

ORDINANCE NO.

1 **AN ORDINANCE AMENDING ORDINANCE NO. 990603-92 TO REZONE AND**
2 **CHANGE THE ZONING MAP FROM LIMITED INDUSTRIAL-PLANNED**
3 **DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT TO LIMITED**
4 **INDUSTRIAL-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING**
5 **DISTRICT FOR PROPERTY GENERALLY KNOWN AS THE PARMER**
6 **CENTER DEVELOPMENT LOCATED AT 13300 CENTER LAKE DRIVE, 13100**
7 **½ MCCALLEN PASS, 13112 ½ MCCALLEN PASS, 13200 ½ MCCALLEN PASS.**

8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** The planned development area is comprised of property originally known as the
12 Parmer Center planned development area (“Parmer Center PDA”). On June 3, 1999, the
13 Parmer Center PDA was approved under Ordinance No. 990603-92, and amended under
14 Ordinance No. 20141120-164. This ordinance adds approximately 3.859 acres to the
15 Parmer Center PDA as described in Part 2 below.

16
17 **PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to
18 change the base district from limited industrial planned development area (LI-PDA)
19 combining district to limited industrial planned development area (LI-PDA) combining
20 district on the property described in Zoning Case No. C14-2021-0080, on file at the
21 Housing and Planning Department, as follows:

22
23 3.859 acres of land out of the Thomas C. Collins Survey No. 61, Travis County
24 Texas, being a portion of Lot 3, Block A, Tech.Ridge Section 2, a subdivision
25 recorded in Document No. 201300223 of the Official Public Records of Travis
26 County, Texas and a portion of Lot 2B, Resubdivision of Lot 2, Block A,
27 Tech.Ridge Section 2, a subdivision as recorded in Document No. 201700095 of
28 the Official Public Records of Travis County, Texas, said 3.859 acres of land being
29 more particularly described by metes and bounds in **Exhibit “A”** incorporated into
30 this ordinance, and

31
32 9.651 acres of land out of the Thomas C. Collins Survey No. 61, Travis County
33 Texas, being a portion of Lot 3, Block A, Tech.Ridge Section 2, a subdivision
34 recorded in Document No. 201300223 of the Official Public Records of Travis
35 County, Texas and a portion of Lot 2B, Resubdivision of Lot 2, Block A,
36 Tech.Ridge Section 2, a subdivision as recorded in Document No. 201700095 of
37 the Official Public Records of Travis County, Texas, said 9.651 acres of land being

LEGAL DESCRIPTION

FIELD NOTES FOR 3.859 ACRES OF LAND OUT OF THE THOMAS C. COLLINS SURVEY NO. 61, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 3, BLOCK "A", TECH.RIDGE SECTION 2, A SUBDIVISION AS RECORDED IN DOCUMENT NO. 201300223 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 2B, RESUBDIVISION OF LOT 2, BLOCK "A", TECH.RIDGE SECTION 2, A SUBDIVISION AS RECORDED IN DOCUMENT NO. 201700095 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 3 BEING CONVEYED TO TECHRIDGE PLD, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020032150 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID LOT 2B BEING CONVEYED TO CENTERPOINT 99, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2018011295 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.859 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 1/2-inch iron rod with cap stamped "STANTEC" found on the west line of Lot 2-A, Block "B" of TECH.RIDGE SECTION 1, a subdivision as recorded in Document Number 200800346 of the Official Public Records of Travis County, Texas, at the most easterly northeast corner of said Lot 2B, for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the east line of said Lot 2B and west line of said Lot 2-A, the following three (3) courses:

- 1) S 07°08'10" W a distance of 110.00 feet to a 1/2-inch iron rod with a cap stamped "BURY & PARTNERS" found for an angle point;
- 2) S 01°00'37" E a distance of 165.03 feet to a 1/2-inch iron rod with a cap stamped "BURY & PARTNERS" found for an angle point; and
- 3) S 07°47'37" E a distance of 105.43 feet to a 1/2-inch iron rod with a cap stamped "BURY & PARTNERS" found for at the southeast corner of said Lot 2B and the northeast corner of said Lot 3;

THENCE, with the east line of said Lot 3 and the west line of said Lot 2-A, the following six (6) courses:

