

**ORDINANCE NO. 20150212-075**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3411 BLUE JAY LANE AND 13918 HUMMINGBIRD LANE FROM LAKE AUSTIN RESIDENCE (LA) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT (SF-1) DISTRICT FOR TRACT 1 AND FROM LAKE AUSTIN RESIDENCE (LA) DISTRICT AND DEVELOPMENT RESERVE (DR) DISTRICT TO LAKE AUSTIN RESIDENCE (LA) 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. C14-2014-0170, on file at the Planning and Development Review Department, as follows:

**Tract 1:**

from lake austin residence (LA) district to single family residence large lot (SF-1) district

0.803 acre tract of land, more or less, all of Lot 18, Montview Harbor Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

**Tract 2:**

from lake austin residence (LA) district and development reserve (DR) district to lake austin residence (LA) district

1.257 acre tract of land, more or less, out of a portion of Lots 5 -7, Block 4, Hidden Valley, Section One Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance

locally known as 3411 Blue Jay Lane and 13918 Hummingbird Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

**PART 2.** This ordinance takes effect on February 23, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_  
February 12, 2015

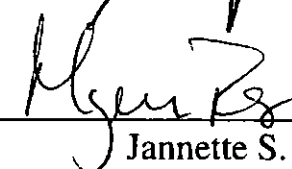
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§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Karen M. Kennard  
City Attorney

**ATTEST:**

 For  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**FIELD NOTES**

BEING 0.803 OF AN ACRE OF LAND, MORE OR LESS AND BEING ALL OF LOT 18 OF "MONTVIEW HARBOR" SUBDIVISION AS RECORDED IN BOOK 24, PAGE 12 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING OUT OF AND A PORTION OF LOTS 5 THROUGH 7, BLOCK 4 OF "HIDDEN VALLEY, SECTION ONE" SUBDIVISION AS RECORDED IN BOOK 21, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS SAID 0.803 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS::

**BEGINNING** at a 1/2" iron rod found on the common boundary line between said subdivisions said point being the south corner of Lot 21, and being the east corner of Lot 22 of said "Montview Harbor" and being an angle point in said common boundary line of said "Montview Harbor", said point also being the northwest corner of this subdivision plat;

**THENCE** N 88° 25' 00" E (Basis of Bearings), along said common boundary line, same being the south line of said Lot 21, a distance of 48.01 feet to a 1/2" iron rod found for the east corner of said Lot 21, same being the southwest corner of said Lot 18;

**THENCE** N 2° 33' 44" E, along the west line of Lot 18 and this subdivision plat, same being the east line of Lots 21 and 20 of said "Montview Harbor" subdivision, a distance of 102.71 feet to a 1/2" iron rod found for an angle point in the west line of said Lot 18, and this subdivision plat and being the south corner of Lot 19 of said "Montview Harbor" subdivision;

**THENCE** N 61° 29' 10" E, along the common dividing line between said Lots 19 and 18, a distance of 71.23 feet to a 1/2" iron rod found at the point of intersection with the south right-of-way line of a private access way said point being the north corner of said Lot 18 and this subdivision plat, and being the east corner of said Lot 19;

**THENCE** along said right-of-way line, along a non-tangent curve to the left, (concave to the north) having the following elements, a central angle of 61° 32' 40", a radius of 40.00 feet and an arc length of 42.97 feet, the chord of which bears S 53° 56' 08" E a distance of 40.93 feet to a 1/2" iron rod found for the northeast corner of said Lot 18 and being the farthest north northeast corner of this subdivision plat, also being the northwest corner of Lot 17 of said "Montview Harbor" subdivision;

**THENCE** S 11° 30' 19" W, along the common dividing line between said Lots 18 and 17, a distance of 112.63 feet to a found 1/2" iron rod found for the southeast corner of Lot 18, same being the southwest corner of Lot 17 and being on the common dividing line between said subdivisions, said point also being on the north line of Lot 7, Block 4 of said "Hidden Valley, Section one" subdivision and being an angle point in this subdivision plat;

**THENCE** N 88° 25' 00" E, along the common dividing line between said subdivisions, a distance of 21.95 feet to a 1/2" iron rod found for the northeast corner of said Lot 7, and being the farthest south northeast corner of this subdivision plat;



