

**ORDINANCE NO. 20130228-065**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10817 F.M. 2222 FROM COMMUNITY COMMERCIAL (GR) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL (GR) 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 community commercial (GR) district and limited office (LO) district to community commercial (GR) district on the property described in Zoning Case No. C14-2012-0142, on file at the Planning and Development Review Department, as follows:

A 0.18 acre tract of land, more or less, out of the William Bell Survey No. 802 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 10817 F.M. 2222 in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

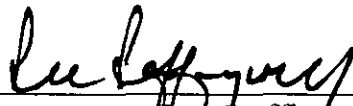
**PART 2.** This ordinance takes effect on March 11, 2013.

**PASSED AND APPROVED**

February 28

, 2013

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§  
§



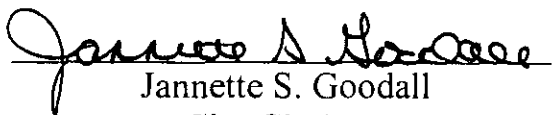
Lee Leffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

**FIELD NOTES  
PROPOSED ZONING BOUNDARY**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE WILLIAM BELL SURVEY NO. 802, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 5A, RESUBDIVISION OF LOT 1, RIVER PLACE CENTER, LOT 1, BLOCK A, FOUR POINTS SOUTH AND LOT 1, BLOCK "A", RIVER PLACE AT 2222, A SUBDIVISION AS RECORDED IN DOCUMENT NO. 200800201 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 5A BEING CONVEYED TO DIRK D. LAUKIEN BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012181306 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a ½" iron rod set with cap stamped TERRA FIRMA at an inside corner of the above described Lot 5A, also being the most westerly corner of Lot 6A of the above described Resubdivision of Lot 1, River Place Center, Lot 1, Block A, Four Points South and Lot 1, Block "A", River Place at 2222, from which a ½" iron rod set with cap stamped TERRA FIRMA in the southwest right-of-way line of R.M. Highway No. 2222 at the most northerly corner of said Lot 6A bears N30°23'38"W a distance of 114.00 feet; Thence, along the south line of said Lot 6A and a north line of said Lot 5A, S62°16'29"E a distance of 27.44 feet to a calculated point; Thence, S27°01'11"W a distance of 6.87 feet to a calculated point for the most northerly corner and POINT OF BEGINNING of the herein described tract;

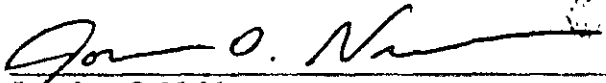
THENCE S62°58'49"E a distance of 85.00 feet to a calculated point for the most easterly corner of this tract;


THENCE S27°01'11"W a distance of 92.00 feet to a calculated point for the most southerly corner of this tract;

THENCE N62°58'49"W a distance of 85.00 feet to a calculated point for the most westerly corner of this tract;

THENCE N27°01'11"E a distance of 92.00 feet to the POINT OF BEGINNING,  
and containing 7,820 square feet of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on July 18, 2008 under my supervision and are true and correct to the best of my knowledge. This document was prepared under 22 TAC §663.21 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. A sketch accompanies this description.

