

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

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13039 POND SPRINGS ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) 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 interim-rural residence (I-RR) district to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-2012-0132, on file at the Planning and Development Review Department, as follows:

A 1.062 acre tract of land, more or less, out of the Henry Rhodes Survey Abstract no. 522 the tract of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 13039 Pond Spring Road in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit “B”.

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2013.

**PASSED AND APPROVED**

www

\_\_\_\_\_, 2013

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

**Karen M. Kennard**  
City Attorney

**Jannette S. Goodall**  
City Clerk

**HOLT CARSON, INC.**  
**PROFESSIONAL LAND SURVEYORS**

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FIELD NOTE DESCRIPTION OF 1.062 ACRES OF LAND OUT OF THE HENRY RHODES SURVEY ABSTRACT No. 522 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (1.063 ACRE) TRACT OF LAND AS CONVEYED TO KENNETH L. BISHOP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2000075597 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found at the Northeast corner of that certain (1.063 acre) tract of land as conveyed to Kenneth L. Bishop by Special Warranty Deed recorded in Document No. 2000075597 of the Official Public Records of Williamson County, Texas, and for the Southeast corner of Lot 4, Amended Plat of Lot 4, Block B, Hunter's Point, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet I Slide 137 of the Plat Records of Williamson County, Texas, and being in the West line of Lot A, Block B, Hunter's Point Section Two, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet J Slide 235 of the Plat Records of Williamson County, Texas, and being the Northeast corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE with the common line of said Bishop (1.063 acre) tract and said Lot A, Block B, Hunter's Point Section Two, S 23 deg. 36' 26" E 36.32 ft. to a ½" iron rod found for the Southwest corner of said Lot A, Block B, Hunter's Point Section Two and for the Northwest corner of Lot 17, Block D, Hunter's Chase Section Three, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet E Slide 243 of the Plat Records of Williamson County, Texas, and being an angle corner of said Bishop (1.063 acre) tract, same being an angle corner of this tract, and from which a 60D nail found in a 24" Live Oak tree bears N 74 deg. 50' E 3.21 ft.;

THENCE continuing with the East line of said Bishop (1.063 acre) tract, the following two (2) courses;

- 1) N 89 deg. 36' W 1.07 ft. to a ½" iron pipe found;
- 2) S 18 deg. 35' 35" E 146.01 ft. to a ½" iron rod found for the Southeast corner of said Bishop (1.063 acre) tract and for the Northeast corner of that certain (0.581 acre) tract of land as conveyed to Steven J. Sharp and wife, Patricia J. Sharp by Warranty Deed recorded in Document No. 1996066181 of the Official Public Records of Williamson County, Texas, and being the Southeast corner of this tract;

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1.062 ACRES

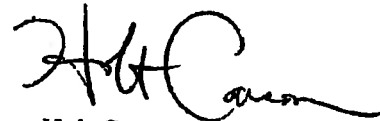
THENCE with the common line of said Bishop (1.063 acre) tract and said Sharp (0.581 acre) tract, S 44 deg. 22' 57" W 146.24 ft. to a point in the East right-of-way line of Pond Springs Road for the Southwest corner of said Bishop (1.063 acre) tract and for the Northwest corner of said Sharp (0.581 acre) tract, and being the Southwest corner of this tract;

THENCE with the East right-of-way line of Pond Springs Road and with the West line of said Bishop (1.063 acre) tract, the following three (3) courses;

- 1) N 47 deg. 34' 55" W 61.14 ft. to a 3/8" iron rod found;
- 2) N 46 deg. 54' 04" W 90.98 ft. to a small nail found under asphalt;
- 3) N 48 deg. 01' 19" W 143.00 ft. to a 1/2" iron rod found for the Northwest corner of said Bishop (1.063 acre) tract and for the Southwest corner of the aforementioned Lot 4, Amended Plat of Lot 4, Block B, Hunter's Point, and being the Northwest corner of this tract;

THENCE leaving the East right-of-way line of Pond Springs Road with the common line of said Bishop (1.063 acre) tract and said Lot 4, Block B, Hunter's Point, N 73 deg. 29' 00" E 271.33 ft. to the **PLACE OF BEGINNING**, containing 1.062 Acres of land.

