

**ORDINANCE NO. 20141106-113**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7231 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. C14-2014-0145, on file at the Planning and Development Review Department, as follows:

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

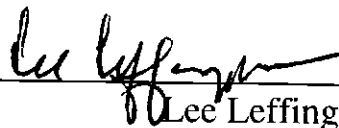
locally known as 7231 Colton Bluff Springs Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on November 17, 2014.

**PASSED AND APPROVED**

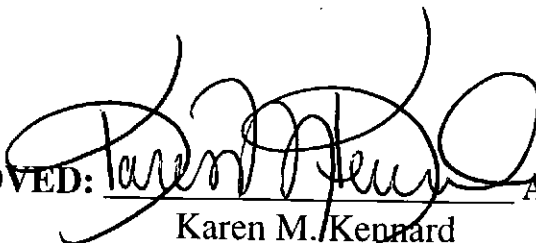
\_\_\_\_\_, November 6, 2014

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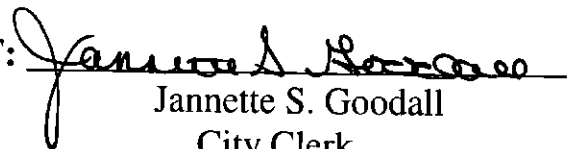
Lee Leffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

TRACT 1

4.12 Acres  
August 21, 2003

FIELD NOTE DESCRIPTION FOR A 4.12 ACRE PARCEL

DESCRIPTION OF A 4.12 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT NO. 24 IN TRAVIS COUNTY, TEXAS BEING PART OF THAT CERTAIN 120.321 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JAVIER OLIVAREZ AND BRENT RUNGE OF RECORD IN DOCUMENT NUMBER 2000194076 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.12 ACR, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at a ½" iron rod found being the northeast corner of said 120.321 acre tract, being also the northwest corner of that certain 3 acre tract of land as described in a deed to The John G. and Frances M. Garner Trust of record in Volume 13199, Page 414 of the Real Property Records of Travis County, Texas, and being in the south line of Colton Bluff Springs Road a 70 foot wide right-of-way;

THENCE S 26°58'42" W, with the west line of said 3 acre tract and the east line of said 120.321 acre tract, at 621.41 feet pass a ½ inch iron rod found for the southwest corner of said 3 acre tract and being the most westerly northwest corner of Lot 1 of The Pittman Addition, a subdivision of record in Book 76, Page 228 of the Plat Records of Travis County, Texas, for a total distance of 969.60 feet to a calculated point for the POINT OF BEGINNING and the northeast corner of the herein described tract;

THENCE S 26°58'42" W, continuing with the west line of said Lot 1 and the east line of said 120.321 acre tract and with the east line of the herein described tract, for a distance of 195.91 feet to a ½ inch iron rod found for the southwest corner of said Lot 1, being also the northwest corner of that certain 40.5 acre tract (called Tract Four) as described in a deed to The Raymond L. and Ethel M Kieke Trust of record in Volume 12641, Page 317 of the Deed Records of Travis County, Texas and being the southeast corner of the herein described tract;

THENCE over and across said 120.321 acre tract, with the south, west and north lines of the herein described tract, the following twelve (12) courses and distances;

1. N 52°42'52" W for a distance of 416.85 feet to a calculated point,

2. N 45°59'03" W for a distance of 144.07 feet to a calculated point,
3. N 47°54'33" W for a distance of 78.29 feet to a calculated point,
4. N 29°33'26" W for a distance of 106.75 feet to a calculated point,
5. N 35°43'28" W for a distance of 101.57 feet to a calculated point,
6. N 19°12'03" W for a distance of 403.41 feet to a calculated point in a curve to the left,
7. along said curve to the left, an arc distance of 89.33 feet, said curve having a radius of 450.00 feet, a central angle of 11°22'28" and a chord bearing of N 65°55'02" E for a chord distance of 89.19 feet to a calculated point,
8. S 28°25'45" E for a distance of 301.04 feet to a calculated point,
9. S 30°50'57" E for a distance of 222.55 feet to a calculated point,
10. S 37°19'08" E for a distance of 97.52 feet to a calculated point,
11. S 50°11'40" E for a distance of 111.41 feet to a calculated point, and
12. S 57°31'25" E for a distance of 406.95 feet to the POINT OF BEGINNING and containing 4.12 acres of land.

#### BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, Texas Central Zone (4203), NAD 83 (CORS). Project reference control points were established from and referenced to "Austin RRP" having coordinate values of N=10,086,515.87, E=3,109,682.56.

