

**ORDINANCE NO. 20180201-087**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2510 WEST PARMER LANE FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL SERVICES (CS) 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) district to general commercial services (CS) district on the property described in Zoning Case No. C14-2017-0115, on file at the Planning and Zoning Department, as follows:

3,490 square feet tenant space, situated on a portion of Lot 4, of the amended plat of Lots 4 and 5, Parmer Point Subdivision, a subdivision located in Travis County, Texas, according to the map or plat thereof, recorded under Volume 91, Page 200, of the Plat Records of Travis County, Texas, and being that same tract of land being described in that certain Warranty Deed, conveyed to CSW 2510 West Parmer, LLC., dated October 13, 2016, recorded as Document No. 2016172422 of the Official Public Records of Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 2510 West 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 February 12, 2018.

**PASSED AND APPROVED**

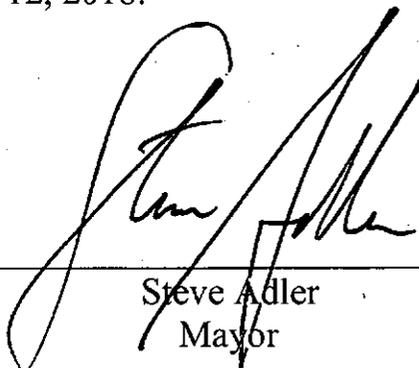
February 1 \_\_\_\_\_, 2018



**APPROVED:**

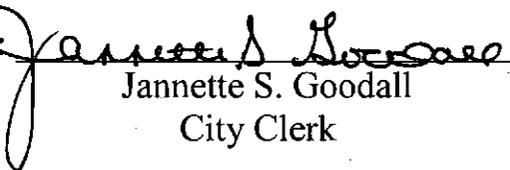
Anne L. Morgan  
City Attorney

§  
§  
§



Steve Adler  
Mayor

**ATTEST:**



Jannette S. Goodall  
City Clerk

**EAGLE EYE**  
CONSTRUCTION LAYOUT



Eagle Eye Construction Layout  
3000 Joe DiMaggio Blvd. Suite 84  
Round Rock, Texas 78665  
(512) 484-4468  
TBPLS FIRM # 10194139

EXHIBIT "A"

(3,490 Sq. Ft.)  
TENANT SPACE RE-ZONING

**A DESCRIPTION OF A 3,490 Sq. Ft. TENANT SPACE, SITUATED ON A PORTION LOT 4, OF THE AMENDED PLAT OF LOT(S) 4 AND 5, PARMER POINT SUBDIVISION, A SUBDIVISION LOCATED IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER VOLUME No. 91, PAGE No. 200 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND BEING DESCRIBED IN THAT CERTAIN WARRANTY DEED, CONVEYED TO CSW 2510 WEST PARMER, L.L.C., DATED OCTOBER 13, 2016 AND APPEARING OF RECORD UNDER DOCUMENT No. 2016172422 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS., SAID 3,490 Sq. Ft. OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a found 1/2-inch iron rod, being the northeasterly corner of the aforementioned Lot 4, same being an angle point along the northwesterly lot line of Lot 3, of the Parmer Point Subdivision, according to the map or plat thereof, recorded under Volume No. 88, Page No. 185 of the Plat Records of Travis County, Texas and from which a found 1/2-inch iron rod bears North 59° 59' 22" West along the common dividing lot line of the aforesaid, Lot 3 and Lot 4 a distance of 80.08 feet for the northerly lot corner of Lot 4, same being the northeasterly corner of the aforementioned Lot 5;

**THENCE** South 21° 43' 23" East, over and across the aforementioned Lot 4, a distance of 71.95 feet to the northeasterly corner of an existing building, same being the northeasterly corner of the hereon, described 3,490 Sq. Ft. and the **POINT OF BEGINNING**;

**THENCE** South 17° 29' 58" West, along the easterly line of the hereon, described 3,490 Sq. Ft., same being the easterly side of the existing building a distance of 53.71 feet, to a calculated point at the center-line of the dividing wall for the two (2) tenant spaces of the existing building;

**THENCE** North 72° 30' 02" West, along the aforementioned common dividing tenant wall a distance of 64.97 feet for a calculated point along the westerly side of the existing building, same being the southwestery corner of the hereon, described 3,490 Sq. Ft.;

**THENCE** North 17° 29' 58" East, along the westerly side of the existing building, same being the westerly line of the hereon, described 3,490 Sq. Ft., a distance of 53.71 feet to the northwesterly corner of the hereon, described 3,490 Sq. Ft., same being the northwesterly corner of the existing building;

**EXHIBIT A**

**THENCE** South 72° 30' 02" East, along the northerly side of the existing building, same being the northerly side of the hereon, described 3,490 Sq. Ft., a distance of 64.97 feet to the **POINT OF BEGINNING**, containing the hereon, described 3,490 Sq. Ft., tenant space, more or less.

