

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

Condominium Residential  
Short-Term Rental  
Single-Family Residential

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

Townhouse Residential

56  
57 (E) Development of the Property shall comply with the following regulations:  
58

- 59 (1) The minimum lot area is 1,000 square feet.  
60  
61 (2) The minimum lot width is 25 feet.  
62  
63 (3) The maximum height of a building or structure shall not exceed 180 feet.  
64  
65 (a) 180 feet for the portion of the Property referred to as “Area 1”,  
66 more particularly described by metes and bounds in **Exhibit “D”**  
67 incorporated into this ordinance;  
68  
69 (b) 120 feet for the portion of the Property referred to as “Area 2”,  
70 more particularly described by metes and bounds in **Exhibit “E”**  
71 incorporated into this ordinance; and  
72  
73 (c) 60 feet for the portion of the Property referred to as “Area 3”, more  
74 particularly described by metes and bounds in **Exhibit “F”**  
75 incorporated into this ordinance.  
76  
77 (4) The minimum setbacks for Single-Family Residential, Single-Family  
78 Attached Residential, and Small Lot Single-Family Residential uses are:  
79  
80 (a) 10 feet for front yard  
81 (b) 10 feet for side street yard  
82 (c) 0 feet for interior side yard  
83 (d) 0 feet for rear yard  
84  
85  
86  
87  
88

89 (5) The minimum setbacks for all other uses are:

- 90 (a) 0 feet for front yard
- 91 (b) 0 feet for side street yard
- 92 (c) 0 feet for interior side yard
- 93 (d) 0 feet for rear yard

94 (6) Development of the Property shall not exceed a floor to area ratio of 8 to  
95 1.

96 (7) Maximum impervious cover is 85 percent.

97 (8) Maximum building coverage is 85 percent.

98 (9) There are no minimum site area requirements.

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

104 (G) A 100-foot wide vegetative buffer shall be provided and maintained between  
105 the following residential uses and the following commercial and industrial uses:  
106  
107  
108  
109  
110

111 Residential Uses:

112 Condominium Residential  
113 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

116 Improvements permitted within the vegetative buffer are limited to driveways,  
117 parking facilities, solid fences, pedestrian trails, hike and bike trails,  
118 recreational facilities, detention and water quality reirrigation facilities,  
119 drainage, underground utility improvements, overhead electric or  
120 communication lines, or those improvements that may be otherwise required by  
121 the City of Austin or specifically authorized in this ordinance.  
122

123 (H) No buildings shall be constructed within the area depicted on **Exhibit “C”**.  
124 Improvements permitted within the no building area may include hike and bike  
125 trails with associated educational kiosks, stormwater infrastructure, picnic areas,  
126 kayak launches, fishing spots, observation decks, and other improvements that  
127 may be otherwise required by the City of Austin or specifically authorized by this  
128 ordinance.  
129

130 (I) Outdoor entertainment and performance venue are only permitted as an accessory  
131 use to the following principal uses:  
132

Camp	Club or lodge
Cocktail lounge	Hotel-motel
Outdoor entertainment	Restaurant (general)
Restaurant (limited)	

133  
134 (J) Chapter 25-2, Subchapter E, Article 2, Section 2.5 (*Exterior Lighting*) is  
135 modified as follows:  
136

- 137 (1) Low Kelvin rated lights (3000 Kelvin or less) shall be used for outdoor  
138 lighting;  
139
- 140 (2) Outdoor lights shall be shielded so that neither the light fixtures, light  
141 source, nor the lens shall be visible from a distance less than the  
142 mounting height of the fixture;  
143
- 144 (3) Light shall be focused on activity and activity appropriate lighting shall  
145 be used;  
146
- 147 (4) Low voltage lighting may be used for landscape “uplights”. Low voltage  
148 uplights shall be allowed outside of the Critical Water Quality Zone only;  
149
- 150 (5) Artificial light shall be minimized in the area described by metes and  
151 bounds in **Exhibit “C”**, except as required for public safety or to light  
152 pedestrian pathways and trails.

153 (K) Chapter 25-2, Subchapter C, Article 9 (*Landscaping*) is modified such that new  
154 plantings on the Property shall include only native vegetation, planted in  
155 accordance with the City of Austin Grow Green program.  
156

157 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2024.  
158

159 **PASSED AND APPROVED**

160  
161 § \_\_\_\_\_  
162 § \_\_\_\_\_  
163 \_\_\_\_\_, 2024 § \_\_\_\_\_

164 Kirk Watson  
165 Mayor

167  
168 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

169 Anne L. Morgan  
170 City Attorney

169 Myrna Rios  
170 City Clerk

DRAFT

# 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](http://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,

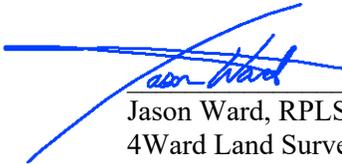
- 8) Along the arc of a curve to the right, whose radius is **3,804.72** feet, whose arc length is **272.53** feet and whose chord bears **N75°22'41"E**, a distance of **272.47** feet to a TxDOT Type II brass disc found for an angle point hereof,
- 9) **N77°17'06"E**, a distance of **299.34** feet to 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.

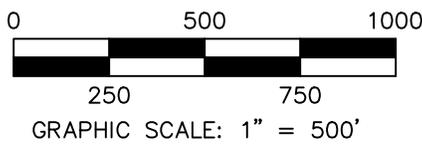
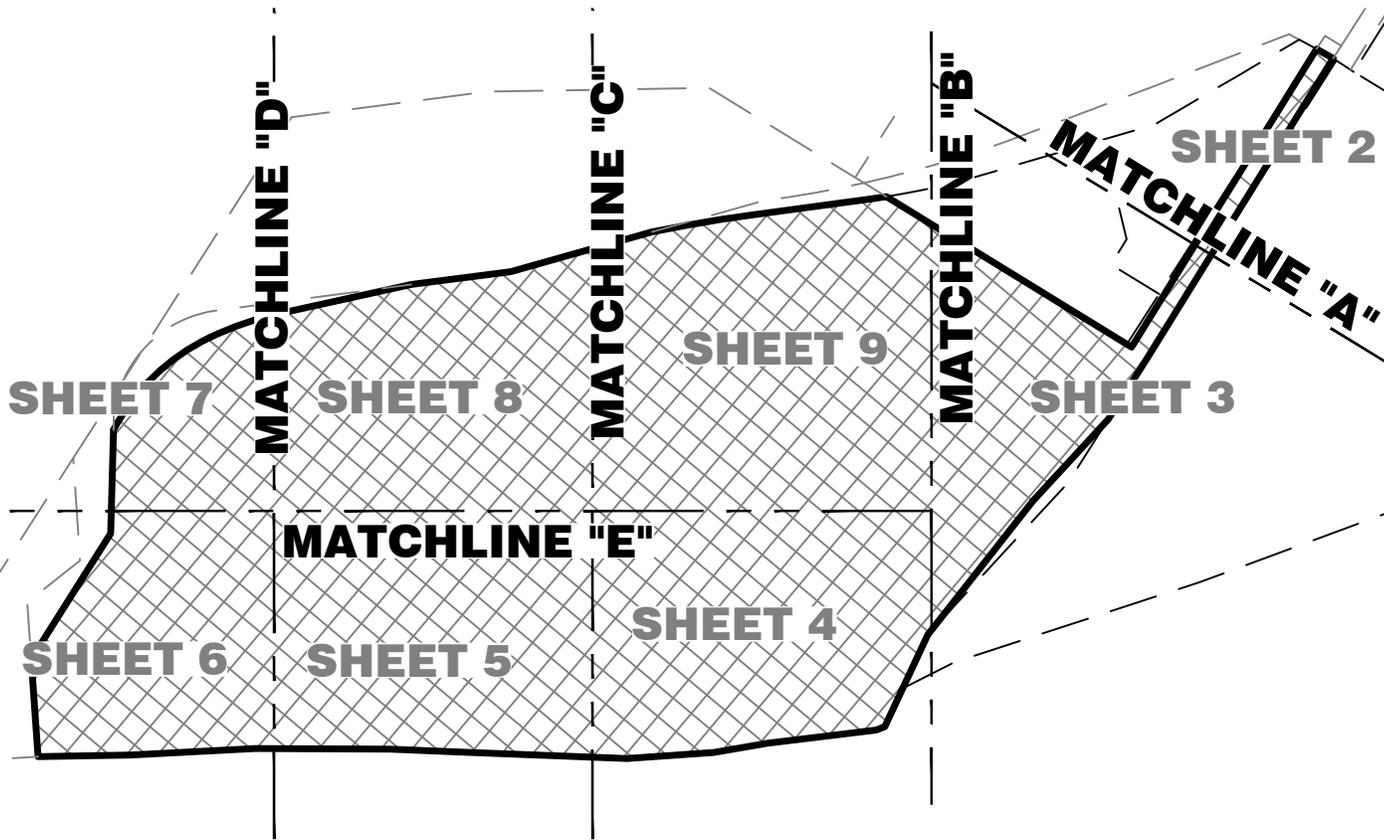
**NOTE:**

