

**ORDINANCE NO. 20150813-035**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8240 NORTH MOPAC EXPRESSWAY SOUTH BOUND FROM LIMITED OFFICE (LO) DISTRICT TO NEIGHBORHOOD COMMERCIAL (LR) 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 limited office (LO) district to neighborhood commercial (LR) district on the property described in Zoning Case No. C14-2015-0056, on file at the Planning and Zoning Department, as follows:

A 0.100 acre tract of land, more or less, being a portion of Lot 1, Park North, a subdivision of record in volume 82, page 375 of the Plat Records of Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 8240 North Mopac Expressway South Bound 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 Monday, August 24, 2015.

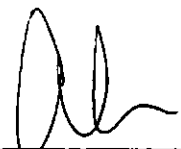
**PASSED AND APPROVED**

August 13, 2015

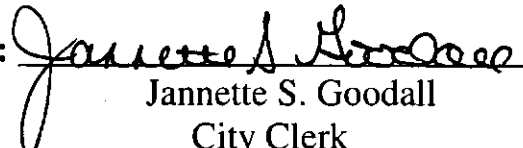
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Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
Interim City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**0.100 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.100 ACRES (APPROXIMATELY 4,345 SQ. FT.), BEING A PORTION OF LOT 1, PARK NORTH, A SUBDIVISION OF RECORD IN VOLUME 82, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.100 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an exterior building corner of an existing three story brick building, from which a 5/8" rebar found in the northwest right-of-way line of Mopac Expressway North (right-of-way width varies), being in the southeast line of said Lot 1, bears South 82°23'46" East, a distance of 203.93 feet;

**THENCE** South 76°08'36" West crossing said Lot 1 and with the exterior face of building, a distance of 37.27 feet to a calculated point on the exterior face of building, from which an exterior building corner, bears South 76°08'36" West, a distance of 12.83 feet;

**THENCE** crossing said Lot 1, leaving the exterior face of building, through the wall and continuing with the interior face of wall, the following six (6) courses and distances:

1. North 08°30'41" West, a distance of 15.22 feet to an interior wall corner;
2. North 27°37'12" East, a distance of 109.25 feet to an interior wall corner;
3. South 62°22'48" East, a distance of 36.40 feet to an interior wall corner;
4. North 27°37'12" East, a distance of 5.75 feet to an interior wall corner;
5. South 62°22'48" East, a distance of 7.00 feet to an interior wall corner;
6. South 27°37'12" West, a distance of 39.60 feet calculated point on the exterior face of building, from which a 1/2" rebar found in the northwest right-of-way line of Mopac Expressway North, being the easternmost corner of said Lot 1, being also the southernmost corner of Lot 2, Sharmark West, a subdivision of record in Volume 77, Page 267 of the Plat Records of Travis County, Texas, bears South 62°22'48" East, a distance of 29.91 feet to an exterior building corner, then North 66°45'28" East, a distance of 233.87 feet;

**THENCE** crossing said Lot 1 and with the exterior face of building, the following two (2) courses and distances:

1. North 62°22'48" West, a distance of 6.50 feet to an exterior building corner;
2. South 27°37'12" West, a distance of 63.01 feet to the **POINT OF BEGINNING**, containing 0.100 Acres of land, more or less.

Surveyed on the ground on April 28, 2015

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

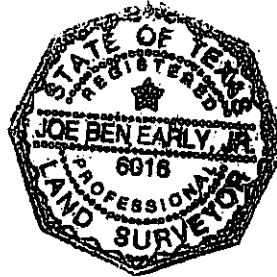
Attachments: Survey Drawing No. 040-084-BLDG 2 SUITE 340



Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

4/29/15

Date

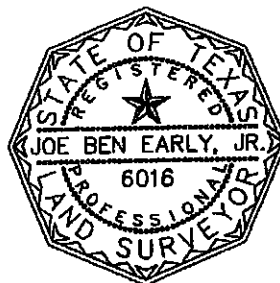


SKETCH TO ACCOMPANY A DESCRIPTION OF 0.100 ACRES (APPROXIMATELY 4,345 SQ. FT.), BEING A PORTION OF LOT 1, PARK NORTH, A SUBDIVISION OF RECORD IN VOLUME 82, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- EXTERIOR BUILDING CORNER
- △ CALCULATED POINT ON EXTERIOR FACE OF BUILDING
- INTERIOR WALL CORNER
- ( ) RECORD INFORMATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S76°08'36"W	37.27'
L2	N08°30'41"W	15.22'
L3	N27°37'12"E	109.25'
L4	S62°22'48"E	36.40'
L5	N27°37'12"E	5.75'
L6	S62°22'48"E	7.00'
L7	S27°37'12"W	39.60'
L8	N62°22'48"W	6.50'
L9	S27°37'12"W	63.01'
L10	S76°08'36"W	12.83'
L11	S62°22'48"E	29.91'



*8/4/29/15*

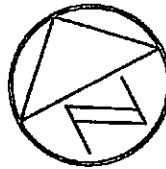
DATE OF SURVEY: 4/28/15  
 PLOT DATE: 4/29/15  
 DRAWING NO.: 040-084-BLDG 2 SUITE 340  
 T.B.P.L.S. FIRM NO. 10124500  
 DRAWN BY: JBE  
 SHEET 1 OF 2

**Chaparral**

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 040-084-BLDG 2 SUITE 340

LOT 2  
SHARMARK WEST  
(77/267)



1" = 40'

3 STORY  
BRICK  
BUILDING

FACE OF  
EXTERIOR  
WALL

REFERENCE TIE  
N86°45'28"E 233.87'

S25°07'53"W 174.77'  
(S27°52'W 175.00')

MOPAC EXPRESSWAY NORTH  
(R.O.W. WIDTH VARIES) (82/375)

LOT 1  
PARK NORTH  
(82/375)

FACE OF  
INTERIOR  
WALL

0.100  
ACRES  
APPROX.  
4,345  
SQ. FT.

FACE OF  
INTERIOR  
WALL

L4

L5

L6

L7

L8

L9

L10

L11

EXISTING  
BUILDING 2  
SUITE 340

FACE OF  
EXTERIOR  
WALL

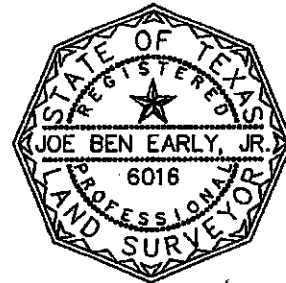
FACE OF  
INTERIOR  
WALL

FACE OF  
INTERIOR  
WALL

P.O.B.

FACE OF  
EXTERIOR  
WALL

REFERENCE TIE  
S82°23'46"E 203.93'



*Handwritten signature and date: 4/29/15*

DRAWING NO.: 040-084-BLDG 2 SUITE 340  
SHEET 2 OF 2

**Chaparral**

