

**ORDINANCE NO. 040129-Z-4**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4810 SPICEWOOD SPRINGS ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE (LO) 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 family residence (SF-3) district to limited office (LO) district on the property described in Zoning Case No.C14-03-0164, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.893 acre tract of land, more or less, out of the James Mitchell Survey No. 17, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 4810 Spicewood Springs Road, 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 February 9, 2004.

**PASSED AND APPROVED**

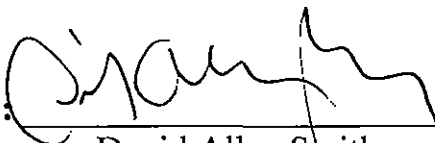
\_\_\_\_\_, January 29, 2004

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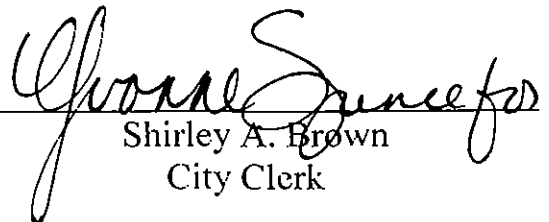
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

FIELD NOTES  
FOR

0.893 ACRE TRACT

*EXHIBIT A*

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE JAMES MITCHELL SURVEY NO. 17, ABSTRACT 521, IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CALLED ONE ACRE MORE OR LESS AS CONVEYED TO MARY D. OGDEN BY INSTRUMENT RECORDED IN VOLUME 4862, PAGE 1522 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin found at the Northwest corner of said Ogden Tract, being at the Northeast corner of that certain 2.268 acre tract of land described in Volume 12977, Page 71 of the Real Property Records of Travis County, Texas, being in the South line of that certain 2.537 acre tract of land described in Volume 3120, Page 734 of the Real Property Records of Travis County, Texas, for the Northwest corner and PLACE OF BEGINNING hereof and from which point a 1/2 inch iron pin found in the Easterly r.o.w. line of Spicewood Springs Road bears S62°42'29" W for a distance of 138.40 feet;

THENCE along the South line of said 2.537 acre tract, N 62°42'29" E for a distance of 161.90 feet to a 1/2 inch capped iron pin set in the Southerly line of that certain 25.20 acre tract of land described in Volume 3795, Page 2171 of the Deed Records of Travis County, Texas, for the Northeast corner hereof;

THENCE along the Southerly line of said 25.20 acre tract, S 63°28'50" E for a distance of 190.45 feet to a 3/4 inch iron pipe found at the most Westerly corner of Lot A, Songbird Hollow, a subdivision recorded in Plat Book 83, Page 115B of the Plat Records of Travis County, Texas;

THENCE along the Southerly line of said Lot A, S 63°30'53" E for a distance of 73.50 feet to a 1/2 inch capped iron pin set for the Southeast corner hereof, being at the Northeast corner of that certain 3.605 acre tract of land described in Volume 11762, Page 297 of the Real Property Records of Travis County, Texas;

THENCE along the North line of said 3.605 acre tract, S 71°21'06" W at a distance of 51.68 feet passing a 1/2 inch iron pin found and continuing on for a total distance of 247.46 feet to a 1/2 inch iron pin found at an angle point in the East line of the aforesaid 2.268 acre tract;

THENCE along the East line of said 2.268 acre tract, S 46°24'09" W for a distance of 19.06 feet to a 1/2 inch iron pin found for the Southwest corner hereof;

THENCE continuing along the East line of said 2.268 acre tract, N 41°53'13" W for a distance of 79.94 feet to a 1/2 inch iron pin found and N 45°46'27" W for a distance of 109.44 feet to the PLACE OF BEGINNING and containing 0.893 acre of land, more or less.