- 1) S 07°47'37" E a distance of 34.52 feet to a 1/2-inch iron rod with a cap stamped "BURY & PARTNERS" found for an angle point;
- 2) S 07°11'44" W a distance of 28.03 feet to a 1/2-inch iron rod with a cap stamped "BURY & PARTNERS" found for an angle point;
- 3) S 14°58'18" E a distance of 470.27 feet to a calculated point for an angle point;
- 4) S 18°10'40" W a distance of 41.23 feet to a 1/2-inch iron rod with a cap stamped "BURY & PARTNERS" found for an angle point;

Exhibit A

- 5) S 28°49'47" W a distance of 118.08 feet to a 1/2-inch iron rod found for an angle point; and
- 6) S 22°13'21" W a distance of 73.52 feet to a calculated point on the northerly right-of-way line of Center Lake Drive (90' right-of-way) at the most southerly southeast corner of said Lot 3, being the southwest corner of said Lot 2-A, for the southeast corner of the herein described tract;

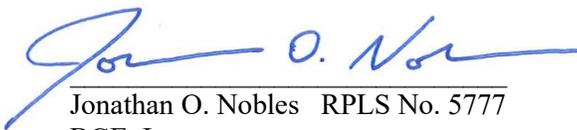
THENCE, with the northerly right-of-way line of said Center Lake Drive, along a curve to the right, an arc distance of 163.56 feet, having a radius of 735.00 feet, a central angle of 12°44'59" and chord which bears N 83°41'49" W a distance of 163.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set;

THENCE, continuing with the northerly right-of-way line of said Center Lake Drive, N 77°19'21" W a distance of 62.38 feet to a calculated point for the southwest corner of the herein described tract;

THENCE, departing the northerly right-of-way line of said Center Lake Drive, over and across said Lot 3 and said Lot 2B, N 08°39'51" E, a distance of 1,091.03 feet to a calculated point for on the common north line of said Lot 2B and south line of said Lot 2A for the northwest corner of the herein described tract;

THENCE, with the common north line of said Lot 2B and south line of said Lot 2A, S 81°19'44" E a distance of 30.49 feet to the **POINT OF BEGINNING** and containing 3.859 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE, Inc. under my supervision on December 30, 2019 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, Central Zone, NAD 83. This description may not meet monumentation requirements of Title 22, Part 6, Chapter 138, Subchapter E, Rule 138.85, as it was prepared to be used for zoning case purposes only and shall not be used to convey or establish interests in real property except for those rights associated with said zoning requirements



