

ORDINANCE NO. 20230831-128

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 8600 WHITE CLIFF DRIVE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO FAMILY RESIDENCE (SF-3) 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 development reserve (DR) district to family residence (SF-3) district on the property described in Zoning Case No. C14-2022-0151, on file at the Planning Department, as follows:

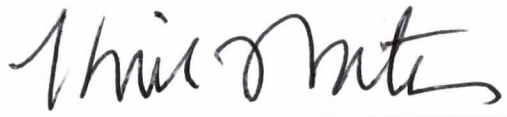
0.521 acre tract of land, more or less, out of the Joseph Scott Survey No. 27, Abstract No. 722, situated in Travis County, Texas, being all of that 0.52 acre tract of land described in a deed recorded in Document No. 2017083314, Official Public Records of Travis County, Texas, said 0.521 acre of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 8600 White Cliff Drive 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 September 11, 2023.

PASSED AND APPROVED

_____, August 31, 2023

§
§
§ 
Kirk Watson
Mayor


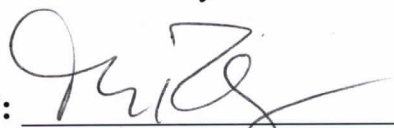
APPROVED:  **ATTEST:** 
Anne L. Morgan
City Attorney
Myrna Rios
City Clerk

