

ORDINANCE NO. 20101014-053

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7919 THOMAS SPRINGS ROAD IN THE WEST OAK HILL NEIGHBORHOOD PLAN AREA FROM RURAL RESIDENCE-NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT AND LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING 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-neighborhood plan (RR-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district and limited office-neighborhood plan (LO-NP) combining district on the property described in Zoning Case No. C14-2010-0141, on file at the Planning and Development Review Department, as follows:

A 5.036 acre tract of land, more or less, consisting of a 3.036 acre tract and a 2.00 acre tract out of the Casper Dittmar Survey No. 611, Abstract No. 335, in Travis County, the tracts of land being more particularly described by metes and bounds in Exhibits "A" and "B" incorporated into this ordinance (the "Property"),

locally known as 7919 Thomas Springs Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

PART 2. The Property is subject to Ordinance No. 20081211-097 that established the West Oak Hill neighborhood plan combining district.

PART 3. This ordinance takes effect on October 25, 2010.

PASSED AND APPROVED

October 14, 2010

§
§
§

Lee Deffingwell

Lee Deffingwell
Mayor

APPROVED:

Karen M. Kennard

Karen M. Kennard
Acting City Attorney

ATTEST:

Shirley A. Gentry

Shirley A. Gentry
City Clerk

EXHIBIT "A"

FIELD NOTES DESCRIBING 3.036 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY NO. 611 ABS NO. 335 AND BEING THAT PROEPRTY CONVEYED TO STEVE MONREAL IN A WARRANTY DEED RECORDED IN VOLUME 13123, PAGE 1747 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a iron pipe found in the north line of the Henry E. Duran tract recorded in Volume 4356, Page 2288 of the Deed Records of said county, same being the southeast corner of the Bette J. Petrucci tract recorded in Volume 12248, Page 115 of the Real Property Records of said county for the southwest corner hereof;

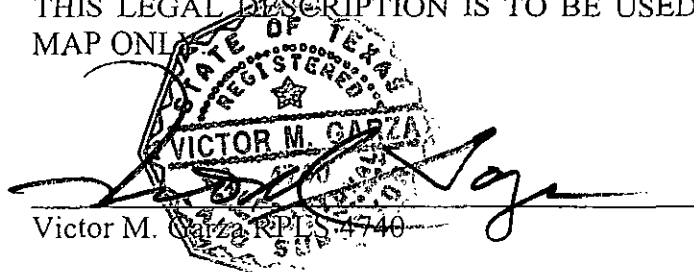
THENCE along the east line of the Petrucci tract and the east line of Lot 1, Block A, Circle Drive Subdivision recorded in Volume 87, Page 139 B of the Plat Records of said county N 31° 09' 56" W at 204.35 feet passing the northeast corner of the Petrucci tract in all a total distance of 517.57 feet to a capped iron rod set in the south right of way line of Thomas Springs Road for the northwest corner hereof;

THENCE along the south right of way line of Thomas Springs Road and the north line of the herein described tract N 72° 32' 24" E, 263.87 feet to a capped iron rod set for the northeast corner hereof;

THENCE through said Monreal tract S 31° 07' 03" E, 499.44 feet to a capped iron rod set in the north line of the Thomas W. Rose II tract recorded in Volume 4530, Page 328 of the Deed Records of said county for the southwest corner hereof from which an iron pipe found at the southeast corner of the Monreal tract bears N 68° 43' 58" E, 179.30 feet;

THENCE along the north line of the Rose tract and the south line of the Monreal tract, S 68° 43' 58" W (Bearing Basis) 263.75 feet to the **Place of Beginning** and containing 3.036 acres of land more or less.

THIS LEGAL DESCRIPTION IS TO BE USED WITH THE ATTACHED SURVEY MAP ONLY.


