

30 (B) The following uses are prohibited uses of the Property:

Funeral Services

Monument Retail Sales

Railroad Facilities

Scrap and Salvage

General Warehousing and Distribution

Pedicab Storage and Dispatch

Recycling Center

31 (C) The maximum height of a building or structure on the Property shall not exceed
32 140 feet.

33 **PART 5.** This ordinance takes effect on _____, 2026.

34 **PASSED AND APPROVED**

35 §
36 §
37 §

_____, 2026

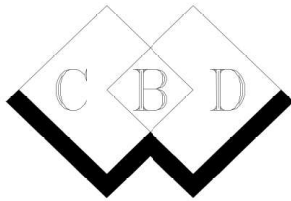
Kirk Watson
Mayor

41 **APPROVED:** _____

42 Deborah Thomas
43 City Attorney

ATTEST: _____

Erika Brady
City Clerk



Carlson, Brigrance & Doering, Inc.

Civil Engineering ❖ Surveying

FirmID#F3791

Reg#10024900

170.176 ACRES
FRANCISCO GARCIA SURVEY NO. 60, ABSTRACT NO. 312
TRAVIS COUNTY, TEXAS

METES AND BOUNDS

A DESCRIPTION OF 170.176 ACRE IN THE FRANCISCO GARCIA SURVEY NUMBER 60, ABSTRACT NUMBER 312, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 170.1433 ACRE TRACT CONVEYED TO ICU PEARL LLC BY DEED RECORDED IN DOCUMENT NUMBER 2025045001, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DESCRIBED AS A CALLED 206.30 ACRE TRACT CONVEYED TO ABBOT LABORATORIES BY DEED RECORDED IN VOLUME 6809, PAGE 2125, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 1.3245 ACRE TRACT (EXHIBIT A) AND A CALLED 0.0352 ACRE TRACT (EXHIBIT B) CONVEYED TO TRAVIS COUNTY, TEXAS BY DEED RECORDED IN VOLUME 11375, PAGE 1432, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, A CALLED 7.332 ACRE TRACT CONVEYED TO DARTAGNAN PARTNERS, L.P. BY DEED RECORDED IN DOCUMENT NUMBER 2000182911, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND A CALLED 27.465 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN DOCUMENT NUMBER 2003141698, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 170.176 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,

BEGINNING, at a capped 1/2 inch iron rod found stamped "INLAND" at the northeast corner of said 170.1433 acre tract, being at the northwest corner of said 27.465 acre tract, on the south line of said 7.332 acre tract, also on the west right-of-way line of Loop 1 (R.O.W. varies), and being at the beginning of a curve to the right, for the northeast corner and the **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with the east line of said 170.1433 acre tract, the west line of said 27.465 acre tract, the west line of said Loop 1, and over and across said 206.30 acre tract, the following nineteen (19) courses and distances, numbered 1 through 19,

- 1) Along said curve to the right, having a radius of 2,845.50 feet, an arc length of 660.74 feet, and a chord that bears S03°36'02"E, a distance of 659.26 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE", being at the beginning of a curve to the right,
- 2) Along said curve to the right, having a radius of 7,180.50 feet, an arc length of 720.48 feet, and a chord that bears S05°57'02"W, a distance of 720.18 feet to a Mag nail set,
- 3) S79°29'18"E, a distance of 2.00 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE", being at the beginning of a curve to the right,
- 4) Along said curve to the right, having a radius of 7,182.45 feet, an arc length of 263.94 feet, and a chord that bears S09°52'44"W, a distance of 263.93 feet to a 2.5 inch metal fence post found,
- 5) S79°04'08"E, a distance of 9.50 feet to a Mag nail set, being at the beginning of a curve to the right,
- 6) Along said curve to the right, having a radius of 7,192.00 feet, an arc length of 111.58 feet, and a chord that bears S11°22'32"W, a distance of 111.58 feet to a Mag nail set
- 7) N78°10'50"W, a distance of 50.00 feet to a 2.5 inch metal fence post found, being at the beginning of a curve to the left,
- 8) Along said curve to the left, having a radius of 7,142.00 feet, an arc length of 110.81 feet, and a chord that bears N11°22'32"E, a distance of 110.81 feet to a Mag nail set,
- 9) S79°04'08"E, a distance of 10.50 feet to a Mag nail set, being at the beginning of a curve to the left,
- 10) Along said curve to the left, having a radius of 7,152.45 feet, an arc length of 263.72 feet, and a chord that bears N09°52'31"E, a distance of 263.71 feet to a Mag nail set,
- 11) N79°30'53"W, a distance of 177.36 feet to a Mag nail set,
- 12) S10°46'18"W, a distance of 452.66 feet to a Mag nail set,
- 13) S19°23'41"E, a distance of 88.70 feet to a Mag nail set,
- 14) S08°03'36"W, a distance of 116.40 feet to a Mag nail set,
- 15) S80°31'21"E, a distance of 145.34 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE", being at the beginning of a curve to the right,

