

ORDINANCE NO. 040304-Z-7

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13201-13205 BURNET ROAD FROM GENERAL OFFICE (GO) DISTRICT TO COMMUNITY COMMERCIAL (GR) 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 community commercial (GR) district on the property described in Zoning Case No.C14-03-0188, on file at the Neighborhood Planning and Zoning Department, as follows:

A 5.789 acre tract of land, more or less, out of the Francisco Garcia Survey No. 60, Abstract No. 312, 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 13201-13205 Burnet Road, 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

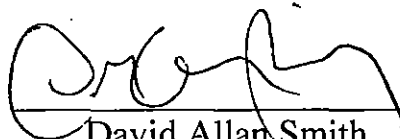
_____, March 4, 2004

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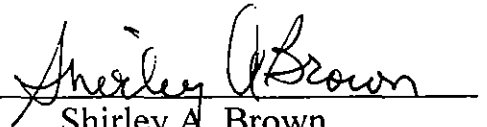
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



FIELD NOTE DESCRIPTION

CedarElm & BWL- Zoned "GO" Remainder tracts

BEING A 5.789 ACRE TRACT OF LAND OUT OF THE FRANCISCO GARCIA SURVEY NUMBER 60, ABSTRACT NUMBER 312, SITUATED IN TRAVIS COUNTY, TEXAS AND BEING THE REMAINDER OF A 6.623 ACRE TRACT KNOWN AS LOT 1, CEDAR ELM SUBDIVISION RECORDED IN BOOK 86, PAGE 187C PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO CEDAR ELM PARTNERS, LTD AS DESCRIBED IN VOLUME 11764, PAGE 338 AND THE REMAINDER OF A 3.056 ACRE TRACT CONVEYED TO BWL, LP AS DESCRIBED IN VOLUME 12343, PAGE 1800, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AFTER ACQUISITION FOR THE LOOP 1 RIGHT-OF-WAY ACQUISITION AND MINUS A 0.722 ACRE "GR" ZONED TRACT, SAID 5.789 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail found for the Southeast corner of aforementioned Lot 1, Cedar Elm Subdivision, same being the Northeast corner of aforementioned BWL tract;

THENCE along the East line of said BWL tract, South 24d 09'00" West, a distance of 151.31 feet to a 1/2 inch iron rod found for it's Southeast corner;

THENCE along the South line of said BWL tract, the following Three (3) courses:

North 73d 27' 43" West, a distance of 545.52 feet to a 1/2 inch iron rod found for angle point;

North 48d 24' 46" West, a distance of 119.77 feet to a 1/2 inch iron rod found for angle point;

North 68d 53' 57" West, a distance of 40.87 feet to a TXDOT aluminum monument found for corner in the curving East Right-of-Way line of Loop 1, having a radius of 3,231.54 feet;

THENCE along the said curving East R.O.W. line of Loop 1, Along a circular curve to the right, through a delta angle of 01d 50' 48", an arc length of 104.17, a chord bearing North 21d 38' 10" East, a chord distance of 104.16 feet to a TXDOT aluminum monument found at the common line of the North line of said BWL tract and the South line of said Cedar Elm Subdivision;

THENCE departing the said East R.O.W. line of Loop 1 and along the common line between aforesaid Cedar Elm Subdivision and the said BWL tract, South 68d 24' 46" East, a distance of 82.47 feet to a 1/2 inch iron rod found for the Southeast corner of aforementioned 0.722 Acre tract Zoned "GR";

THENCE crossing the aforesaid Cedar Elm Subdivision and along the East line of said 0.722 Acre tract Zoned "GR", North 30d 36' 30" East, a distance of 274.84 feet to a 1/2 inch iron rod found for angle point in the North line of aforesaid Cedar Elm Subdivision

EXHIBIT A

THENCE along the North line of said Cedar Elm Subdivision the following Two (2) courses:

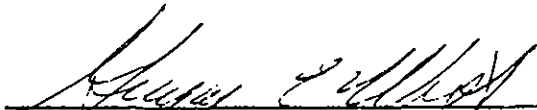
South 59d 54' 39" East, a distance of 60.23 feet to a 1/2 inch iron rod found for angle point;

South 72d 10' 00" East, a distance of 531.72 feet to a 1/2 inch iron rod found for the Northeast corner hereof;

THENCE along the East line of said Lot 1, Cedar Elm Subdivision, South 24d 28' 08" West, a distance of 243.26 feet to the **POINT OF BEGINNING** and containing a calculated area of **5.789 Acres** of land subject to easements, conditions or restrictions of record, if any.

