

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7221 MCNEIL DRIVE FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT ON TRACT 1 AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT, TO CHANGE CONDITIONS OF ZONING, ON TRACT 2A AND TRACT 2B.

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 general commercial services-conditional overlay (CS-CO) combining district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on Tract 1 and general commercial services-conditional overlay (CS-CO) combining district, to change conditions of zoning, on Tract 2a and 2b, each tract as described in Zoning Case No. C14-2025-0070, on file at the Planning Department, as follows:

Tract 1:

1.014 acres of land out of the James Goode Survey, Abstract No. 905, in Williamson County, Texas, being a portion of a called 1.836 acre tract of land conveyed by deed recorded in Volume 2054, Page 392, of the Deed Records of Williamson County, Texas, said 1.014 acres of land being more particularly described in **Exhibit "A"**,

Tract 2a:

0.264 acres of land out of the James Goode Survey, Abstract No. 905, in Williamson County, Texas, being a portion of a called 1.836 acre tract of land conveyed by deed recorded in Volume 2054, Page 392, of the Deed Records of Williamson County, Texas, said 0.264 acres of land being more particularly described in **Exhibit "B"**,

Tract 2b:

0.515 acres of land out of the James Goode Survey, Abstract No. 905, in Williamson County, Texas, being a portion of a called 1.836 acre tract of land conveyed by deed recorded in Volume 2054, Page 392, of the Deed Records of Williamson County, Texas, said 0.515 acres of land being more particularly described in **Exhibit "C"**,

(respectively "Tract 1," "Tract 2a", and "Tract 2b", collectively, the "Property"),

locally known as 7221 McNeil Drive in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit “D”**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Adult Oriented Business is a prohibited use of the Property.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district on Tract 1, the general commercial services (CS) base district on Tract 2a and Tract 2b, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
 §
 §
_____, 2025 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk

EXHIBIT "A"

HOLT CARSON, INCORPORATED

PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

email: survey@hciaustin.com

EXHIBIT " _ "

FIELD NOTE DESCRIPTION OF 1.014 ACRES OF LAND OUT OF THE JAMES GOODE SURVEY, ABSTRACT NO. 905 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (1.836 ACRE) TRACT OF LAND AS CONVEYED TO R.L. WYATT III AND LUKE C. HOGAN BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2054, PAGE 392 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN (5.0 ACRE) RESERVE AS DEPICTED ON THE WEST SIDE OF THE JOE P. JECKEL SUBDIVISION, A SUBDIVISION IN WILLIAMSON AND TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 141 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF TRACT 1, GUILLERMO RAMIREZ SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 214 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod found at the intersection of the South right-of-way line of McNeil Road and the West right-of-way line of Jekel Circle at the Northeast corner of that certain (0.317 acre) tract of land as conveyed to Dillinger Interests, LLC by deed recorded in Document No. 2015101709 of the Official Public Records of Williamson County, Texas, same being the Southeast corner of that certain (0.073 acre) tract of land as conveyed to the County of Williamson by Street Deed recorded in Volume 1642, Page 628 of the Williamson County Official Records;

THENCE with the South right-of-way line of McNeil Road and with the South line of said (0.073 acre) County of Williamson tract, S 67 deg. 40'05" W 220.83 ft. to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at the Northwest corner of that certain (0.330 acre) tract of land as conveyed to McNeil Road, a series established under LWR Management, LLC by deed recorded in Document No. 2024070626 of the Official Public Records of Williamson County, Texas, same being a point in the East line of Tract 1, Guillermo Ramirez Subdivision, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 214 of the Plat Records of Williamson County, Texas, also being a point in the East line of that certain (1.836 acre) tract of land as conveyed to R.L. Wyatt III and Luke C. Hogan by Special Warranty Deed with Vendor's Lien recorded in Volume 2054, Page 392 of the Official Records of Williamson County, Texas and being the Northeast corner and the **PLACE OF BEGINNING** of the herein described tract;

1.014 Acres

End of Page 1 of 3

1.014 Acres

Page 2 of 3

THENCE leaving the South right-of-way line of McNeil Road with the West line of said (0.330 acre) McNeil Road tract and with the East line of Tract 1, Guillermo Ramirez Subdivision, same being the East line of said (1.836 acre) Wyatt and Hogan tract, **S 21 deg. 31'13" E 188.33 ft.** to a ½" iron rod found at the Southwest corner of said (0.330 acre) McNeil Road tract, same being the Northwest corner of that certain (1.005 acre) tract of land as conveyed to Dillinger Interests, LLC by deed recorded in Document No. 2015101709 of the Official Public Records of Williamson County, Texas;

THENCE continuing with the East line of Tract 1, Guillermo Ramirez Subdivision, same being the East line of said (1.836 acre) Wyatt and Hogan tract and with the West line of said (1.005 Acre) Dillinger Interests, LLC tract, **S 21 deg. 33'31" E 294.23 ft.** to a calculated point for the Southeast corner of the herein described tract, from which a ½" iron rod found in the East line of Tract 1, Guillermo Ramirez Subdivision, same being the East line of said (1.836 acre) Wyatt and Hogan tract, at the Southwest corner of Lot A, same being the Northwest corner of Lot B, Confirmation Plat of a Part of the Joe P. Jekel Subdivision, recorded in Volume 78, Page 393 of the Plat Records of Travis County, Texas bears, S 21 deg. 33'31" E 103.12 ft.;

THENCE leaving the West line of Lot A, Confirmation Plat of a Part of the Joe P. Jekel Subdivision and crossing through the interior of Tract 1, Guillermo Ramirez Subdivision, and also crossing through the interior of said (1.836 acre) Wyatt and Hogan tract, the following three (3) courses:

- 1.) **S 68 deg. 26'29" W 74.14 ft.** to a calculated point for the Southwest corner of the herein described tract;
- 2.) **N 21 deg. 33'31" W 250.00 ft.** to a calculated point for an angle corner of the herein described tract;
- 3.) **S 68 deg. 11'20" W 26.31 ft.** to a calculated point in the West line of Tract 1, Guillermo Ramirez Subdivision, same being an angle corner of said (1.836 acre) Wyatt and Hogan tract, also being the Northeast corner of Lot 1, Balcones Commercial Park, Section 2, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet H, Slide 102 of the Plat Records of Williamson County, Texas, from which a 5/8" iron pipe found at the Southeast corner of said Lot 1, same being the Southwest corner of said (1.836 acre) Wyatt and Hogan tract and also being the Southwest corner of Tract 1, Guillermo Ramirez Subdivision bears, S 21 deg. 36'08" W 349.36 ft.;