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

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

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

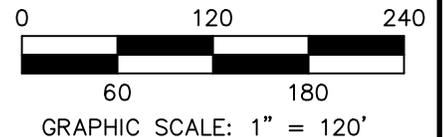
**LINGER LANE  
 (PRIVATE R.O.W.)**

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

**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')

APPARENT GAP  
 IN DEEDS



**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" 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.

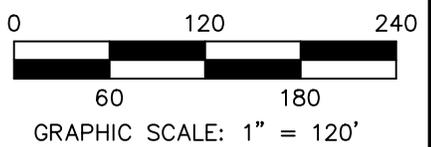
**LINGER LANE  
(PRIVATE R.O.W.)**

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**



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:	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')

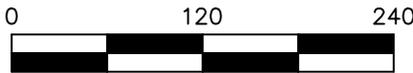
S78°05'33"W 286.54'  
(S78°04'45"W 286.59')

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**



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:	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')

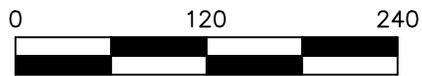
L3  
(L3)

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

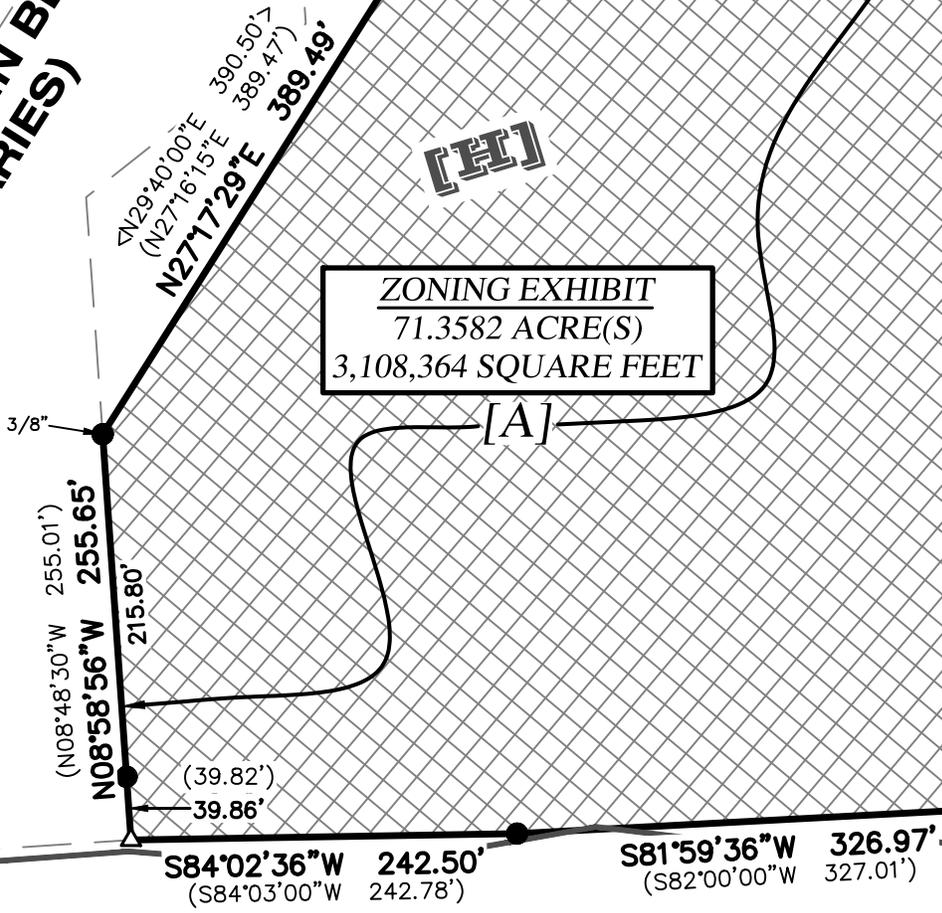
**U.S. HIGHWAY NO. 183  
(A.K.A. ED BLUESTEIN BLVD.)  
(R.O.W. VARIES)**

**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

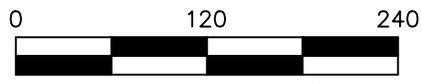
**MATCHLINE "D"**



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'**

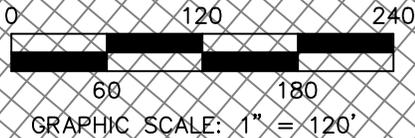
84'

**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  
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:	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'

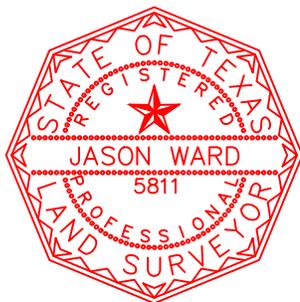
RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S65°22'30"E	49.91'
[[L1]]	S64°02'00"E	50.13'
(L2)	S27°29'00"W	192.67'
(L3)	S87°28'00"W	190.69'
(L4)	N61°45'00"E	64.64'
(L5)	N66°27'15"W	51.25'
[L5]	N66°28'46"W	51.25'
{{L5}}	N66°28'42"W	51.17'

**[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

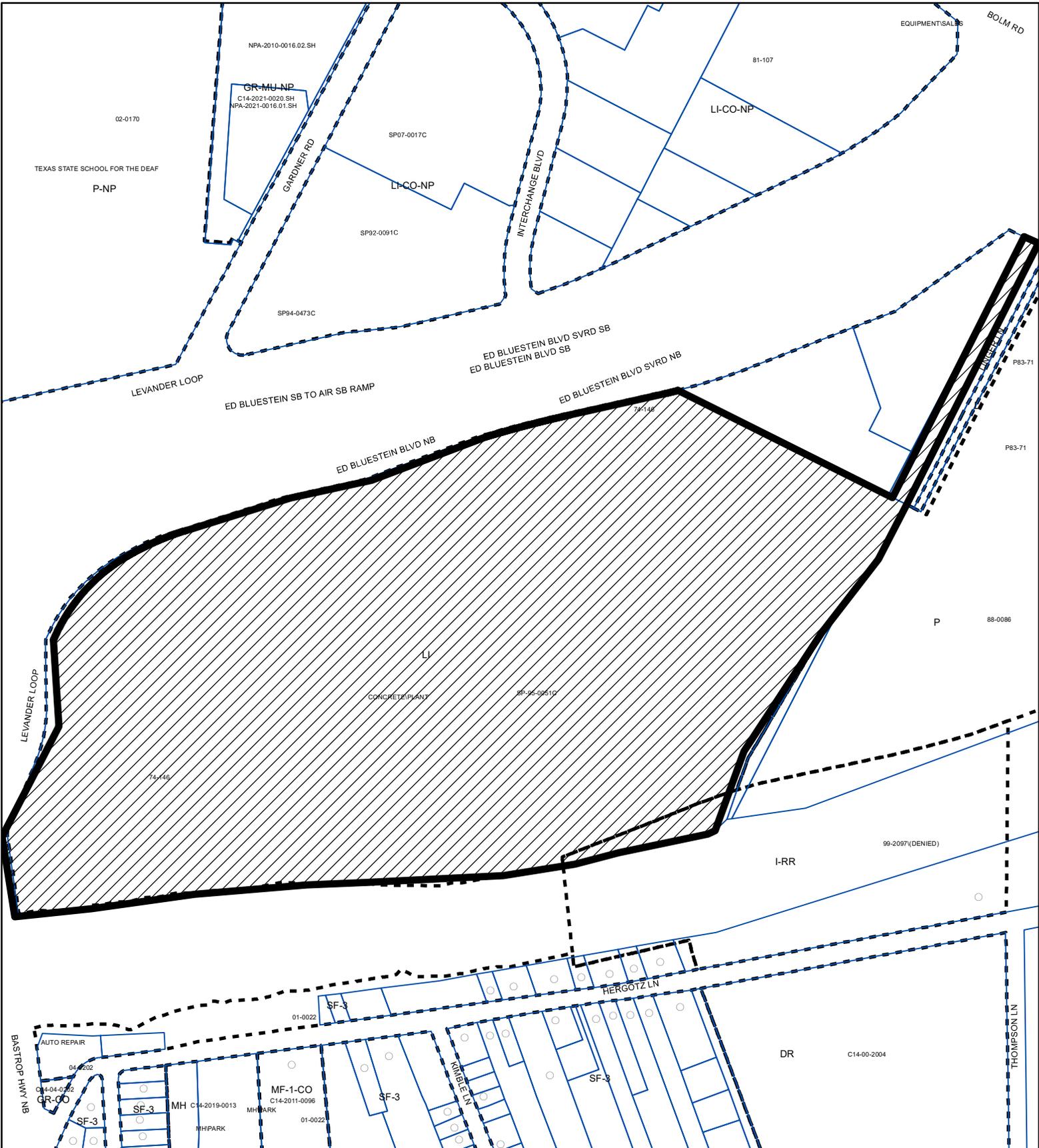
COA GRID #L-20 & M-20  
 TCAD PARCEL #187760

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

**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:	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:**



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://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:

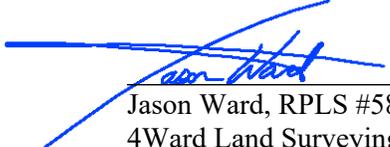
- 1) **S64°04'33"W**, a distance of **24.77** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 2) **S78°05'33"W**, a distance of **286.54** feet to a calculated point for an angle point hereof,
- 3) **S75°14'33"W**, a distance of **142.52** feet to an iron rod with "RPLS 5784" 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.)

