

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 20090312-035 FOR THE NORTH BURNET/GATEWAY ZONING DISTRICT TO MODIFY THE REGULATING PLAN, REZONING AND CHANGING THE ZONING MAP FROM PUBLIC (P) DISTRICT, MAJOR INDUSTRY (MI) DISTRICT, NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT ZONING (COMMERCIAL MIXED USE SUBDISTRICT), AND INDUSTRIAL PARK-NEIGHBORHOOD PLAN (IP-NP) COMBINING DISTRICT ZONING TO NORTH BURNET/GATEWAY-NEIGHBORHOOD PLAN (NBG-NP) COMBINING DISTRICT ZONING (RESEARCH AND SCIENCES MIXED USE SUBDISTRICT) FOR THE PROPERTY GENERALLY BOUNDED BY BRAKER LANE, BURNET ROAD, MOPAC EXPRESSWAY AND STONELAKE BOULEVARD.

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

PART 1. The North Burnet/Gateway zoning district is comprised of approximately 1,443 acres of land, locally known as the area generally bounded by Metric Boulevard on the east, U.S. Highway 183 on the south and west, and Braker Lane, North Mopac Expressway, and Walnut Creek on the north and northwest, in the City of Austin, Travis County, Texas.

PART 2. The North Burnet/Gateway zoning district was approved on March 12, 2009, under Ordinance No. 20090312-035 and amended under Ordinance Nos. 20111208-098, 20120322-088, 20130425-104, 20140828-159, 20180412-051, 20180628-088, 20190207-057, 20190808-101, 20201210-073, 20211014-079, 20220609-101, 20221027-044, 20230209-046, 20231019-056, 20231130-092, 20240118-064, 20240118-080, 20240321-047, 20240321-049, 20240321-050, 20240502-077, 20240718-156, 20240912-105, 20241024-076, 20241121-095, 20241212-093, 20241212-100, 20241212-141, 20251009-050, 20251211-096, 20260122-076, and 20260122-082.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from public (P) district, major industry (MI) district, North Burnet/Gateway-neighborhood plan (NBG-NP) combining district zoning (commercial mixed use subdistrict), and industrial park-neighborhood plan (IP-NP) combining district zoning to North Burnet/Gateway-neighborhood plan (NBG-NP) combining district (Research and Sciences Mixed Use Subdistrict) on the property described in Zoning Case No. C14-2025-0126, on file at the Planning Department, as follows:

36 Tract 1:

37 219.24 acres of land, out of the T. J. Chambers Survey, Abstract No. 7, City of
38 Austin, Travis County, Texas, said 219.24 acres being more particularly described
39 by metes and bounds in **Exhibit “A-1”** incorporated into this ordinance;

40 Tract 2:

41 45.755 acres of land, out of the James Rogers Survey, Section 19, Abstract No.
42 659, City of Austin, Travis County, Texas, said 45.755 acres being more
43 particularly described by metes and bounds in **Exhibit “A-2”** incorporated into this
44 ordinance;

45 Tract 3:

46 20.396 acres of land, out of the James Rogers Survey, Section 19, Abstract No.
47 659, City of Austin, Travis County, Texas, said 20.396 acres being more
48 particularly described by metes and bounds in **Exhibit “A-3”** incorporated into this
49 ordinance;

50 Tract 4:

51 57.414 acres of land, out of the James Rogers Survey, Section 19, Abstract No.
52 659, City of Austin, Travis County, Texas, said 57.414 acres being more
53 particularly described by metes and bounds in **Exhibit “A-4”** incorporated into this
54 ordinance; and

55 Tract 5:

56 31.023 acres of land, out of the James Rogers Survey, Section 19, Abstract No.
57 659, City of Austin, Travis County, Texas, said 31.023 acres being more
58 particularly described by metes and bounds in **Exhibit “A-5”** incorporated into this
59 ordinance,

60 (respectively “Tract 1”, “Tract 2”, “Tract 3”, “Tract 4”, and “Tract 5”, collectively,
61 the “Property”),

62 as generally bounded by Braker Lane, Burnet Road, MoPac Expressway, and Stonelake
63 Boulevard, and identified in the map attached as **Exhibit “B”**.

64 **PART 4.** The Regulating Plan for the North Burnet/Gateway Zoning District (the
65 “Regulating Plan”) identifies and defines subdistricts within the plan area and established
66 boundaries for each subdistrict. Tract 2 is currently within the Commercial Mixed Use
67 Subdistrict, with Tract 1, Tract 3, Tract 4, and Tract 5 currently within the boundary of the
68 Regulating Plan, as shown on **Exhibit “C”**. Figure 1-2 of the Regulating Plan is amended
69 to depict the Property as Research and Sciences Mixed Use Subdistrict (RSMU) as shown
70 on **Exhibit “D”**.

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PART 5. Figure 1-2 attached as Exhibit “D” is incorporated into the Regulating Plan, and the revised figures shall be substituted where appropriate in the Regulating Plan documents.

PART 6. Except as specifically provided in this ordinance, the Property is subject to the terms and conditions of Ordinance No. 20090312-035, as amended.

PART 7. This ordinance takes effect on _____, 2026.

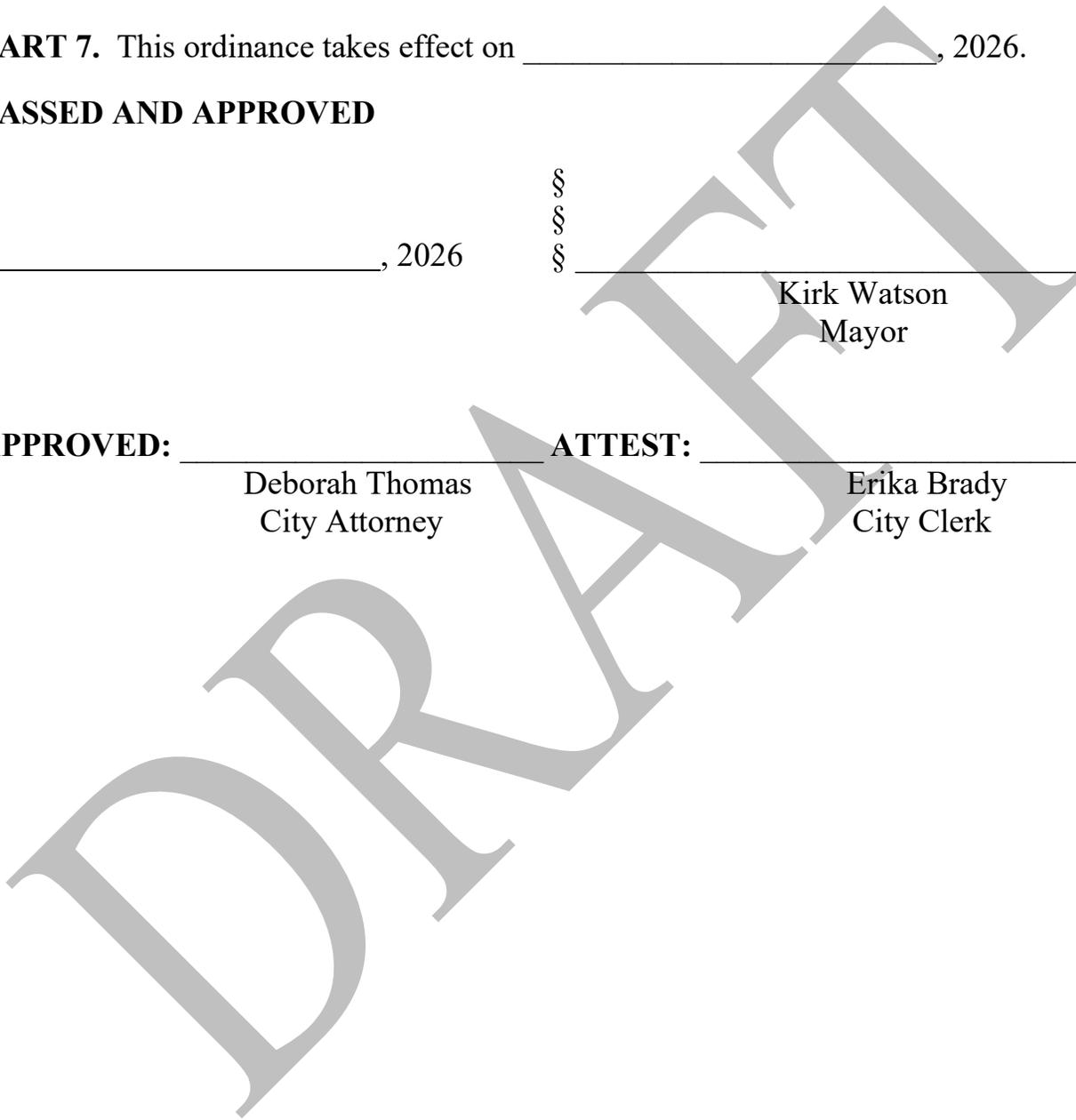
PASSED AND APPROVED

_____, 2026 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk





219.24 Acres
T.J. Chambers, Abstract 7
Travis County, Texas

Project No. 1023084593
FN 50502
Page 1 of 7

**FIELD NOTES DESCRIPTION
ZONING EXHIBIT**

BEING A 219.24 ACRE TRACT OF LAND, OUT OF THE T.J. CHAMBERS, ABSTRACT NO. 7. SAID 219.24 ACRE TRACT BEING OUT OF A CALLED 382 ACRES, KNOWN AS FIRST TRACT, TO THE BOARD OF REGENT OF THE UNIVESITY OF TEXAS, DESCRIBED IN A DEED RECORDED IN VOLUME 994, PAGE 337, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), SAID 219.24 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod found in the southwesterly line of a called 0.755 acre COFFEE BREAKER, LLC, described in a deed recorded in Document No. 2020118692, Official Public Records Of Travis County, Texas (O.P.R.T.C.TX.), for the north corner of a called 0.603 acres, to the J.F. PROPERTY HOLDINGS, LLC, described in a deed recorded in Document No. 2020021716, O.P.R.T.C.TX., and for an northeasterly corner of the tract described herein;

THENCE South 18°04'16" West, along the northwesterly line of said 0.755 acres, and interior line of the tract described herein, a distance of 228.15 feet to a 1/4" iron pipe found leaning for the westerly corner of a 13,400 square foot tract to David J. and Susan M. Schara, described in a deed recorded in Volume 8002, Page 940, D.R.T.C.TX., and for an interior corner of the tract described herein;

THENCE South 61°49'49" East, along the southwesterly line of said 13,400 square foot tract, and interior line of the tract described herein, a distance of 182.53 feet to a calculated point in the west line of Burnet Road (variable width right-of-way), for the southerly corner of said 13,400 square foot tract, and for a easterly corner of the tract described herein, from which a 5/8" iron rod found, bears South 61°49'49" East, a distance of 0.36 feet;

THENCE along the southwesterly line of said Burnet Road, for the following three (3) courses and distances numbered 1-3:

1. South 15°08'50" West, a distance of 778.18 feet to a calculated point, for the point of curvature of curve to the left,
2. With the Arc of a curve to the left, having a Radius of 11519.20 feet, a Delta Angle of 05°28'00", an Arc Distance of 1099.06 feet, and a Chord which bears South 12°24'50" West, a distance of 1098.65 feet to a disturbed concrete monument, for the end of the curve herein described,

SAM COMPANIES

4801 Southwest Parkway / Bldg. 2 Suite 100 / Austin, Texas 78735
512.447.0575 Office / 512.326.3029 Fax / TBPELS #10064300