THENCE with a Southerly line of said (1.836 acre) Wyatt and Hogan tract and with the North line of Lot 1, Balcones Commercial Park, Section 2, **S 68 deg. 11'20" W 38.84 ft.** to a 5/8" iron pipe found at an angle corner of said Lot 1, same being the most Easterly corner of that certain (1.042 acre) tract of land as conveyed to MNHK Properties, LLC by deed recorded in Document No. 2006005146 of the Official Public Records of Williamson County, Texas;

1.014 Acres

Page 3 of 3

THENCE with the common line of said (1.836 acre) Wyatt and Hogan tract and said (1.042 acre) MNHK Properties, LLC tract, **S 70 deg. 24'36" W 21.08 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set for an angle corner of said (1.836 acre) Wyatt and Hogan tract, same being an angle corner of said (1.042 acre) MNHK Properties, LLC tract and being an angle corner of the herein described tract;

THENCE with the West line of said (1.836 acre) Wyatt and Hogan tract, **N 21 deg. 34'22" W 140.19 ft.** to a calculated point for an angle corner of the herein described tract, from which a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the West line of said (1.836 acre) Wyatt and Hogan tract, and in the South right-of-way line of McNeil Road at the Southwest corner of the aforementioned (0.073 acre) County of Williamson tract bears, **N 21 deg. 34'22" W 89.77 ft.**;

THENCE re-entering the interior of said (1.836 acre) Wyatt and Hogan tract, the following two (2) courses:

- 1.) **N 70 deg. 25'54" E 124.08 ft.** to a calculated point in the interior of Tract 1, Guillermo Ramirez Subdivision for an angle corner of the herein described tract;
- 2.) **N 21 deg. 34'22" W 95.75 ft.** to a calculated point in the South right-of-way line of McNeil Road, same being a point in the South line of said (0.073 acre) County of Williamson Tract and being the Northwest corner of the herein described tract;

THENCE continuing through the interior of said (1.836 acre) Wyatt and Hogan tract and also continuing through the interior of Tract 1, Guillermo Ramirez Subdivision, with the South right-of-way line of McNeil Road and with the South line of said (0.073 acre) County of Williamson tract, **N 67 deg. 40'05" E 36.55 ft.** to the **PLACE OF BEGINNING** and containing **1.014 acres** of land.

PREPARED: May 1, 2025

Holt Carson
Registered Professional Land Surveyor No. 5166
see accompanying map: C1166152

References:
WCAD Parcel: R314330
City of Austin Grid: H-36



Orientation for this survey is based upon the State Plane Coordinate System
NAD83 U.S. Survey Feet (4203 - Texas Central Zone)
All distances shown hereon are surface values.

Legend

⊙ ½" Iron Rod Found unless noted
ipf ⊙ ¾" Iron Pipe Found
* Calculated Point
(Record Bearing and Distance)

NUMBERED COURSES		RECORD COURSES
L1	S 68°11'20" W - 26.31'	
L2	S 68°11'20" W - 38.84'	(S69°33'06"W 38.84')
L3	S 70°24'36" W - 21.08'	(S71°46'21"W 21.08')

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF

I.014 ACRES OF LAND OUT OF THE JAMES GOODE SURVEY, ABSTRACT NO. 905 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (1.836 ACRE) TRACT OF LAND AS CONVEYED TO R.L. WYATT III AND LUKE C. HOGAN BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2054, PAGE 392 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN (5.0 ACRE) RESERVE AS DEPICTED ON THE WEST SIDE OF THE JOE. P. JECKEL SUBDIVISION, A SUBDIVISION IN WILLIAMSON AND TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 141 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF TRACT I, GUILLERMO RAMIREZ SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 214 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

LOCATED AT 7221 McNEIL ROAD.

SURVEYED: MAY 1, 2025.