Survey on the ground June 18, 2016

Attachment: A separate sketch accompanies this metes and bounds description

Bearing are based on the Texas Coordinate System, Central Zone (FIPS 4203)



Charles M. Benson  
Registered Professional Land Surveyor  
State of Texas No. 4863

August 11, 2017

A SKETCH TO ACCOMPANY A DESCRIPTION OF A 3,490 Sq. Ft. TENANT SPACE, SITUATED ON A PORTION LOT 4 OF THE AMENDED PLAT OF LOT(S) 4 AND 5, PARMER POINT SUBDIVISION, A SUBDIVISION LOCATED IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER VOLUME No. 91, PAGE No. 200 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND BEING DESCRIBED IN THAT CERTAIN WARRANTY DEED, CONVEYED TO CSW 2510 WEST PARMER, LLC., DATED OCTOBER 13, 2016 AND APPEARING OF RECORD UNDER DOCUMENT No. 2016172422 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

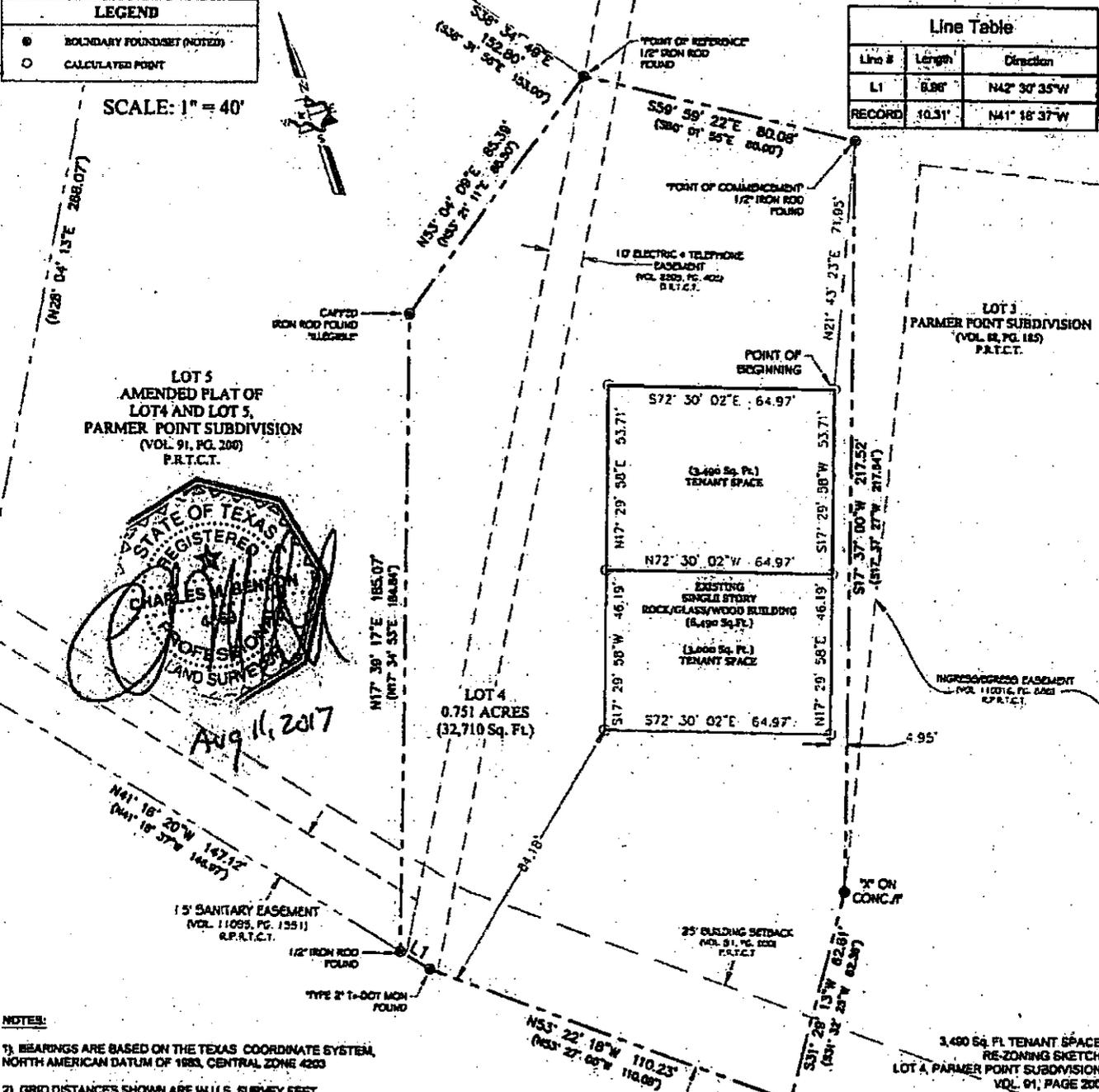
**LEGEND**

|   |                           |
|---|---------------------------|
| ● | BOUNDARY FOUNDSET (NOTED) |
| ○ | CALCULATED POINT          |

