

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING ORDINANCE NO. 20121018-083 TO CORRECT  
2 THE LEGAL DESCRIPTION FOR THE PROPERTY DESCRIBED IN ZONING  
3 CASE NO. C14-2012-0064.  
4

5 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
6

7 PART 1. The legal description for the property described in Part 1 of Ordinance No.  
8 20121018-083 is amended as follows:  
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is  
11 amended to change the base district from single family residence standard lot-  
12 neighborhood plan (SF-2-NP) combining district to townhouse & condominium  
13 residence-neighborhood plan (SF-6-NP) combining district on the property  
14 described in Zoning Case No. C14-2012-0064, on file at the Planning and  
15 Development Review Department, as follows:  
16

17 A 1.529 acre tract of land, more or less, out of the James O. Rice  
18 Survey No. 31, Abstract no. 675 the tract of land being more  
19 particularly described by metes and bounds in Exhibit "A"  
20 incorporated into this ordinance (the "Property"),  
21

22 locally known as 10652 Dessau Road, in the City of Austin, Travis County,  
23 Texas, and generally identified in the map attached as Exhibit "B".  
24

25 In all other respects the terms and conditions of Ordinance No. 20121018-083 remain in  
26 effect.  
27

1 **PART 2.** This ordinance takes effect on \_\_\_\_\_.

2  
3 **PASSED AND APPROVED**

4  
5 \_\_\_\_\_, 2013 §  
6 §  
7 §  
8 \_\_\_\_\_

9 Lee Leffingwell  
10 Mayor

11  
12 **APPROVED:** \_\_\_\_\_

13 Karen M. Kennard  
14 City Attorney

15 **ATTEST:** \_\_\_\_\_

16 Shirley A. Gentry  
City Clerk

FIELD NOTES

1.1529 ACRES (1.291) OF LAND OUT OF AND A PART OF THE JAMES O. RICE SURVEY NO. 31, ABSTRACT NO. 675 IN TRAVIS COUNTY, TEXAS, SAID 1.1529 ACRES FURTHER BEING OUT OF AND A PART OF THE FIRST 11-1/2 ACRE TRACT OF LAND DESCRIBED IN VOLUME 98, PAGE 263, DEED RECORDS, TRAVIS COUNTY, TEXAS, BEING THAT SAME 1.291 ACRES CONVEYED TO ROBERTO VILLIDA CASAS BY DEED RECORDED IN VOLUME 13337, PAGE 4150, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS;

BEGINNING at a 1/2" iron pipe found on the east line of Lot 8, Block C, Collinwood West Section 11-A, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86, Page 40C, Plat Records, said pipe being at the SW corner of said 11-1/2 acre tract for the SW corner hereof;

THENCE the following five (5) courses and distances along the west line of said 11-1/2 acre tract:

- (1) N27°37'29"E for a distance of 31.83 feet to a 1/2" iron rod found at the SE corner of Lot 9, Block C, Collinwood West Section 11-B, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 102, Page 342, Plat Records, Travis County, Texas, for a corner hereof;
- (2) N27°39'27"E for a distance of 73.46 feet to a 1/2" iron rod found, for a corner hereof;
- (3) N27°21'42"E for a distance of 45.29 feet to a spindle found, for a corner hereof;
- (4) N27°19'46"E for a distance of 115.02 feet to a 1/2" iron rod found at the NE corner of Lot 10, Block C, of said Collinwood West Section 11-B, same being in the SW line of Lot 4C, Amended Plat of Lot 3C and 4C, Block C, Collinwood West Section One, Block C, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200500103, Official Public Records, for a corner hereof;
- (5) N27°37'49"E for a distance of 19.99 feet to a 1/2" iron pipe found at an angle point, for a corner hereof;

THENCE S62°02'41"E for a distance of 81.76 feet along the SW line of said Lot 4C to a 1/2" iron rod found in the west curving line of Dessau Road, said curve having a radius of 1014.93 feet, for a corner hereof;

THENCE 54.40 feet along the arc of said curve to the left which radius is 1014.93' with a chord bearing S04°35'14"E at a distance of 54.39 feet to a 1/2" iron rod found at the point of tangency in said west line, same being the east line of the herein described tract, for a corner hereof;

THENCE S06°12'40"E along said Dessau Road for a distance of 290.43 feet to a 1/2" iron rod found at the NE corner of a 7.337 acre tract conveyed to the Community Partnership for the Homeless by deed recorded in Document No. 2003053404, Official Public Records, Travis County, Texas, same being the most southerly corner of the herein described tract, from which point a 1/2" iron rod found in the east line of said 7.337 acre tract bears S05°32'47"E at a distance of 20.99 feet;

THENCE N61°55'30"W along the NE line of said 7.337 acre tract, same being the SW line of the herein tract for a distance of 271.72 feet to the POINT OF BEGINNING, containing 1.1529 acres of land, more or less.

