

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7231 COLTON BLUFF SPRINGS ROAD FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT FOR TRACT 1 AND FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) DISTRICT FOR TRACT 2.

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 on the property (the "Property") described in Zoning Case No. C14-2014-0144, on file at the Planning and Development Review Department, as follows:

Tract 1:

from community commercial (GR) district to townhouse and condominium residence (SF-6) district,

5.87 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance;

Tract 2:

from neighborhood commercial (LR) district to single family residence small lot (SF-4A) district,

1.58 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24 the tract of land being more particularly described by metes and bounds and listed as Tract 2 in Exhibit "B" incorporated into this ordinance;

locally known as 7231 Colton Bluff Springs Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

1
2 **PART 2.** This ordinance takes effect on _____, 2014.
3

4
5 **PASSED AND APPROVED**

6
7 §
8 §
9 _____, 2014 § _____

10 Lee Leffingwell
11 Mayor
12

13
14 **APPROVED:** _____ **ATTEST:** _____

15 Karen M. Kennard
16 City Attorney

Jannette S. Goodall
City Clerk

Tract 1

FIELD NOTES

JOB NO. 14200-06

DATE: JUNE 17, 2014

PAGE 1 OF 2

5.87 ACRES

Being 5.87 acres of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24 in Travis County, Texas, and being out of a called 120.321 acre property conveyed to Colton Bluff, LLC, recorded in Document No. 2012049474, Official Public Records, Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING at a calculated point in the North line of said Colton Bluff tract and a Drainage and Lateral Support Easement recorded under Document No. 2008149582, said Official Public Records, and in the south right-of-way line of Colton Bluff Springs Road, for the northeast corner of this tract, from which a 1/2 inch iron rod found in the south right-of-way line of said Colton Bluff Springs Road bears S 62°29'12" E, 1638.31 feet marking the northeast corner of said Colton Bluff tract,

THENCE S 27°30'50" W, leaving the south right-of-way line of said Colton Bluff Springs Road into and across said Bluff, 791.57 feet to a calculated point, for the southeast corner of this tract,

THENCE N 62°37'51" W, continuing inside of said Colton Bluff tract, 342.11 feet to a calculated point in the the east right-of-way line of McKinney Falls Parkway, being the east line of a called 2.641 acre tract conveyed to Travis County under Document No. 2008149581, said Official Public Records, for the southwest corner of this tract, from which a 1/2 inch iron rod found in the south line of said Colton Bluff tract bears S 27°10'41" W, 535.86 feet, marking the southeast corner of said Travis County tract,

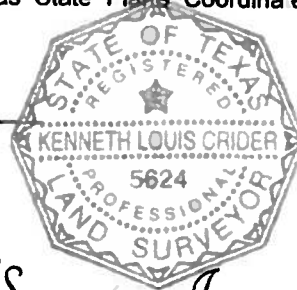
THENCE N 27°10'41" E, with the west line of said Drainage and Lateral Support Easement, and the east line of said Travis County tract, 589.54 feet to a calculated point in the north line of said Colton Bluff tract, for the northwest corner of this tract,

THENCE: with the north line of said Colton Bluff tract and said Lateral Support Easement the following two (2) courses

1. 384.84 feet along a curve to the right ($r=324.27'$, $LC=N 83°29'33" E 362.65'$) to a calculated point, marking an angle point in the south right-of-way line of Colton Bluff Springs Road, for an angle point in the north line of this tract,
2. S 62°29'12" E, with the south right-of-way line of said Colton Bluff Spring Road, 44.99 feet to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83(93).

