

ORDINANCE NO. _____

Agenda Item 2-9
7-29-04

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 5607, 5611, AND 5701 TRAVIS COOK ROAD FROM
3 RURAL RESIDENCE (RR) DISTRICT TO FAMILY RESIDENCE (SF-3)
4 DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from rural residence (RR) district to family residence (SF-3)
10 district on the property described in Zoning Case No. C14-04-0067, on file at the
11 Neighborhood Planning and Zoning Department, as follows:

12
13 Lots 1, 2, and 3, Travis Cooke Road Addition, a subdivision in the City of Austin,
14 Travis County, Texas, according to the map or plat of record in Plat Book 100,
15 Pages 253-254, of the Plat Records of Travis County, Texas,

16
17 locally known as 5607, 5611, and 5701 Travis Cook Road, in the City of Austin, Travis
18 County, Texas, and generally identified in the map attached as Exhibit "A".

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20 **PART 2:** This ordinance takes effect on _____, 2004.

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23 **PASSED AND APPROVED**

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27 _____, 2004

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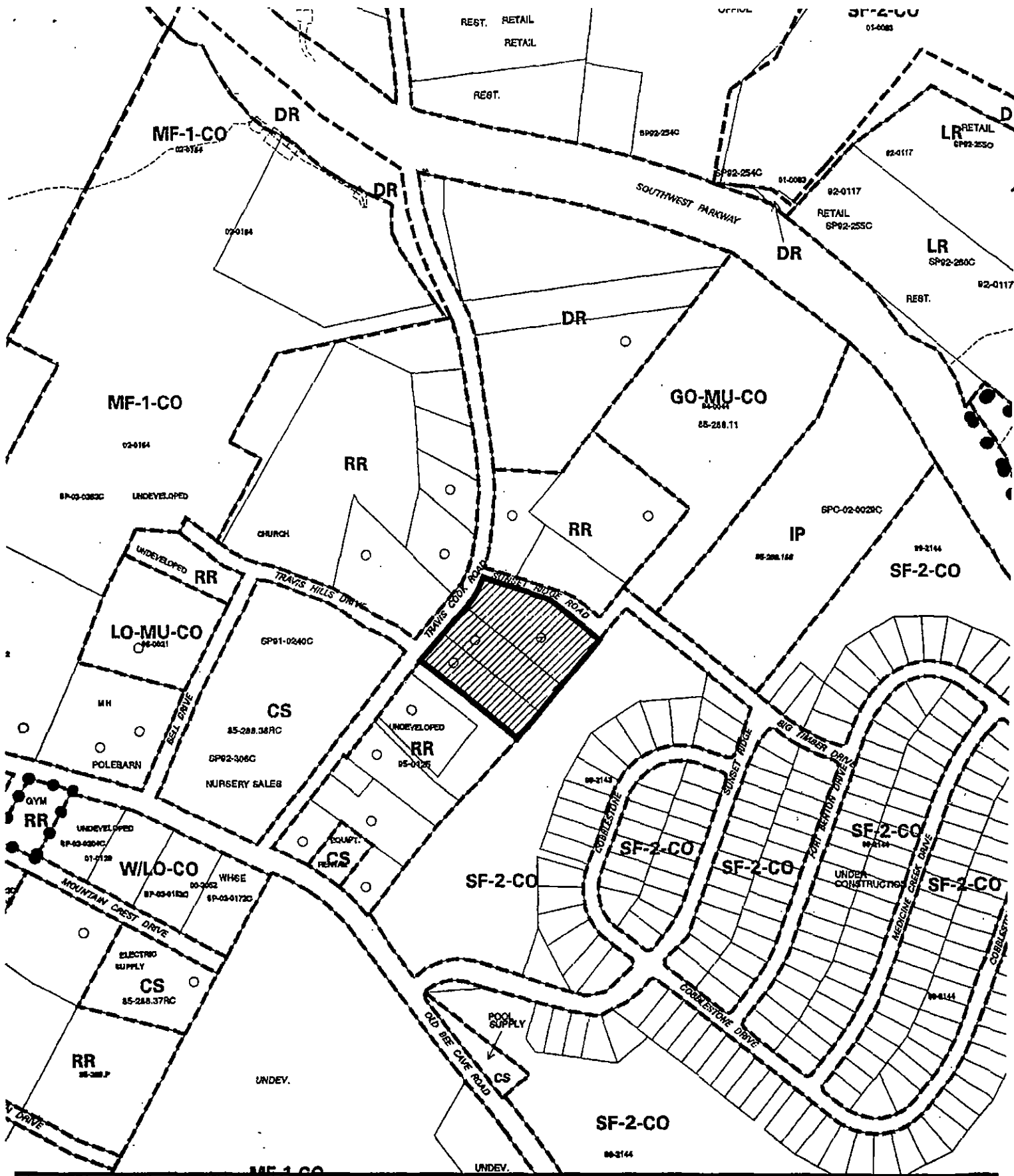
28 Will Wynn
29 Mayor

30
31
32 **APPROVED:** _____

33 David Allan Smith
34 City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	CASE #: C14-04-0067 ADDRESS: 5607, 5611 & 5701 TRAVIS COOK RD SUBJECT AREA (acres): 3.730	ZONING <i>EXHIBIT A</i> DATE: 04-06 INTLS: SM	CITY GRID REFERENCE NUMBER B21

STREET DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

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COUNTY OF TRAVIS

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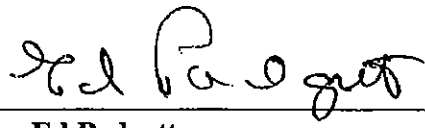
That Ed Padgett, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

A 0.03 acre (1309 square foot) tract of land, more or less, out of Lot 1, Travis Cooke Road Addition, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantors, whether one or more, do hereby bind themselves, their executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the 26 day of July, 2004.

