

**ORDINANCE NO. 040304-Z-10**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9800-9920 SAVANNAH RIDGE DRIVE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) 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 interim rural residence (I-RR) district and interim-single family residence standard lot (I-SF-2) district to single family residence standard lot (SF-2) district on the property described in Zoning Case No.C14-04-0003, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1-3, Block C, Canyon Creek West Section One Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200200010, of the Official Public Records of Travis County, Texas; and

A 5.286 acre tract of land, more or less, out of the A.E. Livingston Survey No. 455, in Travis County, the tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

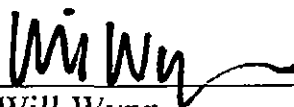
locally known as 9800-9920 Savannah Ridge Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on March 15, 2004.

**PASSED AND APPROVED**

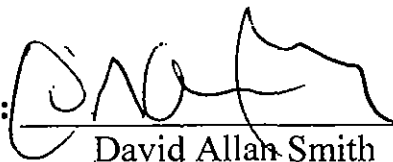
\_\_\_\_\_, March 4, 2004

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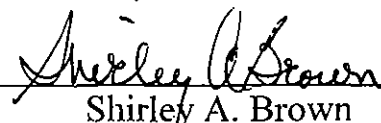
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk



Professional Land Surveying, Inc.  
Surveying and Mapping

EXHIBIT A

Office: 512-443-1724  
Fax: 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

CANYON CREEK WEST SECTION THREE  
PERIMETER DESCRIPTION

A DESCRIPTION OF 5.286 ACRES IN THE A.E. LIVINGSTON SURVEY NO. 455, BEING A PORTION OF A 56.279 ACRE TRACT CONVEYED TO SHOAL CREEK PROPERTIES, LTD. IN DOCUMENT NO. 2000148626 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.286 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with cap set for the northeast corner of Proposed Canyon Creek West Section Three, being the southeast corner of Lot 1, Block C of Canyon Creek West Section One, a subdivision of record in Document No. 200200010 of the Official Public Records of Travis County, Texas, and being in the west line of Canyon Creek Section 19B, a subdivision of record in Volume 93, Page 138 of the Plat Records of Travis County, Texas, and being in the east line of the 56.279 acre tract;

**THENCE** with the west line of Canyon Creek Section 19B, being also the east line of the 56.279 acre tract, the following six (6) courses:

1. South 28°05'39" West, a distance of 57.59 feet to a concrete monument found;
2. South 33°07'21" West, a distance of 22.67 feet to a 1/2" rebar with cap set;
3. South 24°45'42" West, a distance of 244.23 feet to a concrete monument found;
4. South 24°19'31" West, a distance of 112.05 feet to a concrete monument found;
5. South 31°57'58" West, a distance of 58.68 feet to a 1/2" iron pipe found;
6. South 36°11'49" West, a distance of 95.23 feet to a concrete monument found for the southeast corner of the 56.279 acre tract, being also the northeast corner of Lot 1, Block A of Eco Resources Office, a subdivision of record in Document No. 200100212 of the Official Public Records of Travis County, Texas;

**THENCE** North 81°50'22" West, with the south line of the 56.279 acre tract and the north line of Lot 1, a distance of 189.10 feet to a concrete monument set for the southeast corner of Lot 33, Block B of Canyon Creek West Section One;

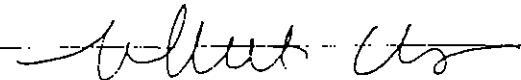
**THENCE** with the east line of Lot 33, crossing the 56.279 acre tract, the following four (4) courses:

1. North 19°28'31" East, a distance 160.44 feet to a ½" rebar with cap set;
2. North 70°31'29" West, a distance of 145.00 feet to a ½" rebar with cap set;
3. North 19°28'31" East, a distance of 420.00 feet to a ½" rebar with cap set;
4. North 25°14'16" East, a distance of 197.43 feet to a ½" rebar with cap set for an angle point in the east line of Lot 33, being also the common south corner of Lots 21 and 22, Block B;

**THENCE** with the east line of Block B and Block C of Canyon Creek West Section One, continuing across the 56.279 acre tract, the following three (3) courses:

1. South 25°41'36" East, a distance of 78.39 feet to a ½" rebar with cap set;
2. South 50°02'38" East, a distance of 237.60 feet to a ½" rebar with cap set;
3. South 61°23'02" East, a distance of 120.00 feet to the **POINT OF BEGINNING**.

Based upon a survey made on the ground in August, 2000. Bearing basis is Grid Azimuth for the Texas Central Zone, NAD 1983/93 HARN from the LCRA survey control network. Attachments: 143-014-S3 Final Plat.

  
Robert C. Watts, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 4995