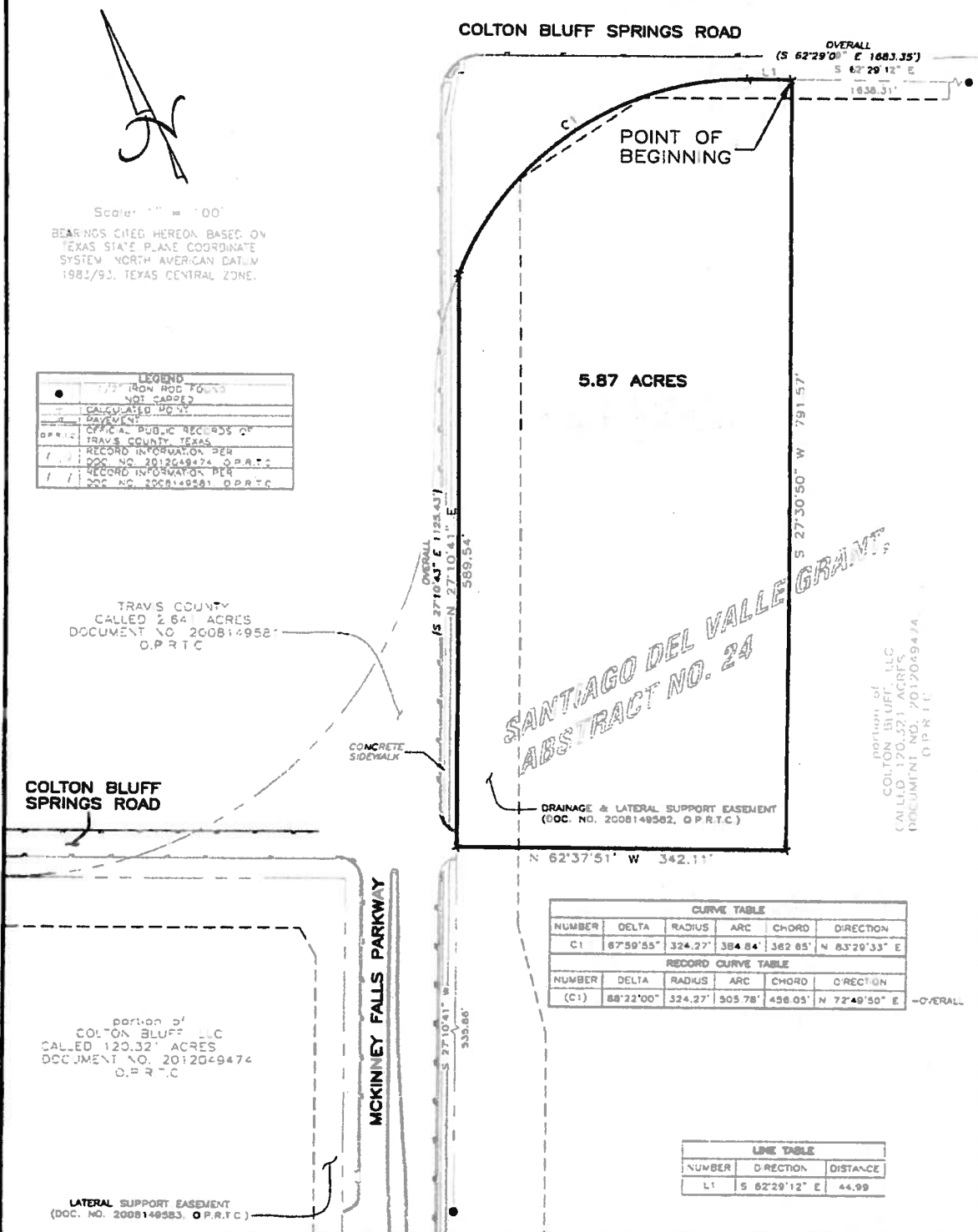
Kenneth Louis Crider - 8-25-14
Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

JOB NO: 14200-06
DRAWN: RDG
F.C.: CC



STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §
 §

 § NOW ALL MEN BY THESE PRESENTS

 §

 § THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND

 § SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND

 § BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS

 § IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

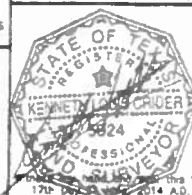
 §

3613 Williams Drive, Suite 903 - Georgetown, Texas 78629
(512) 930-1600/(512) 930-9389 fax

www.texas-ls.com
TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SUPERVISOR, IT IS AN UNAUTHORIZED, ILLEGAL COPY.
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED, ILLEGAL DOCUMENT.

TWO PORTIONS OF THIS AREA APPEAR TO
BE INSIDE SPECIAL FLOOD HAZARD
AREAS PER FEMA'S FLOOD INSURANCE
RATE MAP #84530D815M. DATED SEPT.
20, 2008, THIS STATEMENT IS NOT MADE
IN LIEU OF AN ELEVATION CERTIFICATE.



© Copyright 2006 by Texas Land Surveyors Inc. This survey prepared solely for the use of the current parties and no license has been created. Express or implied to copy the survey except as necessary in connection with the original transaction. None shall take place within 90 days of the completion of the survey.