219.24 Acres
T.J. Chambers, Abstract 7
Travis County, Texas

Project No. 1023084593
FN 50502
Page 2 of 7

3. South $09^{\circ}40'50''$ West, a distance of 1508.47 feet to a calculated point in the northwesterly line of said Burnet Road, for the northeasterly corner of Lot 1, Block B, of the INDUSTRIAL TERRACE SECTION ONE SUBDIVISION, recorded in Volume 12, Page 11, Plat Records of Travis County, Texas (P.R.T.C.TX.), in the southwesterly line of said first tract, for the southeasterly corner of the tract described herein, from which a $1/2''$ iron rod found bears South $61^{\circ}57'30''$ East, a distance of 2.12 feet,

THENCE North $61^{\circ}57'30''$ West, along the northeasterly line of said Lot 1, Block B, the southwesterly line of said first tract, and the tract described herein, a distance of 3061.44 feet to a $5/8''$ iron rod found in the easterly line of a Missouri Pacific Railroad (100' wide right-of-way), in the southwesterly line of said first tract, for the northwest corner of Lot 5, Block G, of the INDUSTRIAL TERRACE SECTION FOUR SUBDIVISION, recorded in Volume 60, Page 3, P.R.T.C.TX., and for the westerly corner of the tract described herein;

THENCE North $18^{\circ}31'42''$ East, along the easterly line of said Missouri Pacific Railroad, and the tract described herein, a distance of 3348.26 feet to a calculated point in the easterly line of said Missouri Pacific Railroad, for the southwesterly corner of a called 167,726 square foot tract, known as Tract One, known as a right-of-way easement, to the City of Austin, as described in deed recorded in Volume 8122, Page 601, D.R.T.C.TX., and for the northwesterly corner of the tract described herein;

THENCE along the southwesterly line of said right-of-way easement, for the following six (6) courses and distances numbered 1-6:

1. South $62^{\circ}05'01''$ East, a distance of 43.03 feet to a calculated point, from which a $1/2''$ iron rod bent, bears South $82^{\circ}12'46''$ West, a distance of 3.88 feet,
2. South $68^{\circ}44'11''$ East, a distance of 906.10 feet to a calculated point,
3. South $62^{\circ}05'01''$ East, a distance of 673.65 feet to a $5/8''$ iron rod found, for the point of curvature of a curve to the left,
4. With the Arc of a curve to the left, having a Radius of 1460.00 feet, a Delta Angle of $14^{\circ}19'40''$, an Arc Distance of 365.10 feet, and a Chord which bears South $69^{\circ}14'51''$ East, a distance of 364.15 feet to a $5/8''$ iron rod found, and for the end of the curve herein described

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219.24 Acres
T.J. Chambers, Abstract 7
Travis County, Texas

Project No. 1023084593
FN 50502
Page 3 of 7

5. South 76°24'41" East, a distance of 58.92 feet to a 5/8" iron rod found, from which a mag nail found with a cap stamped "JPH LAND SURVEYING", bears South 76°34'04" East, a distance of 221.01 feet, and
6. South 62°11'59" East, a distance of 413.29 feet to the **POINT OF BEGINNING**, containing 219.24 acres, more or less.

Notes:

1. This description and the attached Zoning Exhibit plat were prepared for the purposes of creating a Zoning Exhibit.
2. Project is based on the Texas Coordinate System, Texas Central Zone (4203), NAD83 (2011)/NAVD88. All distance shown hereon are in grid distance. U.S. Survey Feet.
3. Title Report Provided by Heritage Title Company of Austin, Inc., File No. CS20220318 Effective Date: October 10, 2022, Issued: October 21, 2022.
4. The Boundary Information shown hereon is compiled from existing land records of Travis County, Texas and a field survey performed by SAM, LLC.
5. Per documentation filed at the Texas General Land Office, the T.J. Chambers League Survey, Abstract No. 7, appears to possibly be in conflict with the James Rogers Survey No. 19, Abstract 659, and the James F. Wallace 1/3 League Survey No. 18.



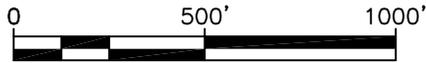
Surveying And Mapping, LLC (SAM)
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300

Neil Hines 12 August 2025

Neil Hines
Registered Professional Land Surveyor
No. 5642 - State of Texas

SAM COMPANIES

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512.447.0575 Office / 512.326.3029 Fax / TBPELS #10064300

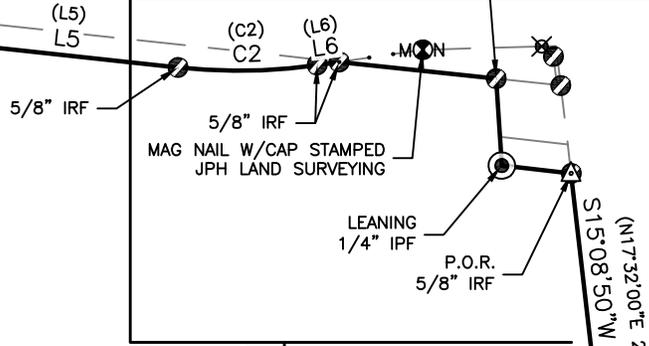


GRAPHIC SCALE

WEST BRAKER LANE
(RIGHT-OF-WAY VARIES)

TRAVIS COUNTY
T.J. CHAMBERS
ABSTRACT NO. 7

(L3)
L3
P.O.R.
1/2" IRF BENT
SEE DETAIL D



SEE DETAIL A

T.J. CHAMBERS
ABSTRACT NO. 7

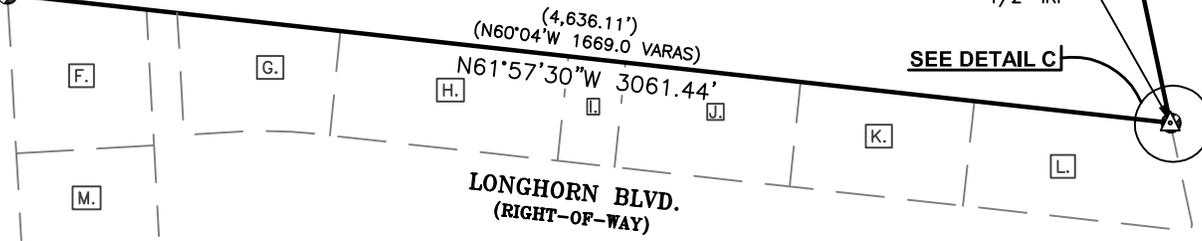
MISSOURI PACIFIC RAIROAD
(100' RIGHT-OF-WAY)

N18°31'42"E 3348.26'

219.24 ACRES
PORTION OF
A CALLED 382 ACRE.
FIRST TRACT
BOARDS OF REGENT OF THE
UNIVERSITY OF TEXAS
VOL. 994, PG. 337
D.R.T.C.TX.
PID: 547824
CALLED 230.30 ACRE.

DISTURBED
CONC. MON.

SEE DETAIL C



LONGHORN BLVD.
(RIGHT-OF-WAY)

JOB NUMBER: 1023084593
DATE: 8/12/2025
SCALE: 1" = 500'
SURVEYOR: N.HINES
TECHNICIAN: J.ORNELAS
DRAWING: 84593-UT PICKLE_ZONING EXHIBIT_GRID.dwg
TRACT ID: 547824
PARTYCHIEF: C.HERNANDEZ & A.GONZALES
FIELDBOOKS: 43037 & 43143



4801 Southwest Parkway
Building Two, Suite 100
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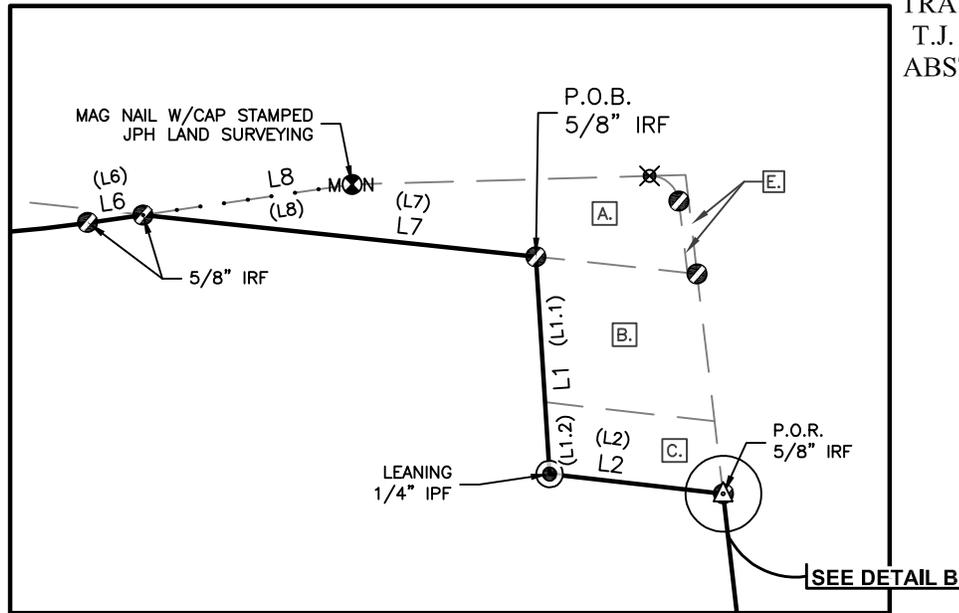
Office: 512.447.0575
Fax: 512.326.3029
Email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: UNIVERSITY OF TEXAS
PICKLE RESEARCH CAMPUS EXHIBIT

SHEET 4
OF 7

TRAVIS COUNTY
T.J. CHAMBERS
ABSTRACT NO. 7



DETAIL A
NOT TO SCALE

- | | | |
|---|---|---|
| <p>A. = COFFEE BREAKER, LLC
CALLED 0.755 ACRE
DOC. NO. 2020118692
O.P.R.T.C.TX.</p> | <p>F. = LOT 5, BLOCK G
INDUSTRIAL TERRACE
SECTION FOUR
VOL. 60, PG. 3
P.R.T.C.TX.</p> | <p>K. = LOT 2
REDIVISION OF INDUSTRIAL
TERRACE
SECTION THREE
VOL. 70, PG. 94
P.R.T.C.TX.</p> |
| <p>B. = JF PROPERTY
HOLDINGS, LLC
CALLED 0.603 ACRE
DOC. NO. 2020021716
O.P.R.T.C.TX.</p> | <p>G. = LOT 6, BLOCK B
INDUSTRIAL TERRACE
SECTION FOUR
VOL. 60, PG. 3
P.R.T.C.TX.</p> | <p>L. = LOT 1, BLOCK B
INDUSTRIAL TERRACE
SECTION ONE
VOL. 12, PG. 11
P.R.T.C.TX.</p> |
| <p>C. = DAVID J. SCHARA
AND
SUSAN M. SCHARA
13,400 SQ. FT.
VOL. 8002, PG. 940
D.R.T.C.TX.</p> | <p>H. = LOT 5, BLOCK B
INDUSTRIAL TERRACE
SECTION ONE
VOL. 12, PG. 79
P.R.T.C.TX.</p> | <p>M. = LOT 4, BLOCK G
INDUSTRIAL TERRACE
SECTION FOUR
VOL. 60, PG. 3
P.R.T.C.TX.</p> |
| <p>D. = CITY OF AUSTIN
R.O.W. EASEMENT
TRACT ONE
CALLED 167,726 SQ. FT.
VOL. 8122, PG. 601
D.R.T.C.TX.</p> | <p>I. = LOT 4
INDUSTRIAL TERRACE
SECTION ONE
VOL. 12, PG. 79
P.R.T.C.TX.</p> | |
| <p>E. = STREET DEED
CITY OF AUSTIN
CALLED 0.027 ACRES
DOC. NO. 2019151241
O.P.R.T.C.TX.</p> | <p>J. = LOT 1
REDIVISION OF
INDUSTRIAL TERRACE
SECTION THREE
VOL. 70, PG. 94
P.R.T.C.TX.</p> | |

