

**ORDINANCE NO. 20130926-125**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7208 COOPER LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO FAMILY RESIDENCE (SF-3) 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 development reserve (DR) district to family residence (SF-3) district on the property described in Zoning Case No. C14-2013-0082, on file at the Planning and Development Review Department, as follows:

3.21 acre tract of land, more or less, out of the William Cannon Survey Abstract No. 6, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7208 Cooper Lane 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 October 7, 2013.

**PASSED AND APPROVED**

September 26

2013 §

Lee Leffingwell  
Mayor

**APPROVED:**

Karen M. Kennard  
City Attorney

**ATTEST**

Jannette S. Goodall  
City Clerk

# HOLT CARSON, INC.

C14-2013-0082

## PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD

AUSTIN, TEXAS 78704

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FIELD NOTE DESCRIPTION OF 3.212 ACRES OF LAND OUT OF THE WILLIAM CANNON SURVEY ABSTRACT No. 6 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (3.199 ACRE) TRACT OF LAND AS CONVEYED TO THOMAS H. ELLIS BY WARRANTY DEED RECORDED IN DOCUMENT No. 2004014815 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found for the Southeast corner of Lot 12, Block B, Elm Wood Estates, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 6 Page 140 of the Plat Records of Travis County, Texas, and for the Southwest corner of Lot 5, Cogbill Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 21 Page 15 of the Plat Records of Travis County, Texas, and for the Northeast corner of that certain (3.812 acre) tract of land as conveyed to 7310 Sherwood Road, LLC, by Special Warranty Deed recorded in Document No. 2008206314 of the Official Public Records of Travis County, Texas, and for the Northwest corner of that certain (3.199 acre) tract of land as conveyed to Thomas H. Ellis by Warranty Deed recorded in Document No. 2004014815 of the Official Public Records of Travis County, Texas, and being the Northwest corner and **PLACE OF BEGINNING** of the herein described tract of land;

THENCE with the common line of said Ellis (3.199 acre) tract and said Cogbill Subdivision, N 88 deg. 50' 23" E 830.88 ft. to a ½" iron rod found in the West right-of-way line of Cooper Lane for the Northeast corner of said Ellis (3.199 acre) tract and being the Northeast corner of this tract;

THENCE with the West right-of-way line of Cooper Lane and with the East line of said Ellis (3.199 acre) tract, S 00 deg. 29' 35" E 168.82 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Southeast corner of said Ellis (3.199 acre) tract and for the Northeast corner of that certain (3.958 acre) tract of land as conveyed to George Ray Grigar by Warranty Deed recorded in Volume 12798 Page 1601 of the Real Property Records of Travis County, Texas, and being the Southeast corner of this tract;

THENCE leaving the West right-of-way line of Cooper Lane with the common line of said Ellis (3.199 acre) tract and said Grigar (3.958 acre) tract, S 88 deg. 51' 15" W 827.98 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the East line of said 7310 Sherwood Road (3.812 acre) tract for the Northwest corner of said Grigar (3.958 acre) tract and for the Southwest corner of said Ellis (3.199 acre) tract, and being the Southwest corner of this tract;

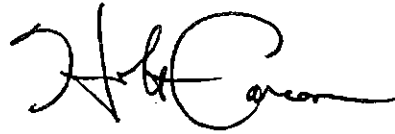
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Exhibit A

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3.212 ACRES

THENCE with the common line of said 7310 Sherwood Road (3.812 acre) tract and said Ellis (3.199 acre) tract, N 01 deg. 28' 34" W 168.60 ft. to the **PLACE OF BEGINNING**, containing 3.212 acres of land.

**SURVEYED:** September 28, 2012



Holt Carson

Registered Professional Land Surveyor No. 5166

899082

