

ZONING CHANGE REVIEW SHEET

CASE: 2000 E. 6th Street (C14-2025-0036) DISTRICT: 3

ADDRESS: 1910 1/2, 1914, and 2000 East 6th Street; 1901, 1917, 1917 ½, 1923, and 2007 East 7th Street; and 613 Chicon Street

ZONING FROM: CS-MU-CO-NP and TOD-NP TO: TOD-NP
(Corridor Mixed Use Subdistrict)
and change to a condition of zoning

SITE AREA: approximately 3.24 acres (approximately 141,134 square feet)

PROPERTY OWNER: REG ATX 2000 E 6th Street, Ltd.

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Jonathan Tomko (512) 974-1057, jonathan.tomko@austintexas.gov

STAFF RECOMMENDATION:

Staff recommends granting transit oriented development-neighborhood plan (TOD-NP) combining district zoning (corridor mixed use subdistrict), including a base maximum building height of 90 feet. See the basis of recommendation section below for more information.

PLANNING COMMISSION / OTHER COMMISSION ACTION / RECOMMENDATION:

August 26, 2025: Motion to grant staff recommendation of TOD-NP (corridor mixed use subdistrict) – with a change of condition of zoning to include a base maximum building height of 90 feet. The motion to approve the consent agenda was made by Commissioner Woods, seconded by Commissioner Lan (12-0), Commissioners Maxwell and Breton were absent.

CITY COUNCIL ACTION:

September 25, 2025: Case is tentatively scheduled to be heard by the City Council.

ORDINANCE NUMBER:

N/A

ISSUES: The Applicant proposes utilizing the Plaza Saltillo TOD Density Bonus tool which allows for increased floor-to-area ratio (FAR) for developments that include affordable residential units or pays a fee-in-lieu to Housing and Planning Department (HPD). The Applicant has stated their intent is to develop a multifamily project and provide on-site affordable multifamily units at 10% of the gross floor area per the TOD Density Bonus. To achieve the increased FAR, the Applicant requests increasing the building height from 60 feet to 90 feet which requires updating the Plaza Saltillo TOD Station Area Plan and the Regulating Plan for the Plaza Saltillo TOD Station Area Plan.

CASE MANAGER COMMENTS:

The property in question is currently contains a small warehouse, two small commercial strip centers, a small convenience store, and a medium (approximately 20,000 square foot) 1-story medical office. The property lies within the Plaza Saltillo Imagine Austin Activity Center bounded to the north by East

7th Street, which is an Imagine Austin Activity Corridor, part of the ASMP Transit Priority Network and an ASMP level 3 corridor. The subject tract is also approximately 1,500 feet from the Plaza Saltillo Red line transit stop.

BASIS OF RECOMMENDATION:

1. The proposed zoning should be consistent with the purpose statement of the district sought.
2. The proposed zoning should be consistent with the goals and objectives of the City Council.
3. The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.
4. Zoning should promote clearly-identified community goals such as creating employment opportunities or providing for affordable housing.

TOD-NP zoning encourages increased density and locating residential land uses in close proximity to transit, employment, and services. The Plaza Saltillo TOD, as adopted by City Council, reflects their goals as well as Planning Commission policies. The addition of affordable housing promotes clearly identified community goals.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP and TOD-NP	A small warehouse, two small commercial strip centers, a small convenience store, and a medium (approximately 20,000 square foot) 1-story medical office.
<i>North (across E. 7th St.)</i>	CS-MU-CO-NP	A small two-story commercial strip center and a small store, currently a pawn shop.
<i>South</i>	TOD-NP (Corridor Mixed Use Subdistrict) and CS-MU-CO-NP	A small brewery/bar, a computer data center, and a three-story apartment complex with approximately 112 multifamily dwelling units and approximately 10,000 square feet of commercial space.
<i>East</i>	CS-MU-CO-NP and CS-MU-V-CO-NP	A three-story apartment complex with approximately 186 multifamily dwelling units and a 4-story medical office building with approximately 115,00 square feet of office space.
<i>West (across Chicon St.)</i>	TOD-NP (Corridor Mixed Use Subdistrict and Mixed Use Subdistricts)	An approximately 5,000 square foot 1-story medical office. A 1-story bar/cocktail lounge.

NEIGHBORHOOD PLANNING AREA: Holly Neighborhood Planning Area

WATERSHED: Lady Bird Lake Watershed

SCHOOLS: A.I.S.D.

Zavala Elementary School

Martin Middle School

Eastside Memorial High School

COMMUNITY REGISTRY LIST:

Austin Independent School District, Austin Neighborhoods Council, Capital Metro, Central Austin Concerned Architects, Del Valle Community Coalition, East Austin Conservancy, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Guadalupe Neighborhood Development Corporation, Holly Neighborhood Association, Homeless Neighborhood Association, Overton Family Committee, Plaza Saltillo TOD Staff Liaison, Preservation Austin, Tejano Town

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0153 (1307 and 1309 E. 4 th St.)	The applicant is proposing to rezone approximately 0.29 acres from TOD-NP to TOD-NP (Mixed Use Subdistrict).	06.11.2024: To grant TOD-NP (Mixed Use Subdistrict) was approved on Commissioner Anderson's motion and Commissioner Johnson's second, on a 9-0-1 vote with Commissioner Woods abstaining.	11.21.2024: To grant TOD-NP (Mixed Use Subdistrict) was approved on Council Member Vela's motion, Council Member Ryan Alter's second on a 11-0 vote.
C14-2022-0149 (1007, 1021 E. 7 th St.)	The Applicant is proposing to rezone approximately 0.6546 acres from / to TOD-NP to allow a base maximum building height of 90 feet.	03.14.2023: To grant TOD-NP and allow a base maximum of 90 feet.	05.18.2023: To grant TOD-NP, and to change a condition of zoning was approved on a 10-0 vote. Council Member Pool was absent.