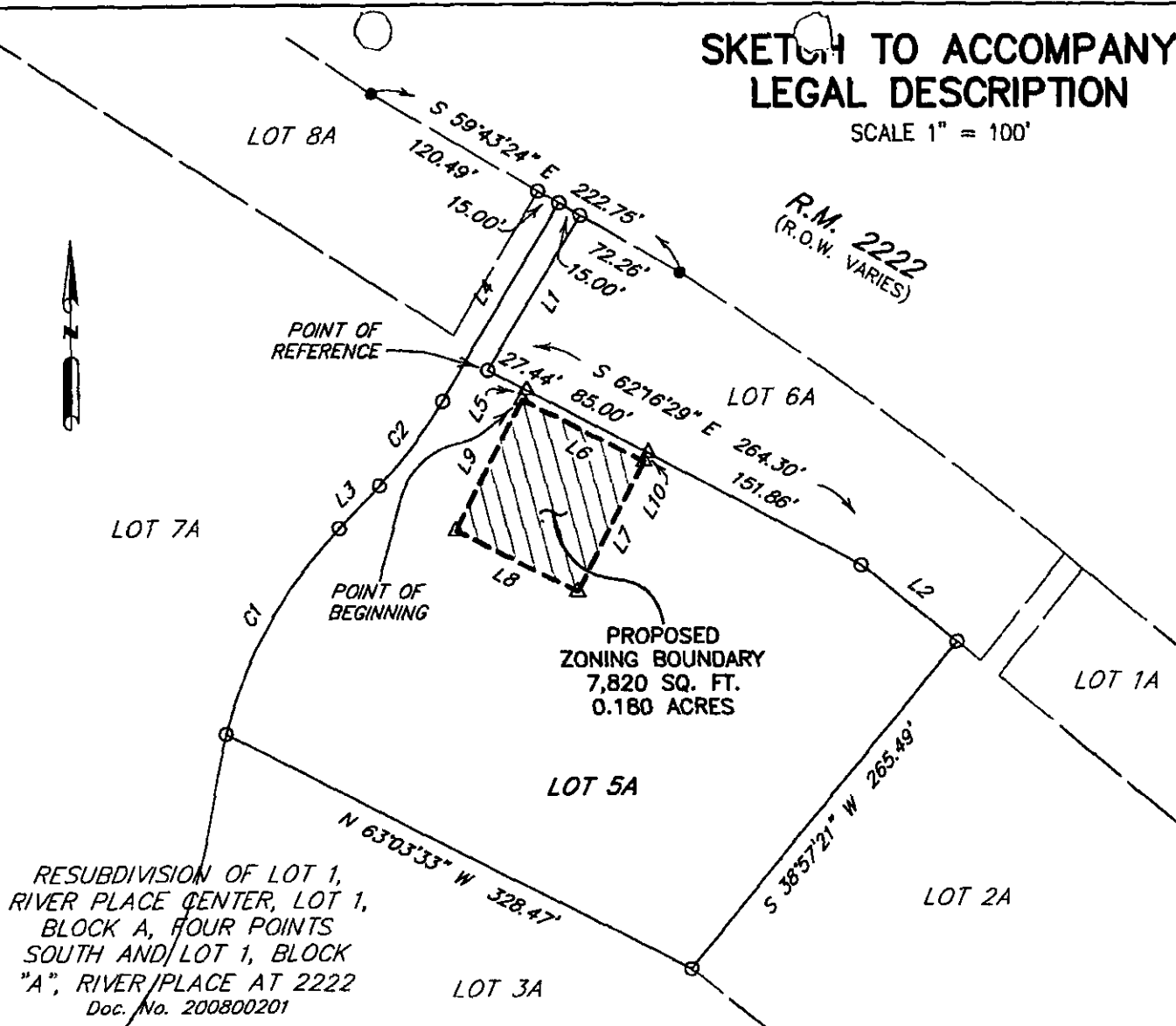
  
Jonathan O. Nobles  
Registered Professional Land Surveyor No. 5777

  
11/8/2012  
Date

Revised: November 8, 2012  
Client: Black Forest Ventures, LLC  
Date: October 31, 2012  
Job No.: 0A434-002-07  
FB: 590/55  
File: J:\Projects\A434\002-07\Survey\Legal Desc\A434-002-07 Zoning-FN.doc

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'



## LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/CAP  
STAMPED "TERRA FIRMA"
- △ CALCULATED POINT

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 30°23'38" W	114.00'
L2	S 51°02'39" E	77.07'
L3	N 43°44'31" E	37.01'
L4	N 30°23'38" E	145.21'
L5	S 27°01'11" W	6.87'
L6	S 62°58'49" E	85.00'
L7	S 27°01'11" W	92.00'
L8	N 62°58'49" W	85.00'
L9	N 27°01'11" E	92.00'
L10	N 27°01'11" E	5.82'

