

ORDINANCE NO. 040527-Z-4

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT ZIMMERMAN LANE EAST OF R.M. 620 FROM DEVELOPMENT RESERVE (DR) 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 development reserve (DR) district to single family residence standard lot (SF-2) district on the property described in Zoning Case No.C14-04-0043, on file at the Neighborhood Planning and Zoning Department, as follows:

A 4.976 acre tract of land, more or less, out of the Alexander Dunlap Survey No. 805 and the John E. Linn Survey No. 804 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 the property at Zimmerman Lane east of R.M. 620, 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 June 7, 2004.

PASSED AND APPROVED

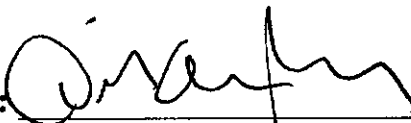
_____, May 27, 2004

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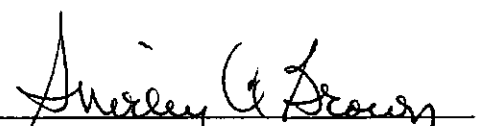
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

4.976 ACRES
PROPOSED LOT 1 AND LOT 2
ATTAL SUBDIVISION

EXHIBIT A

FN. NO. 04-045(MM)
FEBRUARY 21, 2004
BPI JOB NO. 1348-02.97

DESCRIPTION

OF A 4.976 ACRE TRACT OF LAND OUT OF THE ALEXANDER DUNLAP SURVEY NO. 805, ABSTRACT NO. 224 AND THE JOHN E. LINN SURVEY NO. 804 SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO ELAINE MARTHA ATTAL CIANI, BASIL MICHAEL ATTAL, MITCHELL GEORGE ATTAL AND WOLFRED CHARLES ATTAL, JR. BY GIFT DEED OF RECORD IN VOLUME 8615, PAGE 802 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.976 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a 1/2 inch iron rod found in the southerly right-of-way line of Zimmerman Lane (50' R.O.W.), being the northwesterly corner of said 4.976 acre tract and hereof, same being the northeasterly corner of that certain 6.62 acre tract of land conveyed to Freddie J. and Joyce Smith by deed of record in Volume 10740, Page 34 of the Real Property Records of Travis County, Texas, from which a 1/2 inch iron rod found in the northerly line of Zimmerman Lane being the common southerly corner of that certain 1.993 acre tract of land conveyed to Hamid Zarafshani and Vickie L. Clark by deed of record in Document No. 1999162895 of the Official Public Records of Travis County, Texas and that certain 4.97 acre tract of land conveyed to Freddie J. and Joyce Smith by deed of record in Volume 3512, Page 2253 of said Deed Records bears N30°07'26"E, a distance of 49.60 feet;

THENCE, S60°00'00"E, along the southerly line of Zimmerman Lane, being the northerly line of said 4.976 acre tract and hereof, a distance of 494.54 feet to a 1/2 inch iron rod found at the northeasterly corner of said 4.976 acre tract, being the northwesterly corner of that certain 2.006 acre tract of land conveyed to Daniel P. and Anne M. Weaver by deed of record in Volume 6512, Page 1896 of said Deed Records, from which a 1/2 inch iron rod found in the northerly line of said 2.006 acre tract, being a point of curvature of the southerly line of Zimmerman Lane bears S59°46'54"E, a distance of 146.64 feet;

THENCE, S29°52'51"W, leaving the southerly line of Zimmerman Lane, along the easterly line of said 4.976 acre tract and hereof, being the westerly line of said 2.006 acre tract, a distance of 438.26 feet to a 1/2 inch iron rod found in the northerly line of Lot 7, Block "A", Four Points Centre P.U.D., a subdivision of record in Document No. 200200080 of said Official Public Records, being the southeasterly corner of said 4.976 acre tract and hereof and also being the southwesterly corner of said 2.006 acre tract, from which a 1/2 inch iron rod found at the common southerly corner of said 2.006 acre tract and that certain 20.219 acre tract of land conveyed to Ordell Dube by deed of record in Volume 3559, Page 1027 of said Deed Records bears S59°45'17"E, a distance of 199.33 feet;

THENCE, N59°54'39"W, along the southerly line of said 4.976 acre tract and hereof, being a portion of the northerly line of said Lot 7, Block "A", a distance of 495.45 feet to a 1/2 inch iron rod with cap set for the southwesterly corner of said 4.976 acre tract and hereof, being the southeasterly corner of said 6.62 acre tract;

THENCE, N30°00'00"E, leaving the northerly line of said Lot 7, Block "A", along the westerly line of said 4.976 acre tract and hereof, being the easterly line of said 6.62 acre tract, a distance of 437.49 feet to the **POINT OF BEGINNING**, containing an area of 4.976 acres (216,747 sq. ft.) of land, more or less, within these metes and bounds.

