

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 800 EAST PARMER LANE FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-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 community commercial (GR) combining district to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-2016-0094, on file at the Planning and Zoning Department, as follows:

Lot 1A, being a part of the resubdivision of Lot 1, Ly and Nguyen subdivision, a subdivision of record, called 18.982 acres, recorded in Document No. 200800139, Official Public Records Travis County, Texas, of the Alexander Walters Survey 67, Abstract Number 791, Lot 1A more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 800 East Parmer Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. This ordinance takes effect on _____, 2018.

PASSED AND APPROVED

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So

§

, 2018

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

DESCRIPTION

DESCRIPTION OF LOT 1A, BEING A PART OF THE RESUBDIVISION OF LOT 1, LY & NGUYEN SUBDIVISION, A SUBDIVISION OF RECORD, CALLED 18.982 ACRES, RECORDED IN DOCUMENT NUMBER 200800139, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS OF THE ALEXANDER WALTERS SURVEY 67, ABSTRACT NUMBER 791. LOT 1A BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with "Bury Pitman" cap found for the south corner of Lot 27A, being part of the Amended Plat of Lots 25, 26 and 27, Block A, Harris Ridge Phase 3, Section 3, a subdivision of record, recorded in Document No. 200000036, Official Public Records Travis County, Texas, same being the northeast right-of-way line of E. Parmer Lane, a 200 foot wide right-of-way, recorded in Document No. 200800139, Official Public Records Travis County, Texas;

THENCE leaving said northeast right-of-way line, along the southeast line of said Lot 27A, N55°11'00"E, a distance of 140.33 feet to a 1/2-inch iron rod with cap stamped "2986" found in for the northeast corner of said Lot 27A, same being the south corner of said Lot 1 and the **POINT OF BEGINNING** of the tract described herein;

THENCE along the south line of said Lot 1, same being a north line of said Amended Plat of Lots 25, 26 and 27, Block A, N62°42'05"W, a distance of 350.40 feet to a 1/2-inch iron rod found for the northwest corner of Lot 26A, of said Amended Plat of Lots 25, 26 and 27, Block A, same being the northeast right-of-way line of said E. Parmer Lane and an angle point of the tract described herein;

THENCE along said right-of-way line, with the arc of a curve to the left a distance of 442.90 feet, through a central angle of 12°37'33", having a radius of 2009.86 feet, and whose chord bears N49°55'13"W, a distance of 442.00 feet to a 1/2-inch iron rod with "SAM" cap found in said right-of-way line, same being the west corner of said Lot 1 and the intersection of the northeast right-of-way line of said E. Parmer Lane and the southeast right-of-way line of Harris Ridge Boulevard, a 90 foot wide right-of-way, recorded in Document No. 200800139, Official Public Records Travis County, Texas;

THENCE along said southeast right-of-way line, same being the northwest line of said Lot 1 and the tract described herein, the following two (2) courses and distances:

1. N30°35'11"E, a distance of 385.78 feet to a 1/2-inch iron rod with "SAM" cap set, and
2. with the arc of a curve to the right a distance of 533.05 feet, through a central angle of 40°34'51", having a radius of 1063.74 feet, and whose chord bears N44°55'15"E, a distance of 527.49 feet to a 1/2-inch iron rod with "SAM" cap set in said right-of-way line;

Exhibit A

THENCE leaving said southeast right-of-way line, along the south right-of-way line of Josh Ridge Boulevard, a 64 foot wide right-of-way, same being the north line of the tract described herein, the following two (2) courses and distances:

1. with the arc of a curve to the right a distance of 37.81 feet, through a central angle of $86^{\circ}39'39''$, having a radius of 25.00 feet, and whose chord bears $S77^{\circ}19'21''E$, a distance of 34.31 feet to a 1/2-inch iron rod with "SAM" cap set, and
2. with the arc of a curve to the left a distance of 504.33 feet, through a central angle of $31^{\circ}01'06''$, having a radius of 931.58 feet, and whose chord bears $S49^{\circ}30'09''E$, a distance of 498.20 feet to a 1/2-inch iron rod with "SAM" cap set in the common line of said Lot 1 and said Amended Plat for Lots 25, 26 and 27, Block A and the northeast corner of the tract described herein;

THENCE along said common line, leaving said south right-of-way line, $S22^{\circ}01'02''W$, a distance of 884.33 feet to the **POINT OF BEGINNING** of the tract described herein.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.

This property description is accompanied by a separate plat of even date.

THE STATE OF TEXAS

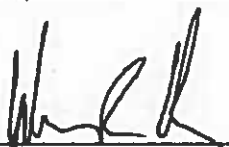
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, William R. Herring, a Registered Professional Land Surveyor, do hereby certify 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 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Ste. 100
Austin, Texas 78735
TX Firm Registration No. 10064300

 5/21/2018

William R. Herring Date
Registered Professional Land Surveyor
No. 6355 - State of Texas



LOT 1
FARMER NORTH,
SECTION 2
DOC. NO. 700003381
P. 173

4-11731
C-11731

LOT 1A
14.30 ACRES

LOT 1
LY & NOLVEN
SUBDIVISION
CALLED 18 1/2 ACRES
DOC NO. 20880139
O.P.R.T.C.T.

MARKS ROCK
PHASE 1, SECTION 2
VOL 80 PG 1230
PAGE 11

NAPR 3 ROCE PHASE
1. SECTION 3
VOL. 102 PG. 104
P. 104

JOSH RIDGE BOULEVARD
THE RIGHT OF WAY

AMERICAN FLAT OF
LOTS 25, 26 AND 27, BLOCK 'A',
HAPP'S RIDGE PHASE 2, SECTION 3,
DOC. NO. 200000238
OPRICH, MS.

452

- ① - give the reader (the answer)
- ② - 1/4" from the 1/2" of the 1/2"
- ③ - 1/4" from the 1/2" of the 1/2"
- ④ - 1/4" from the 1/2" of the 1/2"

*S127L = PLAN NUMBER THREE SEAFY TEND
 *S127L = OFFICE PUBLIC ADDRESS THREE SEAFY TEND
 *S127L = PLAN PUBLIC ADDRESS THREE SEAFY TEND

NOTES

- 1 ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MAG 83.
- 2 THIS REPORT IS ACCOMPANIED BY A SEPARATE DESCRIPTION OF EYON DIRT.



WILLIAM W. FORTUNE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6353 - STATE OF TEXAS

5/14/2010

[illegible]

4821 Southwest Parkway
Building Two, Suite 100
Austin, Texas, 78723
Tel. 512.447.2375
Fax 512.336.5270
email info@cam3d.com

ISSN Print Registration no. 10094300

PROJECT: PTC Acquisitions
Former Village

JOB NUMBER: 28043
 DATE: 03-20-14
 SCALE: 1"=100'
 SURVEYOR: G. W. HARRIS
 TECHNICIAN: Thomas
 DRAWING: 28043-1-Part of Village
 TRACT BY: B/L
 PARTIAL: Caledon/Albion/Albion
 20-10-14 11:12/11:13

**EXHIBIT - LOT 1A
LY & NGUYEN SUBDIVISION
TRAVIS COUNTY, TEXAS**

SHEET 3
OF 3

