

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 901 1/2 AND 1031 1/2 LINGER LANE, 1001 AND 1003**
3 **ED BLUESTEIN BOULEVARD NORTHBOUND, AND 6700 BOLM ROAD FROM**
4 **LIMITED INDUSTRIAL SERVICE (LI) DISTRICT TO LIMITED INDUSTRIAL**
5 **SERVICE-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING**
6 **DISTRICT.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from limited industrial service (LI) base district to limited
12 industrial service-planned development area (LI-PDA) combining district on the property
13 described in Zoning Case No. C14-2023-0049, on file at the Planning Department, as
14 follows:

15
16 44.3568 acres of land out of the James Burleson Survey No. 19, Abstract No. 4, in
17 Travis County, Texas, being all of a called 39.34 acre tract conveyed by deed
18 recorded in Document No. 2009205761, Official Public Records of Travis County,
19 Texas, and being all of a called 5.004 acre tract conveyed by deed recorded in
20 Document No. 2016138858, Official Public Records of Travis County, Texas, said
21 44.3568 acres being more particularly described by metes and bounds in **Exhibit**
22 **“A”** incorporated into this ordinance (the “Property”),

23
24 locally known as 901 1/2 and 1031 1/2 Linger Lane, 1001 and 1003 Ed Bluestein
25 Boulevard Northbound, and 6700 Bolm Road in the City of Austin, Travis County, Texas,
26 generally identified in the map attached as **Exhibit “B”**.

27
28 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
29 Property may be developed and used in accordance with the regulations established for the
30 limited industrial service (LI) base district and other applicable requirements of the City
31 Code.

32
33 **PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned*
34 *Development Area Performance Standards*) of the City Code.

39 **PART 4.** Development of the Property within the boundaries of the planned development
40 area (PDA) combining district established by this ordinance is subject to the use and site
41 development regulations set forth in this part:
42

43 (A) The following uses are additional permitted uses of the Property:
44

- | | |
|---|--|
| Aquaponic System | Camp |
| Club or Lodge | Cocktail Lounge not to exceed a
maximum of 20,000 square feet |
| Condominium Residential | Consumer Repair Services |
| Convention Center | Guidance Services |
| Horticulture | Hospital Services (General) |
| Hospital Services (Limited) | Liquor Sales |
| Marina | Market Garden |
| Multifamily Residential | Park & Recreation Services
(General) |
| Park and Recreation Services
(Special) | Pet Services |
| Recreational Equipment
Maintenance and Storage | Recreational Equipment Sales |
| Short-Term Rental | Single-Family Attached Residential |
| Single-Family Residential | Small Lot Single-Family
Residential |
| Townhouse Residential | |

45
46 (B) The following uses are prohibited uses of the Property:
47

- | | |
|---|---|
| Bail Bond Services | Basic Industry |
| Drop-Off Recycling Collection
Facility | Exterminating Services |
| Funeral Services | General Warehousing and
Distribution |
| Monument Retail Sales | Recycling Center |
| Resource Extraction | Scrap and Salvage Services |

48
49 (C) The following uses are conditional uses of the Property:
50

- | | |
|---|---------------------------|
| Cocktail Lounge exceeding 20,000
square feet | Outdoor Entertainment |
| Research Assembly Services | Research Testing Services |
| Research Warehousing Services | |

51 (D) Automotive Sales located within 100 feet of the following residential uses is a
52 conditional use of the Property:
53

Condominium Residential
Short-Term Rental
Single-Family Residential

Multifamily Residential
Single-Family Attached Residential
Small Lot Single-Family
Residential

Townhouse Residential

54 (E) Development of the Property shall comply with the following regulations:
55

- 56 (1) The minimum lot area is 1,000 square feet.
57
58 (2) The minimum lot width is 25 feet.
59
60 (3) The maximum height of a building or structure shall not exceed 180 feet.
61
62 (4) The minimum setbacks for Single-Family Residential, Single-Family
63 Attached Residential, and Small Lot Single-Family Residential uses are:
64
65 (a) 10 feet for front yard
66 (b) 10 feet for side street yard
67 (c) 0 feet for interior side yard
68 (d) 0 feet for rear yard
69
70 (5) The minimum setbacks for all other uses are:
71
72 (a) 0 feet for front yard
73 (b) 0 feet for side street yard
74 (c) 0 feet for interior side yard
75 (d) 0 feet for rear yard
76
77 (6) Development of the Property shall not exceed a floor to area ratio of 4 to
78 1.
79
80 (7) Maximum impervious cover is 85 percent.
81
82 (8) Maximum building coverage is 85 percent.
83
84 (9) There are no minimum site area requirements.
85
86

87 (F) Section 25-6-471 (*Off-Street Parking Facility Required*) is modified to allow a
88 parking facility to be located anywhere within the boundaries of the Property
89 regardless of where the use for the facility is located within the Property,
90 subject to approval by the Director of Transportation and Public Works at time
91 of site plan.

92 (G) A 100-foot wide vegetative buffer shall be provided and maintained between
93 the following residential uses and the following commercial and industrial uses:
94
95

Residential Uses:

Condominium Residential
Short-Term Rental
Single-Family Residential

Multifamily Residential
Single-Family Attached Residential
Small Lot Single-Family
Residential

Townhouse Residential

Commercial and Industrial Uses:

Automotive Rentals
Construction Sales and Services
Limited Warehousing and
Distribution
Research Testing Services
Vehicle Storage

Automotive Sales
Light Manufacturing
Research Assembly Services
Research Warehousing Services

96
97 Improvements permitted within the vegetative buffer are limited to driveways,
98 parking facilities, solid fences, pedestrian trails, hike and bike trails,
99 recreational facilities, detention and water quality reirrigation facilities,
100 drainage, underground utility improvements, overhead electric or
101 communication lines, or those improvements that may be otherwise required by
102 the City of Austin or specifically authorized in this ordinance.
103

104 (H) A 330-foot building setback shall be provided and maintained measured from
105 the major utility facility located south of the Property and any residential use, as
106 shown on **Exhibit “C”**.

107
108 (I) A 250-foot vegetative buffer shall be established and maintained from the
109 Colorado River measured parallel from the ordinary high water mark, said
110 setback being more particularly described by metes and bounds in **Exhibit “D”**
111 incorporated into this ordinance.
112

EXHIBIT "A"

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 44.3568 ACRES (1,932,183 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 39.34 ACRE TRACT CONVEYED TO APAC-TEXAS, INC. IN DOCUMENT NO. 2009205761 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 5.004 ACRE TRACT CONVEYED TO APAC-TEXAS, INC. IN DOCUMENT NO. 2016138858 (O.P.R.T.C.T.), SAID 44.3568 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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Austin, TX 78709
(512) 537-2384
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www.4wards.com

BEGINNING, at a TxDOT Type I concrete monument found in the east right-of-way line of said U.S. Highway 183, being in the northeast line of a called 31.37 acre tract conveyed to the City of Austin in Volume 511, Page 365 of the Deed Records of Travis County, Texas (D.R.T.C.T.), and being the west corner of said APAC-5.004 acre tract, for the westerly most corner and **POINT OF BEGINNING** hereof, from which a mag nail found for an angle point in the east right-of-way line of said U.S. Highway 183, being the northeast corner of a called 71.35 acre tract conveyed to APAC-Texas, Inc. in Document No. 2009205757 (O.P.R.T.C.T.), and being near the northwest corner of said City of Austin – 31.37 acre tract bears, N61°41'57"W, a distance of 64.60 feet;

