

ORDINANCE NO. 20141120-169

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6917 COLTON BLUFF SPRINGS ROAD FROM NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE (LR-MU) COMBINING 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 neighborhood commercial (LR) district to neighborhood commercial-mixed use (LR-MU) combining district on the property described in Zoning Case No. C14-2014-0146, on file at the Planning and Development Review Department, as follows:

1.34 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 1 in Exhibit "A" incorporated into this ordinance (the "Property"),

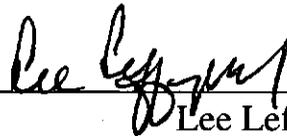
locally known as 6917 Colton Bluff Springs Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on December 1, 2014.

PASSED AND APPROVED

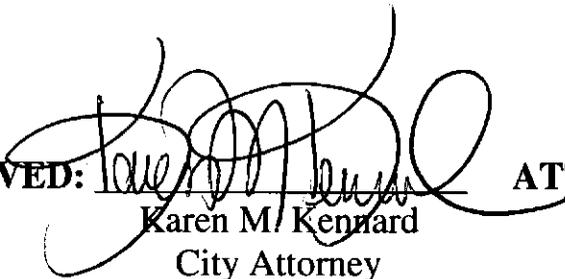
November 20, 2014

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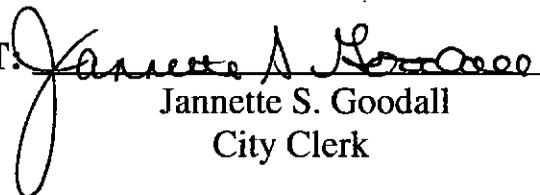
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

FIELD NOTES

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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 "el" 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;

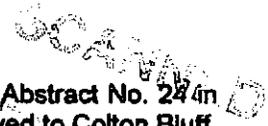
THENCE: N 62°37'30" W, leaving the west line of said Travis County tract and continuing inside of said Bluff tract, 30.00 feet pass the west line of said Lateral Support Easement, continuing in all for 292.08 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set, for the southwest corner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



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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;

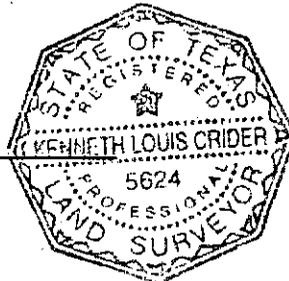
THENCE: N 27°10'41" E, continuing inside of said Bluff tract with the east line of said Travis County tract and west line of said Drainage and Lateral Support Easement, 234.07 feet to a 1/2 inch iron rod with plastic cap inscribed "TLS INC." set, marking the northwest corner of this tract;

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).


7-22-14
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

F.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.

