURVEYORS 6448 HIGHWAY 290 EAST SUITE B-105 AUSTIN, TX 78723 512-244-3395 - PHONE 512-244-9508 - FAX ExHiBi て A FIELD NOTES

FIELD NOTES FOR 0.2262 ACRES OUT OF LOT 29 IN LIMERRICK'S SUBDIVISION OF OUTLOT 41 DIVISION B IN THE CITY OF AUSTIN ACCORDING TO THE PLAT RECORDED IN VOL. Z PAGE 603 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS BEING THE SAME TRACT RECORDED IN VOL. 2437 PG. 241 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS. SAID TRACT BEING MORE PARTICULALRY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ¹/₂" iron found on the South R.O.W. of East 13th Street at the North common corner of said Lot 29 and Lot 30 for the Northwest corner of this tract and the POINT OF BEGINNING.

THENCE N 79° 31' 26" E with the South R.O.W. of East 13th Street,64.18 feet to a ¹/₂" iron pin found at the Northwest corner of Resub of Lots 27 and 28, Outlot 41 Division B, a subdivision recorded in Book 35 Pg. 33 of the Travis County, Texas Plat Recrods for the Northeast corner of this tract.

THENCE S 10° 15' 48" E with the West line of said of Resub of Lots 27 and 28, Outlot 41 Division B, 149.73 feet to a nail found on the North line of a 20' alley for the Southwest corner of said of Resub of Lots 27 and 28, Outlot 41 Division B and the Southeast corner of this tract.

THENCE S 79° 36' 54" W with the North line of said 20 foot alley, 67.50 feet to a $\frac{1}{2}$ " iron pin found at the South common corner of said Lots 29 and 30 for the Southwest corner of this tract.

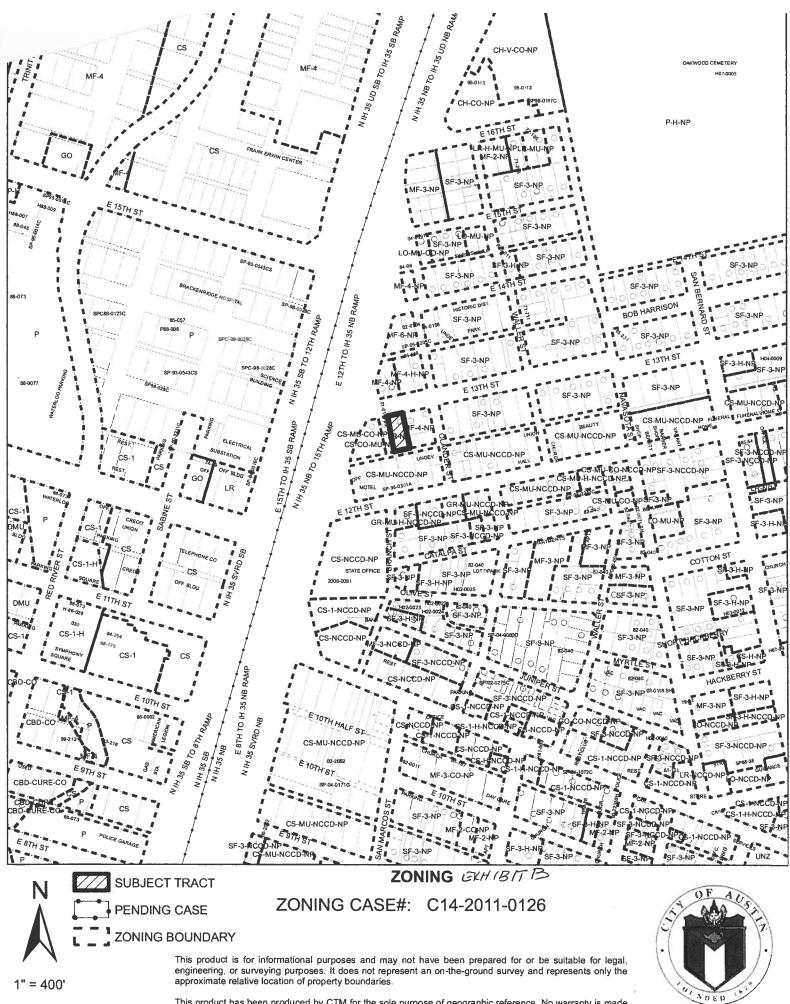
THENCE N 08° 59' 33"W with the common line of said Lots 29 and 30, 149.67 feet to the POINT OF BEGINNING and containg 0.2262 acres more or less.

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 September 27, 2011

Herman Crichton, R.P.L.S. 4046 11_198





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