THENCE, with the easterly right-of-way line of said U.S. Highway 183, the west line of said APAC - 5.004 acre tract, and with the west line of said APAC-39.34 acre tract, **N27°16'35"E**, passing at a distance of 351.03 feet an iron rod with "RPLS 5784" cap found for the common west corner of said APAC - 5.004 acre tract and said APAC – 39.34 acre tract, and continuing for a total distance of **596.39** feet to a calculated point for an angle point hereof (from which an iron rod with "RPLS 5784" cap found bears, S74°58'05"E, a distance of 0.51 feet), said point being an angle point in the west line of said APAC – 39.34 acre tract, and being the southwest corner of a called 67.1 acre tract conveyed to the City of Austin in Document No. 2013117685 (O.P.R.T.C.T.), from which a TxDOT Type III aluminum monument found for an angle point in the east right-of-way line of said U.S. Highway 183, and being an angle point in the west line of said City of Austin – 67.1 acre tract bears, N27°16'35"E, a distance of 106.32 feet;

THENCE, leaving the east right-of-way line of said U.S. Highway 183, with the common line of said APAC – 39.34 acre tract and said City of Austin – 67.1 acre tract, in part with the southwest line of a called 1.000 acre tract described in deed recorded in Document No. 2013117686 (O.P.R.T.C.T.), said 1.000 acre tract being a portion of a called 75.39 acre tract conveyed to Capitol Aggregates, Inc. in Volume 3780, Page 440 (D.R.T.C.T.), the following eight (8) courses and distances:

- 1) **S74°58'05"E**, a distance of **192.61** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 2) **N23°45'12"E**, a distance of **292.80** feet to an iron rod with "CP&Y" cap found for an angle point hereof,
- 3) **S66°09'06"E**, a distance of **170.89** feet to a 1/2-inch iron rod found for an angle point hereof,
- 4) **N27°15'24"E**, a distance of **104.72** feet to an iron rod with an illegible cap found for an angle point hereof,
- 5) **S67°43'37"E**, a distance of **662.54** feet to a calculated point for an angle point hereof,
- 6) **N27°37'53"E**, a distance of **263.36** feet to an iron rod with "CP&Y" cap found for an angle point hereof,
- 7) **N80°57'11"E**, a distance of **34.03** feet to a 5/8-inch iron rod found for an angle point hereof, and
- 8) **S61°31'58"E**, passing at a distance of 76.00 feet a calculated point for the west corner of said Capitol Aggregates -1.000 acre tract, passing at a distance of 555.98 feet a calculated point for the southerly most corner of said Capitol Aggregates – 1.000 acre tract, and continuing for a total distance of **835.97** feet to an iron rod with "CP&Y" cap found for the northeast corner hereof, said point being the northeast corner of said APAC – 39.34 acre tract, being the southeast corner of said City of Austin – 67.1 acre tract, and being in a west bank of the Colorado River;

THENCE, with the east line of said APAC – 39.34 acre tract and a meandering west bank of said Colorado River, the following eight (8) courses and distances:

- 1) **S53°23'12"W**, a distance of **164.73** feet to a calculated point for an angle point hereof,
- 2) **S19°21'12"W**, a distance of **98.66** feet to a calculated point for an angle point hereof,
- 3) **S23°24'57"W**, a distance of **188.68** feet to a calculated point for an angle point hereof,
- 4) **S36°00'57"W**, a distance of **153.51** feet to a calculated point for an angle point hereof,
- 5) **S47°09'27"W**, a distance of **161.91** feet to a calculated point for an angle point hereof,
- 6) **S49°43'12"W**, a distance of **250.51** feet to a calculated point for an angle point hereof,
- 7) **S49°38'12"W**, a distance of **199.42** feet to a calculated point for an angle point hereof, and
- 8) **S53°06'57"W**, a distance of **211.06** feet to an iron rod with “RPLS 5784” cap found for the southerly most corner hereof, said point being the southerly most corner of said APAC – 39.34 acre tract;

THENCE, leaving the west bank of said Colorado River, with the south line of said APAC – 39.34 acre tract, **N63°36'42"W**, a distance of **327.79** feet to a bolt found for an angle point hereof, said point being the easterly most corner of said City of Austin – 31.37 acre tract, and being an angle point in the south line of said APAC – 39.34 acre tract;

THENCE, continuing with the south line of said APAC – 39.34 acre tract, and with the north line of said City of Austin – 31.37 acre tract, **N63°30'56"W**, a distance of **76.56** feet to a 1/2-inch iron rod found for an ell-corner hereof, said point being the southerly most corner of a called 0.055 acre tract (described as “Tract 3”) conveyed to One Gas, Inc. in Document No. 2014016896 (O.P.R.T.C.T.), and being an ell-corner in the south line of said APAC – 39.34 acre tract;

THENCE, leaving the north line of said City of Austin – 31.37 acre tract, with the common line of said APAC – 39.34 acre tract and said One Gas tract, in part with the common line of said APAC – 5.004 acre tract and said One Gas tract, the following three (3) courses and distances:

- 1) **N26°09'08"E**, a distance of **29.91** feet to a 1/2-inch iron rod found for an ell-corner hereof,
- 2) **N63°38'11"W**, a distance of **79.97** feet to a 1/2-inch iron rod found for an ell-corner hereof, said point being in the easterly line of said APAC – 5.004 acre tract, and
- 3) **S25°58'04"W**, a distance of **29.87** feet to a 1/2-inch iron rod found for an ell-corner hereof, said point being the southerly most corner of said APAC – 5.004 acre tract, being the westerly most corner of said One Gas tract, and being in the north line of said City of Austin – 31.37 acre tract;

THENCE, with the north line of said City of Austin – 31.37 acre tract and the south line of said APAC – 5.004 acre tract, **N63°42'48"W**, a distance of **993.53** feet to the **POINT OF BEGINNING** and containing 44.3568 Acres (1,932,183 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000054354601. See attached sketch (reference drawing: 01516.dwg).


3/5/2024
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



**ED BLUESTEIN BLVD.
U.S. HIGHWAY NO. 183
(R.O.W. VARIES)**

CITY OF AUSTIN
CALLED 67.1 ACRES
(EXHIBIT "A")
DOC. NO. 2013117685
O.P.R.T.C.T.

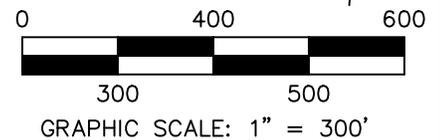
ZONING EXHIBIT
44.3568 ACRE(S)
1,932,183 SQUARE FEET

APAC-TEXAS, INC.
CALLED 39.34 ACRES
DOC. NO. 2009205761
O.P.R.T.C.T.

ONE GAS, INC.
CALLED 0.055 ACRE
(TRACT 3)
DOC. NO. 2014016896
O.P.R.T.C.T.