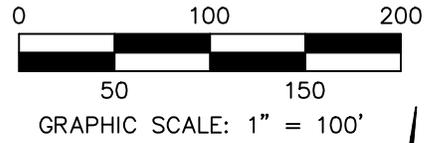
**References:**

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**

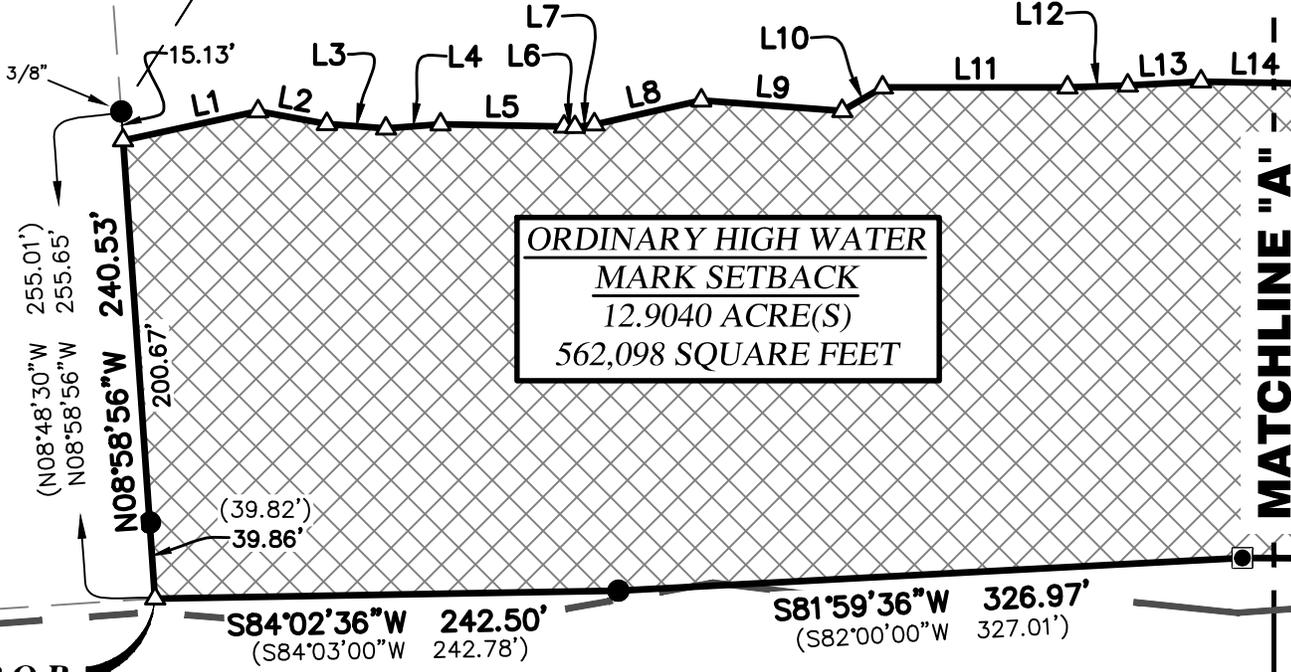
N29°40'00"E 390.50'  
(N27°16'15"E 389.47')  
N27°17'29"E 389.49'

[A]

[B]

MATCHLINE "A"

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



**COLORADO RIVER**

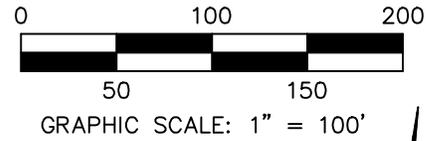
**ORDINARY HIGH  
WATER MARK  
SETBACK  
City of Austin, Travis  
County, Texas**



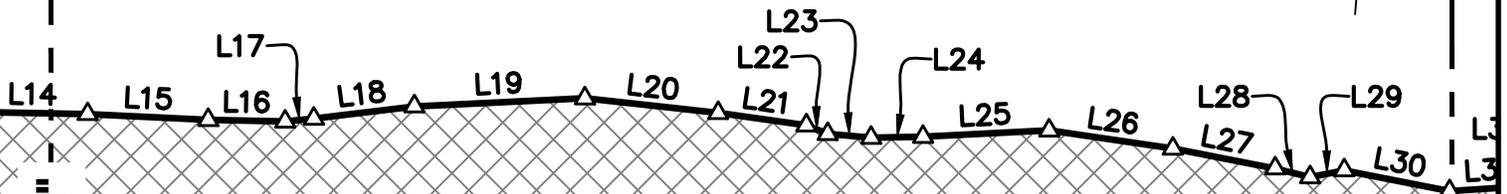
PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

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. TANNEHILL  
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**

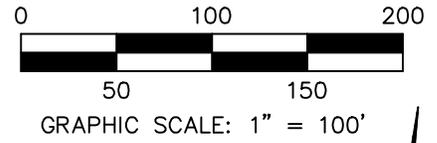
**ORDINARY HIGH  
WATER MARK  
SETBACK**  
**City of Austin, Travis  
County, Texas**



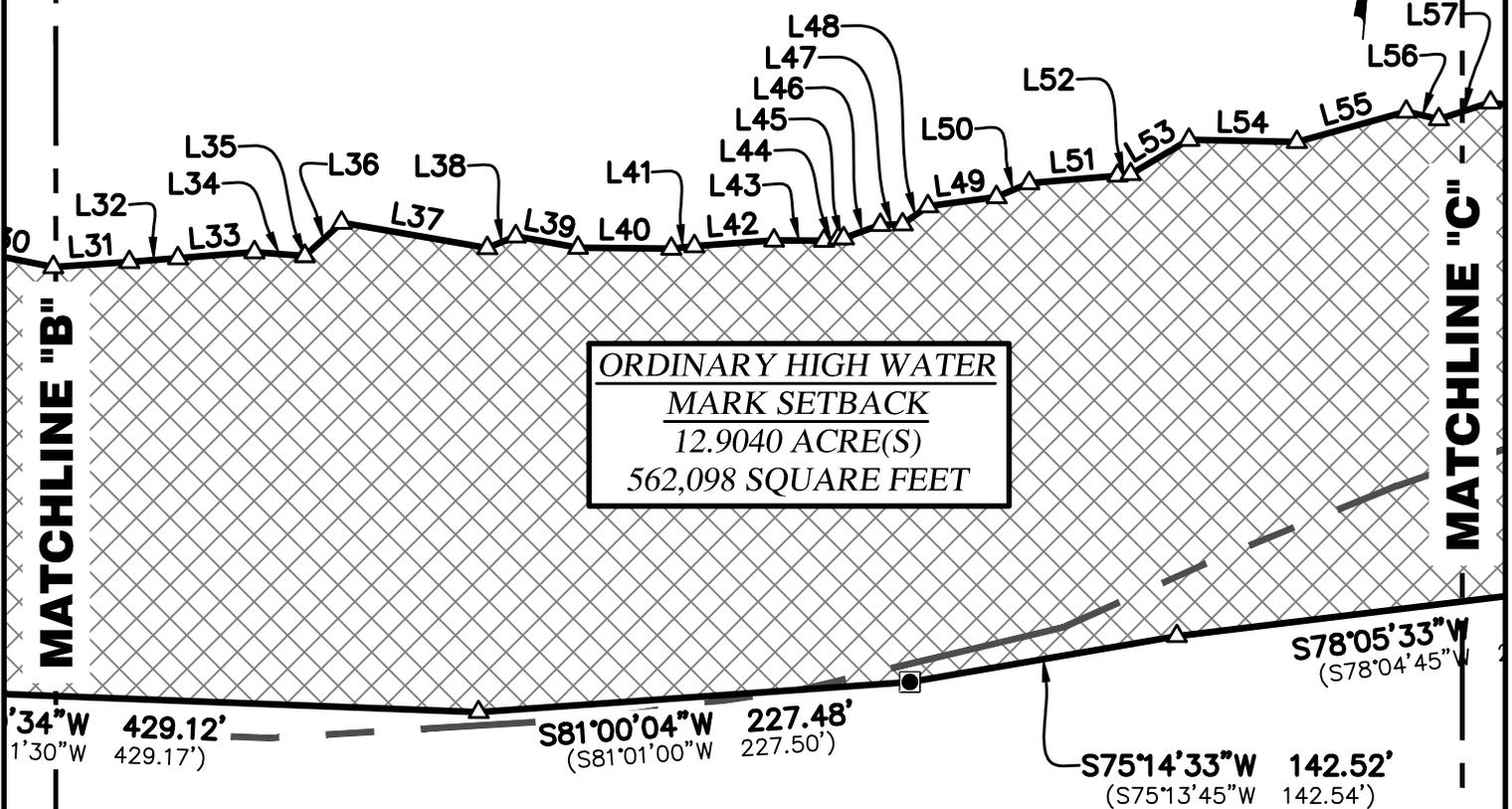
A Limited Liability Company  
PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

