

**ORDINANCE NO. 040422-Z-4**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8600-8798 BIG VIEW DRIVE FROM COMMERCIAL RECREATION (CR) DISTRICT TO LAKE AUSTIN RESIDENCE (LA) 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 commercial recreation (CR) district to Lake Austin residence (LA) district on the property described in Zoning Case No.C14-04-0025, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.676 acre tract of land, more or less, out of the I. & G. N. Railroad Survey No. 42, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 8600-8798 Big View 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 May 3, 2004.

**PASSED AND APPROVED**

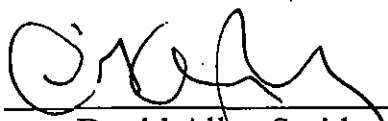
\_\_\_\_\_, April 22, 2004

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Will Wynn  
Mayor

**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Brown  
City Clerk

JANUARY 22, 2004

JOB NO. 587-13

FIELD NOTE NO. 587-02

CLIENT: FESTE CAPITAL DEV.

PROJECT: RIVER PLACE ZONING

COA GRID NO.C-17

### FIELD NOTES

A DESCRIPTION PREPARED FROM INFORMATION OBTAINED FROM PUBLIC RECORD OF 0.676 ACRE OF LAND SITUATED IN THE I. & G. N. RAILROAD SURVEY NO. 42, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN REMAINDER PORTION OF 1441.33 ACRES OF LAND CONVEYED TO FIRST RIVER PLACE RESERVE, LTD. BY DEED RECORDED IN VOLUME 11379, PAGE 379 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 0.676 ACRE, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at an iron pin for the southwest corner of Lot 1, Block B, River Place Section 26 a subdivision whose plat is recorded in Document No. 200200255 of the Official Public Records of said county on the east right-of-way (R.O.W.) line of Big View Drive (R.O.W. varies) dedicated by River Place Section 16 a subdivision whose plat is recorded in Document No. 200100017 of the said Official Public Records;

THENCE crossing said 1441.33 acres along the south line of said Lot 1, S76°41'54"E, 208.24 feet to the POINT OF BEGINNING for the northwest corner of the herein described 0.676 acre;

THENCE continuing across said 1441.33 acres along the south line of said Lot 1 the following two (2) courses:

1. S76°41'54"E, 98.20 feet to a point to a concrete monument, and
2. S58°45'22"E, 146.29 feet to the southeast corner of said Lot 1 and the northeast corner of the herein described 0.676 acre on an easterly line of said 1441.33 acres;

THENCE, departing said south line, along said easterly line S16°29'29"W, 244.80 feet to the south corner of the herein described 0.676 acre;

THENCE, departing the said easterly line, crossing said 1441.33 acres N26°26'57"W, 188.83 feet to a point on the 504.8 contour line being the Austin city limit line;

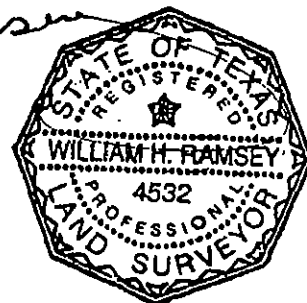
THENCE continuing across said 1441.33 acres along said 504.8 contour line being the Austin city limit line the following eight (8) courses:

1. N19°20'56"E, 30.56 feet to a point,
2. N05°38'13"E, 25.61 feet to a point,

3. N13°48'46"W, 29.66 feet to a point,
4. N29°38'50"W, 14.66 feet to a point,
5. N53°16'48"W, 46.74 feet to a point,
6. N42°14'00"W, 37.90 feet to a point,
7. N78°11'29"W, 10.62 feet to a point, and
8. N38°21'24"E, 12.87 feet to the POINT OF BEGINNING containing 0.676 acres of land more or less.

