

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0108 (Tech Ridge)

Z.A.P. DATE: October 21, 2014

ADDRESS: 13001 Center Lake Drive

OWNER/APPLICANT: Centerstate 99, Ltd. (Steve Mattingly)

AGENT: Armbrust & Brown, L.L.P. (Amanda Morrow)

ZONING FROM: LI-PDA

TO: LI-PDA

AREA: 13.65 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant LI-PDA, Limited Industrial Planned Development Area District zoning, to change a condition of zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

10/21/14: Approved LI-PDA zoning on consent (5-0, P. Seeger and R. McDaniel-absent);
C. Banks-1st, B. Baker-2nd.

DEPARTMENT COMMENTS:

The applicant is requesting to take a portion of the Dell-Parmer North LI-PDA zoned property (approved through Ordinance No. 980430-P) between Parmer Lane and Howard Lane and move it to the Parmer Center LI-PDA zoned property (approved through Ordinance No. 990602-92) to the northwest. A street was put through the western edge of the Dell PDA area and Dell sold the remnants of their land on the western side of this ROW /McAllen Pass to the applicant in this case (Please see attached redlined map). Therefore, the applicant would like to rezone to allow Lot 6-A to become part of the Parmer Center PDA.

This request can be handled as one zoning case as long as the removal of land from the Dell PDA does not affect the site development regulations or impact a Transportation Impact Analysis (TIA) for the Dell PDA. After reading the Parmer Center PDA and the Dell PDA ordinances/restrictive covenant, the Dell PDA does not have a TIA. So the removal of the property from the Dell LI-PDA zoning does not negatively impact that PDA agreement.

The property in question is currently an undeveloped parcel of land that fronts Center Lake Drive. The land to the west is zoned with the LI-PDA district and is currently developed with an apartment complex (Marquis at Tech Ridge Apartments). The areas to the north and south are zoned LI-PDA and are currently undeveloped. There is a regional detention pond to the east. The applicant would like to add this land to the Parmer Center PDA develop the property in connection with Lot 4-A with a maximum of 310 multifamily dwelling units and accompanying amenities. Therefore, the applicant is requesting an amendment to Ordinance 990603-92 for the Parmer Center PDA to 1) change Exhibit "E" Site Development Standards Section 2.A. to remove the density limitation for multifamily housing and to 2) amend Exhibit "A" Field Notes to update the field note description to include Lot 6-A into the PDA.

The staff recommends the applicant's request for LI-PDA zoning to join this property with the Parmer Center PDA to develop multifamily uses at this location. The site under consideration is located near

the intersection of Mc Callen Pass, a collector street, and Parmer Lane, a major arterial/highway and is in an area adjacent to a major institutional or employment center. The proposed zoning will promote consistency and orderly planning because the property to the west is zoned with the LI-PDA district, which permits multifamily uses, and is currently developed with an apartment complex (Marquis at Tech Ridge Apartments). LI-PDA zoning will permit the applicant to develop a multifamily residential uses in an area where a variety of housing opportunities are desirable. The proposed residential development will provide housing options adjacent to a major employer (Dell Computers) and near numerous commercial services (Parmer Center, Tech Ridge Shopping Center).

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------------|--|
| <i>Site</i> | LI-PDA | Undeveloped |
| <i>North</i> | LI-PDA | Undeveloped |
| <i>South</i> | LI-PDA, MF-4 | Undeveloped |
| <i>East</i> | LI-PDA | Regional Wet Pond |
| <i>West</i> | LI-PDA | Multifamily Residential (Marquis at Tech Ridge Apartments) |

AREA STUDY: N/A

TIA: Addendum Required

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Monorail Project
 Bike Austin
 Friends of the Emma Barrientos MACC
 Harrisglen HOA
 Homeless Neighborhood Association
 North Growth Corridor Alliance
 Pflugerville Independent School District
 SELTEXAS
 Sierra Club, Austin Regional Group
 Tech-Ridge Association
 The Real Estate Council of Austin, Inc.
 Yager Planning Area

SCHOOLS: Pflugerville I.S.D.

Parmer Elementary
 Westview Middle School
 Connally High School

CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|--|---|--|---|
| C14-2012-0121(Tech Ridge Center Phase III Apartments: 12504-12620 McCallen Pass) | LI, GR, and RR to MF-4 | 11/20/12: Approved MF-4 zoning on consent (7-0); P. Seeger-1 st , C. Banks-2 nd . | 12/06/12: Approved MF-4 zoning on consent on all 3 readings (7-0); M. Martinez-1 st , B. Spelman-2 nd . |
| C14-2008-0076 (The Ridge: East Parmer Lane) | SF-2 to LI-PDA* *With this LI-PDA request, the applicant is asking for a variance to Section 25-8-341 and 25-8-342 to allow for cut and fill of up to twelve (12) feet on this site. | 9/02/08: Approved the staff's recommendation for LI-PDA zoning (5-0, T. Rabago, R. Evans-absent); K. Jackson-1 st , C. Hammond-2 nd . | 9/25/08: Approved LI-PDA district zoning as Zoning and Platting Commission recommended, (7-0), 1 st reading 10/16/12: Approved LI-PDA zoning on 2 nd /3 rd readings (7-0) |
| C14-03-0050 (Parmer Lane and IH-35: 500 West Parmer Lane) | CS to CH | 5/13/03: Approved staff's recommendation of CH-CO zoning, with height limit of 120-feet, by consent (9-0); J. Martinez-1 st , J. Gohil-2 nd . | 6/12/03: Approved CH-CO zoning (5-1, Garcia-off dias, Goodman-Nay); all 3 readings |
| C14-01-0169 (Parmer Center- 1.334 acres: 900-1004 Center Ridge Drive) | IP to CS | 2/5/02: Approved staff's alternate rec. of CS-CO on consent w/ following conditions: 1) Limit site to TIA conditions and post fiscal for roadway improvements prior to third reading of the case at City Council; 2) Prohibit the following uses: Agricultural Sales and Services, Campgrounds, Commercial Blood Plasma Center, Construction Sales and Services, Drop-Off Recycling Collection Facility, Equipment Repair Services, Equipment Sales, Monument Retail Sales, Vehicle Storage, Veterinary Services, Maintenance and Service Facilities, Art and Craft Studio (General), Art and Craft Studio (Limited), Building Maintenance Services, Convenience Storage, | 3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings |

| | | | |
|---|------------------|---|--|
| | | Kennels, Laundry Services, Pawnshops, Adult Oriented Businesses; 3) Make the following uses conditional: Custom Manufacturing, Limited Warehousing and Distribution (8-0) | |
| C14-01-0168 (Parmer Center: 13001-13299 North Interstate Highway-35 Service Road Northbound) | IP & CS-CO to CS | 2/5/02: Approved staff's alternate rec. of CS-CO on consent w/ following conditions: 1) Limit site to TIA conditions and post fiscal for roadway improvements prior to third reading of the case at City Council; 2) Prohibit the following uses: Agricultural Sales and Services, Campgrounds, Commercial Blood Plasma Center, Construction Sales and Services, Drop-Off Recycling Collection Facility, Equipment Repair Services, Equipment Sales, Monument Retail Sales, Vehicle Storage, Veterinary Services, Maintenance and Service Facilities, Art and Craft Studio (General), Art and Craft Studio (Limited), Building Maintenance Services, Convenience Storage, Kennels, Laundry Services, Pawnshops, Adult Oriented Businesses; 3) Make the following uses conditional: Custom Manufacturing, Limited Warehousing and Distribution (8-0) | 3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings |
| C14-01-0118 (Capital Vineyards-Center Park @ Tech Ridge: 401 East Parmer Lane) | GR to CS-1 | 9/18/01: Approved staff's rec. of CS-1 by consent (9-0) | 10/25/01: Approved CS-1 (7-0); all 3 readings |
| C14-01-0085 (Parmer Meadows Subdivision: North Lamar Blvd. At Parmer Lane) | GO to GR | 6/26/01: Approved staff rec. of GR-CO, w/ CO to limit the development intensity to less than 2,000 vehicle trips per day, by consent (7-0, Garza-recused himself, Cravey-absent) | 8/2/01: Approved PC rec. of GR-CO readings (6-0, Thomas-absent); all 3 readings |

| | | | |
|--|----------|---|--|
| | | Vrudhula-1 st , Mather-2 nd | |
| C14-01-0077 (Revocable Living Trust – Walmart Parmer: 12700- 12800 Block of IH 35 Service Road Southbound) | DR to CS | 2/26/02: Approved GR-CO, w/ CO to limit the site to conditions of the TIA, by consent (7-0, K. Jackson-absent, Adams-off dais); J. Martinez-1 st , J. Mather- 2 nd . | 4/18/02: Approved GR-CO on 3 readings (5-0, Slusher/ Thomas- absent) |

RELATED CASES: C14-98-0032 (Dell-Parmer North PDA)
C14-98-0265 (Parmer Center PDA)