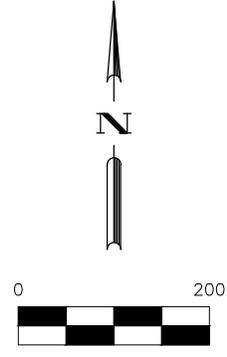
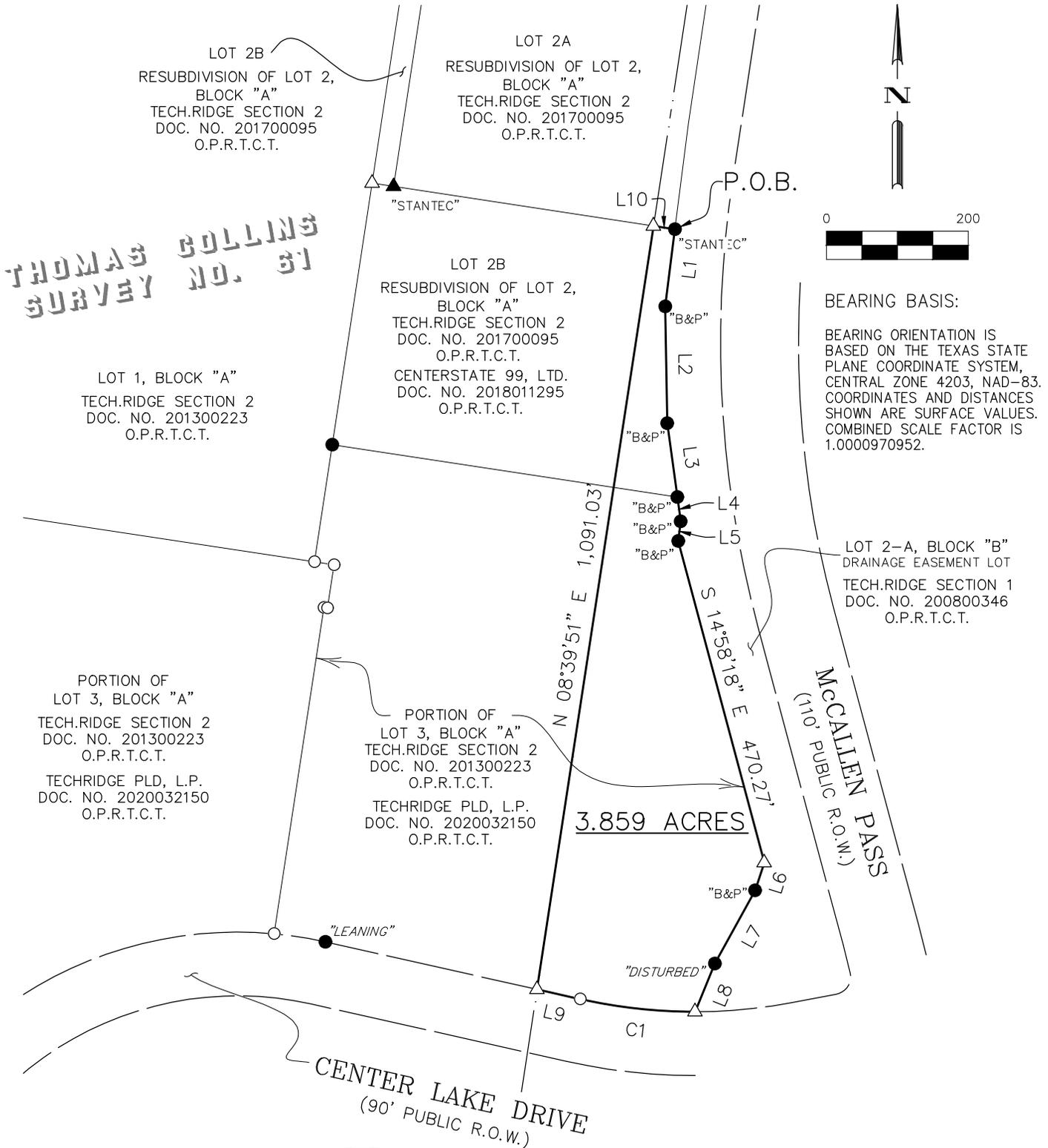
Jonathan O. Nobles RPLS No. 5777
 BGE, Inc.
 101 West Louis Henna Blvd., Suite 400
 Austin, Texas 78728
 Telephone: (512) 879-0400
 TBPELS Licensed Surveying Firm No. 10106502



09/15/2021
 Date

Client: Civiltude
 Date: September 15, 2021
 Job No.: 5637-02
 TCAD No. 0260260209 & 0262260403
 Austin Grid: N34

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



BEARING BASIS:
 BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000970952.

APPROXIMATE LOCATION OF ZONING ORDINANCE 990603-092

APPROXIMATE LOCATION OF ZONING ORDINANCE 980430-P



BGE, Inc.
 101 West Louis Henna Blvd., Suite 400, Austin, TX 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPLS Licensed Surveying Firm No. 10106502

SCALE: 1"=200'
 SHEET 3
 OF 4

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 07°08'10" W	110.00'
L2	S 01°00'37" E	165.03'
L3	S 07°47'37" E	105.43'
L4	S 07°47'37" E	34.52'
L5	S 07°11'44" W	28.03'
L6	S 18°10'40" W	41.23'
L7	S 28°49'47" W	118.08'
L8	S 22°13'21" W	73.52'
L9	N 77°19'21" W	62.38'
L10	S 81°19'44" E	30.49'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	163.56'	735.00'	12°44'59"	N 83°41'49" W	163.22'

LEGEND

- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- "B&P" ● FOUND 1/2-INCH IRON ROD W/"BURY & PARTNERS" CAP
- "STANTEC" ● FOUND 1/2-INCH IRON ROD W/"STANTEC" CAP
- FOUND 1/2-INCH IRON ROD
- "STANTEC" ▲ FOUND MAG NAIL W/"STANTEC" WASHER
- SET 1/2-INCH IRON ROD W/"BGE INC" CAP
- △ CALCULATED POINT

Jonathan O. Nobles



BGE, Inc.
 101 West Louis Henna Blvd., Suite 400, Austin, TX 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPLS Licensed Surveying Firm No. 10106502

SCALE: 1"=200'