JOB NUMBER: 1023084593
DATE: 8/12/2025
SCALE: 1" = 500'
SURVEYOR: N.HINES
TECHNICIAN: J.ORNELAS
DRAWING: 84593-UT PICKLE_ZONING EXHIBIT_GRID.dwg
TRACT ID: 547824
PARTYCHIEF: C.HERNANDEZ & A.GONZALES
FIELDBOOKS: 43037 & 43143



4801 Southwest Parkway
Building Two, Suite 100
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Office: 512.447.0575
Fax: 512.326.3029
Email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: UNIVERSITY OF TEXAS
PICKLE RESEARCH CAMPUS EXHIBIT

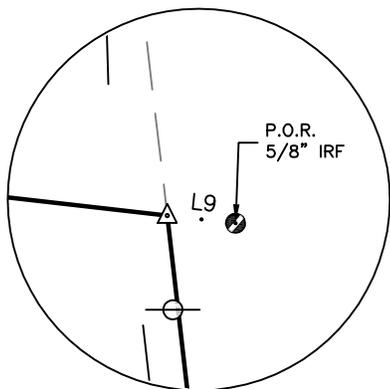
SHEET 5
OF 7

TRAVIS COUNTY
T.J. CHAMBERS
ABSTRACT NO. 7

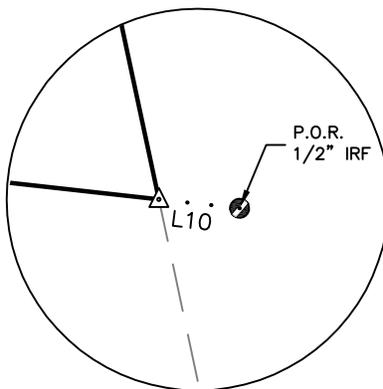
LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S18°04'16"W	228.15'
(L1.1)	(N17°54'40"E)	(152.87')
(L1.2)	(N19°53'00"E)	(75.00')
L2	S61°49'49"E	182.53'
L2	(N60°00'W)	(183.13')
L3	S62°05'01"E	43.03'
L3	(N62°08'W)	(43.19')
L4	S68°44'11"E	906.10'
L4	(N68°47'10"W)	(906.10')
L5	S62°05'01"E	673.65'
L5	(N62°08'00"W)	(673.65')

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L6	S76°24'41"E	58.92'
L6	(N76°27'40"W)	(58.92')
L7	S62°11'59"E	413.29'
L7	(N62°11'33"W)	(572.80')
L8	S76°34'04"E	221.01'
L8	(S76°32'23"E)	(221.07')
L9	S61°49'49"E	0.36'
L10	S61°57'30"E	2.12'
L11	S82°12'46"W	3.88'

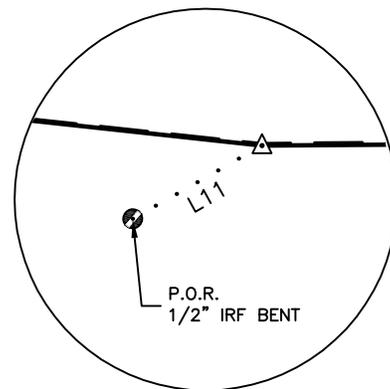
CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	005°28'00"	11519.20'	1099.06'	S12°24'50"W	1098.65'
(C1)	(005°28'00")	(11519.20')	(1099.06')	(N14°48'00"E)	(1098.65)
C2	014°19'40"	1460.00'	365.10'	S69°14'51"E	364.15'
(C2)	(14°19'400")	(1460.00')	(365.10')	(N69°17'50"W)	(364.15')



DETAIL B
NOT TO SCALE



DETAIL C
NOT TO SCALE



DETAIL D
NOT TO SCALE

JOB NUMBER: 1023084593
DATE: 8/12/2025
SCALE: 1" = 500'
SURVEYOR: N.HINES
TECHNICIAN: J.ORNELAS
DRAWING: 84593-UT PICKLE_ZONING EXHIBIT_GRID.dwg
TRACT ID: 547824
PARTYCHIEF: C.HERNANDEZ & A.GONZALES
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PICKLE RESEARCH CAMPUS EXHIBIT

SHEET 6
OF 7

TRAVIS COUNTY
T.J. CHAMBERS
ABSTRACT NO. 7

LEGEND

—————	BOUNDARY
- - - - -	ADJOINER PROPERTY
- - - - -	EASEMENT
.....	FLYTIE
△	CALCULATED POINT
⊙	REBAR SET
⊙	80D NAIL SET
⊙	MAG NAIL SET
⊙	REBAR FOUND
⊙	IRON PIPE FOUND
⊙	MAG NAIL FOUND
⊙	PK NAIL FOUND
■	CONCRETE MONUMENT FOUND
□	DISK MONUMENT FOUND
IRF	IRON ROD FOUND
IP	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
D.R.T.C.TX.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

NOTES:

1. BEARING ARE BASE ON THE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/93 (CORS). COORDINATES AND SITANCE SHOWN HEREON ARE GRID, AND CAN BE CONVERTED TO SURFACE DISTANCE USING A COMBINED SCALE FACTOR OF 1.00009.
2. THE HORIZONTAL CONTROL AND COORDINATES SHOWN ON THE SURVEY ARE BASED UPON TEXAS COORDINATE SYSTEM CENTRAL ZONE, NAD 83/2011 (CORS), GRID.
3. TITLE REPORT PROVIDED BY HERITAGE TITLE COMPANY OF AUSTIN, INC., FILE NO. CS20220318 EFFECTIVE DATE: OCTOBER 10, 2022, ISSUED: OCTOBER 21,2022.
4. THE PROPERTY SHOWN HEREIN IS KNOWN FOR ASSESSMENT PURPOSES AS PROPERTY ID 547824 AS LISTED ON THE TRAVIS COUNTY APPRAISAL DISTRICT WEBSITE.
5. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF TRAVIS COUNTY, TEXAS AND A FIELD SURVEY PERFORMED BY SAM, LLC.



NEIL HINES

12 August 2025

NEIL HINES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5642 – STATE OF TEXAS

DATE

JOB NUMBER: 1023084593
DATE: 8/12/2025
SCALE: 1" = 500'
SURVEYOR: N.HINES
TECHNICIAN: J.ORNELAS
DRAWING: 84593-UT PICKLE_ZONING EXHIBIT_GRID.dwg
TRACT ID: 547824
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PROJECT: UNIVERSITY OF TEXAS
PICKLE RESEARCH CAMPUS EXHIBIT

SHEET 7
OF 7



45.775 Ac.
James Rogers Survey, Section No. 19, Abstract No. 659
Travis County, Texas

Project No. 1023084593B
FN 51599
Page 1 of 4

**FIELD NOTES DESCRIPTION
ZONING EXHIBIT**

DESCRIPTION OF 45.755 ACRES OR (1,993,088 SQUARE FEET) OF LAND IN THE JAMES ROGERS SURVEY, SECTION NO. 19, ABSTRACT NO. 659, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OUT OF A CALLED 382.00 ACRE TRACT OF LAND, DESCRIBED AS TRACT ONE TO THE BOARD OF REGENTS, UNIVERSITY OF TEXAS SYSTEM, RECORDED IN VOLUME 994, PAGE 337 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), SAID 45.755 ACRES OR (1,993,088 SQUARE FEET) OF LAND, AS SURVEYED BY SURVEYING AND MAPPING, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" iron rod found on the south line of a Right-of-Way Easement for West Braker Lane, to the City of Austin, Texas, known as Tract Three, recorded in Volume 8122, Page 601 of the D.R.T.C.TX, and the west Right-of-Way line of the Union Pacific Railroad, a 100-foot wide Right-of-Way, for the northeast corner of the tract described herein;

THENCE, South 18°32'10" West, with said west Right-of-Way line of the Union Pacific Railroad, a distance of **3,342.51 feet** to a 1/2" iron rod with an illegible red plastic cap found for the northeast corner of Lot 1, of STONEBRIDGE VII, recorded in Volume 88, Page 346 of the Plat Records of Travis County, Texas (P.R.T.C.TX.), and the southeast corner of the tract described herein;

THENCE, North 62°05'50" West, departing the said west Right-of-Way line of the Union Pacific Railroad, with the north line of said Lot 1, STONEBRIDGE VII, a distance of **411.61 feet** to a calculated point on the east line of a Right-of-Way easement for North Mo-Pac Expressway (Loop 1) to the State Department of Highways and Public Transportation, recorded in Volume 8261, Page 799, of the D.R.T.C.TX., for the southwest corner of the tract described herein;

THENCE, departing the north line of said Lot 1, STONEBRIDGE VII, with said east line of a Right-of-Way easement for Mo-Pac Expressway, the following six (6) courses and distances:

- 1) **North 11°18'15" East**, a distance of **1,390.79 feet**, to a calculated point;
- 2) **North 15°35'36" East**, a distance of **1,002.55 feet**, to a calculated point;
- 3) **North 11°18'15" East**, a distance of **909.31 feet**, to a disturbed TxDOT type II monument found for the beginning of a curve to the right;
- 4) Along said curve to the right, having a **Radius** of **5,454.58 feet**, a **Delta Angle** of **00°54'25"**, an **Arc Distance** of **86.34 feet**, and a **Chord Bearing** which bears **North 11°34'52" East**, a **Chord Distance** of **86.34 feet** to a TxDOT type II monument found;
- 5) **North 50°27'14" East**, a distance of **89.65 feet** to a 1/2" iron rod found;
- 6) **South 88°10'34" East**, a distance of **81.25 feet** to a 1/2" iron rod found at the intersection of said south line of a Right-of-Way easement for West Braker Lane and said east line of a Right-of-Way easement for Mo-Pac Expressway, for the northwest corner of the tract described herein;

THENCE, departing said east line of a Right-of-Way easement for Mo-Pac Expressway, with said south line of a Right-of-Way easement for West Braker Lane, the following two (2) courses and distances:

- 1) **South 52°11'35" East**, a distance of **507.33 feet** to a calculated point;



45.775 Ac.
James Rogers Survey, Section No. 19, Abstract No. 659
Travis County, Texas

Project No. 1023084593A
FN 51001
Page 2 of 4

- 2) **South 62°07'15" East**, a distance of **155.55 feet**, to the **POINT OF BEGINNING** and containing 45.755 acres or (1,993,088 Square Feet) of land, more or less.

Notes:

1. Bearing basis is Texas Coordinate System, Central Zone (4203). All distances shown hereon are grid distances.
2. Field notes to accompany Exhibit FN 51599.
3. The horizontal control and coordinates shown on the survey are based upon Texas Coordinate System Central Zone (4203), NAD 83/2011 (CORS). Grid.
4. The boundary information shown hereon is compiled from existing land records of Travis County, Texas and a field survey performed by SAM, LLC.
5. Per documentation filed at the Texas General Land Office, the T.J. Chambers League Survey, Abstract No. 7, appears to possibly be in conflict with the James Rogers Headright Survey No. 19, and the James F. Wallace 1/3 League Survey No. 18.



