

ORDINANCE NO. 20051020-Z001

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE HART HOUSE LOCATED AT 1800 FOREST TRAIL FROM FAMILY RESIDENCE (SF-3) DISTRICT TO FAMILY RESIDENCE-HISTORIC (SF-3-H) COMBINING 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 family residence-historic (SF-3-H) combining district on the property described in Zoning Case No. C14H-05-0010, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.115 acre tract of land, more or less, out of Lot 9, Block 17, Westfield "A" Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

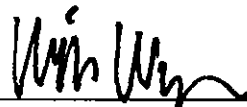
generally known as the Hart House, locally known as 1800 Forest Trail, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on October 31, 2005.

PASSED AND APPROVED

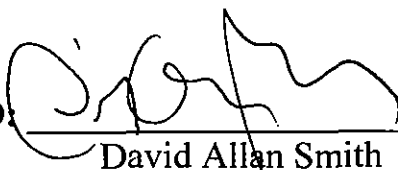
_____, 2005

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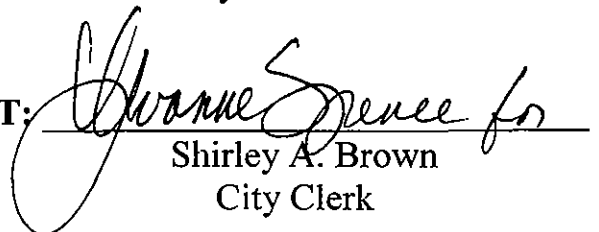
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT A
FIELD NOTES TO ACCOMPANY MAP OF SURVEY
PARCEL "A"
0.115 ACRE OF LAND
PORTION OF LOT 9, BLOCK 17, WESTFIELD "A"
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

FIELD NOTES DESCRIPTION OF 0.115 ACRE OF LAND, OUT OF LOT 9, BLOCK 17, WESTFIELD "A", A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 107 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 0.115 ACRE BEING A PORTION OF THAT CERTAIN 1.806 ACRE TRACT OUT OF LOTS 1 AND 9, BLOCK 17 OF THE SAID WESTFIELD "A" SUBDIVISION CONVEYED TO SAM STEWART CUSTOM HOMES, INC. BY DEED RECORDED IN DOCUMENT NUMBER 2001096817 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 0.115 ACRE TRACT CONVEYED TO OWEN A. NORTON OF RECORD IN DOCUMENT NUMBER 2001184108 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 0.115 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. on the north right-of-way line of Woodmont Avenue, the same being the south line of the said Lot 9 and being at the southwest corner of the said 1.806 acre tract and 0.115 acre tract, the same being the southeast corner of that certain tract conveyed to Owen A. Norton recorded in Volume 12799, Page 1319 of the Real Property Records of Travis County, Texas, from which a ½ inch diameter iron pipe found at the intersection of the north right-of-way line of Woodmont Avenue with the west right-of-way line of Stamford Lane bears N 64°04'00" W, 160.41 feet;

THENCE, N 25°50'28" E, a distance of 100.09 feet along the west line of the said 1.806 acre tract to a 5/8 inch diameter iron pipe found at the northeast corner of the said Owen A. Norton tract described in Volume 12799, Page 1319 and the northwest corner of the said 0.115 acre Norton tract, the same being the southeast corner of that certain tract conveyed to Kate S. Kovac by deed recorded in Document Number 2000158342 of the Official Public Records of Travis County, Texas and being at the southwest corner of Lot 4, Block A, Woodmont Forest, A Resubdivision of a Portion of Lots 1 and 9, Block 17 Westfield A, a subdivision of record in Document Number 200300053 of the Official Public Records of Travis County, Texas;

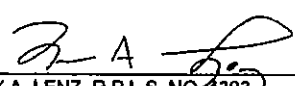
THENCE, S 63°51'01" E, a distance of 50.00 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc. in the interior of the said 1.806 acre tract at an exterior corner of the said Lot 4, Block A and being on the west line of Lot 3, Block A of the said Woodmont Forest, A Resubdivision of a Portion of Lots 1 and 9, Block 17 Westfield A subdivision, and being at the northeast corner of the said 0.115 acre Norton tract;

THENCE, S 25°50'28" W, a distance of 99.90 feet to a 1 inch diameter iron pipe found on the north right-of-way line of Woodmont Avenue at the southeast corner of the said 0.115 acre Norton tract and the southwest corner of the said Lot 3, Block A;

THENCE, N 64°04'00" W, a distance of 50.00 feet along the north line of Woodmont Avenue to the **PLACE OF BEGINNING**, containing 0.115 acre of land, more or less.