BY

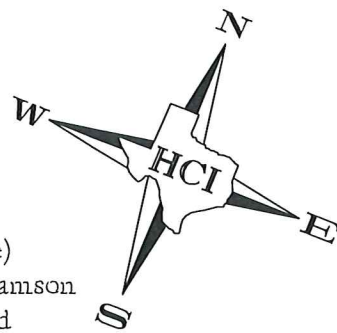


Holt Carson
Registered Professional Land Surveyor No. 5166

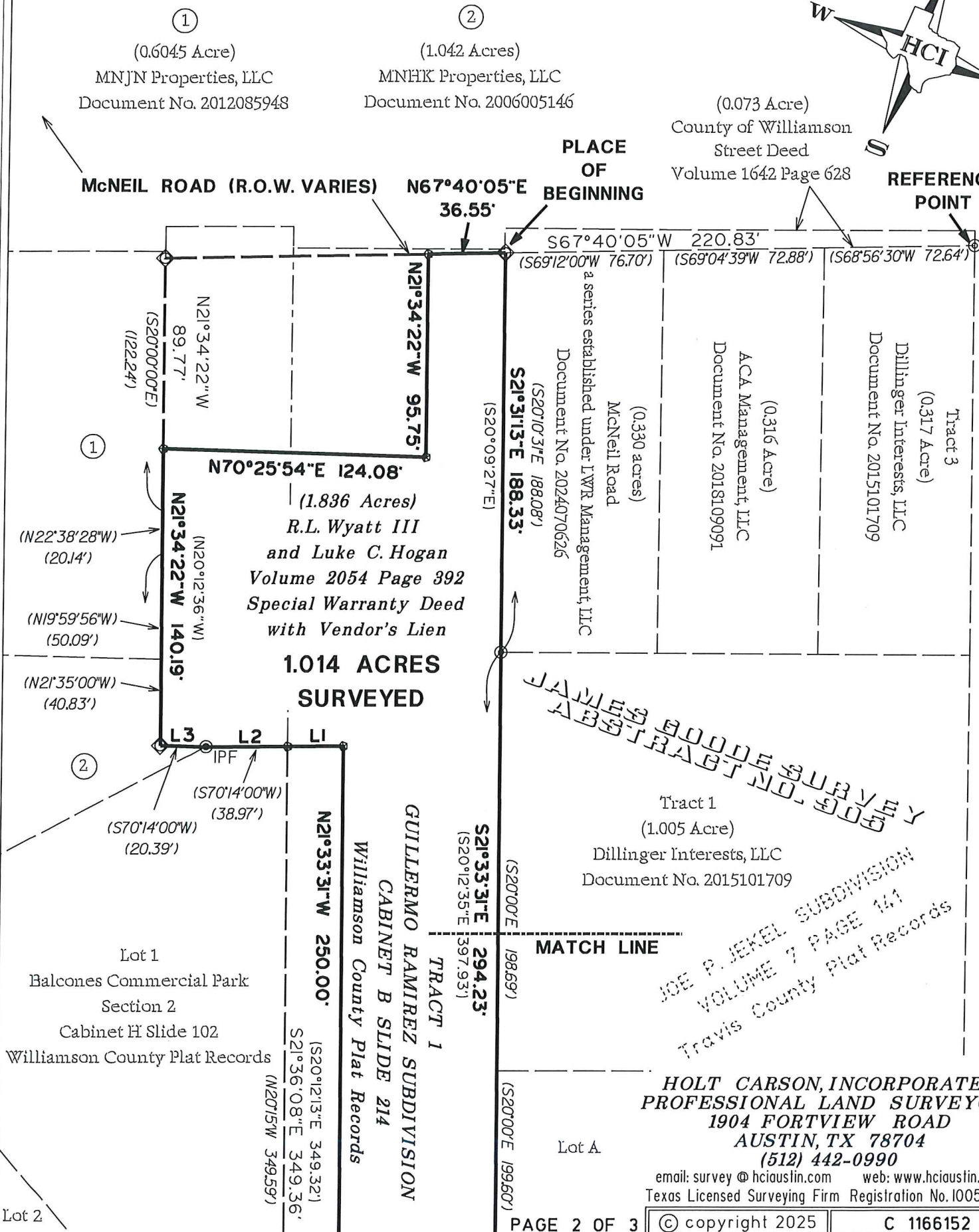
HOLT CARSON, INCORPORATED
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1904 FORTVIEW ROAD
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email: survey@hciaustin.com web: www.hciaustin.com
Texas Licensed Surveying Firm Registration No. 10050700

SCALE: 1" = 60'



JEKEL CIRCLE (50' R.O.W.)



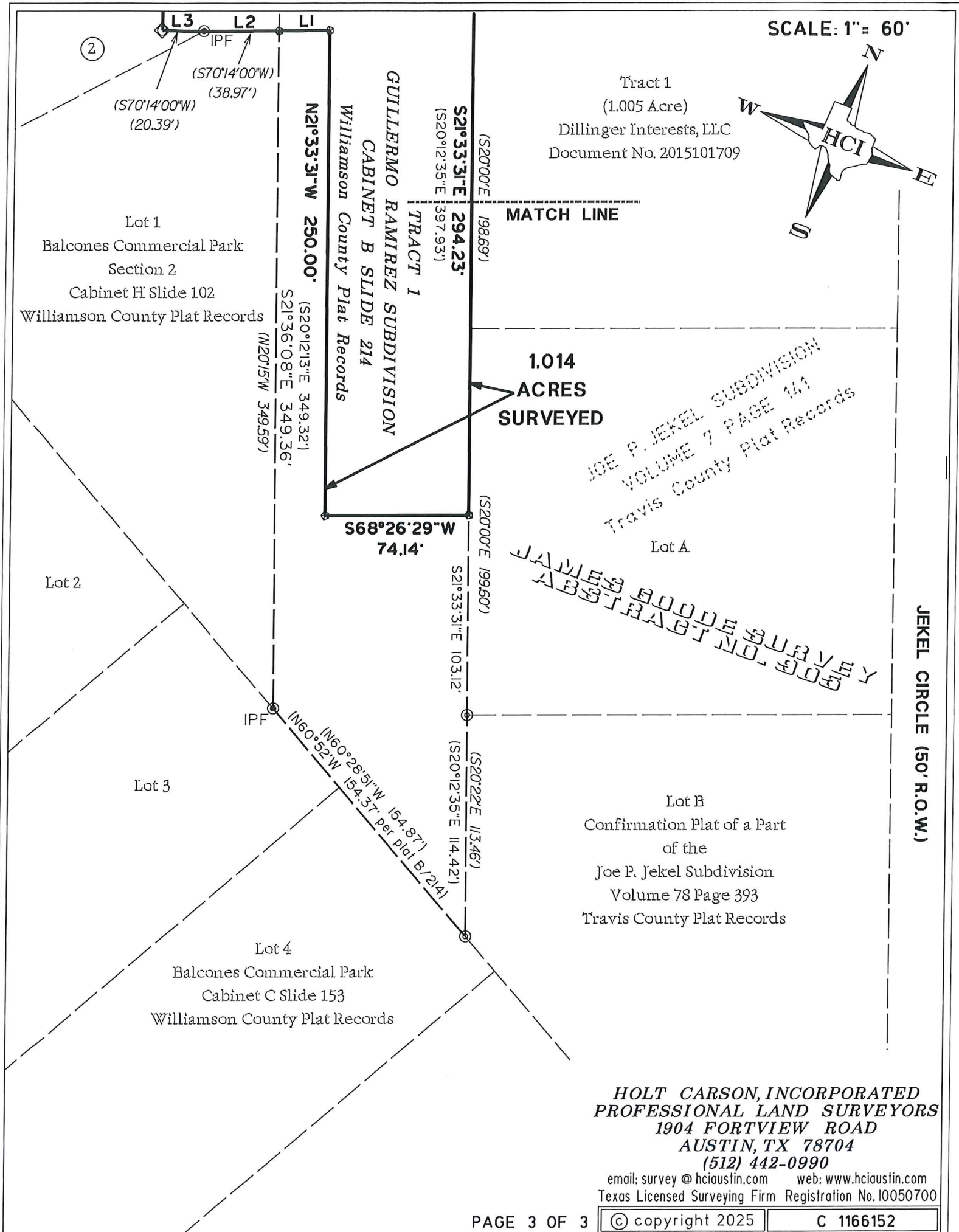


EXHIBIT "B"

