

ORDINANCE NO. 20181213-079

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8600 CAMERON LOOP FROM RURAL RESIDENCE (RR) DISTRICT AND SINGLE-FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT TO FAMILY RESIDENCE (SF-3) 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 and single-family residence large lot (SF-1) to family residence (SF-3) district on the property described in Zoning Case No. C14-2018-0122, on file at the Planning and Zoning Department, as follows:

Tract 1:

Being 0.51 acre out of the Theo Bissel League in Travis County, Texas, the 0.51 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

3.49 acres out of the Theo. Bissel League in Travis County, Texas, the 3.49 acre tract being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (cumulatively referred to as the "Property"),

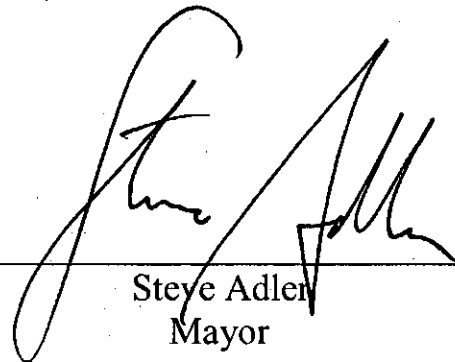
locally known as 8600 Cameron Loop in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. This ordinance takes effect on December 24, 2018.

PASSED AND APPROVED

December 13, 2018

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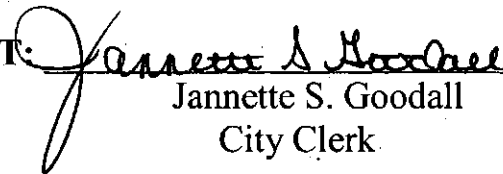
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
TRACT 1
0.51 ACRE OF LAND OUT OF THE
THEO. BISSEL LEAGUE
TRAVIS COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING 0.51 ACRES OUT OF THE THEO. BISSEL LEAGUE IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT CALLED 0.51 ACRES IN A DEED TO BILLY G. AND RITA DAVIS, OF RECORD IN VOLUME 11176, PAGE 1011 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (OPRTCT), SAID 0.51 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron pipe found on the northwest R.O.W. line of Cameron Loop at the east corner of Lot 1 of the Allison Addition, a subdivision in Travis County, Texas, of record in Plat Book 83, Page 42 of the Plat Records of Travis County, Texas, and the south corner of another tract described in said deed to Davis, called 3.49 acres therein; THENCE with the northeast line of said Lot 1 and southwest line of said Davis 3.49 acre tract, N 58°21'00" W for a distance of 468.52 feet to a capped ½" iron rod set, stamped "RPLS 3693" at the west corner of said Davis 3.49 acre tract and the south corner of said Davis 0.51 acre tract, for the south corner and **POINT OF BEGINNING** hereof;

THENCE continuing with the northeast line of said Lot 1, N 58°21'00" W for a distance of 165.00 feet to a ½" iron pipe found at the north corner of said Lot 1, at an angle point in the southeast line of Lot 3, Block A, WW Brodie Subdivision, a subdivision in Travis County, Texas as recorded in Document No. 200200174 of the OPRTCT, for the west corner of said Davis 0.51 acre tract and west corner hereof;

THENCE with a southeast line of said Lot 3, Block A, and northwest line hereof N 31°53'40" E for a distance of 96.10 feet to a ½" capped iron rod found, stamped "Chaparral Boundary", for an angle point in said Lot 3, Block A, for the north corner of said Davis 0.51 acre tract and north corner hereof;

THENCE with a south line of said Lot 3, Block A, S 82°52'17" E for a distance of 181.00 feet to a capped ½" iron rod set, stamped "RPLS 3693" set at the north corner of said Davis 3.49 acre tract and east corner of said Davis 0.51 acre tract, for the east corner hereof;

THENCE with the northwest line of said Davis 3.49 acre tract and southeast line hereof, S 31°40'42" W for a distance of 171.22 feet to the POINT OF BEGINNING hereof and containing 0.51 acre of land, more or less.

See map prepared to accompany this description (Plan No. 180184k).