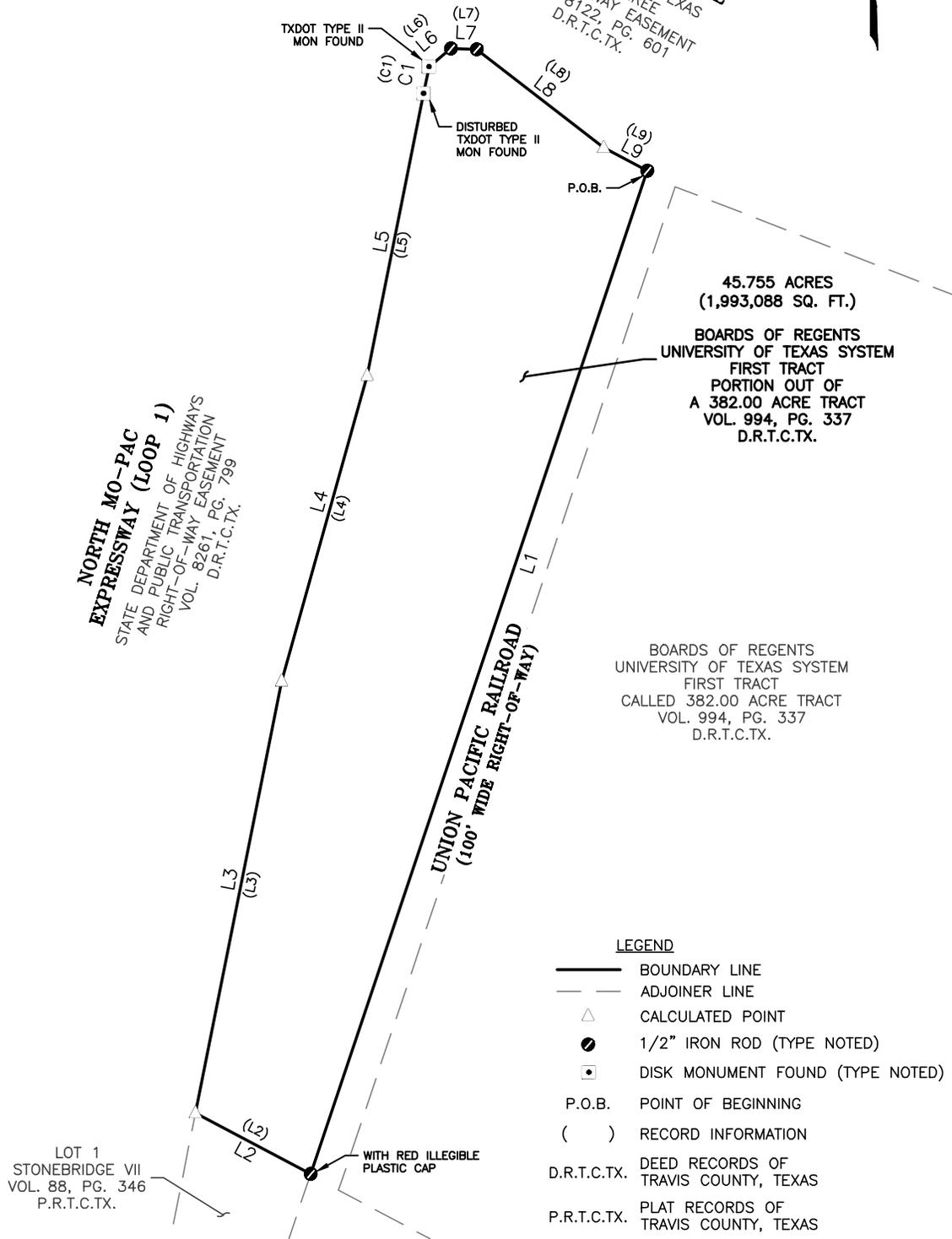
Surveying And Mapping, LLC (SAM)
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300

Neil Hines 13 October 2025
Neil Hines
Registered Professional Land Surveyor
No. 5642 - State of Texas

ZONING EXHIBIT



GRAPHIC SCALE
TRAVIS COUNTY, TEXAS
JAMES ROGERS SURVEY,
SECTION NO. 19,
ABSTRACT NO. 659



LEGEND

- BOUNDARY LINE
- - - ADJOINER LINE
- △ CALCULATED POINT
- 1/2" IRON ROD (TYPE NOTED)
- ◻ DISK MONUMENT FOUND (TYPE NOTED)
- P.O.B. POINT OF BEGINNING
- () RECORD INFORMATION
- D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

JOB NUMBER: 1023084593B
DATE: 10/13/2025
SCALE: 1"=400'
SURVEYOR: NEIL HINES
TECHNICIAN: LAUREN KIPP
DRAWING: 84593B_UT_PRC-45,755 AC
TRACT ID: —
PARTYCHIEF: S,REVUELTA
FIELDBOOKS: —



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PROJECT: UNIVERSITY OF TEXAS
PICKLE RESEARCH CENTER ZONING

SHEET 3
OF 4

ZONING EXHIBIT



GRAPHIC SCALE
TRAVIS COUNTY, TEXAS
JAMES ROGERS SURVEY,
SECTION NO. 19,
ABSTRACT NO. 659

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S18°32'10"W	3,342.51'
L2	N62°05'50"W	411.61'
(L2)	(N60°44'50"W)	(411.72')
L3	N11°18'15"E	1,390.79'
(L3)	(S12°39'15"W)	(1391.15')
L4	N15°35'36"E	1,002.55'
(L4)	(S16°56'36"W)	(1002.81')
L5	N11°18'15"E	909.31'
(L5)	(S12°39'15"W)	(909.54')
L6	N50°27'14"E	89.65'
(L6)	(S51°40'50"W)	(89.84')
L7	S88°10'34"E	81.25'
(L7)	(N86°40'49"W)	(81.14')
L8	S52°11'35"E	507.33'
(L8)	(N52°12'W)	(609.12')
L9	S62°07'15"E	155.55'
(L9)	(N62°08'W)	(155.47')

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	00°54'25"	5454.58'	86.34'	N11°34'52"E	86.34'
(C1)	(0°54'16")	(5454.58')	(86.11')	(S13°06'23"W)	(86.11')

NOTES:

- PROJECT IS BASE ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NAD83 (2011)/NAVD88. ALL DISTANCE SHOWN HEREON ARE IN GRID DISTANCE U.S. SURVEY FEET.
- THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF TRAVIS COUNTY, TEXAS AND A FIELD SURVEY PERFORMED BY SAM, LLC.
- PER DOCUMENTATION FILED AT THE TEXAS GENERAL LAND OFFICE, THE T.J. CHAMBERS LEAGUE SURVEY, ABSTRACT NO. 7, APPEARS TO POSSIBLY BE IN CONFLICT WITH THE JAMES ROGERS SURVEY NO. 19, ABSTRACT 659, AND THE JAMES F. WALLACE 1/3 LEAGUE SURVEY NO. 18.
- EXHIBIT TO ACCOMPANY FIELD NOTES FN 51599.



Neil Hines 13 October 2025

NEIL HINES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5642 - STATE OF TEXAS

DATE

JOB NUMBER: 1023084593B
DATE: 10/13/2025
SCALE: 1"=400'
SURVEYOR: NEIL HINES
TECHNICIAN: LAUREN KIPP
DRAWING: 84593B_UT_PRC-45,755 AC
TRACT ID: ---
PARTYCHIEF: S,REVUELTA
FIELDBOOKS: ---



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PROJECT: UNIVERSITY OF TEXAS
PICKLE RESEARCH CENTER ZONING
SHEET 4
OF 4



20.396 Ac.
James Rogers Survey, Section 19, Abstract 659
Travis County, Texas

Project No. 1023084593A
FN 50997
Page 1 of 4

**FIELD NOTES DESCRIPTION
ZONING EXHIBIT**

DESCRIPTION OF 20.396 ACRES OR (888,450 SQUARE FEET) OF LAND IN THE JAMES ROGERS SURVEY, SECTION 19, ABSTRACT 659, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF THE FIRST TRACT A CALLED 382.00 ACRE TRACT OF LAND, AS DESCRIBED TO BOARD OF REGENTS, UNIVERSITY OF TEXAS SYSTEM, RECORDED IN VOLUME 994, PAGE 337 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.); SAID 20.396 ACRES OR (888,450 SQUARE FEET) OF LAND, AS SURVEYED BY SURVEYING AND MAPPING, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a cotton spindle found at an angle point in the north line of said 382.00 acre tract of land, and the south line of a Right-of-Way Easement for West Braker Lane, to the City of Austin, Texas, described as Tract 4 in Volume 8122, Page 601 of the D.R.T.C.TX., from which a 1/2" iron rod found at the northwest corner of said 382.00 acre tract bears North 62°05'25" East, a distance of 385.14 feet;

THENCE, with said south line of the Right-of-Way easement, and north line of said 382.00 acre tract of land, the following three (3) course and distances:

- 1) South 62°05'51" East, a distance of 607.26 feet, to a TxDOT type II monument found, and an angle point in the tract described herein;
- 2) South 48°14'09" East, a distance of 103.00 feet to a TxDOT type II monument found, and an angle point in the tract described herein;
- 3) South 26°05'08" East, a distance of 106.39 feet, to a TxDOT type II monument found at the intersection of said south line of a Right-of-Way easement for West Braker Lane, and the west line of a Right-of-Way easement for Mo. Pac. Expressway to State Department of Highways and Public Transportation, recorded in Volume 8261, Page 799 of the D.R.T.C.TX., same being a beginning of a curve to the left, and angle point of the tract described herein;

THENCE, with said west line of a Right-of-Way easement for Mo. Pac. Expressway, and the east line of said 382.00 acre tract of land, the following two (2) courses and distances:

- 1) Along said curve to the left, having a Radius of 6029.58 feet, a Delta Angle of 02°54'05", an Arc Distance of 305.34 feet, and a Chord Bearing which bears South 12°39'49" West, a Chord Distance of 305.31 feet to a TxDOT type II monument found;
- 2) South 09°44'00" West, a distance of 379.83 feet, to a calculated point for the southeast corner of the tract described herein;

THENCE, departing said west line of a Right-of-Way easement for Mo. Pac. Expressway, and the east line of said 382.00 acre tract of land, over and across said 382.00 tract of land, the following seven (7) courses and distances:

- 1) North 79°16'19" West, a distance of 144.53 feet, to a cotton spindle found;
- 2) South 80°17'28" West, a distance of 270.66 feet, to a disturbed cotton spindle found;
- 3) North 88°38'55" West, a distance of 401.09 feet, to a 1/2" iron rod found;
- 4) North 24°37'36" West, a distance of 421.54 feet, to a disturbed 1/2" iron rod found;
- 5) North 28°55'26" East, a distance of 405.59 feet, to a cotton spindle found;
- 6) North 36°40'16" East, a distance of 305.46 feet, to a drill hole found;



20.396 Ac.
James Rogers Survey, Section 19, Abstract 659
Travis County, Texas

Project No. 1023084593A
FN 50997
Page 2 of 4

- 7) North 27°54'54" East, a distance of 165.97 feet, to the **POINT OF BEGINNING**, and containing 20.396 acres or (888,450 square feet) of land, more or less.