HOLT CARSON, INCORPORATED

PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

email: survey@hciaustin.com

EXHIBIT " _ "

0.264 Acre Parcel "A"

FIELD NOTE DESCRIPTION OF 0.264 ACRE OF LAND OUT OF THE JAMES GOODE SURVEY, ABSTRACT NO. 905 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (1.836 ACRE) TRACT OF LAND AS CONVEYED TO R.L. WYATT III AND LUKE C. HOGAN BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2054, PAGE 392 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN (5.0 ACRE) RESERVE AS DEPICTED ON THE WEST SIDE OF THE JOE P. JECKEL SUBDIVISION, A SUBDIVISION IN WILLIAMSON AND TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 141 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF TRACT 1, GUILLERMO RAMIREZ SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 214 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod found at the intersection of the South right-of-way line of McNeil Road and the West right-of-way line of Jekel Circle at the Northeast corner of that certain (0.317 acre) tract of land as conveyed to Dillinger Interests, LLC by deed recorded in Document No. 2015101709 of the Official Public Records of Williamson County, Texas, same being the Southeast corner of that certain (0.073 acre) tract of land as conveyed to the County of Williamson by Street Deed recorded in Volume 1642, Page 628 of the Williamson County Official Records;

THENCE with the South right-of-way line of McNeil Road and with the South line of said (0.073 acre) County of Williamson tract, S 67 deg. 40'05" W 220.83 ft. to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at the Northwest corner of that certain (0.330 acre) tract of land as conveyed to McNeil Road, a series established under LWR Management, LLC by deed recorded in Document No. 2024070626 of the Official Public Records of Williamson County, Texas, same being a point in the East line of Tract 1, Guillermo Ramirez Subdivision, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 214 of the Plat Records of Williamson County, Texas, also being a point in the East line of that certain (1.836 acre) tract of land as conveyed to R.L. Wyatt III and Luke C. Hogan by Special Warranty Deed with Vendor's Lien recorded in Volume 2054, Page 392 of the Official Records of Williamson County, Texas;

0.264 Acre

End of Page 1 of 2

0.264 Acre

Page 2 of 2

THENCE continuing with the South right-of-way line of McNeil Road and with the South line of said (0.073 acre) County of Williamson tract, entering the interior of said (1.836 acre) Wyatt and Hogan tract, and also entering the interior of said Tract 1, Guillermo Ramirez Subdivision, S 67 deg. 40'05" W 36.55 ft. to a calculated point, being the Northeast corner and the **PLACE OF BEGINNING** of the herein described tract;

THENCE leaving the South right-of-way line of McNeil Road, also leaving the South line of said (0.073 acre) County of Williamson tract and continuing through the interior of said (1.836 acre) Wyatt and Hogan tract, and also continuing through the interior of Tract 1, Guillermo Ramirez Subdivision, the following two (2) courses:

- 1.) **S 21 deg. 34'22" E 95.75 ft.** to a calculated point for the Southeast corner of the herein described tract;
- 2.) **S 70 deg 25'54" W 124.08 ft.** to a calculated point in the West line of said (1.836 acre) Wyatt and Hogan tract, same being a point in the East line of that certain (0.6045 acre) tract of land as conveyed to MNJN Properties, LLC by deed recorded in Document No. 2012085948 of the Official Public Records of Travis County, Texas and being the Southwest corner of the herein described tract, from which a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set at an angle corner of said (1.836 acre) Wyatt and Hogan tract bears, S 21 deg. 34'22" E 140.19 ft.;

THENCE with the East line of said (0.6045 acre) MNJN Properties, LLC tract, and with the West line of said (1.836 acre) Wyatt and Hogan tract, **N 21 deg. 34'22" W 89.77 ft.** to a ½" iron rod with a plastic cap imprinted "Holt Carson, Inc." set in the South right-of-way line of McNeil Road at the Southwest corner of said (0.073 acre) County of Williamson tract for the Northwest corner of the herein described tract;

THENCE with the South right-of-way line of McNeil Road and with the South line of said (0.073 acre) County of Williamson tract and re-entering the interior said (1.836 acre) Wyatt and Hogan tract, and also re-entering the interior of Tract 1, Guillermo Ramirez Subdivision, **N 67 deg. 40'05" E 124.01 ft.** to the **PLACE OF BEGINNING** and containing **0.264 acre** of land.

PREPARED: November 24, 2025

Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying map: C1166152

References:

WCAD Parcel: R314330

City of Austin Grid: H-36



Orientation for this survey is based upon the State Plane Coordinate System
NAD83 U.S. Survey Feet (4203 - Texas Central Zone)
All distances shown hereon are surface values.

Legend

- ⬢ ½" Iron Rod Set with plastic cap
imprinted with "Holt Carson, Inc."
- ⊙ ½" Iron Rod Found unless noted
- ipf ⊙ ⅝" Iron Pipe Found
- ⊛ Calculated Point
(Record Bearing and Distance)

NUMBERED COURSES		RECORD COURSES
L1	N 68°11'20" E - 26.31'	
L2	S 68°11'20" W - 38.84'	(S69°33'06"W 38.84')
L3	S 70°24'36" W - 21.08'	(S71°46'21"W 21.08')

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTIONS OF
PARCEL "A" BEING 0.264 ACRE OF LAND, TOGETHER WITH PARCEL "B" BEING 0.511 ACRE OF
LAND, BOTH BEING OUT OF THE JAMES GOODE SURVEY, ABSTRACT NO. 905 IN WILLIAMSON
COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (1.836 ACRE) TRACT OF LAND AS
CONVEYED TO R.L. WYATT III AND LUKE C. HOGAN BY SPECIAL WARRANTY DEED WITH VENDOR'S
LIEN RECORDED IN VOLUME 2054, PAGE 392 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY,
TEXAS, SAME BEING A PORTION OF THAT CERTAIN (5.0 ACRE) RESERVE AS DEPICTED ON THE
WEST SIDE OF THE JOE P. JECKEL SUBDIVISION, A SUBDIVISION IN WILLIAMSON AND TRAVIS
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 141
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF TRACT I, GUILLERMO
RAMIREZ SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 214 OF THE PLAT RECORDS
OF WILLIAMSON COUNTY, TEXAS.

