

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 700 1/2, 713, 726, AND 726 1/2 LINGER LANE, 6221
3 1/2, 6299 1/2, AND 6301 1/2 LEVANDER LOOP, AND 529 1/2, 531 1/2, 545 1/2, 601
4 1/2, 701 1/2, AND 827 ED BLUESTEIN BOULEVARD NORTHBOUND FROM
5 LIMITED INDUSTRIAL SERVICE (LI) DISTRICT TO LIMITED INDUSTRIAL
6 SERVICE-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING
7 DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from limited industrial service (LI) base district to limited
13 industrial service-planned development area (LI-PDA) combining district on the property
14 described in Zoning Case No. C14-2023-0050, on file at the Planning Department, as
15 follows:

16
17 71.3582 acres of land out of the J.C. Tannehill Survey, Abstract No. 22 in Travis
18 County, Texas, being all of a called 71.35 acre tract conveyed by deed recorded in
19 Document No. 2009205757, Official Public Records Of Travis County, Texas, said
20 71.3582 acres being more particularly described by metes and bounds in **Exhibit**
21 **“A”** incorporated into this ordinance (the “Property”),

22
23 locally known as 700 1/2, 713, 726, and 726 1/2 Linger Lane, 6221 1/2, 6299 1/2, and
24 6301 1/2 Levander Loop, and 529 1/2, 531 1/2, 545 1/2, 601 1/2, 701 1/2, and 827 Ed
25 Bluestein Boulevard Northbound in the City of Austin, Travis County, Texas, generally
26 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 30,000 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 | Outdoor Entertainment |
| Park & Recreation Services
(General) | Park & Recreation Services
(Special) |
| Pet Services | Recreational Equipment
Maintenance and Storage |
| Recreational Equipment Sales | Research Assembly Services |
| Research Testing Services | Research Warehousing Services |
| 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) Cocktail Lounge exceeding 30,000 square feet is a conditional use of the
50 Property.
51
52
53

54 (D) Automotive Sales located within 100 feet of the following residential uses is a
55 conditional use of the Property:
56

Condominium Residential
Short-Term Rental
Single-Family Residential

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

Townhouse Residential

57
58 (E) Development of the Property shall comply with the following regulations:
59

- 60 (1) The minimum lot area is 1,000 square feet.
61
62 (2) The minimum lot width is 25 feet.
63
64 (3) The maximum height of a building or structure shall not exceed 180 feet.
65
66 (4) The minimum setbacks for Single-Family Residential, Single-Family
67 Attached Residential, and Small Lot Single-Family Residential uses are:
68
69 (a) 10 feet for front yard
70 (b) 10 feet for side street yard
71 (c) 0 feet for interior side yard
72 (d) 0 feet for rear yard
73
74 (5) The minimum setbacks for all other uses are:
75
76 (a) 0 feet for front yard
77 (b) 0 feet for side street yard
78 (c) 0 feet for interior side yard
79 (d) 0 feet for rear yard
80
81 (6) Development of the Property shall not exceed a floor to area ratio of 8 to
82 1.
83
84 (7) Maximum impervious cover is 85 percent.
85
86 (8) Maximum building coverage is 85 percent.
87
88 (9) There are no minimum site area requirements.
89

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

95
96 (G) A 100-foot wide vegetative buffer shall be provided and maintained between
97 the following residential uses and the following commercial and industrial uses:
98

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

Automotive Sales
Light Manufacturing
Research Assembly Services
Research Warehousing Services

99
100 Improvements permitted within the vegetative buffer are limited to driveways,
101 parking facilities, solid fences, pedestrian trails, hike and bike trails,
102 recreational facilities, detention and water quality reirrigation facilities,
103 drainage, underground utility improvements, overhead electric or
104 communication lines, or those improvements that may be otherwise required by
105 the City of Austin or specifically authorized in this ordinance.
106

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

111 Improvements permitted within the vegetative buffer may include hike and bike
112 trails, recreational facilities, stormwater infrastructure, fencing, and other
113 improvements that may be otherwise required by the City of Austin or
114 specifically authorized by this ordinance.
115

116
117 (I) Performance venue is permitted as an accessory use to a Restaurant (general) use.

EXHIBIT "A"

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 71.3582 ACRES (3,108,364 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE J.C. TANNEHILL SURVEY, ABSTRACT NO. 22 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 71.35 ACRE TRACT CONVEYED TO APAC-TEXAS, INC. IN DOCUMENT NO. 2009205757 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 71.3582 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

BEGINNING, at an iron pipe found (1/2-inch iron rod found inside pipe) in the southerly right-of-way line of U.S. Highway 183 (A.K.A. Ed Bluestein Boulevard; Right-of-way varies), being the northeast corner of Lot 1, Linger Lane Waste Facility No. 1, a subdivision in Travis County, Texas according to the map or plat thereof, recorded in Document No. 2013224112 (O.P.R.T.C.T.), and being the northerly most corner of said APAC-71.35 acre tract, for the northerly most corner and **POINT OF BEGINNING** hereof, from which a TxDOT Type III monument found for an angle point in the southerly right-of-way line of said U.S. Highway 183, and being the northwest corner of said Lot 1, Linger Lane Waste Facility No. 1 bears, N66°30'51"W, a distance of 51.48 feet;

THENCE, with the southerly right-of-way line of said U.S. Highway 183 and the north line of said APAC-Texas tract, **S65°25'44"E**, a distance of **49.83** feet to a mag nail found for the northeast corner hereof, said point being the northeast corner of said APAC-71.35 acre tract, and being near the northwest 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.), from which a TxDOT Type I concrete monument found in the northeast line of said City of Austin - 31.37 acre tract, being the west corner of a called 5.004 acre tract conveyed to APAC-Texas, Inc. in Document No. 2016138858 (O.P.R.T.C.T.), and being an interior corner in the southerly right-of-way line of said U.S. Highway 183 bears, S61°41'57"E, a distance of 64.60 feet;

THENCE, leaving the southerly right-of-way line of said U.S. Highway 183, with the east line of said APAC-71.35 acre tract, in conflict with the west line of said City of Austin - 31.37 acre tract, **S26°46'15"W**, a distance of **920.43** feet to a 5/8-inch iron rod found for an angle point hereof, said point being an angle point in the east line of said APAC-71.35 acre tract, and being in the west line of said City of Austin-31.37 acre tract;

THENCE, continuing with the east line of said APAC-71.35 acre tract, and with the west line of said City of Austin - 31.37 acre tract, **S27°26'42"W**, a distance of **192.66** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof, said point being an angle point in the west line of said City of Austin - 31.37 acre tract, and being the northerly most corner of a called 0.33 acre tract conveyed to the City of Austin in Volume 7922, Page 284 (D.R.T.C.T.);

THENCE, continuing with the east line of said APAC - 71.35 acre tract, and with the west line of said City of Austin - 0.33 acre tract, the following two (2) courses and distances:

- 1) **S37°39'32"W**, a distance of **290.23** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **S33°09'18"W**, a distance of **446.55** feet to a mag nail found in concrete for an angle point hereof, said point being the southerly most corner of said City of Austin-0.33 acre tract, and being an angle point in the west line of said City of Austin-31.37 acre tract;

THENCE, continuing with the east line of said APAC - 71.35 acre tract, and with the west line of said City of Austin-31.37 acre tract, **S20°02'40"W**, passing at a distance of 97.16 feet a 1/2-inch iron rod found, and continuing for a total distance of **265.61** feet to a calculated point for the southeast corner hereof, said point being the southeast corner of said APAC – 71.35 acre tract, and being a north bank of the Colorado River;