RELATED CASES:

NPA-2022-0010.02 (2000 E. 6th Street and 2007 E. 7th Street) – Future Land Use Map (FLUM) change from Mixed Use to Specific Regulating District

ADDITIONAL STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Ladybird Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.

4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments on rezoning

PARD – Planning & Design Review

PR1: Parkland dedication will be required for the new applicable uses proposed by this development, a mixed-use project with residential units, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609, as amended.

Residential units that are certified affordable and income-restricted are exempt from the parkland dedication requirements per City Code § 25-1-601(D)(4). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, at the time of subdivision or site plan, per City Code § 25-1-601.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: ann.desanctis@austintexas.gov. It is recommended that the applicant submit a parkland early determination request so PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

- SP1. Site plans will be required for any new development except for residential only projects with up to 4 units.
- SP2. If this rezoning is approved, any new development on this site will be subject to the development standards contained in the Plaza Saltillo TOD Regulating Plan. Additional comments will be made when the site plan is submitted.

Transportation and Public Works Department (TPW) – Engineering Review

TPW 1. An updated Transportation Determination Worksheet is required prior to formal approval and schedule for zoning hearing. Please submit this completed worksheet to this reviewer as soon as possible. This has been completed.

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for E 6th Street. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for E 6th Street according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

TPW 3. The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for E 7th Street. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for E 7th Street according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
E 6 th Street	Level 2	84'	60'	32'	Yes	No	Yes
E 7 th Street	Level 3	116'	83'	52'	Yes	Yes	Yes

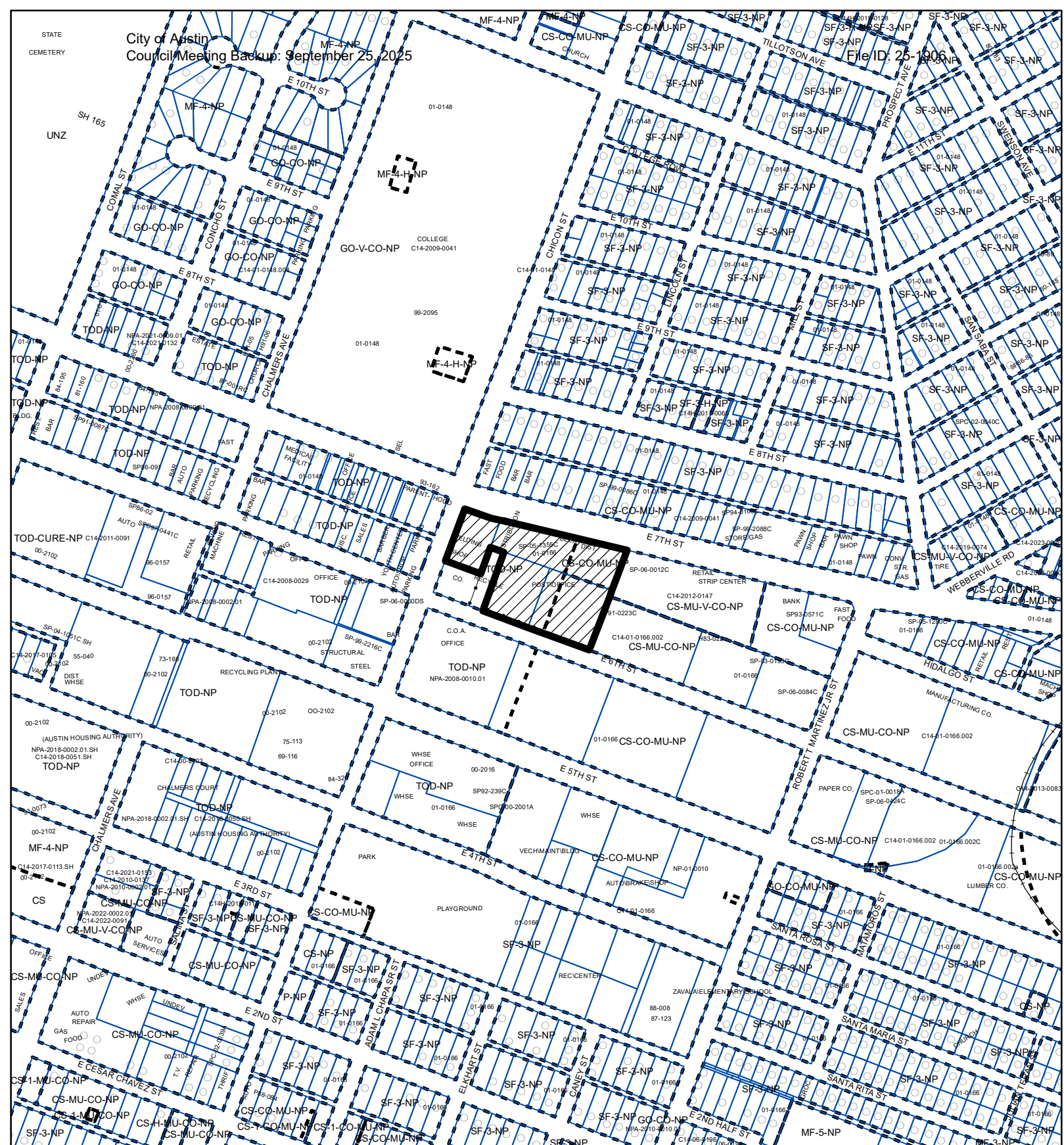
TIA: A traffic impact analysis is NOT required. Traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code (LDC). Mitigation per LDC 25-6-101 may still apply.


