

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6917 COLTON BLUFF SPRINGS ROAD FROM RURAL RESIDENCE (RR) DISTRICT TO SINGLE FAMILY RESIDENCE SMALL LOT (SF-4A) 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 rural residence (RR) district to single family residence small lot (SF-4A) district on the property described in Zoning Case No. C14-2014-0147, on file at the Planning and Development Review Department, as follows:

1.77 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 (the "Property"),

locally known as 6917 Colton Bluff 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 \_\_\_\_\_, 2014.

**PASSED AND APPROVED**

\_\_\_\_\_, 2014      § \_\_\_\_\_  
§ \_\_\_\_\_  
§ \_\_\_\_\_

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Karen M. Kennard  
City Attorney

Jannette S. Goodall  
City Clerk

**FIELD NOTES**

JOB NO. 14200-04

DATE: JUNE 17, 2014

**PAGE 1 OF 4**

**1.77 ACRES**

Being 1.77 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 south line of said Colton Bluff tract and the north line of of a called 25.0 acre property conveyed to Donna K. and Stan West, recorded in Volume 11852, Page 135, Real Property Records, Travis County, Texas, for the southwest corner of this tract, from which a 1/2 inch iron rod found in the east right-of-way line of Alum Rock Drive bears N 62°44'18" W, 600.54 feet, marking the northwest corner of said West tract and the lower west corner of said Bluff tract;

THENCE: leaving the north line of said West tract into and across said Bluff tract the following twenty (20) courses:

1. N 14°45'18" E, 24.26 feet to a calculated point, for an angle point in the west line of this tract,
2. N 00°00'00" E, 23.00 feet to a calculated point, for an angle point in the west line of this tract,
3. N 51°20'25" W, 19.21 feet to a calculated point, for an angle point in the west line of this tract,
4. N 39°48'20" W, 46.86 feet to a calculated point, for an angle point in the west line of this tract,
5. N 24°46'31" W, 42.95 feet to a calculated point, for an angle point in the west line of this tract,
6. N 34°41'43" W, 47.43 feet to a calculated point, for an angle point in the west line of this tract,
7. N 36°52'12" W, 60.00 feet to a calculated point, for an angle point in the west line of this tract,
8. N 07°35'41" W, 45.40 feet to a calculated point, for an angle point in the west line of this tract,
9. N 33°41'24" W, 43.27 feet to a calculated point, for an angle point in the west line of this tract,
10. N 07°07'30" W, 24.19 feet to a calculated point, for an angle point in the west line of this tract,

**FIELD NOTES**

**JOB NO. 14200-04**

**DATE: JUNE 17, 2014**

**PAGE 2 OF 4**

11. N 00°00'00" E, 19.00 feet to a calculated point, for an angle point in the west line of this tract,
12. N 33°41'24" E, 32.45 feet to a calculated point, for an angle point in the west line of this tract,
13. N 04°53'57" W, 35.13 feet to a calculated point, for an angle point in the west line of this tract,
14. N 49°23'55" W, 55.32 feet to a calculated point, for an angle point in the west line of this tract,
15. N 24°46'30" W, 42.95 feet to a calculated point, for an angle point in the west line of this tract,
16. N 00°00'00" E, 39.00 feet to a calculated point, for an angle point in the west line of this tract,
17. N 22°05'06" W, 55.85 feet to a calculated point, for an angle point in the west line of this tract,
18. N 33°27'09" E, 32.65 feet to a calculated point, for an angle point in the west line of this tract,
19. N 00°00'00" E, 26.00 feet to a calculated point, for an angle point in the west line of this tract,
20. N 22°52'08" W, 64.29 feet to a calculated point in the south right-of-way line of Colton Bluff Springs Road and the north line of said Colton Bluff tract, for the northwest corner of this tract,

THENCE: S 62°37'09" E, with the south right-of-way line of Colton Bluff Springs Road and the north line of said Colton Bluff tract, 158.27 feet to a calculated point marking the northeast corner of this tract, from which a 5/8 inch iron rod with aluminum cap inscribed "TRAVIS COUNTY SURVEY DEPT." found bears S 62°47'39" E, 1339.18 feet marking an angle point in the south right-of-way line of said Colton Bluff Springs Road and the north line of said Bluff tract;

THENCE: leaving said right-of-way line of Colton Bluff Springs Road into and across said Bluff tract the following six (6) courses:

1. S 02°59'28" W, 170.67 feet to a calculated point, for an angle point in the east line of this tract,
2. S 16°21'22" E, 182.99 feet to a calculated point, for an angle point in the east line of this tract,

**FIELD NOTES**

JOB NO. 14200-04


DATE JUNE 17, 2014

PAGE 3 OF 4

3. S 53°39'11" E, 125.58 feet to a calculated point, for an angle point in the east line of this tract,
4. S 36°22'53" E, 90.08 feet to a calculated point, for an angle point in the east line of this tract,
5. S 09°05'31" E, 96.63 feet to a calculated point, for an angle point in the east line of this tract,
6. S 10°19'36" W, 82.77 feet to a calculated point in the north line of said West Tract and the south line of said Colton Bluff tract, for the southeast corner of this tract,