ABUTTING STREETS: Not provided

CITY COUNCIL DATE: November 20, 2014

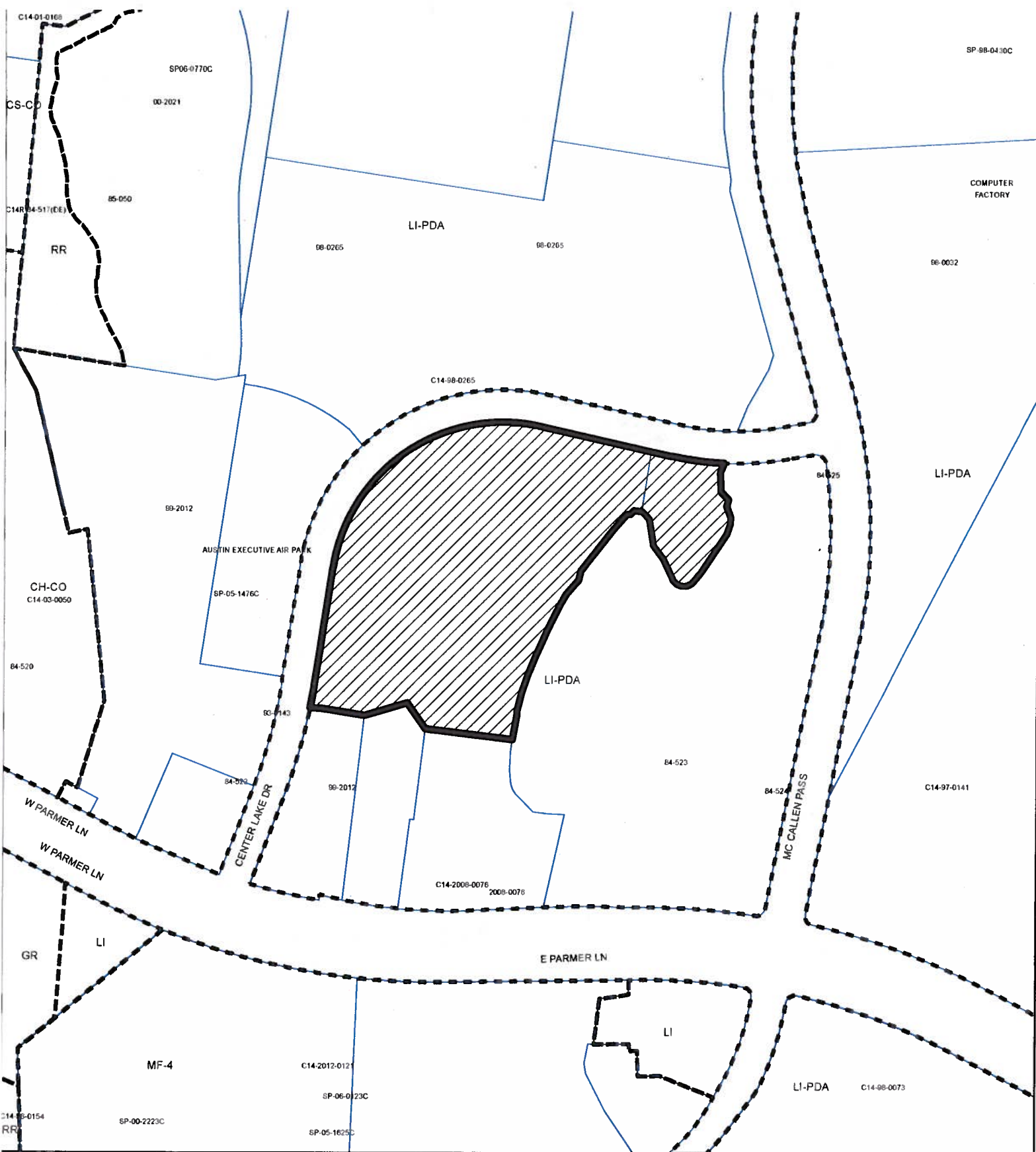
ACTION:




ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

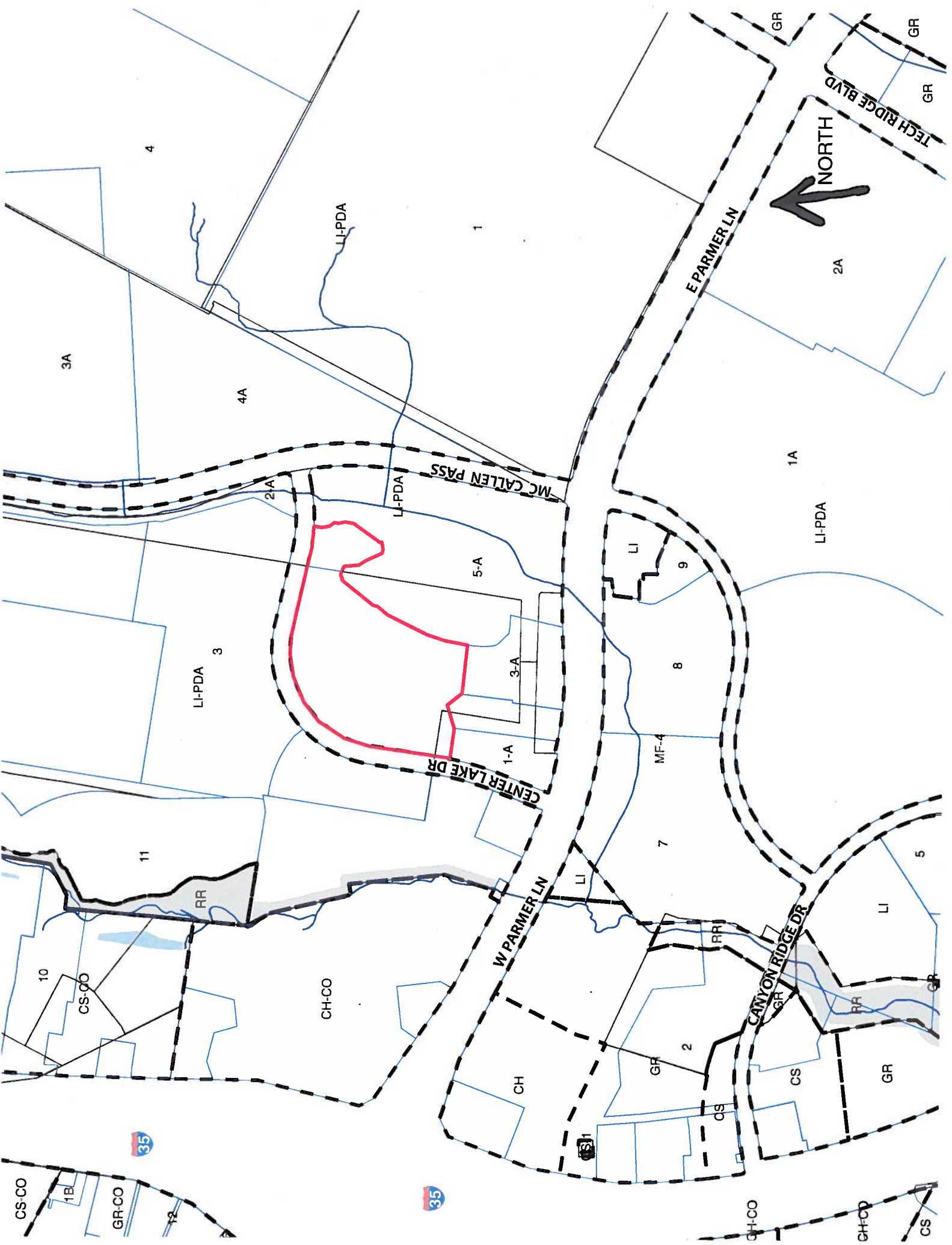
ZONING CASE#: C14-2014-0108



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. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 350'





STAFF RECOMMENDATION

The staff's recommendation is to grant LI-PDA, Limited Industrial Planned Development Area District zoning, to change a condition of zoning.

BASIS FOR RECOMMENDATION

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

The purpose of a planned development area (PDA) combining district is to:

- (1) provide for industrial and commercial uses in certain commercial and industrial base districts; or
- (2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.

- 2. The proposed zoning should promote consistency and orderly planning.*

The proposed LI-DA zoning will promote consistency and orderly planning because the property is surrounded by LI-PDA zoning to the north, south, east and west. The tract of land to the west, across Center Lake Drive, is currently developed with an apartment complex (Marquis at Tech Ridge Apartments). The site under consideration is located near the intersection of Mc Callen Pass, a collector street, and Parmer Lane, a major arterial/highway and is located in an area adjacent to a major institutional or employment center.

- 4. The proposed zoning should allow for a reasonable use of the property.*

LI-PDA zoning will permit the applicant to develop a multifamily residential uses in an area where a variety of housing opportunities are desirable. The proposed residential development will provide housing options adjacent to a major employer (Dell Computers) and near numerous commercial services (Parmer Center, Tech Ridge Shopping Center).

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently an undeveloped parcel of land that fronts Center Lake Drive. The lots to the north and south are undeveloped. The property to the east contains a regional detention pond. To the west, there is an apartment complex.

Comprehensive Planning

LI-PDA to LI-PDA

This zoning case is located on the southeast side of Center Lake Drive, which is located off E. Parmer Lane. The undeveloped subject property is 13.65 acres (by adding an additional 1.45 acres) in size and is not located within the boundaries of a neighborhood planning area. This project is part of the Parmer Center PDA, a 132.7 acre project located in northeast Austin. Surrounding land uses includes

vacant land to the north, south and east, and an apartment complex to the west. The proposed use is multi-family.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies part of this project as just north of an Activity Corridor, located along E. Parmer Lane. However, because the property is not located along an Activity Corridor or within an Activity Center as per the Imagine Austin Growth Concept Map, and is comparative in scale to other multi-family and commercial developments in the area, it falls below the scope of Imagine Austin; and consequently the plan is neutral on the proposed rezoning.

Environmental

FYI only: Based on the request submitted by the applicant, the proposed increase in the number of multi-family housing units will not alter or increase the impervious cover limits established in Land Development Code Section 25-8. Watershed impervious cover limits remain in effect.

Please provide a single exhibit showing the lot proposed to be added to this PDA (i.e., provide an exhibit showing Lot 6A), as well as Lot 4A, the boundary of the Parmer Park PDA, and the boundary of the Dell PDA. Additional review and comment may be pending.

Impervious Cover

The maximum impervious cover allowed by the LI zoning district would be 80%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Note: The most restrictive impervious cover limit applies.

Site Plan

The project will be required to comply with Subchapter E. The site is over 5 acres, therefore the principal roadway is an internal circulation route. Additional comments will be made during the site plan review process.

A site plan was approved in 2009, for office, restaurant and hotel, however It expired in 2012. A new site plan will need to be submitted for any new development on the site.

Parkland dedication fees will be required based on the number of units; \$650 per unit. This estimate will be coordinated through the PARD reviewer at the time of site plan review.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

The Transportation Review Section has reviewed the submitted TIA Update and confirms that the proposed development will not exceed the daily vehicle-trips which were allowed under the previous approved TIA. Since the proposed development is not expected to generate any additional traffic, the requested zoning is recommended for approval.

