

**ORDINANCE NO. 040729-Z-5**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 807 NORTH BLUFF DRIVE FROM RURAL RESIDENCE (RR) DISTRICT, NEIGHBORHOOD OFFICE (NO) DISTRICT AND COMMUNITY COMMERCIAL (GR) 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 rural residence (RR) district, neighborhood office (NO) district and community commercial (GR) district to single family residence small lot (SF-4A) district on the property described in Zoning Case No. C14-04-0041SH, on file at the Neighborhood Planning and Zoning Department, as follows:

A 5.021 acre tract of land, more or less, out of the William Cannon League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

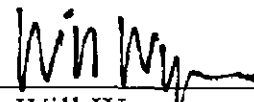
locally known as 807 North Bluff Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on August 9, 2004.

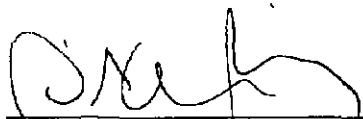
**PASSED AND APPROVED**

\_\_\_\_\_, July 29, 2004

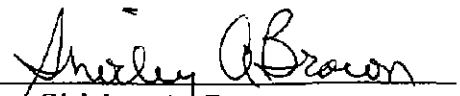
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Will Wyatt  
Mayor

**APPROVED:**

  
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David Allan Smith  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Shirley A. Brown  
City Clerk

**CARSON AND BUSH  
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

**EXHIBIT A**  
October 22, 2003

**FIELD NOTE DESCRIPTION OF 5.021 ACRES OF LAND OUT OF THE WILLIAM CANNON LEAGUE IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (5.05 ACRE) TRACT CONVEYED TO CHRISTOPHER W. MUNSON BY DEED RECORDED IN VOLUME 13245 PAGE 257 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a ½ inch iron rod found in the west right-of-way line of North Bluff Drive at the northeast corner of that certain (5.05 Acre) tract conveyed to Christopher W. Munson by deed recorded in Volume 13245 Page 257 of the Real Property Records of Travis County, Texas, and being at the southeast corner of that certain (2.154 Acre) tract conveyed to Maria Costley by deed recorded in Volume 11699 Page 281 of the Travis County Real Property Records, and being the northeast corner and PLACE OF BEGINNING of the herein described tract of land, and from which a ½ inch iron rod found at the northeast corner of said Costley tract bears N 31 deg. 38' 24" W 373.00 ft.;

THENCE with the west right-of-way line of North Bluff Drive, the following three courses:

- 1) S 30 deg. 17' 24" E 219.44 ft. to a ½ inch iron rod found at a non-tangent point of curvature;
- 2) 106.64 ft. along the arc of a curve to the right, having a radius of 470.00 ft., and chord bearing S 13 deg. 08' 40" E 106.41 ft., to a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors";
- 3) S 06 deg. 37' 32" E 323.36 ft. to a ½ inch iron rod found at a fence corner in the north line of Lot 2, Steinbluff, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 57 Page 6 of the Travis County Plat Records at the southeast corner of said Munson tract, and being the southeast corner of this tract;

THENCE along a wire fence and with the south line of said Munson tract, S 83 deg. 21' 23" W at 6.46 ft. passing a ½ inch iron rod found with cap marked "AB Surveying" at the northeast corner of that portion of said Lot 2 conveyed to North Bluff and William Cannon, Inc. by deed recorded in Volume 11950 Page 1704 of the Travis County Real Property Records, and continuing on the same course 379.70 ft. more, for a total distance of 386.16 ft., to a ½ inch iron rod found with cap marked "Clark and Geogram" at the southwest corner of said Munson tract, and being the southeast corner of that certain (14.7988 Acre) tract conveyed to C.F. Willow Brook Associates Limited Partnership by deed recorded in Volume 11338 Page 540 of the Travis County Real Property Records, and being the southwest corner of this tract;

THENCE with the west line of said Munson tract, N 06 deg. 33' 45" W 551.28 ft. to a ½ inch iron rod found in the south line of said Costley tract at the northwest corner of said Munson tract, and being the northeast corner of said C. F. Willow Brook Associates tract, and being the north line of this tract;

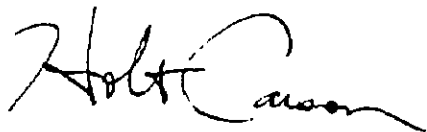
THENCE with the south line of said Costley tract, which deviates from the north line of said Munson tract, the following two courses:

- 1) N 79 deg. 47' 35" E 75.21 ft. to a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors";
- 2) N 60 deg. 03' 36" E 113.20 ft. to a ½ inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors" at the point where the south line of said Costley tract intersects the north line of said Munson tract;

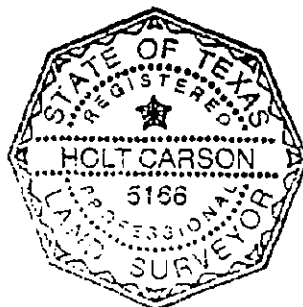
THENCE with the north line of said Munson tract, which deviates from the south line of said Costley tract, N 67 deg. 55' 07" E 110.37 ft. to the Place of Beginning, containing 5.021 Acres of land.

SURVEYED: October 22, 2003

BY:



Holt Carson  
Registered Professional Land Surveyor No. 5166



see survey plat B707046

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17-0021  
100C.GH

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GR-CO  
USED AUTO  
SALES  
91-0030

TIRE CO

FOUNDATION  
BUS.

MOBILE HOME  
PARK

PLEASANT HILL  
ELEMENTARY

LO

TOWING COMPANY

LO

PARKING

LO

WELDING  
SHOP

LO

EQUIP. YARD

GR

APARTMENTS

84-023

8P-98-0241C

R2013

APARTMENTS

80-216

80-228C

APARTMENTS

80-114

80-118

APARTMENTS

80-114

80-118

APARTMENTS

84-319

84-319

UNDEVELOPED

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SF-3

80-197

80-126

MF-2-CO

MF-2-CO

GR-CO

03-0063

80-0065

SE-3-H

UNDEV.

SF-3

SF-3

UNDEV.

GR

81-73

GR

8P-98-0241C

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PUD

74-81

UNDEV.

THEATER

C614-01-0001

PUD

5P97-02430

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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: W. WALSH



CASE #: C14-04-0041SH

ADDRESS: 807 NORTH BLUFF DR

SUBJECT AREA (acres): 5.021

ZONING EXHIBIT B

DATE: 04-05

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER

G16

1"=400'

1"=400'

1"=400'

1"=400'