LOCATED AT 7221 McNEIL ROAD.

PREPARED: NOVEMBER 24, 2025
SURVEYED: MAY 1, 2025.

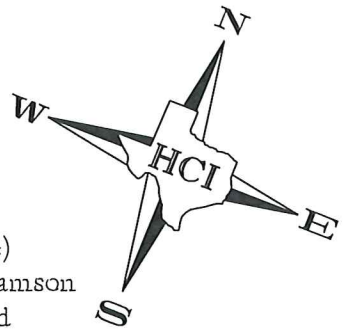
BY



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SCALE: 1" = 60'



①
(0.6045 Acre)
MNJN Properties, LLC
Document No. 2012085948

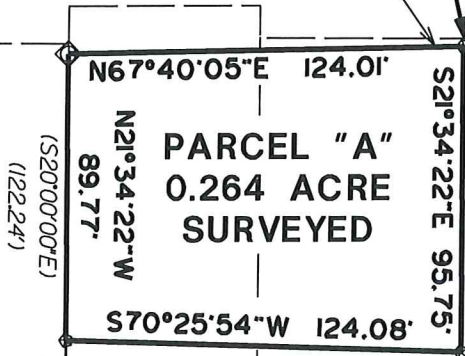
②
(1.042 Acres)
MNHK Properties, LLC
Document No. 2006005146

PLACE
OF
BEGINNING
PARCEL "A"

McNEIL ROAD (R.O.W. VARIES)

(0.073 Acre)
County of Williamson
Street Deed
Volume 1642 Page 628

REFERENCE
POINT



S67°40'05"W
36.55'

S67°40'05"W 220.83'

(S69°12'00"W 76.70') (S69°04'39"W 72.88') (S68°56'30"W 72.64')

a series established under LWR Management, LLC

Document No. 2024070626

(0.330 acres)
McNeil Road

ACA Management, LLC
Document No. 2018109091

(0.316 Acre)

Dillinger Interests, LLC
Document No. 2015101709

Tract 3
(0.317 Acre)

JEKEL CIRCLE (50' R.O.W.)

(1.836 Acres)
R.L. Wyatt III
and Luke C. Hogan
Volume 2054 Page 392
Special Warranty Deed
with Vendor's Lien

(S22°38'28"E)
(20.14')

(S19°59'56"E)
(50.09')

(S21°35'00"E)
(40.83')

(S20°12'36"E)
140.19'

(S21°34'22"E)

L3

IPF

(S70°14'00"W)

(38.97')

(S70°14'00"W)

(20.39')

PARCEL "B"
0.515 ACRE
SURVEYED
Lot 1

Balcones Commercial Park

Section 2

Cabinet H Slide 102

Williamson County Plat Records

Lot 2

GUILLERMO RAMIREZ SUBDIVISION
CABINET B SLIDE 214
Williamson County Plat Records

S21°33'31"E 250.00'
(N20°12'13"W 349.32')
N21°36'08"W 349.36'
(N20°15'W 349.59')

TRACT 1

S21°33'31"E 294.23'
(S20°12'35"E 397.93')

MATCH LINE

Lot A

Tract 1
(1.005 Acre)
Dillinger Interests, LLC
Document No. 2015101709

JAMES BOODE SURVEY
ABSTRACT NO. 308

JOE P. JEKEL SUBDIVISION
VOLUME 7 PAGE 141
Travis County Plat Records

HOLT CARSON, INCORPORATED
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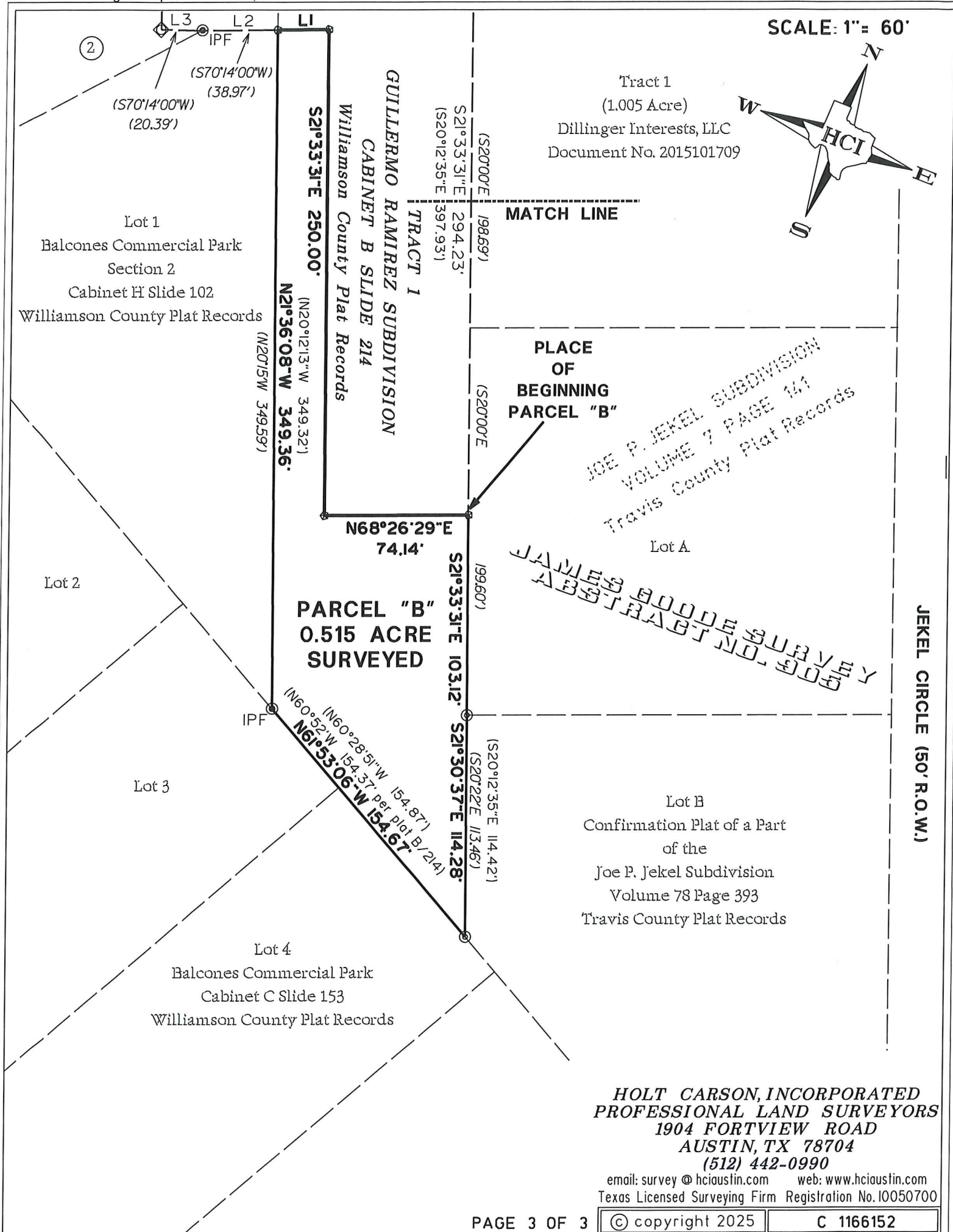