Prior to first reading of the zoning case at City Council, the revised TIA Update needs to provide additional information for clarifying the following:

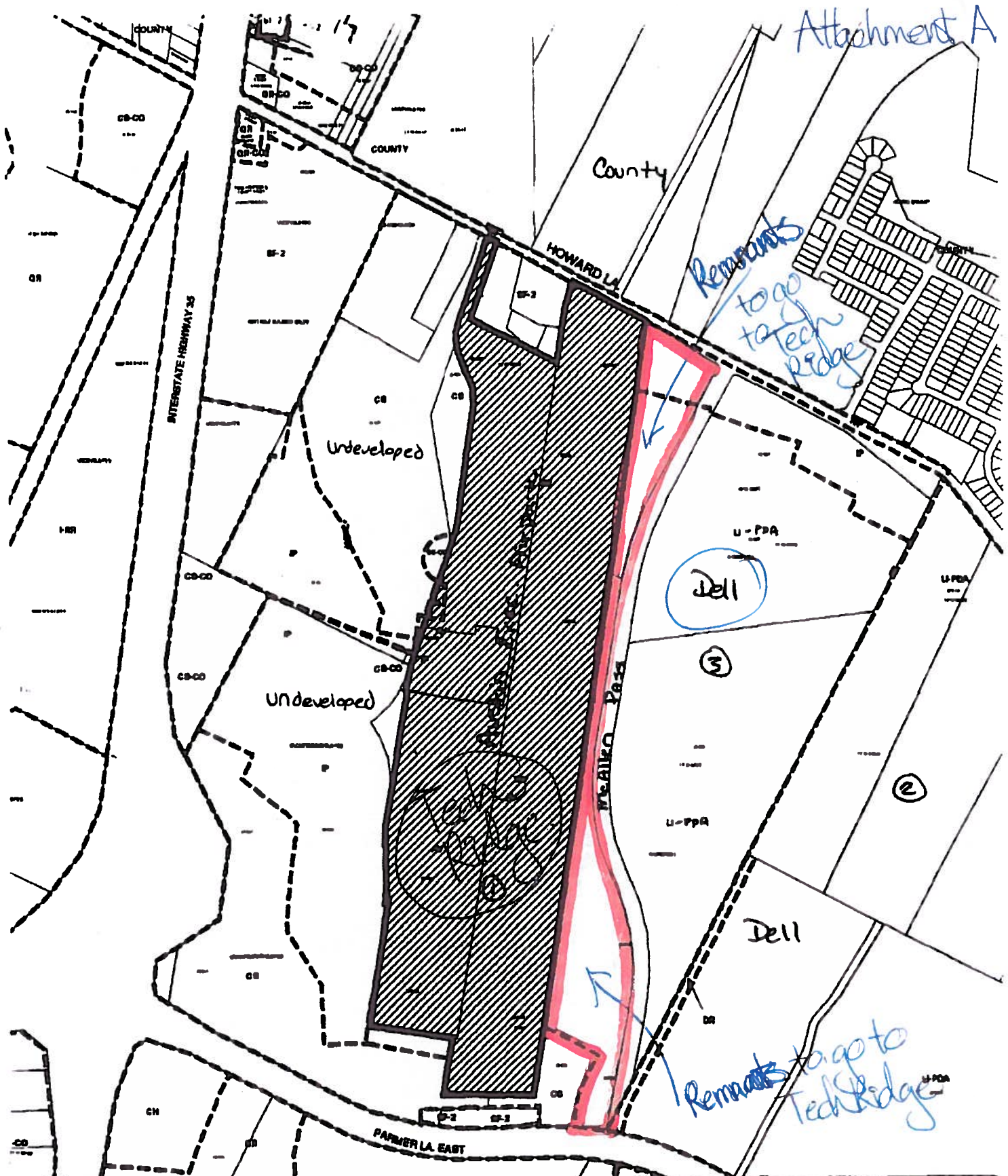
- 1) The remaining construction for the completion of Center Lake Dr. to connect with McCallen Pass.
- 2) Any traffic improvements recommended with the previous TIA which have not been completed.
- 3) Cost participation for any associated traffic improvements recommended with the previous TIA which have not yet been completed.

Three copies of the final version of the TIA Update incorporating all additions must be submitted before the first reading of the case at City Council.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Attachment A



| | | |
|---|---|--|
| <p>1" = 800'</p> <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: D.WAHLGREN</p> | <p>ZONING EXHIBIT "D"</p> <p>CASE #: C14-98-0265</p> <p>ADDRESS: 611-719 HOWARD LA.</p> <p>SUBJECT AREA (acres): 132.750</p> <p>DATE: 98-12</p> <p>INTLS: TRC</p> | <p>CITY GRID REFERENCE NUMBER</p> <p>N34,N35</p> |
|---|---|--|

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

AMANDA L. MORROW
512-435-2368
amorrow@abaustin.com

June 19, 2014

Greg Guernsey
City of Austin
Planning and Development Review Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: Application for LI-PDA Amendment to Ordinance No. 990603-92 (the
"Application")

Dear Mr. Guernsey:

This firm represents and this letter is submitted on behalf of the applicant in the above referenced Application. On June 3, 1999 the City Council approved Ordinance No. 990603-92 ("Parmer Center PDA.") rezoning approximately 132.752 acres. The site subject to this Application is a 13.65 acre tract of land located at 13001 Center Lake Drive, also known as Lot 4-A and Lot 6-A, Block A, Tech.Ridge Section 1 (the "Property").

More specifically the Application proposes to remove the density limitation for multi-family housing, and to make subject to the Parmer Park PDA, a 1.45 acre tract of land, known as Lot 6-A. Lot 6-A is currently subject to Ordinance No. 980430-P ("Dell PDA."). There are no adverse impacts to traffic or site development regulations by incorporating Lot 6-A into the Parmer Center PDA. For your review I have attached a copy of the Parmer Center PDA ordinance and the Dell PDA ordinance.

The Property is currently undeveloped. Access to the site is from Center Lake Drive. The amendment, if approved, will allow a multifamily development with a maximum of 310 dwelling units with related site improvements.

We hereby request Ordinance No. 990603-92 be amended as follows. Outlined below is also justification for the amendments.

Exhibit "E" Site Development Standards Section 2. A. Remove the density limitation for multi-family housing.

Justification. Given the close proximity of the various employment centers and the Capital Metro Tech Ridge Park and Ride within walking distance of the

ARMBRUST & BROWN, PLLC

Page 2

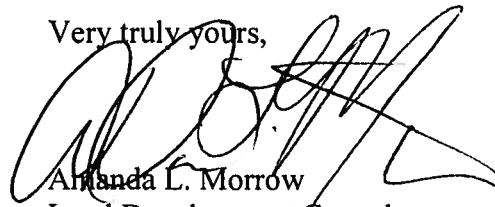
Property, increasing the residential housing in the area is a way to help reduce traffic congestion and minimize urban sprawl.

1. Exhibit "A" Field Notes. Update field notes to include Lot 6-A.

Justification. When the Parmer Park PDA and the Dell PDA were approved McCallen Pass did not exist. Therefore the property boundaries for each PDA coincided. When McCallen Pass was built Lot 6-A was divided, by ROW, from the boundaries of the Dell PDA. Subsequently Lot 6-A was sold to our client since it no longer adjoined the Dell property. By allow Lot 6-A to become part of the Parmer Park PDA, it can be developed in connection with Lot 4-A under the same site development regulations.

The requested amendment will constitute the first amendment to the Parmer Park PDA. Should you have any questions, comments or require additional information, please feel free to contact me.

Very truly yours,



Amanda L. Morrow
Land Development Consultant

Enclosures

cc: Richard T. Suttle Jr.
Steve Mattingly



ORDINANCE NO. 990603-92

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE ON THREE TRACTS OF LAND CONSISTING OF 132.7 ACRES OF LAND OUT OF THE THOMAS C. COLLINS SURVEY NO. 61 IN TRAVIS COUNTY, FROM AVIATION SERVICES (AV) DISTRICT AND GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT, GENERALLY KNOWN AS THE PARMER CENTER DEVELOPMENT, LOCALLY KNOWN AS 611 TO 719, 907 AND 905 WEST HOWARD LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 25-2-191 of the City Code is amended to change the base zoning districts from Aviation Services (AV) district and General Commercial Services (CS) district to Limited Industrial Services-Planned Development Area (LI-PDA) combining district, on the property described in File C14-98-0265, as follows:

Tract 1: A 131.291 acre tract of land out of the Thomas C. Collins Survey No. 61 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

Tract 2: A 1.365 acre tract of land out of the Thomas C. Collins Survey No. 61 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

Tract 3: A 0.096 acre tract of land out of the Thomas C. Collins Survey No. 61 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance, (the "Property")

Tract 4: A 1.450 acre tract of land, known as Lot 6-A, Block A, Tech. Ridge Section One.
generally known as the Parmer Center Development, locally known as 611 to 719, 907 and 905 West Howard Lane, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "D".


PART 2. The Property within the boundaries of the Planned Development Area combining district established by this ordinance shall conform to the site development standards as set forth in the "Site Development Standards" attached as Exhibit "E" to this ordinance.


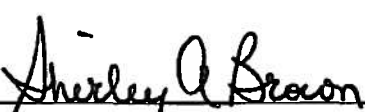
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the Limited Industrial Services (LI) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. The Council finds that development permits for the property are currently pending and cannot be completed until the appropriate zoning is approved which constitutes an emergency. Because of this emergency, this ordinance takes effect immediately on its passage for the immediate preservation of the public peace, health and safety.