Notes:

1. This description and the attached Zoning Exhibit plat were prepared for the purposes of creating a Zoning Exhibit.
2. Project is based on the Texas Coordinate System, Texas Central Zone (4203), NAD83 (2011)/NAVD88. All distance shown hereon are in grid distance. U.S. Survey Feet.
3. Title Certificate Provided by Heritage Title Company of Austin, Inc., Issued Through: 10/21/2022
4. The Boundary Information shown hereon is compiled from existing land records of Travis County, Texas and a field survey performed by SAM, LLC.
5. Per documentation filed at the Texas General Land Office, the T.J. Chambers League Survey, Abstract No. 7, appears to possibly be in conflict with the James Rogers Survey No. 19, Abstract 659, and the James F. Wallace 1/3 League Survey No. 18.

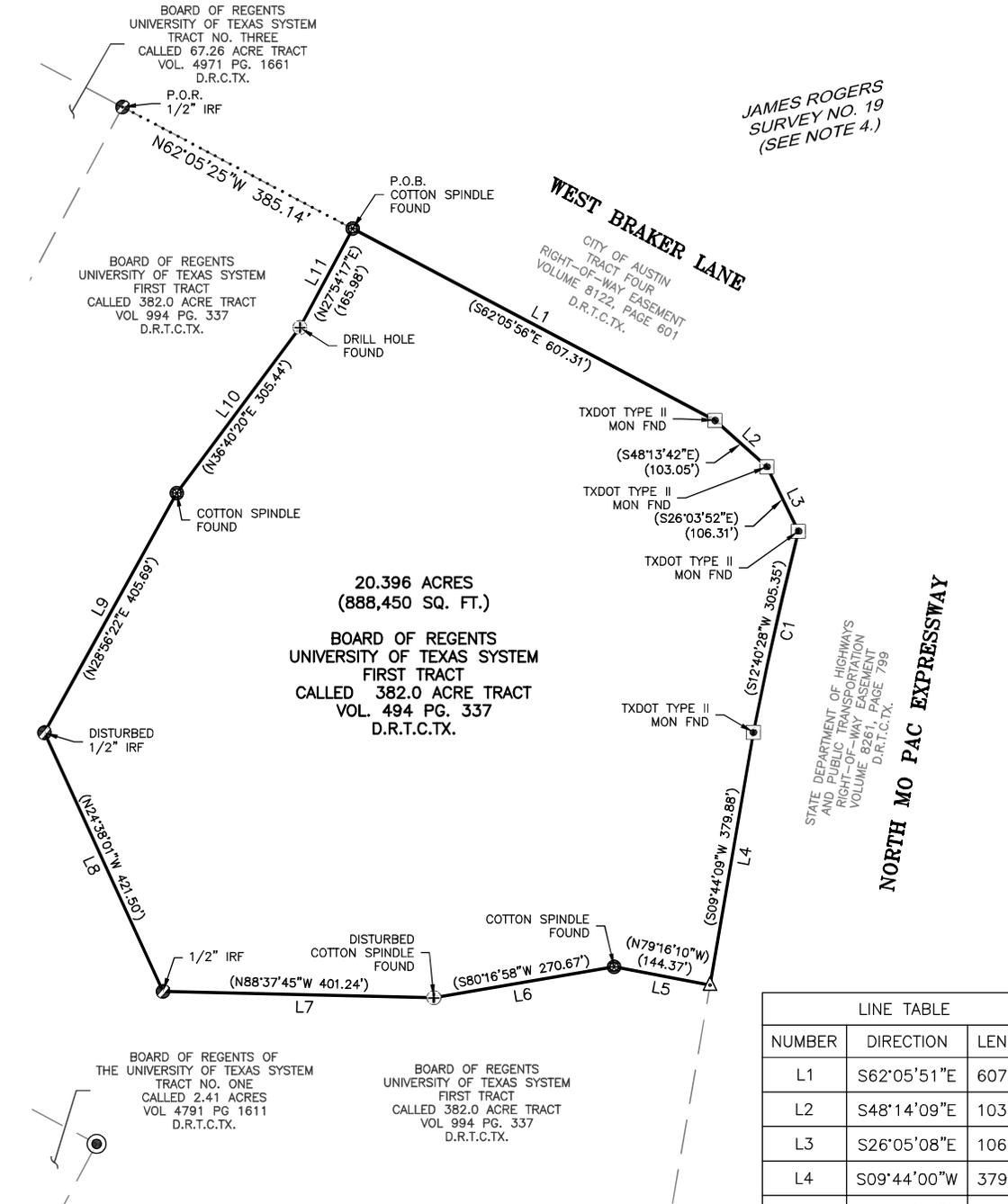


Surveying And Mapping, LLC (SAM)
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300

Neil Hines 5/24/2024
Neil Hines
Registered Professional Land Surveyor
No. 5642 - State of Texas

ZONING EXHIBIT

0 200' 400'
GRAPHIC SCALE
TRAVIS COUNTY
JAMES ROGERS SURVEY NO. 19
ABSTRACT NO. 659



20.396 ACRES
(888,450 SQ. FT.)
BOARD OF REGENTS
UNIVERSITY OF TEXAS SYSTEM
FIRST TRACT
CALLED 382.0 ACRE TRACT
VOL. 494 PG. 337
D.R.T.C.TX.

JAMES ROGERS
SURVEY NO. 19
(SEE NOTE 4.)

STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION
RIGHT-OF-WAY EASEMENT
VOLUME 8261, PAGE 799
D.R.T.C.TX.
NORTH MO PAC EXPRESSWAY

BOARD OF REGENTS OF
THE UNIVERSITY OF TEXAS SYSTEM
TRACT NO. ONE
CALLED 2.41 ACRES
VOL. 4791 PG 1611
D.R.T.C.TX.

BOARD OF REGENTS
UNIVERSITY OF TEXAS SYSTEM
FIRST TRACT
CALLED 382.0 ACRE TRACT
VOL. 994 PG. 337
D.R.T.C.TX.

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	002°54'05"	6029.58'	305.34'	S12°39'49"W	305.31'

NUMBER	DIRECTION	LENGTH
L1	S62°05'51"E	607.26'
L2	S48°14'09"E	103.00'
L3	S26°05'08"E	106.39'
L4	S09°44'00"W	379.83'
L5	N79°16'19"W	144.53'
L6	S80°17'28"W	270.66'
L7	N88°38'55"W	401.09'
L8	N24°37'36"W	421.54'
L9	N28°55'26"E	405.59'
L10	N36°40'16"E	305.46'
L11	N27°54'54"E	165.97'

FN: 50997

JOB NUMBER: 1023084593A
DATE: 05/22/2024
SCALE: 1" = 200'
SURVEYOR: NEIL HINES
TECHNICIAN: JOSHUA CLEMENTS
DRAWING: 84593A-UT PICKLE 20.40 AC FN50997
TRACT ID: _____
PARTY CHIEF: IAN WAIT
FIELDBOOKS: 43577 & 43589



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PROJECT: UNIVERSITY OF TEXAS
PICKLE RESEARCH ZONING
SHEET 3
OF 4

ZONING EXHIBIT



GRAPHIC SCALE
TRAVIS COUNTY
JAMES ROGERS SURVEY NO. 19
ABSTRACT NO. 659



LEGEND

- BOUNDARY LINE
- - - - - ADJOINING LINE
- FLYTIE
- △ CALCULATED POINT
- REBAR FOUND
- ◻ DISK MONUMENT FOUND
- ⊕ DRILL HOLE FOUND
- ⊙ COTTON SPINDLE FOUND
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- () RECORD INFORMATION
- D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS

NOTES:

1. PROJECT IS BASE ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NAD83 (2011)/NAVD88. ALL DISTANCE SHOWN HEREON ARE IN GRID DISTANCE U.S. SURVEY FEET.
2. TITLE CERTIFICATE PROVIDED BY HERITAGE TITLE COMPANY OF AUSTIN, INC., ISSUED THROUGH: 10/21/2022
3. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF TRAVIS COUNTY, TEXAS AND A FIELD SURVEY PERFORMED BY SAM, LLC.
4. PER DOCUMENTATION FILED AT THE TEXAS GENERAL LAND OFFICE, THE T.J. CHAMBERS LEAGUE SURVEY, ABSTRACT NO. 7, APPEARS TO POSSIBLY BE IN CONFLICT WITH THE JAMES ROGERS SURVEY NO. 19, ABSTRACT 659, AND THE JAMES F. WALLACE 1/3 LEAGUE SURVEY NO. 18.
5. EXHIBIT TO ACCOMPANY FIELD NOTES FN 50997.



Neil Hines
NEIL HINES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5642 - STATE OF TEXAS

5/24/2024
DATE

FN: 50997

JOB NUMBER: 1023084593A
DATE: 05/22/2024
SCALE: 1" = 200'
SURVEYOR: NEIL HINES
TECHNICIAN: JOSHUA CLEMENTS
DRAWING: 84593A-UT PICKLE 20.40 AC FN50997
TRACT ID: -----
PARTYCHIEF: IAN WAIT
FIELDBOOKS: 43577 & 43589



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PROJECT: UNIVERSITY OF TEXAS
PICKLE RESEARCH ZONING
SHEET 4
OF 4



57.414 Ac.
James Rogers Survey, Section 19, Abstract 659
Travis County, Texas

Project No. 1023084593A
FN 51001
Page 1 of 8

**FIELD NOTES DESCRIPTION
ZONING EXHIBIT**

DESCRIPTION OF 57.414 ACRES OR (2,500,954 SQUARE FEET) OF LAND IN THE JAMES ROGERS SURVEY, SECTION 19, ABSTRACT 659, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF THE FOLLOWING TRACTS OF LAND TO THE BOARD OF REGENTS, UNIVERSITY OF TEXAS SYSTEM, FIRST TRACT A CALLED 382.00 ACRE TRACT OF LAND, AS DESCRIBED TO, RECORDED IN VOLUME 994, PAGE 337 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), AND OUT OF TRACT NO. ONE A CALLED 2.41 ACRES, TRACT NO. TWO A CALLED 3.06 ACRES AND TRACT NO. THREE A CALLED 67.26 ACRES TRACT AS RECORDED IN VOLUME 4791, PAGE 1611 D.R.T.C.TX., SAID 57.414 ACRES OR (2,500,954 SQUARE FEET) OF LAND, AS SURVEYED BY SURVEYING AND MAPPING, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a cotton spindle found at an angle point in the north line of said 382.00 acre tract of land, and the south line of a Right-of-Way Easement for West Braker Lane, to the City of Austin, Texas, described as Tract 4 in Volume 8122, Page 601 of the D.R.T.C.TX., from which a TxDOT type II monument bears South 62°05'51" East, a distance of 607.26 feet;

THENCE, departing said north line of said 382.00 acre tract of land, and said south line of a Right-of-Way Easement for West Braker Lane, over and across said 382.00 acre tract of land, the following seven (7) course and distances:

- 1) South 27°54'54" West, a distance of 165.97 feet, to a 1/2" iron rod found;
- 2) South 36°40'16" West, a distance of 305.46 feet, to a cotton spindle found;
- 3) South 28°55'26" West, a distance of 405.59 feet, to a 1/2" iron rod found;
- 4) South 24°37'36" East, a distance of 421.54 feet, to a 1/2" iron rod found;
- 5) South 88°38'55" East, a distance of 401.09 feet, to a cotton spindle found;
- 6) North 80°17'28" East, a distance of 270.66 feet, to a cotton spindle found;
- 7) South 79°16'19" East, a distance of 144.53 feet, to a calculated point on the west line of a Right-of-Way easement for MoPac. Expressway to State Department of Highways and Public Transportation, recorded in Volume 8261, Page 799 of the D.R.T.C.TX, and the east line of said 382.00 acre tract of land, and the northeast corner of the tract described herein;

THENCE, with said west line of a Right-of-Way easement for MoPac. Expressway, and said east line of a 382.00 acre tract of land, the following three (3) courses and distances:

- 1) South 09°44'00" West, a distance of 530.65 feet, to a calculated point;
- 2) South 11°18'19" West, passing and 1/2" iron rod found at a distance of 548.72 feet for the northeast corner of said 3.06 acre tract of land, continuing with said west line of a Right-of-Way easement for MoPac. Expressway for a total distance of 844.18 feet, to a 1/2" iron rod found for the beginning of a curve to the right, and southeast corner of the tract described herein;
- 3) Along said curve to the right, having a Radius of 20.00 feet, a Delta Angle of 89°58'30", an Arc Distance of 31.41 feet, and a Chord Bearing which bears South 56°17'35" West, a Chord Distance of 28.28 feet to a calculated point at the intersection of said west line of a Right-of-Way easement for MoPac. Expressway, and the north Right-of-Way (R.O.W.) line of North Capital of Texas Highway (360);



57.414 Ac.
James Rogers Survey, Section 19, Abstract 659
Travis County, Texas

Project No. 1023084593A
FN 51001
Page 2 of 8

THENCE North 78°43'10" West, with said north R.O.W. line of North Capital of Texas Highway (360), a distance of 66.97 feet, to a 1/2" iron rod found for the southeast corner of Lot 1, Block A, of MORSE/EXTENDED STAY AMERICA SUBDIVISION, recorded in Volume 57, Pages 57-59 of the P.R.T.C.TX.