- 16) Along said curve to the right, having a radius of 7,177.50 feet, an arc length of 423.88 feet, and a chord that bears S15°39'14"W, a distance of 423.82 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE",
- 17) S24°24'25"W, a distance of 194.22 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE",
- 18) S18°04'35"W, a distance of 423.82 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE", and
- 19) S60°36'41"W, a distance of 69.92 feet to a 1/2 inch iron rod found at the intersection of the west line of said Loop 1 and the north line of Howard Lane (R.O.W. varies), being at the southeast corner of said 170.1433 acre tract, also at the southwest corner of said 27.465 acre tract, and at the beginning of a curve to the left, for the southeast corner of the herein described tract of land,


THENCE, with the common line of said Howard Lane, said 170.1433 acre tract, and said 1.3245 acre tract, and over and across said 206.30 acre tract, the following four (4) courses and distances, numbered 1 through 4,

- 1) Along said curve to the left, having a radius of 1,467.41 feet, an arc length of 102.78 feet, and a chord that bears N82°04'29"W, a distance of 102.76 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE",
- 2) N84°15'30"W, a distance of 96.63 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE", being at the beginning of a curve to the right,
- 3) Along said curve to the right, having a radius of 1,157.79 feet, an arc length of 344.35 feet, and a chord that bears N75°44'17"W, a distance of 343.08 feet to a capped 1/2 inch iron rod found stamped "INLAND",
- 4) N67°13'03"W, a distance of 2,384.50 feet to a capped 1/2 inch iron rod set stamped "CBD SETSTONE" at the southwest corner of said 170.1433 acre tract, being at the intersection of the north line of said Howard Lane and the east right-of-way line of McNeil Merriltown Road (R.O.W. varies), for the southwest corner of the herein described tract of land,

THENCE, with the common line of said 170.1433 acre tract and said McNeil Merriltown Road, the following eight (8) courses and distances, numbered 1 through 8,

- 1) N26°25'08"E, a distance of 695.11 feet to a 1/2 inch iron rod found,
- 2) N27°44'45"E, a distance of 1,027.50 feet to a 1/2 inch iron rod found,
- 3) N27°49'16"E, a distance of 313.02 feet to a 1/2 inch iron rod found,
- 4) N27°45'08"E, a distance of 346.90 feet to a Mag nail set,
- 5) S67°31'52"E, a distance of 329.55 feet to a 1/2 inch iron rod found,
- 6) N24°14'08"E, a distance of 453.34 feet to a Mag nail set,
- 7) S85°00'52"E, a distance of 191.90 feet to a 1/2 inch iron pipe found, and
- 8) S60°13'33"E, a distance of 864.51 feet to a 1/2 inch iron rod found at the southwest corner of said 7.332 acre tract,

THENCE, N87°07'46"E, with the common line of said 7.332 acre tract and said 170.1433 acre tract, a distance of 752.75 feet to the **POINT OF BEGINNING** and containing 170.176 acres of land, as shown on the attached sketch.