EXHIBIT "A" Page 1

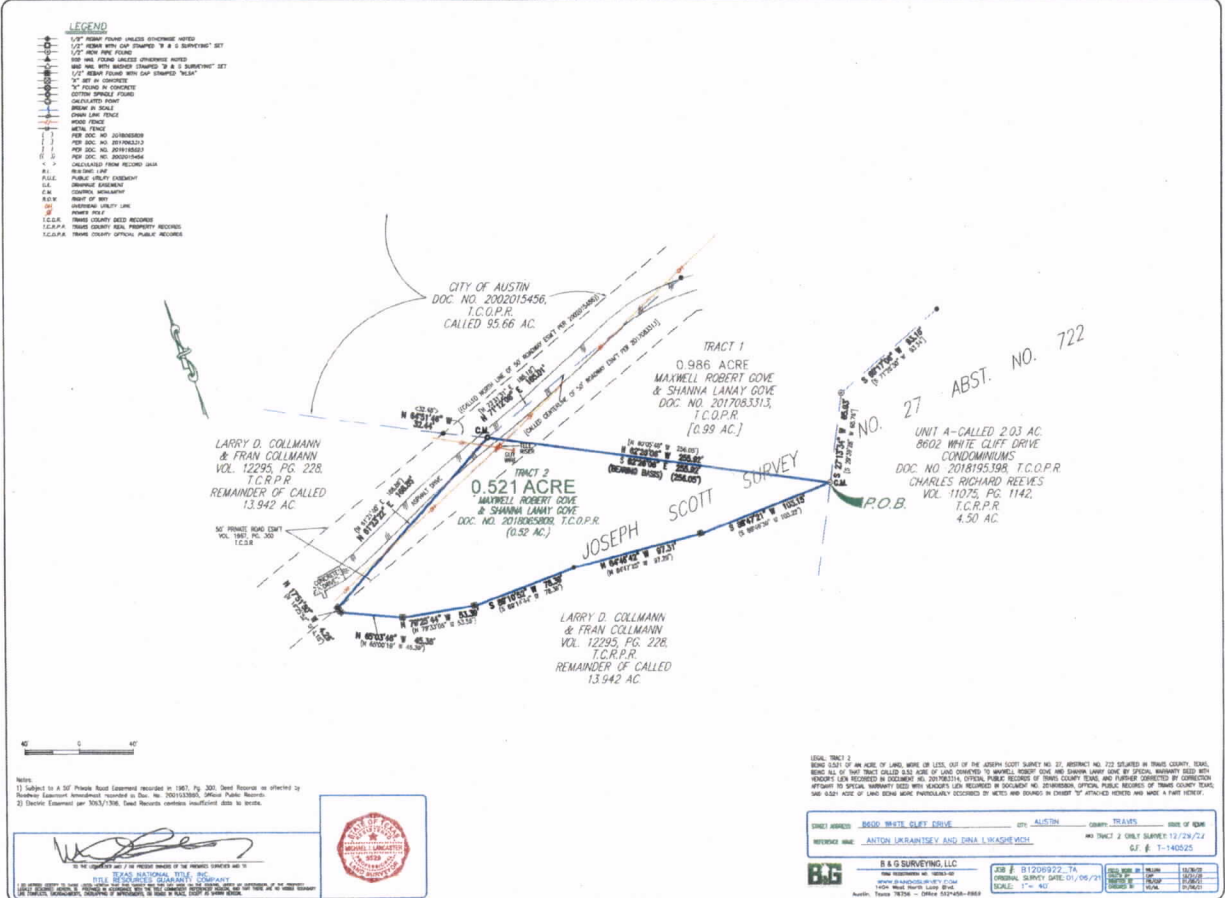


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EXHIBIT "B" TRACT 2

BEING 0.521 OF AN ACRE OF LAND, MORE OR LESS, OUT OF THE JOSEPH SCOTT SURVEY NO. 27, ABSTRACT NO. 722 SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED 0.52 ACRE OF LAND CONVEYED TO MAXWELL ROBERT GOVE AND SHANNA LANAY GOVE BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2017083314, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, AND FURTHER CORRECTED BY CORRECTION AFFIDAVIT TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2018065809, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; SAID 0.521 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the northwesterly line of that tract called 4.50 acres of land conveyed to Charles Richard Reeves by Special Warranty Deed recorded in Volume 11075, Page 1142, Real Property Records of Travis County, Texas, same being the northwesterly line of Unit A, 8602 White Cliff Condominiums, a Condo Plat recorded in Declaration of Condominium Regime recorded in Document No. 2018195398, Official Public Records of Travis County, Texas, said point being the northeast corner of that tract called 13.942 acres of land conveyed to Larry D. Collmann and Fran Collmann by Warranty Deed with Vendor's Lien recorded in Volume 12295, Page 228, Real Property Records of Travis County, Texas, the south corner of that tract called 0.99 acre of land (0.986 acre this day surveyed) conveyed to Maxwell Robert Gove and Shanna Lanay Gove by Special Warranty Deed with Vendor's Lien recorded in Document No. 2017083313, Official Public Records of Travis County, Texas, and the east corner of said called 0.52 acre Gove tract, for the east corner hereof;

THENCE with the south line of said called 0.52 acre Gove tract, into and across said Collmann tract, the following six (6) courses:

1. S 88°47'21" W, a distance of 103.15 feet to a 1/2" iron rebar with cap stamped "WLSA" found for an angle point,
2. N 84°46'42" W, a distance of 97.31 feet to a 1/2" iron rebar found for an angle point,
3. S 89°10'52" W, a distance of 78.39 feet to a 1/2" iron rebar with cap stamped "WLSA" found for an angle point,
4. N 79°25'44" W, a distance of 53.39 feet to a 1/2" iron rebar with cap stamped "WLSA" found for an angle point,
5. N 65°03'46" W, a distance of 45.36 feet to a 1/2" iron rebar with cap stamped "WLSA" found for an angle point,
6. N 17°51'50" W, a distance of 4.26 feet to a 1/2" iron rebar with cap stamped "WLSA" found for the west corner hereof;

THENCE N 61°23'22" E, continuing into and across said Collmann tract with the northwest line of said called 0.52 acre Gove tract, a distance of 166.85 feet to a cotton spindle found in the northeast line of said Collmann tract, said point being the north corner of said called 0.52 acre Gove tract and the west corner of said called 0.99 acre Gove tract (0.986 acre this day

Exhibit "A" Page 3

surveyed) for the north corner hereof; from which a ½" iron rebar found at a passing called point in said Volume 12295, Page 228, at the intersection of the northeast line of said Collmann and the north line of a 50' Road Easement recorded in Volume 1967, Page 300, bears N 64°51'46" W, a distance of 32.44 feet,

THENCE S 62°26'06" E (Bearing Basis), with the common line of said called 0.52 Gove tract and said called 0.99 acre Gove tract (0.986 acre this day surveyed), a distance of 255.92 feet to the **PLACE OF BEGINNING** and containing 0.521 acre of land more or less.