**Line Table**

| Line # | Length | Direction     |
|--------|--------|---------------|
| L1     | 8.88'  | N42° 30' 35"W |
| RECORD | 10.31' | N41° 18' 37"W |

SCALE: 1" = 40'

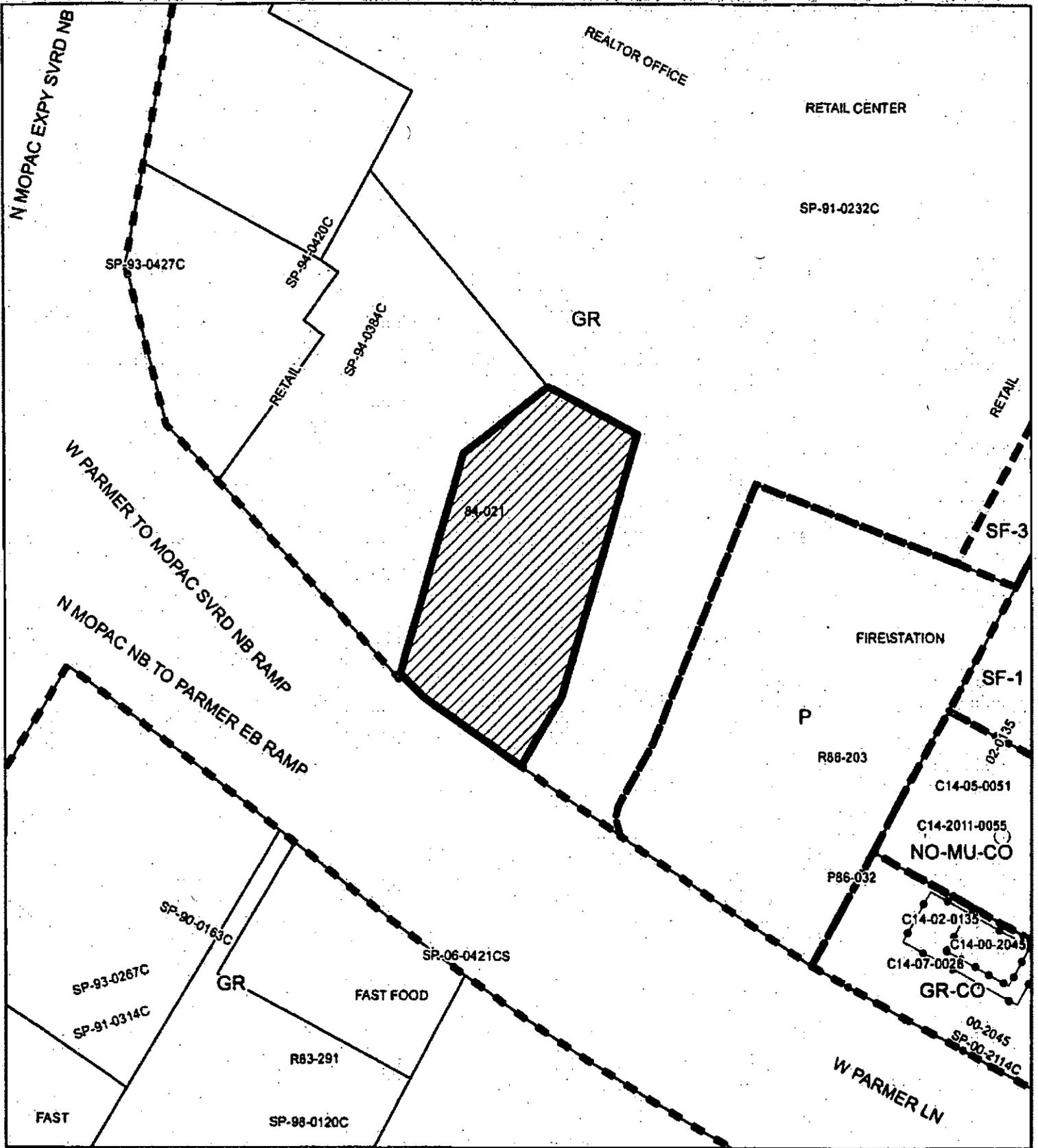


- NOTES:**
- 1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE 4203
  - 2) GRID DISTANCES SHOWN ARE IN U.S. SURVEY FEET
  - 3) ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN THE STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT FILE NO. (01247-58415) DATED JUNE 07, 2016, AND ARE LISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RESEARCH WAS PERFORMED.
  - 4) THIS SKETCH IS ACCOMPANIED BY A METES AND SOUNDS DESCRIPTION.

**EAGLE EYE**  
 3000 JOE DIAMAGGIO BLVD #84  
 Round Rock, TEXAS 78663  
 (512) 494-4468

PROJECT: 2510 WEST PARMER  
 CLIENT: CSW DEVELOPMENT  
 DATE SURVEY: 08/11/17  
 SCALE: 1" = 40'  
 DRAWN BY: MMS

TITLE FROM: SURVEY  
 SHEET: 01 OF 01



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 100'

ZONING

EXHIBIT B

ZONING CASE#: is C14-2017-0115

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