FIELD NOTES

JOB NO. 14200-03

DATE: JUNE 17, 2014

PAGE 1 OF 3

TRACT 1: 1.34 ACRES

Being 1.34 acres of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24 in Travis County, Texas, and being out of a called 120.321 acre property conveyed to Colton Bluff, LLC, recorded in Document No. 2012049474, Official Public Records, Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING: at a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set in the westerly line of a called 2.641 acre property conveyed to Travis County for additional right-of-way, recorded in Document No. 2008149581, said Official Public Records, and in the north line of a Lateral Support Easement, recorded in Document No. 2008149583, said Official Public Records, and being inside of said Bluff tract, for the northwest corner of this tract, from which a 5/8 inch iron rod with aluminum cap inscribed "TRAVIS COUNTY SURVEY DEPT." found bears N 62°47'39" W, 65.92 feet marking the westerly corner of said Travis County tract and an angle point in the north line of said Bluff tract;

THENCE: S 62°47'39" E, continuing inside of said Bluff tract with the north line of said Lateral Support Easement, 291.37 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set, marking the northeast corner of said Lateral Support Easement and an internal "ell" corner in the west line of said Travis County tract, for the northeast corner of this tract;

THENCE: S 27°10'17" W, continuing inside of said Bluff tract with the west line of said Travis County tract, 199.85 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set in the west line of said Travis County tract and the east line of said Lateral Support Easement, for the southeast corner of this tract;

THENCE: N 62°37'30" W, leaving the west line of said Travis County tract and continuing inside of said Bluff tract, 30.00 feet pass the west line of said Lateral Support Easement, continuing in all for 292.08 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set, for the southwest corner of this tract;

THENCE: N 27°22'30" E, continuing inside of said Bluff tract, 148.28 feet pass the west line of said Lateral Support Easement, continuing in all for 198.98 feet to the Point of Beginning.

*** TRACT 2: 1.58 ACRES**

Being 1.58 acres of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24 in Travis County, Texas, and being out of a called 120.321 acre property conveyed to Colton Bluff, LLC, recorded in Document No. 2012049474, Official Public Records, Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING: at a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set in the east line of a called 2.641 acre property conveyed to Travis County for additional right-of-way, recorded in Document No. 2008149581, said Official Public Records, and in the west line of a Drainage and Lateral Support Easement, recorded in Document No. 2008149582, said Official Public

FIELD NOTES

JOB NO. 14200-03

DATE: JUNE 17, 2014

PAGE 2 OF 3


Records, and being inside of said Bluff tract, for the southwest corner of this tract, from which a 1/2 inch iron rod found in the south line of said Bluff tract, bears S 27°10'41" W, 301.93 feet, marking the southwest corner of said Travis County tract;

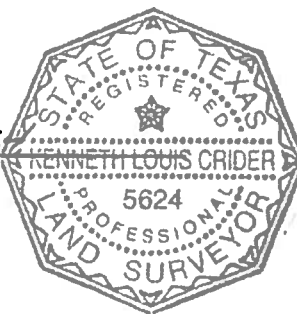
THENCE: N 27°10'41" E, continuing inside of said Bluff tract with the east line of said Travis County tract and west line of said Drainage and Lateral Support Easement, 234.07 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set, marking the northwest corner of this tract;

THENCE: continuing inside of said Bluff tract the following three (3) courses:

1. S 62°37'51" E, 64.60 feet pass the east line of said Drainage and Lateral Support Easement, continuing in all for 293.88 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set, for the northeast corner of this tract,
2. S 27°22'30" W, 234.10 feet, for the southeast corner of this tract,
3. N 62°37'30" W, 198.45 feet pass the east line of said Drainage and Lateral Support Easement, continuing in all for 293.08 feet to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83(93).


Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



SCANNED

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM No. 10056200

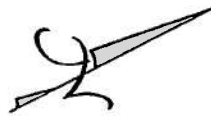
TRACT 1: BEING 1.34 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 120.321 ACRE PROPERTY CONVEYED TO COLTON BLUFF, LLC, RECORDED IN DOCUMENT NO. 2012049474, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

