

ORDINANCE NO. _____

1
2 **AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE**
3 **PROPERTY LOCATED AT 4845 SPICEWOOD SPRINGS ROAD AND**
4 **CHANGING THE ZONING MAP FROM INTERIM-FAMILY RESIDENCE (I-SF-**
5 **3) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO LIMITED OFFICE**
6 **(LO) DISTRICT.**

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

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from interim-family residence (I-SF-3) district and limited office
13 (LO) district to limited office (LO) district on the property described in Zoning Case No.
14 C14-2013-0103, on file at the Planning and Development Review Department, as follows:

15
16 0.42 acre tract of land, more or less, out of the James Mitchell Survey No. 17,
17 Abstract No. 521, the tract of land being more particularly described by metes and
18 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

19
20 locally known as 4845 Spicewood Springs Road in the City of Austin, Travis County,
21 Texas, and generally identified in the map attached as Exhibit "B".

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

24
25
26 **PASSED AND APPROVED**

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

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

EXHIBIT "A"



LEGAL DESCRIPTION: Being 0.426 acres of land, out of the James Mitchell Survey No. 17, Abstract No. 521, in the Travis County, Texas and also being all of that certain 0.426 acre tract described in Volume 12322, Page 266 of the Real Property Records of Travis County, Texas; Said 0.426 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services, Inc in June, 2013:

BEGINNING at a 1/4 inch iron pipe found in the west line of Spicewood Springs Road for the northeast corner of that certain 0.588 acre tract described in Volume 1244, Page 1186 of said Real Property Records, the southwest corner of that certain 0.0540 acre tract described in said Volume 12322, Page 266 and the southeast corner hereof and from which a 1/2 inch iron pipe found for the southeast corner of said 0.0540 acre tract bears South 88°01'01" East a distance of 20.80 feet;

THENCE North 88°01'01" West a distance of 126.20 feet along the north line of said 0.588 acre tract to a 1/2 inch iron rod set for a corner of said 0.588 acre tract and a corner hereof;

THENCE North 82°44'57" West a distance of 40.20 feet along the north line of said 0.588 acre tract to a 1/2 inch iron pipe found for a corner of said 0.588 acre tract, a corner of that certain 0.826 acre tract described in Volume 12096, Page 2347 of said Real Property Records and the southwest corner hereof;

THENCE North 09°50'01" West a distance of 118.75 feet along the east line of said 0.826 acre tract to a 1/2 inch iron rod set for the southwest corner of that certain 0.389 acre tract described in Volume 12971, Page 305 of said Real Property Records and the northwest corner hereof;

THENCE South 83°19'56" East a distance of 167.18 feet along the south line of said 0.389 acre tract to a 1/2 inch iron rod found in the west line of said Spicewood Springs Road for the southeast corner of said 0.389 acre tract, the northwest corner of said 0.0540 acre tract and the northeast corner hereof;

THENCE South $10^{\circ}42'23''$ East a distance of 108.93 feet along the west line of said Spicewood Springs Road and the west line of said 0.0540 acre tract to the **POINT OF BEGINNING** containing 0.426 acres more or less, and as shown on plat certified herewith.

Note: Bearings, distances and acreage shown hereon are grid, NAD 83, Texas Central Zone and are derived from GPS techniques. Iron Rod set are 1/2 inch rod with plastic caps marked "CTLS".

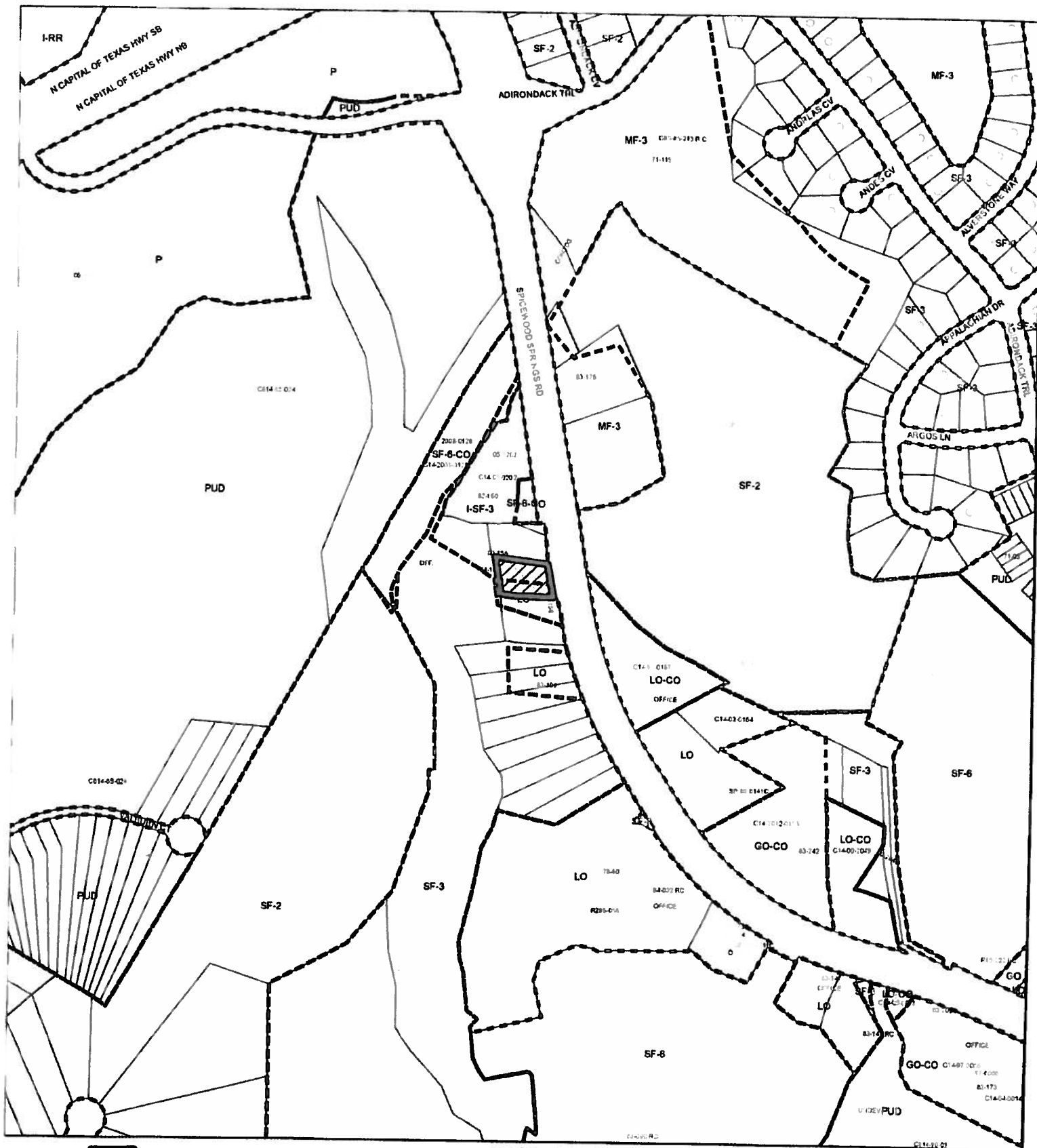
Surveyed by;



Registered Professional Land Surveyor



June 18, 2013



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2013-0103



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 geogri by the City of Austin regarding specific accuracy or completeness.

Exhibit B