

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3906 MANCHACA ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE (LO-MU) COMBINING 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 family residence (SF-3) district to limited office-mixed use (LO-MU) combining district on the property described in Zoning Case No. C14-2013-0067, on file at the Planning and Development Review Department, as follows:

0.32 acre tract of land, more or less, out of the C.H. Riddle Survey 19 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 3906 Manchaca Road 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 _____, 2013.

PASSED AND APPROVED

_____, 2013 § _____
 § _____
 § _____
 Lee Leffingwell
 Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Jannette S. Goodall
 City Attorney City Clerk



KDE, LLC.
107 Eagle Court - Bastrop, Texas 78602
Office: (512) 985-5240 E-mail: Kenneth@kd-eng.com

Metes and Bounds Description

BEING 0.32 ACRES OF LAND, MORE OR LESS, OUT OF THE C. H. RIDDLE SURVEY 19, A-676, TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED AS ± 0.34 ACRES IN THE GENERAL WARRANTY DEED DATED MAY 30, 2009, EXECUTED BY JEANETTE M. SHELBY AND WILLIAM BRIGGS SHELBY, CO-INDEPENDENT ADMINISTRATORS OF THE ESTATE OF VELDA J. SHELBY TO JB SHELBY HOLDINGS, LLC., RECORDED AS INSTRUMENT No. 2009096864, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THE PORTION DESCRIBED IN THE STREET DEED TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN VOLUME 2268, PAGE 139, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.32 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN IN THE NORTHWEST LINE OF MANCHACA ROAD, POINT BEING THE EAST CORNER OF THIS TRACT, POINT ALSO BEING THE SOUTH CORNER OF A ± 0.36 ACRE TRACT AS CONVEYED BY THE WARRANTY DEED TO ALICE JEAN WHITE REVOCABLE TRUST, AND RECORDED IN VOLUME 11554, PAGE 240, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, FOLLOWING THE NORTHWEST LINE OF MANCHACA ROAD, S28°38'19"W, 86.00 FEET, TO A FOUND IRON PIN BEING THE SOUTH CORNER OF THIS TRACT;

THENCE, FOLLOWING A FENCE LINE, N64°37'16"W, 163.84 FEET TO A FOUND IRON PIN BEING THE WEST CORNER OF THIS TRACT;

THENCE, N27°24'38"E, 83.77 FEET TO A FOUND IRON PIN IN THE SOUTHWEST BOUNDARY LINE OF THE AFOREMENTIONED ± 0.36 ACRE ALICE JEAN WHITE TRACT, BEING THE NORTH CORNER OF THIS TRACT;

THENCE, S65°21'49"E, 165.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.32 ACRES OF LAND, MORE OR LESS.



Armando A. Aranda 2/24/12
Armando A. Aranda DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 1398

1 OF 1



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

August 15 2012 09:58 AM

FEE \$ 28.00 2012134892

