

**ORDINANCE NO. 20130214-076**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8200 NORTH MOPAC EXPRESSWAY SOUTH BOUND FROM LIMITED OFFICE (LO) 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 limited office (LO) district to neighborhood commercial (LR) district on the property described in Zoning Case No. C14-2012-0149, on file at the Planning and Development Review Department, as follows:

A 0.08 acre tract of land, more or less, being a portion of Lot 1, Park North Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 8200 North Mopac Expressway South Bound 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 February 25, 2013.

**PASSED AND APPROVED**

February 14

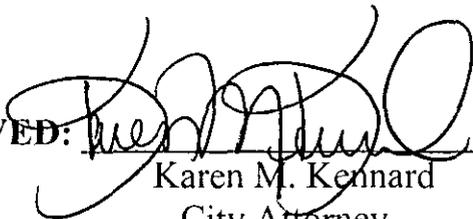
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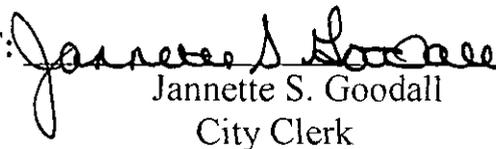
Lee Leffingwell  
Mayor

APPROVED:



Karen M. Kennard  
City Attorney

ATTEST:



Jannette S. Goodall  
City Clerk



Professional Land Surveying, Inc.  
Surveying and Mapping

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

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**0.086 ACRES**  
**TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.086 ACRES (APPROXIMATELY 3,732 SQ. FT.), BEING A PORTION OF LOT 1, PARK NORTH, A SUBDIVISION OF RECORD IN VOLUME 82, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.086 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an exterior building corner of an existing three story brick building, from which a 5/8" rebar found in the west right-of-way line of Mopac Expressway North (right-of-way width varies), being in the east line of said Lot 1, bears North 46°11'48" East, a distance of 252.94 feet;

**THENCE** crossing said Lot 1 and with the exterior face of building, the following three (3) courses and distances:

1. South 27°35'05" West, a distance of 34.50 feet to an exterior building corner, from which a 1/2" rebar found in the west right-of-way line of Mopac Expressway North, being in the east line of said Lot 1, bears South 48°03'28" East, a distance of 121.45 feet;
2. North 62°24'55" West, a distance of 36.50 feet to an exterior building corner;
3. South 27°35'05" West, a distance of 22.44 feet to a calculated point;

**THENCE** crossing said Lot 1, leaving the exterior face of building, through the wall and continuing with the interior face of wall, the following twenty-one (21) courses and distances:

1. North 62°24'55" West, a distance of 38.26 feet to an interior wall corner;
2. North 27°35'05" East, a distance of 10.00 feet to an interior wall corner;
3. South 62°24'55" East, a distance of 3.10 feet to an interior wall corner;
4. North 27°35'05" East, a distance of 5.75 feet to an interior wall corner;
5. North 62°24'55" West, a distance of 3.10 feet to an interior wall corner;
6. North 27°35'05" East, a distance of 6.80 feet to an interior wall corner;

7. South 62°24'55" East, a distance of 2.00 feet to an interior wall corner;
8. North 27°35'05" East, a distance of 2.00 feet to an interior wall corner;
9. North 62°24'55" West, a distance of 2.00 feet to an interior wall corner;
10. North 27°35'05" East, a distance of 30.60 feet to an interior wall corner;
11. South 62°24'55" East, a distance of 0.90 feet to an interior wall corner;
12. North 27°35'05" East, a distance of 0.90 feet to an interior wall corner;
13. South 62°24'55" East, a distance of 24.30 feet to an interior wall corner;
14. South 27°35'05" West, a distance of 1.20 feet to an interior wall corner;
15. South 62°24'55" East, a distance of 13.00 feet to an interior wall corner;
16. North 27°35'05" East, a distance of 1.90 feet to an interior wall corner;
17. North 62°24'55" West, a distance of 0.60 feet to an interior wall corner;
18. North 27°35'05" East, a distance of 12.00 feet to an interior wall corner;
19. North 62°24'55" West, a distance of 1.50 feet to an interior wall corner;
20. North 27°35'05" East, a distance of 2.19 feet to an interior wall corner;
21. South 62°24'55" East, a distance of 27.46 feet to a calculated point on the exterior face of building;

**THENCE** crossing said Lot 1 and with the exterior face of building, the following two (2) courses and distances:

1. South 27°35'05" West, a distance of 14.00 feet to an exterior building corner;
2. South 62°24'55" East, a distance of 11.20 feet to the **POINT OF BEGINNING**, containing 0.086 Acres of land, more or less.

