

**ORDINANCE NO. 040902-Z-6**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE 12100 BLOCK OF METRIC BOULEVARD FROM MULTIFAMILY RESIDENCE LOW DENSITY-CONDITIONAL OVERLAY (MF-2-CO) COMBINING DISTRICT TO PUBLIC (P) 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 multifamily residence low density-conditional overlay (MF-2-CO) combining district to public (P) district on the property described in Zoning Case No. C14-04-0106, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.392 acre tract of land, more or less, out of the Thomas W. Bundick Survey No. 83, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

located in the 12100 block of Metric Boulevard, 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 September 13, 2004.

**PASSED AND APPROVED**

September 2, 2004

§  
§  
§



Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

Tract 2

**Exhibit "A"**

**DESCRIPTION**

FOR A 1.392 ACRE TRACT OF LAND SITUATED IN THE THOMAS W. BUNDICK SURVEY NO. 83, TRAVIS COUNTY, TEXAS, SAID 1.392 ACRE TRACT BEING ALL OF A CALLED 1.39 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO MARY BIRD ALEXANDER, ET AL. BY INSTRUMENT RECORDED IN VOLUME 8373, PAGE 471 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.392 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** on an iron rod found for the most north corner of said 1.39 Acre tract, same being a west corner of Lot 2, "Village at Walnut Creek, Phase 1, Section 6", a subdivision recorded in Book 85, Page 84A of the Plat Records of said county, same being on the east right-of-way line of Metric Boulevard (right-of-way width varies), being the most north corner and **POINT OF BEGINNING** hereof;

**THENCE** with the north and east boundary lines of said 1.39 Acre tract, same being the south and west boundary line of said Lot 2 the following three (3) courses and distances:

1. **S 67°20'44" E** for a distance of 268.26 feet to an iron rod found for a northeast corner hereof;
2. **S 16°27'18" W** for a distance of 101.72 feet to an iron rod found for an angle point hereof;
3. **S 20°34'13" E** for a distance of 45.23 feet to an iron rod found for an east corner of said 1.39 Acre tract, same being the northeast corner of Lot 1, "Village at Walnut Creek, Phase 1-A, Section 6" a subdivision recorded in Book 87, Page 158D of the Plat Records of said county being an east corner hereof;

**THENCE** departing the said west boundary line of Lot 2, with the south boundary line of said 1.39 Acre tract, same being the north boundary line of said Lot 1 the following two (2) courses and distances:

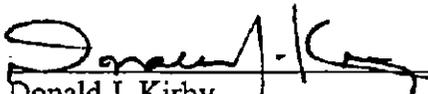
1. **S 55°24'58" W** for a distance of 102.25 to an iron rod found on the south corner hereof;
2. **N 64°57'32" W** for a distance of 247.96 feet to an iron rod found on the southwest corner of said 1.39 Acre tract, same being the northwest corner of said Lot 1, same being on the curving said east right-of-way line of Metric Boulevard, being the southwest corner hereof;

**THENCE** with the west boundary line of said 1.39 Acre tract, same being the said curving east right-of-way line of Metric Boulevard the following three (3) courses and distances:

Exhibit "A"

1. with the arc of a curve to the left having a central angle of  $06^{\circ}32'31''$ , a radius of 1005.00 feet, an arc length of 114.75 feet and a chord which bears,  $N 18^{\circ}00'05'' E$  for a distance of 114.69 feet to an iron rod found on a point of tangency hereof;
2.  $N 14^{\circ}56'00'' E$  for a distance of 79.31 feet to a chiseled "X" on concrete for an angle point hereof;
3.  $N 59^{\circ}53'42'' E$  for a distance of 21.16 feet to the POINT OF BEGINNING hereof, and containing 1.392 Acres of land.

