

## ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1501 WOOLDRIDGE DRIVE IN THE WINDSOR  
3 ROAD NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-  
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO FAMILY  
5 RESIDENCE-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (SF-3-H-NP)  
6 COMBINING DISTRICT.

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

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10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining  
12 district to family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining  
13 district on the property described in Zoning Case No. C14H-2013-0004, on file at the  
14 Planning and Development Review Department, as follows:

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16 0.25 acre tract of land, more or less, out of the Josephine L. Fisher Reservation the  
17 tract of land being more particularly described by metes and bounds in Exhibit "A"  
18 incorporated into this ordinance (the "Property"),

19  
20 locally known as 1501 Wooldridge Drive in the City of Austin, Travis County, Texas, and  
21 generally identified in the map attached as Exhibit "B".

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23 **PART 2.** The Property is subject to Ordinance No. 20100923-103 that established the  
24 Windsor Road neighborhood plan combining district.  
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1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2013.

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3  
4 **PASSED AND APPROVED**

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6 §  
7 §  
8 \_\_\_\_\_, 2013 § \_\_\_\_\_

9 Lee Leffingwell  
10 Mayor

11  
12  
13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 Karen M. Kennard Jannette S. Goodall  
15 City Attorney City Clerk

**HOLT CARSON, INC.**  
**PROFESSIONAL LAND SURVEYORS**

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
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**FIELD NOTE DESCRIPTION OF 0.259 ACRE OF LAND OUT OF THE JOSEPHINE L. FISHER RESERVATION AS DEPICTED IN A DEED RECORDED IN VOLUME 491 PAGE 304 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN (0.258 ACRE) TRACT OF LAND AS CONVEYED TO JOHNATHAN E. KEMMERER AND TINA E. KEMMERER BY WARRANTY DEED RECORDED IN DOCUMENT No. 2003234678 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 pipe found at the point of intersection of the West right-of-way line of Green Lanes and the curving South right-of-way line of Wooldridge Drive in the Josephine L. Fisher Reservation, as depicted on the map or plat included in the deed of record in Volume 491 Page 304 of the Deed Records of Travis County, Texas, and for the Northeast corner of that certain (0.258 acre) tract of land as conveyed to Johnathan E. Kemmerer and Tina E. Kemmerer by Warranty Deed recorded in Document No. 2003234678 of the Official Public Records of Travis County, Texas, and being the Northeast corner and **PLACE OF BEGINNING** of the herein described tract of land, and from which a 60D nail found at the point of intersection of the East right-of-way line of Green Lanes and the curving South right-of-way line of Wooldridge Drive bears S 77 deg. 35' 06" E 19.99 ft. (chord bearing and distance), and also from which a ½" iron pipe found in the curving North right-of-way line of Wooldridge Drive and in the South line of Lot 5, Block 2, First Section of Pemberton Heights, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 136 of the Plat Records of Travis County, Texas, bears N 04 deg. 34' 22" E 60.47 ft. (direct tie);

THENCE leaving the curving South right-of-way line of Wooldridge Drive with the West right-of-way line of Green Lanes and with the East line of said Kemmerer (0.258 acre) tract, S 10 deg 44' 00" W 150.10 ft. to a chiseled "X" mark found on a concrete curb for the Southeast corner of said Kemmerer (0.258 acre) tract and for the Northeast corner of that certain (0.337 acre) tract of land as conveyed to Stephen L. Davis and wife, Sherry L. Davis by General Warranty Deed recorded in Document No. 2007173113 of the Official Public Records of Travis County, Texas, and being the Southeast corner of this tract;

THENCE leaving the West right-of-way line of Green Lanes with the common line of said Kemmerer (0.258 acre) tract and said Davis (0.337 acre) tract, N 80 deg. 45' 11" W 75.01 ft. to a ½" iron rod found in the East line of that certain tract of land described as "Tract III" and as conveyed to O.B. Jackson, Jr. by Correction Special Warranty Owelty Deed as recorded in Document No. 2003187258 of the Official Public Records of Travis County, Texas, for the Southwest corner of said Kemmerer (0.258 acre) tract and for the Northwest corner of said Davis (0.337 acre) tract and being the Southwest corner of this tract;

Page 2 of 2  
0.259 ACRE

THENCE with the West line of said Kemmerer (0.258 acre) tract, N 10 deg. 44' 00" E 150.19 ft. to a PK nail set in the top of a rock wall in the curving South right-of-way line of Wooldridge Drive for the Northwest corner of said Kemmerer (0.258 acre) tract and for the Northeast corner of said Jackson "Tract III" and being the Northwest corner of this tract, and from which a 3/4" iron pipe found in the curving South right-of-way line of Wooldridge Drive for the Northwest corner of that certain tract of land described as "Tract I" and as conveyed to O.B. Jackson, Jr. by said deed recorded in Document No. 2003187258 of the Official Public Records of Travis County, Texas, bears N 85 deg. 47' 27" W 104.68 ft. (chord bearing and distance);

THENCE with the curving South right-of-way line of Wooldridge Drive along a curve to the right with a radius of 1006.00 ft. for an arc length of 75.02 ft. and which chord bears S 80 deg. 41' 06" E 75.00 ft. to the **PLACE OF BEGINNING**, containing 0.259 acre of land.

**SURVEYED:** June 22, 2011






Holt Carson  
Registered Professional Land Surveyor No. 5166

see accompanying map: A 880010

# LOCATION MAP



1" = 200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## HISTORIC ZONING

ZONING CASE#: C14H-2013-0004

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.