THENCE, with the south line of said APAC - 71.35 acre tract, and a meandering north bank of said Colorado River, the following nine (9) courses and distances:

- 1) **S64°04'33"W**, a distance of **24.77** feet to an iron rod with “RPLS 5784” cap found for an angle point hereof,
- 2) **S78°05'33"W**, a distance of **286.54** feet to a calculated point for an angle point hereof,
- 3) **S75°14'33"W**, a distance of **142.52** feet to an iron rod with “RPLS 5784” cap found for an angle point hereof,
- 4) **S81°00'04"W**, a distance of **227.48** feet to a calculated point for an angle point hereof,
- 5) **S87°10'34"W**, a distance of **429.12** feet to an iron rod with “RPLS 5784” cap found for an angle point hereof,
- 6) **S87°28'00"W**, a distance of **190.72** feet to an iron rod with “RPLS 5784” cap found for an angle point hereof,
- 7) **S85°16'05"W**, a distance of **352.54** feet to an iron rod with “RPLS 5784” cap found for an angle point hereof,
- 8) **S81°59'36"W**, a distance of **326.97** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 9) **S84°02'36"W**, a distance of **242.50** feet to a calculated point for the southwest corner hereof, said point being in the east right-of-way line of said U.S. Highway 183, and being the southwest corner of said APAC - 71.35 acre tract;

THENCE, leaving a north bank of said Colorado River, with the east right-of-way line of said U.S. Highway 183 and the west line of said APAC - 71.35 acre tract, **N08°58'56"W**, passing at a distance of 39.86 feet a 1/2-inch iron rod found, and continuing for a total distance of **255.65** feet to a 3/8-inch iron rod found for an angle point hereof;

THENCE, with the southerly right-of-way line of said U.S. Highway 183 and the northerly line of said APAC - 71.35 acre tract, the following ten (10) courses and distances:

- 1) **N27°17'29"E**, a distance of **389.49** feet to a 1/2-inch iron rod with “4Ward Boundary” cap set for an angle point hereof,
- 2) **N03°28'31"W**, a distance of **271.62** feet to a 1/2-inch iron rod with “4Ward Boundary” cap set for a non-tangent point of curvature hereof,
- 3) Along the arc of a curve to the right, whose radius is **556.46** feet, whose arc length is **354.36** feet and whose chord bears **N41°09'44"E**, a distance of **348.40** feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for a compound point of curvature hereof,
- 4) Along the arc of a curve to the right, whose radius is **865.91** feet, whose arc length is **199.04** feet and whose chord bears **N66°01'59"E**, a distance of **198.60** feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for an angle point hereof,
- 5) **N72°36'59"E**, a distance of **348.57** feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for an angle point hereof,
- 6) **N77°38'29"E**, a distance of **261.72** feet to a TxDOT Type I concrete monument found for an angle point hereof,
- 7) **N69°16'11"E**, a distance of **383.84** feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for a non-tangent point of curvature hereof,

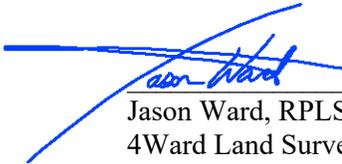
- 8) Along the arc of a curve to the right, whose radius is **3,804.72** feet, whose arc length is **272.53** feet and whose chord bears **N75°22'41"E**, a distance of **272.47** feet to a TxDOT Type II brass disc found for an angle point hereof,
- 9) **N77°17'06"E**, a distance of **299.34** feet to a TxDOT Type II brass disc found for a non-tangent point of curvature hereof, and
- 10) Along the arc of a curve to the left, whose radius is **1,924.86** feet, whose arc length is **48.83** feet and whose chord bears **N76°49'44"E**, a distance of **48.83** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the westerly most corner of Lot 2 of said Linger Lane Waste Facility No. 1;

THENCE, leaving the south right-of-way line of said U.S. Highway 183, with the northeasterly line of said APAC - 71.35 acre tract and the southwest line of said Lot 2, **S63°26'09"E**, a distance of **753.29** feet to a mag nail in asphalt found for an interior ell-corner hereof, said point being an interior ell-corner in the north line of said APAC - 71.35 acre tract, and being near the southeast corner of said Lot 2 of said Linger Lane Waste Facility No. 1;

THENCE, with the westerly line of said APAC - 71.35 acre tract, in conflict with the east line of said Lots 1 & 2 of said Linger Lane Waste Facility No. 1, **N26°47'03"E**, a distance of **918.69** feet to the **POINT OF BEGINNING** and containing 71.3582 Acres (3,108,364 Square Feet) of land, more or less.

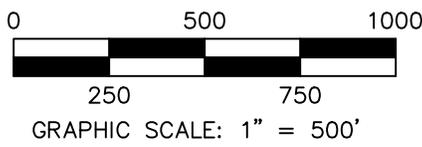
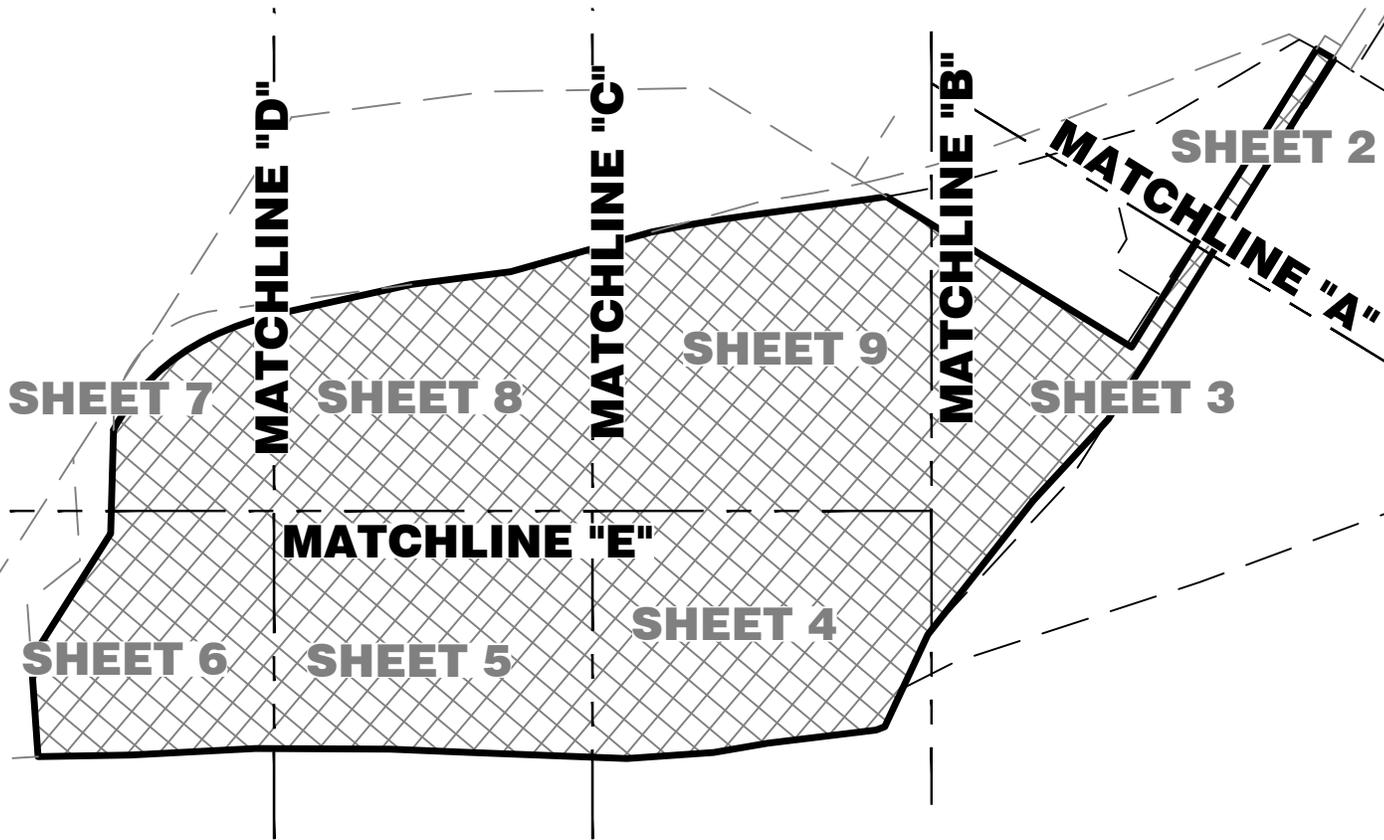
NOTE:

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



OVERALL MAP



**71.3582 ACRES
ZONING EXHIBIT
City of Austin, Travis
County, Texas**



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:	1" = 500'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	1 OF 10

[G]
 STATE OF TEXAS
 CALLED 0.045 ACRE
 VOL. 2807, PG. 478
 (PART II)
 D.R.T.C.T.

[F]
 STATE OF TEXAS
 CALLED 1.760 ACRES
 DOC. NO. 2006051846
 O.P.R.T.C.T.

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

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

P.O.B.
 GRID N: 10,065,284.11
 GRID E: 3,134,301.24

PIPE WITH 1/2"
 IRON ROD FOUND

APPROXIMATE LOCATION
 OF SURVEY LINE

ZONING EXHIBIT
 71.3582 ACRE(S)
 3,108,364 SQUARE FEET

APPROXIMATE LOCATION
 OF SURVEY LINE

**LINGER LANE
 (PRIVATE R.O.W.)**

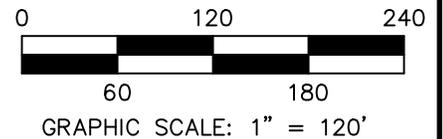
LOT 1
 LINGER LANE WASTE
 FACILITY NO. 1
 DOC. NO. 201500140
 O.P.R.T.C.T.

MATCHLINE "A"

(N26°46'45"E 918.76')
 (N26°47'03"E 918.69')
 (S26°46'15"W 920.43')
 (S26°46'15"W 920.45')

**JAMES BURLESON
 SURVEY NO. 19
 ABSTRACT NO. 4**

APPROXIMATE LOCATION
 OF SURVEY LINE



**71.3582 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" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	2 OF 10

LOT 2
LINGER LANE WASTE
FACILITY NO. 1
DOC. NO. 201500140
O.P.R.T.C.T.

(S63°26'30"E 753.41')
S63°26'09"E 753.29'

MATCHLINE "A"
(N26°46'45"E 91)
N26°47'03"E 91
(S26°46'15"E 91)

MATCHLINE "B"

ZONING EXHIBIT
71.3582 ACRE(S)
3,108,364 SQUARE FEET

APPARENT GAP
IN DEEDS

"MAG NAIL
IN ASPHALT"

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

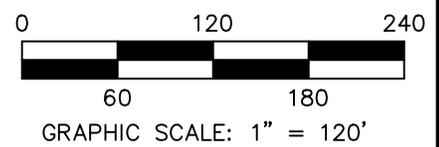
LINGER LANE
(PRIVATE R.O.W.)

CITY OF AUSTIN
CALLED 0.33 ACRES
VOL. 7922, PG. 284
D.R.T.C.T.

S37°39'32"W 290.23'
(S37°39'00"W 290.29')
{S39°30'00"W 290.29'}

APPROXIMATE LOCATION
OF SURVEY LINE

{S35°00'08"W 446.30'}
{S33°09'15"W 446.69'}
S33°09'18"W 446.55'



**71.3582 ACRES
ZONING EXHIBIT
City of Austin, Travis
County, Texas**



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TBPELS FIRM #10174300

Date:	3/5/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	3 OF 10

MATCHLINE "E"

ZONING EXHIBIT
71.3582 ACRE(S)
3,108,364 SQUARE FEET

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

MATCHLINE "C"

**[H] J.C. TANNEHILL SURVEY
ABSTRACT NO. 22**

APPROXIMATE LOCATION
OF SURVEY LINE

"MAG NAIL IN
CONCRETE"

2'

S81°00'04"W 227.48'
(S81°01'00"W 227.50')

S75°14'33"W 142.52'
(S75°13'45"W 142.54')

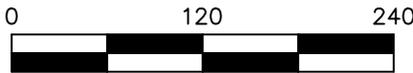
S78°05'33"W 286.54'
(S78°04'45"W 286.59')

S64°04'33"W 24.77'
(S64°03'45"W 24.65')

168.45'
S20°02'40"W 265.61'
(S20°03'30"W 265.52')
97.16'

MATCHLINE "B"

COLORADO RIVER



GRAPHIC SCALE: 1" = 120'

**[I] JAMES BURLESON
SURVEY NO. 19
ABSTRACT NO. 4**

**71.3582 ACRES
ZONING EXHIBIT
City of Austin, Travis
County, Texas**



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TBPELS FIRM #10174300

Date:	3/5/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	4 OF 10

MATCHLINE "E"

MATCHLINE "C"

MATCHLINE "D"

ZONING EXHIBIT
71.3582 ACRE(S)
3,108,364 SQUARE FEET

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

[H]

S85°16'05"W 352.54'
(S85°16'45"W 352.63')

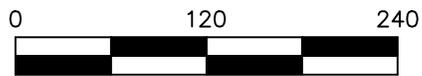
L3
(L3)

S87°10'34"W 429.12'
(S87°11'30"W 429.17')

APPROXIMATE LOCATION
OF SURVEY LINE

**COLORADO
RIVER**

[I]
**JAMES BURLESON
SURVEY NO. 19
ABSTRACT NO. 4**



GRAPHIC SCALE: 1" = 120'



**71.3582 ACRES
ZONING EXHIBIT
City of Austin, Travis
County, Texas**



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:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	5 OF 10