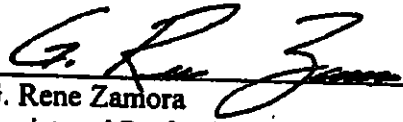
THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

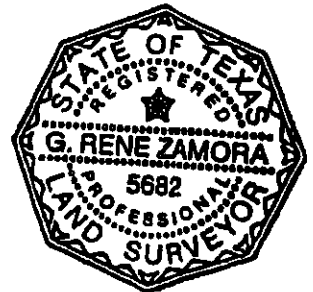
KNOW ALL MEN BY THESE PRESENTS:

That I, G. Rene Zamora, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during August, 2003 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 19th day of August 2003, A.D.

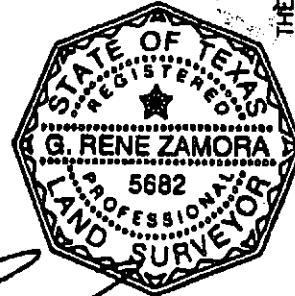
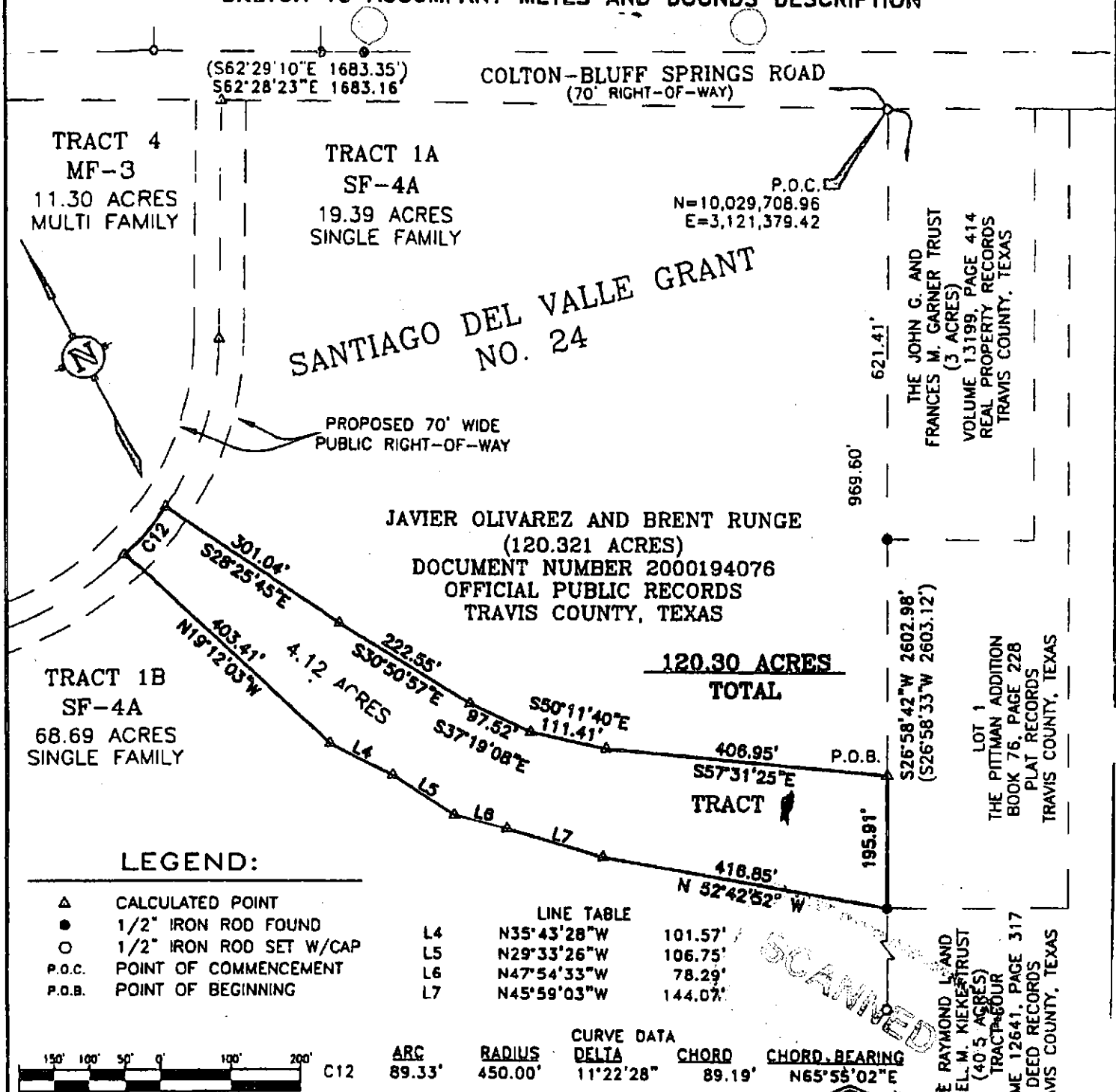
Zamora-Warrick and Associates, L.L.C  
5316 Highway 290 West, Suite 150  
Austin, Texas 78735  
512-899-3333