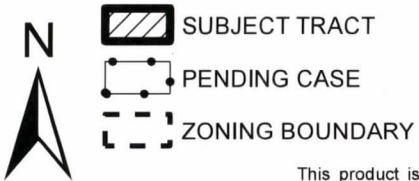
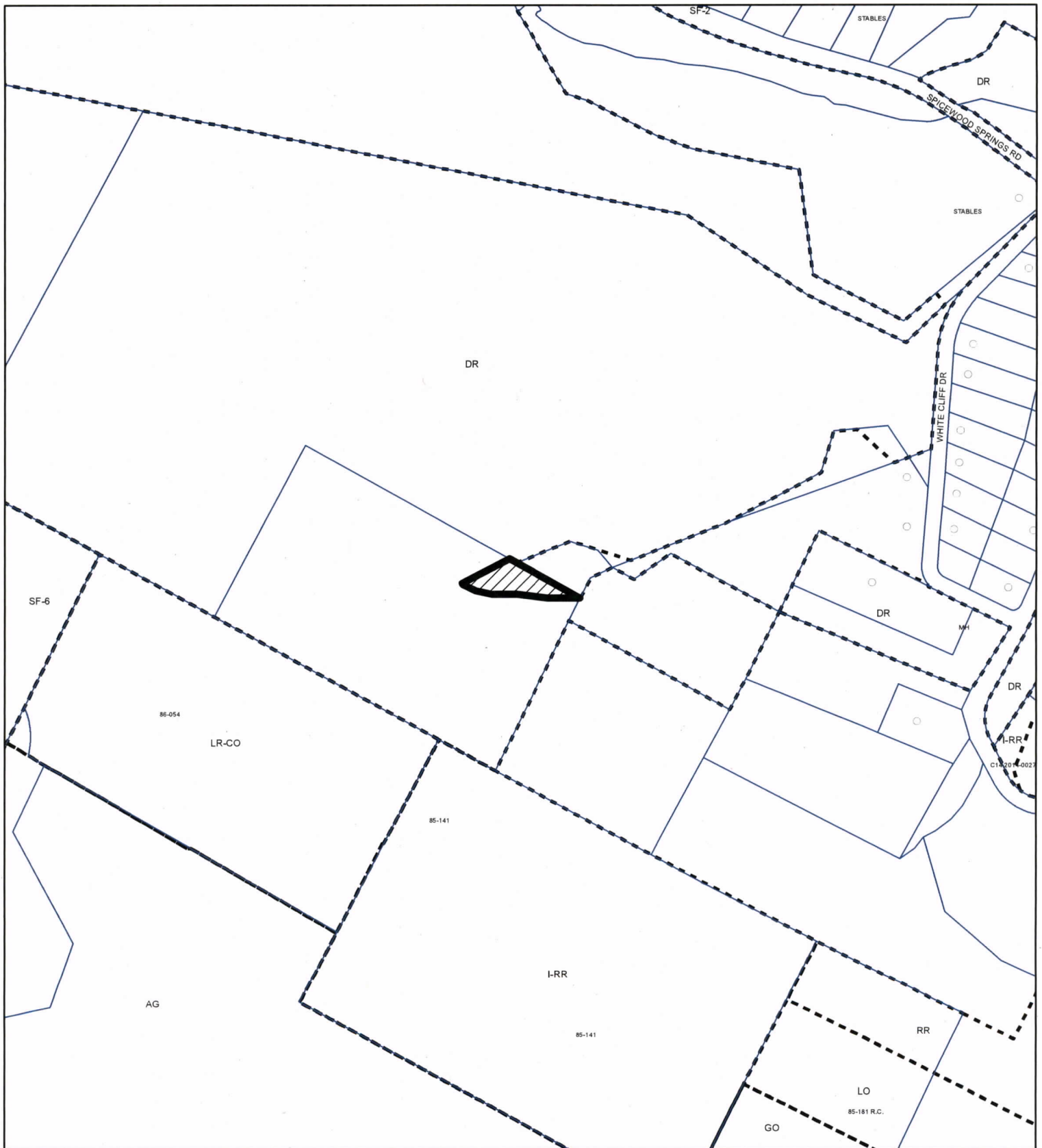
THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.


MICHAEL LANCASTER R.P.L.S. 5529

01/06/21
DATE

B & G Surveying, LLC
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
www.bandgsurvey.com
Firm Reg. No. 100363-00
B1208820_LEGAL-TR2





1" = 400'

ZONING
ZONING CASE#: C14-2022-0151

EXHIBIT "B"



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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 11/9/2022