SHEET 4

OF 4

LEGAL DESCRIPTION

FIELD NOTES FOR 9.651 ACRES OF LAND OUT OF THE THOMAS C. COLLINS SURVEY NO. 61, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 3, BLOCK "A", TECH.RIDGE SECTION 2, A SUBDIVISION AS RECORDED IN DOCUMENT NO. 201300223 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 2B, RESUBDIVISION OF LOT 2, BLOCK "A", TECH.RIDGE SECTION 2, A SUBDIVISION AS RECORDED IN DOCUMENT NO. 201700095 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 3 BEING CONVEYED TO TECHRIDGE PLD, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020032150 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID LOT 2B BEING CONVEYED TO CENTERPOINT 99, LTD. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2018011295 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 9.651 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON THE ATTACHED SKETCH:

COMMENCING for POINT OF REFERENCE at a 1/2-inch iron rod with cap stamped "STANTEC" found on the west line of Lot 2-A, Block "B" of TECH.RIDGE SECTION 1, a subdivision as recorded in Document Number 200800346 of the Official Public Records of Travis County, Texas, at the most easterly northeast corner of said Lot 2B;

THENCE, with the common north line of said Lot 2B and south line of Lot 2A, N 81°19'44" W a distance of 30.49 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said common line, over and across said Lot 2B and said Lot 3, S 08°39'51" W a distance of 1,091.03 feet to a calculated point on the northerly right-of-way line of Center Lake Drive (90' right-of-way) for the southeast corner of the herein described tract;

THENCE, with the northerly right-of-way line of said Center Lake Drive, N 77°19'21" W a distance of 306.40 feet to a 1/2-inch iron rod found at a point of curvature of a curve to the left;

THENCE, continuing with the northerly right-of-way line of said Center Lake Drive, along said curve to the left, an arc distance of 73.05 feet, having a radius of 563.00 feet, a central angle of 7°26'04" and a chord which bears N 81°00'45" W a distance of 73.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southwest corner of the herein described tract;

THENCE, departing said northerly right-of-way line of Center Lake Drive, over and across said Lot 3, N 08°39'05" E a distance of 466.34 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lot 3, S 81°31'26" E a distance of 5.17 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an interior corner of the herein described tract;

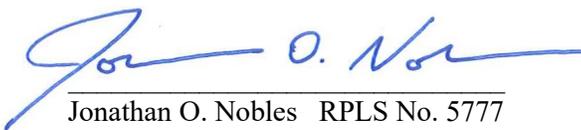
THENCE, continuing over and across said Lot 3, N 08°39'05" E a distance of 61.62 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said Lot 3, N 81°22'13" W a distance of 28.02 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the southeast corner of Lot 1 Block "A" of said TECH.RIDGE SECTION 2, being an interior corner of said Lot 3, for an exterior corner of the herein described tract;

THENCE, with the common west line of said Lot 3 and east line of said Lot 1, N 08°39'08" E, passing at a distance of 167.48 feet a 1/2-inch iron rod found for the most northerly northwest corner of said Lot 3 and the southwest corner of said Lot 2B, and continuing with the common west line of said Lot 2B and east line of said Lot 1 for a total distance of 541.27 feet to a calculated point for the northwest corner of the herein described tract;

THENCE, departing said common line, over and across said Lot 2B, S 81°19'44" E, passing at a distance of 30.76 feet a mag nail with a washer stamped "STANTEC" found at the southwest corner of Lot 2A of said RESUBDIVISION OF LOT 2, BLOCK "A", and continuing with the common north line of said Lot 2B and south line of Lot 2A for a total distance of 401.73 feet to the **POINT OF BEGINNING** and containing 9.651 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE, Inc. under my supervision on December 30, 2019 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, Central Zone, NAD 83. This description may not meet monumentation requirements of Title 22, Part 6, Chapter 138, Subchapter E, Rule 138.85, as it was prepared to be used for zoning case purposes only and shall not be used to convey or establish interests in real property except for those rights associated with said zoning requirements.



Jonathan O. Nobles RPLS No. 5777
BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Telephone: (512) 879-0400
TBPELS Licensed Surveying Firm No. 10106502



09/15/2021

Date

Client: Civilitude
Date: September 15, 2021
Job No.: 5637-02
TCAD No. 0260260209 & 0262260403
Austin Grid: N34

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 77°19'21" W	306.40'
L2	S 81°31'26" E	5.17'
L3	N 08°39'05" E	61.62'
L4	N 81°22'13" W	28.02'
L5	N 81°19'44" W	30.49'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	73.05'	563.00'	7°26'04"	N 81°00'45" W	73.00'

LEGEND

- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- "B&P" ● FOUND 1/2-INCH IRON ROD W/"BURY & PARTNERS" CAP
- "STANTEC" ● FOUND 1/2-INCH IRON ROD W/"STANTEC" CAP
- FOUND 1/2-INCH IRON ROD
- "STANTEC" ▲ FOUND MAG NAIL W/"STANTEC" WASHER
- SET 1/2-INCH IRON ROD W/"BGE INC" CAP
- △ CALCULATED POINT