PASSED AND APPROVED

_____, June 3, 1999 §
 § 
 § Kirk Watson
 Mayor

APPROVED:  ATTEST: 
 Andrew Martin Shirley A. Brown
 City Attorney City Clerk

FIELD NOTES
FOR

131.291 ACRES OF LAND (PARCEL 1)

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE THOMAS C. COLLINS SURVEY NO. 61 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK A AND A PORTION OF LOTS 1 AND 3, BLOCK A, AUSTIN EXECUTIVE AIRPORT, A SUBDIVISION RECORDED IN VOLUME 94, PAGES 209-210 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin set at the Northeast corner of said Lot 2, Block A, being in the South r.o.w. line of Dessau Road, for the Northeast corner and PLACE OF BEGINNING hereof:

THENCE along the East line of said Lot 2, Block A, S 10°55'31" W for a distance of 5130.58 feet to a 1/2 inch iron pin found at the Southeast corner of said Lot 2, Block A, for the Southeast corner hereof:

THENCE along the South line of said Lot 2, Block A, N 87°09'40" W for a distance of 598.95 feet to a 1/2 inch iron pin found at the Southwest corner of said Lot 2, Block A, for a Southerly corner hereof:

THENCE along the West line of said Lot 2, Block A, N 11°09'49" E for a distance of 382.03 feet to a 1/2 inch iron pin found in the South line of said Lot 1, Block A, for a Southerly inside ell corner hereof:

THENCE along the South line of said Lot 1, Block A, N 78°50'28" W for a distance of 547.29 feet to a 1/2 inch iron pin found at the Southwest corner of said Lot 1, Block A, for the Southwest corner hereof:

THENCE along the West line of said Lot 1, Block A for the following courses:

N 11°11'49" E for a distance of 805.29 feet to a 1/2 inch iron pin found

S 83°27'18" W for a distance of 21.23 feet to a 1/2 inch iron pin found

N 13°12'16" E for a distance of 6.38 feet to a 1/2 inch iron pin found at a point of curve

Along a curve to the left whose radius is 660.00 feet, whose arc is 115.17 feet and whose chord bears N 06°13'35" E for a distance of 115.03 feet to a 1/2 inch iron pin found

N 01°11'42" E for a distance of 348.85 feet to a 1/2 inch iron pin found at a point of curve

EXHIBIT 'A'

990603-92

FIELD NOTES
FOR

131.291 ACRES OF LAND - Page Two

Along a curve to the right whose radius is 620.00 feet, whose arc is 108.29 feet and whose chord bears N 06°11'00" E for a distance of 108.15 feet to a 1/2 inch iron pin found

N 11°13'17" E for a distance of 130.00 feet to a 1/2 inch iron pin found at a point of curve

Along a curve to the left whose radius is 660.00 feet, whose arc is 510.65 feet and whose chord bears N 10°57'49" W for a distance of 498.00 feet to a 1/2 inch iron pin found

N 54°11'47" E for a distance of 44.16 feet to a 1/2 inch iron pin found at a point of curve

Along a curve to the left whose radius is 660.00 feet, whose arc is 244.70 feet and whose chord bears N 43°38'17" E for a distance of 243.29 feet to a 1/2 inch iron pin found at the Southwest corner of said Lot 3, Block A:

THENCE along the West line of said Lot 3, Block A for the following courses:

Along a curve to the left whose radius is 660.00 feet, whose arc is 129.14 feet and whose chord bears N 27°24'47" E for a distance of 128.93 feet to a 1/2 inch iron pin found

N 21°45'34" E for a distance of 32.71 feet to a 1/2 inch iron pin found

N 21°07'02" E for a distance of 841.44 feet to a 1/2 inch iron pin found

N 19°31'42" E for a distance of 109.81 feet to a 1/2 inch iron pin found

N 11°13'18" E for a distance of 817.63 feet to a 1/2 inch iron pin found

N 00°50'21" W for a distance of 112.00 feet to a 1/2 inch iron pin found

N 15°50'11" W for a distance of 29.47 feet to a 1/2 inch iron pin found

N 18°56'44" W for a distance of 196.52 feet to a 1/2 inch iron pin found at a point of curve

990603 92

FIELD NOTES
FOR

131.291 ACRES OF LAND - Page Three

Along a curve to the right whose radius is 335.00 feet, whose arc is 238.98 feet and whose chord bears N 01°28'29" E for a distance of 233.95 feet to a 1/2 inch iron pin found

N 21°55'23" E for a distance of 282.87 feet to a point in the Easterly line of that certain 122.7866 acre tract of land conveyed to Hariel, Inc. by instrument recorded in Volume 12189, Page 1769 of the Real Property Records of Travis County, Texas;

THENCE along the Easterly line of the said 122.7866 acre tract, S 58°59'39" E for a distance of 10.13 feet to an angle point and N 21°55'23" E for a distance of 306.90 feet to a point at the Northeast corner of said 122.7866 acre tract, being in the North line of said Lot 3, Block A, being in the South r.o.w. line of Dessau Road, for the Northwest corner hereof:

THENCE along the North lines of said Lots 1 and 3, Block A, being along the South r.o.w. line of Dessau Road, S 59° 08'00" E for a distance of 5.13 feet to a 1/2 inch iron pin found and S 59°02'29" E for a distance of 55.61 feet to a 1/2 inch iron pin found at the most Northerly Northeast corner of said Lot 1, Block A, for a Northerly corner hereof:

THENCE continuing along the North line of said Lot 1, Block A, S 21°55'19" W for a distance of 542.88 feet to a 1/2 inch iron pin found at an angle point and S 60°16'19" E for a distance of 421.94 feet to a 1/2 inch iron pin found at the Northwest corner of that certain 0.0029 acre tract of land described in Volume 11794, Page 1080 of the Real Property Records of Travis County, Texas;

THENCE along the West, South and East lines of said 0.0029 acre tract for the following courses:

S 29°17'52" W for a distance of 12.55 feet to a 1/2 inch iron pin found

S 60°37'01" E for a distance of 9.97 feet to a 1/2 inch iron pin found

N 29°29'58" E for a distance of 12.51 feet to a 1/2 inch iron pin found in the North line of said Lot 1, Block A;

THENCE along the North line of said Lot 1, Block A, S 60°16'30" E for a distance of 146.53 feet to a 1/2 inch iron pin found and S 60°16'28" E for a distance of 55.00 feet to a 1/2 inch iron pin found at the most Easterly Northeast corner of said Lot 1, Block A, being in the West line of said Lot 2, Block A;

99060392

FIELD NOTES
FOR

131.291 ACRES OF LAND - Page Four

THENCE along the West line of said Lot 2. Block A. N 11°12'11" E for a distance of 386.22 feet to a 1/2 inch iron pin set and N 23°44'24" E for a distance of 162.18 feet to a 1/2 inch iron pin set at the Northwest corner of said Lot 2. Block A. being in the South r.o.w. line of Dessau Road. for a Northerly corner hereof:

THENCE along the North line of said Lot 2. Block A. being along the South r.o.w. line of Dessau Road. S 59°27'16" E for a distance of 533.41 feet to the PLACE OF BEGINNING and containing 131.291 acres of land, more or less.

SURVEYED BY:
ROY D. SMITH SURVEYORS, P.C.

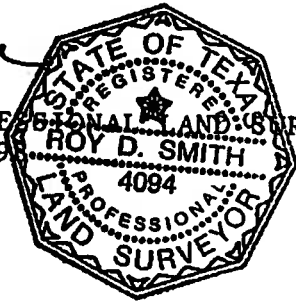
Roy D. Smith

ROY D. SMITH

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4094

November 25, 1998

Job No. 2131



FIELD NOTES
FOR

1.365 ACRES OF LAND (PARCEL 2)

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE THOMAS C. COLLINS SURVEY NO. 61 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 103.32 ACRE TRACT OF LAND CONVEYED TO CENTERLINE PARTNERS, L.P. BY INSTRUMENT RECORDED IN VOLUME 12011, PAGE 328 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin set in the North line of said 103.32 acre tract, being in the South r.o.w. line of Dessau Road, being at the Northeast corner of Lot 2, Block A, Austin Executive Airport, a subdivision recorded in Volume 94, Pages 209-210 of the Plat Records of Travis County, Texas, for the Northwest corner and PLACE OF BEGINNING hereof;


THENCE along the North line of said 103.32 acre tract, being along the South r.o.w. line of Dessau Road, S 59°27'16" E for a distance of 24.60 feet to a 1/2 inch iron pin set at the Northeast corner of said 103.32 acre tract, being at the northwest corner of Palmer North Section One, a subdivision recorded in Volume 100, Pages 366-368 of the Plat Records of Travis County, Texas, for the Northeast corner hereof;

THENCE along the East line of said 103.32 acre tract, being along the West line of Palmer North Section One, S 11°11'04" W for a distance of 5122.37 feet to a 1/2 inch iron pin found at the Southeast corner of said 103.32 acre tract, being at the Southeast corner of said Lot 2, Block A, for the most Southerly corner hereof;

THENCE along the East line of said Lot 2, Block A, N 10°55'31" E for a distance of 5130.58 feet to the PLACE OF BEGINNING and containing 1.365 acres of land, more or less.

SURVEYED BY:
ROY D. SMITH SURVEYORS, P.C.

Roy D. Smith
ROY D. SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4094
November 25, 1998



Job No. 2131

EXHIBIT 'B'

790603-42

FIELD NOTES
FOR

0.096 ACRE OF LAND (PARCEL 3)

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE THOMAS C. COLLINS SURVEY NO. 61 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 103.32 ACRE TRACT OF LAND CONVEYED TO CENTERLINE PARTNERS, L.P. BY INSTRUMENT RECORDED IN VOLUME 12011, PAGE 328 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a 1/2 inch iron pin found at the Southwest corner of Lot 3, Block A, Austin Executive Airport, a subdivision recorded in Volume 94, Pages 209-210 of the Plat Records of Travis County, Texas;

THENCE along the West line of said Lot 3, Block A for the following courses:

Along a curve to the left whose radius is 660.00 feet, whose arc is 129.14 feet and whose chord bears N 27°24''47" E for a distance of 128.93 feet to a 1/2 inch iron pin found

N 21°45'34" E for a distance of 32.71 feet to a 1/2 inch iron pin found in the South line of said 103.32 acre tract, for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of said 103.32 acre tract, N 60°45'02" W for a distance of 10.08 feet to a 1/2 inch iron pin set at the most Westerly Southwest corner of said 103.32 acre tract for the Southwest corner hereof;

THENCE along the West line of said 103.32 acre tract, N 21°47'51" E for a distance of 840.07 feet to a 1/2 inch iron pin found at an angle point in the West line of said Lot 3, Block A, for the most Northerly corner hereof;

THENCE along the West line of said Lot 3, Block A, S 21°07'02" W for a distance of 841.44 feet to the PLACE OF BEGINNING and containing 0.096 acre of land, more or less.