EXHIBIT "C"

HOLT CARSON, INCORPORATED

PROFESSIONAL LAND SURVEYORS

Texas Licensed Surveying Firm Registration No. 10050700

1904 FORTVIEW ROAD

AUSTIN, TX 78704

TELEPHONE: (512) 442-0990

email: survey@hciaustin.com

EXHIBIT “ — ”

0.515 Acre Parcel “B”

FIELD NOTE DESCRIPTION OF 0.515 ACRE OF LAND OUT OF THE JAMES GOODE SURVEY, ABSTRACT NO. 905 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (1.836 ACRE) TRACT OF LAND AS CONVEYED TO R.L. WYATT III AND LUKE C. HOGAN BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2054, PAGE 392 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN (5.0 ACRE) RESERVE AS DEPICTED ON THE WEST SIDE OF THE JOE P. JECKEL SUBDIVISION, A SUBDIVISION IN WILLIAMSON AND TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 141 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF TRACT 1, GUILLERMO RAMIREZ SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 214 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½” iron rod found at the intersection of the South right-of-way line of McNeil Road and the West right-of-way line of Jekel Circle at the Northeast corner of that certain (0.317 acre) tract of land as conveyed to Dillinger Interests, LLC by deed recorded in Document No. 2015101709 of the Official Public Records of Williamson County, Texas, same being the Southeast corner of that certain (0.073 acre) tract of land as conveyed to the County of Williamson by Street Deed recorded in Volume 1642, Page 628 of the Williamson County Official Records;

THENCE with the South right-of-way line of McNeil Road and with the South line of said (0.073 acre) County of Williamson tract, S 67 deg. 40’05” W 220.83 ft. to a ½” iron rod with a plastic cap imprinted “Holt Carson, Inc.” set at the Northwest corner of that certain (0.330 acre) tract of land as conveyed to McNeil Road, a series established under LWR Management, LLC by deed recorded in Document No. 2024070626 of the Official Public Records of Williamson County, Texas, same being a point in the East line of Tract 1, Guillermo Ramirez Subdivision, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet B, Slide 214 of the Plat Records of Williamson County, Texas, also being a point in the East line of that certain (1.836 acre) tract of land as conveyed to R.L. Wyatt III and Luke C. Hogan by Special Warranty Deed with Vendor’s Lien recorded in Volume 2054, Page 392 of the Official Records of Williamson County, Texas;

0.515 Acre

End of Page 1 of 3

0.515 Acre

Page 2 of 3

THENCE leaving the South right-of-way line of McNeil Road with the West line of said (0.330 acre) McNeil Road tract and with the East line of Tract 1, Guillermo Ramirez Subdivision, same being the East line of said (1.836 acre) Wyatt and Hogan tract, S 21 deg. 31'13" E 188.33 ft. to a ½" iron rod found at the Southwest corner of said (0.330 acre) McNeil Road tract, same being the Northwest corner of that certain (1.005 acre) tract of land as conveyed to Dillinger Interests, LLC by deed recorded in Document No. 2015101709 of the Official Public Records of Williamson County, Texas;

THENCE continuing with the East line of Tract 1, Guillermo Ramirez Subdivision, same being the East line of said (1.836 acre) Wyatt and Hogan tract and with the West line of said (1.005 Acre) Dillinger Interests, LLC tract, S 21 deg. 33'31" E 294.23 ft. to a calculated point being an angle corner in the East line and the **PLACE OF BEGINNING** of the herein described tract;

THENCE continuing with the East line of Tract 1, Guillermo Ramirez Subdivision, same being the East line of said (1.836 acre) Wyatt and Hogan tract, the following two (2) courses:

- 1.) **S 21 deg. 33'31" E 103.12 ft.** to a ½" iron rod found at the Southwest corner of Lot A, same being the Northwest corner of Lot B, Confirmation Plat of a Part of the Joe P. Jekel Subdivision, recorded in Volume 78, Page 393 of the Plat Records of Travis County, Texas;
- 2.) With the West line of Lot B, Confirmation Plat of a Part of the Joe P. Jekel Subdivision, **S 21 deg. 30'37" E 114.28 ft.** to a ½" iron rod found at an angle corner of said Lot B, same being a point in or near the Northeast line of Lot 4, Balcones Commercial Park, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet C, Slide 153 of the Plat Records of Williamson County, Texas, same being the Southeast corner Tract 1, Guillermo Ramirez Subdivision, also being the Southeast line of said (1.836 acre) Wyatt and Hogan tract and being the Southeast corner of the herein described tract;

