

**ORDINANCE NO. 040401-Z-3**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT ROSS ROAD AT ELROY ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) 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 single family residence standard lot (SF-2) district to single family residence small lot (SF-4A) district on the property described in Zoning Case No.C14-04-0009, on file at the Neighborhood Planning and Zoning Department, as follows:

A 28.21 acre tract of land, more or less, out of the Thomas B. Westbrook Survey No. 5, 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 located at Ross Road at Elroy 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 April 12, 2004.

**PASSED AND APPROVED**

\_\_\_\_\_, April 1, 2004      §  
   §  
   §      Will Wynn  
        Will Wynn  
        Mayor

**APPROVED:** David Allan Smith      **ATTEST:** Shirley A. Brown  
                                 David Allan Smith      Shirley A. Brown  
                                 City Attorney      City Clerk

## EXHIBIT A

**STONE RIDGE PHASE C**  
**28.21 ACRES**

DESCRIPTION OF A 28.21 ACRE TRACT OF LAND OUT OF THE THOMAS B. WESTBROOK SURVEY NO. 5, ABSTRACT 797, AND BEING A PORTION OF A TRACT OF LAND CALLED TO CONTAIN 279.24 ACRES, DESCRIBED AS TRACT II, IN A DEED TO M. C. JOINT VENTURE OF RECORD IN DOCUMENT NO. 93042773, FILM CODE 00004957699, VOLUME 11921, PAGE 585 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID 28.21 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½ inch iron rod set for the southwest corner of the herein described tract, same being a point in the westerly line of said M.C. Joint Venture Tract II, same also being a point in the northerly line of a 100 foot wide electric easement to L.C.R.A. of record in Volume 649, Page 593 in the Real Property Records of Travis County, Texas, same also being a point in the easterly right-of-way line of Old Ross Road;

THENCE, from said **POINT OF BEGINNING**, with the common line of said M.C. Joint Venture Tract II and the easterly right-of-way line of said Old Ross Road, North 29°14'35" East 1,414.77 feet to a ½ inch iron rod found for the northwest corner of the herein described tract, same being the northwest corner of said M.C. Joint Venture Tract II, same also being the southeasterly corner of a tract of land described in a deed to David Dixon, of record in Volume 9300, Page 143 of the Real Property Records of Travis County, Texas, same also being the southwesterly corner of a tract of land described in a deed to Christine Dixon, of record in Volume 9300, Page 140 of the Real Property Records of Travis County, Texas;

THENCE, with the most northerly line of the herein described tract and said M.C. Joint Venture Tract II, South 61°10'03" East 673.05 feet to a ½ inch iron rod found;

THENCE, continuing with the most northerly line of the herein described tract and said M. C. Joint Venture Tract II, South 61°11'39" East 349.98 feet to a ½ inch iron rod set for the northeast corner of the herein described tract, and from said point, for reference, a ½ inch iron rod found in the north line of said M. C. Joint Venture Tract II bears, South 61°11'39" East 2576.92 feet;

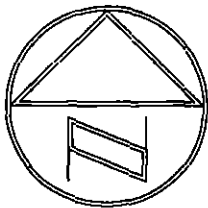
THENCE, crossing said M.C. Joint Venture Tract II, South 29°12'55" West 986.66 feet to a ½ inch iron rod set for the southeast corner of the herein described tract, same being a point in the northerly line of said 100 foot wide electric easement to L.C.R.A.;

THENCE, continuing to cross said M.C. Joint Venture Tract II, with the northerly line of said 100 foot wide electric easement to L.C.R.A., North 83°48'43" West 1,112.32 feet to the **POINT OF BEGINNING** containing 28.21 acres of land within these metes and bounds.

  
 Dennis Meenach R.P.L.S. No. 4335

2.19.04  
 Date





0 125 250 375 500

GRAPHIC SCALE: 1" = 250'

## LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINES
	EXISTING EASEMENTS
	1/2" STEEL REINFORCING ROD SET WITH CAP STAMPED "4335"
	METAL ROD FOUND (SIZE AS NOTED)
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY

M.C. Joint Venture  
Vol. 11921, Pg. 585  
Tract I  
(Called 100.794 Ac.)

100' WIDE L.C.R.A.  
EASEMENT  
V.668 P.227

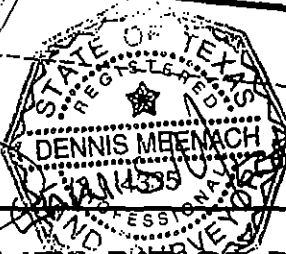
P.O.B.

100' WIDE L.C.R.A.  
EASEMENT  
V.649 P.593

STONEY RIDGE  
PHASE C  
28.21 ac.

M C Joint Venture  
TRACT II  
Vol. 11921, Pg. 585  
CALLED 279.24 Ac.

N83°48'43"W 1112.32'



## STONEY RIDGE PHASE C ZONING EXHIBIT



Doucet & Associates, Inc.  
7401 B Highway 71 West, Suite 160 Austin, TX 78735  
Phone: (512) 583-2600 Fax: 583-2601  
www.doucetandassociates.com

DATE: 11-14-03  
SCALE: 1"=250'  
DRAWN BY: STAFF  
FILE: 535-001

EXHIBIT 1

Berger L C & B & O  
Family Partners Ltd.  
Doc. No. 2000131870  
25.980 Ac.