JOB NO. 14200-03

DRAWN: RDG

P.C.: CC

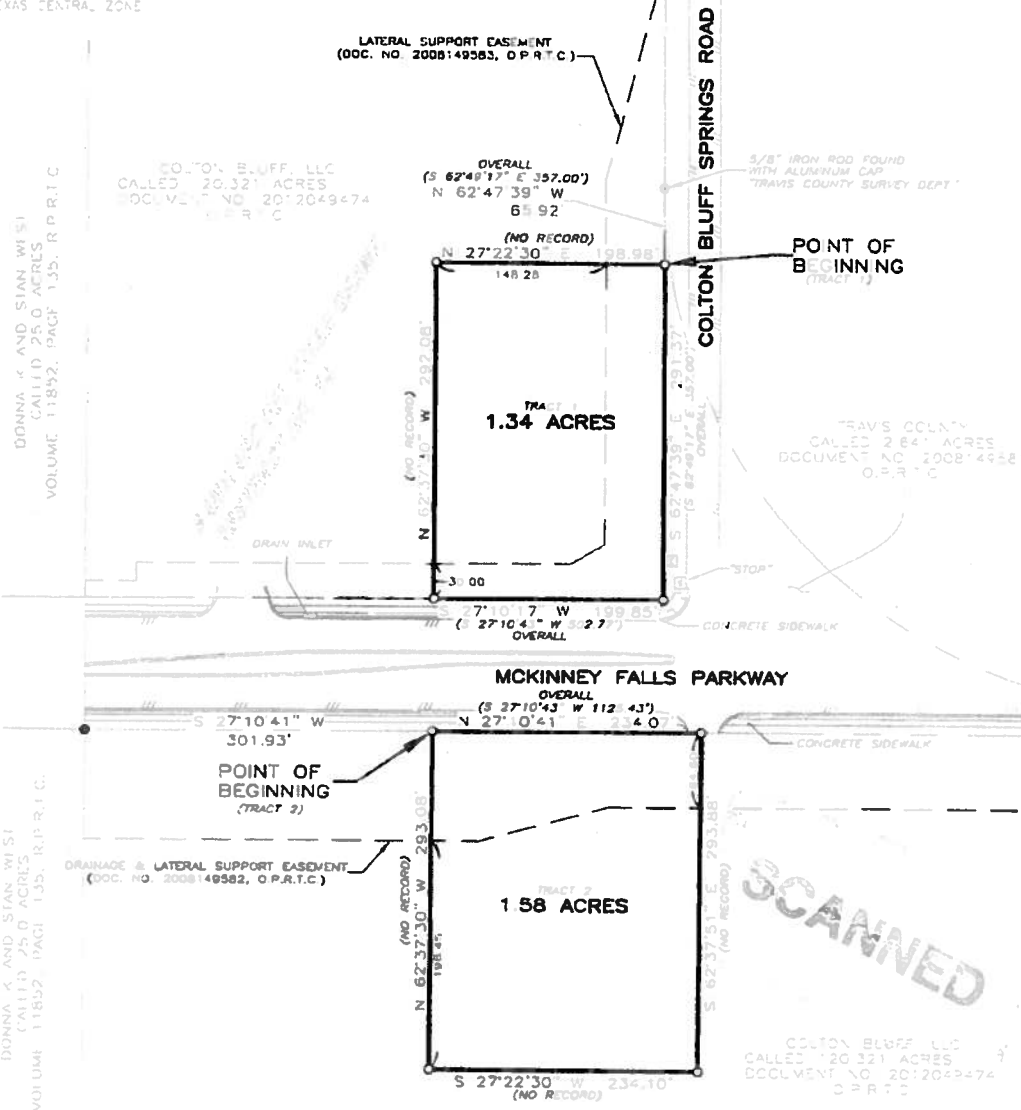
TRACT 2: BEING 1.58 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF A CALLED 120.321 ACRE PROPERTY CONVEYED TO COLTON BLUFF, LLC, RECORDED IN DOCUMENT NO. 2012049474, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



Scale 1" = 100'

BEARINGS CITED HEREON BASED ON
TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH AMERICAN DATUM
1983/93, TEXAS CENTRAL ZONE

LEGEND	
1/2" IRON ROD FOUND	NOT CARRIED
5/8" IRON ROD FOUND	WITH ALUMINUM CAP
3" IRON ROD FOUND	WITH ALUMINUM CAP
4" IRON ROD FOUND	WITH ALUMINUM CAP
6" IRON ROD FOUND	WITH ALUMINUM CAP
8" IRON ROD FOUND	WITH ALUMINUM CAP
10" IRON ROD FOUND	WITH ALUMINUM CAP
12" IRON ROD FOUND	WITH ALUMINUM CAP
14" IRON ROD FOUND	WITH ALUMINUM CAP
16" IRON ROD FOUND	WITH ALUMINUM CAP
18" IRON ROD FOUND	WITH ALUMINUM CAP
20" IRON ROD FOUND	WITH ALUMINUM CAP