P.O.B.
GRID N: 10,065,232.77
GRID E: 3,134,403.43

COLORADO RIVER



**44.3568 ACRES
ZONING EXHIBIT
City of Austin, Travis
County, Texas**



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	3/5/2024
Project:	01516
Scale:	1" = 300'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	1 OF 3

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N27°16'35"E	596.39'
L2	S74°58'05"E	192.61'
L3	N23°45'12"E	292.80'
L4	S66°09'06"E	170.89'
L5	N27°15'24"E	104.72'
L6	N27°37'53"E	263.36'
L7	N80°57'11"E	34.03'
L8	S61°31'58"E	835.97'
L9	S53°23'12"W	164.73'
L10	S19°21'12"W	98.66'
L11	S23°24'57"W	188.68'
L12	S36°00'57"W	153.51'
L13	S47°09'27"W	161.91'
L14	S49°43'12"W	250.51'
L15	S49°38'12"W	199.42'
L16	S53°06'57"W	211.06'
L17	N63°36'42"W	327.79'
L18	N63°30'56"W	76.56'
L19	N26°09'08"E	29.91'
L20	N63°38'11"W	79.97'
L21	S25°58'04"W	29.87'
L22	N63°42'48"W	993.53'
L23	S63°43'07"E	529.25'
L24	S27°14'46"W	280.68'
L25	S63°42'04"E	462.53'
L26	S25°58'04"W	40.41'
L27	N61°41'57"W	64.60'
L28	N28°39'47"E	91.23'
L29	N27°16'35"E	106.32'
L30	N28°38'20"E	91.27'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L2)	S74°57'00"E	192.35'
<L2>	S74°57'00"E	192.35'
(L3)	N23°46'00"E	293.08'
<L3>	N23°46'00"E	293.08'
(L4)	S66°05'15"E	170.87'
<L4>	S66°05'15"E	170.87'
(L5)	N27°16'45"E	104.84'
<L5>	N27°16'45"E	104.84'
(L6)	N27°38'00"E	263.33'
<L6>	N27°38'00"E	263.33'
(L7)	N80°55'00"E	34.06'
<L7>	N80°55'00"E	34.06'
(L8)	S61°32'00"E	836.01'
(L9)	S53°23'45"W	164.70'
(L10)	S19°21'45"W	98.64'
(L11)	S23°25'30"W	188.64'
(L12)	S36°01'30"W	153.48'
(L13)	S47°10'00"W	161.88'
(L14)	S49°43'45"W	250.46'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L15)	S49°38'45"W	199.38'
(L16)	S53°07'30"W	211.02'
(L17)	N63°39'45"W	327.78'
(L18)	N63°10'30"W	76.46'
(L19)	N25°41'30"E	28.80'
{L19}	N27°59'00"E	30.00'
(L20)	N63°34'15"W	79.62'
{L20}	N62°01'00"W	80.00'
{L21}	S27°59'00"W	30.00'
[L22]	N63°44'21"W	993.95'
(L23)	S63°42'26"E	528.94'
[L23]	S63°42'26"E	529.10'
(L24)	S27°16'45"W	280.72'
[L24]	S27°15'50"W	280.72'
(L25)	S63°42'15"E	462.81'
[L25]	S63°41'00"E	462.59'
(L26)	S25°47'00"W	40.86'
((L27))	N61°45'00"W	64.64'
<L28>	N28°28'00"E	90.75'
<L29>	N27°16'45"E	106.31'
<L30>	N28°28'00"E	90.75'

**44.3568 ACRES
ZONING EXHIBIT
City of Austin, Travis
County, Texas**



4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	3/5/2024
Project:	01516
Scale:	N/A
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	2 OF 3

[A]
APAC-TEXAS, INC.
CALLED 5.004 ACRES
DOC. NO. 2016138858
O.P.R.T.C.T.

[B]
CITY OF AUSTIN
CALLED 31.37 ACRES
VOL. 511, PG. 365
D.R.T.C.T.

[C]
APAC-TEXAS, INC.
CALLED 71.35 ACRES
DOC. NO. 2009205757
O.P.R.T.C.T.

[D]
CAPITOL AGGREGATES, LTD.
CALLED 1.000 ACRE
DESCRIBED IN
DOC. NO. 2013117685
O.P.R.T.C.T.

[E]
STATE OF TEXAS
CALLED 0.519 ACRES
VOL. 2725, PG. 360
D.R.T.C.T.

[F]
JAMES
BURLESON
SURVEY NO. 19
ABSTRACT NO. 4

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	BOLT FOUND AS NOTED
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "RPLS 5784" CAP FOUND (UNLESS NOTED)
	MAG NAIL IN ASPHALT FOUND
	TXDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
	TXDOT TYPE III 5/8" ALUMINUM CAPPED FOUND (UNLESS NOTED)
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2009205757
<.....>	RECORD INFORMATION PER DEED DOC. NO. 2013117685
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2016138858
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2009205757
{.....}	RECORD INFORMATION PER DEED DOC. NO. 2014016896

COA GRID #M-20 & M-21
 TCAD PARCEL #789580, #789582

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A SCALE FACTOR OF 1.000054354601.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

3/5/2024

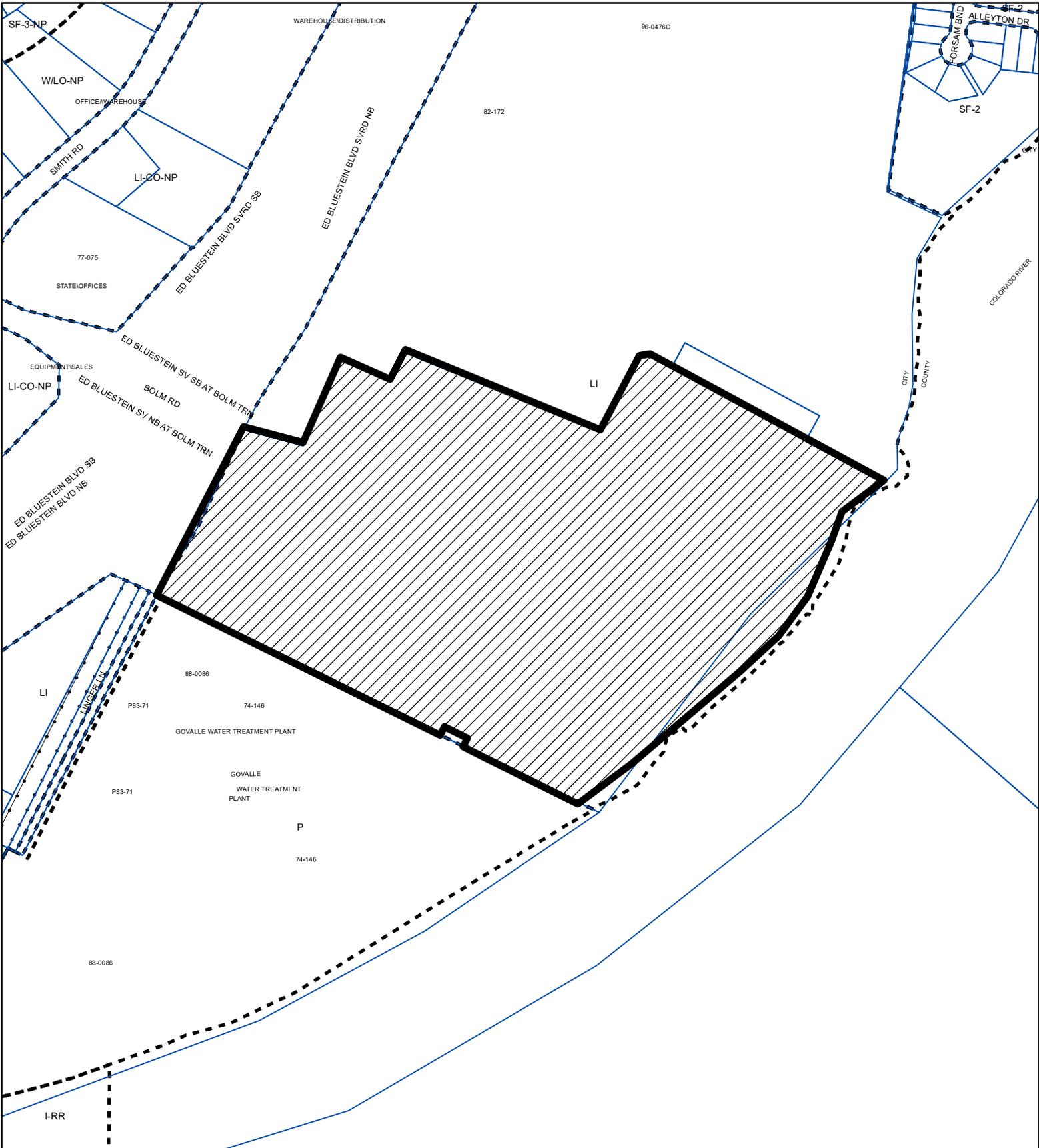


44.3568 ACRES
ZONING EXHIBIT
City of Austin, Travis
County, Texas



PO Box 90876, Austin Texas 78709
 INFO@4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	3/5/2024
Project:	01516
Scale:	N/A
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	3 OF 3