Victor M. Garza, R.P.S. 4740

7/20/10
Date

B & G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone: (512) 458-6969
Fax: (512) 458-1129

B0603310_A

RECORDED

EXHIBIT "B"

FIELD NOTES DESCRIBING 2.00 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY NO. 611 ABS NO. 335 AND BEING THAT PROEPRTY CONVEYED TO STEVE MONREAL IN A WARRANTY DEED RECORDED, IN VOLUME 13123, PAGE 1747 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pipe found at the northwest corner of Lot 4 of Rockwood Addition, a subdivision in Travis County, TX recorded in Volume 18, Page 7 of the Plat Records of said county same being the northeast corner of the Thomas W. Rose II tract recorded in Volume 4530, Page 328 of the Deed Records of the said county, same being the southwest corner of the James O. Moore tract recorded in Volume 12967, Page 185 of the Real Property Records of said county for the southeast corner hereof;

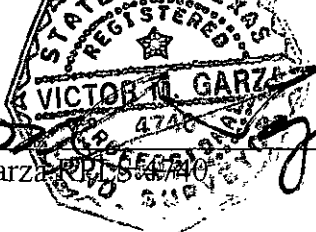
THENCE along the north line of the Rose tract and the south line of the Monreal tract S 68° 43' 58" W, (Bearing Basis) 179.30 feet to a capped iron rod set for the southwest corner hereof from which an iron pipe found at the southwest corner of the Monreal tract bears S 68° 43' 58" W, 263.75 feet;

THENCE through said Monreal tract N 31° 07' 03" W, 499.44 feet to a capped iron rod set in the south right of way line of Thomas Springs Road for the northwest corner hereof;

THENCE along the south right of way line of Thomas Springs Road and the north line of the Monreal tract N 72° 32' 21" W, 181.80 feet to a capped iron rod set for the northeast corner hereof same being the northwest corner of the Moore tract ;

THENCE along the west line of the Moore tract and the east line of the Monreal tract S 31° 07' 03" E, 487.19 feet to the **Place of Beginning** and containing 2.00 acre of land.

THIS LEGAL DESCRIPTION IS TO BE USED WITH THE ATTACHED SURVEY MAP ONLY.


Victor M. Garza

7/20/10
Date

B & G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone: (512) 458-6969
Fax: (512) 458-1129

B0603310_B

COPIES

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTIONS

THOMAS SPRINGS ROAD

S 58°42'48" W 76.04'

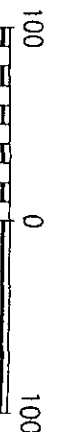
DO NOT REMOVE

N 72°32'24" E 449.67'

263.87'

181.80'

SMOKE ST



LEGEND

- 1/2" IRON PIPE FOUND
- 1/2" REBAR SET
- SPINDLE FOUND
- RECORDED DATA
- POWER POLE
- OVERHEAD UTILITIES
- CONTROL MONUMENT
- RIGHT OF WAY
- P.O.B.
- PLACE OF BEGINNING

TRACT A
3.036 ACRES

TRACT B
2.00 ACRES

SIEVE MONREAL
VOL. 13123 PG. 1747

BETHE J. FERRARO
W. 2248, P. 185
685 ACRES

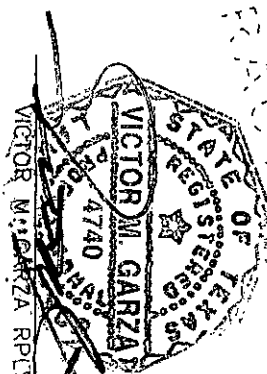
CASPER
DITTMAR

HENRY E. DURAN
W. 4356, P. 2288
2.00 ACRES

W. 4530, P. 328
2.00 ACRES

TRACT B
POB
179.30'
S 68°43'58" W 443.05'
ROCKWOOD ADDITION
W. 456, P. 7
LOT 4

DATE



VICTOR M. GARZA RPLS 4740



B&G Surveying, Inc.