SURVEYED BY:
ROY D. SMITH SURVEYORS, P.C.

Roy D. Smith

ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 4094
November 25, 1998

Job No. 2131

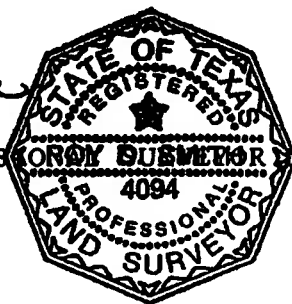
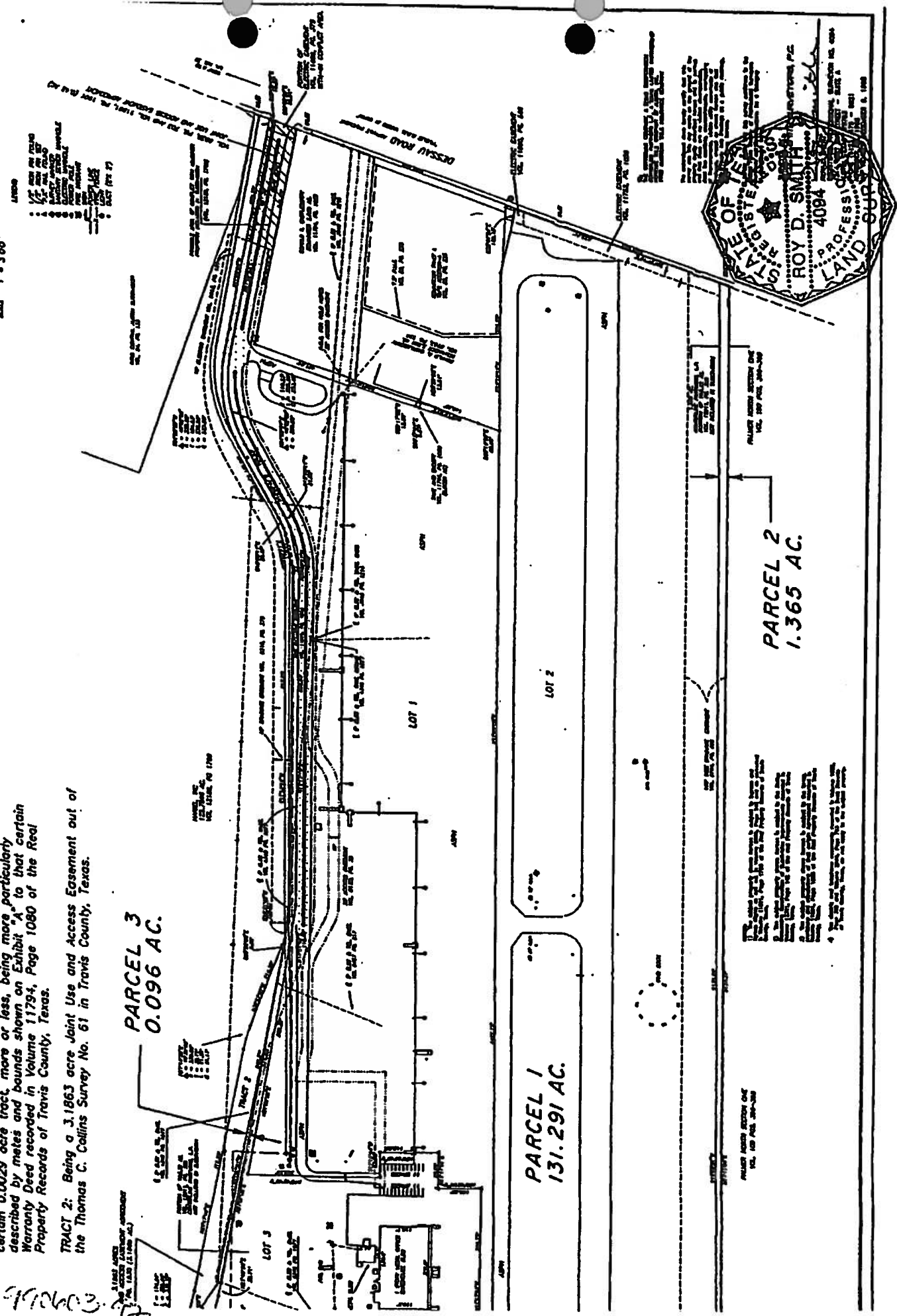


EXHIBIT "C"

2-0003 92

970603.2

PARCEL 3
0.096 AC.



PARCEL 1
131.291 AC.

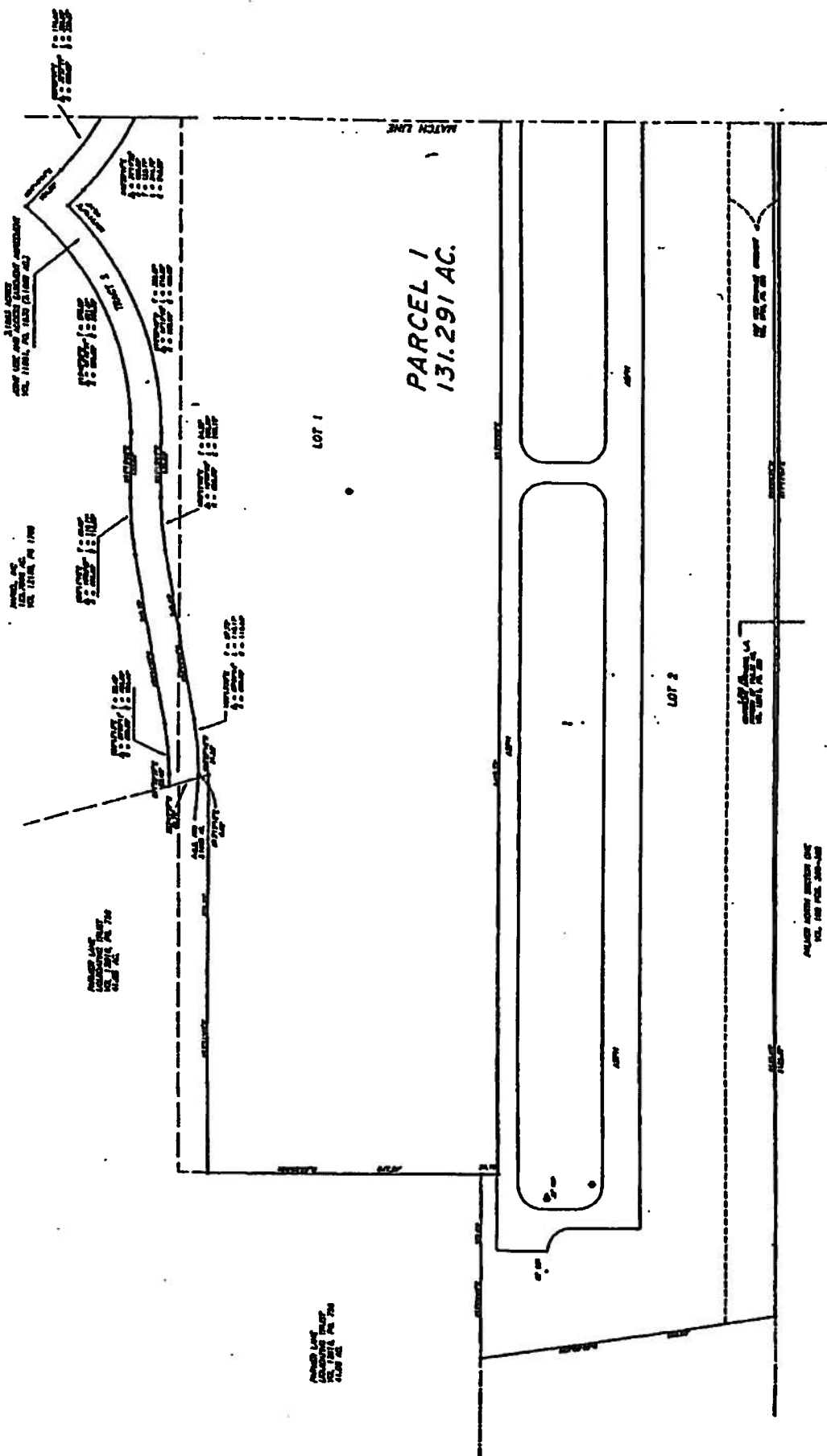
**PARCEL 2
1.365 AC.**

SCALE 1" = 300'