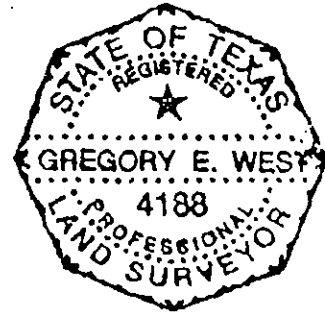
I hereby certify that the foregoing Field Notes were prepared from a survey on-the-ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal this the 25th day of October 2003.



Gregory E. West, R.P.L.S. #4188

West Surveyors, Inc.
12401 Hymeadow Drive 1-C
Austin, Texas 78750
Project No. V002-05E



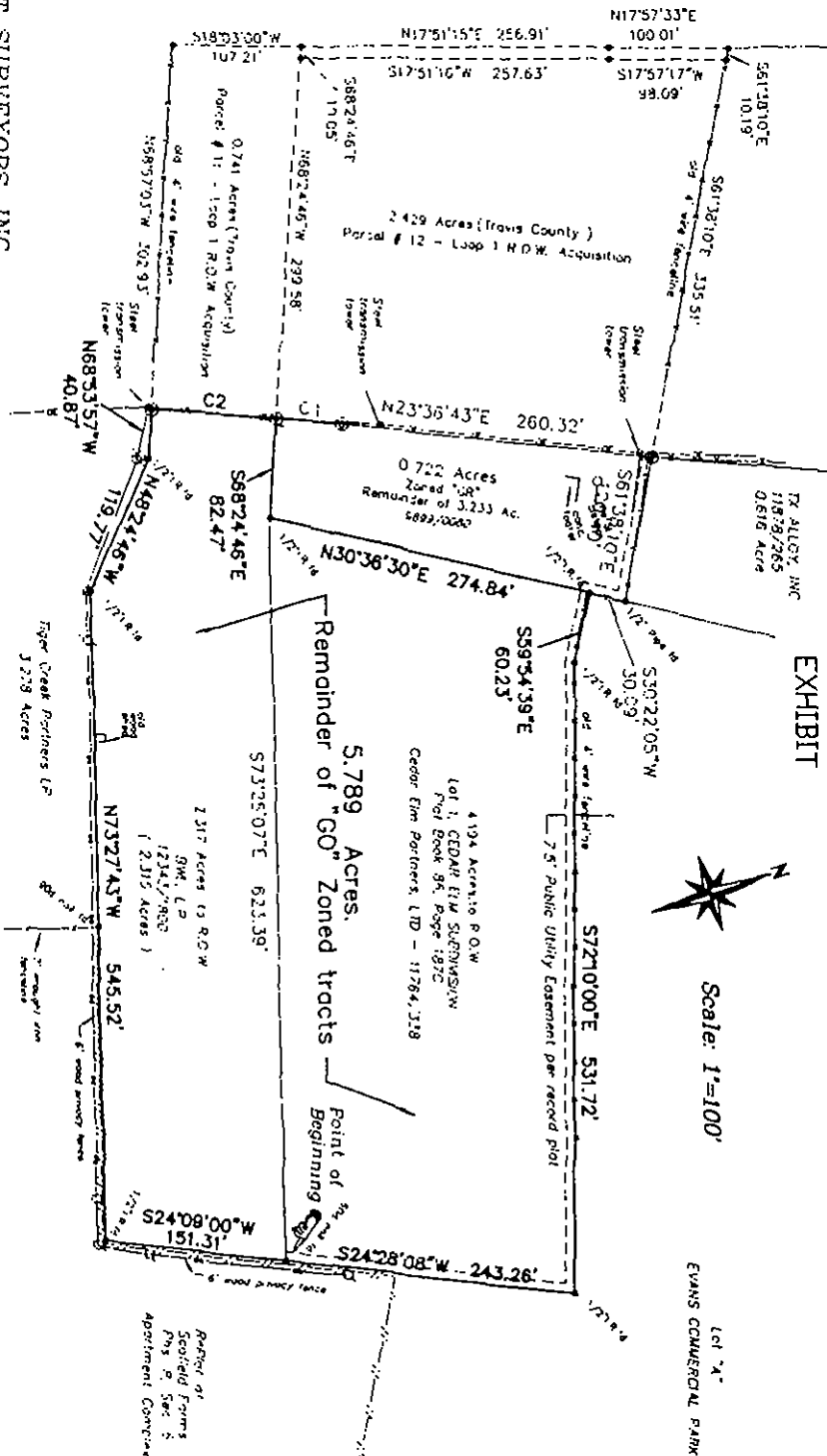
F.M. 1325 (Burnet Road)