Surveyed on the ground on November 26, 2012.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

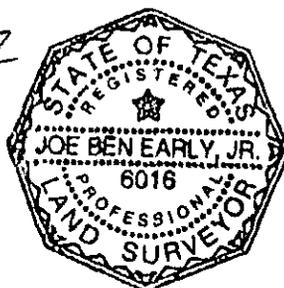
Attachments: Survey Drawing No. 040-084-ZO-1



11/29/12

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

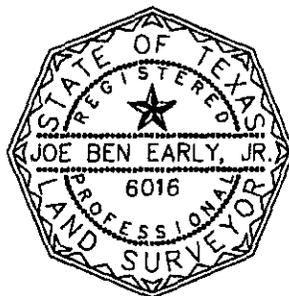
Date



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.086 ACRES (APPROXIMATELY 3,732 SQ. FT.), BEING A PORTION OF LOT 1, PARK NORTH, A SUBDIVISION OF RECORD IN VOLUME B2, PAGE 375 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	TANGENT
C1	1956.86'	8°59'06"	306.87'	S20°39'58"W	306.56'	153.75'
				(S23°23'W)	(306.27)	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°35'05"W	34.50'
L2	N62°24'55"W	36.50'
L3	S27°35'05"W	22.44'
L4	N62°24'55"W	38.26'
L5	N27°35'05"E	10.00'
L6	S62°24'55"E	3.10'
L7	N27°35'05"E	5.75'
L8	N62°24'55"W	3.10'
L9	N27°35'05"E	6.80'
L10	S62°24'55"E	2.00'
L11	N27°35'05"E	2.00'
L12	N62°24'55"W	2.00'
L13	N27°35'05"E	30.60'
L14	S62°24'55"E	0.90'
L15	N27°35'05"E	0.90'
L16	S62°24'55"E	24.30'
L17	S27°35'05"W	1.20'
L18	S62°24'55"E	13.00'
L19	N27°35'05"E	1.90'
L20	N62°24'55"W	0.60'
L21	N27°35'05"E	12.00'
L22	N62°24'55"W	1.50'
L23	N27°35'05"E	2.19'
L24	S62°24'55"E	27.46'
L25	S27°35'05"W	14.00'
L26	S62°24'55"E	11.20'



*JBE* 11/29/12

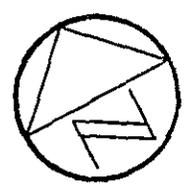
DATE OF SURVEY: 11/26/12  
 PLOT DATE: 11/28/12  
 DRAWING NO.: 040-084-ZO-2  
 PROJECT NO.: 040-084  
 DRAWN BY: BBP & JBE  
 SHEET 1 OF 3

**Chaparral**

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 040-084-ZO-1

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
  - EXTERIOR BUILDING CORNER
  - ▲ CALCULATED POINT ON EXTERIOR FACE OF BUILDING
  - INTERIOR WALL CORNER
  - ( ) RECORD INFORMATION



1" = 50'

LOT 1  
PARK NORTH  
(82/375)

EXTERIOR OF  
BUILDING

3 STORY  
BRICK  
BUILDING

REFERENCE TIE  
N46°11'48"E 252.84'

C1

MOPAC EXPRESSWAY NORTH  
(R.O.W. WIDTH VARIES)  
(82/375)

0.086 ACRES  
APPROX. 3,732 SQ. FT.  
SEE DETAIL SHEET 3  
  
UNDER CONSTRUCTION AT  
TIME OF SURVEY

P.O.B.

REFERENCE TIE  
S48°03'28"E 121.45'

3 STORY  
BRICK  
BUILDING

EXTERIOR OF  
BUILDING

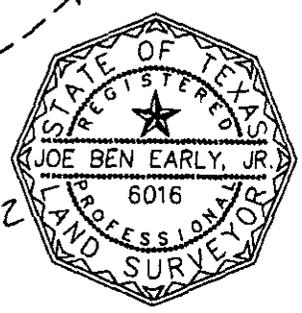
LOT 1  
PARK NORTH  
(82/375)