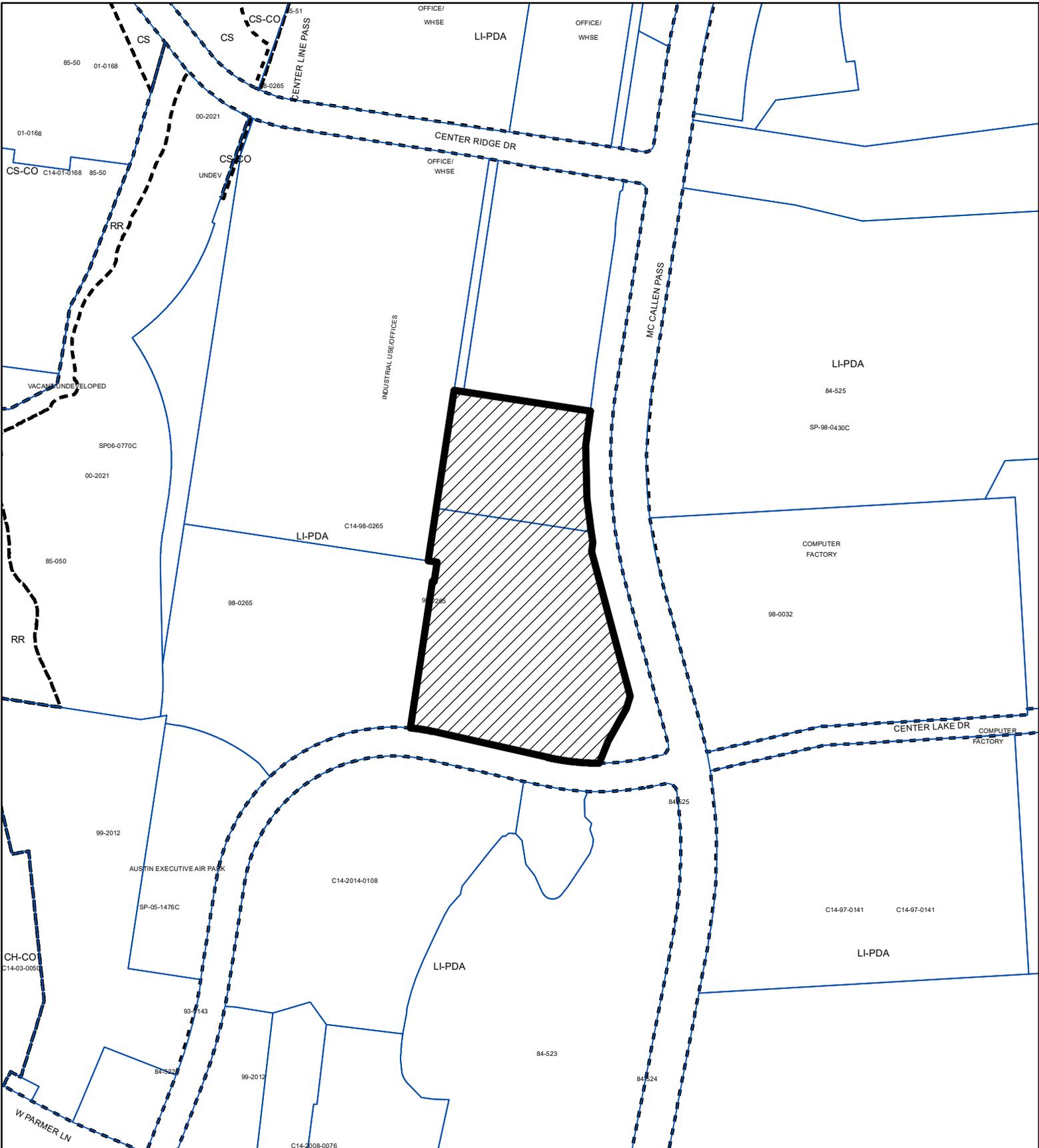


BGE, Inc.
 101 West Louis Henna Blvd., Suite 400, Austin, TX 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPLS Licensed Surveying Firm No. 10106502

SCALE: 1"=200'

SHEET 4

OF 4



ZONING

ZONING CASE#: C14-2021-0080

Exhibit C



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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 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: 4/21/2021