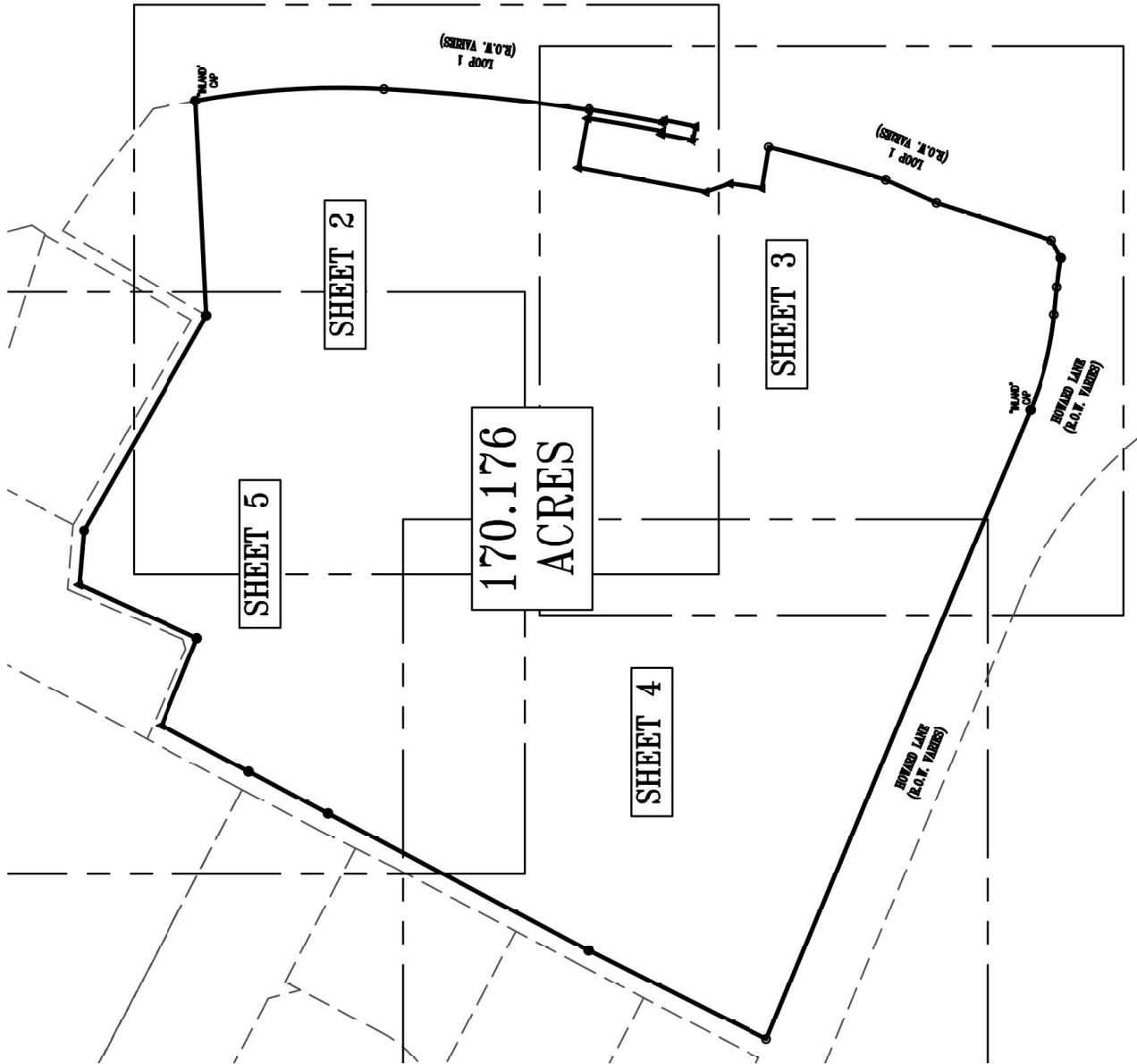
PREPARED BY,  11/20/25


ERIC J. DANNHEIM, R.P.L.S. NO. 6075
Carlson, Brigrance and Doering, Inc.
REG.# 10024900
 5501 West William Cannon
 Austin, TX 78749
 Ph, 512-280-5160
EDANNHEIM@cbdeng.com



BEARING BASIS, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
DATE OF SURVEY: NOVEMBER 17, 2025