Austin Water Utility


No comments on rezoning


INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter



 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

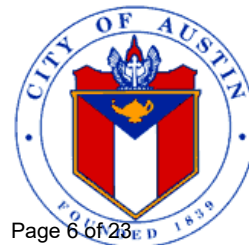
ZONING

ZONING CASE#: C14-2025-0036

$$1'' = 400'$$

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







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Created: 7/16/2025

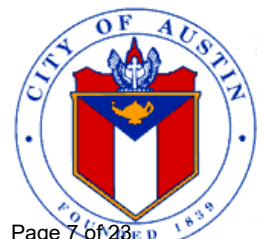


2000 E. 6th Street



-  SUBJECT TRACT
 ZONING BOUNDARY
 PENDING CASE
 CREEK BUFFER

ZONING CASE#: C14-2025-0036
LOCATION: 2000 E 6th St; 2007 E 7th St
SUBJECT AREA: 3.24 Acres
MANAGER: Jonathan Tomko



ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Richard T. Suttle, Jr.
(512) 435-2300
rsuttle@abaustin.com

July 16, 2025

Lauren Middleton-Pratt
Director, City of Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Re: Revised Rezoning application for 1910 1/2, 1914, and 2000 E. 6th Street, 1901, 1917, 1917 1/2, 1923, and 2007 E. 7th Street, and 613 Chicon Street (the "Application") currently in review under Case No. C14-2025-0036

Dear Mrs. Middleton-Pratt:

This letter, along with the amended Application is submitted to amend the Regulating Plan to the Plaza Saltillo TOD Station Area Plan (the "Regulating Plan") to increase the maximum building height for property located at 1910 1/2, 1914, and 2000 E. 6th Street, 1901, 1917, 1917 1/2, 1923, and 2007 E. 7th Street, and 613 Chicon Street (the "Property") and to rezone a 1.20 acre portion of the Property.

The Property is located near the intersection of E. 6th Street and Chicon Street and is located within the Holly Neighborhood Planning Area. The Property is zoned General Commercial Services – Mixed Use Combining District – Conditional Overlay Combining District – Neighborhood Plan Combining District ("CS-MU-CO-NP") and Transit Oriented Development District – Neighborhood Plan Combining District ("TOD-NP") and is developed with office, restaurant, retail uses and associated surface parking.

This Application seeks to rezone a 1.20 acre portion of the Property, as described by metes and bounds in Exhibit A, from CS-MU-CO-NP to TOD-NP to allow for a mixed-use development which will consist of multi-family and retail uses. This request also includes that the Land Use and Design Concept Plan Map located on Page 20 of the Regulating Plan be amended to designate this portion of property as Corridor Mixed Use subdistrict. A copy of the Land Use and Design Concept Plan Map is provided with this letter showing the area to be included. The owner of the Property owns the surrounding ±2.040 acre tract which is currently zoned TOD-NP and would like the ability to redevelop the properties as a single mixed-use project with the same development entitlements.

An additional purpose for this Application is to request that the Base Maximum Building Height Map located on Page 55 of the Regulating Plan be amended to allow a base maximum building height of 90-feet for the entire 3.24 acre Property as described by metes and bounds in

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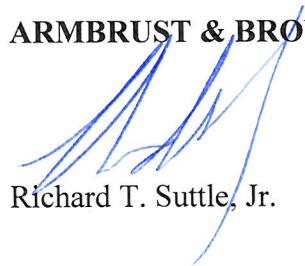
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Exhibit A and Exhibit B. A copy of the Base Maximum Building Height Map is provided with this letter showing the requested increase in height for the Property.

Thank you in advance for your time and consideration of this zoning request. If you have any questions or need additional information, please do not hesitate to contact me or Kelly Wright at (512) 435-2364.