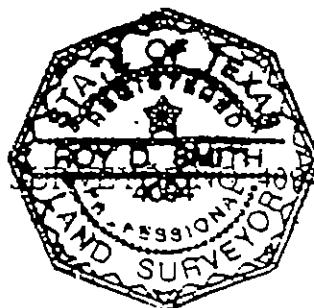
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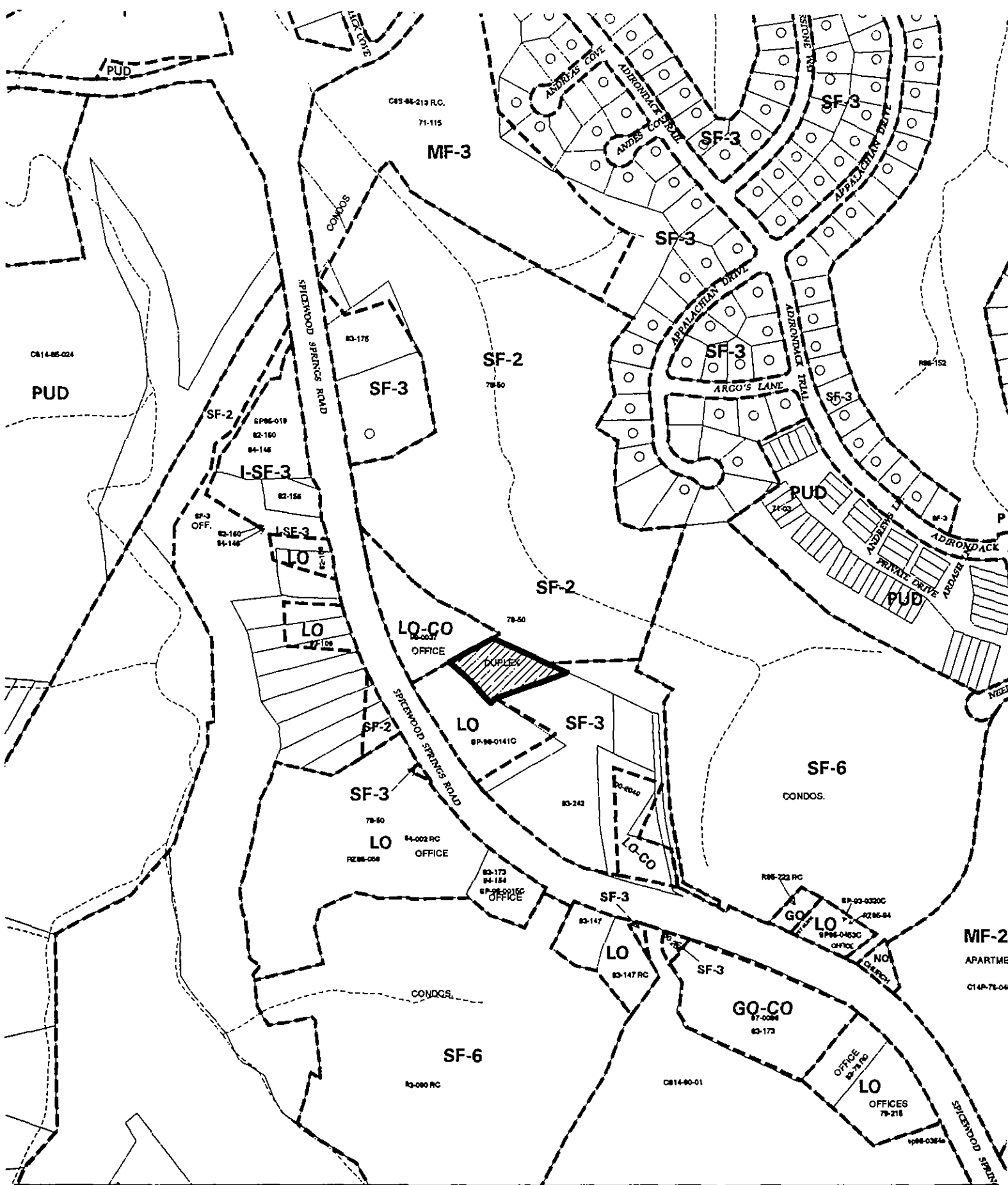
Roy D. Smith Surveyors, P.C.

*Roy D. Smith*  
ROY D. SMITH

REGISTERED PROFESSIONAL

May 30, 2002





 1" = 400'	SUBJECT TRACT	<b>CASE #:</b> C14-03-0164 <b>ADDRESS:</b> 4810 SPICEWOOD SPRINGS RD. <b>SUBJECT AREA (acres):</b> 0.893	<b>DATE:</b> 03-12 <b>INTLS:</b> TRC	<b>CITY GRID REFERENCE NUMBER</b> H31
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: G.RHOADES			
<b>ZONING EXHIBIT B</b>				