THENCE N 62°44'18" W, with the north line of said West Tract and the south line of said Colton Bluff tract, 126.41 feet to the Point of Beginning

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

 8-6-14  
Kenneth Louis Crider, R.P.L.S. No. 5624  
Texas Land Surveying, Inc.  
3613 Williams Drive, Suite 903  
Georgetown, Texas 78628



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

BEING 1.77 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE TRACT, 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: 14200-04

DRAWN: RDG

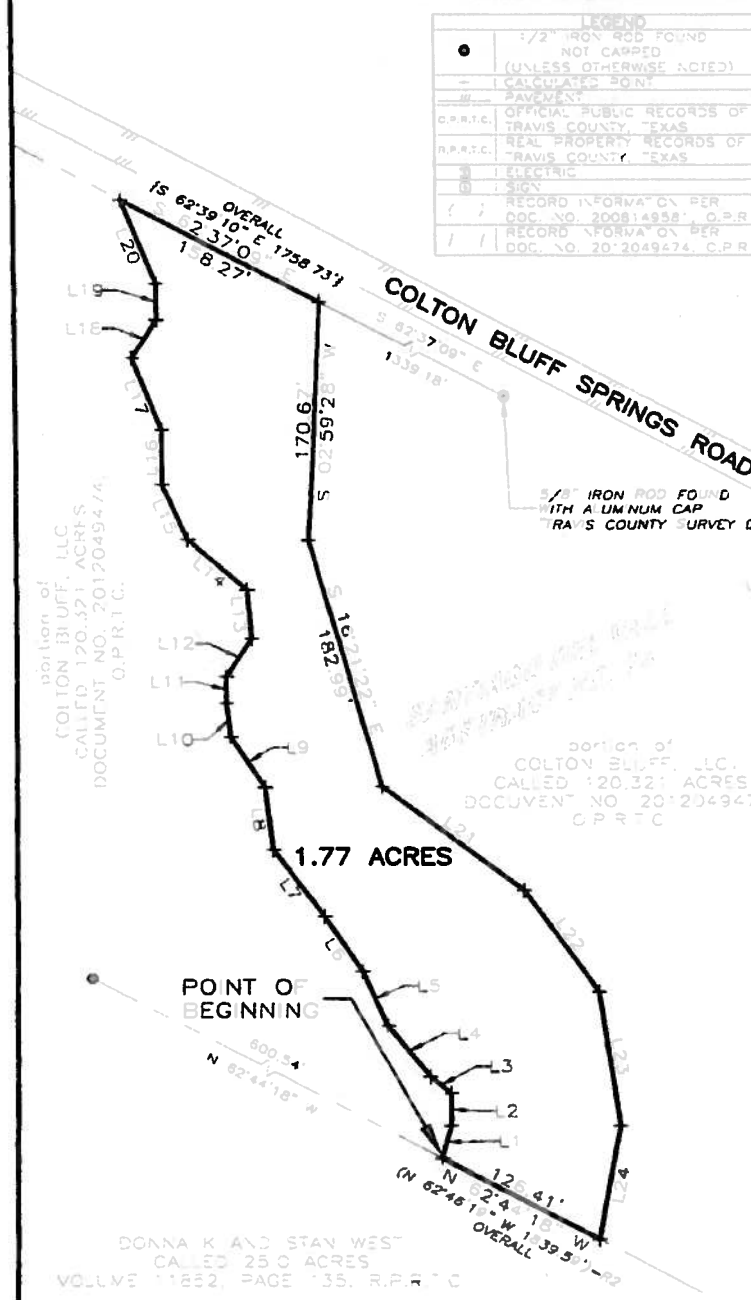
FILE: CC

LEGEND	
•	1/2" IRON ROD FOUND NOT CAPPED (UNLESS OTHERWISE NOTED)
—	CALCULATED BOUND
—	PAVEMENT
C.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
—	ELECTRIC
—	SEW
—	RECORD INFORMATION ON PER DOC. NO. 200814958, C.P.R.T.C.
—	RECORD INFORMATION ON PER DOC. NO. 2012049474, C.P.R.T.C.



Scale: 1" = 100'

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



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 14°45'18" E	24.26'
L2	N 00°00'00" E	23.00'
L3	N 51°20'25" W	19.21'
L4	N 39°48'20" W	46.86'
L5	N 24°46'31" W	42.95'
L6	N 34°41'43" W	17.43'
L7	N 36°22'12" W	80.00'
L8	N 07°35'41" W	45.40'
L9	N 33°41'24" W	43.27'
L10	N 07°07'30" W	24.19'
L11	N 00°00'00" E	19.00'
L12	N 33°41'24" E	32.45'
L13	N 04°53'57" W	35.13'
L14	N 49°23'55" W	55.32'
L15	N 24°46'30" W	42.95'
L16	N 00°00'00" E	39.00'
L17	N 22°05'06" W	55.85'
L18	N 33°27'09" E	32.65'
L19	N 00°00'00" E	26.00'
L20	N 22°52'08" W	64.29'
L21	S 53°39'11" E	125.56'
L22	S 30°22'53" E	90.08'
L23	S 09°05'31" E	96.63'
L24	S 10°19'36" W	82.77'