SKETCH TO ACCOMPANY FIELD NOTES

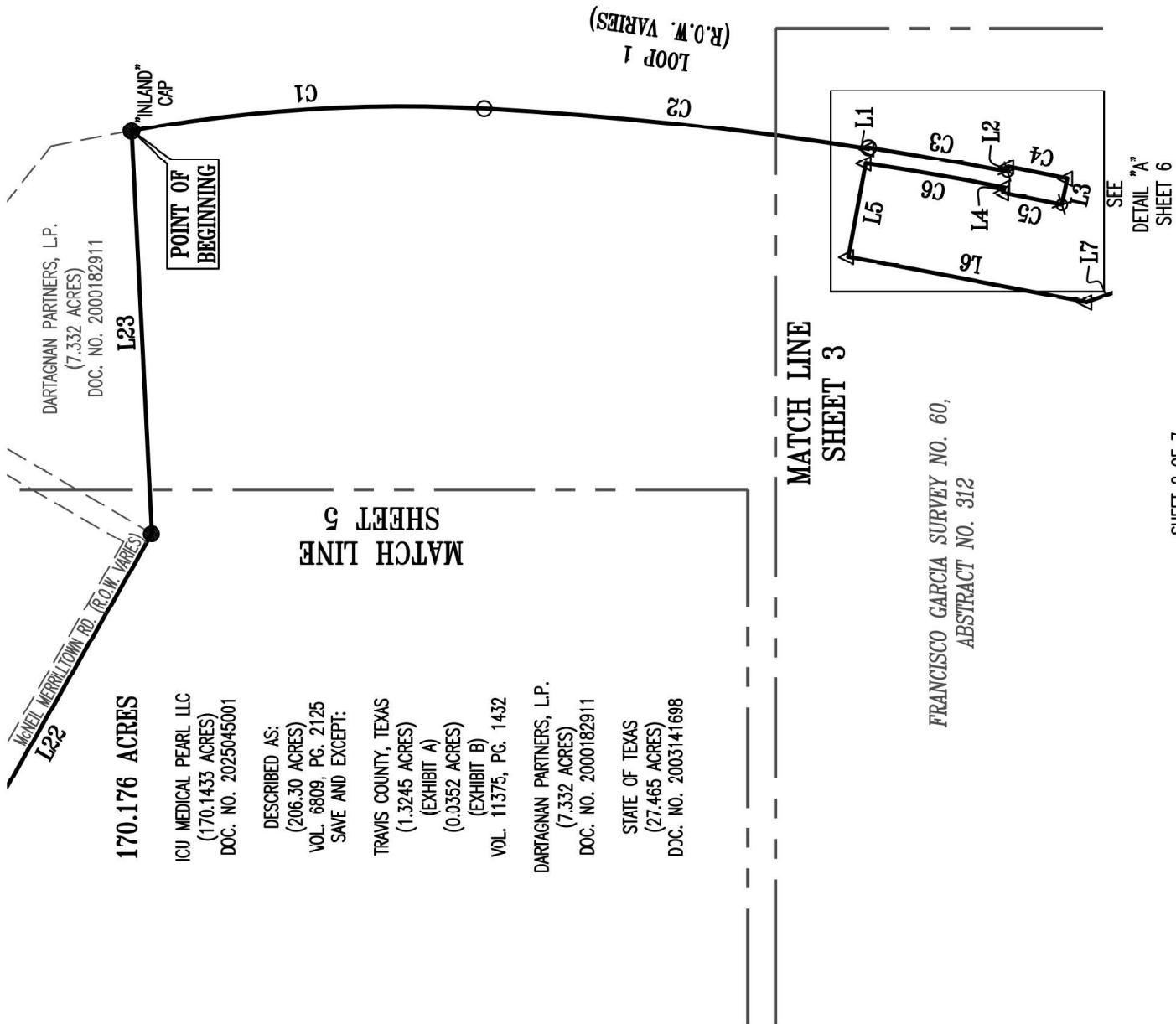



 SCALE: 1" = 600'

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83


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 FIRM ID #E3791 REG. # 10024900
 Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

SKETCH TO ACCOMPANY FIELD NOTES



170.176 ACRES

ICU MEDICAL PEARL LLC
 (170.1433 ACRES)
 DOC. NO. 2025045001

DESCRIBED AS:
 (206.30 ACRES)
 VOL. 8809; PG. 2125
 SAVE AND EXCEPT:

TRAVIS COUNTY, TEXAS
 (1.3245 ACRES)
 (EXHIBIT A)
 (0.0352 ACRES)