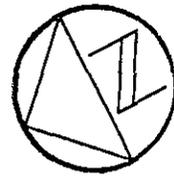
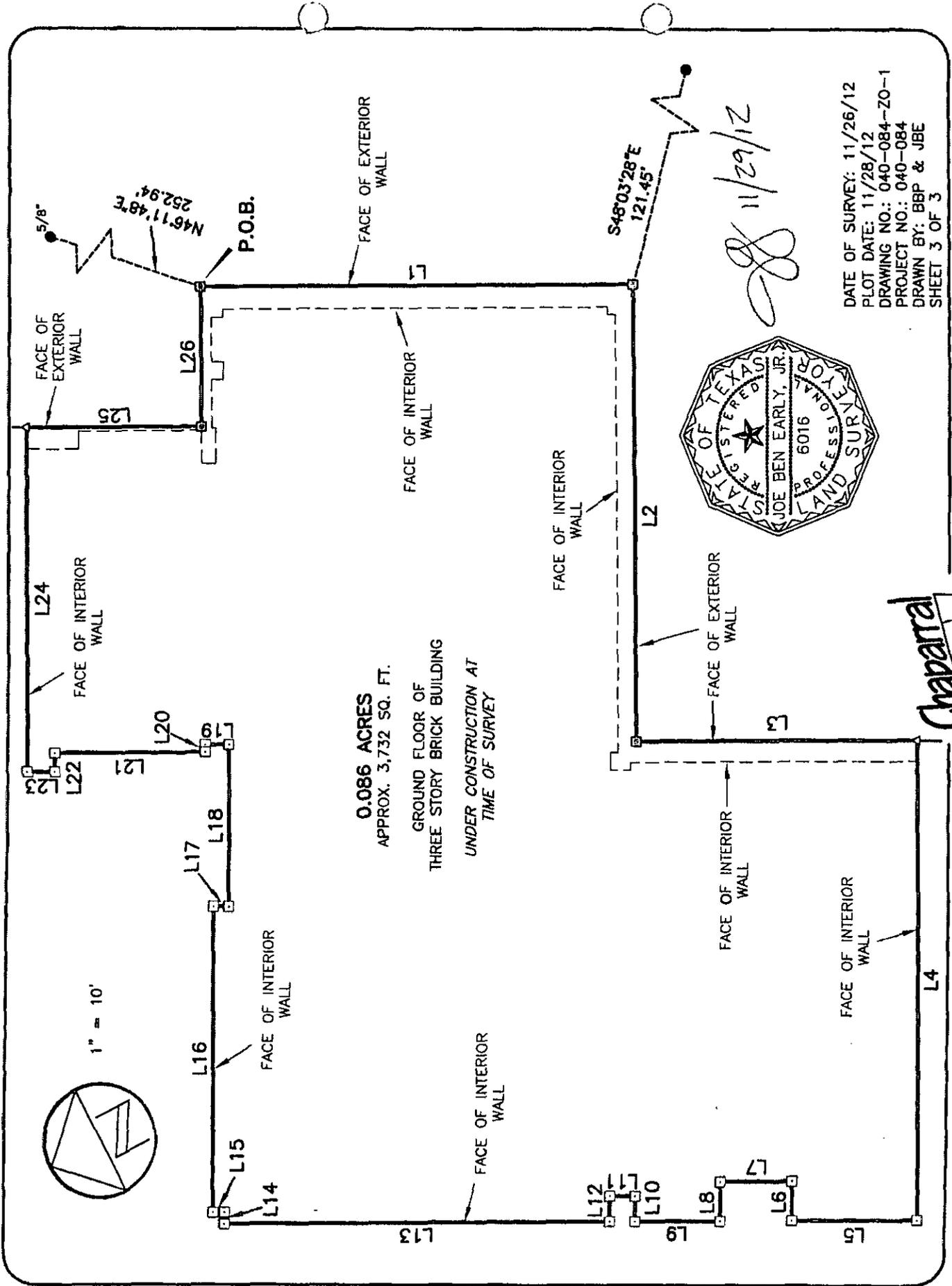
DATE OF SURVEY: 11/26/12  
PLOT DATE: 11/28/12  
DRAWING NO.: 040-084-20-2  
PROJECT NO.: 040-084  
DRAWN BY: BBP & JBE  
SHEET 2 OF 3

STECK AVENUE  
(80' R.O.W.) (82/375)

**Chaparral**

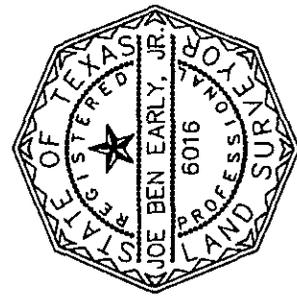
*JBE* 11/29/12





1" = 10'