THENCE North 26°58'34" East, departing said North R.O.W. line of North Capital of Texas Highway (360), and with the east line of said Lot 1, Block A, a distance of 81.36 feet, to a 1/2" iron rod found for the northeast corner of said Lot 1, Block A MORSE/EXTENDED STAY AMERICA SUBDIVISION, and southeast corner of said 3.06 acre tract;

THENCE, with the north line of said Lot 1, Block A, of MORSE/EXTENDED STAY AMERICA SUBDIVISION and the south line of said 3.06 acre tract, the following two (2) courses and distances:

- 1) North 49°05'26" West, a distance of 169.43 feet, to a 1/2" iron rod found;
- 2) North 56°55'31" West, a distance of 286.77 feet, to a 1/2" iron rod found for the northwest corner of said Lot 1, Block A, of the MORSE/EXTENDED STAY AMERICA SUBDIVISION, and the northeast corner Lot 1, Block A of Morse/Clubhouse Inn Subdivision, recorded in Volume 98, Page 356 of the P.R.T.C.TX.;

THENCE, with north line of said Lot 1, Block A of MORSE/CLUBHOUSE INN SUBDIVISION, and the southerly line of said 3.06 acre tract, the following two (2) courses and distances:

- 1) North 57°14'44" West, continuing with the, a distance of 96.87 feet, to a 60d nail found in a fence corner post;
- 2) North 27°11'33" West, a distance of 100.31 feet a calculated point for the most northerly corner of said Lot 1, Block A, of MORSE/CLUBHOUSE INN SUBDIVISION, and the southeast corner of Lot 1, Block A, CRESCENT AT STONELAKE, recorded in Document No. 20080203 of the Official Public Records of Travis County, Texas (O.P.R.T.C.TX.),

THENCE North 27°05'53" West, continuing with the south line of said 3.06 acre tract, and with the east line of said Lot 1, Block A, CRESCENT AT STONELAKE a total distance of 209.01 feet, to a 1/2" iron pipe found, for the northwest corner of said 3.06 acre tract and an angle point in the south line of said 382.00 acre tract

THENCE, with the said east line Lot 1, Block A, CRESCENT AT STONELAKE, and south line of said 382.00 acre tract of land, the following five (5) courses,

- 1) North 24°39'56" West, a distance of 47.41 feet, to a 1/2" iron pipe found;
- 2) North 09°14'58" West, a distance of 75.57 feet, to a 1/2" iron pipe found;
- 3) North 02°46'28" West, a distance of 47.89 feet, to a 1/2" iron rod found;
- 4) North 06°55'42" East, a distance of 127.04 feet, to a 1/2" iron rod found;
- 5) North 65°38'47" West, a distance of 66.94 feet, to a 1/2" iron rod found, and southeast corner of said 2.41 acre tract of land, from which a 1/2" iron pipe bears North 28°11'35" West, a distance of 148.81 feet, for the northeast corner of said 2.41 acre tract;

THENCE, with the north line of said Lot 1, Block A, CRESCENT AT STONELAKE, and the south line of said 2.41 acre tract, the following two (2) courses and distances:

1. North 62°13'04" West, a distance of 140.49 feet, to a 1/2" iron rod found;



57.414 Ac.
James Rogers Survey, Section 19, Abstract 659
Travis County, Texas

Project No. 1023084593A
FN 51001
Page 3 of 8

2. North 66°12'54" West, a distance of 183.49 feet, to a 1/2" iron rod found for the most northerly west corner of said Lot 1, Block A, CRESCENT AT STONELAKE, and the northeast corner of Lot 1, Block A, MORSE/STONELAKE I as recorded in Document No. 199900141 Official Public Records of Travis County, Texas, ;

THENCE, with the north line of said Lot 1, Block A, MORSE/STONELAKE I, and the south line of said 2.41 acre tract, the following four (4) courses and distances:

- 1) North 66°29'30" West, a distance of 16.83 feet, to a 1/2" iron rod found
- 2) North 54°02'57" West, a distance of 139.51 feet, to a 1/2" iron rod found
- 3) North 60°57'28" West, a distance of 139.60 feet, to a 1/2" iron rod found
- 4) North 62°35'58" West, a distance of 73.21 feet, to a 1/2" iron rod found for the southwest corner of said 2.41 acre tract, and southeast corner of a said 67.26 acre tract;

THENCE North 62°12'28" West, continuing with the north line of said Lot 1, Block A, MORSE/STONELAKE I and the south line of said 67.26 acre tract, a distance of 127.00 feet, to a 1/2" iron rod found with an orange plastic cap stamped "RPLS 2780" in the east line of Stonelake Boulevard, a 120' wide for the southeast corner of a 120' wide Right-of-Way Easement to Travis County, Texas, described in Volume 11022, Page 755, Real Property Records of Travis County, Texas, (R.P.R.T.C.TX.), for the northeast corner of a Right-of-Way deed, called 5.515 acres, to the Northwest Travis County Road District No. 3 (Golden Triangle), as described in a deed recorded in Volume 11008, Page 436, R.P.R.T.C.TX., and the southwest corner of the tract herein described;

THENCE with the east line of said Stonelake Boulevard the following four (4) courses and distances:

- 1) North 08°39'07" West a distance of 793.61 feet to a 1/2" iron rod found for the Point of Curvature of a curve to the right;
- 2) With the arc of said curve to the right, having a Radius of 1,226.68 feet, a Delta Angle of 36°31'40", an Arc Distance of 782.05 feet, and a Chord Bearing of North 09°36'43" East, a Chord Distance of 768.87 feet to a 1/2" iron rod found with an orange plastic cap stamped "RPLS 2780" for the end of the curve herein described;
- 3) North 27°52'33" East, a distance of 125.10 feet to 1/2" iron rod found disturbed for the Point of Curvature of a curve to the right;
- 4) With the arc of said curve to the right, having a Radius of 25.00 feet, a Delta Angle of 90°01'23", an Arc Distance of 39.28 feet, and a Chord Bearing of North 72°53'15" East, a Chord Distance of 35.36 feet to a calculated point on the south line of said West Braker Lane Tract Two Right-of-Way Easement as recorded in said Volume 8122, Page 601 D.R.T.C.TX., for the end of the curve herein described;

THENCE South 62°06'04" East, with the south line of said West Braker Lane Tract Two Easement and the north line of the tract herein described a distance of 823.04 feet, to a 1/2" iron rod found for the northwest corner of said 382.00 acre tract, and northeast corner of said 67.26 acre tract, and the south line of said West Braker Lane Tract Two Right-of-Way Easement;

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57.414 Ac.
James Rogers Survey, Section 19, Abstract 659
Travis County, Texas

Project No. 1023084593A
FN 51001
Page 4 of 8

THENCE, South 62°06'27" East, and the south line of said West Braker Lane Tract Two Right-of-Way Easement a distance of 385.17 feet, to the **POINT OF BEGINNING** and containing 57.414 acres or (2,500,954quare Feet) of land, more or less.

Notes:

1. Bearing basis is Texas Coordinate System, Central Zone, NAD83, Grid.
2. The horizontal control and coordinates shown on the survey are based upon Texas Coordinate System Central Zone, NAD 83/2011 (CORS), Grid
3. Title research provided by Heritage Title Company of Austin, Inc., issued through: 10/21/2022
4. The boundary information shown hereon is compiled from existing land records of Travis County, Texas and a field survey performed by SAM, LLC.
5. Per documentation filed at the Texas General Land Office, the T.J. Chambers League Survey, Abstract No. 7, appears to possibly be in conflict with the James Rogers Headright Survey No. 19, and the James F. Wallace 1/3 League Survey No. 18.



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Texas Firm Registration No. 10064300

Neil Hines 5/24/2024
Neil Hines
Registered Professional Land Surveyor
No. 5642 - State of Texas