David Dixon  
Vol. 9300, Pg. 143  
5.50 Ac.

Christine Dixon  
Vol. 9300, Pg. 140  
5.501 Ac.

Roy and Grace Miller  
Vol. 5148, Pg. 611  
11 Ac.

Donald Miller  
Vol. 9876, Pg. 657  
5.612 Ac.

Lynn Luedecke  
Vol. 3767, Pg. 1974  
28.180 Ac.

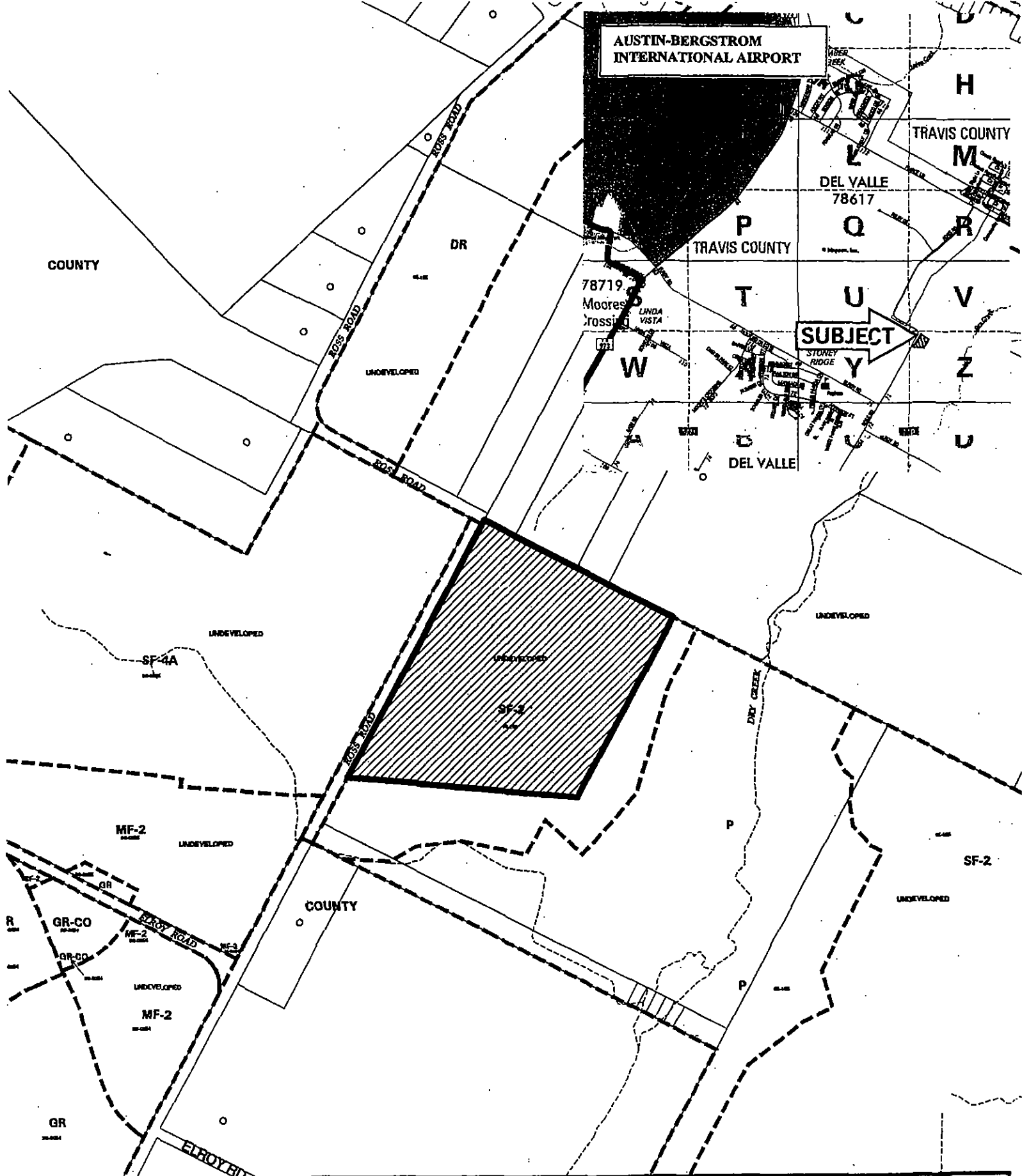
S61°10'03"E 673.05'

S61°11'39"E 349.98'

S29°12'55"W 986.66'

NOEL M. BAIN SURVEY NO. 1  
ROSS ROAD (50' R.O.W.)  
N29°14'35"E 1414.77'

THOMAS B. WESTBROOK SURVEY NO. 5  
ABSTRACT 707



AUSTIN-BERGSTROM  
INTERNATIONAL AIRPORT

DEL VALLE  
78617

78719  
Moore's  
Crossing

SUBJECT  
STONE RIDGE

DEL VALLE

SF-4A

MF-2

GR-CO

MF-2

GR

DR

UNDEVELOPED

UNDEVELOPED

SF-2

UNDEVELOPED

SF-2

UNDEVELOPED

P

P

COUNTY

N

1" = 600'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: W.WALSH

**ZONING EXHIBIT B**

CASE #: C14-04-0009

ADDRESS: ROSS RD. @ ELROY RD.

SUBJECT AREA (acres): 28.210

DATE: 04-02

INTLS: TRC

CITY GRID  
REFERENCE  
NUMBER

P13