

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 3715 WESTLAKE DRIVE FROM LAKE AUSTIN**  
3 **RESIDENCE (LA) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD**  
4 **LOT (SF-2) DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from lake austin residence (LA) district to single family residence  
10 standard lot (SF-2) district on the property (the "Property") described in Zoning Case No.  
11 C14-2013-0048, on file at the Planning and Development Review Department, as follows:  
12

13 Tract 1:

14 A 0.62 acre tract of land, more or less, being a part of Lots 92 and 93, Lake Shore  
15 Addition Subdivision, the tract of land being more particularly described by metes  
16 and bounds in Exhibit "A" incorporated into this ordinance;  
17

18 Tract 2:

19 A 0.63 acre tract of land, more or less, being a part of Lots 92 and 93, Lake Shore  
20 Addition Subdivision, the tract of land being more particularly described by metes  
21 and bounds in Exhibit "B" incorporated into this ordinance; and,  
22

23 Tract 3:

24 A 0.03 acre tract of land, more or less, being a part of Lot 93, Lake Shore Addition  
25 Subdivision, the tract of land being more particularly described by metes and  
26 bounds in Exhibit "C" incorporated into this ordinance,  
27

28 locally known as 3715 Westlake Drive in the City of Austin, Travis County, Texas, and  
29 generally identified in the map attached as Exhibit "D".  
30  
31





**Windrose Land Services Austin Ltd**  
3913 Todd Lane, Suite 512  
Austin, Texas 78744  
Phone (512) 326-2100 Fax (512) 326-2770  
**Professional Surveying Services**

## LEGAL DESCRIPTION

### TRACT 1

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.6234 ACRE (27,157 SQ. FT.) BEING A TRACT OF LAND BEING PARTS OF LOTS 92 AND 93 (INCLUDING THE AREA BETWEEN THE FRONTS OF THOSE PORTIONS OF SAID LOTS AND THE WATER'S EDGE OF THE WEST SHORE OF LAKE AUSTIN) LAKE SHORE ADDITION, A SUBDIVISION IN THE WILKINSON SPARKS SURVEY NO. 4 AND THE DAVID THOMAS SURVEY NO. 1 IN TRAVIS COUNTY, TEXAS (THE PLAT OF LAKE SHORE ADDITION IS RECORDED IN BOOK 3, PAGE 30 AND 31, OF THE PLAT RECORDS OF SAID COUNTY). SAID 0.6234 ACRE BEING THAT SAME TRACT DESCRIBED AS "TRACT ONE" BY VOLUME 4175, PAGE 1439, T.C.D.R. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON THE WEST SHORE OF LAKE AUSTIN AS DESCRIBED BY VOLUME 4175, PAGE 1439, T.C.D.R., AT A CAPPED 1/2 INCH IRON ROD SET AT THE WATER'S EDGE AS DESCRIBED BY VOLUME 4175, PAGE 1439, T.C.D.R., FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 77 DEGREES 18 MINUTES 00 SECONDS WEST, 15.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET IN THE EAST BOUNDARY OF LOT 92, FROM WHICH THE NORTHEAST CORNER OF LOT 92 OF LAKE SHORE ADDITION, AS THAT CORNER IS DELINEATED ON THE PLAT OF SAID LAKE SHORE ADDITION, BEARS NORTH 14 DEGREES 20 MINUTES 00 SECONDS WEST, 11.84 FEET;

THENCE SOUTH 70 DEGREES 12 MINUTES 00 SECONDS WEST (CROSSING THE NORTH BOUNDARY OF LOT 92 AND THE SOUTH BOUNDARY OF LOT 93), 301.40 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE EAST BOUNDARY OF WESTLAKE DRIVE AND IN THE WEST BOUNDARY OF LOT 93 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE WITH THE EAST BOUNDARY OF WESTLAKE DRIVE SOUTH 25 DEGREES 15 MINUTES 00 SECONDS EAST (PASSING AT 17.00 FEET A 1/2 INCH IRON PIPE FOUND FOR THE COMMON WEST CORNER OF LOTS 92 AND 93 OF LAKE SHORE ADDITION) A TOTAL OF 73.00 FEET, TO A 1/2 INCH IRON ROD FOUND ON THE EAST BOUNDARY OF WESTLAKE DRIVE AND THE WEST BOUNDARY OF LOT 92 FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THE LYDICK TRACT, CALLED 0.55 ACRE, AS DESCRIBED IN VOLUME 10882, PAGE 449, T.C.R.P.R.;