Surveyed by Samford and Associates Land Surveying
Texas Firm No. 10103700; 1400 Hillside Terrace, Buda Tx., 78610
(512) 441-5601
November 16, 2018

JAMES M. GRANT
R.P.L.S. 1919

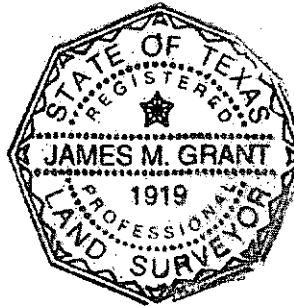
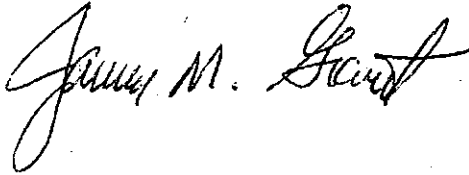


EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
TRACT 2
3.49 ACRES OF LAND OUT OF THE
THEO. BISSEL LEAGUE
TRAVIS COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING 3.49 ACRES OUT OF THE THEO. BISSEL LEAGUE IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT CALLED 3.49 ACRES IN A DEED TO BILLY G. AND RITA DAVIS, OF RECORD IN VOLUME 11176, PAGE 1011 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (OPRTCT), SAID 3.49 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found in the northwest R.O.W. line of Cameron Loop at the east corner of Lot 1 of the Allison Addition, a subdivision in Travis County, Texas, of record in Plat Book 83, Page 42 of the Plat Records of Travis County, Texas, and the south corner of said Davis 3.49 acres, for the south corner and **POINT OF BEGINNING** hereof

THENCE with the southeast line of said 3.49 acres, also the northeast line of said Lot 1, N 58°21'00" W 468.52 feet to a capped ½" iron rod set, stamped "RPLS 3693", at the west corner of said 3.49 acres, also the south corner of the 0.51 acre tract described in said Davis deed, for the west corner hereof;

THENCE with the common line between said 0.51 acres and said 3.49 acres, N 31°40'42" E 171.22 feet to a capped ½" iron rod set, stamped "RPLS 3693", at the common northerly corner between said tracts, on a southeast line of Lot 3, Block A, WW Brodie Subdivision, a subdivision in Travis County, Texas as recorded in Document No. 200200174 of the OPRTCT, for the north corner hereof;

THENCE with the northeast line of said 3.49 acres and partially with a southeast line of said Lot 3, Block A, and partially with the southeast line of the H.E.B. Grocery Company LP tract of land formerly described as 15.025 acres in a deed to Victorious Life Church recorded in Document No. 1999039356 of the OPRTCT, S 82°52'17" E 640.11 feet to a ½" iron pipe found on the northwest R.O.W. line of Cameron Loop, at the northeast corner of said 3.49 acres and the northeast corner hereof;

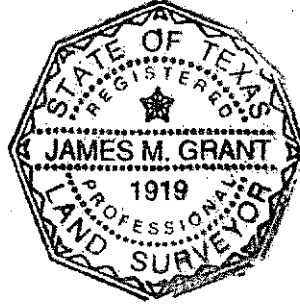
THENCE with the northwest R.O.W. line of Cameron Loop, also the southeast line of said 3.49 acres, S 46°16'02" W 451.50 feet to the **POINT OF BEGINNING** and containing 3.49 acres of land, more or less.

Surveyed by Samford and Associates Land Surveying
Texas Firm No. 10103700; 1400 Hillside Terrace, Buda Tx., 78610
(512) 441-5601
November 16, 2018

See map prepared to accompany this description (Plan No. 180184k).

