

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 3109 SOUTH LAMAR BOULEVARD FROM
3 GENERAL COMMERCIAL SERVICES-VERTICAL MIXED USE BUILDING
4 (CS-V) COMBINING DISTRICT TO COMMERCIAL LIQUOR SALES-MIXED
5 USE (CS-1-V) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general commercial services-vertical mixed use building (CS-
11 V) combining district to commercial liquor sales-mixed use (CS-1-V) combining district
12 on the property described in Zoning Case No. C14-2012-0165, on file at the Planning and
13 Development Review Department, as follows:
14

15 A 0.081 acre tract of land, more or less, out of the Henry P. Hill League, the tract
16 of land being more particularly described by metes and bounds in Exhibit "A"
17 incorporated into this ordinance (the "Property"),
18

19 locally known as 3109 South Lamar Boulevard in the City of Austin, Travis County,
20 Texas, and generally identified in the map attached as Exhibit "B".
21

22 PART 2. This ordinance takes effect on _____, 2013.
23

24
25 PASSED AND APPROVED
26

27 §
28 §
29 § _____, 2013
30 Lee Leffingwell
31 Mayor
32

33
34 APPROVED: _____ ATTEST: _____
35 Karen M. Kennard Jannette S. Goodall
36 City Attorney City Clerk

0.081 ACRE
SOUTH LAMAR-TRANSWESTERN
WORLD OF BEER

FN. NO. 12-554 (MJJ)
DECEMBER 20, 2012
BPI JOB NO. R0100015-10005

DESCRIPTION

OF A 0.081 ACRE TRACT OF LAND OUT OF THE HENRY P. HILL LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1.941 ACRE TRACT OF LAND CONVEYED TO RESIDENCES AT THE SPOKE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2012085080 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.081 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2-inch iron rod found in the southeasterly right-of-way line of South Lamar Boulevard (100' Public Right-of-way), being the common northerly corner of Lot 1, Jay Lynn Johnson Subdivision No. 2, a subdivision of record in Book 82, Page 309 of the Plat Records of Travis County, Texas and said 1.941 acre tract of land, from which a 1/2 inch iron rod with cap set for an angle point in the common line of said Lot 1 and said 1.941 acre tract of land bears, S41°00'53"E, a distance of 115.34 feet;

THENCE, S47°04'23"W, leaving the northerly corner of said Lot 1, over and across said 1.941 acre tract, a distance of 155.95 feet to the **POINT OF BEGINNING**, and the northerly corner hereof;

THENCE continuing over and across said 1.941 acre tract, for the northeasterly, southeasterly, southwesterly and northwesterly lines hereof, the following six (6) courses and distances:


- 1) S40°06'44"E, a distance of 66.46 feet to the easterly corner hereof, from which said 1/2 inch iron rod with cap set for an angle point in the common line of said Lot 1 and said 1.941 acre tract of land bears, N64°32'40"E, a distance of 162.88 feet;
- 2) S49°53'16"W, a distance of 47.25 feet to the southerly corner hereof;
- 3) N40°06'44"W, a distance of 24.21 feet to an angle point;
- 4) S49°53'16"W, a distance of 10.00 feet to an angle point;
- 5) N40°06'44"W, a distance of 40.83 feet to the westerly corner hereof, from which a 1/2 inch iron rod with cap set for the common northerly corner of that certain 5.091 acre tract of land conveyed to Residences at the Spoke, LLC by deed of record in Document No. 2012085079 of said Official Public Records and said 1.941 acre tract of land bears, S57°30'24"W, a distance of 36.97 feet;

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- 6) N48°28'12"E, a distance of 57.27 feet to the **POINT OF BEGINNING**, containing an area of 0.081 acre (3,522 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

BURY & PARTNERS, INC.
211 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701


MARK J. JEZISEK, DATE 12/20/12
R.P.L.S. NO. 5267
STATE OF TEXAS



LOT 1
JAY LYNN JOHNSON
SUBDIVISION NO. 2
BK. 82, PG. 309

SOUTH LAMAR BLVD.
(100' PUBLIC R.O.W.)

P.O.C.

S41°00'53"E
115.34'

S47°04'23"W
155.95'

P.O.B.

L1

0.081 ACRE
(3,522 SQ. FT.)

N64°32'40"E 162.88'

L2

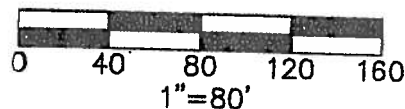
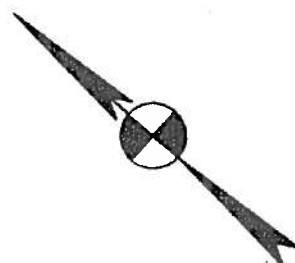
L5

L3-L4

1.941 ACRES
RESIDENCES AT
THE SPOKE, LLC
DOC. NO. 2012085080

5.091 ACRES
RESIDENCES AT
THE SPOKE, LLC
DOC. NO. 2012085079

HENRY P. HILL LEAGUE



LOT 3
CARPENTER & HATFIELD
SUBDIVISION
BK. 82, PG. 84

LOT A
WOODMOOR ADDITION
BK. 80, PG. 44

Bury+Partners

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Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY DESCRIPTION
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SOUTH LAMAR

TRANSWESTERN

DATE: 12/20/12

FILE: H:\100015\005\100015005EX15.DWG

FN No.: 12-554(MJJ)

DRAWN BY: MJJ

PROJ. No: R0100015-005



VICINITY MAP
N.T.S.

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE

| NO. | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | S40°06'44"E | 66.46' |
| L2 | S49°53'16"W | 47.25' |
| L3 | N40°06'44"W | 24.21' |
| L4 | S49°53'16"W | 10.00' |
| L5 | N40°06'44"W | 40.83' |
| L6 | N48°28'12"E | 57.27' |
| L7 | S57°30'24"W | 36.97' |



Mark Jerry Jezisek 12/20/12

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

Bury+Partners

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