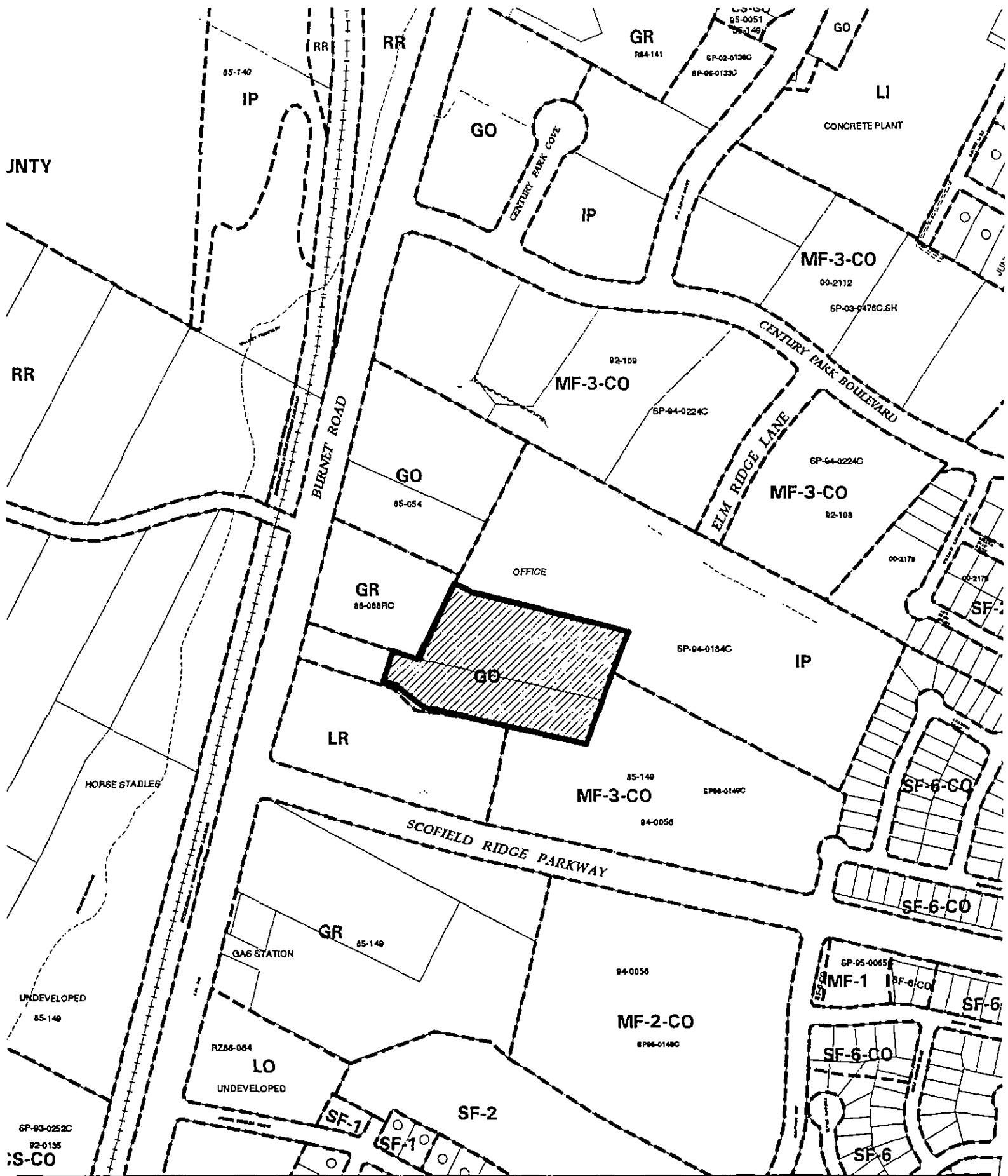
WEST SURVEYORS, INC.
13401 Jinnendow Dr
Suite 1-C
Austin, Texas 78750
Project No. 1002-03E

Ph (512) 388-0842
Fax (512) 331-3864

LEGEND
● - 1/2 inch iron rebar found
○ - 100T Aluminum Survey Pin found
--- Dashed Line

NUM	DELTA	ARC	RADIUS	GEARING	DISTANCE
C1	058.46"	55.24'	3231.54'	92102.58"E	55.24'
C2	150.48"	104.17'	3231.54'	92138.10"E	104.16'





 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B	CITY GRID REFERENCE NUMBER L36		
	PENDING CASE 			CASE #: C14-03-0188	DATE: 04-01
	ZONING BOUNDARY 			ADDRESS: 13201 BURNET RD.	INTLS: TRC
	CASE MGR: SGAGER			SUBJECT AREA (acres): 5.789	