

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 13826 DESSAU ROAD FROM NEIGHBORHOOD
3 COMMERCIAL (LR) DISTRICT TO TOWNHOUSE & CONDOMINIUM
4 RESIDENCE (SF-6) 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 neighborhood commercial (LR) district to townhouse &
10 condominium residence (SF-6) district on the property described in Zoning Case No. C14-
11 2012-0043, on file at the Planning and Development Review Department, as follows:
12

13 3.68 acre tract of land, more or less, out of the Alexander Walters Survey No. 67,
14 Abstract No. 791 the tract of land being more particularly described by metes and
15 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
16

17 locally known as 13826 Dessau Road in the City of Austin, Travis County, Texas, and
18 generally identified in the map attached as Exhibit "B".
19

20 PART 2. This ordinance takes effect on _____, 2013.
21

22 PASSED AND APPROVED
23

24 §
25 §
26 _____, 2013 § _____
27

28 Lee Leffingwell
29 Mayor
30

31 APPROVED: _____ ATTEST: _____
32 Karen M. Kennard Jannette S. Goodall
33 City Attorney City Clerk

METCALFE & SANDERS, INC. / LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-3363

SURVEYS & RECORDS SINCE 1904

TR 10 BK A
LR ZONING - 3.683 ACRES

METES AND BOUNDS DESCRIPTION OF 3.683 ACRES OF LAND, A PORTION OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, IN TRAVIS COUNTY, TEXAS, SAID 3.683 ACRES OF LAND BEING A PORTION OF THAT 122.63 ACRE TRACT, MORE OR LESS, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67 AND A PORTION OF THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED FROM JANET LONG FISH TO JOHN COLBERT FISH AND HIS WIFE, DANA H. FISH IN VOLUME 11903, PAGE 280, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AS PREPARED FOR JOHN COLBERT FISH BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS, SAID 3.683 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 1/2" steel pin found at the intersection of the north line of that 122.63 acre tract, more or less, a portion of the said Alexander Walters Survey No. 67, Abstract No. 791, and a portion of the said Samuel Cushing Survey No. 70, Abstract No. 164, in Travis County, Texas, as described in a Warranty Deed from Janet Long Fish to John Colbert Fish and wife, Dana H. Fish in Volume 11903, Page 280, Real Property Records of Travis County, Texas, with the west line of Dessau Road. said 1/2" steel pin found being the southeast corner of Lot 1, Block G, Gaston-Shelton Subdivision Section One, a subdivision of a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, of record in Document Number 200100233, Official Public (Plat) Records of Travis County, Texas, and the northwest corner of that 1.201 acre tract, a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, designated as Parcel 14, Part I, and described in said Cause No. 2217, Proceedings in Eminent Domain in the Probate Court No. One of Travis County, Texas, styled Travis County, Texas v. John C. Fish and Dana H. Fish, of record in Volume 13327, Page 522, Real Property Records of Travis County, Texas, for the POINT OF BEGINNING and northeast corner of the herein described tract;

(1) **THENCE** with the west line of Dessau Road and the west and south line of the said Travis County, Texas Parcel 14, Part I of 1.201 acres, S 26°20'50" W 533.98 feet to a calculated point for the southeast corner of the herein described tract;

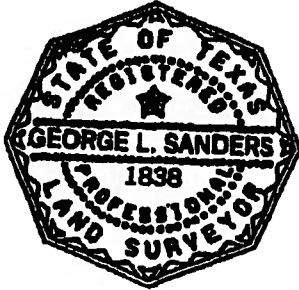
THENCE crossing a portion of the said Fish 122.63 acre tract, more or less, courses numbered 2 through 3 inclusive as follows:

(2) **N 63°39'10" W 299.08 feet** to a calculated point for the southwest corner of the herein described tract;

(3) **N 26°19'50" E 538.56 feet** to a calculated point in the north line of the said Fish 122.63 acre tract, more or less, and in the south line of Lot 4, Block G of said Gaston-Shelton Subdivision Section One, for the northwest corner of the herein described tract;

SCANNED

(4) THENCE with a north line of the said Fish 122.63 acre tract, more or less, and the south line of Lots 4, 3, 2 and 1, Block G of said Gaston-Shelton Subdivision Section One, S 62°46'35" E 299.27 feet to the POINT OF BEGINNING of the herein described tract, containing 3.683 acres of land.



