

ORDINANCE NO. 040422-46

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11521 R.M. ROAD 620 NORTH FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES (CS) 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 community commercial-conditional overlay (GR-CO) combining district to general commercial services (CS) district on the property described in Zoning Case No.C14-04-0028, on file at the Neighborhood Planning and Zoning Department, as follows:

A 2,997 square foot tract of land, more or less, out of the S.A. & M.G. RR Co. Survey No. 800, and the Jesse Grimes Survey No. 25, 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 11521 R.M. Road 620 North, 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

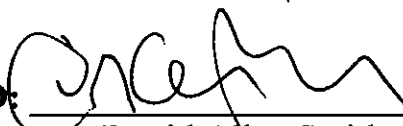
_____, April 22, 2004

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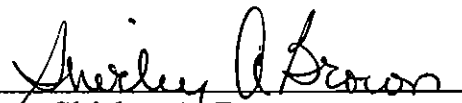
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

2,997 SQUARE FEET
BUILDING "C"
PLAZA VOLENTE SUBDIVISION **EXHIBIT A**

NO. 04-017(MJJ)
JANUARY 20, 2004
BPI JOB NO. 103-89

DESCRIPTION

OF 2,997 SQUARE FEET OF LAND OUT OF THE S.A. & M.G. R.R. CO. SURVEY NO. 800, ABSTRACT NO. 749 AND THE JESSE GRIMES SURVEY NO. 25, ABSTRACT NO. 318, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 4, BLOCK "A", PLAZA VOLENTE SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200300320 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2,997 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at an iron pipe found for the southwesterly corner of that certain 2.95 acre tract of land conveyed to K & H Investments by deed of record in Volume 12290, Page 742 of the Real Property Records of Travis County, Texas, being the northwesterly corner of the remainder of that certain 31.97 acre tract of land conveyed to London Enterprises-620 by deed of record in Volume 11140, Page 956 of said Real Property Records, same being an angle point in the easterly line of Lot 3, Block "A" of said Plaza Volente Subdivision;

THENCE, N73°57'52"W, leaving the easterly line of said Lot 3, over and across said Lots 3 and 4, a distance of 229.65 feet to the **POINT OF BEGINNING**, and northeasterly corner hereof;

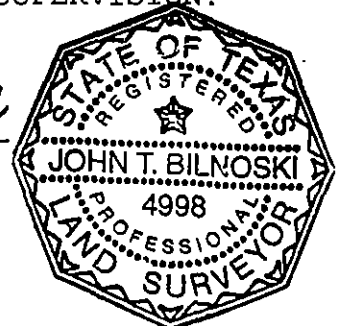
THENCE, continuing over and across said Lot 4, for the easterly, southerly, westerly and northerly lines hereof, the following four (4) courses and distances:

- 1) S41°35'35"W, a distance of 40.50 feet to the southeasterly corner hereof;
- 2) N48°24'25"W, a distance of 74.00 feet to the southwesterly corner hereof, from which a 1/2 inch iron rod with cap set in the westerly line of R.M. 620 (150' R.O.W.), being the southwesterly corner of said Lot 4 bears S88°03'31"W, a distance of 520.28 feet;
- 3) N41°35'35"E, a distance of 40.50 feet to the northwesterly corner hereof;
- 4) S48°24'25"E, a distance of 74.00 feet to the **POINT OF BEGINNING**, containing an area of 2,997 square feet of land, more or less, within these metes and bounds.

I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

BURY & PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746

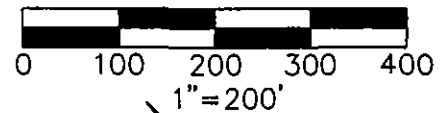
[Signature] 1/20/04
JOHN T. BILNOSKI
R.P.L.S. NO. 4998
STATE OF TEXAS



LEGEND

- ⊙ IRON PIPE FOUND
- 1/2" IRON ROD WITH CAP SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LOT 1 620 HILL COUNTRY CENTER
CAB. T, SLD. 399
LOT 7 LOT 8



ANDERSON MILL ROAD
(R.O.W VARIES)

1.1075 ACRES
KEVIN A. WARD
VOL. 12598
PG. 1982

S.A. & M.G. RR CO.
SURVEY NO. 800
ABSTRACT NO. 749

2.95 ACRES
K & H INVESTMENTS
VOL. 12290, PG. 742

REMAINDER OF
31.97 ACRES
LONDON
ENTERPRISES-620
VOL. 11140, PG.956



SHEET 1 OF 2

R. M. 620 ROAD N.
(150' R.O.W.)

BLOCK "A"
VOLENTE SUBDIVISION
DOC. 200000061

BLOCK "A"
SOPHIE'S CHOICE
SUBDIVISION
VOL. 100, PG. 270

WILLIAM P. RUTLEDGE
SURVEY NO. 603
ABSTRACT
NO. 663

JESSE GRIMES
SURVEY NO. 25
ABSTRACT
NO. 318

PROPOSED
BUILDING

P.O.B.