THENCE NORTH 75 DEGREES 43 MINUTES 00 SECONDS EAST, 286.20 FEET TO A CAPPED 1/2 INCH IRON ROD SET IN THE EAST BOUNDARY OF LOT 92, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 92 BEARS SOUTH 14 DEGREES 20 MINUTES 00 SECONDS EAST 43.70 FEET;

THENCE NORTH 74 DEGREES 29 MINUTES 00 SECONDS EAST, 21.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET AT THE WATER'S EDGE OF LAKE AUSTIN AS DESCRIBED BY VOLUME 4175, PAGE 1439, T.C.D.R., FOR THE SOUTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF SAID LYDICK TRACT;

THENCE WITH THE WEST SHORE OF LAKE AUSTIN AS DESCRIBED BY VOLUME 4175, PAGE 1439, T.C.D.R., AND ITS MEANDERS, NORTH 17 DEGREES 40 MINUTES 22 SECONDS WEST, 99.96 FEET (RECORD: NORTH 17 DEGREES 46 MINUTES 00 SECONDS WEST, 100.00 FEET) TO THE PLACE OF BEGINNING AND CONTAINING 0.6234 ACRE (27,157 SQ. FT.) OF LAND.

RONNIE WILLIS, RPLS # 5462  
MARCH 23, 2004  
JOB # 8140  
G.F. NO. 00040449





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## LEGAL DESCRIPTION

### TRACT 2

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.6380 ACRE (27,790 SQ. FT.), BEING PARTS OF LOTS 92 AND 93, LAKE SHORE ADDITION, A SUBDIVISION IN THE WILKINSON SPARKS SURVEY NO. 4, AND THE DAVID THOMAS SURVEY NO. 1 IN TRAVIS COUNTY, TEXAS (THE PLAT OF LAKE SHORE ADDITION IS RECORDED IN BOOK 3, PAGE 30 AND 31, OF THE PLAT RECORDS OF SAID COUNTY). SAID 0.6380 ACRE TRACT BEING THAT SAME TRACT DESCRIBED AS "TRACT TWO" BY VOLUME 4175, PAGE 1439, T.C.D.R. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE EAST BOUNDARY OF WESTLAKE DRIVE AND IN THE WEST BOUNDARY OF LOT 93, SOUTH 25 DEGREES 15 MINUTES 00 SECONDS EAST, 10.00 FEET FROM A 1/4 INCH IRON PIPE FOR THE COMMON WEST CORNER OF LOTS 93 AND 94 OF LAKE SHORE ADDITION, AS THE CORNER IS DELINEATED ON THE PLAT OF SAID LAKE SHORE ADDITION, FOR THE NORTHWEST CORNER OF THIS TRACT;

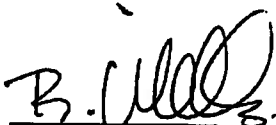
THENCE WITH THE EAST BOUNDARY OF WESTLAKE DRIVE, SOUTH 25 DEGREES 15 MINUTES 00 SECONDS EAST, 73.00 FEET TO A 1/4 INCH IRON PIPE FOUND IN SAME FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH A 1/4 INCH IRON PIPE FOUND AT THE COMMON WEST CORNER OF LOTS 92 AND 93 BEARS SOUTH 25 DEGREES 15 MINUTES 00 SECONDS EAST, 17.00 FEET;

THENCE NORTH 70 DEGREES 12 MINUTES 00 SECONDS EAST (CROSSING THE NORTH BOUNDARY OF LOT 92 AND THE SOUTH BOUNDARY OF LOT 93), 301.40 FEET TO A CAPPED 1/4 INCH IRON ROD SET IN THE EAST BOUNDARY OF SAID LOT 92, FROM WHICH THE NORTHEAST CORNER OF LOT 92 BEARS NORTH 14 DEGREES 20 MINUTES 00 SECONDS WEST 11.84 FEET;