THENCE leaving the West line of Lot B, Confirmation Plat of a Part of the Joe P. Jekel Subdivision with the Southwest line of Tract 1, Guillermo Ramirez Subdivision, and also with the Southwest line of said (1.836 acre) Wyatt and Hogan tract, **N 61 deg. 53'06" W 154.67 ft.** to a ½" iron pipe found at the Southwest corner of Tract 1, Guillermo Ramirez Subdivision, same being the Southwest corner of said (1.836 acre) Wyatt and Hogan tract, also being the South corner of Lot 1, Balcones Commercial Park, Section 2, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet H, Slide 102 of the Plat Records of Williamson County, Texas, and being the Southwest corner of the herein described tract;

0.515 Acre
Page 3 of 3

THENCE with the West line of Tract 1, Guillermo Ramirez Subdivision, same being the West line of said (1.836 acre) Wyatt and Hogan tract, also being the East line of Lot 1, Balcones Commercial Park, Section 2, **N 21 deg. 36'08" W 349.36 ft.** to a calculated point at the Northeast corner of Lot 1, Balcones Commercial Park Section 2, same being an angle corner of said (1.836 acre) Wyatt and Hogan tract and being the Northwest corner of the herein described tract, from which a ½" iron pipe found in a Southerly line of said (1.836 acre) Wyatt and Hogan tract, at an angle corner of Lot 1, Balcones Commercial Park, Section 2, same being an angle corner of that certain (1.042 acre) tract of land as conveyed to MNHK Properties, LLC bears, S68 deg. 11'20" W 38.84 ft.;

THENCE crossing through the interior of Tract 1, Guillermo Ramirez Subdivision, and also crossing through the interior of said (1.836 acre) Wyatt and Hogan tract, the following three (3) courses:

- 1.) **N 68 deg. 11'20" E 26.31 ft.** to a calculated point for the Northeast corner of the herein described tract;
- 2.) **S 21 deg. 33'31" E 250.00 ft.** to a calculated point for an angle corner of the herein described tract;
- 3.) **N 68 deg. 26'29" E 74.14 ft.** to the **PLACE OF BEGINNING** and containing **0.515 acre** of land.

PREPARED: November 24, 2025

Holt Carson
Registered Professional Land Surveyor No. 5166
see accompanying map: C1166152

References:
WCAD Parcel: R314330
City of Austin Grid: H-36



Orientation for this survey is based upon the State Plane Coordinate System
NAD83 U.S. Survey Feet (4203 - Texas Central Zone)
All distances shown hereon are surface values.

Legend

- ⬢ ½" Iron Rod Set with plastic cap
imprinted with "Holt Carson, Inc."
- ⊙ ½" Iron Rod Found unless noted
- ipf ⊙ ⅝" Iron Pipe Found
- ⊛ Calculated Point
(Record Bearing and Distance)

NUMBERED COURSES		RECORD COURSES
L1	N 68°11'20" E - 26.31'	
L2	S 68°11'20" W - 38.84'	(S69°33'06"W 38.84')
L3	S 70°24'36" W - 21.08'	(S71°46'21"W 21.08')

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTIONS OF
PARCEL "A" BEING 0.264 ACRE OF LAND, TOGETHER WITH PARCEL "B" BEING 0.511 ACRE OF
LAND, BOTH BEING OUT OF THE JAMES GOODE SURVEY, ABSTRACT NO. 905 IN WILLIAMSON
COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (1.836 ACRE) TRACT OF LAND AS
CONVEYED TO R.L. WYATT III AND LUKE C. HOGAN BY SPECIAL WARRANTY DEED WITH VENDOR'S
LIEN RECORDED IN VOLUME 2054, PAGE 392 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY,
TEXAS, SAME BEING A PORTION OF THAT CERTAIN (5.0 ACRE) RESERVE AS DEPICTED ON THE
WEST SIDE OF THE JOE P. JECKEL SUBDIVISION, A SUBDIVISION IN WILLIAMSON AND TRAVIS
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 141
OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF TRACT I, GUILLERMO
RAMIREZ SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN CABINET B, SLIDE 214 OF THE PLAT RECORDS
OF WILLIAMSON COUNTY, TEXAS.

LOCATED AT 7221 McNEIL ROAD.

PREPARED: NOVEMBER 24, 2025
SURVEYED: MAY 1, 2025.