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

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



[A]



**COLORADO RIVER**

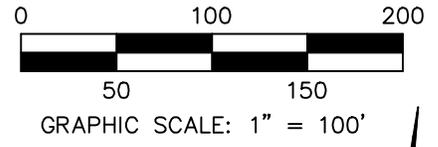
**ORDINARY HIGH  
WATER MARK  
SETBACK  
City of Austin, Travis  
County, Texas**



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:	3 OF 6

# J.C. TANNEHILL SURVEY ABSTRACT NO. 22

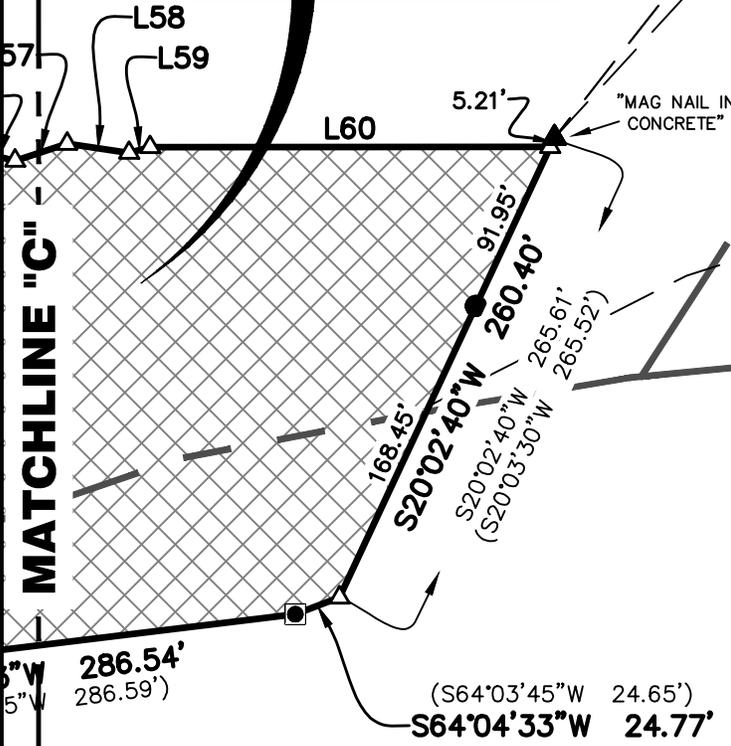


[A]

**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'

**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/RT
Survey Date:	OCT. 2022
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.



1/24/2024

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

 <b>4WARD</b> <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	

**EXHIBIT "D"**

(180' Max Building Height)  
J.C. Tannehill Survey, Abstract No. 22

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 34.9152 ACRES (1,520,907 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 34.9152 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://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, **S37°39'32"W**, a distance of **202.52** feet to a calculated point for the southeast corner hereof, from which a 1/2-inch iron rod found for 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 – 0.33 acre tract bears, S37°39'32"W, a distance of 87.71 feet;

**THENCE**, leaving the east line of said APAC – 71.35 acre tract and the west line of said City of Austin – 0.33 acre tract, over and across said APAC – 71.35 acre tract, the following thirteen (13) courses and distances:

- 1) **N88°00'19"W**, a distance of **947.47** feet to a calculated point for a point of curvature hereof,
- 2) Along the arc of a curve to the right, whose radius is **220.00** feet, whose arc length is **71.99** feet and whose chord bears **N78°37'51"W**, a distance of **71.67** feet to a calculated point for a point of tangency hereof,
- 3) **N69°15'24"W**, a distance of **34.68** feet to a calculated point for a point of curvature hereof,
- 4) Along the arc of a curve to the left, whose radius is **200.00** feet, whose arc length is **53.21** feet and whose chord bears **N76°52'40"W**, a distance of **53.05** feet to a calculated point for a point of tangency hereof,
- 5) **N84°29'55"W**, a distance of **171.12** feet to a calculated point for a point of curvature hereof,
- 6) Along the arc of a curve to the left, whose radius is **159.00** feet, whose arc length is **265.07** feet and whose chord bears **S47°44'32"W**, a distance of **235.42** feet to a calculated point for a point of tangency hereof,
- 7) **S00°01'01"E**, a distance of **55.33** feet to a calculated point for a non-tangent point of curvature hereof,
- 8) Along the arc of a curve to the right, whose radius is **291.00** feet, whose arc length is **473.06** feet and whose chord bears **S46°33'13"W**, a distance of **422.66** feet to a calculated point for an angle point hereof,
- 9) **N86°46'01"W**, a distance of **418.01** feet to a calculated point for a non-tangent point of curvature hereof,
- 10) Along the arc of a curve to the right, whose radius is **4,040.99** feet, whose arc length is **76.83** feet and whose chord bears **N86°13'20"W**, a distance of **76.83** feet to a calculated point for an angle point hereof,
- 11) **N85°40'39"W**, a distance of **146.44** feet to a calculated point for a non-tangent point of curvature hereof,
- 12) Along the arc of a curve to the left, whose radius is **359.00** feet, whose arc length is **27.26** feet and whose chord bears **N87°51'09"W**, a distance of **27.25** feet to a calculated point for an angle point hereof,
- 13) **S89°58'21"W**, a distance of **36.22** feet to a calculated point for the southwest corner hereof, said point being in the northerly line of said APAC – 71.35 acre tract, and being in the southerly right-of-way line of said U.S. Highway 183, from which a 3/8-inch iron rod found for an angle point in the east line of said APAC – 71.35 acre tract, and being an angle point in the west right-of-way line of said U.S. Highway 183 bears, **S27°17'29"W**, a distance of **377.76** feet;

**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 **11.73** 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,

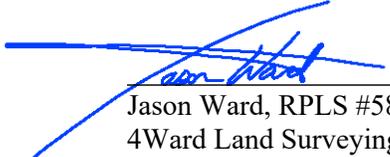
- 6) **N77°38'29"E**, a distance of **261.72** feet to a TxDOT Type I concrete monument found for an angle point hereof,
- 7) **N69°16'11"E**, a distance of **383.84** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for a non-tangent point of curvature hereof,
- 8) Along the arc of a curve 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 34.9152 Acres (1,520,907 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\_180' Max Bldg Ht (West Exhibit).dwg.)

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

2/2/24



**References:**

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

[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)**

APPROXIMATE LOCATION  
 OF SURVEY LINE

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

34.9152 ACRE(S)  
 1,520,907 SQUARE FEET

APPARENT GAP  
 IN DEEDS

[F]

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

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

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

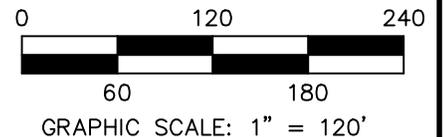
**MATCHLINE "A"**

(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**

APPARENT GAP  
 IN DEEDS

[A]



**180' Max Building  
 Height Exhibit  
 City of Austin, Travis  
 County, Texas**



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

Date:	2/2/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	1 OF 6

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

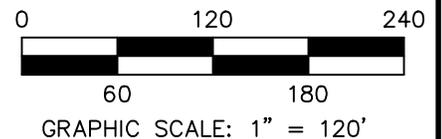
34.9152 ACRE(S)  
1,520,907 SQUARE FEET

LINGER LANE  
(PRIVATE R.O.W.)

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

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

APPROXIMATE LOCATION  
OF SURVEY LINE



**180' Max Building  
Height Exhibit  
City of Austin, Travis  
County, Texas**



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

Date:	2/2/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	2 OF 6

**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'**

STATE OF TEXAS  
CALLED 0.348 ACRE  
(PART 1)  
VOL. 11572, PG. 1158  
R.P.R.T.C.T.

((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'**

383.89')  
**383.84'**

**MATCHLINE "C"**

**34.9152 ACRE(S)**  
**1,520,907 SQUARE FEET**

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

**MATCHLINE "B"**

**N88°00'19"W 947.47'**

**[H]**



GRAPHIC SCALE: 1" = 120'

**180' Max Building  
Height Exhibit  
City of Austin, Travis  
County, Texas**



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

Date:	2/2/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	3 OF 6

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

**[E]**

(N69°15'45"E  
N69°16'11"E

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

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

**MATCHLINE "C"**

**MATCHLINE "D"**

34.9152 ACRE(S)  
1,520,907 SQUARE FEET

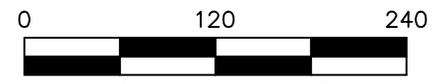
**[A]**  
**APAC-TEXAS, INC.**  
**CALLED 71.35 ACRES**  
**DOC. NO. 2009205757**  
**O.P.R.T.C.T.**

C3

97

C4

N86°46'01"W 418.01'



GRAPHIC SCALE: 1" = 120'



**180' Max Building  
Height Exhibit  
City of Austin, Travis  
County, Texas**



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

Date:	2/2/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	4 OF 6

[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.