JAMES M. GRANT
R.P.L.S. 1919

James M. Grant



SURVEY PLAT

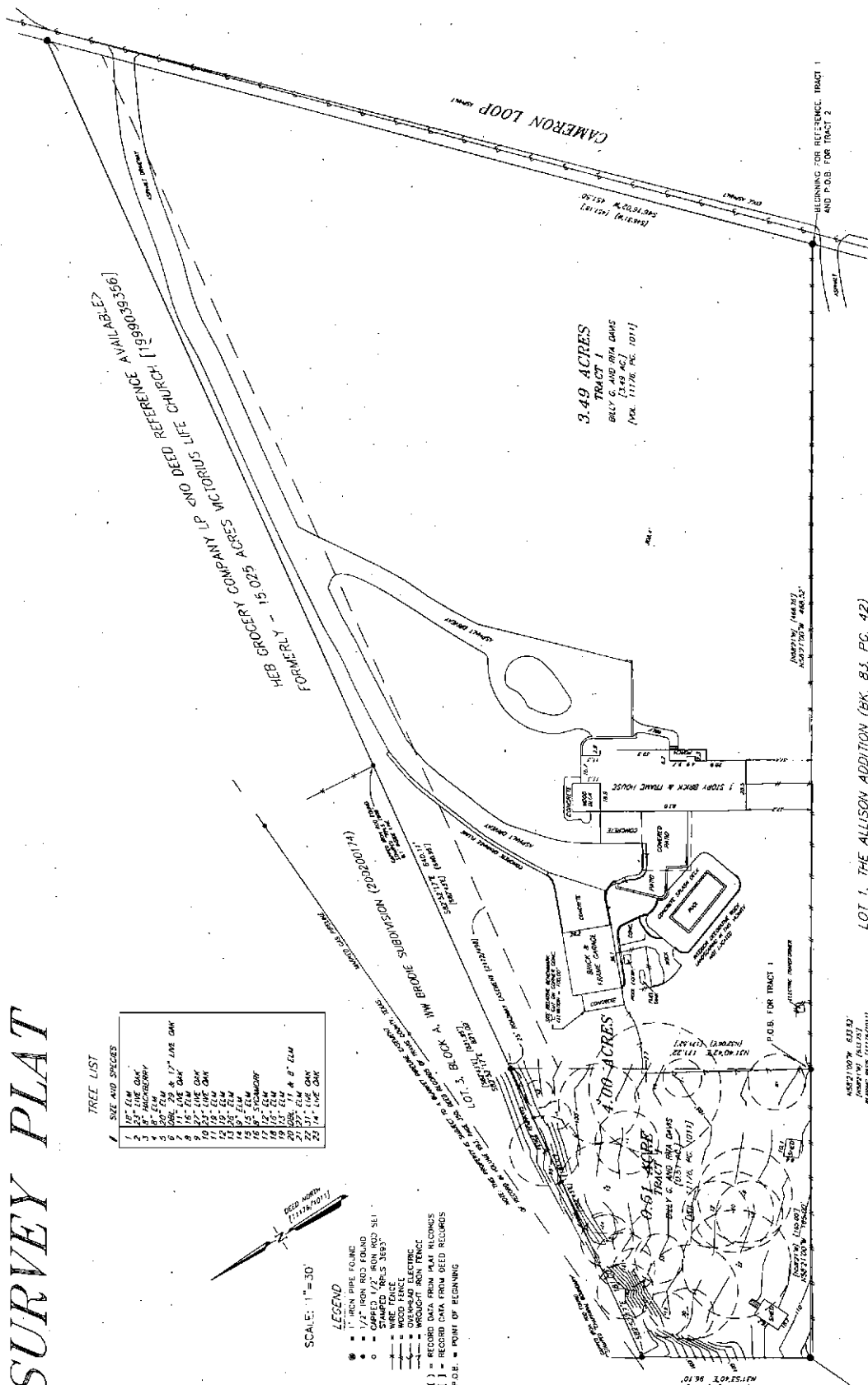
TREE LIST

1	SIZE AND SPECIES
1	10" ELM
2	10" ELM
3	10" ELM
4	10" ELM
5	10" ELM
6	10" ELM
7	10" ELM
8	10" ELM
9	10" ELM
10	10" ELM
11	10" ELM
12	10" ELM
13	10" ELM
14	10" ELM
15	10" ELM
16	10" ELM
17	10" ELM
18	10" ELM
19	10" ELM
20	10" ELM
21	10" ELM
22	10" ELM

SCALE: 1" = 30'

LEGEND

- 1" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- WOOD POST
- WOOD FENCE
- OVERHEAD ELECTRIC
- RECORD DATA FROM REE RECORDS
- RECORD DATA FROM REE RECORDS
- P.O.B. = POINT OF BEGINNING



LOT 1, THE ALLISON ADDITION (BK. 83, PG. 42)

CLIENT: MRS. GLENDA ANN AND MRS. JANE
 TITLE COMPANY: MRS. JANE
 PLAN NUMBER: MRS. JANE
 SURVEY DATE: 11/17/74
 BE SUBJECT TO ANY AND ALL RECORDS AND RECORDS
 WHICH MAY BE REQUIRED TO PROTECT THE SURVEY

ADDRESS: 1400 HILLSIDE TERRACE
 BUDA, TEXAS 78610
 TEL: 441-5601 TX FIRM: 10103700

CERTIFICATION
 I, JAMES M. GRANT, REGISTERED PROFESSIONAL SURVEYOR, NO. 10103700, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORDS AND RECORDS, AND THAT THE SAME HAVE BEEN EXAMINED AND FOUND TO BE CORRECT AND COMPLETE.



SAFORD & ASSOCIATES
 LAND SURVEYING
 1400 HILLSIDE TERRACE
 BUDA, TEXAS 78610
 TEL: 441-5601 TX FIRM: 10103700



Created: 10/22/2018