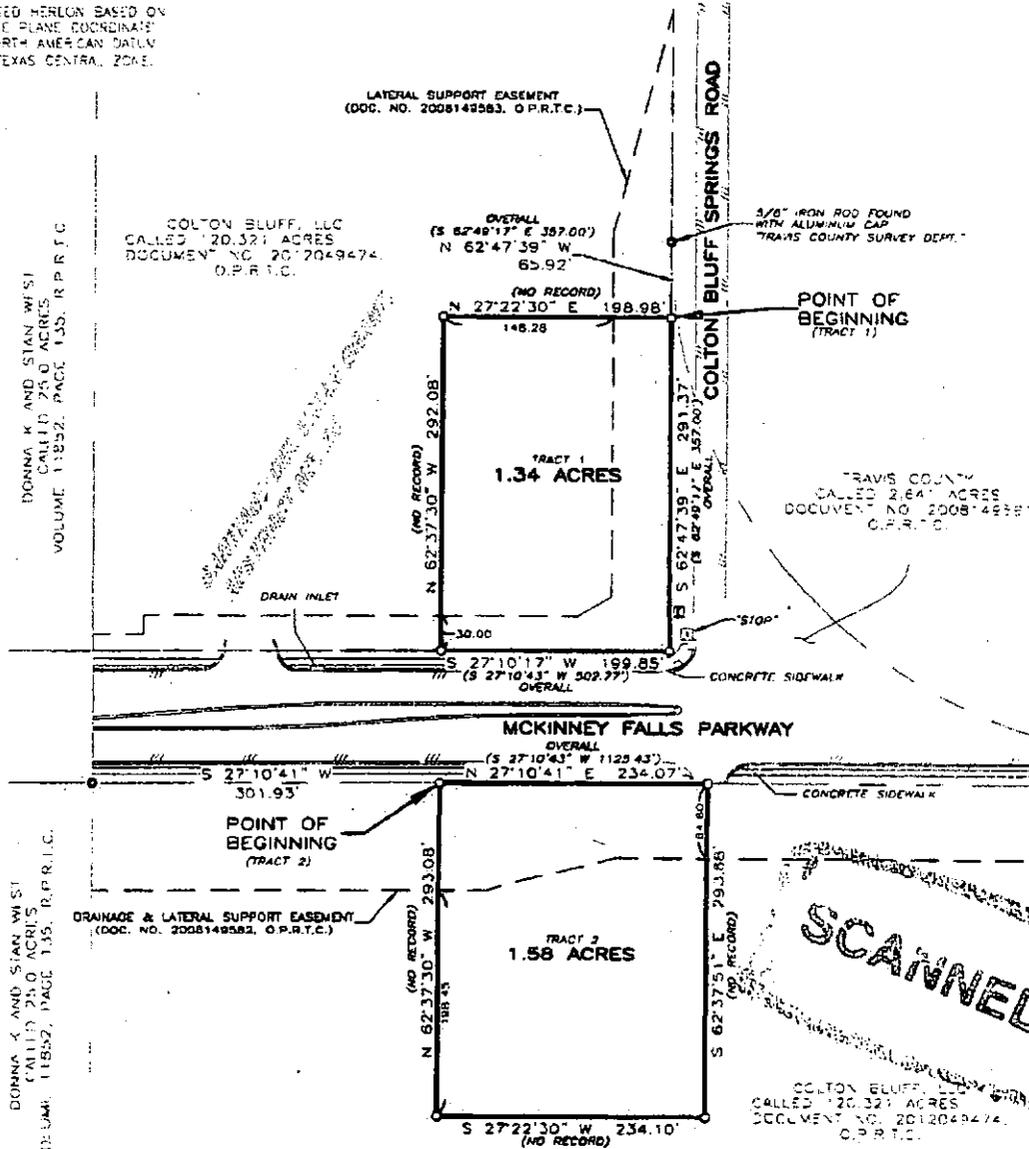
LEGEND	
1/2" IRON ROD FOUND	NO. CAPPED
(UNLESS OTHERWISE NOTED)	
7/8" IRON ROD SET WITH PLASTIC CAP	STANDARD "L.S. NO. 1"
---	SAWTOOTH
---	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
---	LOCAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
---	ELECTRIC
---	IRON
---	RECORDS INFORMATION BEING USED IN CONNECTION WITH THIS SURVEY
---	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

Scale: 1" = 100'

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

DONNA K AND STAN WEST CALLED 25.0 ACRES VOLUME 11852, PAGE 135, R.P.R.I.C.

COLTON BLUFF, LLC CALLED 120.321 ACRES DOCUMENT NO. 2012049474, O.P.R.T.C.



DONNA K AND STAN WEST CALLED 25.0 ACRES VOLUME 11852, PAGE 135, R.P.R.I.C.

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

NO PORTIONS OF THIS AREA APPEAR TO BE WIDE SPECIAL FLOOD HAZARD AREAS PER TEXAS FLOOD INSURANCE RATE MAP #64533083M, DATED SEPTEMBER 28, 2008. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.

Texas Land Surveying, Inc.