ZONING

EXHIBIT "B"

ZONING CASE#: C14-2023-0049



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 4/11/2023

EXHIBIT "C"

**Residential Setback
Distance**

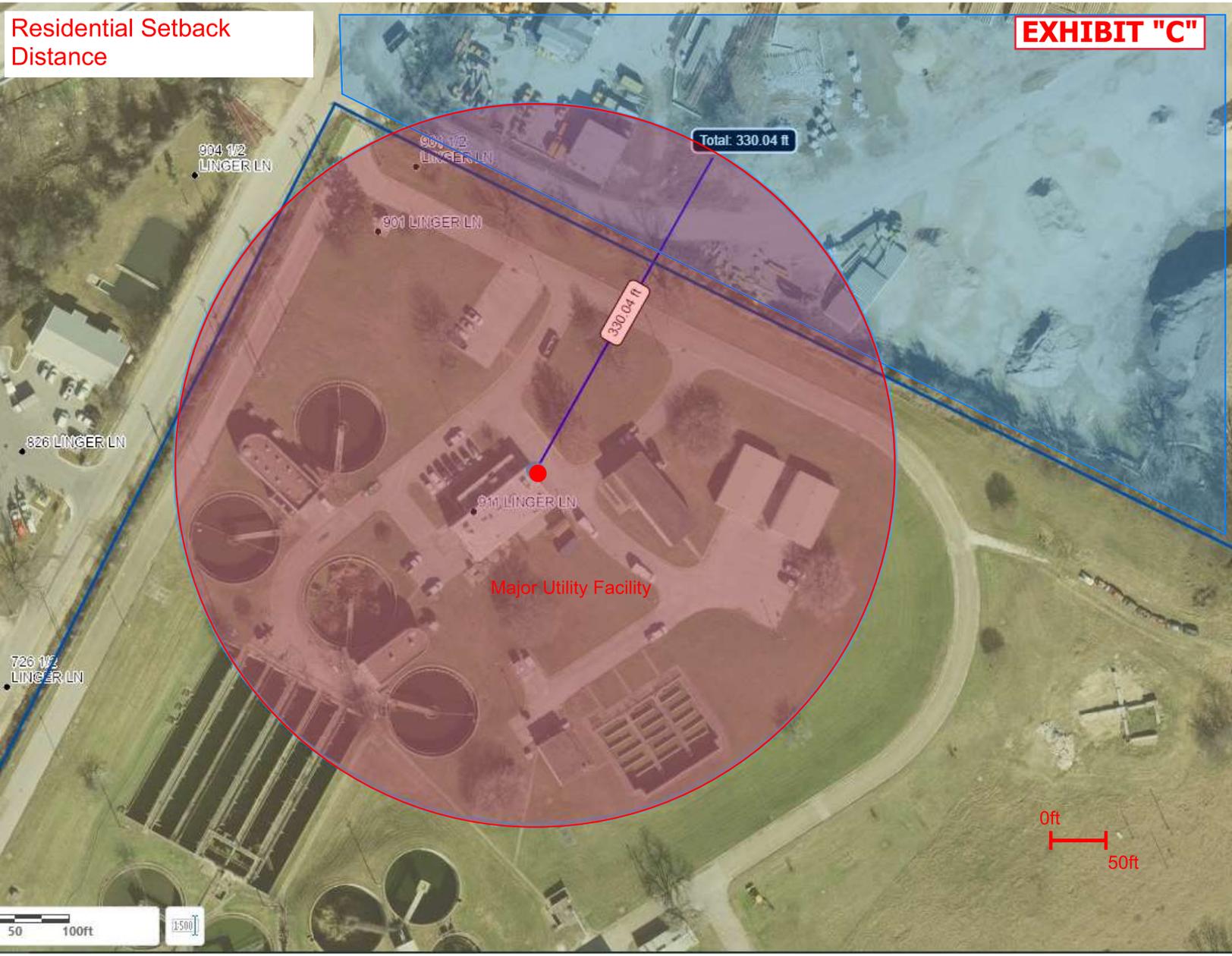


EXHIBIT "D"

EXHIBIT “ _____ ”

(Ordinary High Water Mark Setback)
James Burleson Survey No. 19, Abstract No. 4

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 12.4545 ACRES (542,520 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 39.34 ACRE TRACT CONVEYED TO APAC-TEXAS, INC. IN DOCUMENT NO. 2009205761 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 12.4545 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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512.554.3371
jward@4wardls.com
www.4wardls.com

BEGINNING, at an iron rod with “RPLS 5784” cap found in a west bank of the Colorado River, and being the southerly most corner of said APAC – 39.34 acre tract, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving the west bank of said Colorado River, with the south line of said APAC – 39.34 acre tract, **N63°36'42"W**, a distance of **327.79** feet to a bolt found for an angle point hereof, said point being the easterly most corner of a called 31.37 acre tract conveyed to the City of Austin in Volume 511, Page 365 of the Deed Records of Travis County, Texas (D.R.T.C.T.), and being an angle point in the south line of said APAC – 39.34 acre tract;

THENCE, continuing with the south line of said APAC – 39.34 acre tract, and with the north line of said City of Austin – 31.37 acre tract, **N63°30'56"W**, a distance of **58.69** feet to a calculated point for the northwest corner hereof, from which a 1/2-inch iron rod found for the southerly most corner of a called 0.055 acre tract (described as “Tract 3”) conveyed to One Gas, Inc. in Document No. 2014016896 (O.P.R.T.C.T.), and being an ell-corner in the south line of said APAC – 39.34 acre tract bears, **N63°30'56"W**, a distance of 17.87 feet;

THENCE, leaving the north line of said City of Austin 31.37 acre tract and the south line of said APAC – 31.37 acre tract, over and across said APAC – 31.37 acre tract, the following seventy-six (76) courses and distances:

- 1) **N56°23'05"E**, a distance of **7.77** feet to a calculated point for an angle point hereof,
- 2) **N57°37'04"E**, a distance of **17.19** feet to a calculated point for an angle point hereof,
- 3) **N35°55'44"E**, a distance of **21.93** feet to a calculated point for an angle point hereof,
- 4) **N39°22'27"E**, a distance of **26.18** feet to a calculated point for an angle point hereof,
- 5) **N43°07'36"E**, a distance of **19.42** feet to a calculated point for an angle point hereof,
- 6) **S00°01'27"E**, a distance of **21.20** feet to a calculated point for an angle point hereof,
- 7) **N89°58'36"W**, a distance of **5.01** feet to a calculated point for an angle point hereof,
- 8) **S00°00'39"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 9) **N90°00'00"W**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 10) **S00°04'44"W**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 11) **S89°59'28"W**, a distance of **4.99** feet to a calculated point for an angle point hereof,
- 12) **S00°04'18"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 13) **N89°59'05"W**, a distance of **10.00** feet to a calculated point for an angle point hereof,
- 14) **S00°17'17"W**, a distance of **2.21** feet to a calculated point for an angle point hereof,
- 15) **S00°00'00"E**, a distance of **2.79** feet to a calculated point for an angle point hereof,
- 16) **S89°59'18"E**, a distance of **9.99** feet to a calculated point for an angle point hereof,
- 17) **S00°04'44"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,