Very truly yours,

ARMBRUST & BROWN, PLLC

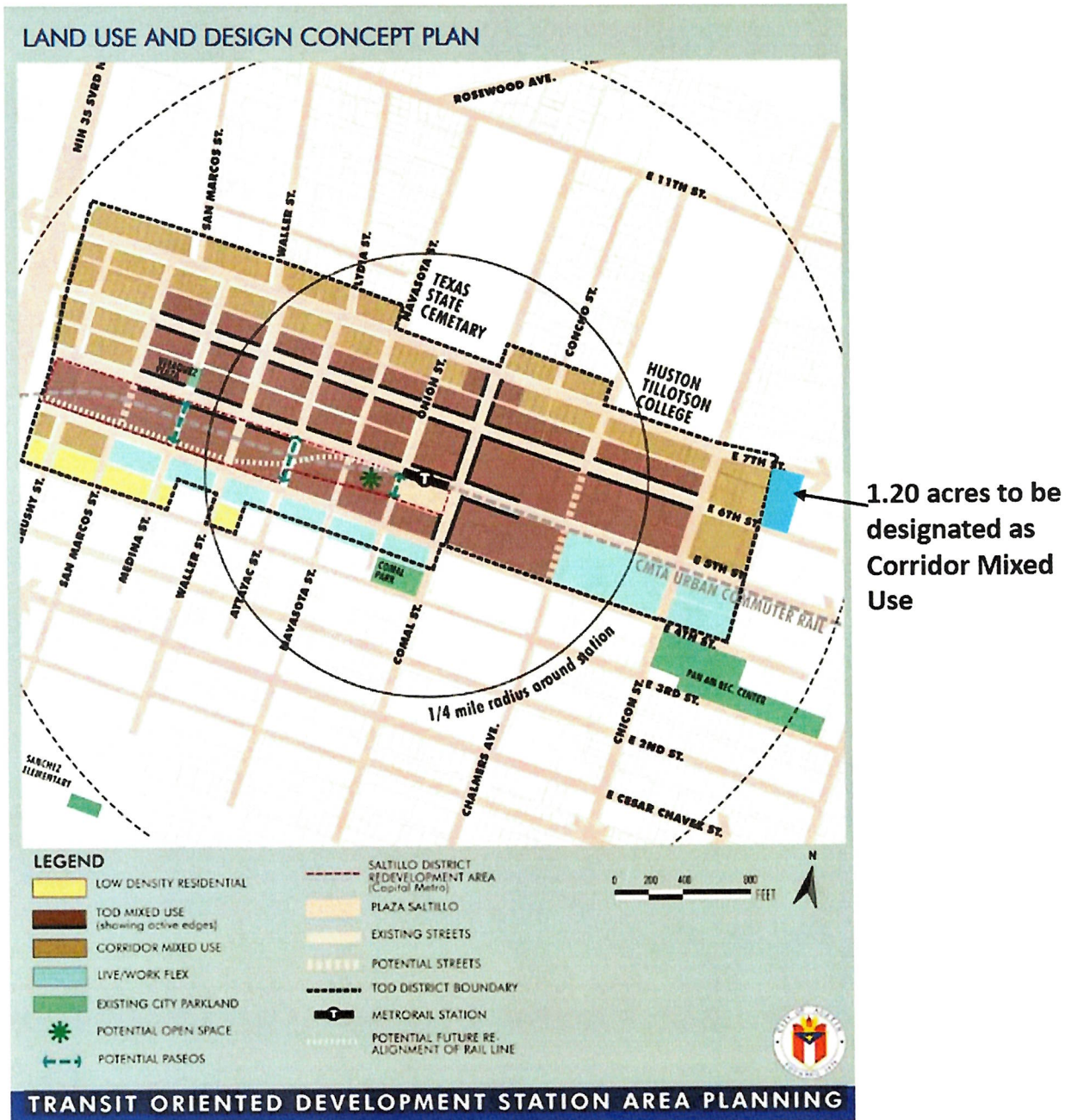


Richard T. Suttle, Jr.

cc: Joi Harden
Amanda Morrow
Kelly Wright

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REGULATING PLAN TO THE PLAZA SALTILLO TOD STATION AREA PLAN LAND USE AND
DESIGN CONCEPT PLAN



REGULATING PLAN TO THE PLAZA SALTILLO TOD STATION AREA PLAN HEIGHT MAP

LEGEND

- 35 FEET
- 40 FEET
- 60 FEET
- PLAZA SALTILLO
- TOD DISTRICT BOUNDARY
- METRO RAIL STATION

0 200 400 800 FEET

TRANSIT ORIENTED DEVELOPMENT STATION AREA PLANNING

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EXHIBIT A

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

**1.200 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 1.200 ACRES (APPROXIMATELY 52,285 SQ. FT.), BEING A PORTION OF LOT 2, OUTLOT 7, DIVISION A, OF THE H&TCRR ADDITION TO THE CITY OF AUSTIN, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 188, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT ONE, EAST SEVENTH STREET WAREHOUSE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 51, PAGE 89 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, SAID LOT ONE, CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 22, 2022 AND RECORDED IN DOCUMENT NO. 2022052558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 1.569 ACRE TRACT CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 15, 2022 AND RECORDED IN DOCUMENT NO. 2022048223 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; SAID 1.200 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail found in the south right-of-way line of E 7th Street (variable width right-of-way), being the northeast corner of said Lot One, being also the northwest corner of Lot 3, 7th & Martinez Subdivision, a subdivision of record in Document No. 200800182 of the Official Public Records of Travis County, Texas;

THENCE South 20°42'28" West, with the east line of said Lot One and the west line of said Lot 3, a distance of 146.52 feet to a 1" iron pipe found for the southeast corner of said Lot One, being the northeast corner of the said 1.569 acre tract;

THENCE South 19°24'21" West, with the west line of said Lot 3 and the east line of the said 1.569 acre tract, a distance of 9.74 feet to a 1/2" rebar with an illegible cap found for the southwest corner of said Lot 3, being the northwest corner of Lot 1, Oil Mill Subdivision, a subdivision of record in Volume 89, Page 185 of the Plat Records of Travis County, Texas;

THENCE South 20°36'28" West, with the east line of the said 1.569 acre tract and the west line of said Lot 1, a distance of 182.67 feet to a calculated point in the north right-of-way line of E 6th Street (60' right-of-way width), being the southeast corner of the said 1.569 acre tract, from which a 1/2" rebar found for the southeast corner of said Lot 1 bears South 69°32'27" East, a distance of 317.52 feet;

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THENCE North 69°32'27" West, with the north right-of-way line of E 6th Street and the south line of the said 1.569 acre tract, a distance of 157.91 feet to a calculated point, from which an "X" in concrete found for the southwest corner of a 50' x 188' tract described in Document No. 2003292407 of the Official Public Records of Travis County, Texas, bears North 69°32'27" West, a distance of 250.23 feet;

THENCE North 20°16'12" East, crossing the said 1.569 acre tract and said Lot One, a distance of 319.41 feet to a calculated point in the south right-of-way line of E 7th Street, from which a 1/2" rebar with "Chaparral Boundary" cap found for the northwest corner of said Lot 1 bears North 76°30'07" West, a distance of 251.33 feet;

THENCE South 76°30'07" East, with the south right-of-way line of E 7th Street and the north line of said Lot One, a distance of 161.08 feet to the **POINT OF BEGINNING** containing 1.200 acres of land, more or less.