BASIS OF BEARINGS - 1 inch diameter iron pipe found at S.W. corner Lot 1 to 5/8 inch diameter iron pipe found on south line Lot 1 (S 64°04' E, 425.54') per Volume 649, Page 207, Deed Records of Travis County, Texas & Doc. No. 2001096817 Official Public Records of Travis County, Texas.

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.


TIMOTHY A. LENZ, R.P.L.S. NO. 4393
Lenz & Associates, Inc.
1714 Fort View Road, Suite 101
Austin, Texas 78704
(512) 443-1174

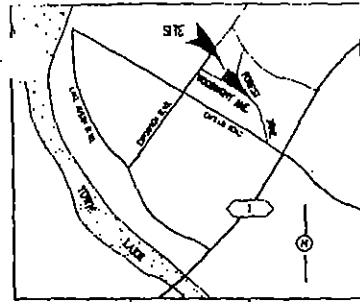
2001-0301A(norton).doc



POT 11-15-04
DRT 11-15-04

WOODMONT FOREST A RESUBDIVISION OF A PORTION OF LOTS 1 AND 9, BLOCK 17 WESTFIELD "A"

SCALE 1"=40'



LINE	LINE TYPE	FEET
L-1	227.70	227.70
L-2	197.71	197.71
L-3	227.70	227.70
L-4	197.71	197.71
L-5	227.70	227.70
L-6	197.71	197.71
L-7	227.70	227.70
L-8	197.71	197.71
L-9	227.70	227.70
L-10	197.71	197.71
L-11	227.70	227.70
L-12	197.71	197.71
L-13	227.70	227.70

CHUNK	AREA	PERCENT	CHUNK	AREA	PERCENT
C1	10.11	31.17	C2	10.11	31.17
C3	10.11	31.17	C4	10.11	31.17
C5	10.11	31.17	C6	10.11	31.17

LEGEND
 ● 1/2" IRON PIPE
 ○ 4" IRON PIPE
 ○ 6" IRON PIPE
 ○ 8" IRON PIPE
 ○ 10" IRON PIPE
 ○ 12" IRON PIPE
 ○ 14" IRON PIPE
 ○ 16" IRON PIPE
 ○ 18" IRON PIPE
 ○ 20" IRON PIPE
 ○ 22" IRON PIPE
 ○ 24" IRON PIPE
 ○ 26" IRON PIPE
 ○ 28" IRON PIPE
 ○ 30" IRON PIPE
 ○ 32" IRON PIPE
 ○ 34" IRON PIPE
 ○ 36" IRON PIPE
 ○ 38" IRON PIPE
 ○ 40" IRON PIPE
 ○ 42" IRON PIPE
 ○ 44" IRON PIPE
 ○ 46" IRON PIPE
 ○ 48" IRON PIPE
 ○ 50" IRON PIPE
 ○ 52" IRON PIPE
 ○ 54" IRON PIPE
 ○ 56" IRON PIPE
 ○ 58" IRON PIPE
 ○ 60" IRON PIPE
 ○ 62" IRON PIPE
 ○ 64" IRON PIPE
 ○ 66" IRON PIPE
 ○ 68" IRON PIPE
 ○ 70" IRON PIPE
 ○ 72" IRON PIPE
 ○ 74" IRON PIPE
 ○ 76" IRON PIPE
 ○ 78" IRON PIPE
 ○ 80" IRON PIPE
 ○ 82" IRON PIPE
 ○ 84" IRON PIPE
 ○ 86" IRON PIPE
 ○ 88" IRON PIPE
 ○ 90" IRON PIPE
 ○ 92" IRON PIPE
 ○ 94" IRON PIPE
 ○ 96" IRON PIPE
 ○ 98" IRON PIPE
 ○ 100" IRON PIPE

2003/03/53

3-19-03

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT SAM STEWART CUSTOM HOMES, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, OWNER OF A 1.512 ACRES REMAINDER PORTION OF THAT CERTAIN 1.804 ACRES OF LAND OUT OF LOTS 1 AND 9, BLOCK 17, WESTFIELD "A", A SUBDIVISION OF RECORD IN BOOK 3, PAGE 107 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 20030817 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC INFORMATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 1.512 ACRES TO BE KNOWN AS:

WOODMONT FOREST,
A RESUBDIVISION OF A PORTION OF
LOTS 1 AND 9, BLOCK 17,
WESTFIELD "A"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS PREVIOUSLY GRANTED AND NOT RELEASED.