PROPOSED
BUILDING

5.00 ACRES
C.P. BIRDEN
VOL. 4293, PG. 214

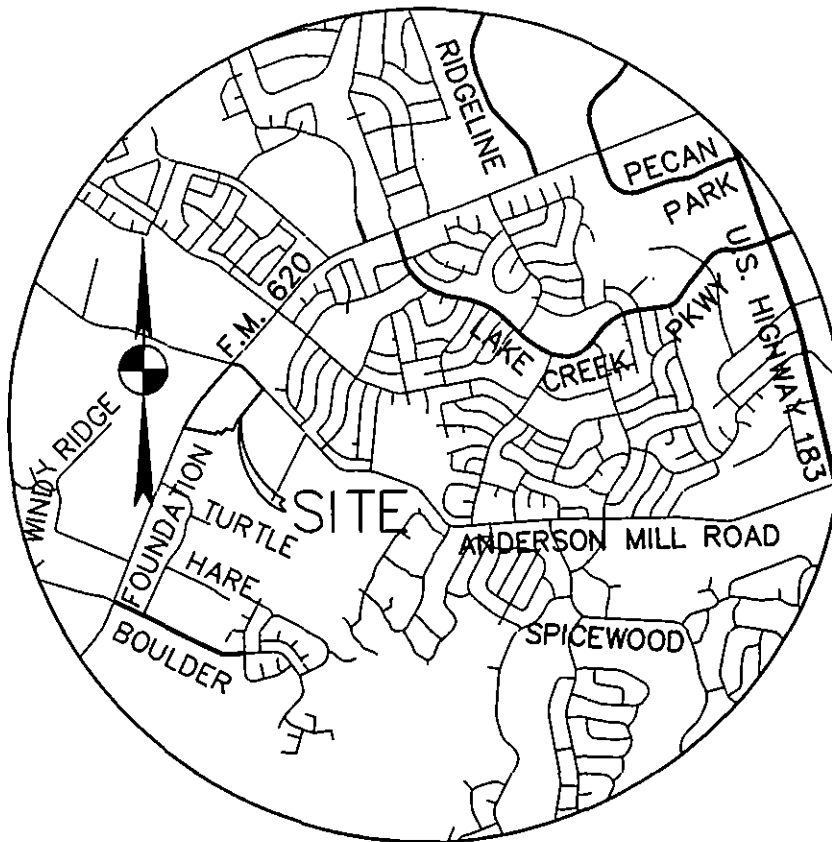
SKETCH TO ACCOMPANY DESCRIPTION

OF 2,997 SQUARE FEET OF LAND OUT OF THE S.A. & M.G. R.R. CO. SURVEY NO. 800, ABSTRACT NO. 749 AND THE JESSE GRIMES SURVEY NO. 25, ABSTRACT NO. 318, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 4, BLOCK "A", PLAZA VOLENTE SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200300320 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

Bury+Partners
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325
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PLAZA VOLENTE

DATE: 01/20/04 FILE: H:\103\89\10389X21.dwg FN No.: 04-017(MJJ) DRAWN BY: M.J.J. PROJ. No: 103-89



VICINITY MAP
N.T.S.

LINE TABLE

No.	Bearing	Distance
L1	S41°35'35"W	40.50'
L2	N48°24'25"W	74.00'
L3	N41°35'35"E	40.50'
L4	S48°24'25"E	74.00'

BEARING BASIS:

THE BASIS OF BEARING IS PROVIDED BY LCRA GPS SUB-HARN DATA AND IS REFERENCED TO THE NAD 83/93 HARN HORIZONTAL CONTROL DATUM TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE AND NAVD 88 VERTICAL CONTROL DATUM.

SHEET 2 OF 2



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Consulting Engineers and Surveyors
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PLAZA VOLENTE

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DATE: 01/20/04

FILE: H:\103\89\10389X21.dwg

FN No.: 04-017(MJJ)

DRAWN BY: M.J.J.

PROJ. No: 103-89



SUBJECT AREA (acres): 0.068

INTLS: SM

E38