- 18) **N89°59'02"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 19) **S00°00'00"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 20) **N90°00'00"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 21) **S00°00'00"W**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 22) **S89°54'51"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 23) **S00°07'06"E**, a distance of **4.99** feet to a calculated point for an angle point hereof,
- 24) **S90°00'00"E**, a distance of **9.99** feet to a calculated point for an angle point hereof,
- 25) **S00°00'00"E**, a distance of **1.73** feet to a calculated point for an angle point hereof,
- 26) **S00°22'39"E**, a distance of **3.27** feet to a calculated point for an angle point hereof,
- 27) **N90°00'00"E**, a distance of **72.11** feet to a calculated point for an angle point hereof,
- 28) **N89°59'44"E**, a distance of **7.87** feet to a calculated point for an angle point hereof,
- 29) **N00°04'11"W**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 30) **S89°59'05"E**, a distance of **10.00** feet to a calculated point for an angle point hereof,
- 31) **N00°14'29"E**, a distance of **1.85** feet to a calculated point for an angle point hereof,
- 32) **N00°13'40"E**, a distance of **3.15** feet to a calculated point for an angle point hereof,
- 33) **S89°58'23"E**, a distance of **4.99** feet to a calculated point for an angle point hereof,
- 34) **N00°04'18"W**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 35) **N89°57'58"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 36) **N00°01'50"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 37) **N89°58'23"E**, a distance of **4.99** feet to a calculated point for an angle point hereof,
- 38) **N00°33'18"E**, a distance of **0.95** feet to a calculated point for an angle point hereof,
- 39) **N00°00'00"W**, a distance of **4.05** feet to a calculated point for an angle point hereof,
- 40) **S89°58'36"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 41) **N00°03'14"W**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 42) **N89°55'42"E**, a distance of **5.01** feet to a calculated point for an angle point hereof,
- 43) **N00°00'00"W**, a distance of **24.45** feet to a calculated point for an angle point hereof,
- 44) **N00°00'00"E**, a distance of **0.55** feet to a calculated point for an angle point hereof,
- 45) **N89°58'10"W**, a distance of **4.99** feet to a calculated point for an angle point hereof,
- 46) **N00°00'16"W**, a distance of **107.07** feet to a calculated point for an angle point hereof,
- 47) **N00°00'16"W**, a distance of **13.96** feet to a calculated point for an angle point hereof,
- 48) **N64°59'38"E**, a distance of **29.10** feet to a calculated point for an angle point hereof,
- 49) **N42°27'07"E**, a distance of **17.87** feet to a calculated point for an angle point hereof,
- 50) **N28°31'34"E**, a distance of **1.64** feet to a calculated point for an angle point hereof,
- 51) **N07°49'44"E**, a distance of **28.14** feet to a calculated point for an angle point hereof,
- 52) **N42°27'03"E**, a distance of **361.37** feet to a calculated point for an angle point hereof,
- 53) **S87°23'02"E**, a distance of **82.46** feet to a calculated point for an angle point hereof,
- 54) **N45°52'51"E**, a distance of **26.38** feet to a calculated point for an angle point hereof,
- 55) **N58°30'52"E**, a distance of **11.97** feet to a calculated point for an angle point hereof,
- 56) **N51°54'10"E**, a distance of **30.45** feet to a calculated point for an angle point hereof,
- 57) **N47°27'11"E**, a distance of **23.75** feet to a calculated point for an angle point hereof,
- 58) **N40°11'37"E**, a distance of **22.67** feet to a calculated point for an angle point hereof,
- 59) **N45°15'00"E**, a distance of **42.07** feet to a calculated point for an angle point hereof,
- 60) **N39°44'19"E**, a distance of **20.38** feet to a calculated point for an angle point hereof,
- 61) **N44°17'54"E**, a distance of **20.90** feet to a calculated point for an angle point hereof,
- 62) **N40°04'33"E**, a distance of **19.06** feet to a calculated point for an angle point hereof,
- 63) **N33°48'28"E**, a distance of **43.09** feet to a calculated point for an angle point hereof,
- 64) **N27°33'24"E**, a distance of **2.18** feet to a calculated point for an angle point hereof,

- 65) **N41°28'57"E**, a distance of **1.78** feet to a calculated point for an angle point hereof,
- 66) **N33°48'28"E**, a distance of **2.71** feet to a calculated point for an angle point hereof,
- 67) **N48°23'02"E**, a distance of **3.01** feet to a calculated point for an angle point hereof,
- 68) **N41°28'57"E**, a distance of **27.88** feet to a calculated point for an angle point hereof,
- 69) **N16°27'38"E**, a distance of **6.52** feet to a calculated point for an angle point hereof,
- 70) **N36°38'51"E**, a distance of **32.13** feet to a calculated point for an angle point hereof,
- 71) **N20°53'40"E**, a distance of **0.50** feet to a calculated point for an angle point hereof,
- 72) **N18°42'19"E**, a distance of **54.22** feet to a calculated point for an angle point hereof,
- 73) **N21°24'28"E**, a distance of **24.61** feet to a calculated point for an angle point hereof,
- 74) **N17°38'23"E**, a distance of **47.33** feet to a calculated point for an angle point hereof,
- 75) **N23°34'23"E**, a distance of **140.76** feet to a calculated point for an angle point hereof, and
- 76) **N44°34'19"E**, a distance of **81.55** feet to a calculated point for the northeast corner hereof, said point being in the northeast line of said APAC – 39.34 acre tract, and being in the southwest line of a called 1.000 acre tract described in deed recorded in Document No. 2013117686 (O.P.R.T.C.T.), said 1.000 acre tract being a portion of a called 75.39 acre tract conveyed to Capitol Aggregates, Inc. in Volume 3780, Page 440 (D.R.T.C.T.);

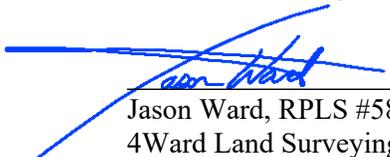
THENCE, with the northeast line of said APAC – 39.34 acre tract and the southwest line of said Capitol Aggregates – 1.00 acre tract, in part with the common line of said APAC – 39.34 acre tract and a called 67.1 acre tract conveyed to the City of Austin in Document No. 2013117685 (O.P.R.T.C.T.), **S61°31'58"E**, passing at a distance of 146.61 feet a calculated point for the southerly most corner of said Capitol Aggregates – 1.000 acre tract, and being an ell-corner in the southwest line of said City of Austin – 67.1 acre tract, and continuing for a total distance of **426.60** feet to an iron rod with “CP&Y” cap found for the northeast corner hereof, said point being the northeast corner of said APAC – 39.34 acre tract, being the southeast corner of said City of Austin – 67.1 acre tract, and being in a west bank of said Colorado River;

THENCE, with the east line of said APAC – 39.34 acre tract and a meandering west bank of said Colorado River, the following eight (8) courses and distances:

- 1) **S53°23'12"W**, a distance of **164.73** feet to a calculated point for an angle point hereof,
- 2) **S19°21'12"W**, a distance of **98.66** feet to a calculated point for an angle point hereof,
- 3) **S23°24'57"W**, a distance of **188.68** feet to a calculated point for an angle point hereof,
- 4) **S36°00'57"W**, a distance of **153.51** feet to a calculated point for an angle point hereof,
- 5) **S47°09'27"W**, a distance of **161.91** feet to a calculated point for an angle point hereof,
- 6) **S49°43'12"W**, a distance of **250.51** feet to a calculated point for an angle point hereof,
- 7) **S49°38'12"W**, a distance of **199.42** feet to a calculated point for an angle point hereof, and
- 8) **S53°06'57"W**, a distance of **211.06** feet to the **POINT OF BEGINNING** and containing 12.4545 Acres (542,520 Square Feet) of land, more or less.

Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000054354601. See attached sketch (reference drawing: 01516_OHWM_East Exhibit.dwg.)


 1/25/24
 Jason Ward, RPLS #5811
 4Ward Land Surveying, LLC



References:
 TCAD #789580
 COA Grid #M-20 & M-21



[B]

[A]

ONE GAS, INC.
CALLED 0.055 ACRES
(TRACT 3)
DOC. NO. 2014016896
O.P.R.T.C.T.

L51
L50
L49
L48
L47

**ORDINARY HIGH WATER
MARK SETBACK**
12.4545 ACRE(S)
542,520 SQUARE FEET

MATCHLINE "A"

SEE DETAIL A
(SHEET 4)

SEE DETAIL B
(SHEET 5)

CITY OF AUSTIN
CALLED 31.37 ACRES
VOL. 511, PG. 365
D.R.T.C.T.

L1

N63°36'42"W 327.79'
(N63°36'42"W 327.78')

S53°06'57"W 211.06'
(S53°07'30"W 211.02')

P.O.B.

GRID N: 10,064,577.47
GRID E: 3,135,727.86

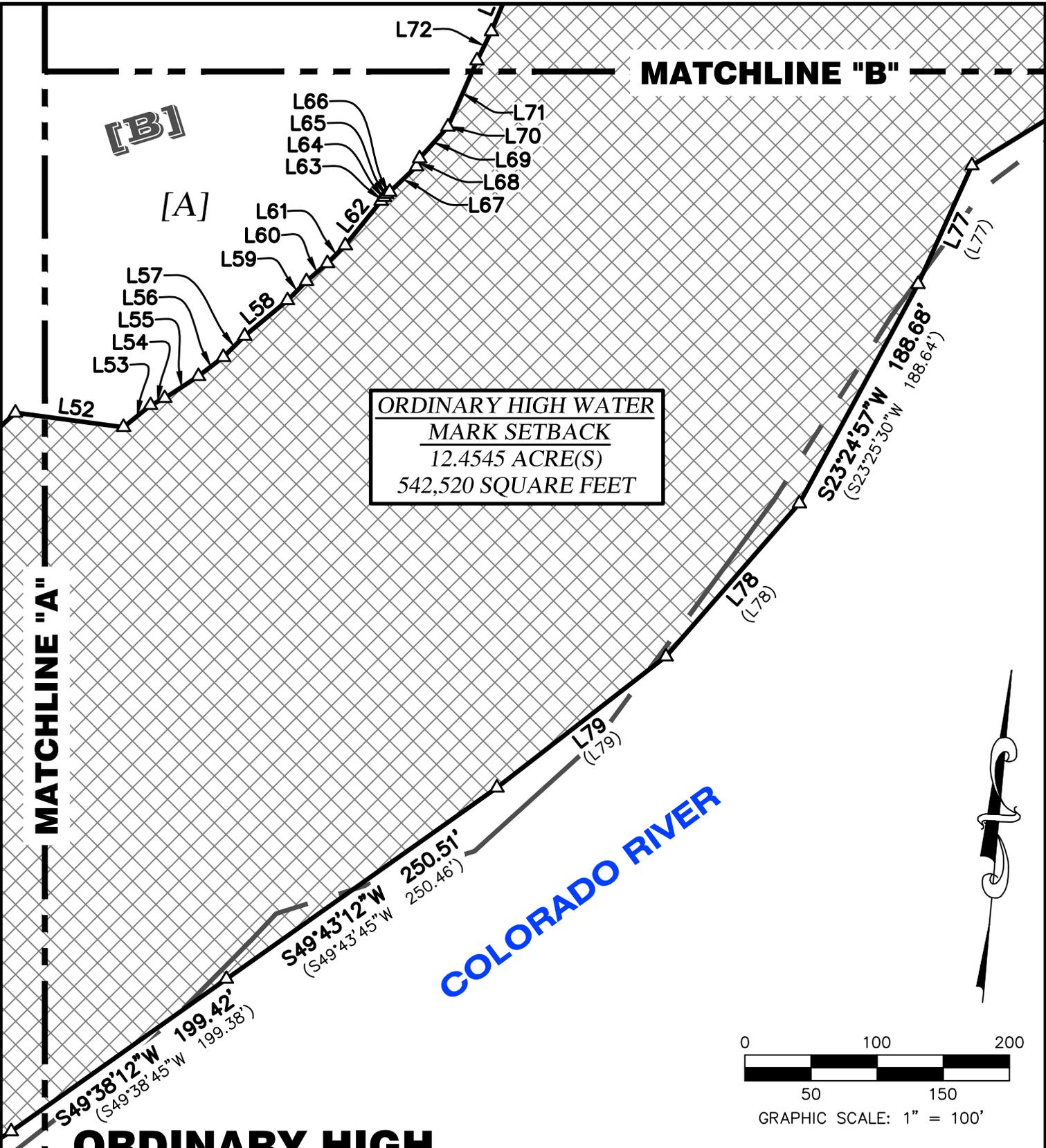
COLORADO RIVER

**ORDINARY HIGH
WATER MARK
SETBACK**
**City of Austin, Travis
County, Texas**



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	1/25/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	1 OF 7

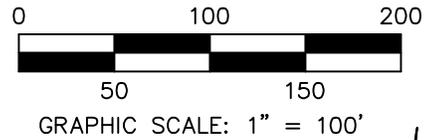


ORDINARY HIGH WATER
 MARK SETBACK
 12.4545 ACRE(S)
 542,520 SQUARE FEET

ORDINARY HIGH WATER MARK SETBACK
City of Austin, Travis County, Texas

4WARD
 Land Surveying
 A Limited Liability Company
 PO Box 90876, Austin Texas 78709
 INFO@4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	1/25/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	2 OF 7

