

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

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 7864 THAXTON ROAD AND 6218 BUMPSTEAD DRIVE AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) 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 interim-rural residence (I-RR) district to single family residence standard lot (SF-2) district on the property described in Zoning Case No. C14-2015-0016, on file at the Planning and Zoning Department, as follows:

1.026 acre tract of land, more or less, out of the Santiago Del Valle Grant Survey No. A-20 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7864 Thaxton Road and 6218 Bumpstead 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 \_\_\_\_\_, 2015.

**PASSED AND APPROVED**

\_\_\_\_\_, 2015      §  
   §  
   §

Steve Adler  
Mayor

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

Anne L. Morgan  
Interim City Attorney

Jannette S. Goodall  
City Clerk

Exhibit\_\_ Page 1 of 2 Pages

County: Travis  
O.S.C. No.: 1411003411 (Prepared)

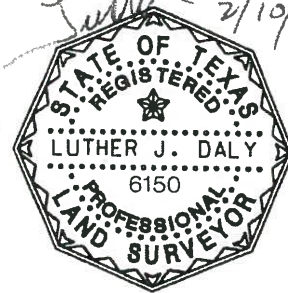
**Field Notes for 1.026 Acre Tract**

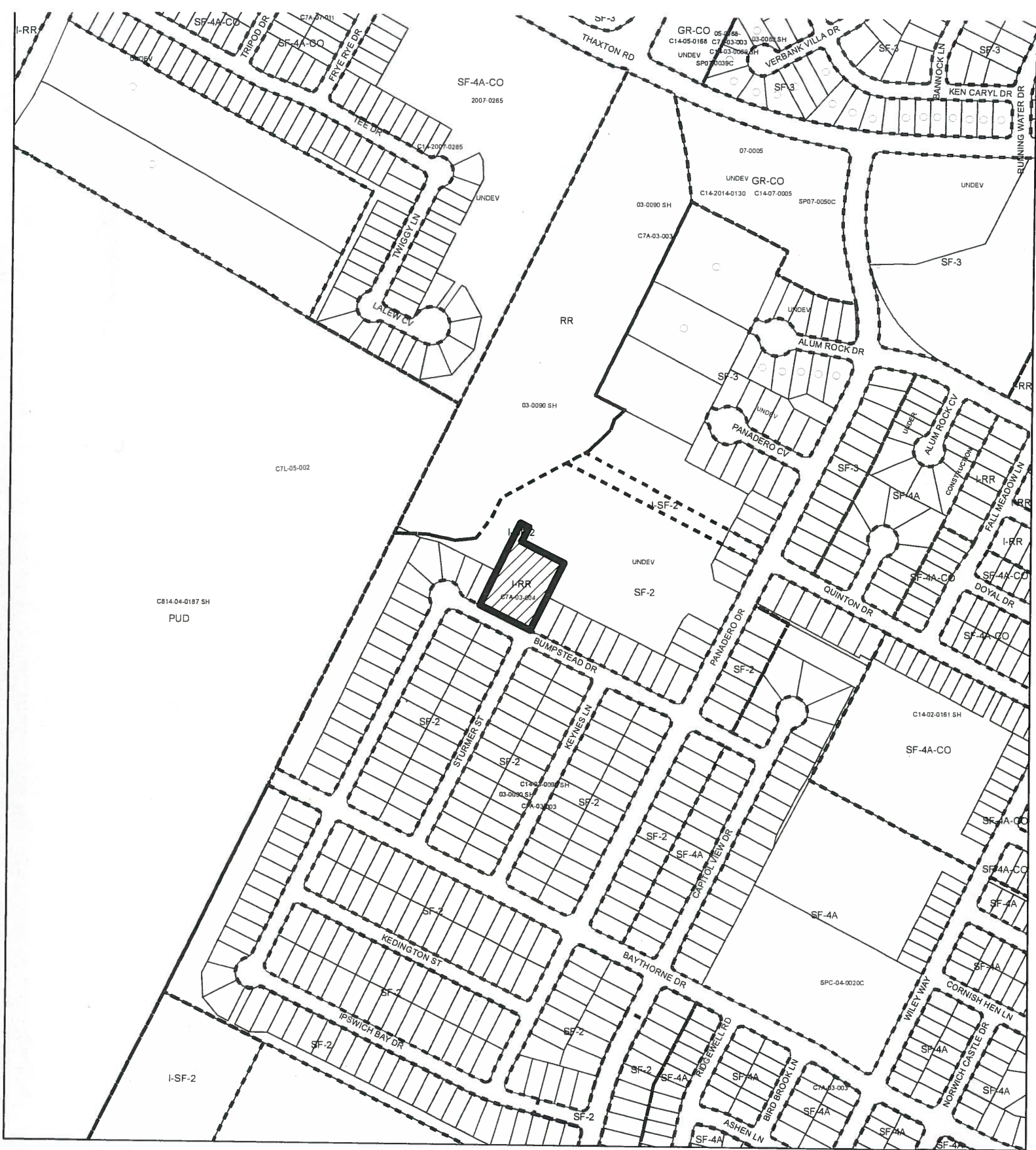
Being a 1.026 acre tract of land located in the Santiago Del Valle Grant Survey, A-20 in Travis County, Texas; said 1.026 acre tract being all of a called 0.20 acre tract of land (Tract 1) and a called 0.826 acre tract of land (Tract 2) both recorded in Clerk's File Number 2006246201 of the Official Public Records Of Travis County (O.P.R.T.C.), Texas; said called 0.20 acre tract also being the same tract conveyed to Ernest A. and Madie Breed Dittmar in Volume 7884, Page 896 of the Deed Records of Travis County and said called 0.896 acre tract being the same tract conveyed to Ernest A. Dittmar recorded in Volume 4496, Page 1433 of the Deed Records of Travis County; said tracts being more particularly described by metes and bounds as follows (bearings are based on the northeast line of said called 0.826 acre tract):