BEARING BASE: EAST LINE, DOCUMENT NO. 2012181999, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

I the undersigned do hereby certify that the field notes hereon were prepared from a actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.

Thomas P. Dixon RPLS 4324



P.O. Box 160176  
Austin, Texas 78716

OWNER:  
ROBERT VILLIDA CASAS  
ADDRESS:  
DESSAU ROAD

LEGAL DESCRIPTION:  
1.1529 ACRES(1.291) OF LAND, MORE OR LESS, OUT OF AND PART OF THE JAMES O. RICE SURVEY NO. 31, ABSTRACT NO. 675 IN TRAVIS COUNTY, TEXAS, SAID 1.1529 ACRES OF LAND BEING FURTHER OUT OF AND PART OF THE FIRST 11-1/2 ACRE TRACT OF LAND DESCRIBED IN VOLUME 98, PAGES 263-267, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THAT SAME (1.291) ACRE OF LAND CONVEYED TO ROBERTO VILLIDA CASAS BY DEED RECORDED IN VOLUME 13337, PAGE 4150, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.  
THE PROPERTY SHOWN HEREON IS SUBJECT TO:  
TEMPORARY STAGING EASEMENT TO THE CITY OF AUSTIN RECORDED IN DOCUMENT NO. 2012181999, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
RESTRICTIONS AND EASEMENTS OF RECORD.

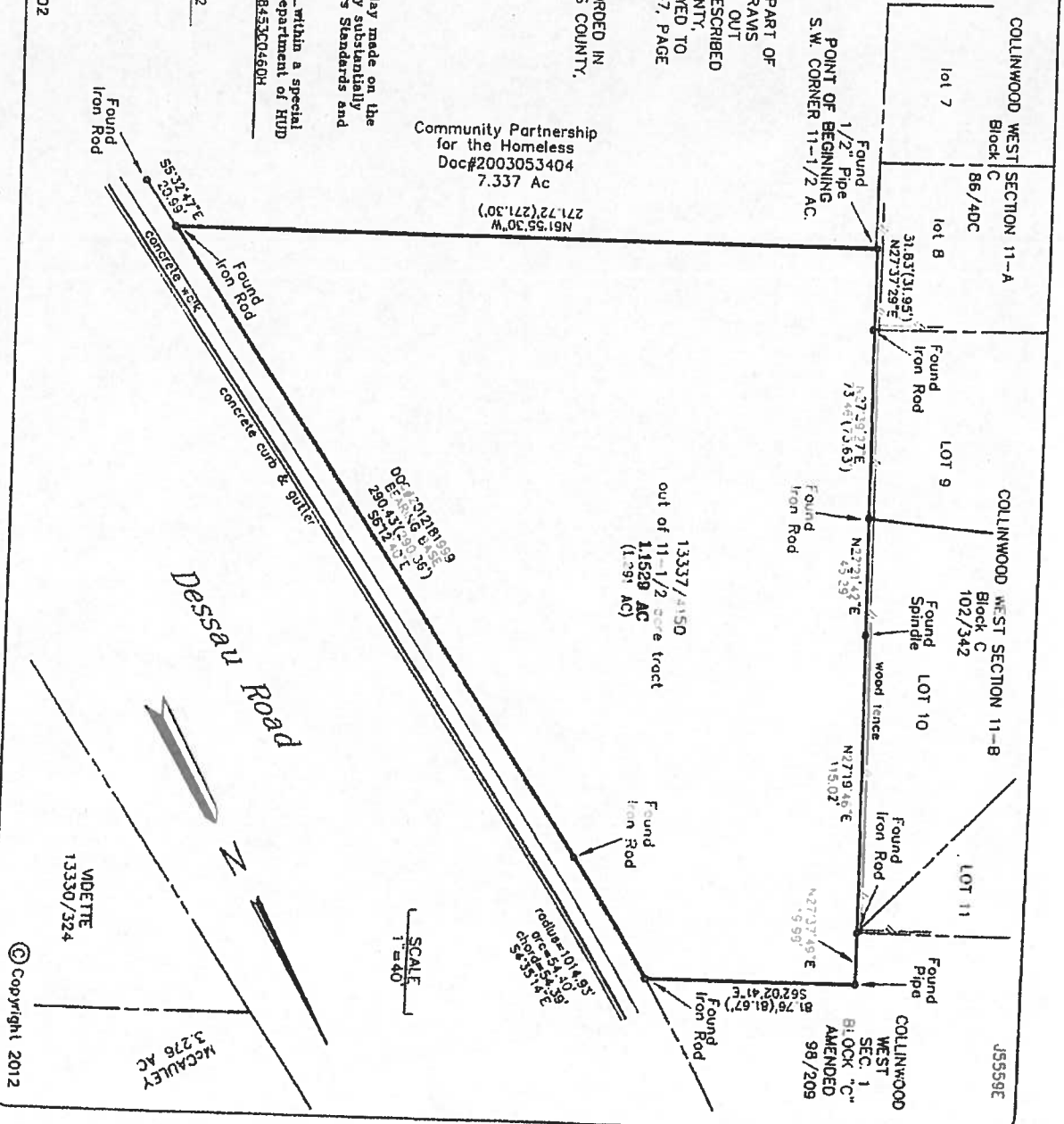
State of Texas.  
County of Travis:

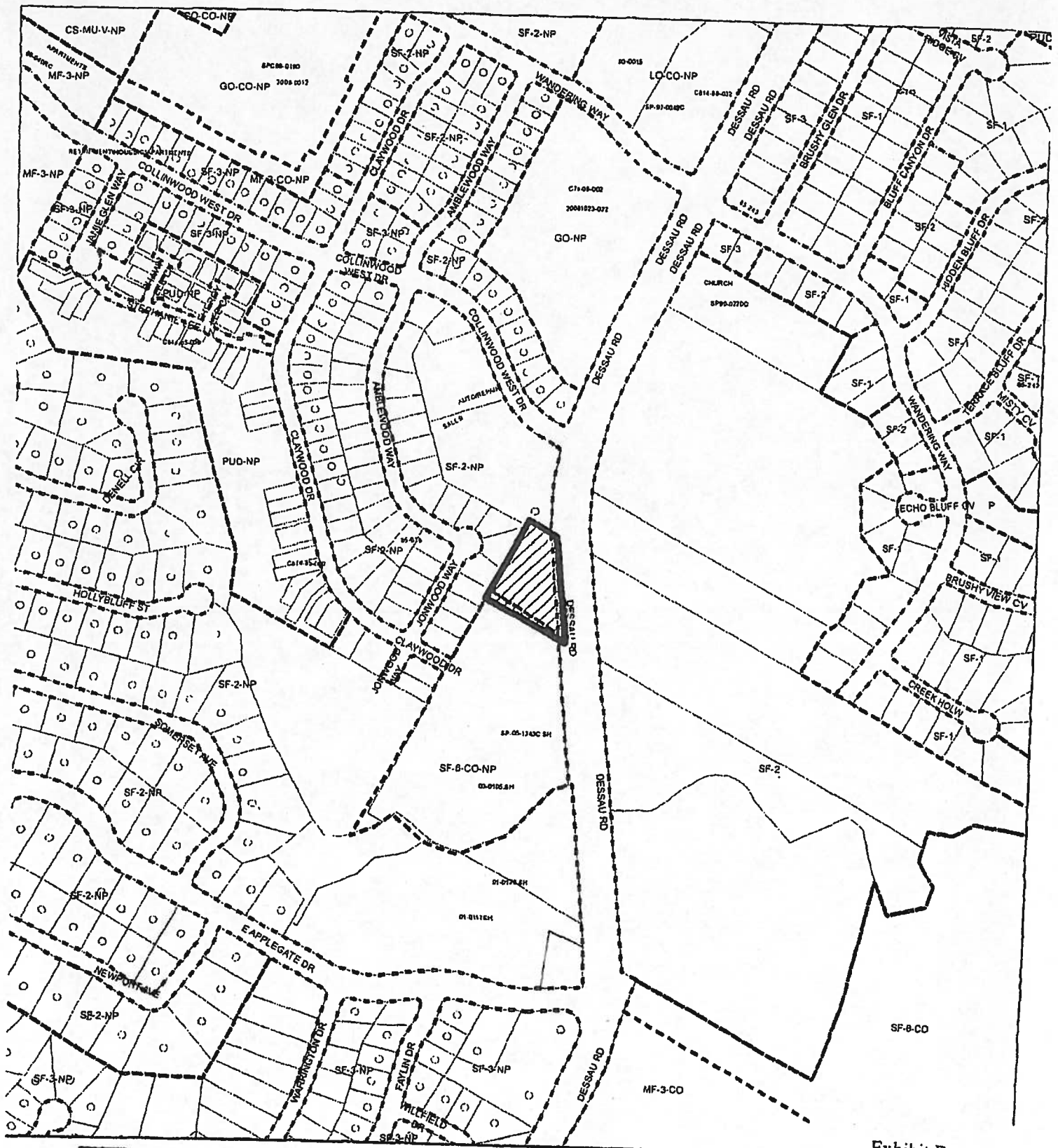
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Zone X Dated SEPTEMBER 26, 2008 48453JC0460H

Dated this the 26TH day of NOVEMBER, 201 2

Thomas P. Dixon R.P.L.S. 4324  
P Box 160176, Austin, Texas 78716 Phone: 481-9602





# ZONING

ZONING CASE#: C14-2012-0064

Exhibit B



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding the specific accuracy or completeness.