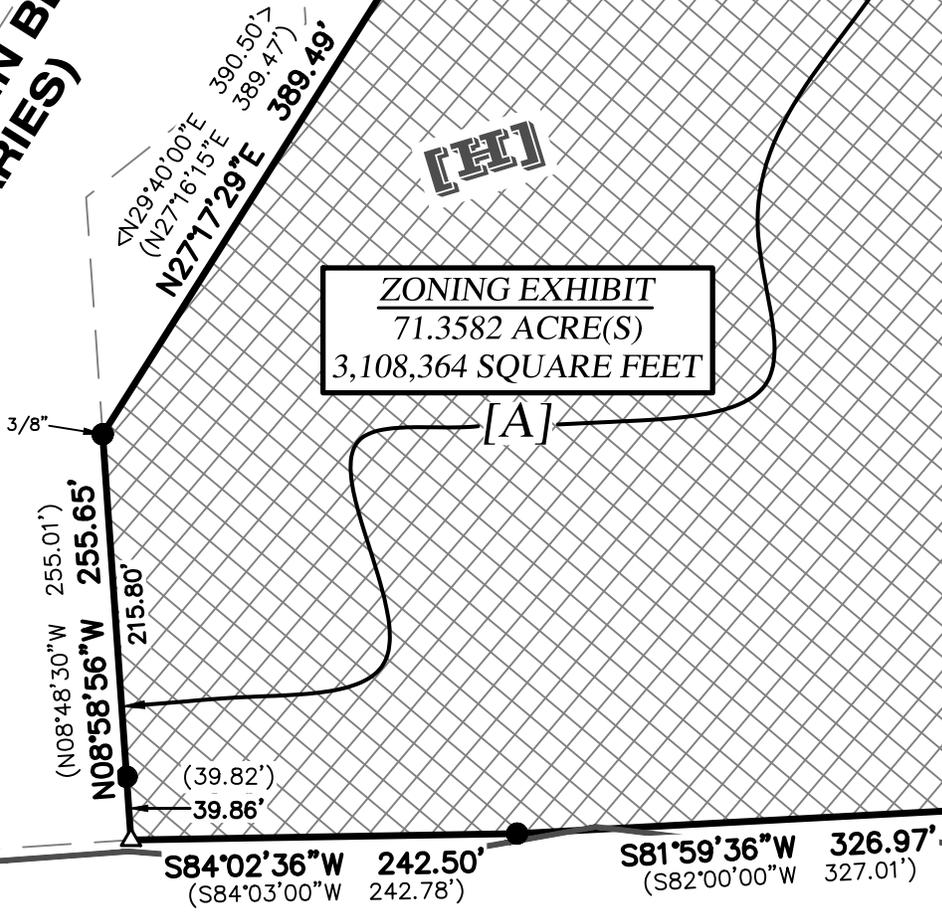
**U.S. HIGHWAY NO. 183
(A.K.A. ED BLUESTEIN BLVD.)
(R.O.W. VARIES)**

MATCHLINE "E"

[B]
STATE OF TEXAS
CALLED 3.431 ACRES
VOL. 2433, PG. 425
D.R.T.C.T.

ZONING EXHIBIT
71.3582 ACRE(S)
3,108,364 SQUARE FEET

MATCHLINE "D"



APPROXIMATE LOCATION
OF SURVEY LINE

COLORADO RIVER

[I]



GRAPHIC SCALE: 1" = 120'



**71.3582 ACRES
ZONING EXHIBIT
City of Austin, Travis
County, Texas**



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:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	6 OF 10

[B]
 STATE OF TEXAS
 CALLED 3.431 ACRES
 VOL. 2433, PG. 425
 D.R.T.C.T.

[C]
 STATE OF TEXAS
 CALLED 1.083 ACRES
 VOL. 2464, PG. 286
 D.R.T.C.T.

[D]
 STATE OF TEXAS
 CALLED 0.814 ACRE
 (PART 2)
 VOL. 11572, PG. 1158
 R.P.R.T.C.T.

MATCHLINE "D"



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

((R=556.46' L=354.31'))
 ((N41°09'57"E 348.36'))
 (R=556.46' L=354.33')
 (N41°08'30"E 348.38')

R=556.46'
L=354.36' D=36°29'10"
N41°09'44"E 348.40'

((R=865.91' L=199.00'))
 ((N65°59'26"E 198.57'))
 (R=865.91' L=199.02')
 (N66°00'45"E 198.59')

R=865.91'
L=199.04' D=13°10'12"
N66°01'59"E 198.60'

ZONING EXHIBIT
71.3582 ACRE(S)
3,108,364 SQUARE FEET

MATCHLINE "E"

**71.3582 ACRES
 ZONING EXHIBIT
 City of Austin, Travis
 County, Texas**

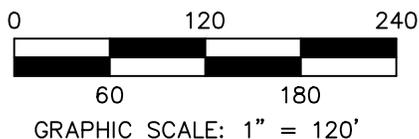


PO Box 90876, Austin Texas 78709
 INFO@4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	3/5/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	7 OF 10

MATCHLINE "D"

[E]
STATE OF TEXAS
CALLED 14.622 ACRES
(PART I)
VOL. 2807, PG. 478
D.R.T.C.T.



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

((N72°35'35"E 348.61')
(N72°35'45"E 348.55')
N72°36'59"E 348.57'

(N77°37'15"E 261.71')
N77°38'29"E 261.72'

(N69°15'45"E 383.89')
N69°16'11"E 383.84'

MATCHLINE "C"

ZONING EXHIBIT
71.3582 ACRE(S)
3,108,364 SQUARE FEET

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

MATCHLINE "E"

**71.3582 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" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	8 OF 10

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

((R=3,804.72' L=272.46'))
((N75°20'35"E 272.40'))
(R=3,804.72' L=272.57')
(N75°22'15"E 272.51')
R=3,804.72'
L=272.53' D=4°06'15"
N75°22'41"E 272.47'

((R=1,924.86' L=48.81'))
((N76°40'05"E 48.81'))
(R=1,924.63' L=48.77')
(N76°54'15"E 48.77')
R=1,924.86'
L=48.83' D=1°27'12"
N76°49'44"E 48.83'

((N77°23'40"E 299.35'))
((N77°17'45"E 299.42'))
N77°17'06"E 299.34'

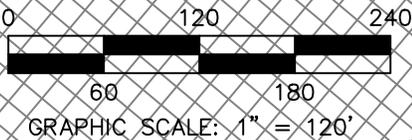
84'

MATCHLINE "C"

ZONING EXHIBIT
71.3582 ACRE(S)
3,108,364 SQUARE FEET

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

[H]



MATCHLINE "E"

71.3582 ACRES
ZONING EXHIBIT
City of Austin, Travis
County, Texas



PO Box 90876, Austin Texas 78709
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TBPELS FIRM #10174300

Date:	3/5/2024
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Scale:	1" = 120'
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Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	9 OF 10

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S65°25'44"E	49.83'
L2	S27°26'42"W	192.66'
L3	S87°28'00"W	190.72'
L4	S61°41'57"E	64.60'
L5	N66°30'51"W	51.48'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S65°22'30"E	49.91'
[[L1]]	S64°02'00"E	50.13'
(L2)	S27°29'00"W	192.67'
(L3)	S87°28'00"W	190.69'
(L4)	N61°45'00"E	64.64'
(L5)	N66°27'15"W	51.25'
[L5]	N66°28'46"W	51.25'
{{L5}}	N66°28'42"W	51.17'

[H]
J.C. TANNEHILL
SURVEY
ABSTRACT NO. 22

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.