## CURVE TABLE

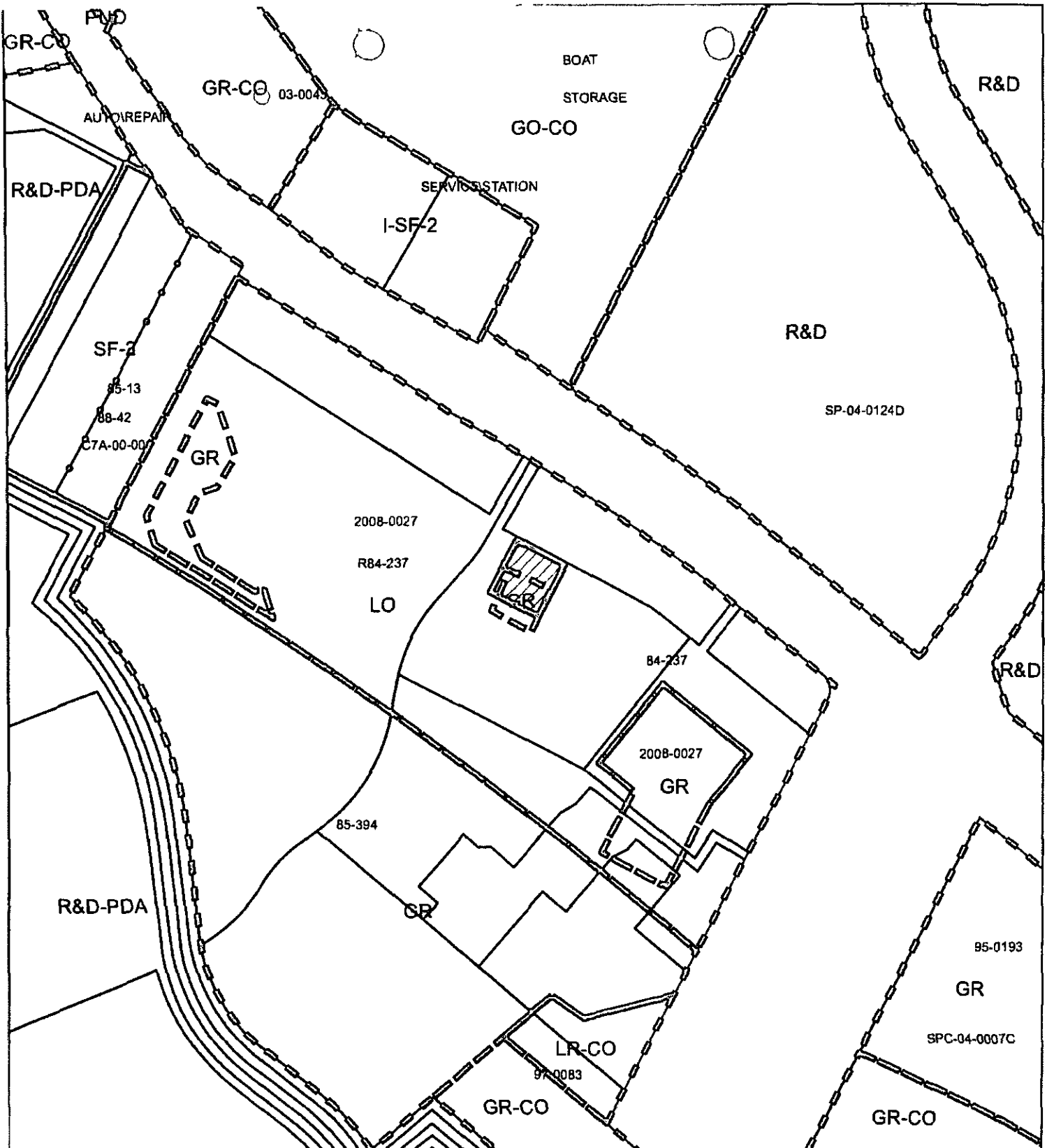
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	287.00'	149.73'	148.03'	S 28°47'47" W
C2	287.00'	66.86'	66.71'	N 37°04'04" E




BEARING BASIS:  
HORIZONTAL DATUM BASED ON THE TEXAS STATE  
PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL  
ZONE. COORDINATES AND DISTANCES ARE SURFACE  
VALUES. COMBINED SCALE FACTOR IS 1.0001102345.

Revised: November 8, 2012  
Client: Black Forest Ventures, LLC  
Date: October 30, 2012  
Office: J. Nobles, M. Carney  
Job No: 04434-002-07/550  
File: J:\Projects\4434\002-07\Survey\Drawing Files\550\4434-002-07 Zoning Sketch.dwg  
J:\Projects\4434\002\Survey\Point Data\4434-002.crd

**terra firma** LAND SURVEYING

1701 Drexler Boulevard, Suite 400 Austin, Texas 78764 512/328-0373 Fax 512/443-2280



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

## ZONING

ZONING CASE#: C14-2012-0142

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.

