

**ORDINANCE NO. 20060824-077**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11209 PLAINS TRAIL FROM NEIGHBORHOOD OFFICE (NO) DISTRICT TO NEIGHBORHOOD COMMERCIAL (LR) 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 neighborhood office (NO) district to neighborhood commercial (LR) district on the property described in Zoning Case No. C14-06-0113, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.2771 acre tract of land, more or less, out of Tract One of the L.G. Whitehead Addition, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 11209 Plains Trail, 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 4, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_, August 24, 2006      §  
§  
§ \_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Being all that certain 0.2771 acre tract or parcel of land out of and part of Tract One, L. G WHITEHEAD ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 15, Page 64, Travis County Plat Records, and being that same tract as described in Deed recorded in Volume 7416, Page 40, Travis County Real Property Records (TCRPR), said 0.2771 acre tract being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pipe found marking the Southwest corner hereof, same being the Northwest corner of that certain 1.886 acre tract as described in Deed recorded in Document No. 2001175768, Travis County Official Public Records, same being the most Westerly Northwest corner of said Tract One, same being located in the Easterly right-of-way line of Plains Trail (60 feet in width);

THENCE, North  $31^{\circ}08'05"$  East, with the said Easterly right-of-way line of Plains Trail, a distance of 79.48 feet to an iron rod found marking the Northwest corner hereof, same being the Southwest corner of that certain 0.67 acre tract as described in Deed recorded in Volume 8784, Page 840, TCRPR;

THENCE, South  $60^{\circ}12'45"$  East, with the North line hereof and the South line of said 0.67 acre tract, a distance of 150.04 feet to a nail found marking the Northeast corner hereof, same being in the West line of that certain 1.06 acre tract as described in Deed to the City of Austin recorded in Volume 9939, Page 18, TCRPR;

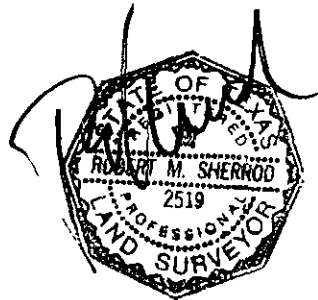
THENCE, South  $30^{\circ}00'45"$  West, with the East line hereof, a distance of 80.61 feet to an iron rod found marking the Southeast corner hereof, same being the Northeast corner of said 1.886 acre tract;

THENCE, North  $59^{\circ}46'45"$  West, with the South line hereof, a distance of 151.60 feet to the POINT OF BEGINNING and containing 0.2771 acres of land.

BASIS OF BEARINGS: Vol. 9764, Pg. 882, TCRPR

Compiled By:

Robert M. Sherrod, R.P.L.S.  
GEO, A Geographical Land Services Co.  
4412 Spicewood Springs Road, #1002  
Austin, Texas 78759  
April 14, 2006  
GEO Job No. 0611422-A  
North American Title Company  
GF No. 066650102



5' E.T.E. per Vol.2506, Pg.21, TCDR

Curb/Gutter  
N17°55'30"E-47.29'  
(N17°51'E-47.29')

Salvage

0.6677 ACRES  
(0.87 AC.)  
GREENWOOD & HARKINS  
VOL.8784,PG.890,TCRPR  
SAVE & EXCEPT  
(0.20 AC FOR R.O.W.)  
VOL.9764,PG.882,TCRPR

(N30°32'E-106.93')  
(N30°23'55"E-107.05')

1'x 8' E.T.E.  
per 10013/Pg.996,TCRPR

Edge of Asphalt Road

65.82'

- \*NOTE:**
- (1) Easement recorded in Vol. 543, Pg. 382; Vol. 6930, Pg. 1877, TCDR, DOES NOT affect subject tract.
  - (2) Lot is subject to Restrictive Covenants, including General Easement Rights and Building Setback Requirements, as recorded in Vol. 15, Pg. 64, TCDR.
  - (3) Subject Property DOES NOT lie within the limits of a special flood hazard zone, as determined from F.E.M.A. Flood Insurance Rate Map 48453C0155-E, dated June 16, 1993 (Zone "X").

(S60°15'E-149.98')  
S60°12'45"E-150.04'  
(S60°20'W-149.95')

L.G.WHITEHEAD ADDITION  
TRACT ONE  
VOLUME 15,PAGE 64, TCDR

PLAINS TRAIL  
(60'R.O.W.)

(N30°44'E-19.61')  
N31°08'05"E-79.48'

Asphalt Drive

0.2771 AC.  
BARBARA GOERGEN  
VOL.7416,PG.40,T.C.D.R

Metal Bldg.

(S21°06'W-516.74')  
(S31°06'09"W)

Fence

N59°46'45"W-151.80'  
(N60°05'W-151.61')  
(N59°55'29"W-151.60')

EFRAIN MORENO 1.886 ACRES DOC NO.2001175768,TCOPP

(S30°02'19"W-200.49')  
S29°58'20"W-199.93'  
(S29°40'W)

Fence

1.06 ACRES  
CITY OF AUSTIN  
VOLUME 9939,PG.18, TCDR

L.G.WHITEHEAD ADDITION  
TRACT ONE  
VOLUME 15,PAGE 64, TCDR

S30°00'45"W-80.61'  
(S29°34'W-80.04')

(S29°49'W-516.74')

**LEGAL DESCRIPTION:** Being all that certain 0.2771 acre tract or portion of Land Unit of and part of Tract One, L. G. WHITEHEAD ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 15, Page 64, Travis County Plat Records, and being more particularly described in the attached Exhibit "A".