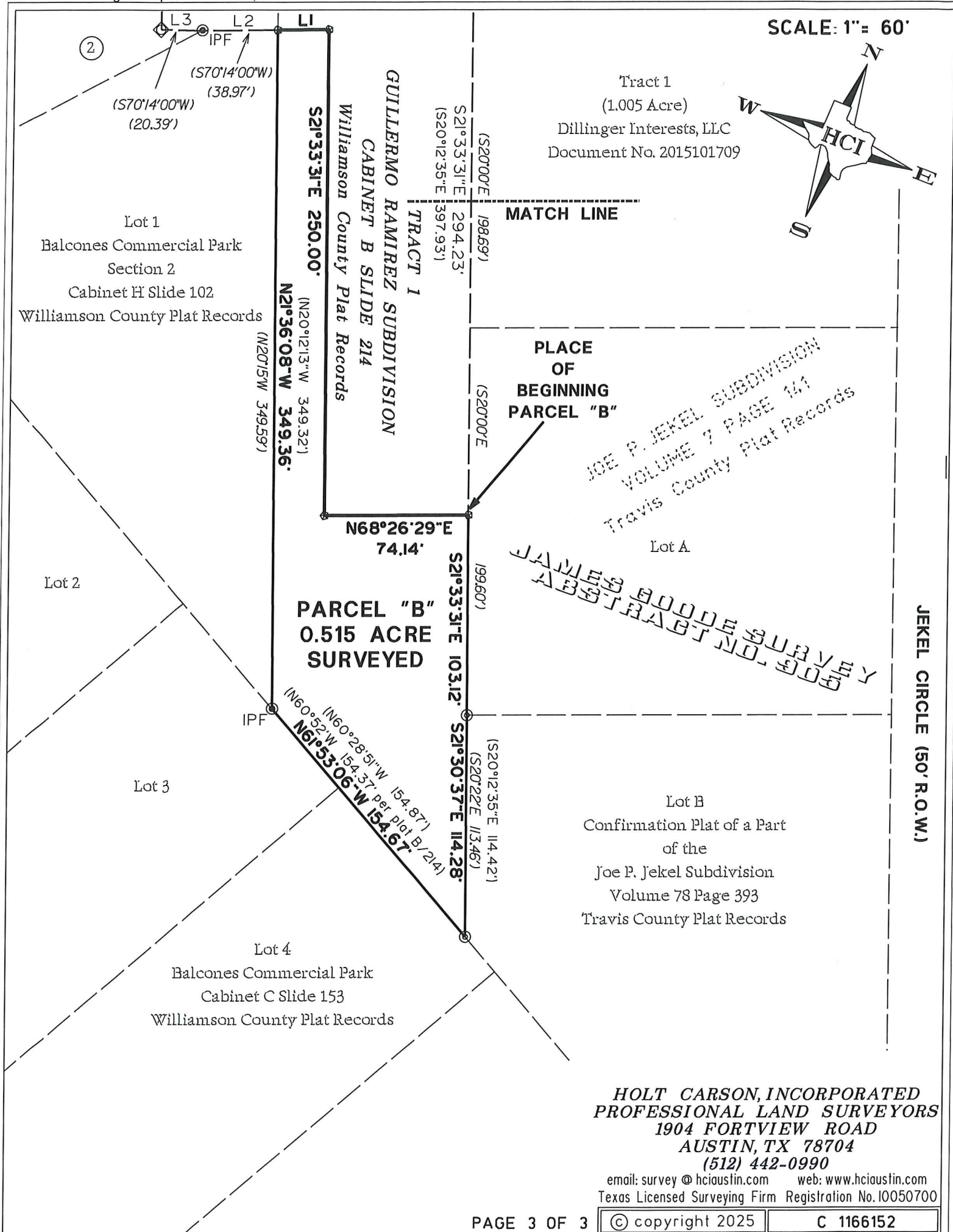
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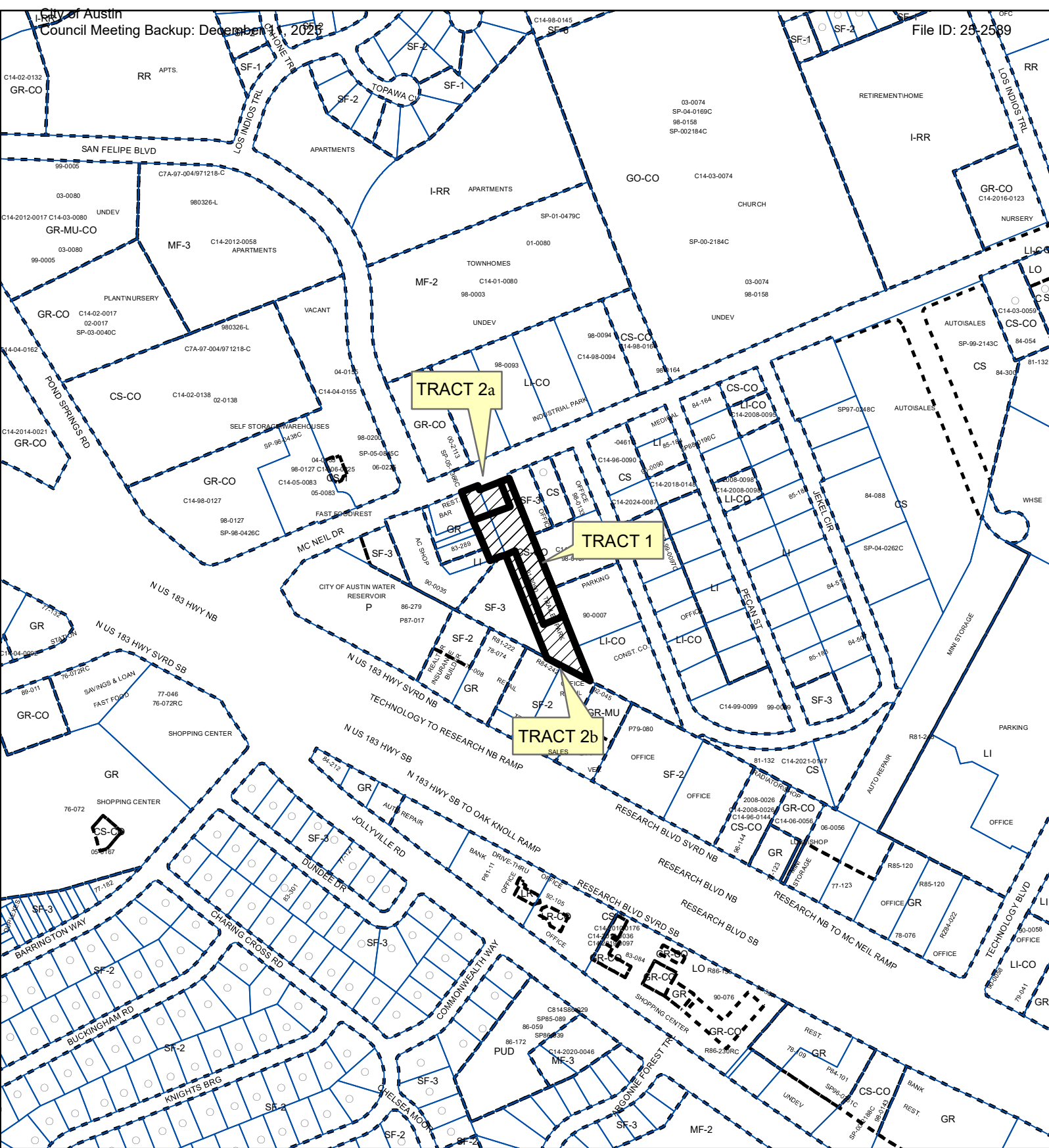


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(512) 442-0990

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Texas Licensed Surveying Firm Registration No. 10050700

C 1166152





ZONING

ZONING CASE#: C14-2025-0070

EXHIBIT "D"

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



Created: 6/13/2025

1" = 400'