 (EXHIBIT B)
 VOL. 11375; PG. 1432

DARTAGNAN PARTNERS, L.P.
 (7.332 ACRES)
 DOC. NO. 2000182911

STATE OF TEXAS
 (27.465 ACRES)
 DOC. NO. 2003141698

FRANCISCO GARCIA SURVEY NO. 60,
 ABSTRACT NO. 312

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

CBD

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11/20/25

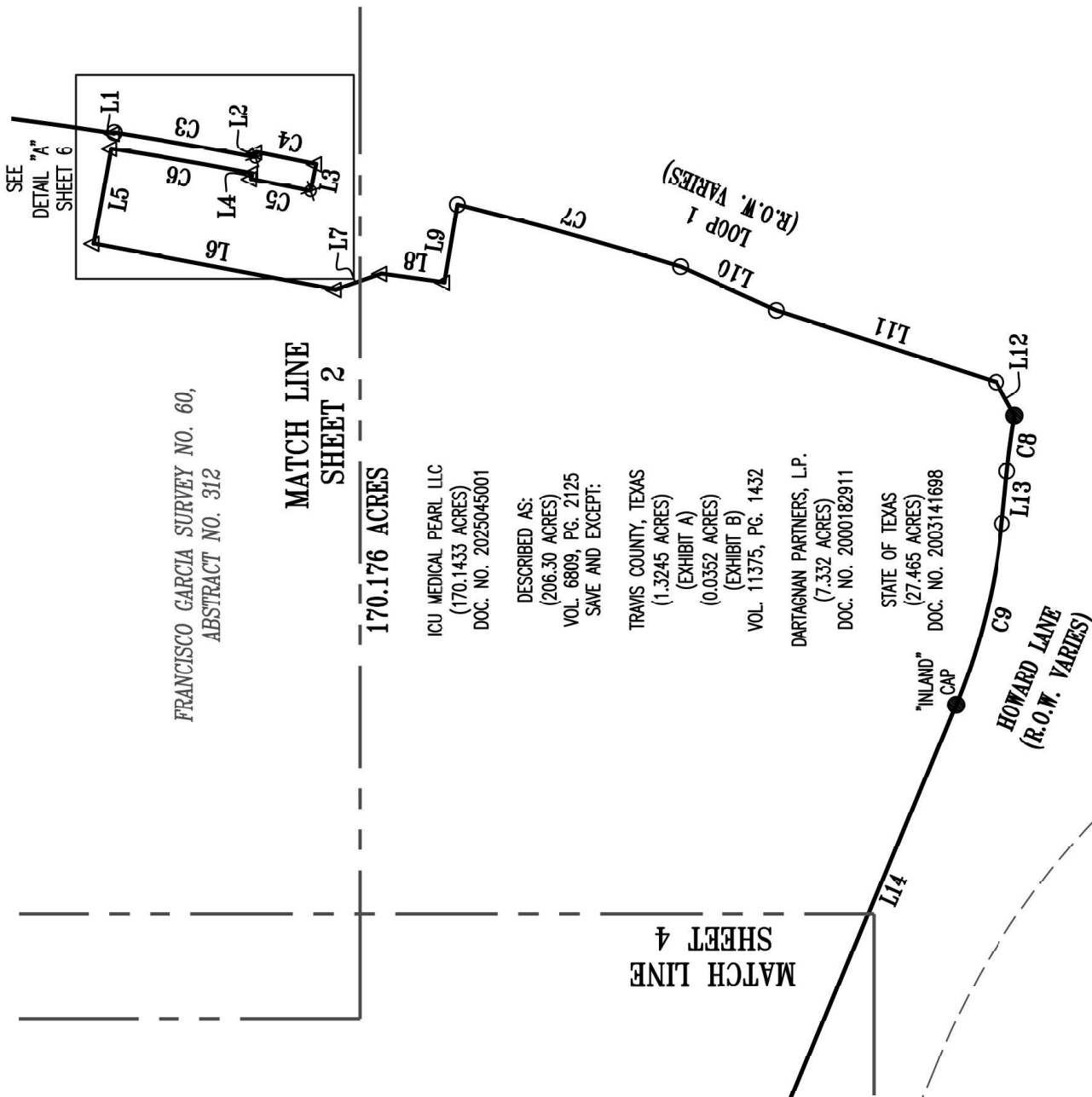
LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- CAPPED 1/2" CAPPED IRON ROD SET
- ◉ STAMPED "CBD SETSTONE"
- ⊙ 3/4" IRON PIPE FOUND
- ⊗ 2.5" METEL FENCE POST FOUND
- △ MAG NAIL SET