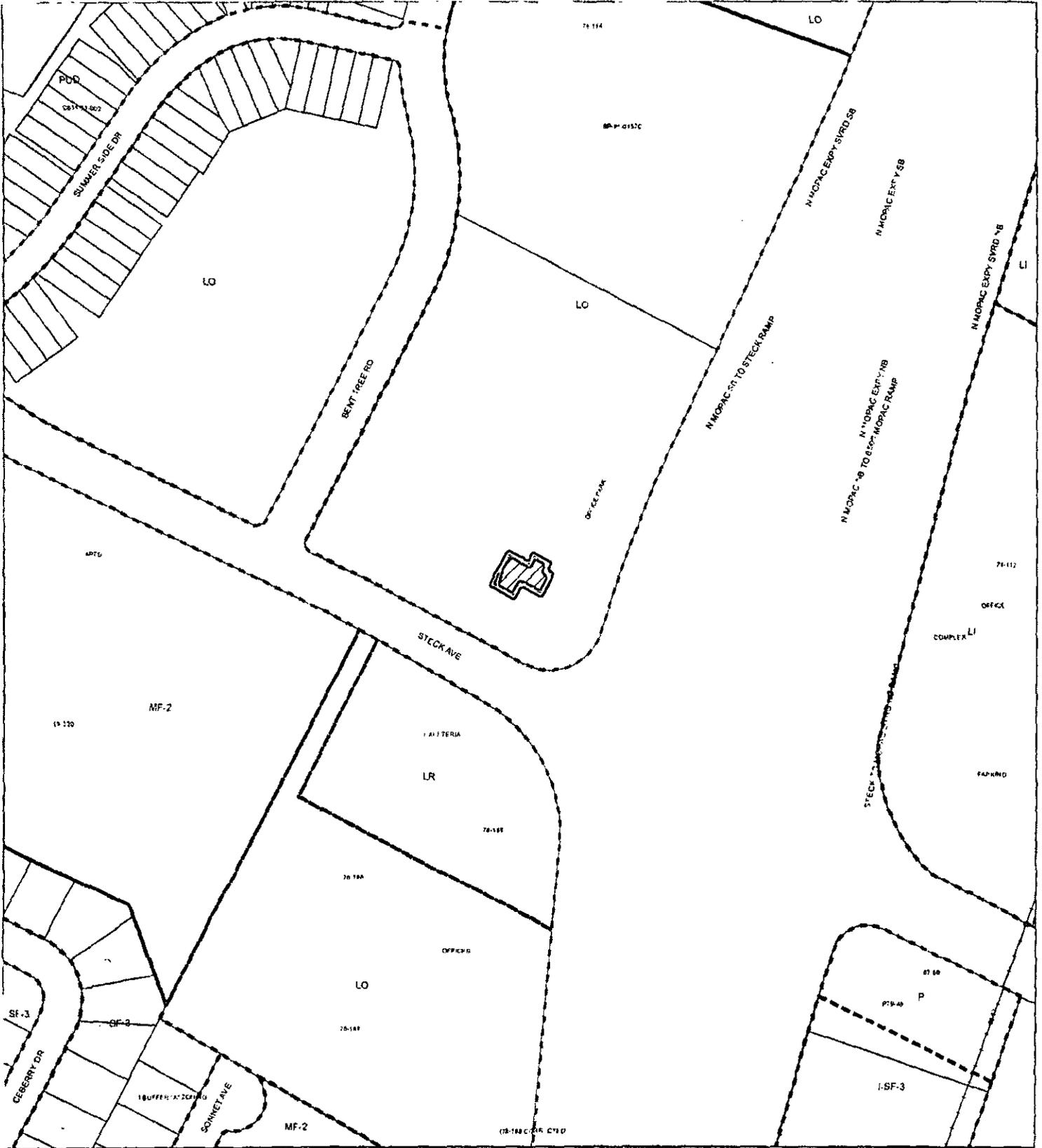
0.086 ACRES  
 APPROX. 3,732 SQ. FT.  
 GROUND FLOOR OF  
 THREE STORY BRICK BUILDING  
 UNDER CONSTRUCTION AT  
 TIME OF SURVEY



BBP 11/29/12

DATE OF SURVEY: 11/26/12  
 PLOT DATE: 11/28/12  
 DRAWING NO.: 040-084-ZO-1  
 PROJECT NO.: 040-084  
 DRAWN BY: BBP & JBE  
 SHEET 3 OF 3

Chaparral



**ZONING**

ZONING CASE#: C14-2012-0149



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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 specific accuracy or completeness.



Exhibit B