PAGE 4 OF 4

STATE OF TEXAS: I, KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON: 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 ON PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

**Texas Land Surveying, Inc.**

3613 Williams Drive, Suite 803 - Georgetown, Texas 78626  
(512) 930-1600 / (512) 930-9389 fax

www.texas-land-surveying.com

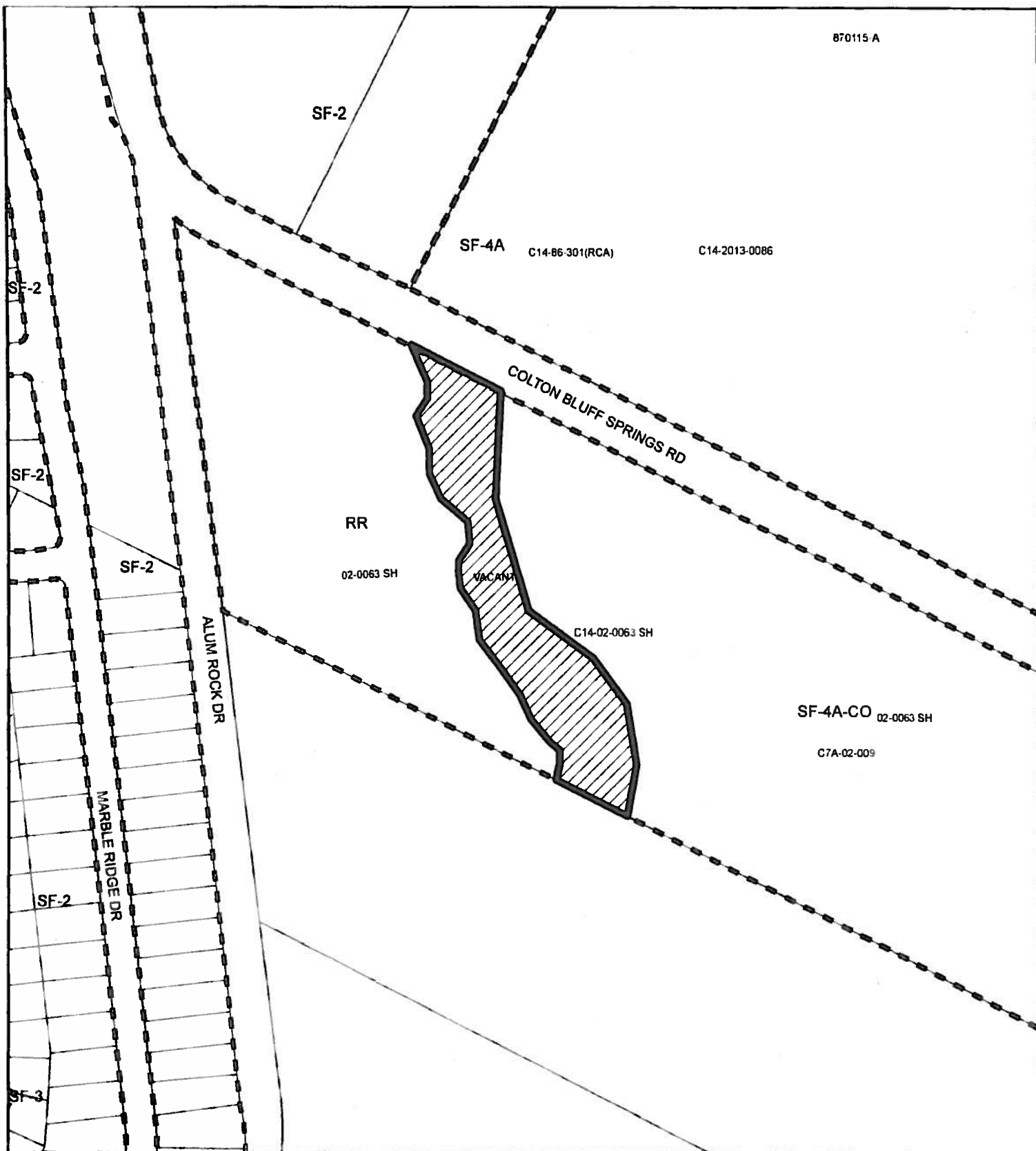
TBPLS FIRM NO. 10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE LICENSED SURVEYOR, IT IS AN UNLAWFUL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY QUANTIFIED OR LEGAL DOCUMENT.

NO PORTIONS OF THIS AREA APPEAR TO BE INSIDE SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP 14845300615M, DATED SEPTEMBER 28, 2008. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.



Witness my hand and the seal of this the 17th day of October, 2014 A.D.



870115 A

SF-2

SF-4A

C14-86-301(RCA)

C14-2013-0086

SF-2

SF-2

SF-2

RR

02-0063 SH

VACANT

C14-02-0063 SH

SF-4A-CO

02-0063 SH

C7A-02-009

ALUM ROCK DR

MARBLE RIDGE DR

SF-2

SF-3

## ZONING

ZONING CASE#: C14-2014-0147



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

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