SCALE: 1" = 300'



SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 300'



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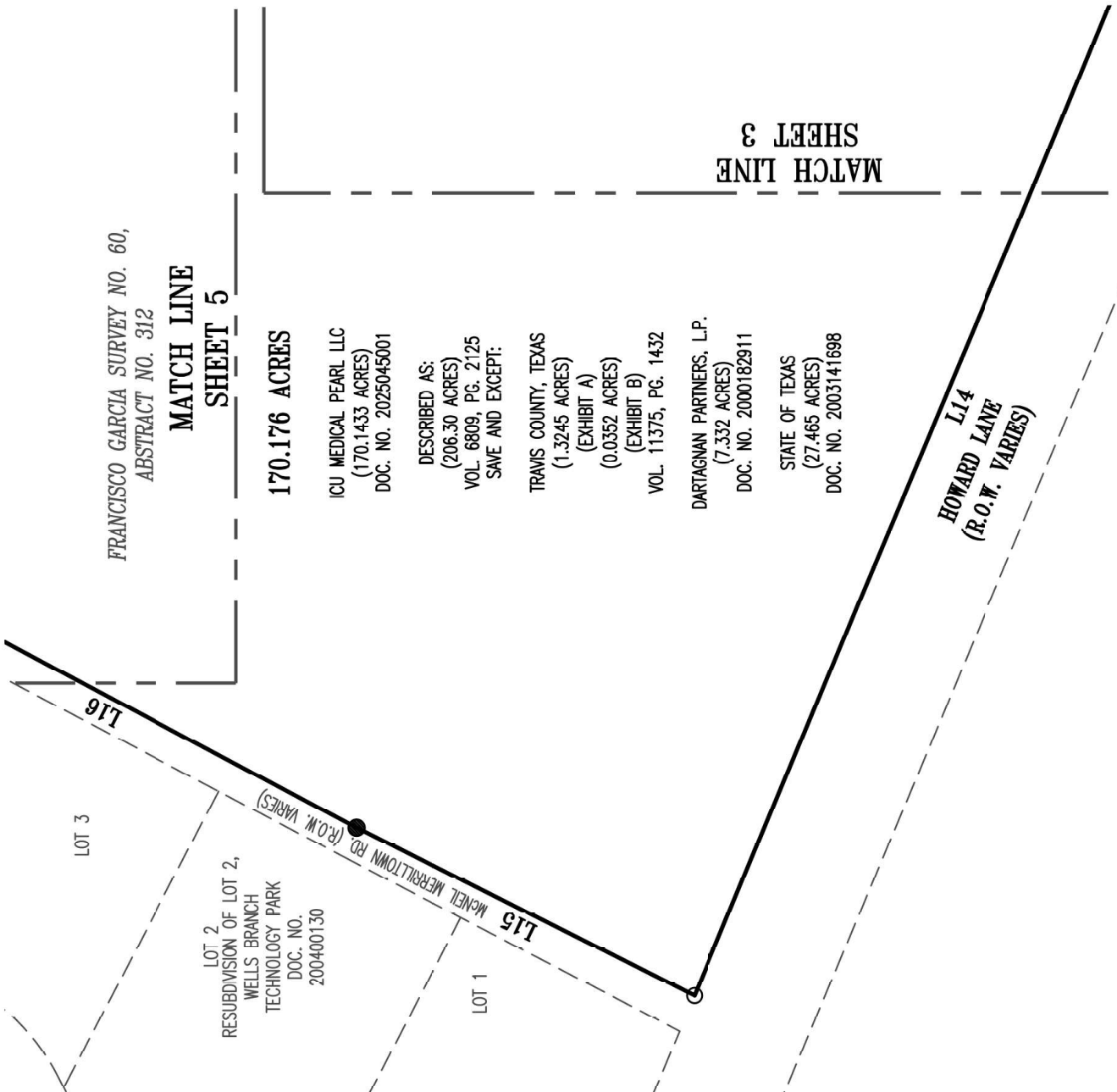
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11/20/25
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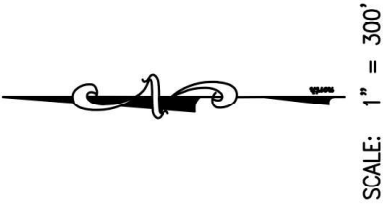
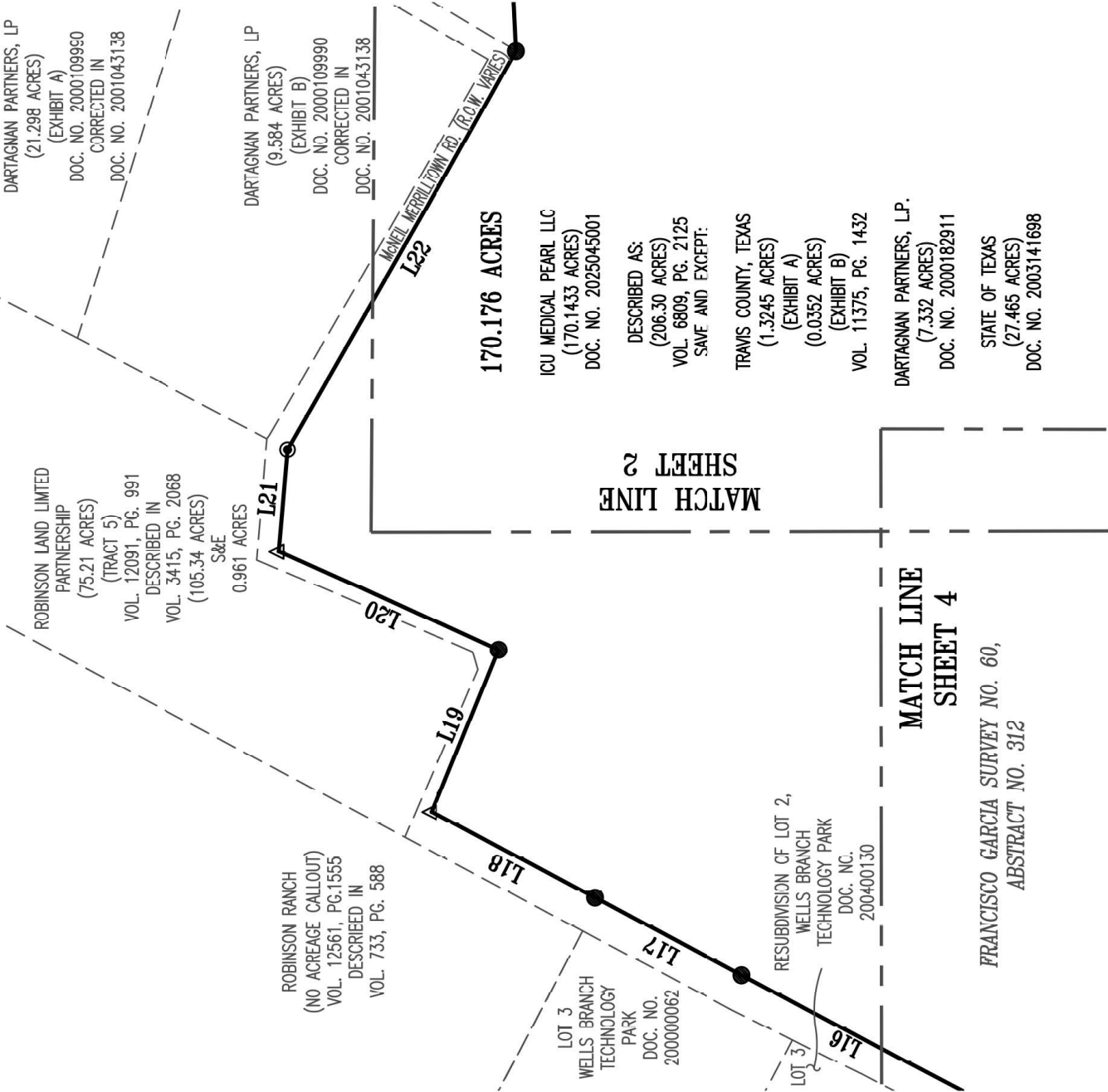
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11/20/25
Eric J. Dannheim