  
G. Rene Zamora  
Registered Professional Land Surveyor  
No. 5682 – State of Texas

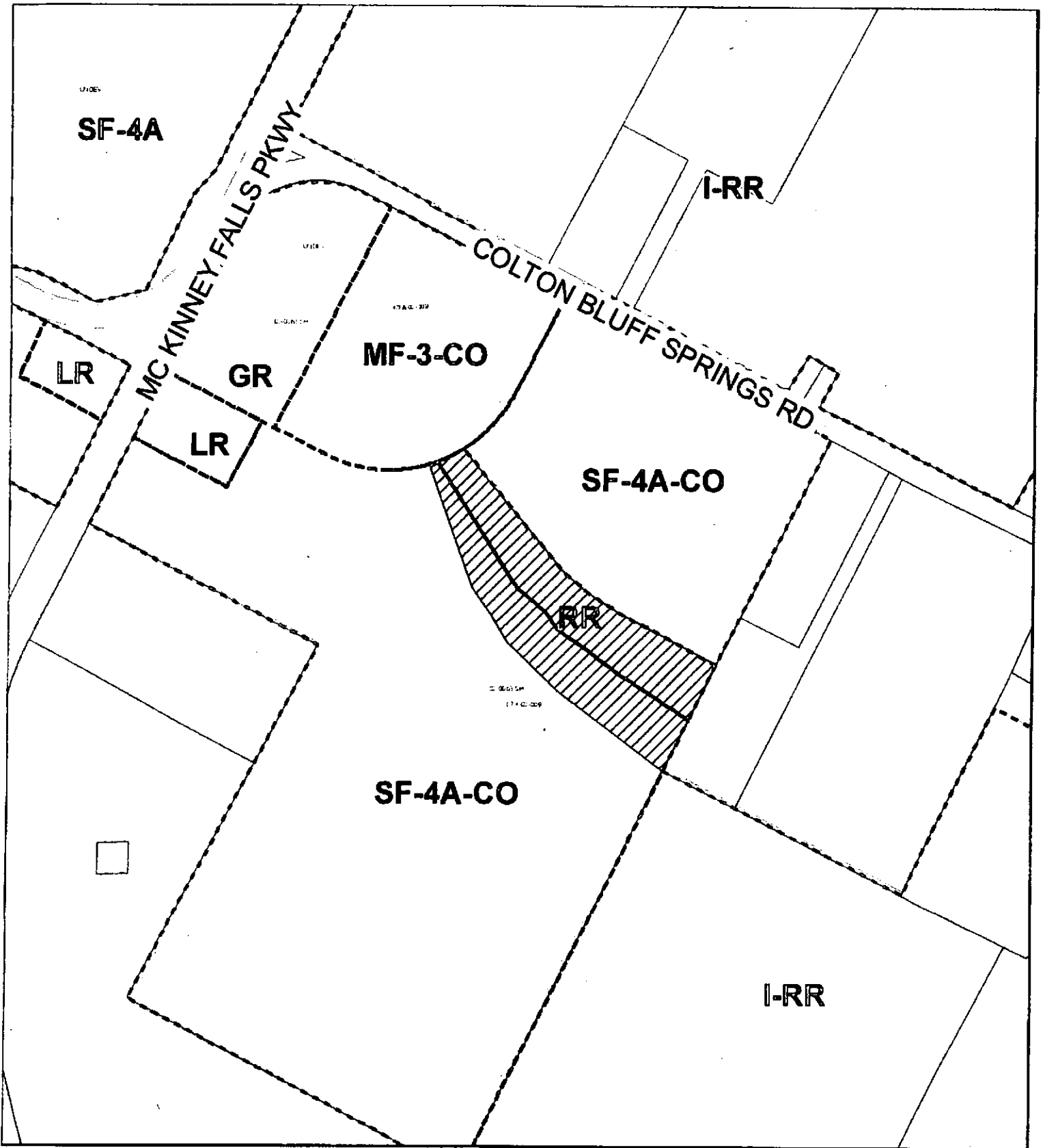





REFERENCES  
TCAD PARCEL NO. 0339010202  
ZWA FIELD NOTE NO. Z03-032-02-06

# SKETCH TO ACCOMPANY MEAS AND BOUNDS DESCRIPTION



G. RENE ZAMORA R.P.L.S. No. 5682 State of Texas  
DATE 9/21/02 © COPYRIGHT 2003



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## Zoning

CASE#: C14-2014-0145

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 information and does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Exhibit B