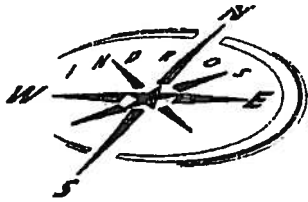
THENCE NORTH 77 DEGREES 18 MINUTES 00 SECONDS EAST, 15.00 FEET TO A CAPPED 1/4 INCH IRON ROD SET AT THE EDGE OF THE WATER ON THE WEST SHORE OF LAKE AUSTIN, AS DESCRIBED BY VOLUME 4175, PAGE 1439, T.C.D.R., FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WITH THE WATER'S EDGE OF THE WEST SHORE OF LAKE AUSTIN, AS DESCRIBED BY VOLUME 4175, PAGE 1439, T.C.D.R., NORTH 21 DEGREES 55 MINUTES 09 SECONDS WEST, 103.57 FEET (RECORD: NORTH 21 DEGREES 56 MINUTES 00 SECONDS WEST, 103.50 FEET) TO A CAPPED 1/4 INCH IRON ROD SET AT THE WATER'S EDGE OF LAKE AUSTIN AS DESCRIBED BY VOLUME 4175, PAGE 1439, T.C.D.R., FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 65 DEGREES 01 MINUTES 00 SECONDS WEST, 320.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.6380 ACRE (27,790 SQ. FT.) OF LAND.

  
RONNIE WILLIS, RPLS # 5462  
MARCH 23, 2004  
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## LEGAL DESCRIPTION

### TRACT 3

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.0378 ACRE (1,848 SQUARE FEET) OF LAND BEING PART OF LOT 93 (INCLUDING THE AREA BETWEEN THE FRONT OF THE PORTION OF SAID LOT AND THE WATER'S EDGE OF THE WEST SHORE OF LAKE AUSTIN) LAKE SHORE ADDITION, A SUBDIVISION IN THE WILKINSON SPARKS SURVEY NO. 4, AND THE DAVID THOMAS SURVEY NO. 1 IN TRAVIS COUNTY, TEXAS (THE PLAT OF LAKE SHORE ADDITION IS RECORDED IN BOOK 3, PAGE 30 AND 31, OF THE PLAT RECORDS OF SAID COUNTY). SAID 0.0378 ACRE TRACT BEING THAT SAME TRACT OF LAND DESCRIBED IN VOLUME 7953, PAGE 870, T.C.D.R. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE EAST BOUNDARY OF WESTLAKE DRIVE AND IN THE WEST BOUNDARY OF LOT 93, SOUTH 25 DEGREES 15 MINUTES 00 SECONDS EAST, 10.00 FEET FROM A 1/2 INCH IRON PIPE FOUND MARKING THE COMMON WEST CORNER OF LOTS 93 AND 94 OF LAKE SHORE ADDITION, AS THE CORNER IS DELINEATED ON THE PLAT OF SAID LAKE SHORE ADDITION, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE WITH THE EAST BOUNDARY OF WESTLAKE DRIVE, NORTH 25 DEGREES 15 MINUTES 00 SECONDS WEST, 5.00 FEET TO A 1/2 INCH IRON ROD FOUND IN SAME FOR THE NORTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE REID TRACT, AS REFERENCED BY TCAD ACCOUNT NO. 0127090112;

THENCE NORTH 64 DEGREES 58 MINUTES 14 SECONDS EAST, 321.70 FEET (RECORD: NORTH 64 DEGREES 54 MINUTES 00 SECONDS EAST, 321.76 FEET) TO A CAPPED 1/2 INCH IRON ROD SET IN THE EAST BOUNDARY OF LOT 93 FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID REID TRACT;

THENCE WITH THE EAST BOUNDARY OF LOT 93, SOUTH 14 DEGREES 30 MINUTES 06 SECONDS EAST, 5.35 FEET (RECORD: SOUTH 15 DEGREES 01 MINUTE 00 SECONDS EAST, 5.93 FEET) TO A CAPPED 1/2 INCH IRON ROD SET IN SAME FOR THE SOUTHEAST CORNER OF THIS TRACT;

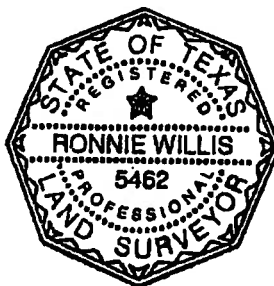
THENCE SOUTH 85 DEGREES 01 MINUTES 00 SECONDS WEST, 320.70 FEET (RECORD: SOUTH 65 DEGREES 03 MINUTES 00 SECONDS WEST) TO THE PLACE OF BEGINNING AND CONTAINING 0.0378 ACRE (1,848 SQUARE FEET) OF LAND.