*Will H. Ramsey*

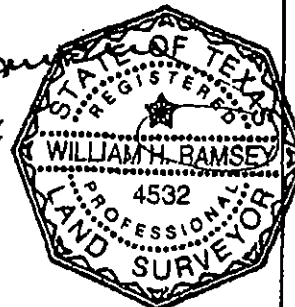
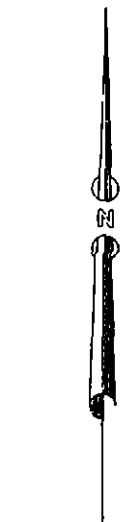
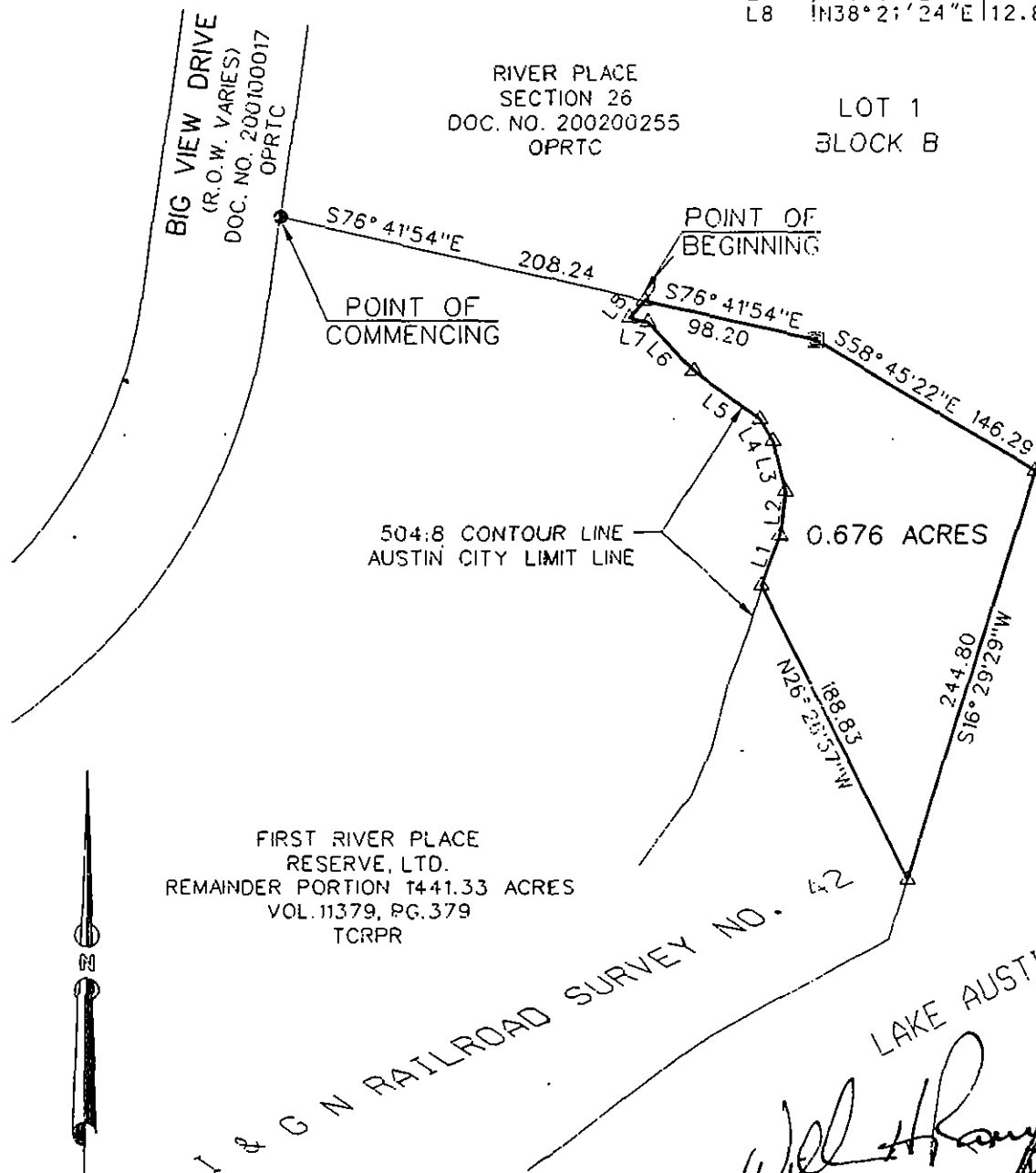
*1-22-04*



# LEGEND

- = IRON PIN
- = CONCRETE MONUMENT
- △ = CALCULATED POINT
- TCRPR = TRAVIS COUNTY REAL PROPERTY RECORDS
- OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

LINE	DIRECTION	DIST.
L1	N19°20'56"E	30.56
L2	N05°38'13"E	25.61
L3	N13°48'46"W	29.66
L4	N129°38'50"W	14.66
L5	N53°16'48"W	46.74
L6	N42°14'00"W	37.90
L7	N78°11'29"W	10.62
L8	N38°21'24"E	12.87



## RAMSEY LAND SURVEYING, L.L.C.

3718 SOUTHWEST PARKWAY  
P.O. BOX 92768  
AUSTIN, TEXAS 78709-2768  
PHONE (512) 301-9398  
FAX (512) 301-9395  
r1survey@flash.net

SKETCH TO ACCOMPANY  
FIELD NOTE NO. 587-02

JOB NO. 537-13

COA GRID NO. C-30

587\RP17ZONE.DGN 1-22-04 CAR