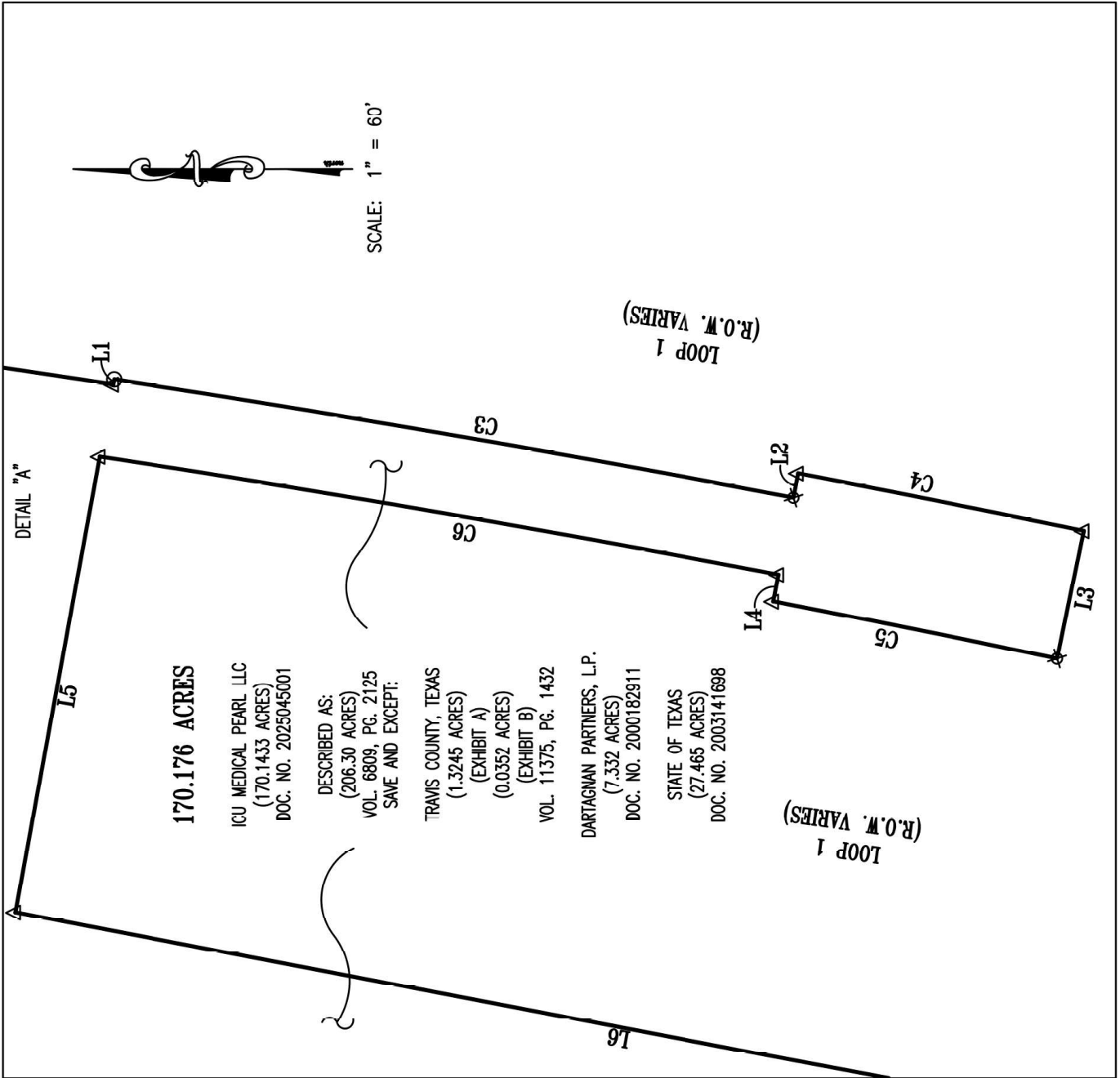
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11/20/25
[Signature]

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SKETCH TO ACCOMPANY FIELD NOTES

Curve Table					
Curve #	Radius	Length	Chord Direction	Chord Length	DELTA
C1	2845.50	660.74	S03°36'02"E	659.26	13°18'15"
C2	7180.50	720.48	S05°57'02"W	720.18	5°44'56"
C3	7182.45	263.94	S09°52'44"W	263.93	2°06'20"
C4	7192.00	111.58	S11°22'32"W	111.58	0°53'20"
C5	7142.00	110.81	N11°22'32"E	110.81	0°53'20"
C6	7152.45	263.72	N09°52'31"E	263.71	2°06'45"
C7	7177.50	423.88	S15°39'14"W	423.82	3°23'01"
C8	1467.41	102.78	N82°04'29"W	102.76	4°00'47"
C9	1157.79	344.35	N75°44'17"W	343.08	17°02'27"