The field work was completed on October 31, 2024

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1008-031-Z2



11/15/2024

John L. Briley Date
Registered Professional Land Surveyor
State of Texas No. 7070



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SKETCH TO ACCOMPANY A DESCRIPTION OF 1.200 ACRES (APPROXIMATELY 52,285 SQ. FT.), BEING A PORTION OF LOT 2, OUTLOT 7, DIVISION A, OF THE H&TCRR ADDITION TO THE CITY OF AUSTIN, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 188, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT ONE, EAST SEVENTH STREET WAREHOUSE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 51, PAGE 89 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, SAID LOT ONE, CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 22, 2022 AND RECORDED IN DOCUMENT NO. 2022052558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 1.569 ACRE TRACT CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 15, 2022 AND RECORDED IN DOCUMENT NO. 2022048223 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- CHAP● 1/2" REBAR WITH "CHAPARRAL BOUNDARY" CAP FOUND
- PCAP● 1/2" REBAR WITH AN ILLEGIBLE CAP FOUND
- ⊙ 1" IRON PIPE FOUND
- ▲ MAG NAIL FOUND
- × "X" IN CONCRETE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION



John L. Briley
11-15-2024

**EARLY LAND
SURVEYING, LLC**

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

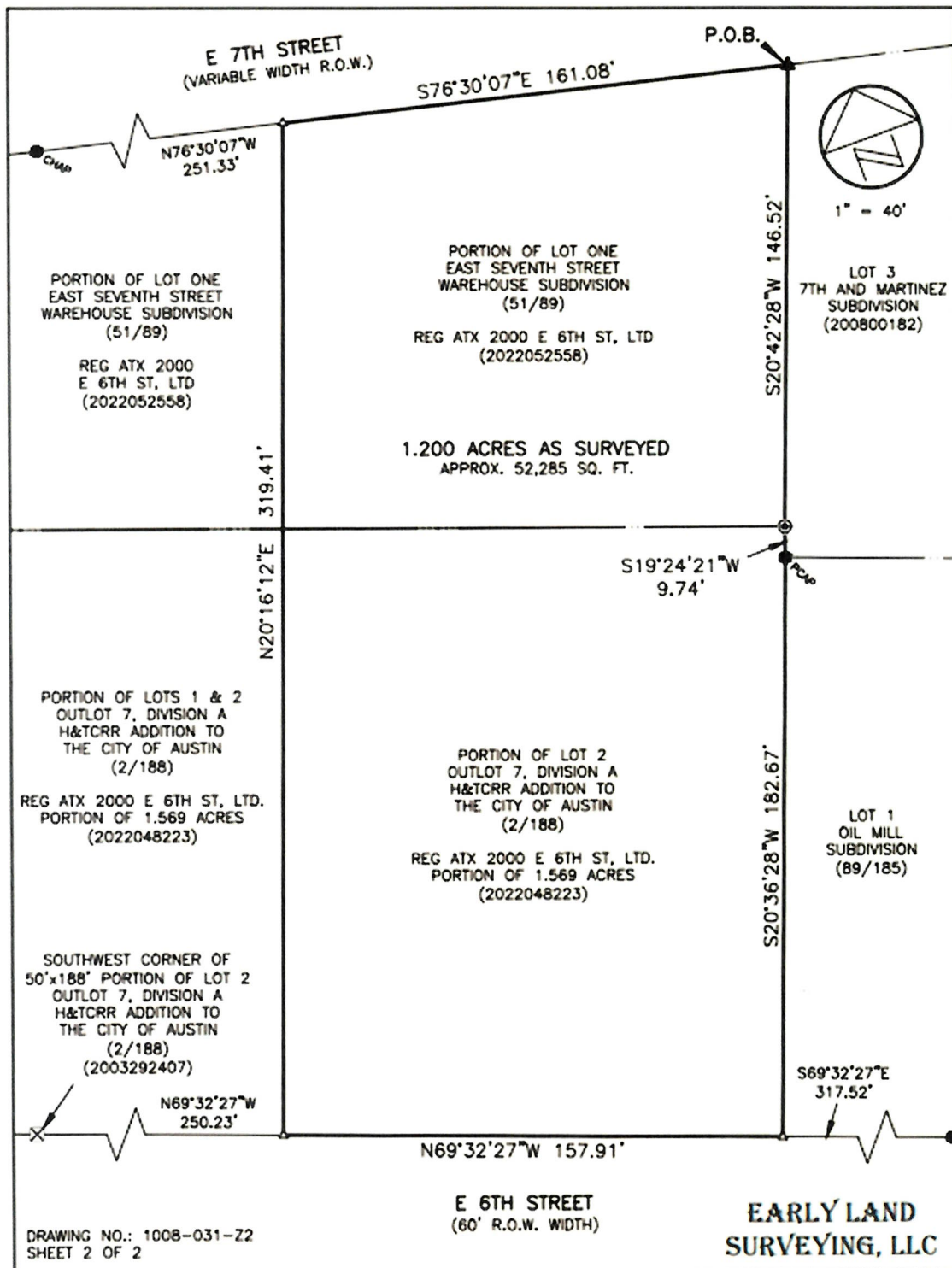
DATE OF SURVEY: 10/31/2024
PLOT DATE: 11/15/24
DRAWING NO.: 1008-031-Z2
DRAWN BY: JLB
SHEET 1 OF 2

THE BASIS OF BEARINGS SHOWN
HEREON IS THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL
ZONE, UTILIZING THE SMARTNET
NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 1008-031-Z2

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ARMBRUST & BROWN, PLLC
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EXHIBIT B

EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

**2.040 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 2.040 ACRES (APPROXIMATELY 88,856 SQ. FT.), BEING A PORTION OF LOTS 1 & 2, OUTLOT 7, DIVISION A, OF THE H&TCRR ADDITION TO THE CITY OF AUSTIN, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 188, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT ONE, EAST SEVENTH STREET WAREHOUSE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 51, PAGE 89 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, A 0.243 ACRE TRACT CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED APRIL 5, 2024 AND RECORDED IN DOCUMENT NO. 2024036943 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 0.267 ACRE TRACT, TOGETHER WITH LOT ONE, CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 22, 2022 AND RECORDED IN DOCUMENT NO. 2022052558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 1.569 ACRE TRACT CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 15, 2022 AND RECORDED IN DOCUMENT NO. 2022048223 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS; SAID 2.040 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the east right-of-way line of Chicon Street (60' right-of-way width) as shown on the Morse & Smith Resubdivision, a subdivision of record in Volume 3, Page 56 of the Plat Records of Travis County, Texas, being the southwest corner of the said 0.243 tract, being also the northwest corner of a 120' x 100' tract described in Document No. 2003292407 of the Official Public Records of Travis County, Texas, from which a drill hole in concrete found at the intersection of the east right-of-way line of Chicon Street and the north right-of-way line of E 6th Street (60' right-of-way width), being the southwest corner of the said 120' x 100' tract, bears South 20°23'53" West, a distance of 100.32 feet;

THENCE North 20°23'53" East, with the east right-of-way line of Chicon Street and the west line of the said 0.243 tract, a distance of 87.73 feet to a 1/2" rebar with "Early Boundary" cap set for the northwest corner of the said 0.243 tract, being the southwest corner of the said 0.267 acre tract;

THENCE North 20°23'53" East, with the east right-of-way line of Chicon Street and west line of the said 0.267 tract, a distance of 95.61 feet to a mag nail with "Chaparral

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Boundary" washer found at the intersection of the east right-of-way line of Chicon Street and the south right-of-way line of E 7th Street (variable width right-of way) as described in Volume 847, Page 626 of the Deed Records of Travis County Texas, being also the northwest corner of the said 0.267 acre tract;

THENCE with the south right-of-way line of E 7th Street and the north line of the said 0.267 acre tract, the following course and distances:

1. With a curve to the left, having a radius of 6306.62 feet, a delta angle of $00^{\circ}49'26''$, an arc length of 90.68 feet, and a chord which bears South $70^{\circ}53'19''$ East, a distance of 90.68 feet to an "X" in concrete found;
2. South $76^{\circ}24'25''$ East, a distance of 29.82 feet to a 1/2" rebar with "Chaparral Boundary" cap found for the northwest corner of said Lot One, being the northeast corner of the said 0.267 acre tract;

THENCE South $76^{\circ}30'07''$ East, with the south right-of-way line of E 7th Street and the north line of said Lot One, a distance of 251.33 feet to a calculated point, from which a mag nail found for the northeast corner of said Lot One bears South $76^{\circ}30'07''$ East, a distance of 161.08 feet;

THENCE South $20^{\circ}16'12''$ West, crossing said Lot One and the said 1.569 acre tract, a distance of 319.41 feet to a calculated point in the north right-of-way line of E 6th Street, being in the south line of the said 1.569 acre tract, from which a 1/2" rebar found for the southeast corner of Lot 1, Oil Mill Subdivision, a subdivision of record in Volume 89, Page 185 of the Plat Records of Travis County, Texas, bears South $69^{\circ}32'27''$ East, a distance of 475.43 feet;

THENCE North $69^{\circ}32'27''$ West, with the north right-of-way line of E 6th Street and the south line of the said 1.569 acre tract, a distance of 200.23 feet to a calculated point, from which a:

- Mag nail found, bears North $86^{\circ}47'51''$ East, a distance of 1.06 feet;
- "X" in concrete found for the southwest corner of a 50' x 188' tract described in Document No. 2003292407 of the Official Public Records of Travis County, Texas, bears North $69^{\circ}32'27''$ West, a distance of 50.00 feet;

THENCE North $20^{\circ}16'07''$ East, with the west line of the said 1.569 acre tract and the east line of the said 50' x 188' tract, passing at a distance of 188.58 feet, a 5/8" rebar found, and continuing, in all, for a total distance of 189.00 feet to a calculated point in the south line of said Lot One, being the northeast corner of the said 50' x 188' tract;

ARMBRUST & BROWN, PLLC
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THENCE North 70°05'05" West, with the south line of said Lot One and the north line of the said 50' x 188' tract, a distance of 49.57 feet to a 1/2" rebar with "Chaparral Boundary" cap found for the northeast corner of the said 0.243 acre tract, being the southeast corner of the said 0.267 acre tract, being the southwest corner of said Lot One, being also the northwest corner of the said 50' x 188' tract;

THENCE South 20°23'53" West, with the east line of the said 0.243 acre tract and the west line of the said 50' x 188' tract, a distance of 88.48 feet to a calculated point, from which an "X" in concrete found in the north right-of-way line of E 6th Street, being the southeast corner of the said 120' x 100' tract, being also the southwest corner of the said 50' x 188' tract, bears South 20°23'53" West, a distance of 100.05 feet;

THENCE North 69°36'21" West, with the south line of the said 0.243 acre tract and the north line of the said 120' x 100' tract, passing a 1/2" rebar with "B&G" cap found at a distance of 0.14 feet, and continuing, in all, for a total distance of 120.27 feet to the **POINT OF BEGINNING**, containing 2.040 acres of land, more or less.