- 1. 1/2" = 100' (1/4" = 50')
- 2. 1/4" = 50' (1/8" = 25')
- 3. 1/8" = 25' (1/16" = 12.5')
- 4. 1/16" = 12.5' (1/32" = 6.25')
- 5. 1/32" = 6.25' (1/64" = 3.125')
- 6. 1/64" = 3.125' (1/128" = 1.5625')
- 7. 1/128" = 1.5625' (1/256" = 0.78125')
- 8. 1/256" = 0.78125' (1/512" = 0.390625')
- 9. 1/512" = 0.390625' (1/1024" = 0.1953125')
- 10. 1/1024" = 0.1953125' (1/2048" = 0.09765625')
- 11. 1/2048" = 0.09765625' (1/4096" = 0.048828125')
- 12. 1/4096" = 0.048828125' (1/8192" = 0.0244140625')
- 13. 1/8192" = 0.0244140625' (1/16384" = 0.01220703125')
- 14. 1/16384" = 0.01220703125' (1/32768" = 0.006103515625')
- 15. 1/32768" = 0.006103515625' (1/65536" = 0.0030517578125')
- 16. 1/65536" = 0.0030517578125' (1/131072" = 0.00152587890625')
- 17. 1/131072" = 0.00152587890625' (1/262144" = 0.000762939453125')
- 18. 1/262144" = 0.000762939453125' (1/524288" = 0.0003814697265625')
- 19. 1/524288" = 0.0003814697265625' (1/1048576" = 0.00019073486328125')
- 20. 1/1048576" = 0.00019073486328125' (1/2097152" = 9.5367431640625E-05)
- 21. 1/2097152" = 9.5367431640625E-05' (1/4194304" = 4.76837158203125E-05)
- 22. 1/4194304" = 4.76837158203125E-05' (1/8388608" = 2.384185791015625E-05)
- 23. 1/8388608" = 2.384185791015625E-05' (1/16777216" = 1.1920928955078125E-05)
- 24. 1/16777216" = 1.1920928955078125E-05' (1/33554432" = 5.9604644775390625E-06)
- 25. 1/33554432" = 5.9604644775390625E-06' (1/67108864" = 2.98023223876953125E-06)
- 26. 1/67108864" = 2.98023223876953125E-06' (1/134217728" = 1.4901161193847656E-06)
- 27. 1/134217728" = 1.4901161193847656E-06' (1/268435456" = 7.450580596923828E-07)
- 28. 1/268435456" = 7.450580596923828E-07' (1/536870912" = 3.725290298461914E-07)
- 29. 1/536870912" = 3.725290298461914E-07' (1/1073741824" = 1.862645149230957E-07)
- 30. 1/1073741824" = 1.862645149230957E-07' (1/2147483648" = 9.313225746154785E-08)
- 31. 1/2147483648" = 9.313225746154785E-08' (1/4294967296" = 4.656612873077392E-08)
- 32. 1/4294967296" = 4.656612873077392E-08' (1/8589934592" = 2.328306436538696E-08)
- 33. 1/8589934592" = 2.328306436538696E-08' (1/17179869184" = 1.164153218269348E-08)
- 34. 1/17179869184" = 1.164153218269348E-08' (1/34359738368" = 5.82076609134674E-09)
- 35. 1/34359738368" = 5.82076609134674E-09' (1/68719476736" = 2.91038304567337E-09)
- 36. 1/68719476736" = 2.91038304567337E-09' (1/137438953472" = 1.455191522836685E-09)
- 37. 1/137438953472" = 1.455191522836685E-09' (1/274877906944" = 7.275957614183425E-10)
- 38. 1/274877906944" = 7.275957614183425E-10' (1/549755813888" = 3.637978807091712E-10)
- 39. 1/549755813888" = 3.637978807091712E-10' (1/1099511627776" = 1.818989403545856E-10)
- 40. 1/1099511627776" = 1.818989403545856E-10' (1/2199023255552" = 9.09494701772928E-11)
- 41. 1/2199023255552" = 9.09494701772928E-11' (1/4398046511104" = 4.54747350886464E-11)
- 42. 1/4398046511104" = 4.54747350886464E-11' (1/8796093022208" = 2.27373675443232E-11)
- 43. 1/8796093022208" = 2.27373675443232E-11' (1/17592186044416" = 1.13686837721616E-11)
- 44. 1/17592186044416" = 1.13686837721616E-11' (1/35184372088832" = 5.6843418860808E-12)
- 45. 1/35184372088832" = 5.6843418860808E-12' (1/70368744177664" = 2.8421709430404E-12)
- 46. 1/70368744177664" = 2.8421709430404E-12' (1/140737488355328" = 1.4210854715202E-12)
- 47. 1/140737488355328" = 1.4210854715202E-12' (1/281474976710656" = 7.105427357601E-13)
- 48. 1/281474976710656" = 7.105427357601E-13' (1/562949953421312" = 3.5527136788005E-13)
- 49. 1/562949953421312" = 3.5527136788005E-13' (1/1125899906842624" = 1.77635683940025E-13)
- 50. 1/1125899906842624" = 1.77635683940025E-13' (1/2251799813685248" = 8.88178419700125E-14)
- 51. 1/2251799813685248" = 8.88178419700125E-14' (1/4503599627370496" = 4.440892098500625E-14)
- 52. 1/4503599627370496" = 4.440892098500625E-14' (1/9007199254740992" = 2.2204460492503125E-14)
- 53. 1/9007199254740992" = 2.2204460492503125E-14' (1/18014398509481984" = 1.1102230246251562E-14)
- 54. 1/18014398509481984" = 1.1102230246251562E-14' (1/36028797018963968" = 5.551115123125781E-15)
- 55. 1/36028797018963968" = 5.551115123125781E-15' (1/72057594037927936" = 2.7755575615628905E-15)
- 56. 1/72057594037927936" = 2.7755575615628905E-15' (1/144115188075855872" = 1.3877787807814452E-15)
- 57. 1/144115188075855872" = 1.3877787807814452E-15' (1/288230376151711744" = 6.938893903907226E-16)
- 58. 1/288230376151711744" = 6.938893903907226E-16' (1/576460752303423488" = 3.469446951953613E-16)
- 59. 1/576460752303423488" = 3.469446951953613E-16' (1/1152921504606846976" = 1.7347234759768065E-16)
- 60. 1/1152921504606846976" = 1.7347234759768065E-16' (1/2305843009213693952" = 8.673617379884032E-17)
- 61. 1/2305843009213693952" = 8.673617379884032E-17' (1/4611686018427387904" = 4.336808689942016E-17)
- 62. 1/4611686018427387904" = 4.336808689942016E-17' (1/9223372036854775808" = 2.168404344971008E-17)
- 63. 1/9223372036854775808" = 2.168404344971008E-17' (1/18446744073709551616" = 1.084202172485504E-17)
- 64. 1/18446744073709551616" = 1.084202172485504E-17' (1/36893488147419103232" = 5.42101086242752E-18)
- 65. 1/36893488147419103232" = 5.42101086242752E-18' (1/73786976294838206464" = 2.71050543121376E-18)
- 66. 1/73786976294838206464" = 2.71050543121376E-18' (1/147573952589676412928" = 1.35525271560688E-18)
- 67. 1/147573952589676412928" = 1.35525271560688E-18' (1/295147905179352825856" = 6.7762635780344E-19)
- 68. 1/295147905179352825856" = 6.7762635780344E-19' (1/590295810358705651712" = 3.3881317890172E-19)
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- 70. 1/1180591620717411303424" = 1.6940658945086E-19' (1/2361183241434822606848" = 8.470329472543E-20)
- 71. 1/2361183241434822606848" = 8.470329472543E-20' (1/4722366482869645213696" = 4.2351647362715E-20)
- 72. 1/4722366482869645213696" = 4.2351647362715E-20' (1/9444732965739290427392" = 2.11758236813575E-20)
- 73. 1/9444732965739290427392" = 2.11758236813575E-20' (1/18889465931478580854784" = 1.058791184067875E-20)
- 74. 1/18889465931478580854784" = 1.058791184067875E-20' (1/37778931862957161709568" = 5.293955920339375E-21)
- 75. 1/37778931862957161709568" = 5.293955920339375E-21' (1/75557863725914323419136" = 2.6469779601696875E-21)
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- 77. 1/151115727451828646838272" = 1.32348898008484375E-21' (1/302231454903657293676544" = 6.61744490042421875E-22)
- 78. 1/302231454903657293676544" = 6.61744490042421875E-22' (1/604462909807314587353088" = 3.308722450212109375E-22)
- 79. 1/604462909807314587353088" = 3.308722450212109375E-22' (1/1208925819614629174706176" = 1.6543612251060546875E-22)
- 80. 1/1208925819614629174706176" = 1.6543612251060546875E-22' (1/2417851639229258349412352" = 8.2718061255302734375E-23)
- 81. 1/2417851639229258349412352" = 8.2718061255302734375E-23' (1/4835703278458516698824704" = 4.13590306276513671875E-23)
- 82. 1/4835703278458516698824704" = 4.13590306276513671875E-23' (1/9671406556917033397649408" = 2.067951531382568359375E-23)
- 83. 1/9671406556917033397649408" = 2.067951531382568359375E-23' (1/19342813113834066795298816" = 1.0339757656912841796875E-23)
- 84. 1/19342813113834066795298816" = 1.0339757656912841796875E-23' (1/38685626227668133590597632" = 5.1698788284564208984375E-24)
- 85. 1/38685626227668133590597632" = 5.1698788284564208984375E-24' (1/77371252455336267181195264" = 2.58493941422821044921875E-24)
- 86. 1/77371252455336267181195264" = 2.58493941422821044921875E-24' (1/154742504910672534362390528" = 1.292469707114105224609375E-24)
- 87. 1/154742504910672534362390528" = 1.292469707114105224609375E-24' (1/309485009821345068724781056" = 6.462348535570526123046875E-25)
- 88. 1/309485009821345068724781056" = 6.462348535570526123046875E-25' (1/618970019642690137449562112" = 3.2311742677852630615234375E-25)
- 89. 1/618970019642690137449562112" = 3.2311742677852630615234375E-25' (1/1237940039285380274899124224" = 1.61558713389263153076171875E-25)
- 90. 1/1237940039285380274899124224" = 1.61558713389263153076171875E-25' (1/2475880078570760549798248448" = 8.07793566946315765380859375E-26)
- 91. 1/2475880078570760549798248448" = 8.07793566946315765380859375E-26' (1/4951760157141521099596496896" = 4.038967834731578826904296875E-26)
- 92. 1/4951760157141521099596496896" = 4.038967834731578826904296875E-26' (1/9903520314283042199192993792" = 2.0194839173657894134521484375E-26)
- 93. 1/9903520314283042199192993792" = 2.0194839173657894134521484375E-26' (1/19807040628566084398385987584" = 1.00974195868289470672607421875E-26)
- 94. 1/19807040628566084398385987584" = 1.00974195868289470672607421875E-26' (1/39614081257132168796771975168" = 5.04870979341447353363037109375E-27)
- 95. 1/39614081257132168796771975168" = 5.04870979341447353363037109375E-27' (1/79228162514264337593543950336" = 2.524354896707236766815185546875E-27)
- 96. 1/79228162514264337593543950336" = 2.524354896707236766815185546875E-27' (1/158456325028528675187087900672" = 1.2621774483536183834075927734375E-27)
- 97. 1/158456325028528675187087900672" = 1.2621774483536183834075927734375E-27' (1/316912650057057350374175801344" = 6.3108872417680919170379638671875E-28)
- 98. 1/316912650057057350374175801344" = 6.3108872417680919170379638671875E-28' (1/633825300114114700748351602688" = 3.15544362088404595851898193359375E-28)
- 99. 1/633825300114114700748351602688" = 3.15544362088404595851898193359375E-28' (1/1267650600228229401496703205376" = 1.573361810442022979259490966796875E-28)
- 100. 1/1267650600228229401496703205376" = 1.573361810442022979259490966796875E-28' (1/2535301200456458802993406410752" = 7.886809052210114896297454833984375E-29)
- 101. 1/2535301200456458802993406410752" = 7.886809052210114896297454833984375E-29' (1/5070602400912917605986812821504" = 3.9434045261050574481487274169921875E-29)
- 102. 1/5070602400912917605986812821504" = 3.9434045261050574481487274169921875E-29' (1/10141204801825835211973625643008" = 1.97170226305252872407436370849609375E-29)
- 103. 1/10141204801825835211973625643008" = 1.97170226305252872407436370849609375E-29' (1/20282409603651670423947251286016" = 9.85851131526264362037181854248046875E-30)
- 104. 1/20282409603651670423947251286016" = 9.85851131526264362037181854248046875E-30' (1/40564819207303340847894502572032" = 4.929255657631321810185909271240234375E-30)
- 105. 1/40564819207303340847894502572032" = 4.929255657631321810185909271240234375E-30' (1/81129638414606681695789005144064" = 2.4646278288156609050929546356201171875E-30)
- 106. 1/81129638414606681695789005144064" = 2.4646278288156609050929546356201171875E-30' (1/162259276829213363391578010288128" = 1.23231391440783045254647731781005859375E-30)
- 107. 1/162259276829213363391578010288128" = 1.23231391440783045254647731781005859375E-30' (1/324518553658426726783156020576256" = 6.16156957203915226273238658905029296875E-31)
- 108. 1/324518553658426726783156020576256" = 6.16156957203915226273238658905029296875E-31' (1/649037107316853453566312041152512" = 3.080784786019576131366193294525146484375E-31)
- 109. 1/649037107316853453566312041152512" = 3.080784786019576131366193294525146484375E-31' (1/1298074214633706907132624082305024" = 1.5403923930097880656830966472625732421875E-31)
- 110. 1/1298074214633706907132624082305024" = 1.5403923930097880656830966472625732421875E-31' (1/2596148429267413814265248164610048" = 7.7019619650489403284154832363128662109375E-32)
- 111. 1/2596148429267413814265248164610048" = 7.7019619650489403284154832363128662109375E-32' (1/5192296858534827628530496329220096" = 3.85098098252447016420774161815643310546875E-32)
- 112. 1/5192296858534827628530496329220096" = 3.85098098252447016420774161815643310546875E-32' (1/10384593717069655257060992658440192" = 1.925490491262235082103870809078216552734375E-32)
- 113. 1/10384593717069655257060992658440192" = 1.925490491262235082103870809078216552734375E-32' (1/20769187434139310514121985316880384" = 9.627452456311175410519354045391082763671875E-33)
- 114. 1/20769187434139310514121985316880384" = 9.627452456311175410519354045391082763671875E-33' (1/41538374868278621028243970633760768" = 4.8137262281555877052596770226955413818359375E-33)
- 115. 1/41538374868278621028243970633760768" = 4.8137262281555877052596770226955413818359375E-33' (1/83076749736557242056487941267521536" = 2.40686311407779385262983851134777069091796875E-33)
- 116. 1/83076749736557242056487941267521536" = 2.40686311407779385262983851134777069091796875E-33' (1/166153499473114484112975882535043072" = 1.203431557038896926314919255673885345458984375E

