

**ORDINANCE NO. 040826-Z-5**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10000 MIDDLE FISKVILLE ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 single family residence standard lot (SF-2) district to general commercial services (CS) district on the property described in Zoning Case No. C14-04-0069, on file at the Neighborhood Planning and Zoning Department, as follows:

A 7,129 square foot tract of land, more or less, out of the John Applegait Survey No. 58, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

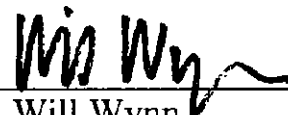
locally known as 10000 Middle Fiskville Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on September 6, 2004.

**PASSED AND APPROVED**

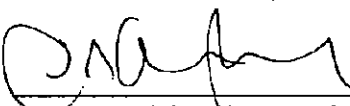
August 26, 2004

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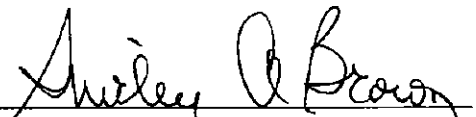
Will Wynn  
Mayor

**APPROVED:**



David Alan Smith  
City Attorney

**ATTEST:**



Shirley A. Brown  
City Clerk

EXHIBIT A

**FIELD NOTES**

**DESCRIPTION OF A 7129 SQUARE FEET TRACT LOCATED IN THE JOHN APPLGAI SURVEY NO. 58, IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED IN A DEED TO DWIGHT L. LIEB AND RECORDED IN VOLUME 7788, PAGE 268 OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 7129 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a ½-inch iron rod found in the west line of Middle Fiskville Road, same being the southeast corner of Lot A, I 35 No. - Fiskville Addition, a subdivision of record in Volume 81, Page 211, Plat Records Travis County, Texas, same being in the north east line of Lot 1, Block A, Aaron Rents Subdivision Number 2, a subdivision of record in Volume 100, Page 23, Plat Records Travis County, Texas;

**THENCE** with the west line of said Middle Fiskville Road, same being the east line of said Lot A, N29°40'00"E a distance of 74.97 feet to a calculated point for the southeast corner of the tract herein described and the **POINT-OF-BEGINNING**;

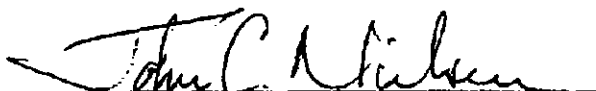
**THENCE** with the south, west, and north lines of this tract and the perimeter of said Lot A, the following three (3) courses and distances:

1. N59°37'00"W a distance of 142.29 feet to a calculated point
2. N30°09'45"E a distance of 50.41 feet to a calculated point, and
3. S59°26'00"E a distance of 141.86 feet to a calculated point, same being in the west line of said Middle Fiskville Road, from which a ½-inch iron rod found for the northeast corner of said Lot A bears N29°40'00"E a distance of 374.01 feet;

**THENCE** with the east line of this lot, same being the west line of said Middle Fiskville Road S29°40'00"W a distance of 49.96 feet to the **POINT-OF-BEGINNING**, and containing 7129 Square Feet of land, more or less.

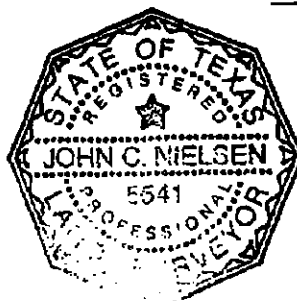
**BEARING BASIS:** Found two ½-inch iron rods for the west line of Middle Fiskville Road, same being the northeast and southeast corners of Lot A, I 35 No.- Fiskville Addition, a subdivision of record in Volume 81, Page 211, Plat Records Travis County, Texas. Held called bearing of S29°40'00"W.

I, John C. Nielsen hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during January 2004, and is true and correct to the best of my knowledge and belief.



John C. Nielsen  
Registered Professional Land Surveyor  
No. 5541-State of Texas

Delta Survey Group, Inc.  
8213 Brodie Lane Ste. 102  
Austin, Texas 78745  
(512) 282-5200



5-05-04  
Date