Jason Ward
 3/5/2024

LEGEND

- — — — — PROPERTY LINE
- - - - - EXISTING PROPERTY LINES
- △ CALCULATED POINT
- ▲ NAIL FOUND AS NOTED
- 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ◼ IRON ROD WITH "RPLS 5784" CAP FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- TXDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
- ⊕ TXDOT TYPE II BRASS DISC 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 PLAT DOC. NO. 201500140
- {.....} RECORD INFORMATION PER DEED VOL. 7922, PG. 284
- ((.....)) RECORD INFORMATION PER DEED VOL. 11572, PG. 1158
- [[.....]] RECORD INFORMATION PER DEED VOL. 2807, PG. 478
- {{.....}} RECORD INFORMATION PER DEED DOC. NO. 2006051846
- <.....> RECORD INFORMATION PER DEED VOL. 2464 PG. 286

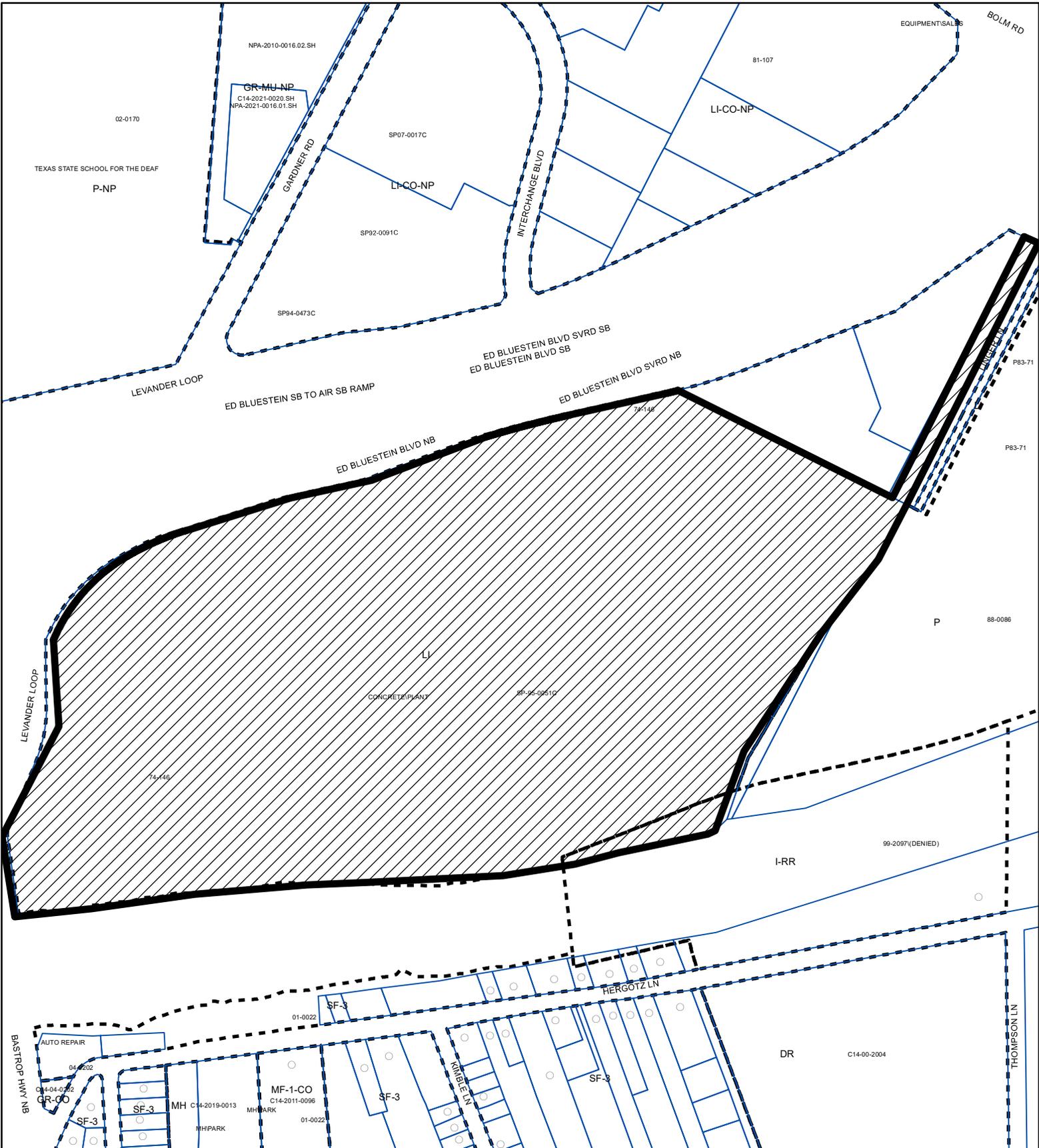
COA GRID #L-20 & M-20
 TCAD PARCEL #187760

71.3582 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:	10 OF 10



ZONING

EXHIBIT "B"

ZONING CASE#: C14-2023-0050



- 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"

EXHIBIT " _____ "

(Ordinary High Water Mark Setback)
J.C. Tannehill Survey, Abstract No. 22

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 12.9040 ACRES (562,098 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE J.C. TANNEHILL SURVEY, ABSTRACT NO. 22 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 71.35 ACRE TRACT CONVEYED TO APAC-TEXAS, INC. IN DOCUMENT NO. 2009205757 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 12.9040 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

BEGINNING, at a calculated point in a north bank of the Colorado River, being in the east right-of-way line of U.S. Highway 183 (A.K.A. Ed Bluestein Boulevard; Right-of-way varies), and being the southwest corner of said APAC – 71.35 acre tract, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving a north bank of said Colorado River, with the east right-of-way line of said U.S. Highway 183 and the west line of said APAC – 71.35 acre tract, **N08°58'56"W**, passing at a distance of 39.86 feet a 1/2-inch iron rod found, and continuing for a total distance of **240.53** feet to a calculated point for the northwest corner hereof, from which a 3/8-inch iron rod 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 APAC – 71.35 acre tract bears, **N08°58'56"W**, a distance of 15.13 feet;

THENCE, leaving the east right-of-way line of said U.S. Highway 183 and the west line of said APAC – 71.35 acre tract, over and across said APAC – 71.35 acre tract, the following sixty (60) courses and distances:

- 1) **N72°47'39"E**, a distance of **72.22** feet to a calculated point for an angle point hereof,
- 2) **S84°25'10"E**, a distance of **36.65** feet to a calculated point for an angle point hereof,
- 3) **N89°17'56"E**, a distance of **31.03** feet to a calculated point for an angle point hereof,
- 4) **N80°29'43"E**, a distance of **28.60** feet to a calculated point for an angle point hereof,
- 5) **N86°01'28"E**, a distance of **64.68** feet to a calculated point for an angle point hereof,
- 6) **N88°13'50"E**, a distance of **5.69** feet to a calculated point for an angle point hereof,
- 7) **N77°17'12"E**, a distance of **10.26** feet to a calculated point for an angle point hereof,
- 8) **N72°18'27"E**, a distance of **57.35** feet to a calculated point for an angle point hereof,
- 9) **N89°17'55"E**, a distance of **74.01** feet to a calculated point for an angle point hereof,
- 10) **N54°38'22"E**, a distance of **24.47** feet to a calculated point for an angle point hereof,
- 11) **N85°00'34"E**, a distance of **96.73** feet to a calculated point for an angle point hereof,
- 12) **N83°09'40"E**, a distance of **31.58** feet to a calculated point for an angle point hereof,
- 13) **N81°53'56"E**, a distance of **38.30** feet to a calculated point for an angle point hereof,
- 14) **N86°07'07"E**, a distance of **57.27** feet to a calculated point for an angle point hereof,
- 15) **N87°48'39"E**, a distance of **63.19** feet to a calculated point for an angle point hereof,
- 16) **N86°07'06"E**, a distance of **40.32** feet to a calculated point for an angle point hereof,
- 17) **N79°11'12"E**, a distance of **15.06** feet to a calculated point for an angle point hereof,
- 18) **N78°02'18"E**, a distance of **52.94** feet to a calculated point for an angle point hereof,
- 19) **N82°16'12"E**, a distance of **89.33** feet to a calculated point for an angle point hereof,
- 20) **S88°41'32"E**, a distance of **70.22** feet to a calculated point for an angle point hereof,
- 21) **S87°00'35"E**, a distance of **46.60** feet to a calculated point for an angle point hereof,

