

ORDINANCE NO. 040129-44

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8422-8504 RED WILLOW DRIVE FROM RURAL RESIDENCE (RR) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 rural residence (RR) district to single family residence standard lot (SF-2) district on the property described in Zoning Case No.C14-03-0166SH, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2.714 acre tract of land, more or less, out of the Hugh Kelly Survey No. 525, 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 8422-8504 Red Willow Drive, 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

C14-03-C166.S



P. O. Box 324
Cedar Park, Texas 78630-0324
(512) 259-3361 Phone
(512) 259-3381 Fax

**METES AND BOUNDS DESCRIPTION
2.714 ACRES OF LAND
IN TRAVIS COUNTY, TEXAS**

BEING A 2.714 ACRE TRACT OF LAND SITUATED IN THE HUGH KELLY SURVEY NO. 525, IN TRAVIS COUNTY, TEXAS, AND ALSO BEING OUT OF THAT CERTAIN 174.815 ACRE TRACT OF LAND CONVEYED TO BILL MILBURN, INC., BY INSTRUMENT RECORDED IN VOLUME 6511, PAGE 1462 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.714 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron pipe found for the Northeast corner of Lot 20, Block "E", "Covered Bridge, Section One", recorded in Volume 78, Page 67 of the Travis County Plat Records, same being in the South line of that certain 51.7 acre tract of land conveyed Marvin Bassford by instrument recorded in Volume 1347, Page 5 of the Deed Records of Travis County, Texas, for the Northwest corner hereof;

THENCE, with the South boundary line of said 51.7 acre Bassford tract for the North boundary line hereof, South 59°00'56" East, a distance of 336.47 feet to a 1/2" iron rod found in the South boundary line said 51.7 acre Bassford tract, same being the Northwest corner of Lot 11, Block "A", "Windmill Run, Section Two-'A'", recorded in Volume 80, Page 186 of the Travis County Plat Records, for the Northeast corner hereof;

THENCE, with the West boundary line of said Lot 11 for the East boundary line hereof, South 05°04'17" West, a distance of 188.43 feet to a 1/2" iron rod found for the Southwest corner of said Lot 11, same being in the North Right-of-Way line of Red Willow Drive (50' Right-of-Way per Volume 80, Page 186, Travis County Plat Records), for the Southeast corner hereof;

THENCE, along the North Right-of-Way of Red Willow Drive with the South boundary line hereof the following three courses;

EXHIBIT A

1. With a non-tangent curve to the left having a Radius of 634.24 feet, a Chord Bearing and Distance of North 86°06'59" West, 67.78 feet to a 1/2" iron rod found;
2. North 89°12'00" West, a distance of 128.92 feet (Bearing Basis for this survey) to a 1/2" iron rod found;
3. With a curve to the left having a Radius of 219.48 feet, a Chord Bearing and Distance of South 66°38'41" West, 178.60 feet to a 1/2" iron rod found for the Northeast corner of Lot 13, Block "A", of said Windmill Run subdivision, for the most southerly Southeast corner hereof;

THENCE, with North boundary line of said Lot 13, for the South boundary line hereof, North 43°51'28" West, a distance of 143.56 feet for a 1/2" iron rod found for the Northwest corner of said Lot 13, same being in the East boundary line of that certain tract of land, now or formerly, conveyed to Lockhart Savings & Loan Association by instrument recorded in Volume 4413, Page 127, Page 152, of the Deed Records of Travis County, Texas, for the Southwest corner hereof;


THENCE, with the East boundary line of said Lockhart Savings & Loan Association tract, for the West boundary line hereof, North 29°25'23" East, a distance of 12.83 feet to a 1/2" iron rod found for the Northeast corner of said Lockhart Savings & Loan Association tract, same being the Southeast corner of Lot 21, Block "E" of said Covered Bridge subdivision, for an angle point hereof;

THENCE, with the East boundary line of said Lot 21, for the West boundary line hereof, North 29°26'55" East, a distance of 54.57 feet to a 1/2" iron pipe found in the East boundary line of said Lot 21, for an angle point hereof;

THENCE, with the East boundary line of said Lots 21 and 20, for the West boundary line hereof, North 30°30'31" East, a distance of 305.39 feet to the point of **BEGINNING**, containing 2.714 Acres of land.

This legal description is to accompany a separate sketch of survey.

Surveyed under the direct supervision of the undersigned:


Charles G. Walker
Registered Professional Land Surveyor
Number 5283
Walker Texas Surveyors
P.O. Box 324
Cedar Park, Texas 78630

October 09, 2003
Date of field survey

308001.doc



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER A20
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-03-0166.SH	DATE: 03-12	
	CASE MGR: A. BEAUDET	ADDRESS: 8422-8504 RED WILLOW DR	INTLS: SM	
SUBJECT AREA (acres): 2.714				