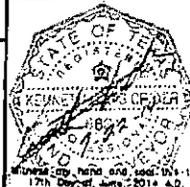
3813 Williams Drive, Suite 803 - Georgetown, Texas 78628

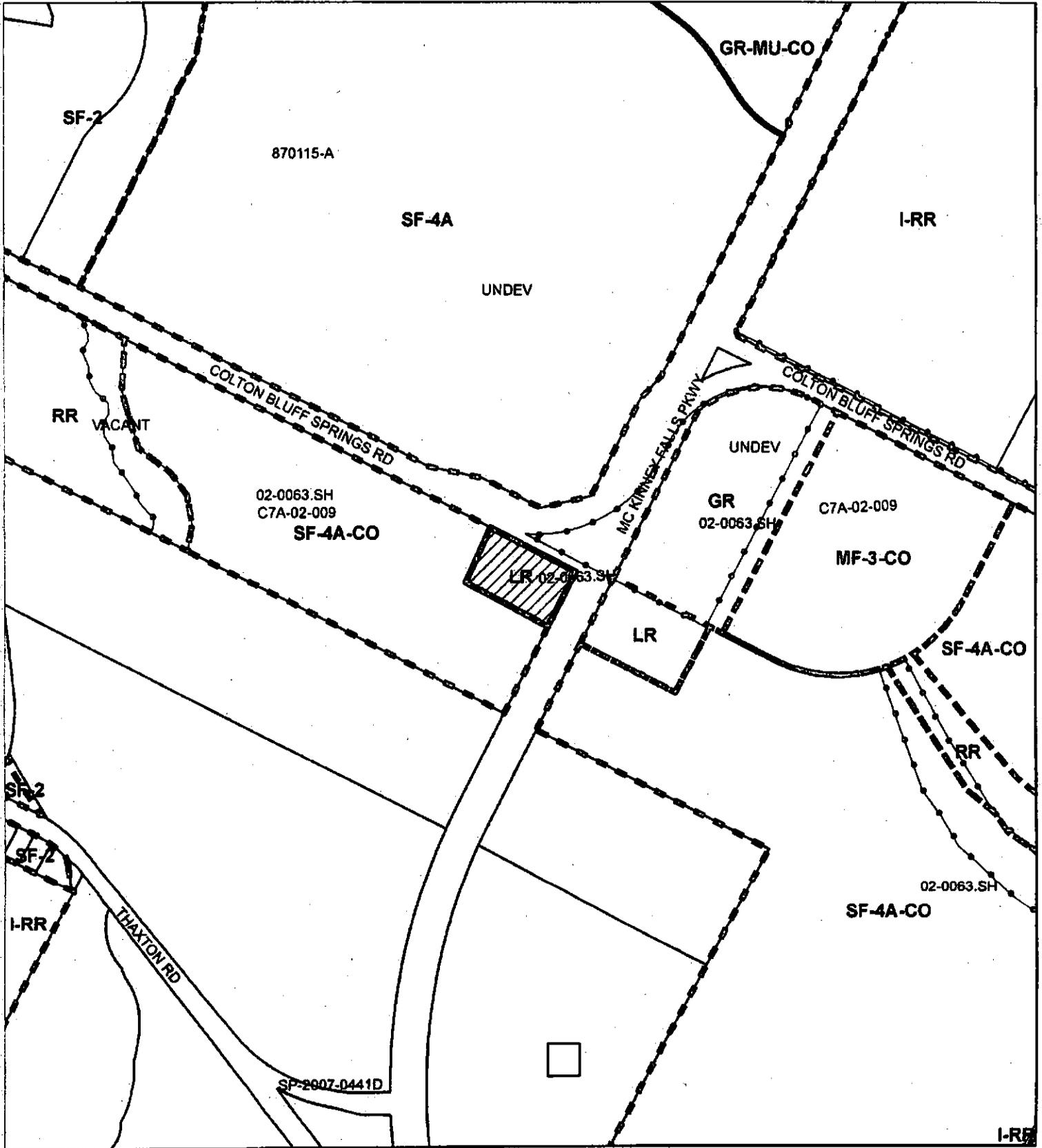
(512) 930-1600 / (512) 930-9389 fax

www.texas-land-surveying.com

TBPLS FIRM NO. 10056200

THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR. IT IS AN UNLAWFUL REPRODUCTION OF THE ORIGINAL SURVEYOR'S SEAL. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF AN UNLAWFUL REPRODUCTION.





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE
C14-2014-0146



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.

1" = 400'

This product has been produced by CTM for the sole purpose of geograp by the City of Austin regarding specific accuracy or completeness.

Exhibit B

