

ORDINANCE NO. 040415-Z-2

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13802 RESEARCH BOULEVARD FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND NEIGHBORHOOD COMMERCIAL (LR) 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 interim rural residence (I-RR) district and neighborhood commercial (LR) district to community commercial (GR) district on the property described in Zoning Case No.C14-04-0042, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.904 acre tract of land, more or less, out of the William Frampton Survey Abstract 230, in Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

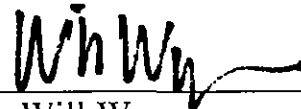
locally known as 13802 Research Boulevard, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on April 26, 2004.

PASSED AND APPROVED

_____, April 15, 2004

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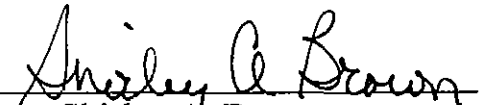
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

STEVE H. BRYSON SURVEYING CO.

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Austin, TX 78746
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FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE WILLIAM FRAMPTON SURVEY ABSTRACT 230 SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING LOT 1, BLOCK A, ANDERSON MILL H.E.B., A SUBDIVISION OF RECORD IN CABINET C, SLIDES 101-102, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.417 ACRE TRACT OF LAND AWARDED TO THE STATE OF TEXAS BY FINAL JUDGMENT FILED UNDER CAUSE NO. 90-533-C368 IN THE 368TH JUDICIAL DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS AND RECORDED IN VOLUME 2228, PAGE 273, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING 1.904 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pin found at the northwest corner of said Lot 1, Block A, same point being in the south line of Anderson Mill Center Phase II, a subdivision of record in Cabinet D, Slides 11-12 of said Plat Records, for the northwest corner and the POINT OF BEGINNING of the herein described tract,

THENCE, following the north line of said Lot 1, Block A, same being the south line of said Anderson Mill Center Phase II, N71°50'30"E, 230.31 feet to a point in the new right-of-way line of U.S. Highway No. 183, an existing public right-of-way, same point being the northwest corner of said 0.417 Acre tract of land awarded to the State Of Texas as described in Exhibit "A" of said Volume 2228, Page 273, for the northeast corner of the herein described tract,

THENCE, following the west line of said 0.417 Acre tract, same being the new east right-of-way line of said U.S. Highway No. 183, S18°14'54"E, 360.04 feet to a point in the south line of said Lot 1, Block A, same point being the southwest corner of said 0.417 Acre tract, for the southeast corner of the herein described tract,

THENCE, following the south line of said Lot 1, Block A, S71°48'00"W, 230.51 feet to an iron pin found at the southwest corner of said Lot 1, for the southwest corner of the herein described tract,

THENCE, with the west line of said Lot 1, Block A, same being the easterly line of Anderson Mill Center Phase I Amended, a subdivision of record in Cabinet D, Slides 15-16 of said Plat Records, N18°13'00"W, 360.21 feet to the POINT OF BEGINNING containing 1.904 Acres Of Land.

Surveyed By: Steve H. Bryson

Steve H. Bryson ~ R.P.L.S. No. 4248
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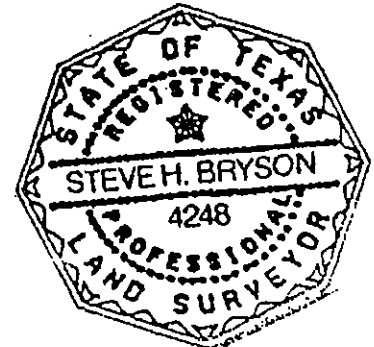


EXHIBIT A