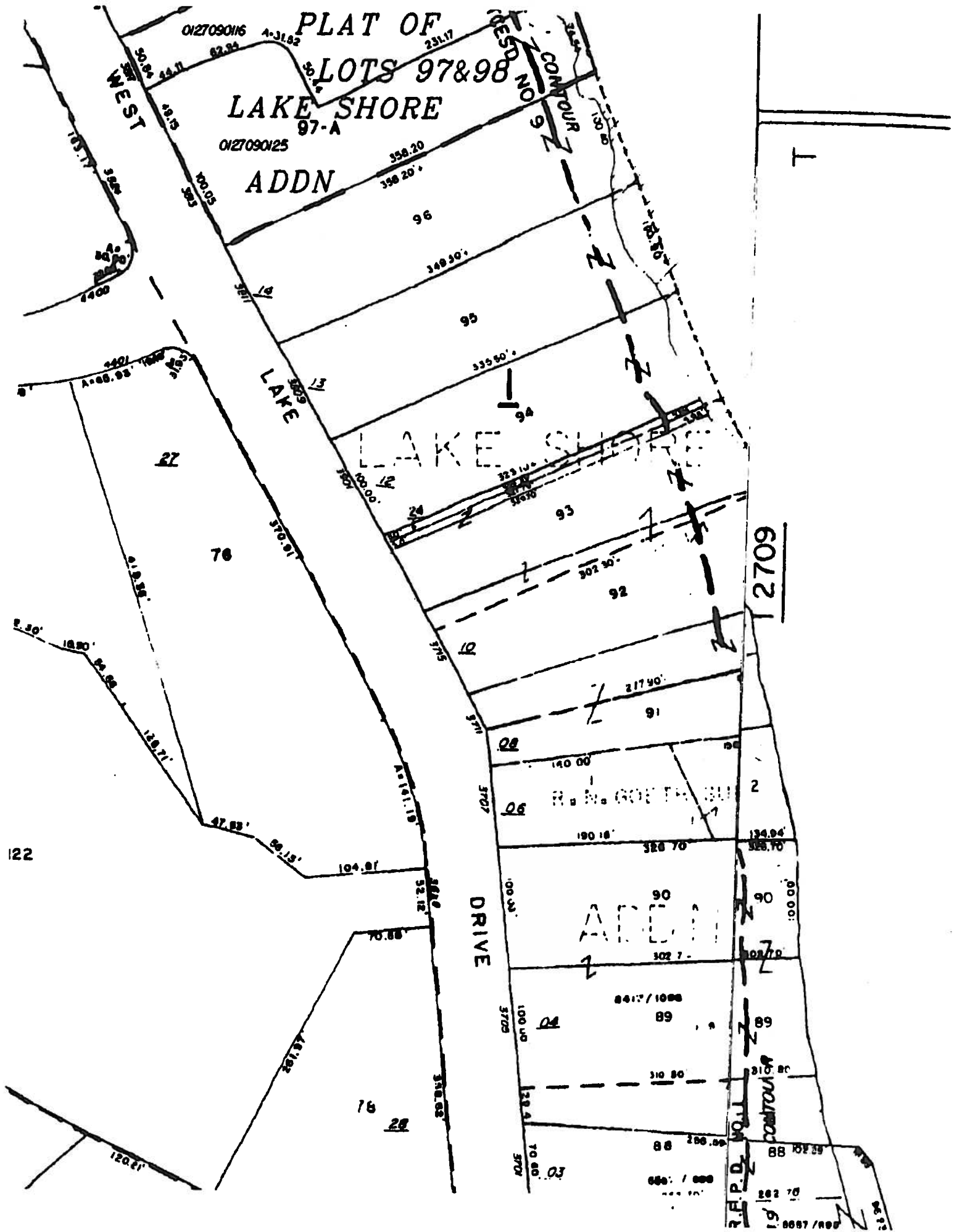
RONNIE WILLIS, RPLS # 5462