100% Satisfaction

• 1/4 1/2 3/4 1 1 1/2 2 2 1/2 3 3 1/2 4 4 1/2 5 5 1/2 6 6 1/2 7 7 1/2 8 8 1/2 9 9 1/2 10 10 1/2 11 11 1/2 12 12 1/2 13 13 1/2 14 14 1/2 15 15 1/2 16 16 1/2 17 17 1/2 18 18 1/2 19 19 1/2 20 20 1/2 21 21 1/2 22 22 1/2 23 23 1/2 24 24 1/2 25 25 1/2 26 26 1/2 27 27 1/2 28 28 1/2 29 29 1/2 30 30 1/2 31 31 1/2 32 32 1/2 33 33 1/2 34 34 1/2 35 35 1/2 36 36 1/2 37 37 1/2 38 38 1/2 39 39 1/2 40 40 1/2 41 41 1/2 42 42 1/2 43 43 1/2 44 44 1/2 45 45 1/2 46 46 1/2 47 47 1/2 48 48 1/2 49 49 1/2 50 50 1/2 51 51 1/2 52 52 1/2 53 53 1/2 54 54 1/2 55 55 1/2 56 56 1/2 57 57 1/2 58 58 1/2 59 59 1/2 60 60 1/2 61 61 1/2 62 62 1/2 63 63 1/2 64 64 1/2 65 65 1/2 66 66 1/2 67 67 1/2 68 68 1/2 69 69 1/2 70 70 1/2 71 71 1/2 72 72 1/2 73 73 1/2 74 74 1/2 75 75 1/2 76 76 1/2 77 77 1/2 78 78 1/2 79 79 1/2 80 80 1/2 81 81 1/2 82 82 1/2 83 83 1/2 84 84 1/2 85 85 1/2 86 86 1/2 87 87 1/2 88 88 1/2 89 89 1/2 90 90 1/2 91 91 1/2 92 92 1/2 93 93 1/2 94 94 1/2 95 95 1/2 96 96 1/2 97 97 1/2 98 98 1/2 99 99 1/2 100 100 1/2 101 101 1/2 102 102 1/2 103 103 1/2 104 104 1/2 105 105 1/2 106 106 1/2 107 107 1/2 108 108 1/2 109 109 1/2 110 110 1/2 111 111 1/2 112 112 1/2 113 113 1/2 114 114 1/2 115 115 1/2 116 116 1/2 117 117 1/2 118 118 1/2 119 119 1/2 120 120 1/2 121 121 1/2 122 122 1/2 123 123 1/2 124 124 1/2 125 125 1/2 126 126 1/2 127 127 1/2 128 128 1/2 129 129 1/2 130 130 1/2 131 131 1/2 132 132 1/2 133 133 1/2 134 134 1/2 135 135 1/2 136 136 1/2 137 137 1/2 138 138 1/2 139 139 1/2 140 140 1/2 141 141 1/2 142 142 1/2 143 143 1/2 144 144 1/2 145 145 1/2 146 146 1/2 147 147 1/2 148 148 1/2 149 149 1/2 150 150 1/2 151 151 1/2 152 152 1/2 153 153 1/2 154 154 1/2 155 155 1/2 156 156 1/2 157 157 1/2 158 158 1/2 159 159 1/2 160 160 1/2 161 161 1/2 162 162 1/2 163 163 1/2 164 164 1/2 165 165 1/2 166 166 1/2 167 167 1/2 168 168 1/2 169 169 1/2 170 170 1/2 171 171 1/2 172 172 1/2 173 173 1/2 174 174 1/2 175 175 1/2 176 176 1/2 177 177 1/2 178 178 1/2 179 179 1/2 180 180 1/2 181 181 1/2 182 182 1/2 183 183 1/2 184 184 1/2 185 185 1/2 186 186 1/2 187 187 1/2 188 188 1/2 189 189 1/2 190 190 1/2 191 191 1/2 192 192 1/2 193 193 1/2 194 194 1/2 195 195 1/2 196 196 1/2 197 197 1/2 198 198 1/2 199 199 1/2 200 200 1/2 201 201 1/2 202 202 1/2 203 203 1/2 204 204 1/2 205 205 1/2 206 206 1/2 207 207 1/2 208 208 1/2 209 209 1/2 210 210 1/2 211 211 1/2 212 212 1/2 213 213 1/2 214 214 1/2 215 215 1/2 216 216 1/2 217 217 1/2 218 218 1/2 219 219 1/2 220 220 1/2 221 221 1/2 222 222 1/2 223 223 1/2 224 224 1/2 225 225 1/2 226 226 1/2 227 227 1/2 228 228 1/2 229 229 1/2 230 230 1/2 231 231 1/2 232 232 1/2 233 233 1/2 234 234 1/2 235 235 1/2 236 236 1/2 237 237 1/2 238 238 1/2 239 239 1/2 240 240 1/2 241 241 1/2 242 242 1/2 243 243 1/2 244 244 1/2 245 245 1/2 246 246 1/2 247 247 1/2 248 248 1/2 249 249 1/2 250 250 1/2 251 251 1/2 252 252 1/2 253 253 1/2 254 254 1/2 255 255 1/2 256 256 1/2 257 257 1/2 258 258 1/2 259 259 1/2 260 260 1/2 261 261 1/2 262 262 1/2 263 263 1/2 264 264 1/2 265 265 1/2 266 266 1/2 267 267 1/2 268 268 1/2 269 269 1/2 270 270 1/2 271 271 1/2 272 272 1/2 273 273 1/2 274 274 1/2 275 275 1/2 276 276 1/2 277 277 1/2 278 278 1/2 279 279 1/2 280 280 1/2 281 281 1/2 282 282 1/2 283 283 1/2 284 284 1/2 285 285 1/2 286 286 1/2 287 287 1/2 288 288 1/2 289 289 1/2 290 290 1/2 291 291 1/2 292 292 1/2 293 293 1/2 294 294 1/2 295 295 1/2 296 296 1/2 297 297 1/2 298 298 1/2 299 299 1/2 300 300 1/2 301 301 1/2 302 302 1/2 303 303 1/2 304 304 1/2 305 305 1/2 306 306 1/2 307 307 1/2 308 308 1/2 309 309 1/2 310 310 1/2 311 311 1/2 312 312 1/2 313 313 1/2 314 314 1/2 315 315 1/2 316 316 1/2 317 317 1/2 318 318 1/2 319 319 1/2 320 320 1/2 321 321 1/2 322 322 1/2 323 323 1/2 324 324 1/2 325 325 1/2 326 326 1/2 327 327 1/2 328 328 1/2 329 329 1/2 330 330 1/2 331 331 1/2 332 332 1/2 333 333 1/2 334 334 1/2 335 335 1/2 336 336 1/2 337 337 1/2 338 338 1/2 339 339 1/2 340 340 1/2 341 341 1/2 342 342 1/2 343 343 1/2 344 344 1/2 345 345 1/2 346 346 1/2 347 347 1/2 348 348 1/2 349 349 1/2 350 350 1/2 351 351 1/2 352 352 1/2 353 353 1/2 354 354 1/2 355 355 1/2 356 356 1/2 357 357 1/2 358 358 1/2



APPROVED FOR
FORWARDING MAIL
DEC 1 1974 PM 7:04

EXHIBIT "E"
SITE DEVELOPMENT STANDARDS

Section 1. Applicable Site Development Regulations

Development on the Property shall comply with applicable City of Austin regulations as modified herein. Development on the Property will occur over time through the submission of multiple site plans.