THE BEARING BASIS FOR THIS SURVEY IS THE NORTHERLY LINE OF THAT CERTAIN 4.972 ACRE TRACT OF LAND OF RECORD IN VOLUME 8615, PAGE 802 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

THAT I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION COMPLETED DURING THE MONTH OF JANUARY, 2004.

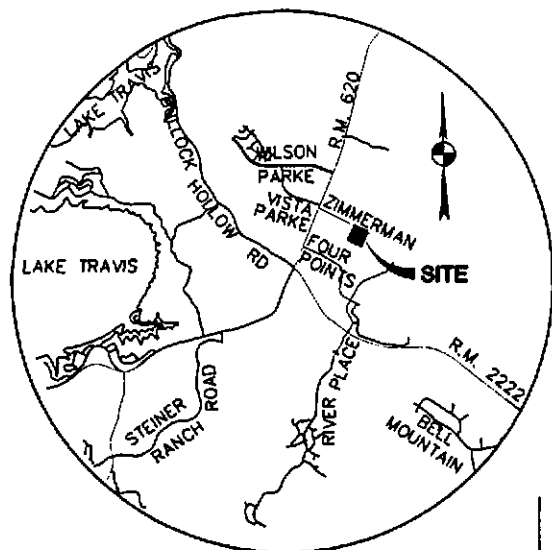
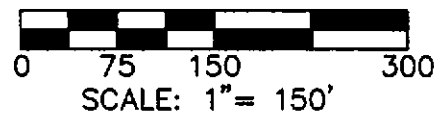
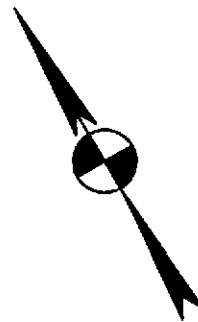
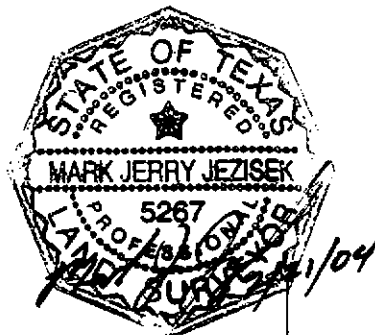
BURY+PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

Mark J. Jezisek 2/21/04
MARK J. JEZISEK, R.P.L.S.
NO. 5267
STATE OF TEXAS



LEGEND

- 1/2" IRON ROD FOUND
(UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- P.O.B. POINT OF BEGINNING



VICINITY MAP
N.T.S.

4.97 ACRES
FREDDIE J. AND
JOYCE SMITH
VOL. 3512, PG. 2253

1.993 ACRES
HAMID ZARAFSHANI
VICKIE L. CLARK
DOC. NO. 1999162895

4.00 ACRES
ROGER G. AND
DIANNE S. THOMAS
VOL. 5492, PG. 292

N30°07'26"E
49.60'

ZIMMERMAN LANE

(50' R.O.W.) S60°00'00"E 494.54'

P.O.B.

6.62 ACRES
FREDDIE J. AND
JOYCE SMITH
VOL. 10740, PG. 34

N30°00'00"E 437.49'

4.976 AC.
(216,747 SQ. FT.)

4.972 ACRES
ELAINE MARTHA ATTAL CIANI, ET. AL.
VOL. 8615, PG. 802

S59°46'54"E
146.64'

S29°52'51"W 438.26'

2.006 ACRES
DANIEL P. AND
ANNE M. WEAVER
VOL. 6512, PG. 1896

S59°45'17"E 199.33'

20.219 ACRES--ORDELL DUBE
VOL. 3559, PG. 1027

LOT 1
BLOCK "A"
FOUR POINTS CENTRE
LOT 1 & LOT 2 - BLOCK A
DOC. NO. 200000249

N59°54'39"W 495.45'

LOT 7
BLOCK "A"
FOUR POINTS CENTRE P.U.D.
DOC. NO. 200200080



Bury+Partners
Consulting Engineers and Surveyors
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SKETCH TO ACCOMPANY DESCRIPTION

OF A 4.976 ACRE TRACT OF LAND OUT OF THE ALEXANDER DUNLAP SURVEY NO. 805, ABSTRACT 224 AND THE JOHN E. LINN SURVEY NO. 804, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND OF RECORD IN VOLUME 8615, PAGE 802 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

OCULUS, INC.