Sam Stewart
 SAM STEWART, PRESIDENT
 SAM STEWART CUSTOM HOMES, INC.
 5190 DCE CAVES ROAD, SUITE 3E
 AUSTIN, TEXAS 78746

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SAM STEWART, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

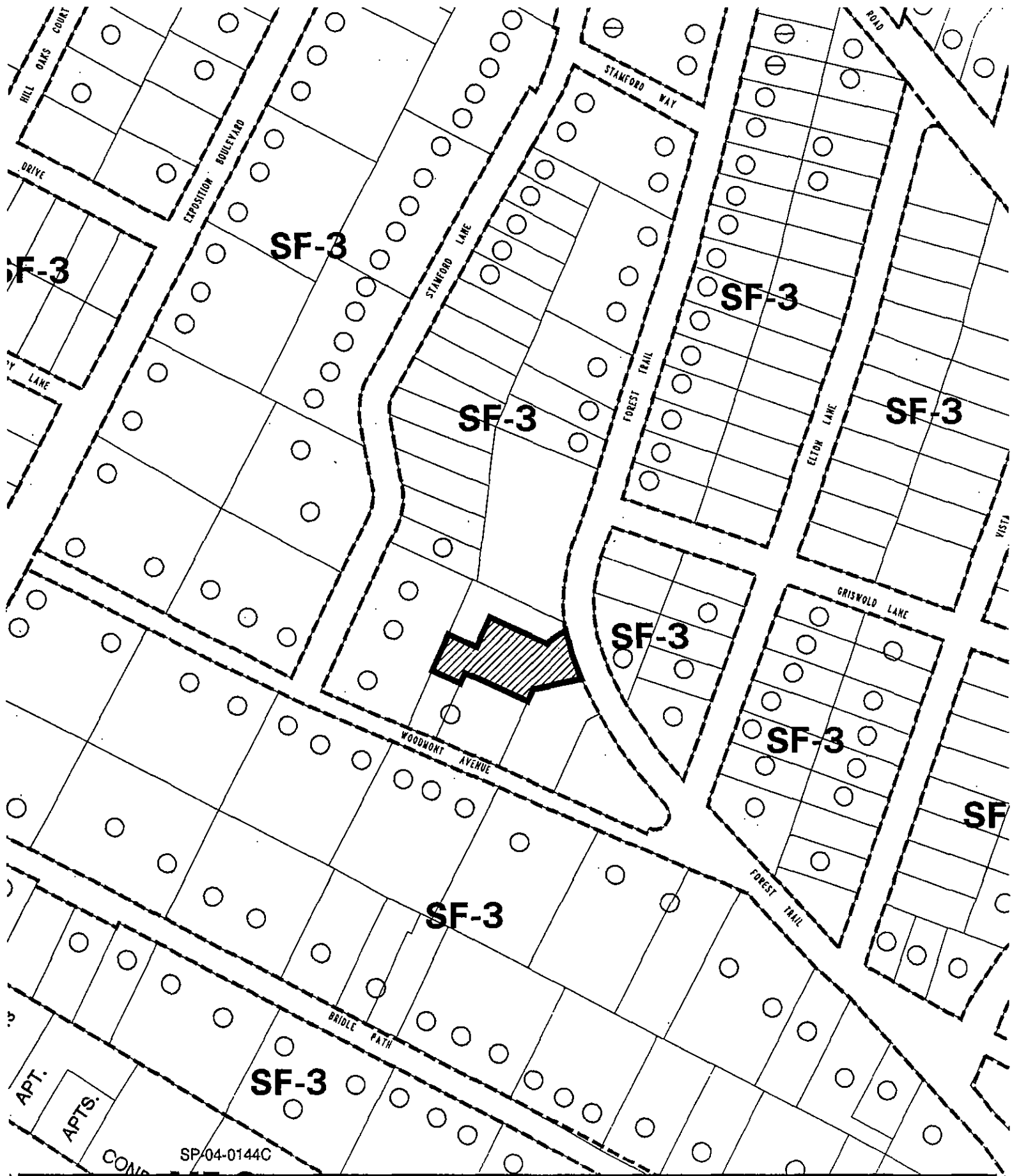
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 19th DAY OF February, 2003, A.D.

Sub 1100-2
 NOTARY PUBLIC
 IN AND FOR Travis COUNTY, TEXAS
 May 8, 2004
 COMMISSION EXPIRES







LENZ & ASSOCIATES, INC.
 COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
 (512) 443-1174
 1714 FORT VIEW RD., SUITE 101
 AUSTIN, TEXAS 78704
 SURVEY # 2001-03017
 SHEET 1 OF 3

CASE No. CB-02-0236-0A



SP/04-0144C

 1" = 200'	SUBJECT TRACT 	HISTORIC ZONING <i>EXHIBIT B</i>		CITY GRID REFERENCE NUMBER H24
	PENDING CASE 	CASE #: C14H-05-0010		
	ZONING BOUNDARY 	ADDRESS: 1800 FOREST TRL		DATE: 05-06
	CASE MGR: S. SADOWSKY	SUBJECT AREA (acres): N/A		INTLS: SM