GRANTORS:

By: 
Ed Padgett

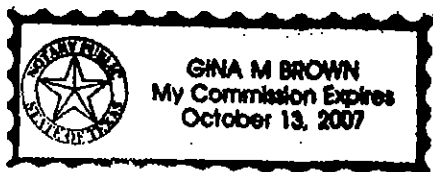
Address of Grantors:
Ed Padgett,
5607 Travis Cook Rd.,
Austin, TX 78735

THE STATE OF TEXAS

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§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 26 day of July, 2004, by Ed Padgett.



A handwritten signature in cursive script, appearing to read "Gina M Brown", written over a horizontal line.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

City of Austin

Law Department

P.O. Box 1088

Austin, Texas 78767-8828

Attn: Diana Minter, Paralegal

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION

LEGAL DESCRIPTION OF A 0.03 ACRE (1309 SQUARE FOOT) PARCEL OF LAND OUT OF AND PART OF LOT ONE (1) TRAVIS COOKE ROAD ADDITION, AN ADDITION SITUATED IN TRAVIS COUNTY, TEXAS, AS DEPICTED BY THE INSTRUMENT RECORDED IN VOLUME 100, PAGE 253, OF THE PLAT RECORDS OF SAID COUNTY, SAID 0.03 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1 1/2 inch iron pipe found in at the intersection of the existing easterly right-of-way line of Travis Cooke Road, with the existing southerly right of way of Sunset Ridge Road, same being the most northerly corner of the aforementioned Lot 1 for the most northerly corner and PLACE OF BEGINNING, of the herein described parcel;

THENCE, along the aforementioned existing southerly right-of-way line of Sunset Ridge Road, and the northerly line of the aforementioned Lot 1 the following 2 courses:

- 1.) South 69 degrees 27 minutes 49 seconds East, a distance of 227.93 feet to a 1/2 inch iron pipe found;
- 2.) South 48 degrees 21 minutes 51 seconds East, a distance of 208.82 feet to a 1/4 inch iron pipe found for the southeast corner of the aforementioned Lot 1 and the most easterly corner of the herein described parcel;

THENCE, along the easterly line of the aforementioned Lot 1, same being the easterly line of the aforementioned subdivision, South 41 degrees 43 minutes 52 seconds West, a distance of 3.00 feet to a 1/2 inch iron rod set for the most southerly corner of the herein described parcel;

THENCE, through the interior of the aforementioned Lot 1, 3.00 feet from and parallel to the aforementioned existing southerly right-of-way line of said Sunset Ridge Road, the following 2 courses;

- 1.) North 48 degrees 21 minutes 51 seconds West, a distance of 208.26 feet to a 1/2 inch iron rod set;
- 2.) North 69 degrees 27 minutes 49 seconds West, a distance of 227.45 feet to a 1/2 inch iron rod set in curving aforementioned existing easterly right-of-way line of said Travis Cooke Road, said curve having a radius of 318.03 feet, for the westerly corner of the herein described parcel;

THENCE, along the aforementioned curve to the left, with an arc distance of 3.00 feet, and which chord bears South 21 degrees 52 minutes 56 seconds West, for a distance of 3.00 feet to the PLACE OF BEGINNING of the herein described tract, and containing a calculated area of 0.03 acres (1309 sq.ft.) of land more or less.

This legal description is to be used in conjunction with the accompanying survey plat only.



6-15-04

VICTOR M. GARZA R.P.S. NO. 4740

DATE

B & G SURVEYING, INC.

1404 W. NORTH LOOP BLVD.

AUSTIN, TEXAS 78756

(512) 458 - 6969

B0609504



**SURVEY TO ACCOMPANY A LEGAL
DESCRIPTION FOR A PROPOSED RIGHT OF WAY
DEDICATION.**

TRAVIS STAR CORP.
11.33 ACRES
VOL.12526 PG.540

SUNSET RIDGE ROAD

**TRAVIS COOKE
ROAD ADDITION
LOT 1
VOL.100, PG.253**

Lot 2

LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- 600 NAIL FOUND
- 600 NAIL SET
- SPINKLE FOUND
- BARB WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.D.E. SURFACE DRAINAGE EASEMENT
- W/W WATER/MASTEWATER
- E.E. ELECTRIC EASEMENT
- S.E.E. SANITARY SEWER EASEMENT
- () RECORD INFORMATION
- P.H. POWER POLE
- O.H. OVERHEAD UTILITIES



Victor M. Garza
Victor M. Garza R.P.L.S. 4740

P.O.B.

CB=S 21°52'56" W 3.00'
R=318.03 A=3.00'

(CB=S 31°43'54" W 112.01')
CB=S 32°01'09" W 108.99'
R=318.03 A=109.53'

**TRAVIS COOKE
ROAD**

B&G Surveying, Inc.
Victor M. Garza R.P.L.S.

Office 512*458-6869
Fax 512*458-8845
1404 West North Loop Blvd.
Austin, Texas 78758



DATE 06/15/04
JOB # B0609504_ESMT.
SCALE 1" = 60'

AFTER RECORDING RETURN TO:

City of Austin

Law Department

P.O. Box 1088

Austin, Texas 78767-8828

Attn: Diana Minter, Paralegal