

**ORDINANCE NO. 20131024-079**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 4845 SPICEWOOD SPRINGS ROAD AND CHANGING THE ZONING MAP FROM INTERIM-FAMILY RESIDENCE (I-SF-3) DISTRICT AND LIMITED OFFICE (LO) DISTRICT TO LIMITED OFFICE (LO) 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 interim-family residence (I-SF-3) district and limited office (LO) district to limited office (LO) district on the property described in Zoning Case No. C14-2013-0103, on file at the Planning and Development Review Department, as follows:

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

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

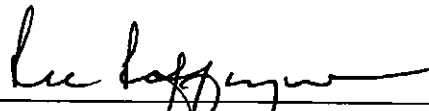
**PART 2.** This ordinance takes effect on November 4, 2013.

**PASSED AND APPROVED**

October 24

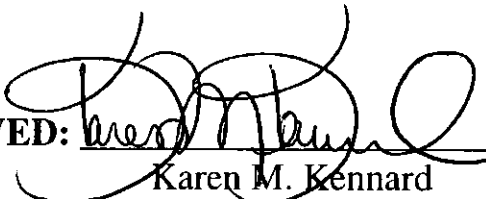
, 2013

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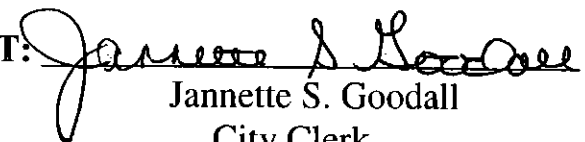
Leo Leffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

## EXHIBIT "A"



111 Austin Street      1607 2nd Street  
Mason, Texas 76856      Pleasanton, Texas, 78064  
(877) 347-6883      (830) 569-8366  
[www.crosstexaslandservices.com](http://www.crosstexaslandservices.com)

**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;

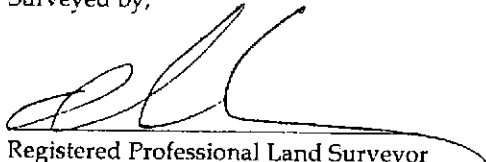
**THENCE** North 09°50'01" West a distance of 118.75 feet along the east line of said 0.826 acre tract to a 1/2 inch iron rod set for the southwest corner of that certain 0.389 acre tract described in Volume 12971, Page 305 of said Real Property Records and the northwest corner hereof;

**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



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 of 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 89°01'01" East a distance of 20.80 feet;

THENCE North 89°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 west line of said 0.826 acre tract to a 1/2 inch iron rod set for the southwest corner of that certain 0.369 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 0.369 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 0.369 acre tract, the northwest corner of said 0.0540 acre tract and the northeast corner hereof;

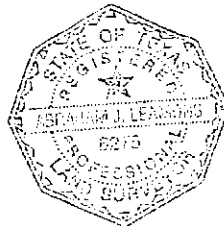
THENCE South 10°42'23" East a distance of 108.93 feet along the west line of said Spicewood Springs Road and the west line of said 0.0540 acre tract to the POINT OF BEGINNING containing 0.426 acres more or less, and as shown hereon.

#### LEGEND:

BOUNDARY LINE  
ADJOINER LINE  
SURVEY LINE  
BURIED UTILITY LINE  
OVERHEAD UTILITY LINE

P.U.E. PUBLIC UTILITY EASEMENT  
S.B.L. SETBACK EASEMENT LINE  
(B.R.G.-D.S.I.) RECORD CALL  
T.C.P.R. - TRAVIS COUNTY PLAT RECORDS  
T.C.D.R. - TRAVIS COUNTY DEED RECORDS  
T.C.O.P.R. - TRAVIS COUNTY OFFICIAL PUBLIC RECORDS  
T.C.R.P.R. - TRAVIS COUNTY REAL PROPERTY RECORDS

POINT  
1/2" IRON ROD FOUND  
1/2" IRON ROD SET  
1200 NAIL FOUND  
IRON PIPE FOUND  
NAIL SET  
3/8" IRON ROD FOUND  
PIPE FENCE CORNER POST FOUND  
WOOD FENCE CORNER POST FOUND  
A/C UNIT  
GAS METER  
WATER WELL/METER  
TELEPHONE/CABLE PEDESTAL  
ELECTRIC BOX/METER  
UTILITY POLE/RISER  
FIRE HYDRANT



(0.826 ACRES)  
12096/2347 T.C.R.P.R.

0.426 ACRES  
(0.426 ACRES)  
12322/266 T.C.R.P.R.

(0.0540 ACRES)  
TRACT J  
12244/1186 T.C.R.P.R.

JAMES MITCHELL SURVEY NO. 17  
ABSTRACT NO. 521

(0.269 ACRES)  
12971/305 T.C.R.P.R.

S 83°19'56" E 167.18'  
(S 86°20' W 167.01')

N 09°50'01" W 118.75'  
(N 20°10'00" W 118.96')

N 82°44'57" W 40.20'  
(N 85°18'00" E 39.95')  
N 88°01'01" W 126.20'  
(N 81°39'00" E 126.20')

S 10°42'23" E 108.93'  
(N 19°43'25" W 109.10')

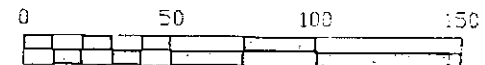
SPICEWOOD SPRINGS ROAD

EDGE OF EASEMENT

BACK OF CURB

CONCRETE PAD

CROSS TIE AND WIRE FENCE



111 Austin Street  
Mason, Texas 76856  
(877) 347-6883

1612 W. Oaklawn, Suite A  
Pleasanton, Texas, 78064  
(830) 569-8366

www.crosstexaslandservices.com

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY AND THIS DAY MADE ON THE GRASS OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO UNRECORDED EASEMENTS, RIGHTS OR CLAIMS IN THE AREA SURVEYED, AND I AM NOT AWARE OF ANY UNRECORDED EASEMENTS, RIGHTS OR CLAIMS IN THE AREA SURVEYED, AND I WILL ACCORD TO THE BEST OF MY KNOWLEDGE AND BELIEF TO THE PROPERTY SURVEYED.