ZONING EXHIBIT

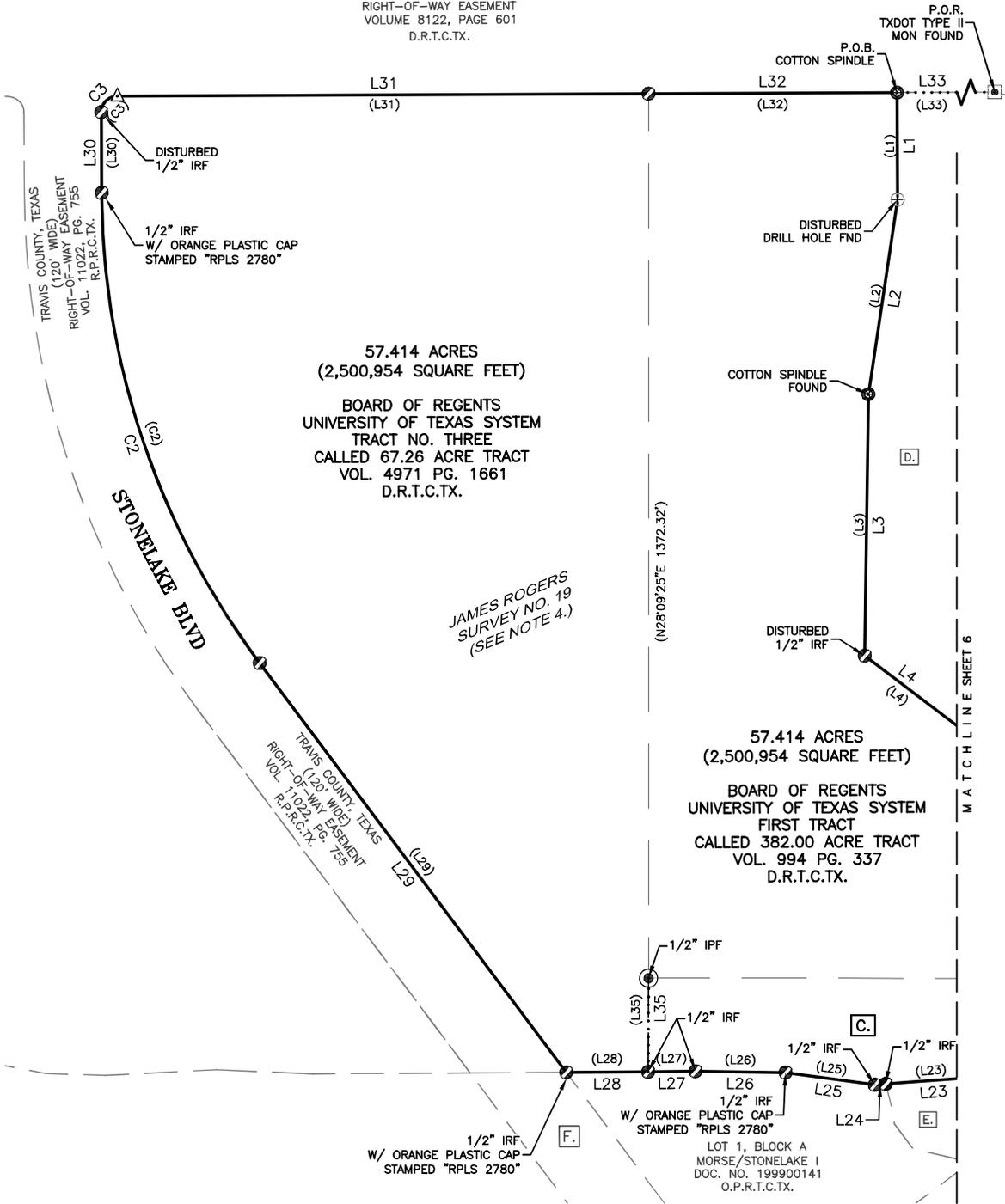


GRAPHIC SCALE
TRAVIS COUNTY
JAMES ROGERS SURVEY NO. 19
ABSTRACT NO. 659



WEST BRAKER LANE

CITY OF AUSTIN
TRACT FOUR
RIGHT-OF-WAY EASEMENT
VOLUME 8122, PAGE 601
D.R.T.C.TX.



FN: 51001

JOB NUMBER: 1023084593A
DATE: 05/22/2024
SCALE: 1" = 200'
SURVEYOR: NEIL HINES
TECHNICIAN: JUAN ORNELAS
DRAWING: 84593A-UT PICKLE 57.414 AC FN51001
TRACT ID: -----
PARTY CHIEF: IAN WAIT
FIELD BOOKS: 43577 & 43589



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email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: UNIVERSITY OF TEXAS
PICKLE RESEARCH ZONING

SHEET 5
OF 8

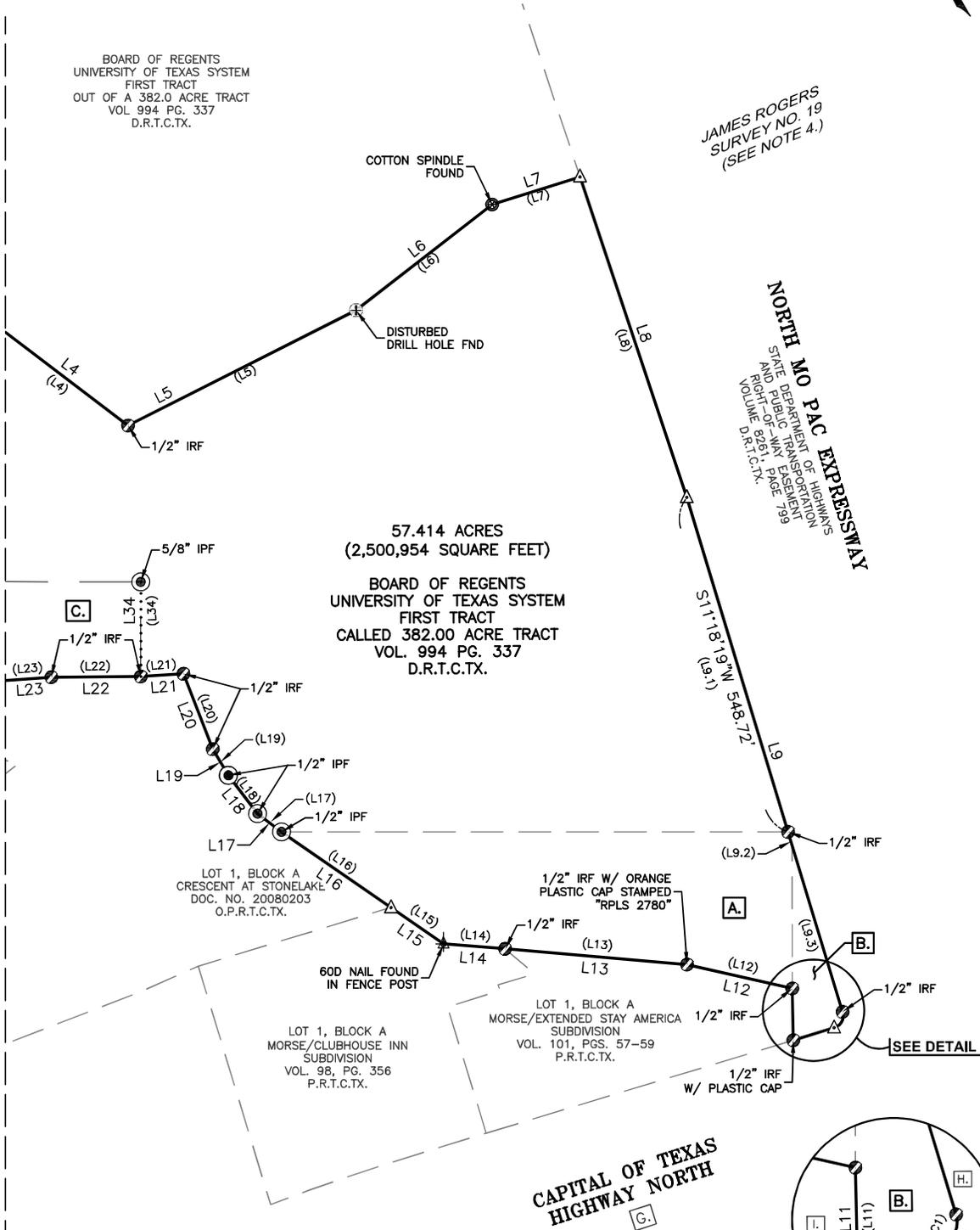
ZONING EXHIBIT



GRAPHIC SCALE
 TRAVIS COUNTY
 JAMES ROGERS SURVEY NO. 19
 ABSTRACT NO. 659

BOARD OF REGENTS
 UNIVERSITY OF TEXAS SYSTEM
 FIRST TRACT
 OUT OF A 382.0 ACRE TRACT
 VOL. 994 PG. 337
 D.R.T.C.TX.

JAMES ROGERS
 SURVEY NO. 19
 (SEE NOTE 4.)



NORTH MO PAC EXPRESSWAY
 STATE DEPARTMENT OF HIGHWAYS
 STATE PUBLIC WAY TRANSPORTATION
 RIGHT-OF-WAY PAGE 799
 VOLUME 8261, TX.
 D.R.T.C.TX.

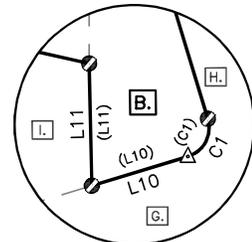
57.414 ACRES
 (2,500,954 SQUARE FEET)

BOARD OF REGENTS
 UNIVERSITY OF TEXAS SYSTEM
 FIRST TRACT
 CALLED 382.00 ACRE TRACT
 VOL. 994 PG. 337
 D.R.T.C.TX.

LOT 1, BLOCK A
 CRESCENT AT STONELAKE
 DOC. NO. 20080203
 O.P.R.T.C.TX.

LOT 1, BLOCK A
 MORSE/CLUBHOUSE INN
 SUBDIVISION
 VOL. 98, PG. 356
 P.R.T.C.TX.

LOT 1, BLOCK A
 MORSE/EXTENDED STAY AMERICA
 SUBDIVISION
 VOL. 101, PGS. 57-59
 P.R.T.C.TX.



DETAIL A:
 NOT TO SCALE

FN: 51001

JOB NUMBER: 1023084593A
DATE: 05/22/2024
SCALE: 1" = 200'
SURVEYOR: NEIL HINES
TECHNICIAN: JUAN ORNELAS
DRAWING: 84593A-UT PICKLE 57.414 AC FN51001
TRACT ID: -----
PARTYCHIEF: IAN WAIT
FIELDBOOKS: 43577 & 43589



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Texas Firm Registration No. 10064300

PROJECT: UNIVERSITY OF TEXAS
 PICKLE RESEARCH ZONING

SHEET 6
 OF 8



GRAPHIC SCALE
TRAVIS COUNTY
JAMES ROGERS SURVEY NO. 19
ABSTRACT NO. 659

ZONING EXHIBIT

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S27°54'54"W	165.97'
(L1)	(S27°54'17"W)	(165.98')
L2	S36°40'16"W	305.46'
(L2)	(S36°40'20"W)	(305.44')
L3	S28°55'26"W	405.59'
(L3)	(S28°56'22"W)	(405.69')
L4	S24°37'36"E	421.54'
(L4)	(S24°38'01"E)	(421.50')
L5	S88°38'55"E	401.09'
(L5)	(S88°37'45"E)	(401.24')
L6	N80°17'28"E	270.66'
(L6)	(N80°16'58"E)	(270.67')
L7	S79°16'19"E	144.53'
(L7)	(S79°16'10"E)	(144.37')
L8	S09°44'00"W	530.65'
(L8)	(S09°44'09"W)	(530.22')
L9	S11°18'19"W	844.18'
(L9.1)	(S11°17'15"W)	(549.17')
(L9.2)	(S11°17'15"W)	(21.30')
(L9.3)	(S11°17'15"W)	(274.20')
L10	N78°43'10"W	66.97'
(L10)	(N78°45'09"W)	(67.08')
L11	N26°58'34"E	81.36'
(L11)	(N26°56'35"E)	(81.36')

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L12	N49°05'26"W	169.43'
(L12)	(N49°05'37"W)	(169.40')
L13	N56°55'31"W	286.77'
(L13)	(N56°55'37"W)	(286.75')
L14	N57°14'44"W	96.87'
(L14)	(N57°05'03"W)	(97.11')
L15	N27°11'33"W	100.31'
(L15)	(N27°17'39"W)	(100.07')
L16	N27°05'53"W	209.01'
(L16)	(N27°06'24"W)	(209.01')
L17	N24°39'56"W	47.41'
(L17)	(N24°43'41"W)	(47.54')
L18	N09°14'58"W	75.57'
(L18)	(N09°11'52"W)	(75.46')
L19	N02°46'28"W	47.89'
(L19)	(N03°04'49"W)	(47.45')
L20	N06°55'42"E	127.04'
(L20)	(N07°01'09"E)	(127.52')
L21	N65°38'47"W	66.94'
(L21)	(N65°34'55"W)	(66.90')
L22	N62°13'04"W	140.49'
(L22)	(N62°13'12"W)	(140.55')
L23	N66°12'54"W	183.49'
(L23)	(N66°13'38"W)	(183.48')