**ALL POINTS SURVEYING**

1714 Fortview Road, Suite 200, Austin, TX 78704  
TEL: (512) 440-0071 FAX: (512) 440-0199

Exhibit A

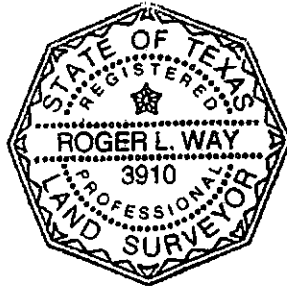
THENCE S 02° 10' 30" W along the east line of said Lot 7, same being the east line of said "Hidden Valley, Section One", a distance of 159.74 to a calculated point in the centerline of a creek for the southeast corner of this subdivision plat;

THENCE along the centerline of said creek, same being the south line of this subdivision plat, the following four (4) courses and distances to a calculated point at the terminus of each course:

- 1) S 74° 26' 09" W 21.34 feet
- 2) N 85° 24' 05" W 65.65 feet
- 3) N 61° 27' 47" W 64.32 feet, and
- 4) N 79° 47' 06" W 40.16 feet to the point of intersection with west boundary line of said "Montview Harbor" subdivision;

THENCE N 19° 25' 11" E, along said boundary line, a distance of 118.78 feet to THE POINT OF BEGINNING and containing 0.803 of an acre of land, more or less.

Roger L. Way  
ROGER L. WAY  
R.P.L.S. No. 3910  
JOB No. 08B36613



Date

9/12/14



( Exhibit A-2 )

FIELD NOTES

BEING 1.257 ACRES OF LAND, MORE OR LESS AND BEING OUT OF AND A PORTION OF LOTS 5 THROUGH 7, BLOCK 4 OF "HIDDEN VALLEY, SECTION ONE" SUBDIVISION AS RECORDED IN BOOK 21, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS SAID 1.257 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS::

**COMMENCING** for reference at a 1/2" iron rod found on the common boundary line between Montview Harbor Subdivision of record in Book 24, Page 12 of the Plat Records of Travis County, Texas and said Hidden Valley Subdivision, said point being the south corner of Lot 21, and being the east corner of Lot 22 of said "Montview Harbor" and being an angle point in said common boundary line of said "Montview Harbor";

**THENCE** N 88° 25' 00" E (Basis of Bearings), along said common boundary line, a distance of 195.80 feet to a 1/2" iron rod found for the northeast corner of said Lot 7;

**THENCE** S 02° 26' 38" W along the east line of said Lot 7, same being the east line of said "Hidden Valley, Section One", a distance of 159.74 to a calculated point in the centerline of a creek for the **TRUE POINT OF BEGINNING** and being northeast corner of this tract of land;

**THENCE** S 02° 26' 38" W, continuing along said property line a distance of 234.76 feet to a 1/2" iron rod found for the southeast corner of said Lot 7, and this tract of land and being on the north right-of-way line of Humming Bird Lane (ROW varies);

**THENCE** along the north right-of-way line of said Hummingbird Lane and the north right-of-way line of Echo Lane (ROW varies) the following three (3) courses and distances to a 1/2" iron rod found at the terminus of each course:

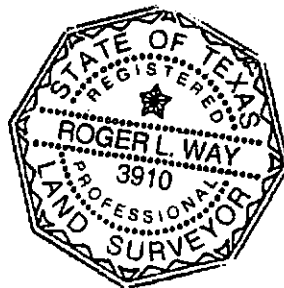
- 1) S 87° 30' 46" W 116.83 feet to the point of curvature of a curve to the right (concave to the north)
- 2) Along said curve having the following elements a central angle of 41° 35' 41", a radius of 91.82 feet and an arc length of 66.66 feet, the chord of which bears N 71° 41' 24" W a distance of 65.20 feet, and
- 3) N 50° 53' 33" W 91.48 feet to the southwest corner of said Lot 5 and this tract of land, same being the southeast corner of Lot 4 of said Hidden Valley subdivision;

**THENCE** N 19° 37' 57" E, along the common dividing line between said lots 5 and 4, a distance of 219.33 to the point of intersection with the center line of a creek for the northwest corner of this tract of land;

**THENCE** along the centerline of said creek the following five (5) courses and distances, to a calculated point at the terminus of each course:

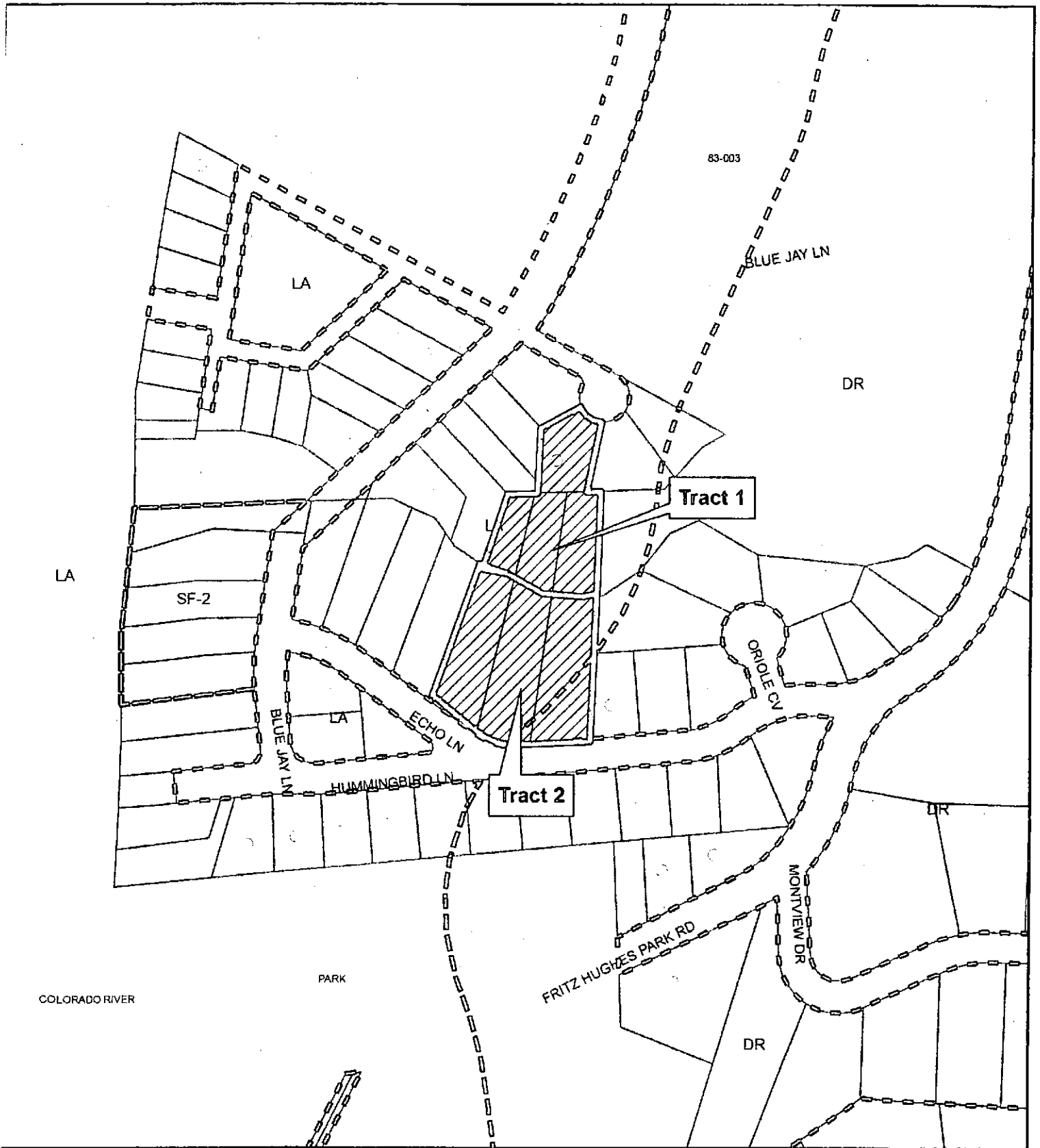
- 1) S 73° 13' 27" E 5.75 feet
- 2) S 70° 47' 06" E 40.16 feet
- 3) S 61° 27' 47" E 64.32 feet
- 4) S 85° 24' 05" E 65.65 feet, and
- 5) N 74° 26' 09" E 21.34 feet to **THE POINT OF BEGINNING** and containing 1.257 acres of land, more or less.

Roger L. Way  
ROGER L. WAY  
R.P.L.S. No. 3910  
JOB No. 08B36613



9/12/14  
Date








# ZONING

ZONING CASE#: C14-2014-0170



-  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 by the City of Austin regarding specific accuracy or completeness.



Exhibit C