The field work was completed on October 31, 2024

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1008-031-Z1



11/15/2024

John L. Briley Date
Registered Professional Land Surveyor
State of Texas No. 7070



ARMBRUST & BROWN, PLLC

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SKETCH TO ACCOMPANY A DESCRIPTION OF 2.040 ACRES (APPROXIMATELY 88,856 SQ. FT.), BEING A PORTION OF LOTS 1 & 2, OUTLOT 7, DIVISION A, OF THE H&TCRR ADDITION TO THE CITY OF AUSTIN, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 188, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT ONE, EAST SEVENTH STREET WAREHOUSE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 51, PAGE 89 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, A 0.243 ACRE TRACT CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED APRIL 5, 2024 AND RECORDED IN DOCUMENT NO. 2024036943 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 0.267 ACRE TRACT, TOGETHER WITH LOT ONE, CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 22, 2022 AND RECORDED IN DOCUMENT NO. 2022052558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 1.569 ACRE TRACT CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 15, 2022 AND RECORDED IN DOCUMENT NO. 2022048223 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- CHAP● 1/2" REBAR WITH "CHAPARRAL BOUNDARY" CAP FOUND
- B&G● 1/2" REBAR WITH "B&G" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)
- ⊙ DRILL HOLE IN CONCRETE FOUND
- CHAP▲ MAG NAIL WITH "CHAPARRAL BOUNDARY" WASHER FOUND
- ▲ MAG NAIL FOUND
- × "X" IN CONCRETE FOUND

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	6306.62'	0°49'26"	90.68'	S70°53'19"E	90.68'



11-15-2024

EARLY LAND
SURVEYING, LLC

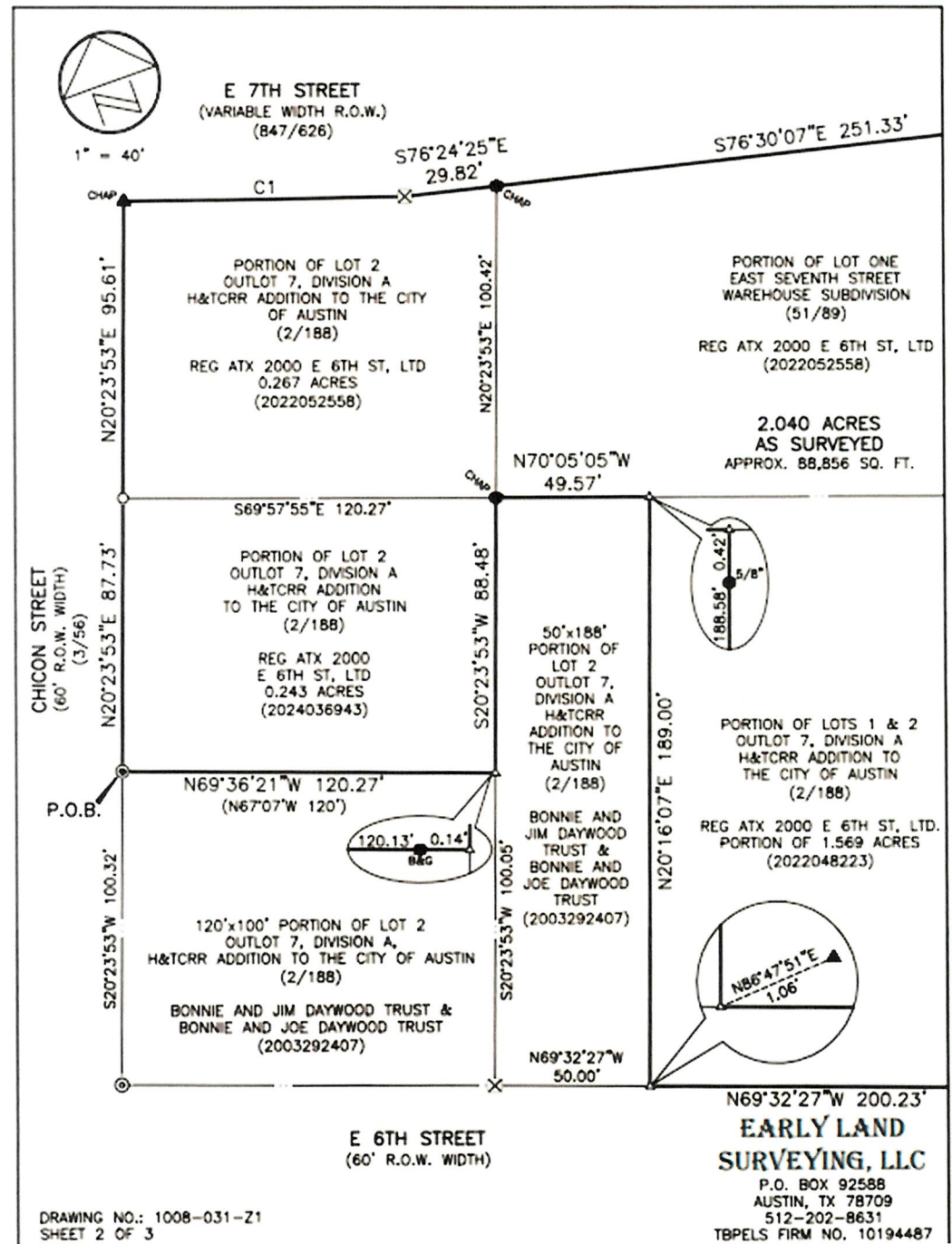
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