STATE OF TEXAS
COUNTY OF WILLIAMSON

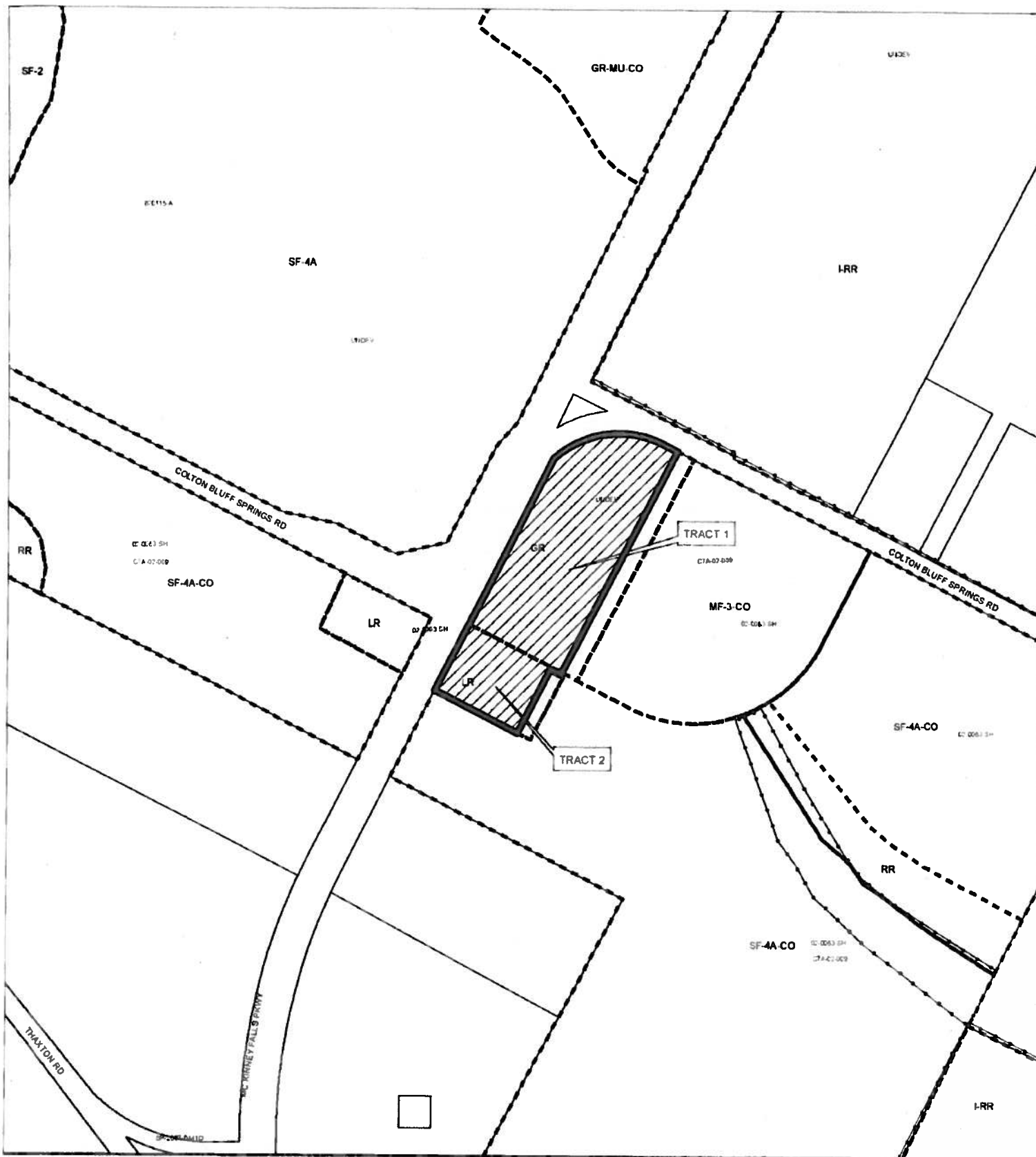
KNOW ALL MEN BY THESE PRESENTS
THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC. HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.




Texas Land Surveying Inc.
3613 WILLOW DRIVE, SUITE 803 - DALLAS, TEXAS 75228
(512) 930-1800 / (512) 930-9389 fax
www.texas-land-surveying.com
TBPLS FIRM NO. 10058200

"THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR. IT IS AN UNLAWFUL TECHNICAL COPY."
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED "LEGAL DOCUMENT"

NO PORTIONS OF THIS AREA APPEAR TO BE INSIDE SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD HAZARD RATE MAP (BASED ON 2005 DATUM) DATED SEP. 26, 2009. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

17th Day of June, 2014 A.D.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2014-0144

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. It is not to be used by the City of Austin regarding specific accuracy or completeness.



Exhibit B