Surveyed under my direct supervision:

  
Donald J. Kirby  
Registered Professional Land Surveyor  
Baker-Aicklen & Assoc., Inc.  
203 East Main Street, Suite 201  
Round Rock, Texas 78664



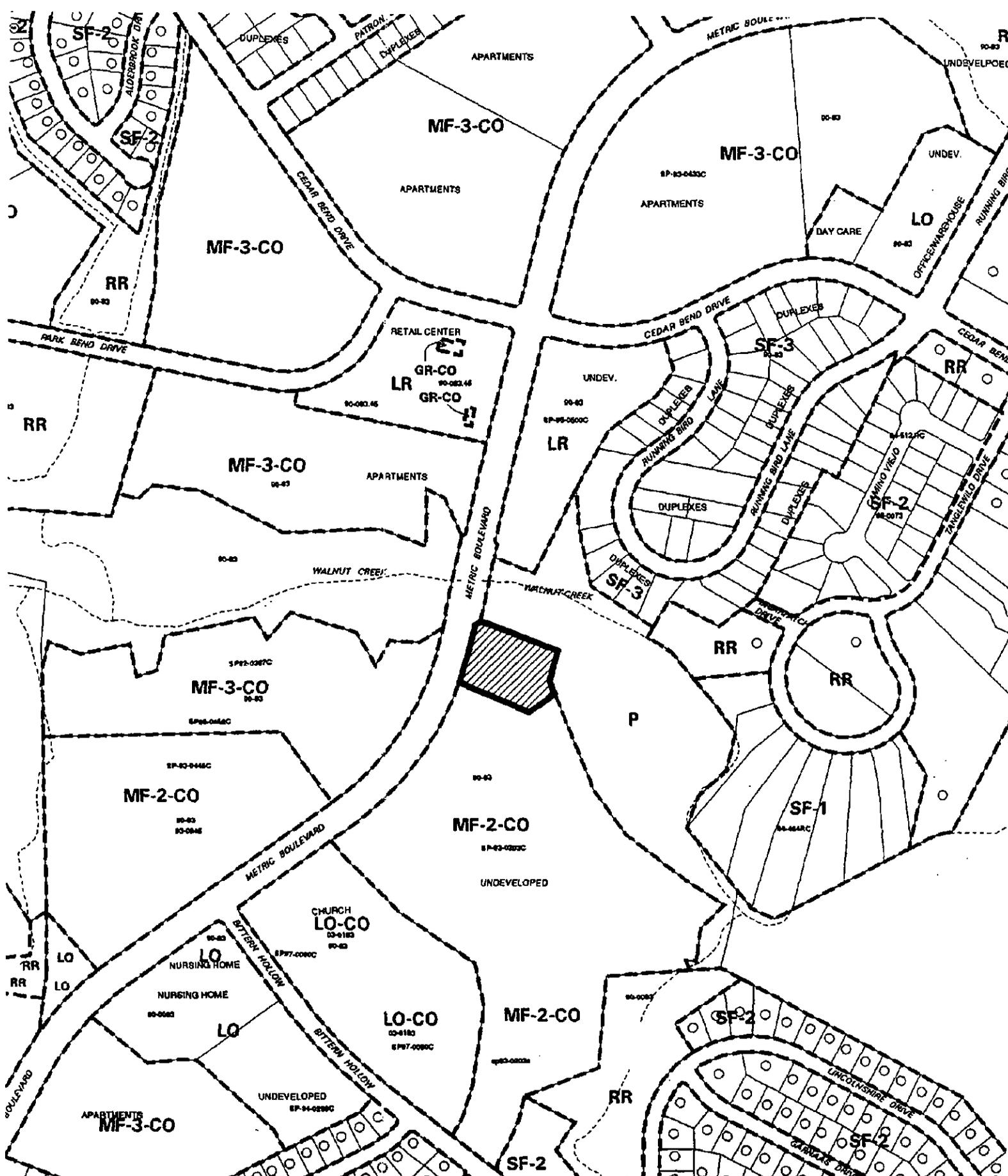
October 1, 2001  
Date

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020-742-11

02-5816-01-64

**FIELD NOTES REVIEWED**

By [Signature] Date 10-4-01  
Arch./Eng. Services Division  
Department of Public Works  
and Transportation



SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: G. RHOADES

CASE #: C14-04-0106  
 ADDRESS: 12100 BLK OF METRIC  
 BLVD  
 SUBJECT AREA (acres): 1.392

### ZONING EXHIBIT B

DATE: 04-07  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 L34