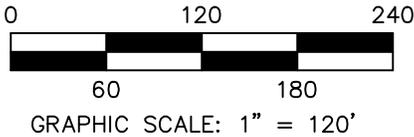
[D]  
 STATE OF TEXAS  
 CALLED 0.814 ACRE  
 (PART 2)  
 VOL. 11572, PG. 1158  
 R.P.R.T.C.T.

((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'

((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'



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

(N03°29'45"W 271.61')

N03°28'31"W 271.62'

L9

C6

L8

L7

C5

34.9152 ACRE(S)  
 1,520,907 SQUARE FEET

[A]

[D]

MATCHLINE "D"

[E]

**180' Max Building  
 Height Exhibit  
 City of Austin, Travis  
 County, Texas**



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

Date:	2/2/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	5 OF 6

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	220.00'	71.99'	18°44'55"	N78°37'51"W	71.67'
C2	200.00'	53.21'	15°14'32"	N76°52'40"W	53.05'
C3	159.00'	265.07'	95°31'06"	S47°44'32"W	235.42'
C4	291.00'	473.06'	93°08'29"	S46°33'13"W	422.66'
C5	4,040.99'	76.83'	1°05'21"	N86°13'20"W	76.83'
C6	359.00'	27.26'	4°21'00"	N87°51'09"W	27.25'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S65°25'44"E	49.83'
L2	S27°26'42"W	192.66'
L3	S37°39'32"W	202.52'
L4	N69°15'24"W	34.68'
L5	N84°29'55"W	171.12'
L6	S00°01'01"E	55.33'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L7	N85°40'39"W	146.44'
L8	S89°58'21"W	36.22'
L9	N27°17'29"E	11.73'
L10	N66°30'51"W	51.48'
L11	S61°41'57"E	64.60'

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'
(L10)	N66°27'15"W	51.25'
[L10]	N66°28'46"W	51.25'
{{L10}}	N66°28'42"W	51.17'
(L11)	N61°45'00"E	64.64'



*Jason Ward*  
2/2/2024

## LEGEND

- MAX BUILDING HEIGHT 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

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

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

**180' Max Building  
Height Exhibit  
City of Austin, Travis  
County, Texas**

**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.



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

Date:	2/2/2024
Project:	01516
Scale:	N/A
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	6 OF 6

**EXHIBIT "E"**

(120' Max Building Height)  
J.C. Tannehill Survey, Abstract No. 22

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 10.7312 ACRES (467,450 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 10.7312 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a calculated point in the east line of said APAC – 71.35 acre tract, and being in the west line of a called 0.33 acre tract conveyed to the City of Austin in Volume 7922, Page 284 of the Deed Records of Travis County, Texas (D.R.T.C.T.), for the northeast corner and **POINT OF BEGINNING** hereof, from which an iron rod with “RPLS 5784” cap found for the northerly most corner of said City of Austin – 0.33 acre tract, being an angle point 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 (D.R.T.C.T.) bears, N37°39'32"E, a distance of 202.52 feet;

**THENCE**, with the east line of said APAC – 71.35 acre tract and 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 **87.71** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **S33°09'18"W**, a distance of **307.41** feet to a calculated point for the southeast corner hereof, from which a mag nail in concrete found for 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 bears, S33°09'18"W, a distance of 139.14 feet;

**THENCE**, leaving the east line of said APAC – 71.35 acre tract and the west line of said City of Austin – 0.33 acre tract, over and across said APAC – 71.35 acre tract, the following thirty-one (31) courses and distances:

- 1) **S67°17'03"W**, a distance of **169.90** feet to a calculated point for an angle point hereof,
- 2) **S58°26'35"W**, a distance of **40.83** feet to a calculated point for an angle point hereof,
- 3) **S69°07'05"W**, a distance of **21.33** feet to a calculated point for an angle point hereof,
- 4) **S78°03'35"W**, a distance of **28.29** feet to a calculated point for an angle point hereof,
- 5) **N89°51'58"W**, a distance of **39.10** feet to a calculated point for an angle point hereof,
- 6) **N78°59'58"W**, a distance of **30.00** feet to a calculated point for an angle point hereof,
- 7) **N62°39'56"W**, a distance of **27.78** feet to a calculated point for an angle point hereof,
- 8) **N51°31'07"W**, a distance of **37.30** feet to a calculated point for an angle point hereof,
- 9) **N48°14'47"W**, a distance of **25.11** feet to a calculated point for an angle point hereof,
- 10) **N55°36'12"W**, a distance of **22.63** feet to a calculated point for an angle point hereof,
- 11) **N74°43'25"W**, a distance of **40.82** feet to a calculated point for an angle point hereof,
- 12) **S86°45'37"W**, a distance of **31.25** feet to a calculated point for an angle point hereof,
- 13) **N51°11'25"W**, a distance of **184.88** feet to a calculated point for an angle point hereof,
- 14) **N80°16'19"W**, a distance of **21.60** feet to a calculated point for an angle point hereof,
- 15) **N56°23'30"W**, a distance of **58.86** feet to a calculated point for an angle point hereof,
- 16) **N77°22'27"W**, a distance of **28.58** feet to a calculated point for an angle point hereof,
- 17) **S72°06'18"W**, a distance of **20.60** feet to a calculated point for an angle point hereof,

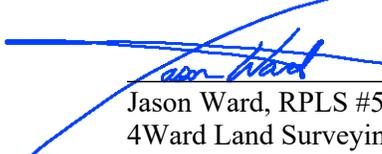
- 18) **S59°03'26"W**, a distance of **32.81** feet to a calculated point for an angle point hereof,
- 19) **S72°15'07"W**, a distance of **35.30** feet to a calculated point for an angle point hereof,
- 20) **N77°43'42"W**, a distance of **95.44** feet to a calculated point for an angle point hereof,
- 21) **S83°10'52"W**, a distance of **20.37** feet to a calculated point for an angle point hereof,
- 22) **S49°35'29"W**, a distance of **200.94** feet to a calculated point for an angle point hereof,
- 23) **S89°27'35"W**, a distance of **255.57** feet to a calculated point for a non-tangent point of curvature hereof,
- 24) Along the arc of a curve to the left, whose radius is **291.00** feet, whose arc length is **236.83** feet and whose chord bears **N23°17'53"E**, a distance of **230.35** feet to a calculated point for an angle point hereof,
- 25) **N00°01'01"W**, a distance of **55.33** feet to a calculated point for a point of curvature hereof,
- 26) Along the arc of a curve to the right, whose radius is **159.00** feet, whose arc length is **265.07** feet and whose chord bears **N47°44'32"E**, a distance of **235.42** feet to a calculated point for a point of tangency hereof,
- 27) **S84°29'55"E**, a distance of **171.12** feet to a calculated point for a point of curvature hereof,
- 28) Along the arc of a curve to the right, whose radius is **200.00** feet, whose arc length is **53.21** feet and whose chord bears **S76°52'40"E**, a distance of **53.05** feet to a calculated point for a point of tangency hereof,
- 29) **S69°15'24"E**, a distance of **34.68** feet to a calculated point for a point of curvature hereof,
- 30) Along the arc of a curve to the left, whose radius is **220.00** feet, whose arc length is **71.99** feet and whose chord bears **S78°37'51"E**, a distance of **71.67** feet to a calculated point for a point of tangency hereof, and
- 31) **S88°00'19"E**, a distance of **947.47** feet to the **POINT OF BEGINNING** and containing 10.7312 Acres (467,450 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\_120' Max Bldg Ht (West Exhibit).dwg.)