- 22) **S73°14'17"E**, a distance of **12.02** feet to a calculated point for an angle point hereof,
- 23) **S89°52'48"E**, a distance of **22.84** feet to a calculated point for an angle point hereof,
- 24) **N84°01'58"E**, a distance of **27.13** feet to a calculated point for an angle point hereof,
- 25) **N82°04'40"E**, a distance of **66.06** feet to a calculated point for an angle point hereof,
- 26) **S86°39'51"E**, a distance of **65.42** feet to a calculated point for an angle point hereof,
- 27) **S83°59'30"E**, a distance of **54.59** feet to a calculated point for an angle point hereof,
- 28) **S80°57'14"E**, a distance of **18.78** feet to a calculated point for an angle point hereof,
- 29) **N73°46'28"E**, a distance of **18.28** feet to a calculated point for an angle point hereof,
- 30) **S83°47'27"E**, a distance of **56.14** feet to a calculated point for an angle point hereof,
- 31) **N81°10'05"E**, a distance of **40.06** feet to a calculated point for an angle point hereof,
- 32) **N80°37'04"E**, a distance of **25.65** feet to a calculated point for an angle point hereof,
- 33) **N80°28'08"E**, a distance of **40.35** feet to a calculated point for an angle point hereof,
- 34) **N89°17'55"E**, a distance of **26.50** feet to a calculated point for an angle point hereof,
- 35) **N85°32'49"E**, a distance of **0.13** feet to a calculated point for an angle point hereof,
- 36) **N42°49'43"E**, a distance of **26.02** feet to a calculated point for an angle point hereof,
- 37) **S85°07'41"E**, a distance of **77.80** feet to a calculated point for an angle point hereof,
- 38) **N62°44'07"E**, a distance of **16.23** feet to a calculated point for an angle point hereof,
- 39) **S84°41'36"E**, a distance of **33.21** feet to a calculated point for an angle point hereof,
- 40) **N85°38'12"E**, a distance of **49.13** feet to a calculated point for an angle point hereof,
- 41) **N78°54'06"E**, a distance of **12.18** feet to a calculated point for an angle point hereof,
- 42) **N80°48'34"E**, a distance of **42.01** feet to a calculated point for an angle point hereof,
- 43) **N85°25'10"E**, a distance of **26.27** feet to a calculated point for an angle point hereof,
- 44) **N75°40'17"E**, a distance of **7.60** feet to a calculated point for an angle point hereof,
- 45) **N82°41'04"E**, a distance of **2.97** feet to a calculated point for an angle point hereof,
- 46) **N64°56'11"E**, a distance of **20.42** feet to a calculated point for an angle point hereof,
- 47) **N83°35'11"E**, a distance of **11.75** feet to a calculated point for an angle point hereof,
- 48) **N49°21'40"E**, a distance of **16.42** feet to a calculated point for an angle point hereof,
- 49) **N77°24'38"E**, a distance of **36.34** feet to a calculated point for an angle point hereof,
- 50) **N61°53'27"E**, a distance of **18.71** feet to a calculated point for an angle point hereof,
- 51) **N80°12'30"E**, a distance of **46.62** feet to a calculated point for an angle point hereof,
- 52) **N78°20'41"E**, a distance of **6.88** feet to a calculated point for an angle point hereof,
- 53) **N54°36'14"E**, a distance of **35.71** feet to a calculated point for an angle point hereof,
- 54) **N86°07'09"E**, a distance of **56.70** feet to a calculated point for an angle point hereof,
- 55) **N69°30'00"E**, a distance of **59.70** feet to a calculated point for an angle point hereof,
- 56) **S81°57'23"E**, a distance of **17.61** feet to a calculated point for an angle point hereof,
- 57) **N66°59'29"E**, a distance of **28.66** feet to a calculated point for an angle point hereof,
- 58) **S86°41'14"E**, a distance of **32.74** feet to a calculated point for an angle point hereof,
- 59) **N69°51'32"E**, a distance of **11.45** feet to a calculated point for an angle point hereof, and
- 60) **N84°58'56"E**, a distance of **209.33** feet to a calculated point for the northeast corner hereof, said point being in the east line of said APAC - 71.35 acre tract, and being in the west 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.), from which a mag nail in concrete found for the southerly most corner of a called 0.33 acre tract conveyed to the City of Austin in Volume 7922, Page 284 (D.R.T.C.T.), being an angle point in the east line of said APAC – 71.35 acre

tract, and being an angle point in the west line of said City of Austin – 31.37 acre tract bears, N20°02'40"E, a distance of 5.22 feet;

THENCE, with the east line of said APAC – 71.35 acre tract and the west line of said City of Austin – 31.37 acre tract, **S20°02'40"W**, passing at a distance of 91.94 feet a 1/2-inch iron rod found, and continuing for a total distance of **260.40** feet to a calculated point for the southeast corner hereof, said point being the southeast corner of said APAC – 71.35 acre tract, and being in a north bank of said Colorado River;

THENCE, with the south line of said APAC - 71.35 acre tract, and a meandering north bank of said Colorado River, the following nine (9) courses and distances:

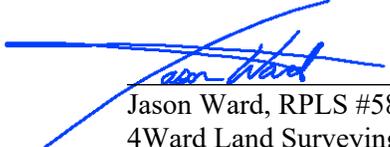
- 1) **S64°04'33"W**, a distance of **24.77** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 2) **S78°05'33"W**, a distance of **286.54** feet to a calculated point for an angle point hereof,
- 3) **S75°14'33"W**, a distance of **142.52** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 4) **S81°00'04"W**, a distance of **227.48** feet to a calculated point for an angle point hereof,
- 5) **S87°10'34"W**, a distance of **429.12** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 6) **S87°28'00"W**, a distance of **190.72** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 7) **S85°16'05"W**, a distance of **352.54** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 8) **S81°59'36"W**, a distance of **326.97** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 9) **S84°02'36"W**, a distance of **242.50** feet to the **POINT OF BEGINNING** and containing 12.9040 Acres (562,098 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_West Exhibit.dwg.)

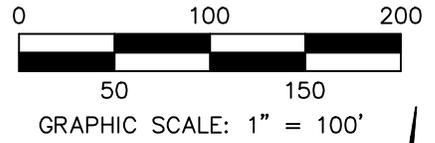
References:

TCAD #187760
COA Grid #L-20 & M-20


Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

1/24/24





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

**J.C. TANNEHILL
SURVEY
ABSTRACT NO. 22**

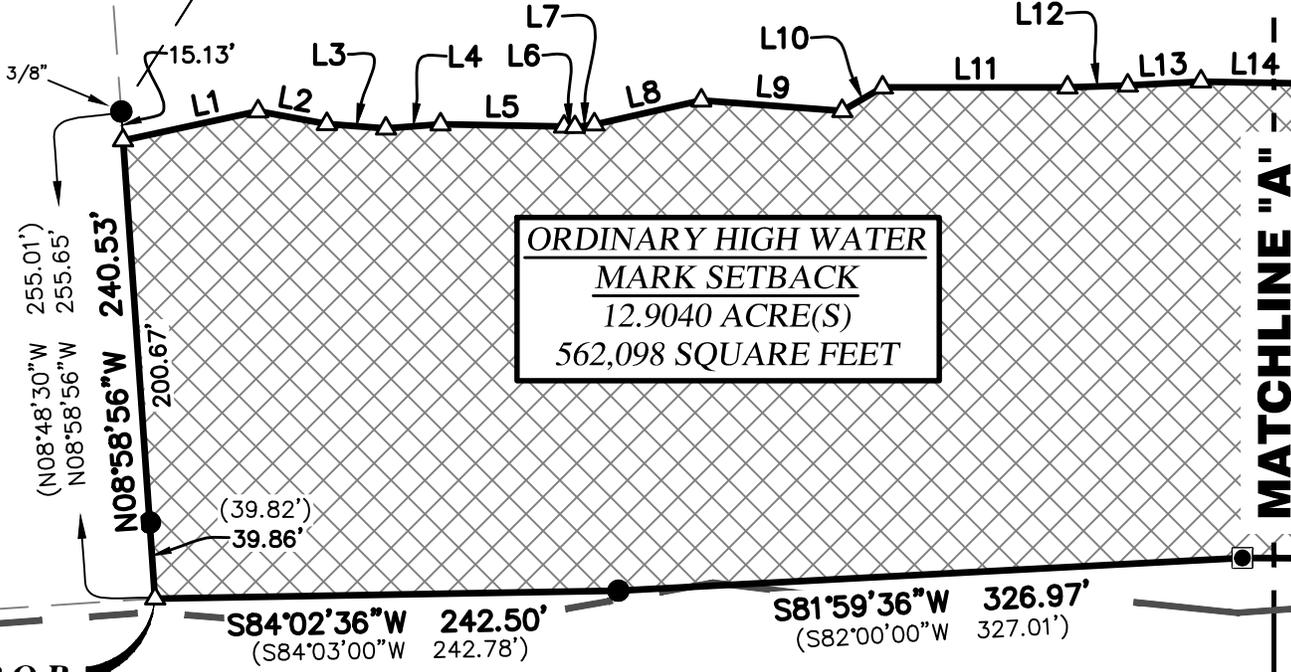
N29°40'00"E 390.50'
(N27°16'15"E 389.47')
N27°17'29"E 389.49'

[A]

[B]

MATCHLINE "A"

**ORDINARY HIGH WATER
MARK SETBACK
12.9040 ACRE(S)
562,098 SQUARE FEET**



COLORADO RIVER

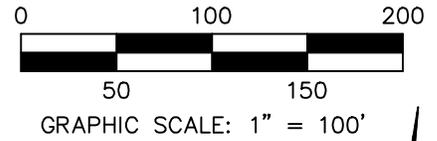
**ORDINARY HIGH
WATER MARK
SETBACK
City of Austin, Travis
County, Texas**



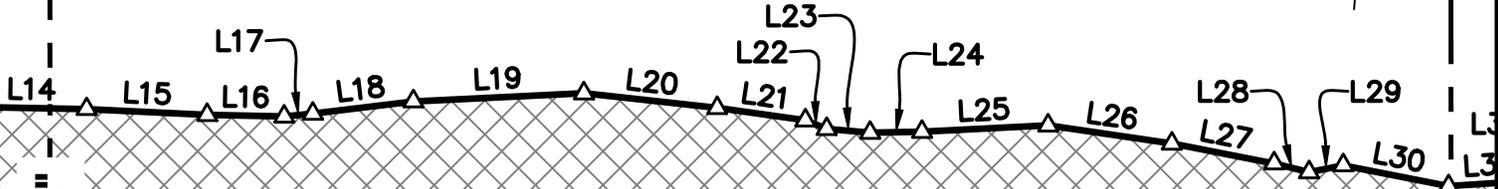
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	1/24/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	1 OF 6

**J.C. TANNER III
SURVEY
ABSTRACT NO. 22**



[A]



**ORDINARY HIGH WATER
MARK SETBACK**
12.9040 ACRE(S)
562,098 SQUARE FEET

MATCHLINE "A"

MATCHLINE "B"

S85°16'05"W 352.54'
(S85°16'45"W 352.63')

S87°28'00"W 190.72'
(S87°28'00"W 190.69')

S87°10'34"W
(S87°11'30"W)

COLORADO RIVER

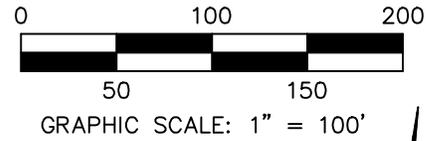
**ORDINARY HIGH
WATER MARK
SETBACK**
**City of Austin, Travis
County, Texas**



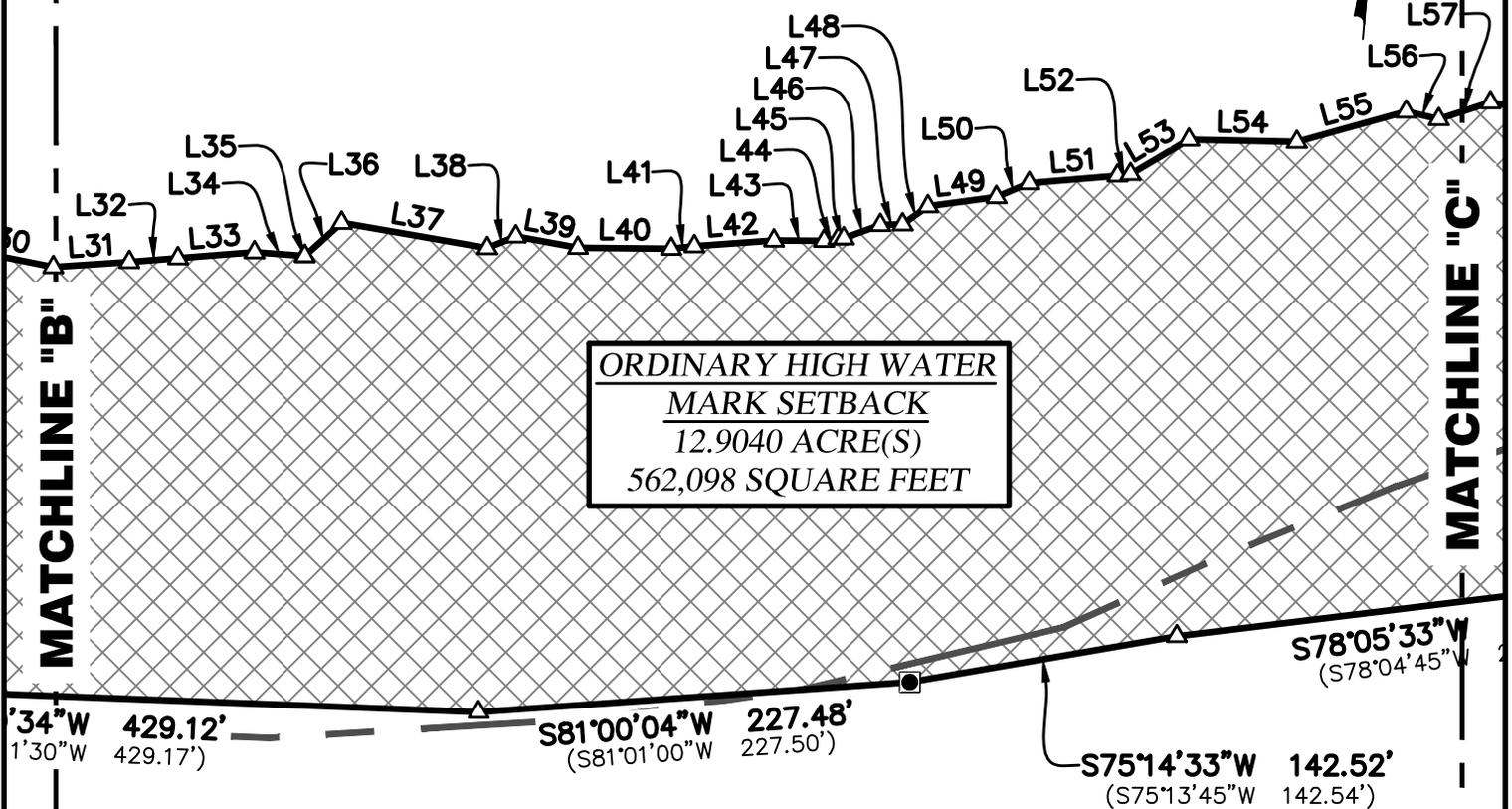
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	1/24/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	2 OF 6