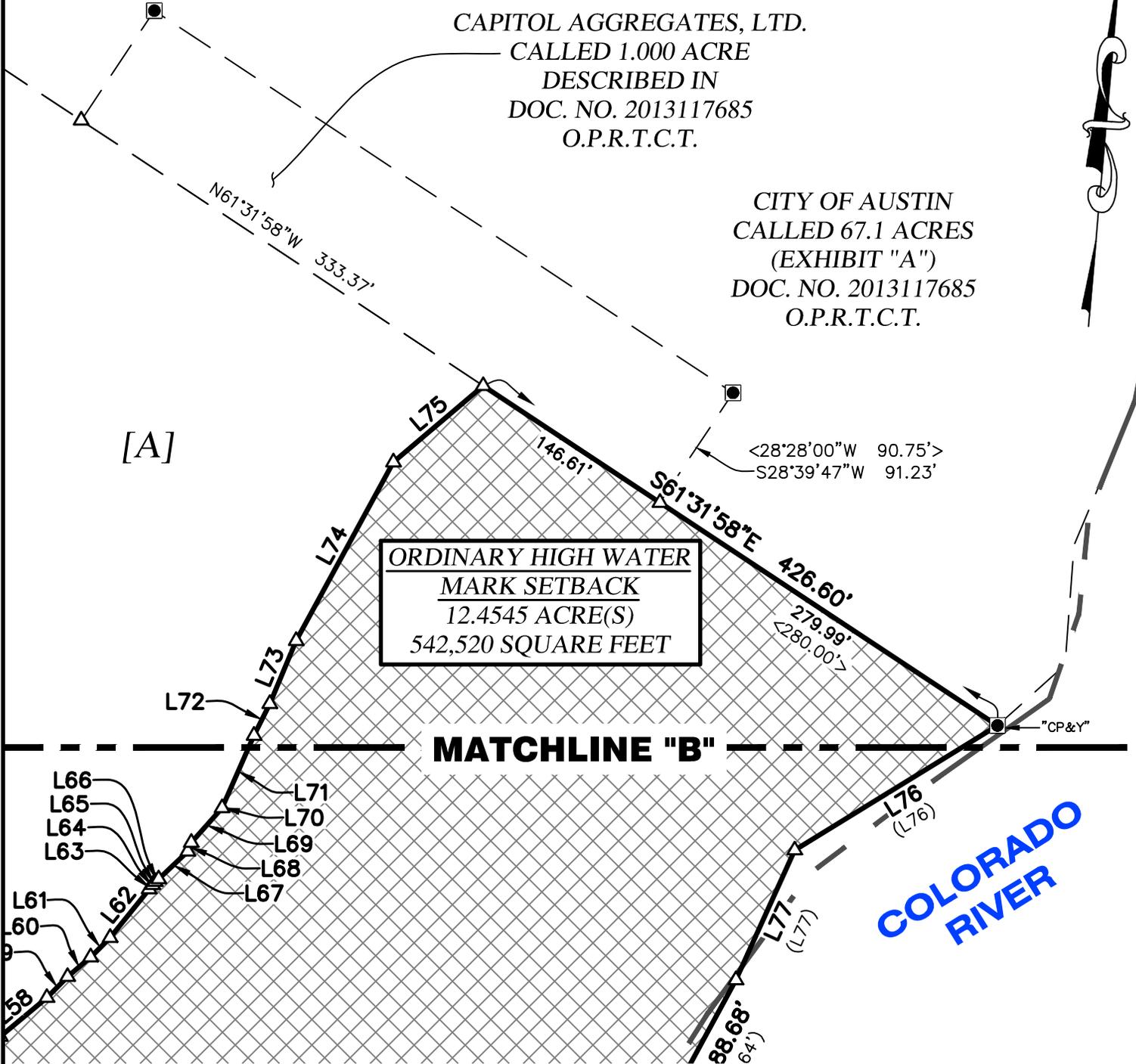


[B]

CAPITOL AGGREGATES, LTD.
 CALLED 1.000 ACRE
 DESCRIBED IN
 DOC. NO. 2013117685
 O.P.R.T.C.T.

CITY OF AUSTIN
 CALLED 67.1 ACRES
 (EXHIBIT "A")
 DOC. NO. 2013117685
 O.P.R.T.C.T.

[A]



ORDINARY HIGH WATER
 MARK SETBACK
 12.4545 ACRE(S)
 542,520 SQUARE FEET

MATCHLINE "B"

COLORADO RIVER

ORDINARY HIGH WATER MARK SETBACK
 City of Austin, Travis County, Texas

4WARD
 Land Surveying
 A Limited Liability Company

PO Box 90876, Austin Texas 78709
 INFO@4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

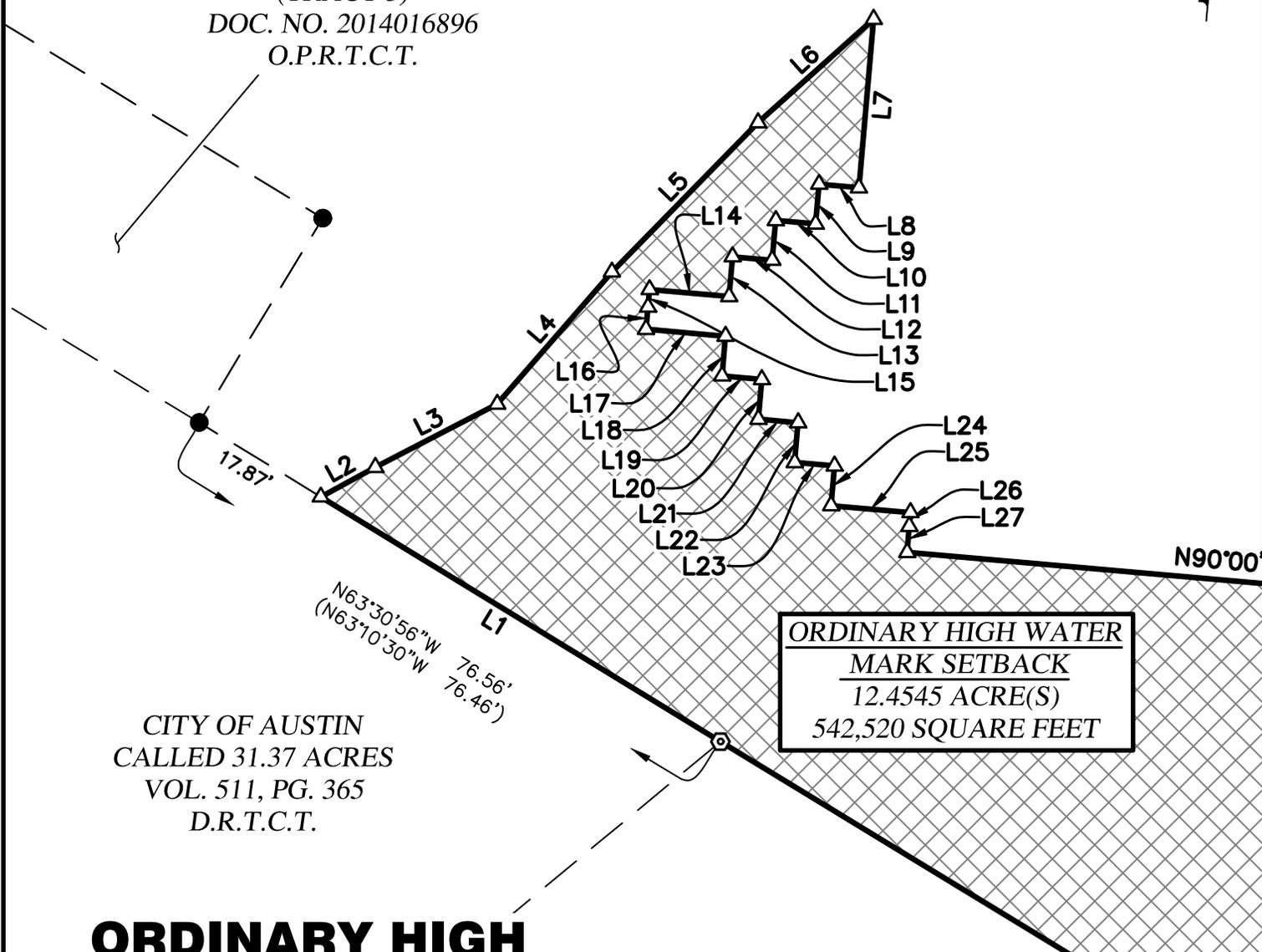
Date:	1/25/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	3 OF 7

[B]



ONE GAS, INC.
CALLED 0.055 ACRE
(TRACT 3)
DOC. NO. 2014016896
O.P.R.T.C.T.

[A]



**ORDINARY HIGH WATER
MARK SETBACK**
12.4545 ACRE(S)
542,520 SQUARE FEET

CITY OF AUSTIN
CALLED 31.37 ACRES
VOL. 511, PG. 365
D.R.T.C.T.