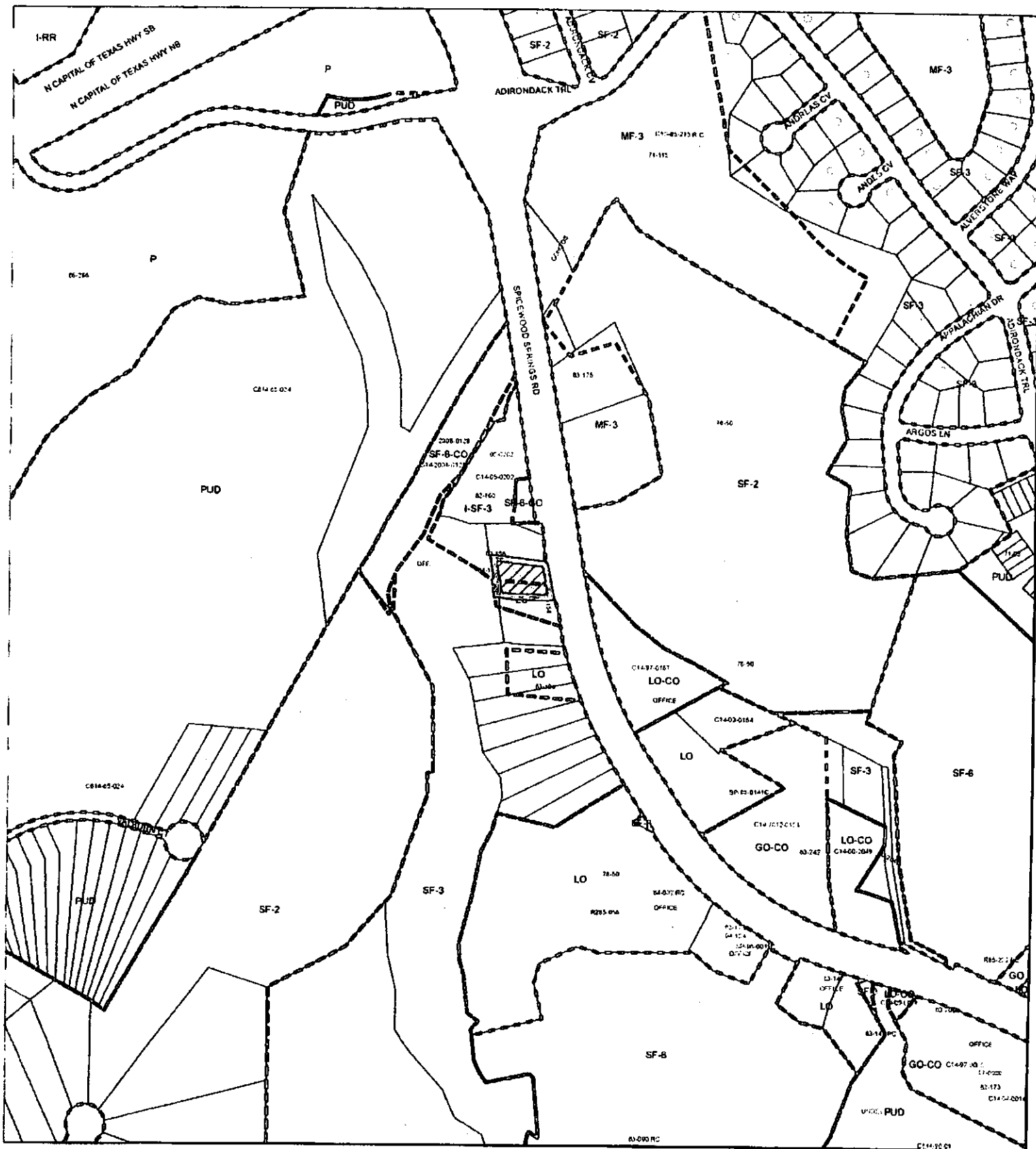
5-18-2013  
FILE

REGISTERED PROFESSIONAL LAND SURVEYOR

1. AS PER INFORMATION PROVIDED TO GFL 126437-COM THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS.




2. ALL DISTANCES, DISTANCES & SPACES ARE GIVEN IN FEET AND INCHES AND ARE DERIVED FROM MEASUREMENTS MADE BY THE SURVEYOR. ALL DISTANCES ARE GIVEN IN FEET AND INCHES AND ARE DERIVED FROM MEASUREMENTS MADE BY THE SURVEYOR. ALL DISTANCES ARE GIVEN IN FEET AND INCHES AND ARE DERIVED FROM MEASUREMENTS MADE BY THE SURVEYOR.

REFERENCE: DEEDS, EASEMENTS, ETC.  
ADDRESS: \_\_\_\_\_  
LEGAL DESCRIPTION: BEING 0.426 ACRES OUT OF THE JAMES MITCHELL SURVEY NO. 17, ABSTRACT NO. 521 IN TRAVIS COUNTY, TEXAS  
JOB NO. 13-01128 REV. 3  
DRAWN BY: AL F.D. BOG



# **ZONING** **ZONING CASE#: C14-2013-0103**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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

Exhibit B