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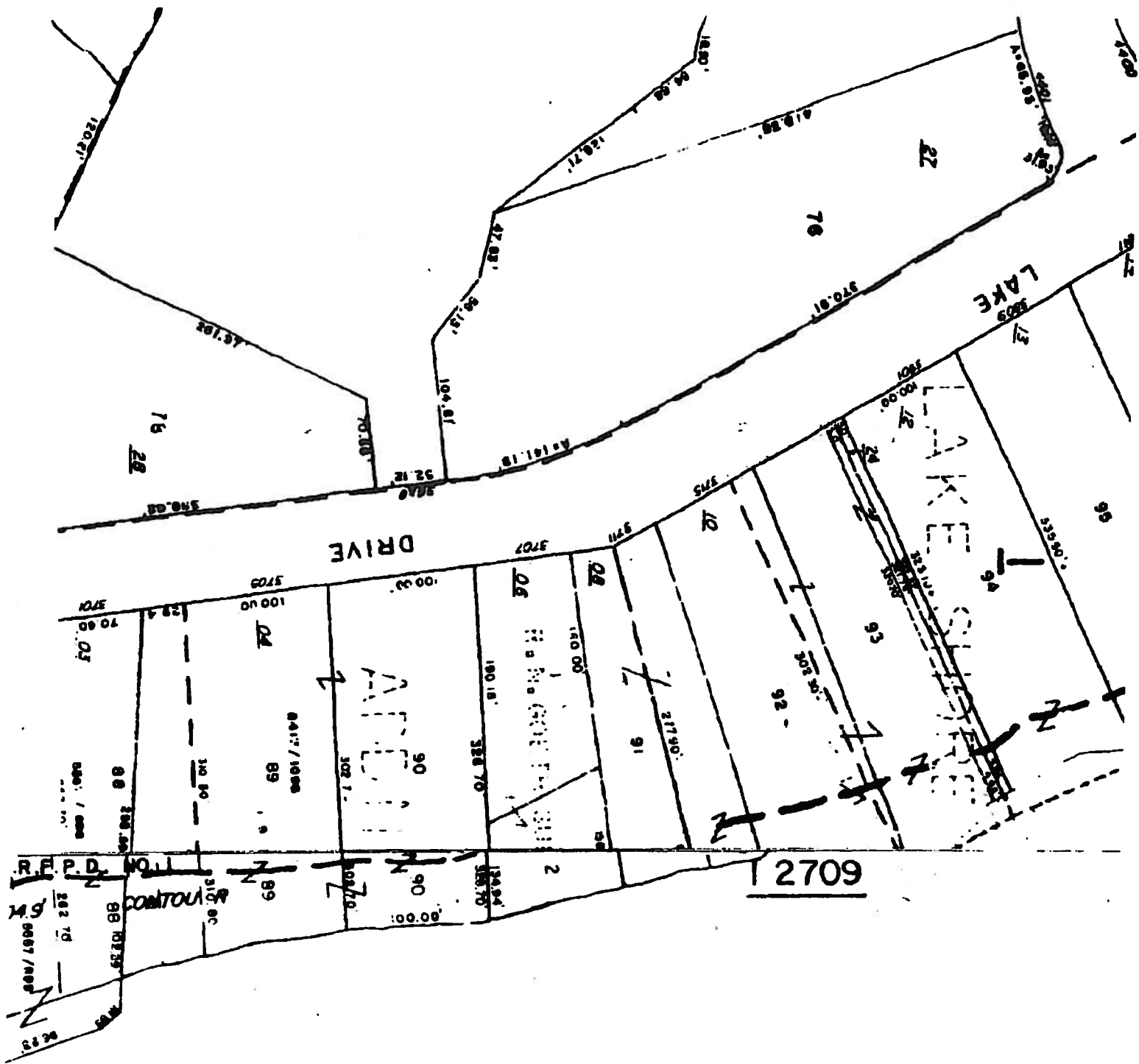