**SURVEYED:** March 5, 2013

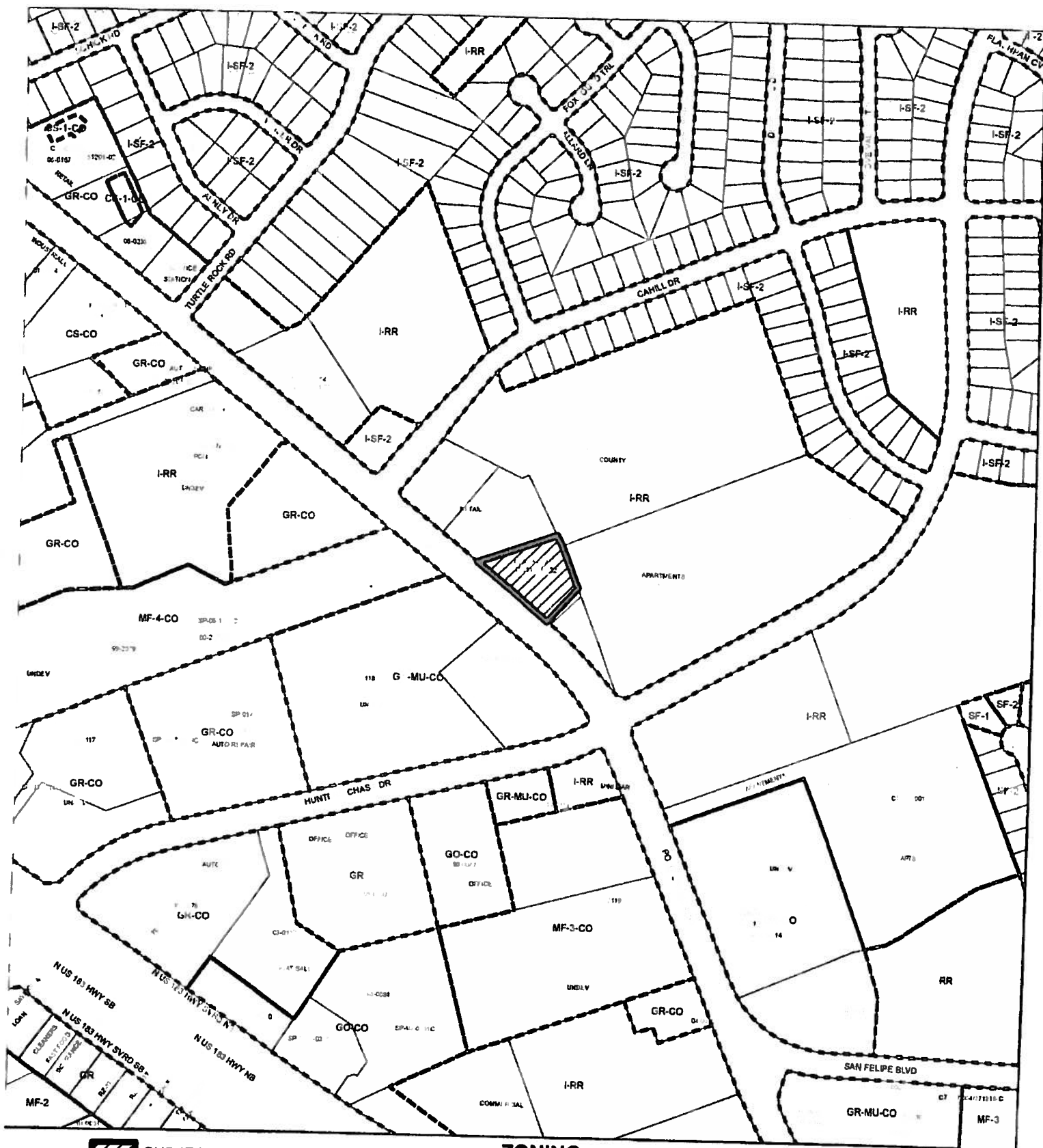


Holt Carson

Registered Professional Land Surveyor No. 5166




reference: 912092





# **ZONING**

**ZONING CASE#: C14-2012-0132**

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

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