Section 2. Authorized Uses

- A. All Limited Industrial (LI) uses are permitted on the Property, except as set forth in Subsection B and C of this section. The following are additional permitted uses:

~~Multi-Family Housing, not to exceed 300 units~~ (Remove) for Lots 4-A & 6-A, Block A, Tech Ridge Sec. 1

- B. The following uses are prohibited as principal and accessory uses of the Property:

| | |
|---|-----------------------|
| Automotive Sales | Residential Treatment |
| Campground | Veterinary Services |
| Exterminating Services | Club or Lodge |
| Funeral Services | Congregate Living |
| Kennels | Transitional Housing |
| Monument Retail Sales | Resource Extraction |
| Stone Yards and Grain Elevators | |
| Railroad Facilities (except Terminals and Light Rail) | |

- C. The following uses are prohibited principal uses of the Property, but are permitted as accessory uses to office, light manufacturing, assembly, and warehousing and distribution principal uses:

| | |
|------------------------------------|----------------------------------|
| Agricultural Sales and Services | Laundry Services |
| Automotive Rentals | Basic Industry |
| Automotive Repair Services | Outdoor Entertainment |
| Automotive Washing (of any type) | Scrap & Salvage |
| Art & Craft Studio | Recycling Center |
| (Limited, General & Industrial) | |
| Construction Sales & Services | Counseling Services |
| Convenience Storage | Maintenance & Service Facilities |
| Equipment Repair Services | Indoor Entertainment |
| Equipment Sales | Vehicle Storage |
| General Warehousing & Distribution | |

Section 3. Site Development Regulations

A. Performance Standards

Development of the Property shall conform with all applicable provisions of the PDA Planned Development Area performance standards established by Section 25-2-648 of the City Code.

B. Base District Regulations

- 1) Development of the Property shall conform to the site development regulations authorized for the Industrial Park (IP) district as set forth in the City Code, except as provided for in this ordinance.
- 2) Calculations for zoning impervious cover, building coverage, and floor-to-area ratios shall be based on the gross site area of the entire Property.
- 3) A site within the Property may extend across a public street or right-of-way.

C. Buffers and Setbacks

- 1) A 50-foot landscaped buffer zone shall be provided and maintained along the northern boundary of the Property adjacent to the Howard Lane/Dessau Road right-of-way.
- 2) Improvements permitted within the buffer zone shall be limited to fences, drainage, sidewalks, utility improvements and improvements that may be required by the City of Austin or that are specifically authorized by the site development regulations for the Property.

Section 4. Landscaping

A. Street Yard Requirements

Street yard requirement calculations shall be based on the gross site area of the entire Property. Alternative compliance for truck staging areas shall be allowed.

Section 5. Transportation

A. Off-Street Parking

- 1) Off-street parking may be provided at any location on the Property, regardless of proximity to a particular building.
- 2) There shall be at least one off-street parking space per 300 square feet of office or administrative activity space designed for human occupancy. There shall be at least one off-street parking space per 1,000 square feet of indoor manufacturing space designed for human occupancy.
- 3) There shall be at least one off-street loading space per 140,000 square feet of occupied office, administrative, and indoor manufacturing space.
- 4) For manufacturing and related support and test/sort areas, the number of square feet in the unoccupied mechanical, electrical, machine, air return and interstitial, utility, service and similar spaces shall not be included in determining parking and loading space computations.
- 5) Accessory uses, including kitchen, cafeteria, dining, auditorium and similar spaces, recreational facilities, and day-care center and other similar facilities, shall not be included in the areas used to determine the required parking and loading space computations.
- 6) Bicycle parking plan must be approved by the City of Austin Bike and Pedestrian Coordinator.

B. Fiscal Security

The owner shall post fiscal security for required traffic improvements identified in the Traffic Impact Analysis prepared by WHM Transportation Consultants, dated April, 1999, or as subsequently amended and approved by the City, before release of a site plan for the property or at a time otherwise determined appropriate by the Director.

Section 6. Water Quality

- A. The Director of the Watershed Protection Utility ("Director") or its successor department may grant a variance to authorize up to 12 feet of cut and fill for the site in general to construct parking areas, driveways, temporary spoil sites, landscape berms, buildings, loading docks, and other facilities. The Director may grant a variance to authorize cut and

fill to construct a detention/water quality pond. The provisions of Section 25-8-42 and 25-8-43 of the City Code apply to the variances requested under this section.

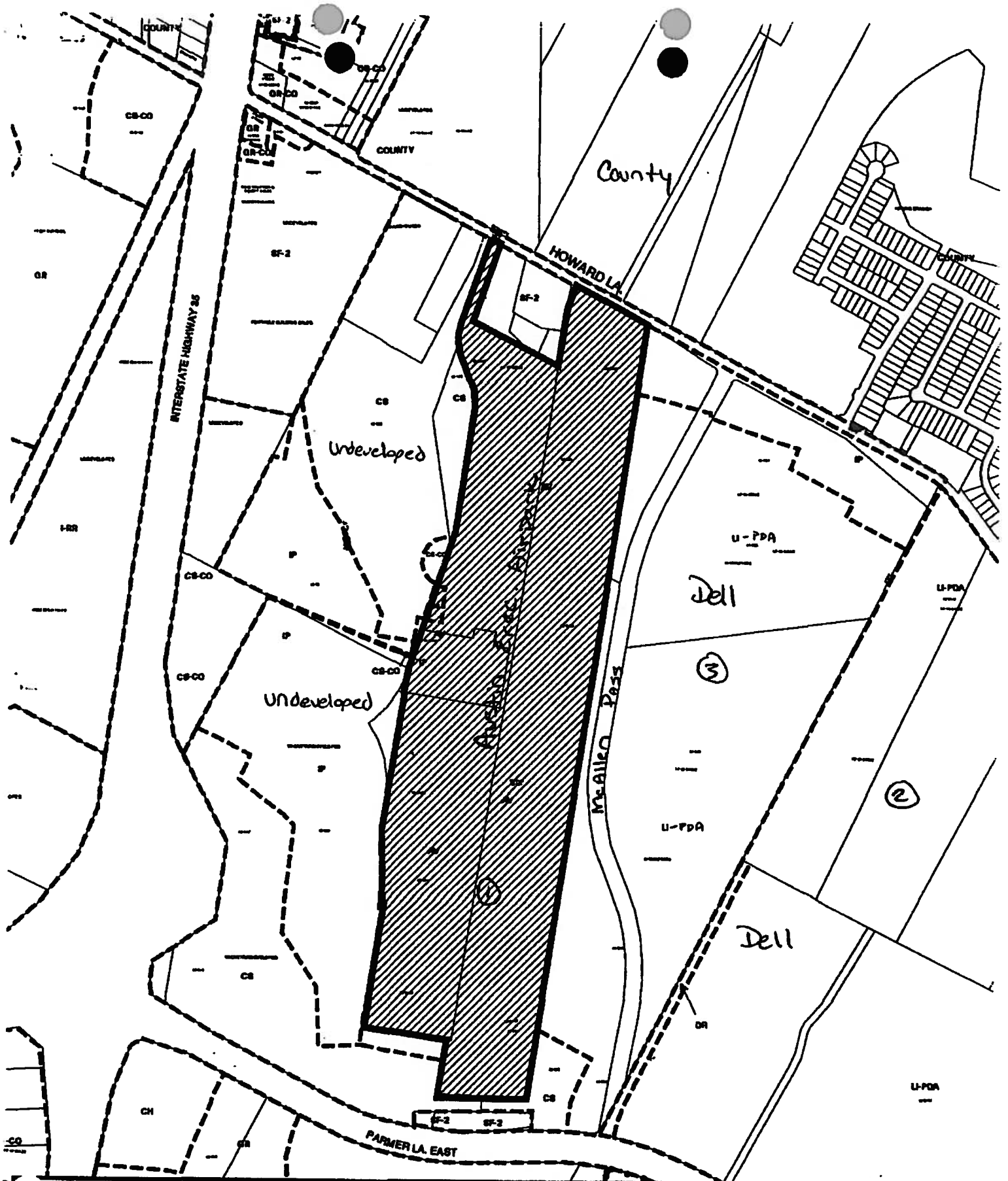
- B. Existing stock ponds with wetland characteristics located on the Property may be removed if mitigation is provided. Mitigation may occur within on-site or off-site wet pond water quality controls within the same drainage area or an equivalent mitigation strategy approved by the Director may be used.

Section 7. Master Plan

The owner of the Property shall track zoning impervious cover, building coverage, floor-to-area ratios, street yard compliance and off-street parking as development occurs on the Property. Current data on the standards shall be provided with each site plan that is submitted to the City for approval.

Section 8. Amendments to City Code

If the City Code is amended to authorize the director of a City department to administratively approve an amendment to or variance of any matters contained herein, the Owner of the Property shall be entitled to obtain an amendment or variance through the administrative process and shall not be required to seek Planning Commission or City Council approval of the amendment or variance.



| | | | | | |
|---------------|--|---|--|---|---|
| 1" = 800' | SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: D.WAHLGREN | ZONING EXHIBIT "D" CASE #: C14-98-0265 ADDRESS: 611-719 HOWARD LA. SUBJECT AREA (acres): 132.750 | | DATE: 98-12 INTLS: TRC | CITY GRID REFERENCE NUMBER N34, M35 N34, N35 |
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