Line Table		
Line #	Direction	Length
L1	S79°29'18"E	2.00
L2	S79°04'08"E	9.50
L3	N78°10'50"W	50.00
L4	S79°04'08"E	10.50
L5	N79°30'53"W	177.36
L6	S10°46'18"W	452.66
L7	S19°23'41"E	88.70
L8	S08°03'36"W	116.40
L9	S80°31'21"E	145.34
L10	S24°24'25"W	194.22
L11	S18°04'35"W	423.82
L12	S60°36'41"W	69.92

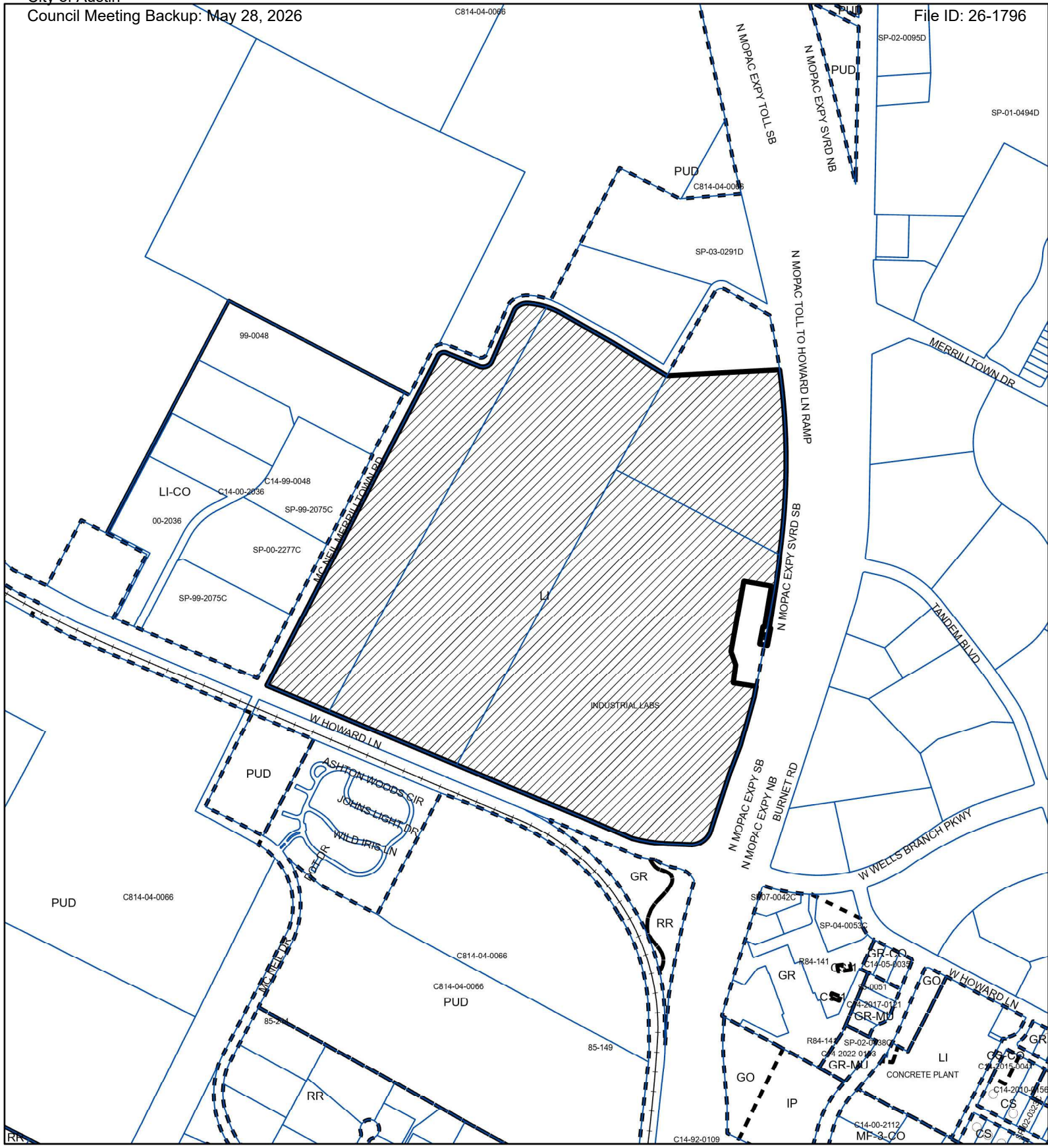
Line Table		
Line #	Direction	Length
L13	N84°15'30"W	96.63
L14	N67°13'03"W	2384.50
L15	N26°25'08"E	695.11
L16	N27°44'45"E	1027.50
L17	N27°49'16"E	313.02
L18	N27°45'08"E	346.90
L19	S67°31'52"E	329.55
L20	N24°14'08"E	453.34
L21	S85°00'52"E	191.90
L22	S60°13'33"E	864.51
L23	N87°07'46"E	752.75



ER 11/20/25

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83

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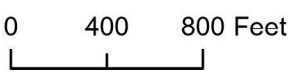
ZONING

ZONING CASE#: C14-2025-0114

EXHIBIT "B"



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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