**Beginning** at a 1/2-inch iron rod found for the south corner of said called 0.826 acre tract and the west corner of a called Lot 26, Block X of the Sheldon 230, Section 1, Phase 1, a subdivision recorded in Document No. 200500225 of the O.P.R.T.C., same being the northeast right-of-way (R.O.W.) line of Bumpstead Drive (50-feet wide) of said Sheldon 230, Section 1, Phase 1;

1. Thence, with the southwest line of said called 0.826 acre tract and said called 0.20 acre tract and said northeast R.O.W. line, North 60 degrees 00 minutes 00 seconds West, a distance of 180.00 feet to a 1/2-inch iron rod found on the west line of said called 0.20 acre tract and the south corner of Lot 27, Block X of Sheldon 230, Section 1, Phase 3, a subdivision recorded in Document 200700032 of the O.P.R.T.C.;
2. Thence, with the southeast line of said Lot 27 and the northwest line of said called 0.20 acre tract, North 30 degrees 00 minutes 00 seconds East, at 120.00 feet pass a 1/2-inch iron rod found for the east corner of said Lot 27 and a southerly corner of Lot 13, Block X of said Sheldon 230, Section 1, Phase 1, in all a total distance of 290.40 feet to the north corner of said called 0.20 acre tract;
3. Thence, with the common line of said called 0.20 acre tract and said Lot 13, South 60 degrees 00 minutes 00 seconds East, a distance of 30.00 feet to a 1/2-inch iron rod set for the east corner of said called 0.20 acre tract and a southerly corner of said Lot 13;
4. Thence, continuing with said common line, South 30 degrees 00 minutes 00 seconds West, a distance of 50.40 feet to a 1/2-inch iron rod set for the north corner of aforesaid called 0.826 acre tract and a southerly corner of said Lot 13;
5. Thence, with the common line of said called 0.826 acre tract and said Lot 13, South 60 degrees 00 minutes 00 seconds East, a distance of 150.00 feet to a 1/2-inch iron rod set for the east corner of said called 0.826 acre tract and a southerly corner of said Lot 13;

6. Thence, continuing with the southeast line of said called 0.826 acre tract, said southerly line of said Lot 13 and the northwest line of aforesaid Lot 26, South 30 degrees 00 minutes 00 seconds West, a distance of 240.00 feet to the **Point of Beginning** and containing 1.026 acres of land.





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2015-0016**

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

Exhibit B