PLAT OF  
LOTS 97 & 98  
LAKE SHORE

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0127090125  
97-A  
ADDN

2709

R.F.P.D. 1901  
1901

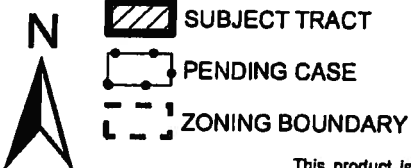
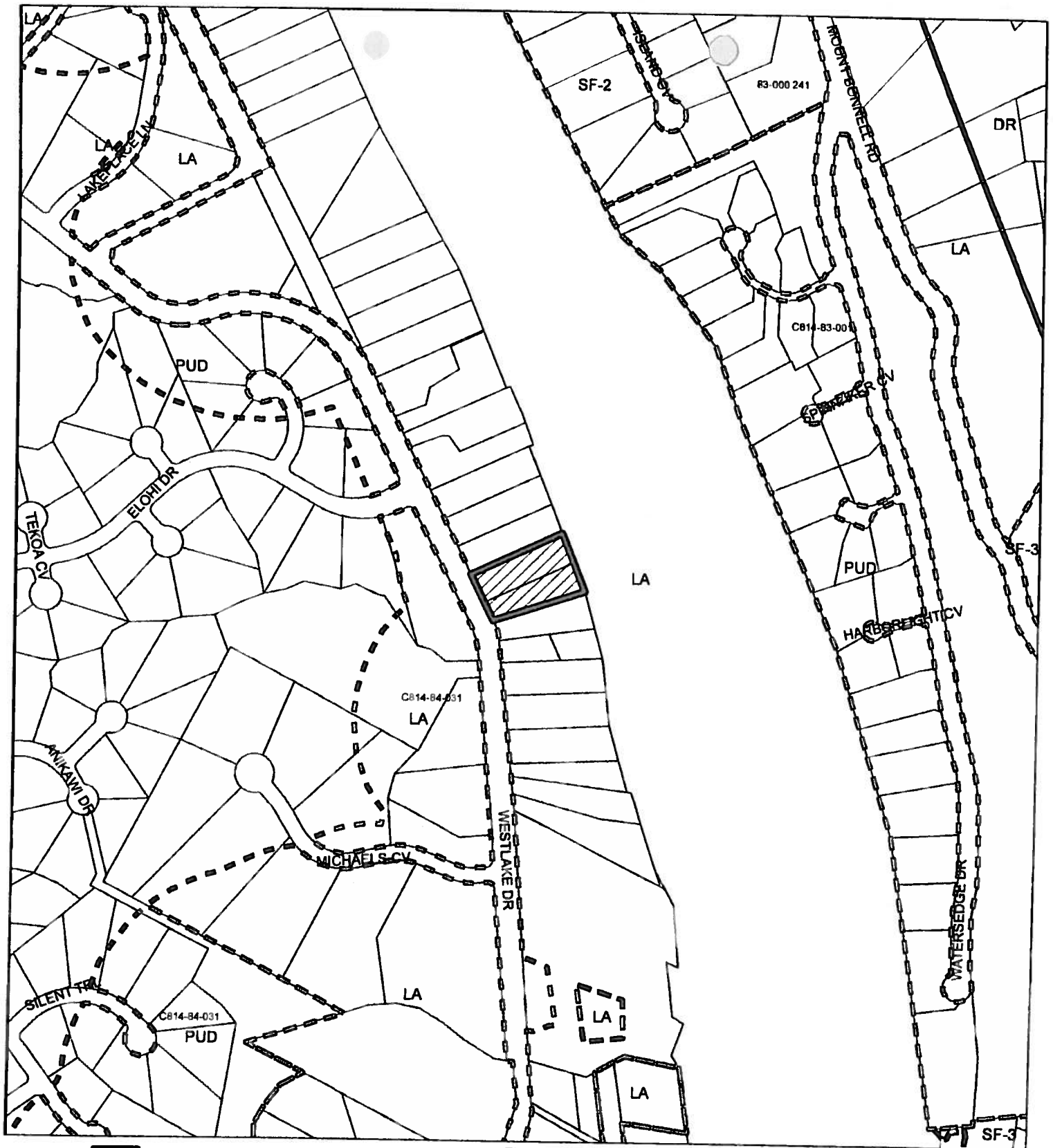


R.F.P.D. 10.1  
 14.5  
 282.75  
 5687/808  
 96.25

CONTROL

2709

A. I. S. D. E. A. N. E. S. I. S. D. COLORADO



**ZONING**  
**ZONING CASE#: C14-2013-0048**

1" = 400'

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 D