J.C. TANNER III SURVEY ABSTRACT NO. 22



[A]



**ORDINARY HIGH WATER
MARK SETBACK
12.9040 ACRE(S)
562,098 SQUARE FEET**

COLORADO RIVER

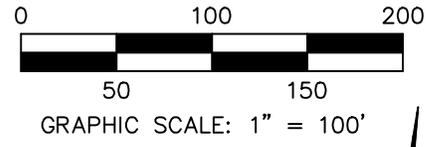
**ORDINARY HIGH
WATER MARK
SETBACK
City of Austin, Travis
County, Texas**



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

Date:	1/24/2024
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Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	3 OF 6

J.C. TANNEHILL SURVEY ABSTRACT NO. 22

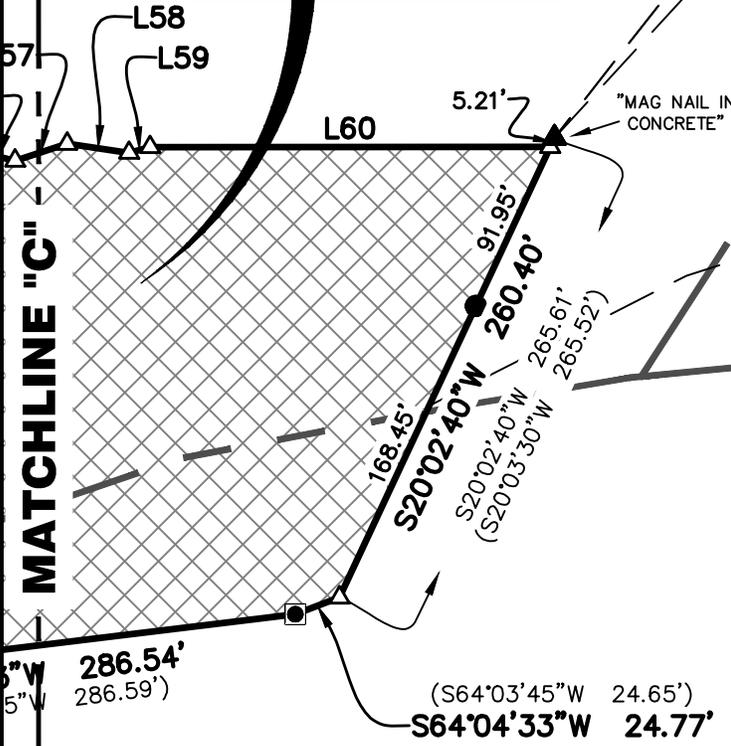


[A]

**ORDINARY HIGH WATER
MARK SETBACK**
12.9040 ACRE(S)
562,098 SQUARE FEET

CITY OF AUSTIN
CALLED 0.33 ACRES
VOL. 7922, PG. 284
D.R.T.C.T.

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



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:	1/24/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/TR
Survey Date:	OCT. 2022
Sheet:	4 OF 6

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N72°47'39"E	72.22'
L2	S84°25'10"E	36.65'
L3	N89°17'56"E	31.03'
L4	N80°29'43"E	28.60'
L5	N86°01'28"E	64.68'
L6	N88°13'50"E	5.69'
L7	N77°17'12"E	10.26'
L8	N72°18'27"E	57.35'
L9	N89°17'55"E	74.01'
L10	N54°38'22"E	24.47'
L11	N85°00'34"E	96.73'
L12	N83°09'40"E	31.58'
L13	N81°53'56"E	38.30'
L14	N86°07'07"E	57.27'
L15	N87°48'39"E	63.19'
L16	N86°07'06"E	40.32'
L17	N79°11'12"E	15.06'
L18	N78°02'18"E	52.94'
L19	N82°16'12"E	89.33'
L20	S88°41'32"E	70.22'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S87°00'35"E	46.60'
L22	S73°14'17"E	12.02'
L23	S89°52'48"E	22.84'
L24	N84°01'58"E	27.13'
L25	N82°04'40"E	66.06'
L26	S86°39'51"E	65.42'
L27	S83°59'30"E	54.59'
L28	S80°57'14"E	18.78'
L29	N73°46'28"E	18.28'
L30	S83°47'27"E	56.14'
L31	N81°10'05"E	40.06'
L32	N80°37'04"E	25.65'
L33	N80°28'08"E	40.35'
L34	N89°17'55"E	26.50'
L35	N85°32'49"E	0.13'
L36	N42°49'43"E	26.02'
L37	S85°07'41"E	77.80'
L38	N62°44'07"E	16.23'
L39	S84°41'36"E	33.21'
L40	N85°38'12"E	49.13'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	N78°54'06"E	12.18'
L42	N80°48'34"E	42.01'
L43	N85°25'10"E	26.27'
L44	N75°40'17"E	7.60'
L45	N82°41'04"E	2.97'
L46	N64°56'11"E	20.42'
L47	N83°35'11"E	11.75'
L48	N49°21'40"E	16.42'
L49	N77°24'38"E	36.34'
L50	N61°53'27"E	18.71'
L51	N80°12'30"E	46.62'
L52	N78°20'41"E	6.88'
L53	N54°36'14"E	35.71'
L54	N86°07'09"E	56.70'
L55	N69°30'00"E	59.70'
L56	S81°57'23"E	17.61'
L57	N66°59'29"E	28.66'
L58	S86°41'14"E	32.74'
L59	N69°51'32"E	11.45'
L60	N84°58'56"E	209.33'

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TBPELS FIRM #10174300

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Sheet:	5 OF 6

[A]
TRACT 1
 APAC-TEXAS, INC.
 CALLED 71.35 ACRES
 DOC. NO. 2009205757
 O.P.R.T.C.T.

[B]
 STATE OF TEXAS
 CALLED 3.431 ACRES
 VOL. 2433, PG. 425
 D.R.T.C.T.

[C]
 STATE OF TEXAS
 CALLED 1.083 ACRES
 VOL. 2464, PG. 286
 D.R.T.C.T.

LEGEND	
	SETBACK LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	NAIL FOUND AS NOTED
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	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 VOL. 2464, PG. 286

COA GRID #L-20 & M-20
 TCAD PARCEL #187760

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.



Jason Ward
 1/24/2024

**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:	1/24/2024
	Project:	01516
	Scale:	N/A
	Reviewer:	FP
	Tech:	TR
	Field Crew:	CG/RT
	Survey Date:	OCT. 2022
Sheet:	6 OF 6	