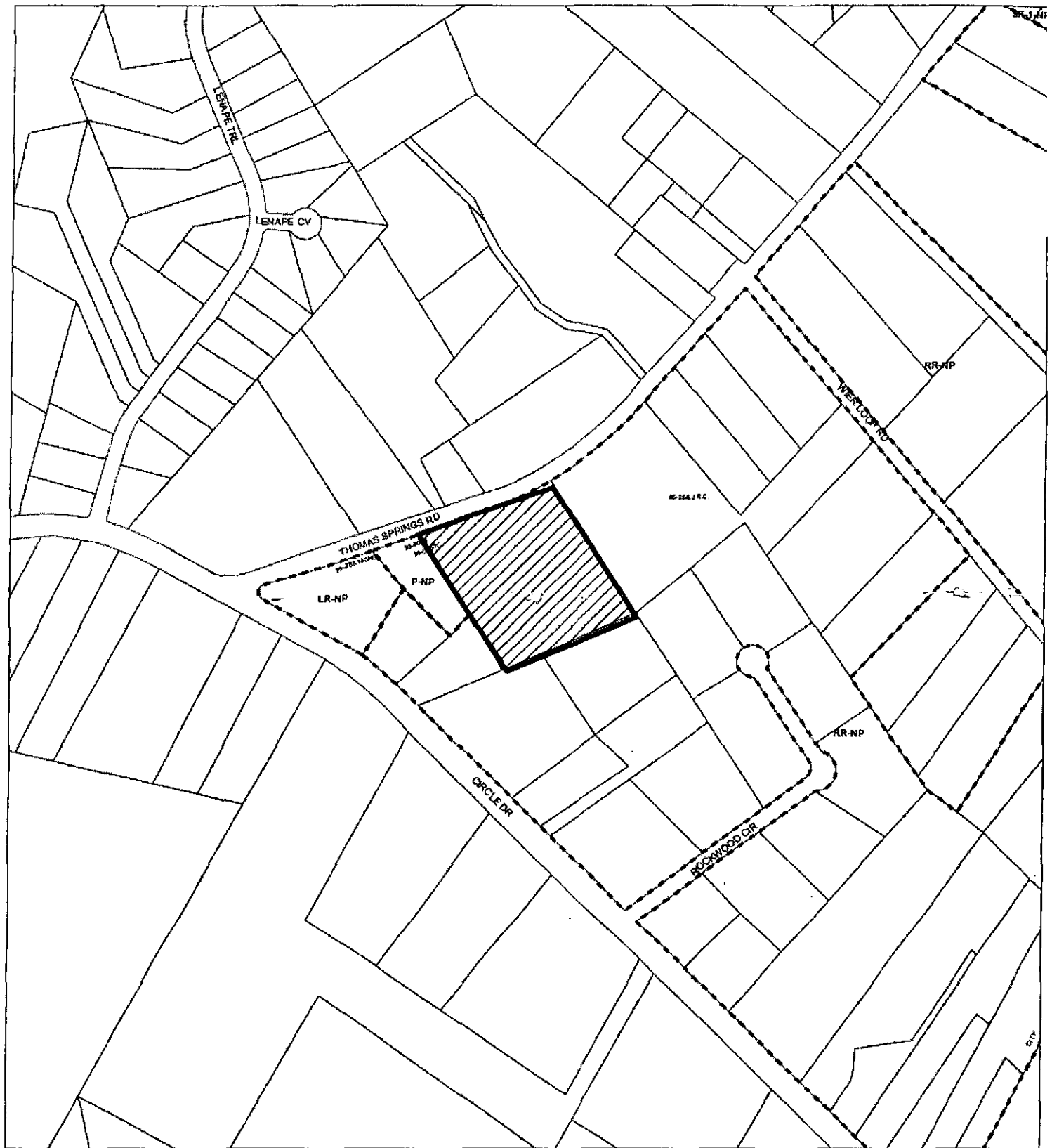
Dewey H. Burris & Associates

Surveyed by: B&G Surveying, Inc.

JOB No. B0603310_1A

1404 West North Loop Blvd.
Austin, Texas 78756
Office 512-458-6969
Fax 512-458-9845

TRACT A:
BEING 3.036 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY No. 611 ABS No. 335 IN TRAVIS COUNTY, TEXAS AND
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;
TRACT B:
BEING 2.000 ACRES OF LAND OUT OF THE CASPER DITTMAR SURVEY No. 611 ABS No. 335 IN TRAVIS COUNTY, TEXAS AND
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF;



ZONING EXHIBIT C



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING CASE#: C14-2010-0141
 LOCATION: 7919 THOMAS SPRINGS RD
 SUBJECT AREA: 5.036 ACRES
 GRID: WZ20
 MANAGER: STEPHEN RYE



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.