**PURCHASER:** EXHIBIT HOMES, LLC  
**ADDRESS:** 11205 PLAINS TRAIL

**WTR CO.:** COUNTY: **AMERICAN**  
**S.F. NO.:** 06450-82

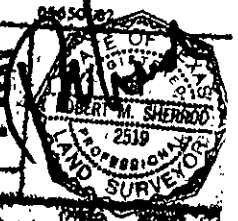
I hereby certify that this plat represents a correct survey made using the ground-to-sky survey method of and that there are no encroachments upon subject property, easements, or other interests, and that all improvements and all visible and apparent encroachments and other interests in the subject property have been taken from a dedicated roadway and that said survey conforms to the Texas Rules of Land Surveying Standards.

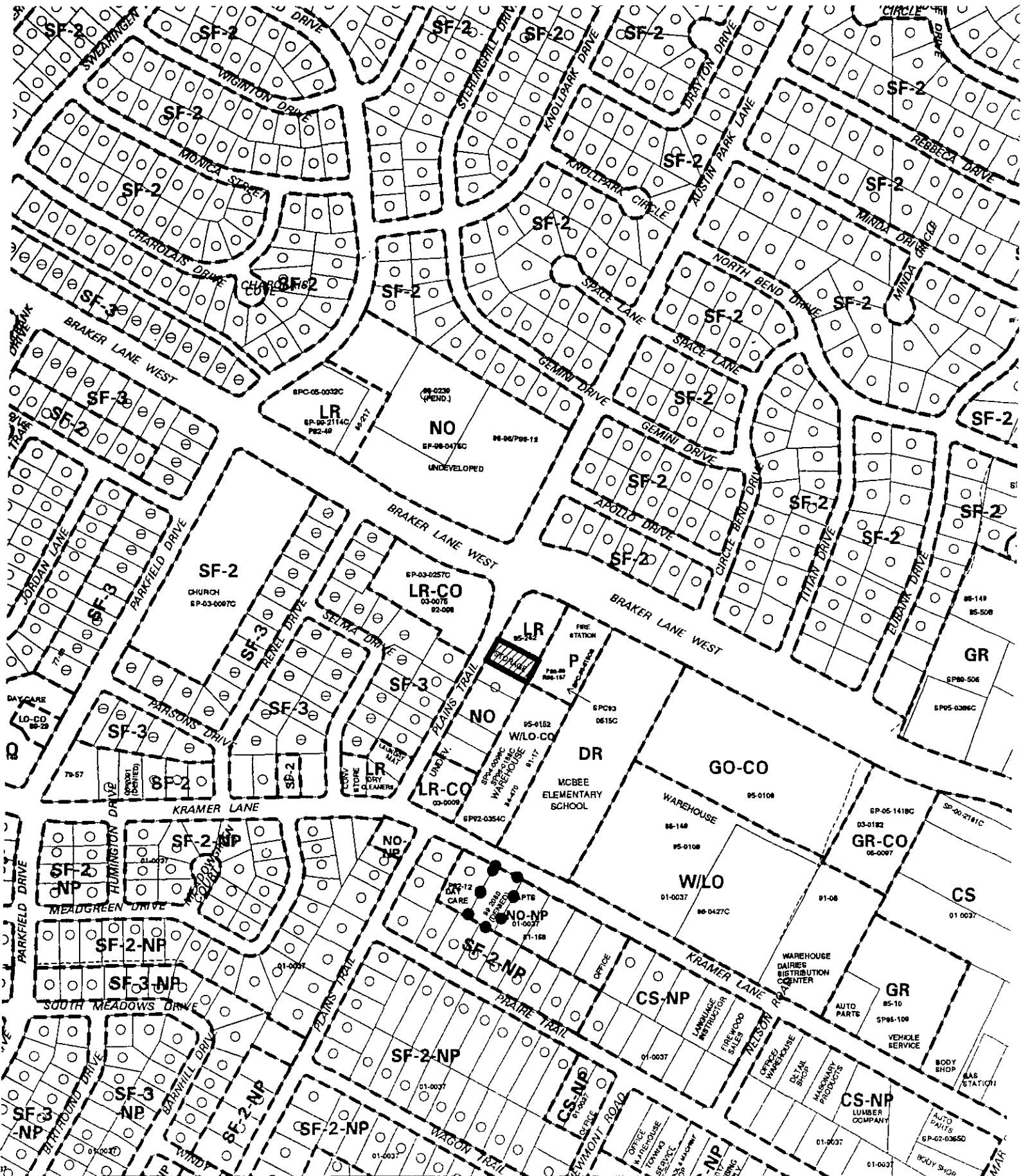
Robert M. Sherrill, P.L.L.C., State of Texas No. 2519


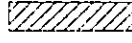


**NOTE:** Page 1 of 3 Pages

**GRECO**  
A. G. GRIFFIN

2519  
A. G. GRIFFIN  
AUSTIN, TEXAS 78701





 1" = 400'	SUBJECT TRACT		<b>ZONING EXHIBIT B</b>  CASE #: C14-06-0113 ADDRESS: 11209 PLAINS TRL SUBJECT AREA (acres): 0.270	DATE: 06-07  INTLS: SM	CITY GRID REFERENCE NUMBER  L32
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: J. ROUSSELIN				