**ORDINARY HIGH
WATER MARK
SETBACK**
**City of Austin, Travis
County, Texas**



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

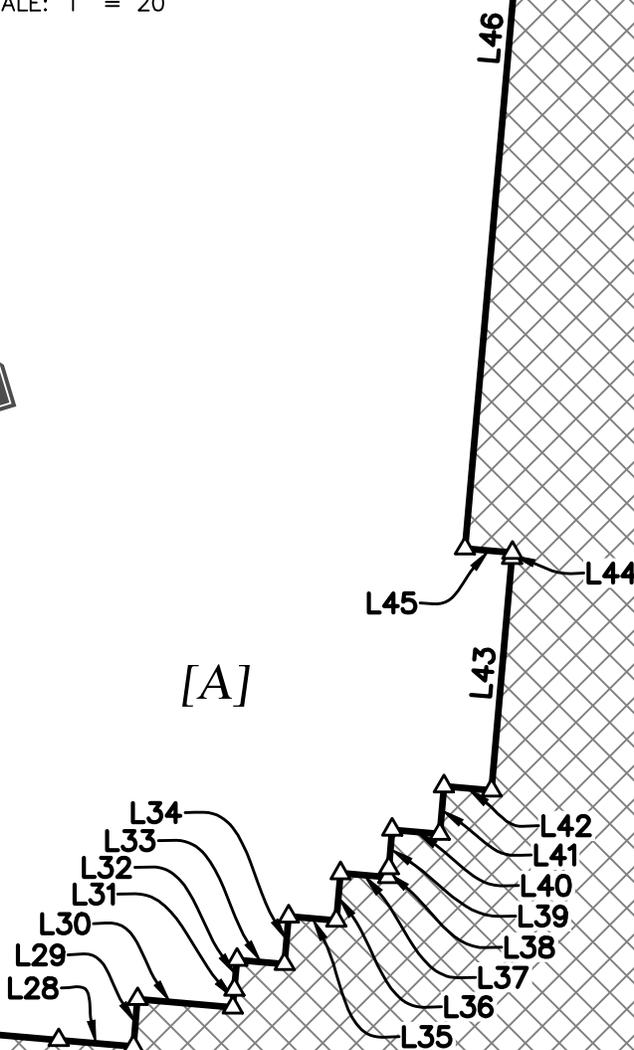
Date:	1/25/2024
Project:	01516
Scale:	1" = 20'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	4 OF 7



[B]

[A]

N90°00'00"E 72.11'



ORDINARY HIGH WATER
 MARK SETBACK
 12.4545 ACRE(S)
 542,520 SQUARE FEET

**ORDINARY HIGH
 WATER MARK
 SETBACK**
 City of Austin, Travis
 County, Texas



PO Box 90876, Austin Texas 78709
 INFO@4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	1/25/2024
Project:	01516
Scale:	1" = 20'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	5 OF 7

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N63°30'56"W	58.69'
L2	N56°23'05"E	7.77'
L3	N57°37'04"E	17.19'
L4	N35°55'44"E	21.93'
L5	N39°22'27"E	26.18'
L6	N43°07'36"E	19.42'
L7	S00°01'27"E	21.20'
L8	N89°58'36"W	5.01'
L9	S00°00'39"E	5.00'
L10	N90°00'00"W	5.00'
L11	S00°04'44"W	5.00'
L12	S89°59'28"W	4.99'
L13	S00°04'18"E	5.00'
L14	N89°59'05"W	10.00'
L15	S00°17'17"W	2.21'
L16	S00°00'00"E	2.79'
L17	S89°59'18"E	9.99'
L18	S00°04'44"E	5.00'
L19	N89°59'02"E	5.00'
L20	S00°00'00"E	5.00'
L21	N90°00'00"E	5.00'
L22	S00°00'00"E	5.00'
L23	S89°54'51"E	5.00'
L24	S00°07'06"E	4.99'
L25	S90°00'00"E	9.99'
L26	S00°00'00"E	1.73'
L27	S00°22'39"E	3.27'
L28	N89°59'44"E	7.87'
L29	N00°04'11"W	5.00'
L30	S89°59'05"E	10.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	N00°14'29"E	1.85'
L32	N00°13'40"E	3.15'
L33	S89°58'23"E	4.99'
L34	N00°04'18"W	5.00'
L35	N89°57'58"E	5.00'
L36	N00°01'50"E	5.00'
L37	N89°58'23"E	4.99'
L38	N00°33'18"E	0.95'
L39	N00°00'00"W	4.05'
L40	S89°58'36"E	5.00'
L41	N00°03'14"W	5.00'
L42	N89°55'42"E	5.01'
L43	N00°00'00"E	24.45'
L44	N00°00'00"E	0.55'
L45	N89°58'10"W	4.99'
L46	N00°00'16"W	107.07'
L47	N00°00'16"W	13.96'
L48	N64°59'38"E	29.10'
L49	N42°27'07"E	17.87'
L50	N28°31'34"E	1.64'
L51	N07°49'44"E	28.14'
L52	S87°23'02"E	82.46'
L53	N45°52'51"E	26.38'
L54	N58°30'52"E	11.97'
L55	N51°54'10"E	30.45'
L56	N47°27'11"E	23.75'
L57	N40°11'37"E	22.67'
L58	N45°15'00"E	42.07'
L59	N39°44'19"E	20.38'
L60	N44°17'54"E	20.90'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L61	N40°04'33"E	19.06'
L62	N33°48'28"E	43.09'
L63	N27°33'24"E	2.18'
L64	N41°28'57"E	1.78'
L65	N33°48'28"E	2.71'
L66	N48°23'02"E	3.01'
L67	N41°28'57"E	27.88'
L68	N16°27'38"E	6.52'
L69	N36°38'51"E	32.13'
L70	N20°53'40"E	0.50'
L71	N18°42'19"E	54.22'
L72	N21°24'28"E	24.61'
L73	N17°38'23"E	47.33'
L74	N23°34'23"E	140.76'
L75	N44°34'19"E	81.55'
L76	S53°23'12"W	164.73'
L77	S19°21'12"W	98.66'
L78	S36°00'57"W	153.51'
L79	S47°09'27"W	161.91'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L76)	S53°23'45"W	164.70'
(L77)	S19°21'45"W	98.64'
(L78)	S36°01'30"W	153.48'
(L79)	S47°10'00"W	161.88'

**ORDINARY HIGH
WATER MARK
SETBACK
City of Austin, Travis
County, Texas**



4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	1/25/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	6 OF 7

[A]
 APAC-TEXAS, INC.
 CALLED 39.34 ACRES
 DOC. NO. 2009205761
 O.P.R.T.C.T.

[B]
JAMES BURLERSON
SURVEY NO. 19
ABSTRACT NO. 4

LEGEND	
	SETBACK LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	BOLT FOUND AS NOTED
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "RPLS 5784" CAP FOUND (UNLESS NOTED)
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2009205757
<.....>	RECORD INFORMATION PER DEED DOC. NO. 2013117685

COA GRID #M-20 & M-21
 TCAD PARCEL #789580

NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A SCALE FACTOR OF 1.000054354601.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.



1/25/2024

**ORDINARY HIGH
 WATER MARK
 SETBACK**
**City of Austin, Travis
 County, Texas**

 4WARD <i>Land Surveying</i> <small>A Limited Liability Company</small> PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	1/25/2024
	Project:	01516
	Scale:	N/A
	Reviewer:	FP
	Tech:	TR
	Field Crew:	CR/RT
	Survey Date:	OCT. 2022
Sheet:	7 OF 7	