**References:**

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

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

2/2/24



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

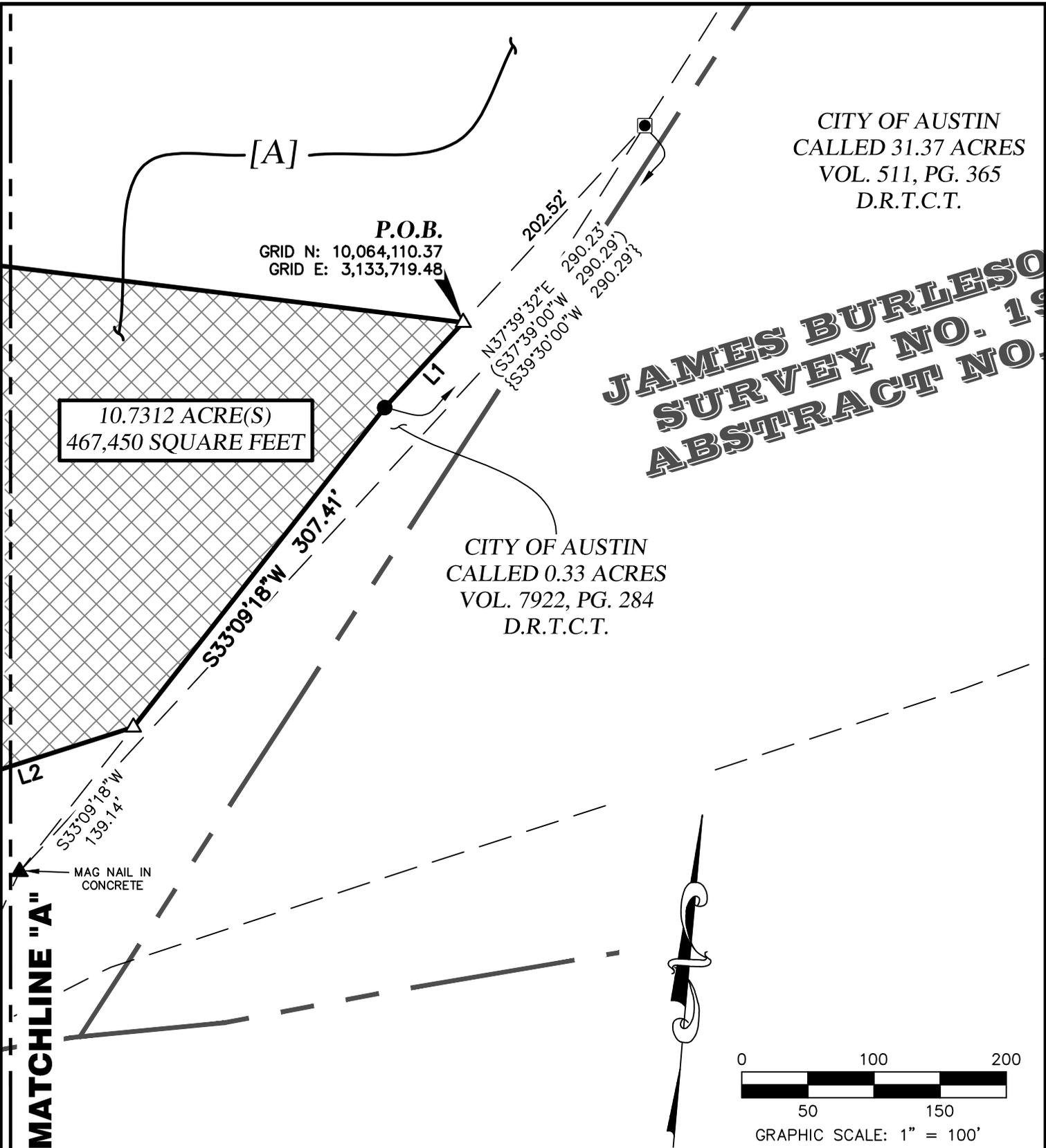
**JAMES BURLESON  
 SURVEY NO. 19  
 ABSTRACT NO.**

**P.O.B.**  
 GRID N: 10,064,110.37  
 GRID E: 3,133,719.48

**10.7312 ACRE(S)  
 467,450 SQUARE FEET**

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

**MATCHLINE "A"**



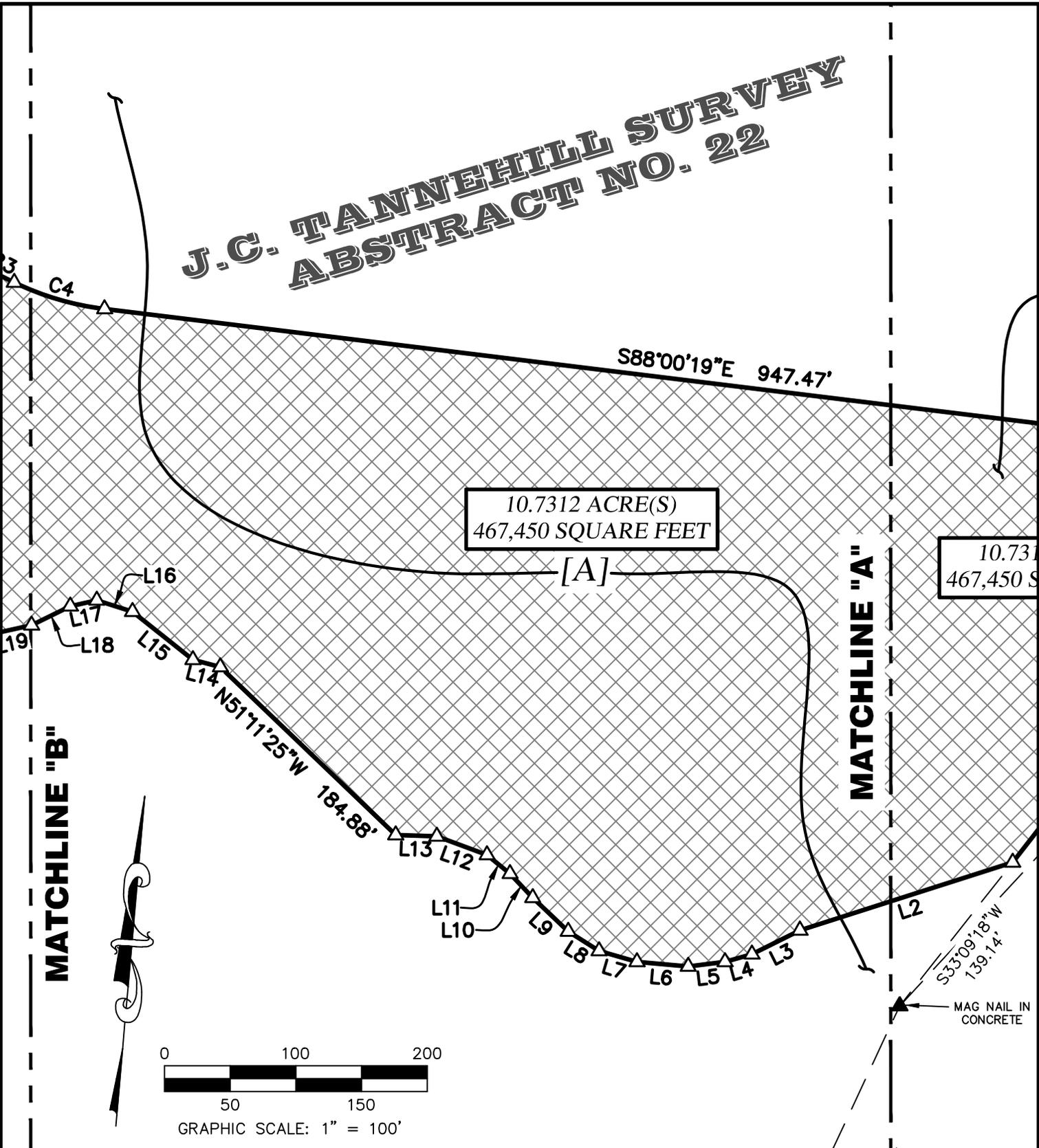
**120' Max Building  
 Height Exhibit  
 City of Austin, Travis  
 County, Texas**



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

Date:	2/2/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	1 OF 4

# J.C. TANNER HILL SURVEY ABSTRACT NO. 22



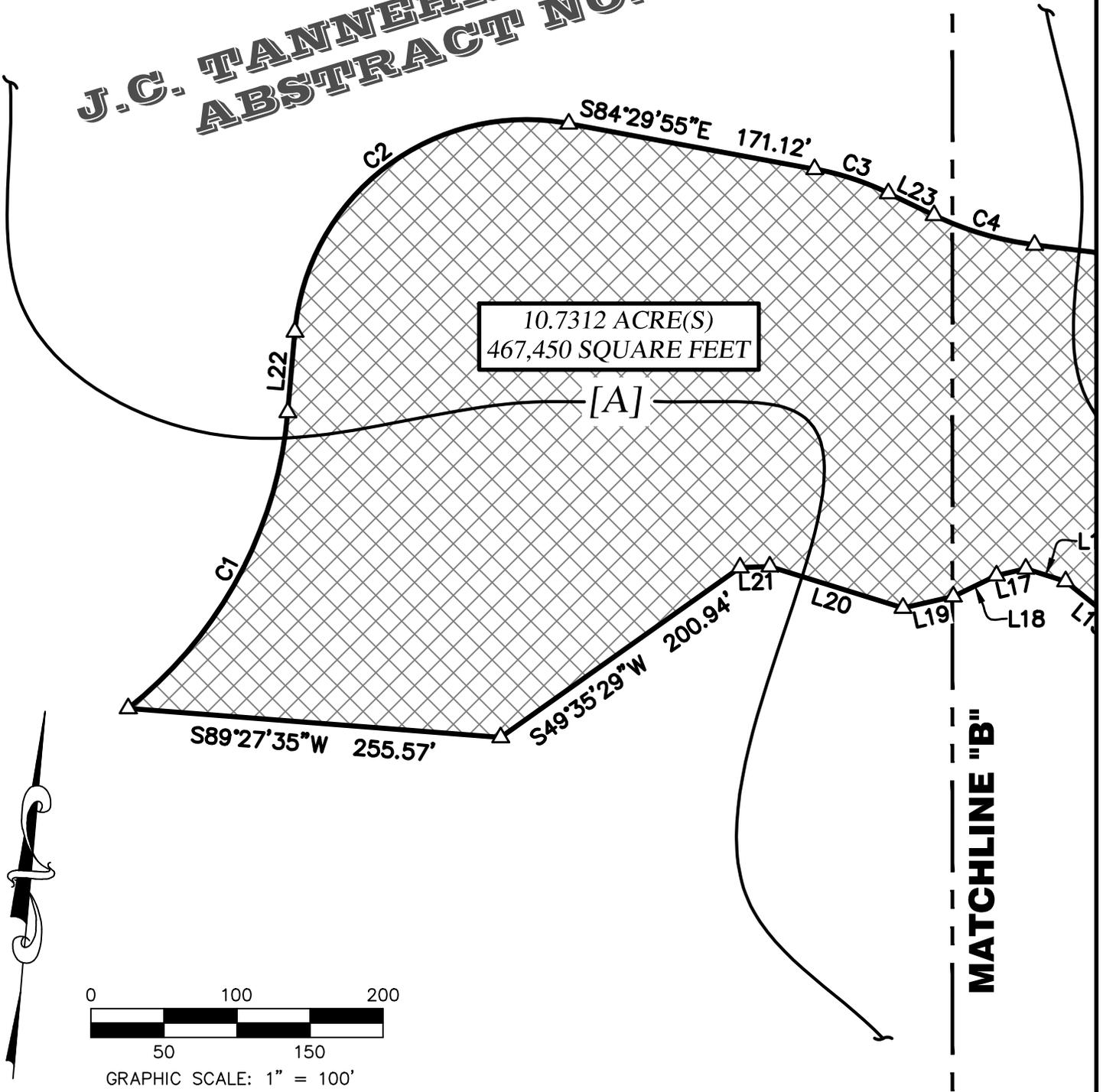
**120' Max Building  
Height Exhibit  
City of Austin, Travis  
County, Texas**