Metes and Bounds Description
Prepared November 15, 2004 From
A Survey Completed January 14, 2004

METCALFE & SANDERS, INC.
Land Surveyors

By:

A handwritten signature in black ink, appearing to read "George L. Sanders", written over a horizontal line.

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

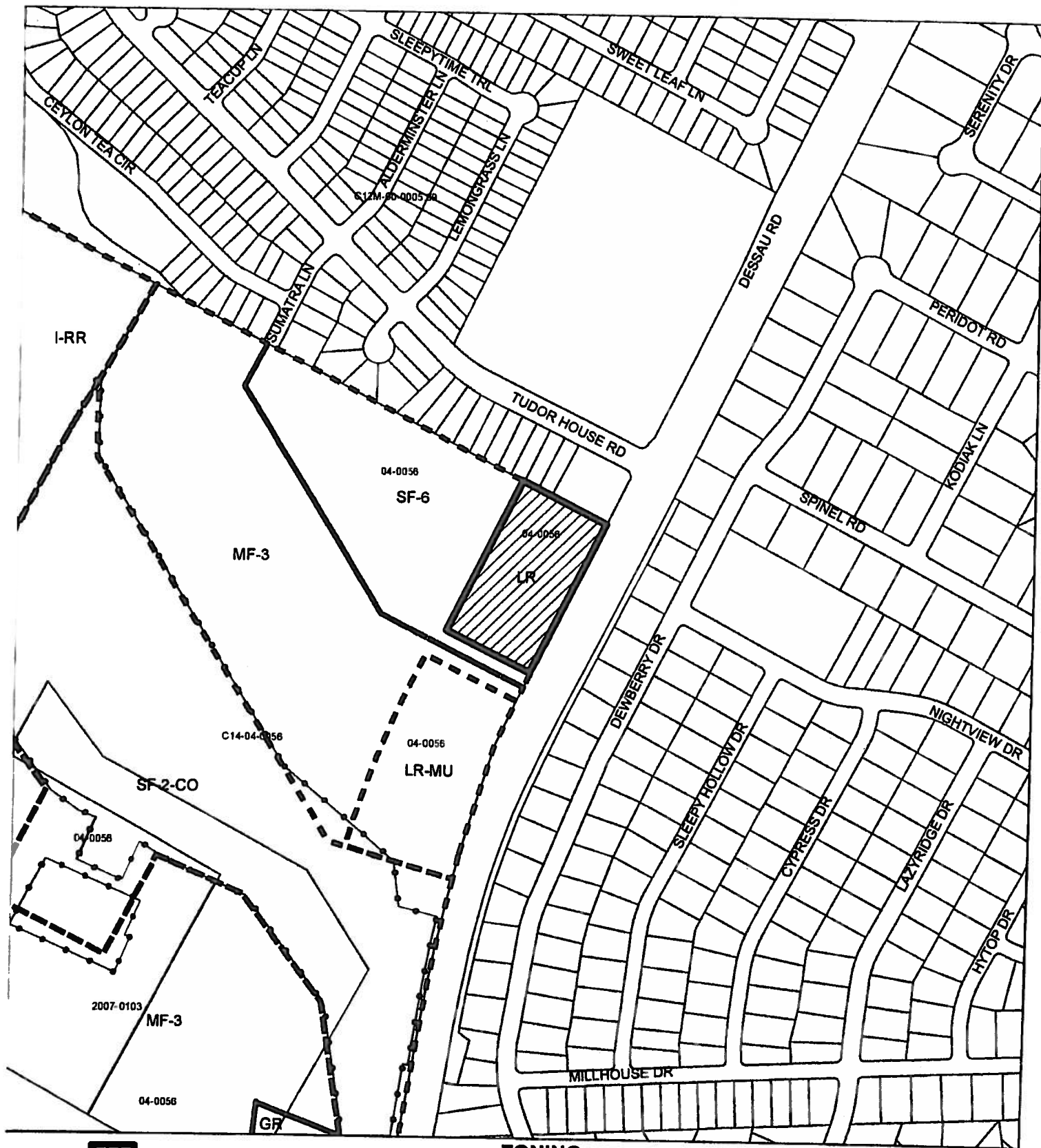
FB 892, P 1-16 & DC




Ref: Plan 7789C
Plan 7789B
Plan 7789A
Plan 7789

Job No. 04315.00

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SCANNED



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2013-0043

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 B