

ORDINANCE NO. 050127-58

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 0 WIER HILLS DRIVE FROM GENERAL OFFICE (GO) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) 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 general office (GO) district to townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-04-0182, on file at the Neighborhood Planning and Zoning Department, as follows:

A 5.20 acre tract of land, more or less, out of the August Herold Survey No. 59, 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 0 Wier Hills 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 7, 2005.

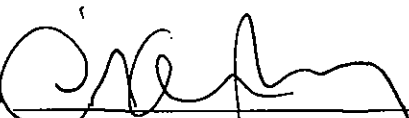
PASSED AND APPROVED

January 27, 2005

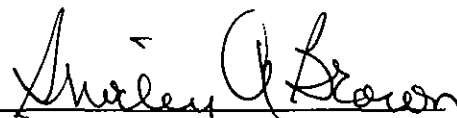
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Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Brown
City Clerk

FIELD NOTE 661
UDG #03-235
EXHIBIT "A"

SOUTHWEST TRAVIS COUNTY
ROAD DISTRICT NO. 1
ZONING
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DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 5.20 ACRES BEING A PART OF THE AUGUST HEROLD SURVEY NO. 59, TRAVIS COUNTY, TEXAS, SAID 5.20 ACRE TRACT ALSO BEING ALL OF THAT CERTAIN 5.1983 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO SOUTHWEST TRAVIS COUNTY ROAD DISTRICT NO. 1 EXECUTED ON JUNE 14, 1999, RECORDED IN VOLUME 11208, PAGE 1668 OF THE REAL PROPERTY RECORDS OF THE SAID COUNTY, SAID 5.20 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found at the southeast corner of the said 5.1983 acre tract, said iron rod also being the southwest corner of that certain 0.3841 of an acre access easement described in Volume 11208, Page 1672 of the said Real Property Records and from which an iron rod found at the southeast corner of the said access easement in the north right-of-way line of Southwest Parkway (170' R.O.W. dedicated in Volume 11208, Page 1646 of the said Real Property Records) bears S50°54'25"E, 239.37 feet;

THENCE, with the south line of the said 5.1983 acre tract, N50°56'54"W, 305.99 feet to an iron rod set at the southwest corner of the said 5.1983 acre tract, same being an interior corner of Lot 2, Block 1 of Hilltop Subdivision, a subdivision recorded in Document Number 200400210 of the Plat Records of the said county;

THENCE, with the common lines of the said 5.1983 acre tract and the said Lot 2, Block 1, the following four (4) courses:

- 1) N02°32'15"E, 339.56 feet to an iron rod found;
- 2) N45°21'55"E, 219.77 feet to an iron rod found;
- 3) N88°13'47"E, 259.87 feet to an iron rod set;
- 4) S04°09'29"E, 300.03 feet to an iron rod set;

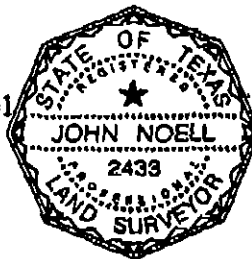
THENCE, with the common line of the said 5.1983 acre tract and Lot 1 and Lot 2, Block 1 of the said Hilltop Subdivision, S28°34'53"W, 388.92 feet to an iron rod found;

FIELD NOTE 661
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SOUTHWEST TRAVIS COUNTY
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THENCE, with an east line of the said 5.1983 acre tract, S28°34'42"W, 61.13 feet to the POINT OF BEGINNING and containing 5.20 acres.

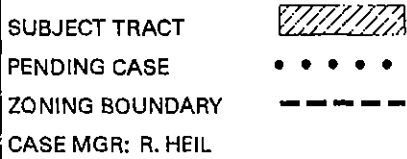
Prepared by:
URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040



[Signature]
John Noel, R.P.L.S. #2433
Date: October 4, 2004

Map Accompanies

Bearing Basis: Texas State Plane Coordinate System, Texas Central Zone, NAD 83
References: TCAD Parcel No. 01-0140-0201
Austin Grid MB-21

[illegible]

ZONING

INTLS: SM

94-0112