**4WARD**  
Land Surveying  
A Limited Liability Company

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

Date:	2/2/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	2 OF 4

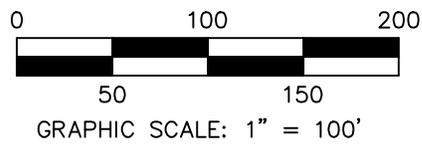
# J.C. TANNEHILL SURVEY ABSTRACT NO. 22



10.7312 ACRE(S)  
467,450 SQUARE FEET

[A]

MATCHLINE "B"



**120' Max Building  
Height 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:	2/2/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	3 OF 4

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S37°39'32"W	87.71'
L2	S67°17'03"W	169.90'
L3	S58°26'35"W	40.83'
L4	S69°07'05"W	21.33'
L5	S78°03'35"W	28.29'
L6	N89°51'58"W	39.10'
L7	N78°59'58"W	30.00'
L8	N62°39'56"W	27.78'
L9	N51°31'07"W	37.30'
L10	N48°14'47"W	25.11'
L11	N55°36'12"W	22.63'
L12	N74°43'25"W	40.82'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S86°45'37"W	31.25'
L14	N80°16'19"W	21.60'
L15	N56°23'30"W	58.86'
L16	N77°22'27"W	28.58'
L17	S72°06'18"W	20.60'
L18	S59°03'26"W	32.81'
L19	S72°15'07"W	35.30'
L20	N77°43'42"W	95.44'
L21	S83°10'52"W	20.37'
L22	N00°01'01"W	55.33'
L23	S69°15'24"E	34.68'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	291.00'	236.83'	46°37'49"	N23°17'53"E	230.35'
C2	159.00'	265.07'	95°31'06"	N47°44'32"E	235.42'
C3	200.00'	53.21'	15°14'32"	S76°52'40"E	53.05'
C4	220.00'	71.99'	18°44'55"	S78°37'51"E	71.67'

LEGEND	
	MAX BUILDING HEIGHT 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

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

**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*  
2/2/2024

**120' Max Building  
Height Exhibit  
City of Austin, Travis  
County, Texas**

 <b>4WARD</b> <i>Land Surveying</i> A Limited Liability Company PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	2/2/2024
	Project:	01516
	Scale:	N/A
	Reviewer:	FP
	Tech:	JG
	Field Crew:	CG/RT
	Survey Date:	OCT. 2022
Sheet:	4 OF 4	

**EXHIBIT "F"**

(60' Max Building Height)  
J.C. Tannehill Survey, Abstract No. 22

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 25.7118 ACRES (1,120,007 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 25.7118 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](http://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, the following two (2) courses and distances:

- 1) **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, and
- 2) **N27°17'29"E**, a distance of **377.76** feet to a calculated point for the northwest corner hereof, from which a 1/2-inch iron rod with "4Ward-Boundary" cap set 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, **N27°17'29"E**, a distance of 11.73 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 twenty-nine (29) courses and distances:

- 1) **N89°58'21"E**, a distance of **36.22** feet to a calculated point for a point of curvature hereof,
- 2) Along the arc of a curve to the right, whose radius is **359.00** feet, whose arc length is **27.26** feet and whose chord bears **S87°51'09"E**, a distance of **27.25** feet to a calculated point for a point of tangency hereof,
- 3) **S85°40'39"E**, a distance of **146.44** feet to a calculated point for a point of curvature hereof,
- 4) Along the arc of a curve to the left, whose radius is **4,040.99** feet, whose arc length is **76.83** feet and whose chord bears **S86°13'20"E**, a distance of **76.83** feet to a calculated point for a point of tangency hereof,
- 5) **S86°46'01"E**, a distance of **418.01** feet to a calculated point for a point of curvature hereof,
- 6) Along the arc of a curve to the left, whose radius is **291.00** feet, whose arc length is **236.22** feet and whose chord bears **N69°52'07"E**, a distance of **229.79** feet to a calculated point for an angle point hereof,
- 7) **N89°27'35"E**, a distance of **255.57** feet to a calculated point for an angle point hereof,
- 8) **N49°35'29"E**, a distance of **200.94** feet to a calculated point for an angle point hereof,
- 9) **N83°10'52"E**, a distance of **20.37** feet to a calculated point for an angle point hereof,
- 10) **S77°43'42"E**, a distance of **95.44** feet to a calculated point for an angle point hereof,
- 11) **N72°15'07"E**, a distance of **35.30** feet to a calculated point for an angle point hereof,
- 12) **N59°03'26"E**, a distance of **32.81** feet to a calculated point for an angle point hereof,
- 13) **N72°06'18"E**, a distance of **20.60** feet to a calculated point for an angle point hereof,

- 14) **S77°22'27"E**, a distance of **28.58** feet to a calculated point for an angle point hereof,
- 15) **S56°23'30"E**, a distance of **58.86** feet to a calculated point for an angle point hereof,
- 16) **S80°16'19"E**, a distance of **21.60** feet to a calculated point for an angle point hereof,
- 17) **S51°11'25"E**, a distance of **184.88** feet to a calculated point for an angle point hereof,
- 18) **N86°45'37"E**, a distance of **31.25** feet to a calculated point for an angle point hereof,
- 19) **S74°43'25"E**, a distance of **40.82** feet to a calculated point for an angle point hereof,
- 20) **S55°36'12"E**, a distance of **22.63** feet to a calculated point for an angle point hereof,
- 21) **S48°14'47"E**, a distance of **25.11** feet to a calculated point for an angle point hereof,
- 22) **S51°31'07"E**, a distance of **37.30** feet to a calculated point for an angle point hereof,
- 23) **S62°39'56"E**, a distance of **27.78** feet to a calculated point for an angle point hereof,
- 24) **S78°59'58"E**, a distance of **30.00** feet to a calculated point for an angle point hereof,
- 25) **S89°51'58"E**, a distance of **39.10** feet to a calculated point for an angle point hereof,
- 26) **N78°03'35"E**, a distance of **28.29** feet to a calculated point for an angle point hereof,
- 27) **N69°07'05"E**, a distance of **21.33** feet to a calculated point for an angle point hereof,
- 28) **N58°26'35"E**, a distance of **40.83** feet to a calculated point for an angle point hereof, and
- 29) **N67°17'03"E**, a distance of **169.90** feet to a calculated point for an angle point hereof, said point being in the east line of said APAC - 71.35 acre tract, and being in the west line of a called 0.33 acre tract conveyed to the City of Austin in Volume 7922, Page 284 of the Deed Records of Travis County, Texas (D.R.T.C.T.), from which a 1/2-inch iron rod found for 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 - 0.33 acre tract bears, **N33°09'18"E**, a distance of 307.41 feet;

**THENCE**, with the east line of said APAC - 71.35 acre tract and the west line of said City of Austin - 0.33 acre tract, **S33°09'18"W**, a distance of **139.14** feet to a mag nail in concrete found 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 a called 31.37 acre tract conveyed to the City of Austin in Volume 511, Page 365 (D.R.T.C.T.);

**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 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 in a north bank of said Colorado River;

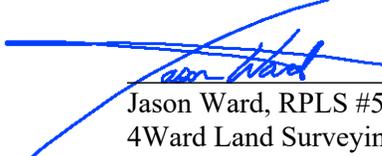
**THENCE**, with the south line of said APAC - 71.35 acre tract, and a meandering north bank of said Colorado River, the following nine (9) courses and distances:

- 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  
25.7118 Acres (1,120,007 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\_60' Max Bldg Ht (West Exhibit).dwg.)