DATE OF SURVEY: 10/31/2024
PLOT DATE: 11/15/24
DRAWING NO.: 1008-031-Z1
DRAWN BY: JLB
SHEET 1 OF 3

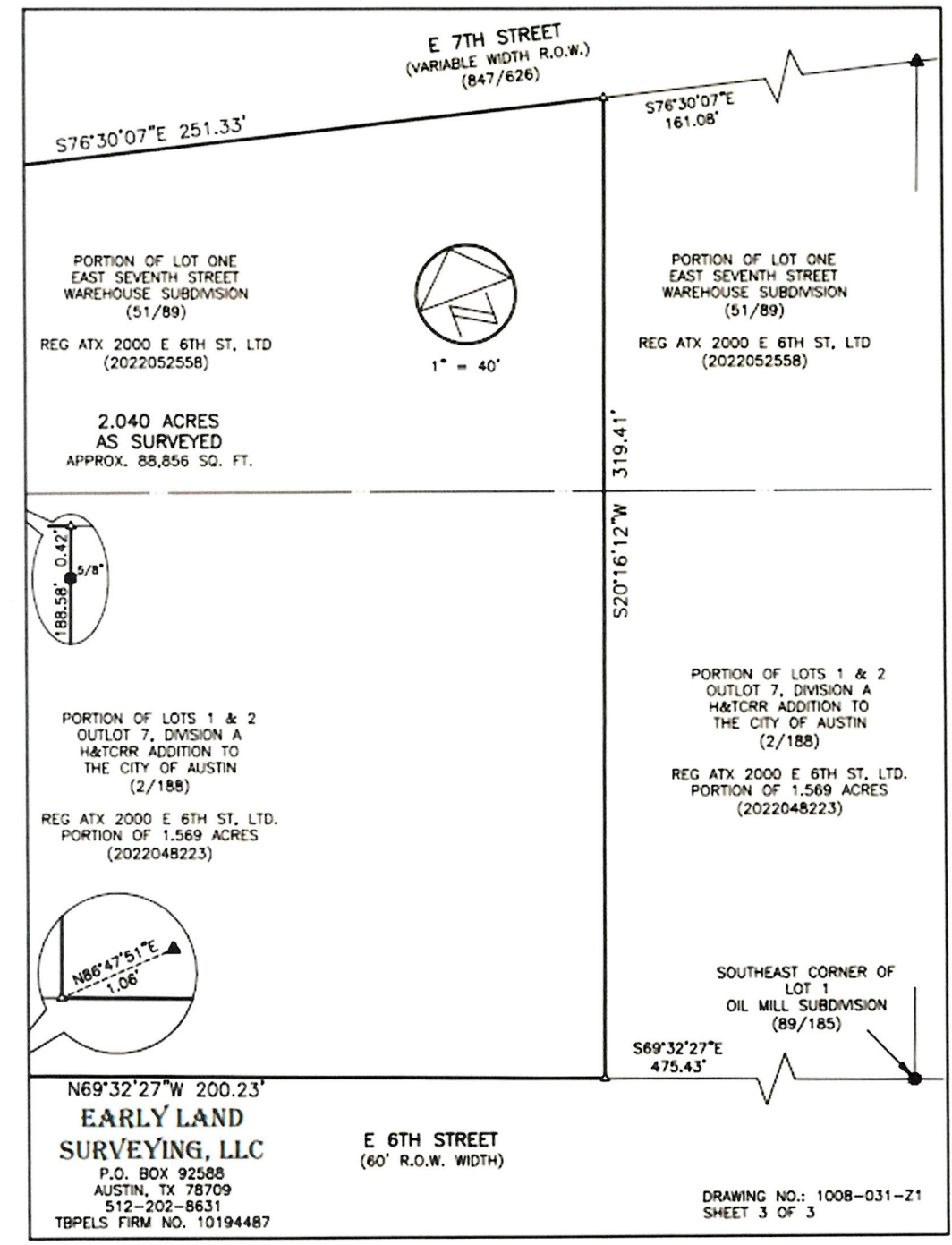
THE BASIS OF BEARINGS SHOWN
HEREON IS THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL
ZONE, UTILIZING THE SMARTNET
NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 1008-031-Z1

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Page 13



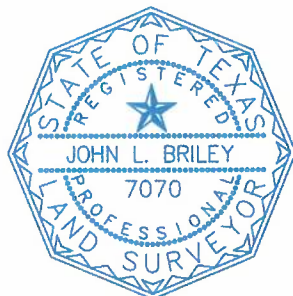
ARMBRUST & BROWN, PLLC
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SKETCH TO ACCOMPANY A DESCRIPTION OF 1.200 ACRES (APPROXIMATELY 52,285 SQ. FT.), BEING A PORTION OF LOT 2, OUTLOT 7, DIVISION A, OF THE H&TCRR ADDITION TO THE CITY OF AUSTIN, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 188, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT ONE, EAST SEVENTH STREET WAREHOUSE SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 51, PAGE 89 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, SAID LOT ONE, CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 22, 2022 AND RECORDED IN DOCUMENT NO. 2022052558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 1.569 ACRE TRACT CONVEYED TO REG ATX 2000 E 6TH ST. LTD. IN A SPECIAL WARRANTY DEED EXECUTED MARCH 15, 2022 AND RECORDED IN DOCUMENT NO. 2022048223 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- CHAP● 1/2" REBAR WITH "CHAPARRAL BOUNDARY" CAP FOUND
- PCAP● 1/2" REBAR WITH AN ILLEGIBLE CAP FOUND
- ⊙ 1" IRON PIPE FOUND
- ▲ MAG NAIL FOUND
- ⊗ "X" IN CONCRETE FOUND
- △ CALCULATED POINT
- () RECORD INFORMATION



John L. Briley
11-15-2024

**EARLY LAND
SURVEYING, LLC**

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

DATE OF SURVEY: 10/31/2024
PLOT DATE: 11/15/24
DRAWING NO.: 1008-031-Z2
DRAWN BY: JLB
SHEET 1 OF 2

THE BASIS OF BEARINGS SHOWN
HEREON IS THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL
ZONE, UTILIZING THE SMARTNET
NORTH AMERICA NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 1008-031-Z2