  
2/2/24  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC



**References:**  
TCAD #187760  
COA Grid #L-20 & M-20

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

[B]

[C]

25.7118 ACRE(S)  
1,120,007 SQUARE FEET

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

MATCHLINE "A"

[A]

3/8"

(N08°48'30"W 255.01')

N08°58'56"W 255.65'

215.79'

(39.82')  
39.86'

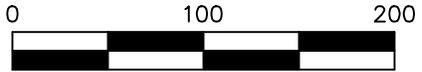
S84°02'36"W 242.50'  
(S84°03'00"W 242.78')

S81°59'36"W 326.97'  
(S82°00'00"W 327.01')

P.O.B.

GRID N: 10,063,146.42  
GRID E: 3,131,130.18

**COLORADO RIVER**



GRAPHIC SCALE: 1" = 100'

**60' Max Building  
Height Exhibit  
City of Austin, Travis  
County, Texas**



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

Date:	2/2/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	1 OF 5

[C1]

S86°46'01"E 418.01'

N89°27'35"E 255.57'

C3

25.7118 ACRE(S)  
1,120,007 SQUARE FEET

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

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



GRAPHIC SCALE: 1" = 100'

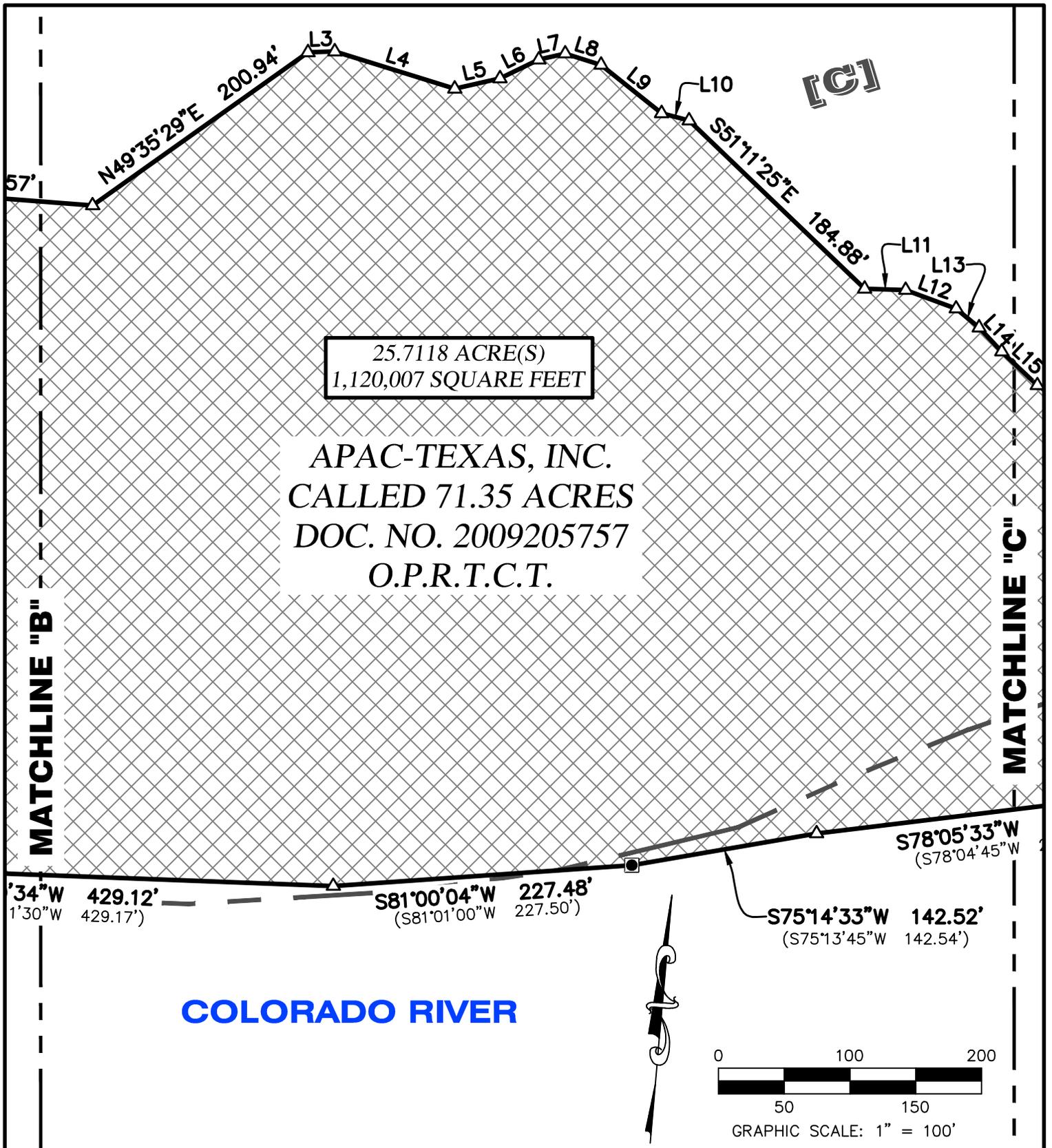
**60' Max Building  
Height Exhibit  
City of Austin, Travis  
County, Texas**



A Limited Liability Company

PO Box 90876, Austin Texas 78709  
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TBPELS FIRM #10174300

Date:	2/2/2024
Project:	01516
Scale:	1" = 100'
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Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	2 OF 5



**60' Max Building  
Height Exhibit  
City of Austin, Travis  
County, Texas**



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

Date:	2/2/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	3 OF 5

[C1]

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

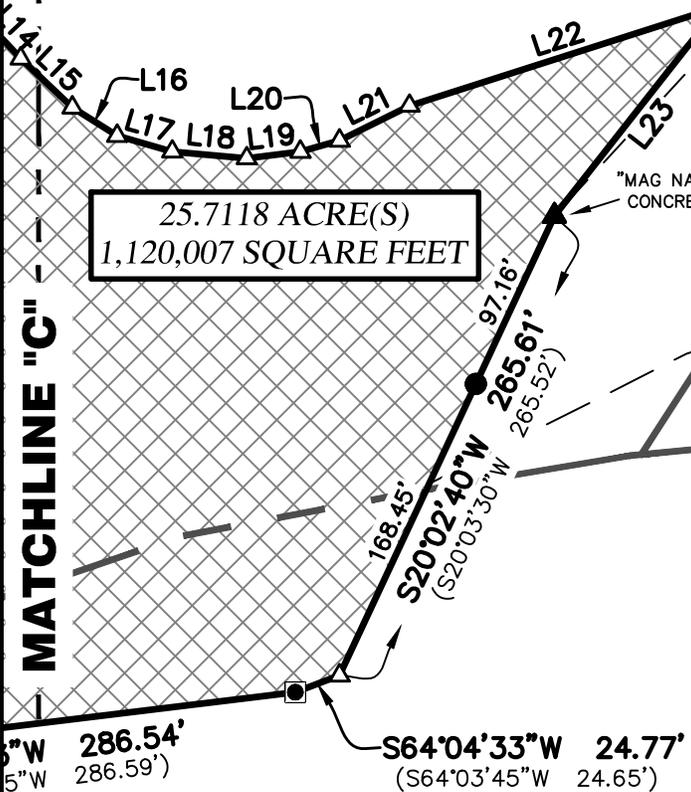
CITY OF AUSTIN  
CALLED 0.33 ACRES  
VOL. 7922, PG. 284  
D.R.T.C.T.

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

25.7118 ACRE(S)  
1,120,007 SQUARE FEET

"MAG NAIL IN  
CONCRETE"

MATCHLINE "C"



**COLORADO RIVER**



GRAPHIC SCALE: 1" = 100'

**60' Max Building  
Height 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:	2/2/2024
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Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	4 OF 5

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°58'21"E	36.22'
L2	S85°40'39"E	146.44'
L3	N83°10'52"E	20.37'
L4	S77°43'42"E	95.44'
L5	N72°15'07"E	35.30'
L6	N59°03'26"E	32.81'
L7	N72°06'18"E	20.60'
L8	S77°22'27"E	28.58'
L9	S56°23'30"E	58.86'
L10	S80°16'19"E	21.60'
L11	N86°45'37"E	31.25'
L12	S74°43'25"E	40.82'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S55°36'12"E	22.63'
L14	S48°14'47"E	25.11'
L15	S51°31'07"E	37.30'
L16	S62°39'56"E	27.78'
L17	S78°59'58"E	30.00'
L18	S89°51'58"E	39.10'
L19	N78°03'35"E	28.29'
L20	N69°07'05"E	21.33'
L21	N58°26'35"E	40.83'
L22	N67°17'03"E	169.90'
L23	S33°09'18"W	139.14'
L24	N27°17'29"E	11.73'

LEGEND	
	MAX BUILDING HEIGHT 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

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	359.00'	27.26'	4°21'00"	S87°51'09"E	27.25'
C2	4,040.99'	76.83'	1°05'21"	S86°13'20"E	76.83'
C3	291.00'	236.22'	46°30'39"	N69°52'07"E	229.79'

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.



2/2/2024

**60' Max Building  
Height Exhibit  
City of Austin, Travis  
County, Texas**

 <b>4WARD</b> Land Surveying <i>A Limited Liability Company</i> PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	2/2/2024
	Project:	01516
	Scale:	N/A
	Reviewer:	FP
	Tech:	JG
	Field Crew:	CG/RT
	Survey Date:	OCT. 2022
Sheet:	5 OF 5	