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L24	N66°29'30"W	16.83'
L25	N54°02'57"W	139.51'
(L25)	(N54°02'10"W)	(136.60')
L26	N60°57'28"W	139.60'
(L26)	(N60°57'21"W)	(139.56')
L27	N62°35'58"W	73.21'
(L27)	(N62°35'46"W)	(73.23')
L28	N62°12'28"W	127.00'
(L28)	(N62°14'50"W)	(126.93')
L29	N08°39'07"W	793.61'
L29	(N08°39'47"W)	(793.20')
L30	N27°52'33"E	125.10'
L30	(N27°53'40"E)	(125.00')
L31	S62°06'04"E	823.04'
L31	(S62°06'11"E)	(823.07')
L32	S62°06'27"E	385.17'
L32	(S62°06'34"E)	(385.18')
L33	S62°05'51"E	607.26'
L33	(S62°05'56"E)	(607.31')
L34	N28°11'35"E	148.81'
L34	(S26°11'03"W)	(146.73')
L35	N28°19'16"E	145.24'
L35	(N28°18'51"E)	(145.14')

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	089°58'30"	20.00'	31.41'	S56°17'35"W	28.28'
(C1)	(89°58'56")	(20.00')	(31.41')	(S56°17'15"W)	(28.28')
C2	036°31'40"	1226.68'	782.05'	N09°36'43"E	768.87'
(C2)	(36°33'27")	(1226.68')	(782.68')	(N09°36'56"E)	(769.47')
C3	090°01'23"	25.00'	39.28'	N72°53'15"E	35.36'
(C3)	(90°00'54")	(25.00')	(39.28')	(N72°53'40"E)	(35.36')

FN: 51001

JOB NUMBER: 1023084593A
DATE: 05/22/2024
SCALE: 1" = 200'
SURVEYOR: NEIL FINES
TECHNICIAN: JUAN ORNELAS
DRAWING: 84593A-UT_PICKLE_57.414 AC_FN51001
TRACT ID: -----
PARTYCHIEF: IAN WAIT
FIELDBOOKS: 43577 & 43589



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Texas Firm Registration No. 10064300

PROJECT: UNIVERSITY OF TEXAS
PICKLE RESEARCH ZONING

SHEET 7
OF 8



31.023 Ac.
James Rogers Survey No. 19, Abstract 659
Travis County, Texas

Project No. 1023084593A
FN 50998
Page 1 of 6

**FIELD NOTES DESCRIPTION
ZONING EXHIBIT**

DESCRIPTION OF A 31.023 ACRES (OR 1,351,362 SQUARE FEET) OF LAND IN THE JAMES ROGER SURVEY NO. 19, ABSTRACT 659, TRAVIS COUNTY, TEXAS; AND BEING OUT OF TRACT NO. THREE A CALLED 67.26 ACRE TRACT, TO THE BOARD OF REGENTS UNIVERSITY OF TEXAS SYSTEM, RECORDED IN VOLUME 4971, PAGE 1661, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.); SAID 31.023 ACRES OF LAND, AS SURVEYED BY SURVEYING AND MAPPING, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found with an orange plastic cap stamped "RPLS 2780" in the east line of Stonelake Boulevard, a 120' wide Right-of-Way, for the southeast corner of a 120' wide Right-of-Way easement to Travis County, Texas, described in a deed recorded in Volume 11022, Page 755, Real Property Records of Travis County, Texas, (R.P.R.T.C.TX.), for the northeast corner of a Right-of-Way deed, called 5.515 acres, to the Northwest Travis County Road District No. 3 (Golden Triangle), as described in a deed recorded in Volume 11008, Page 436, R.P.R.T.C.TX., for a corner of a said 67.26 acres;

THENCE North 62°13'25" West, departing the southwest corner of said 67.26 acres, and over and across said Stonelake Boulevard, a distance of 149.14 feet to a calculated point in the west line of said Stonelake Boulevard, for the southwest corner of said 120' wide Right-of-Way easement to Travis County Texas, for the northwest corner of said 5.515 acres, for the east corner of Lot 1, Block A, of the MORSE SUBDIVISION SECTION ONE, as shown on a plat recorded in Volume 92, Page 345, Plat Records of Travis County, Texas (P.R.T.C.TX.), and **POINT OF BEGINNING** of the tract described herein;

THENCE with the north line of said Lot 1, Block A, of the MORSE SUBDIVISION SECTION ONE, and this tract, the following seven (7) courses and distances, numbered (1-7):

- 1) North 62°11'20" West, a distance of 243.82 feet, to a disturbed 1/2" iron rod found;
- 2) North 59°18'27" West, a distance of 149.42 feet, to a calculated point;
- 3) North 64°44'59" West, a distance of 172.30 feet, to a 1/2" iron rod found;
- 4) North 60°08'47" West, a distance of 91.85 feet, to a calculated point;
- 5) North 50°59'46" West, a distance of 151.94 feet, to a calculated point;
- 6) North 50°13'34" West, a distance of 172.95 feet, to a calculated point;
- 7) North 22°27'47" East, a distance of 173.77 feet, to a 1/2" iron rod found for the northeast corner of said Lot 1, Block A, of the MORSE SUBDIVISION SECTION ONE, for the southeast corner of Lot 1, Block A, of the MORSE SUBDIVISION SECTION TWO, as shown on a plat recorded in Volume 101, Page 290, P.R.T.C.TX., and for an interior corner of the tract described herein;

THENCE with the east line of said Lot 1, Block A, of the MORSE SUBDIVISION SECTION TWO, and this tract, the following eight (8) courses and distances, numbered (8-15):

- 8) North 28°15'04" West, a distance of 164.76 feet, to a 1/2" iron rod found with an orange plastic cap stamped "RPLS 2780";
- 9) North 05°00'26" West, a distance of 81.30 feet, to a 1/2" iron rod found;
- 10) North 14°08'42" East, a distance of 93.92 feet, to a 1/2" iron rod found with an orange plastic cap stamped "RPLS 2780";
- 11) North 48°26'57" East, a distance of 93.94 feet, to a 1/2" iron rod found;



31.023 Ac.
James Rogers Survey No. 19, Abstract 659
Travis County, Texas

Project No. 1023084593A
FN 50998
Page 2 of 6

- 12) North 54°10'47" West, a distance of 132.98 feet, to a 60D nail found in a tree;
- 13) North 58°24'55" West, a distance of 106.09 feet to a 1/2" iron rod found;
- 14) North 61°12'24" West, a distance of 112.66 feet to a 1/2" iron rod found;
- 15) North 63°58'51" West, a distance of 165.14 feet to a mag nail found for the northerly corner of said Lot 1, Block A, of the MORSE SUBDIVISION SECTION TWO, in the southeast line of Lot 2, of the ARBOR TOWN SQUARE SUBDIVISION, as shown on plat recorded in Document No. 201400224, Official Public Records of Travis County, Texas (O.P.R.T.C.TX.), and for the most westerly corner of the tract described herein;

THENCE with the southeast line of said Lot 2, of the ARBOR TOWN SQUARE SUBDIVISION, and this tract, the following two (2) courses and distances, numbered (16-17):

- 16) North 32°52'53" East, a distance of 10.85 feet to a calculated point;
- 17) North 32°45'30" East, a distance of 188.84 feet to a mag nail found, for the east corner of said Lot 2, of the ARBOR TOWN SQUARE SUBDIVISION, in the southwest line of Lot 1, Block A, of the VENTURE ADDITION NO. 1 Subdivision, as shown on a plat recorded in Volume 94, Page 365, P.R.T.C.TX., and for an exterior corner of the tract described herein;

THENCE with the southwest line of said Lot 1, Block A, of the VENTURE ADDITION NO. 1 Subdivision, and this tract, the following two (2) courses and distances, numbered (18 - 19):

- 18) South 60°25'11" East, a distance of 139.72 feet to a 1/2" iron rod found;
- 19) North 29°12'03" East, a distance of 708.13 feet to a calculated point in the southwest line of West Braker Lane, called Tract Two, a Right-of-Way easement to the City of Austin, as described in a deed recorded in Volume 8122, Page 601, D.R.T.C.TX., for the point of curvature of a curve to the right, and for the northwest corner of the tract described herein, from which a disturbed 1/2" iron rod found, bears South 73°41'42" West, a distance of 0.20 feet;

THENCE with the southwest line of said West Braker Lane, and this tract, the following two (2) courses and distances, numbered (20-21):

- 20) With the Arc of a curve to the right, having a radius of 980.70 feet, a Delta Angle of 9°44'43", an Arc Distance of 166.81 feet, and a Chord Bearing which bears South 67°00'58" East, a Chord Distance of 166.60 feet to a calculated point, from which a disturbed 1/2" iron rod found, bears South 23°15'31" East, a distance of 0.39 feet;
- 21) South 62°07'25" East a distance of 628.95 feet to a calculated point in the southwest line of said West Braker Lane, also being the northwest corner of said Stonelake Boulevard, for a point of curvature to the right, and for the most northeasterly corner of the tract described herein, from which a 60D nail found, bears South 66°53'15" East, a distance of 0.32 feet;



31.023 Ac.
James Rogers Survey No. 19, Abstract 659
Travis County, Texas

Project No. 1023084593A
FN 50998
Page 3 of 6

THENCE with the northwest line of said Stonelake Boulevard, and this tract, the following four (4) courses and distances, numbered (22-25):

- 22) With the Arc of a curve to the right, having a radius of 25.00 feet, a Delta Angle of $89^{\circ}59'58''$, an Arc Distance of 39.27 feet, and a Chord Bearing which bears South $17^{\circ}07'26''$ East, a Chord Distance of 35.36 feet to a 1/2" iron rod found with an illegible orange plastic cap, from which a disturbed 1/2" iron rod found for an exterior corner of said 67.26 acres, bears South $62^{\circ}06'21''$ East, a distance of 120.00 feet;
- 23) South $27^{\circ}52'33''$ West a distance of 125.14 feet to a calculated point, from which a 60D nail found, bears North $78^{\circ}04'51''$ East, a distance of 0.30 feet, and from which a 1/2" iron rod found with an orange plastic cap stamped "RPLS 2780", for an exterior corner of said 67.26 acres, bears South $62^{\circ}07'27''$ East, a distance of 120.00 feet;
- 24) With the Arc of a curve to the left, having a radius of 1346.68 feet, a Delta Angle of $36^{\circ}31'40''$, an Arc Distance of 858.55 feet, and a Chord Bearing which bears South $09^{\circ}36'43''$ West, a Chord Distance of 844.09 feet to a calculated point, from which a 1/2" iron rod found for an exterior corner of said 67.26 acres, bears North $81^{\circ}20'53''$ East, a distance of 120.00 feet; and
- 25) South $08^{\circ}39'07''$ East, a distance of 705.05 feet to the **POINT OF BEGINNING**, and containing 31.023 acres (or 1,351,362 square feet) of land, more or less.

BEARING BASIS: Texas Coordinate System, NAD 83, Central Zone, Grid.

Notes:

1. This description and the attached Zoning Exhibit plat were prepared for the purposes of creating a Zoning Exhibit.
2. Project is based on the Texas Coordinate System, Texas Central Zone (4203), NAD83 (2011)/NAVD88. All distance shown hereon are in grid distance. U.S. Survey Feet.
3. Title Certificate Provided by Heritage Title Company of Austin, Inc., Issued Through: 10/21/2022
4. The Boundary Information shown hereon is compiled from existing land records of Travis County, Texas and a field survey performed by SAM, LLC.
5. Per documentation filed at the Texas General Land Office, the T.J. Chambers League Survey, Abstract No. 7, appears to possibly be in conflict with the James Rogers Survey No. 19, Abstract 659, and the James F. Wallace 1/3 League Survey No. 18.



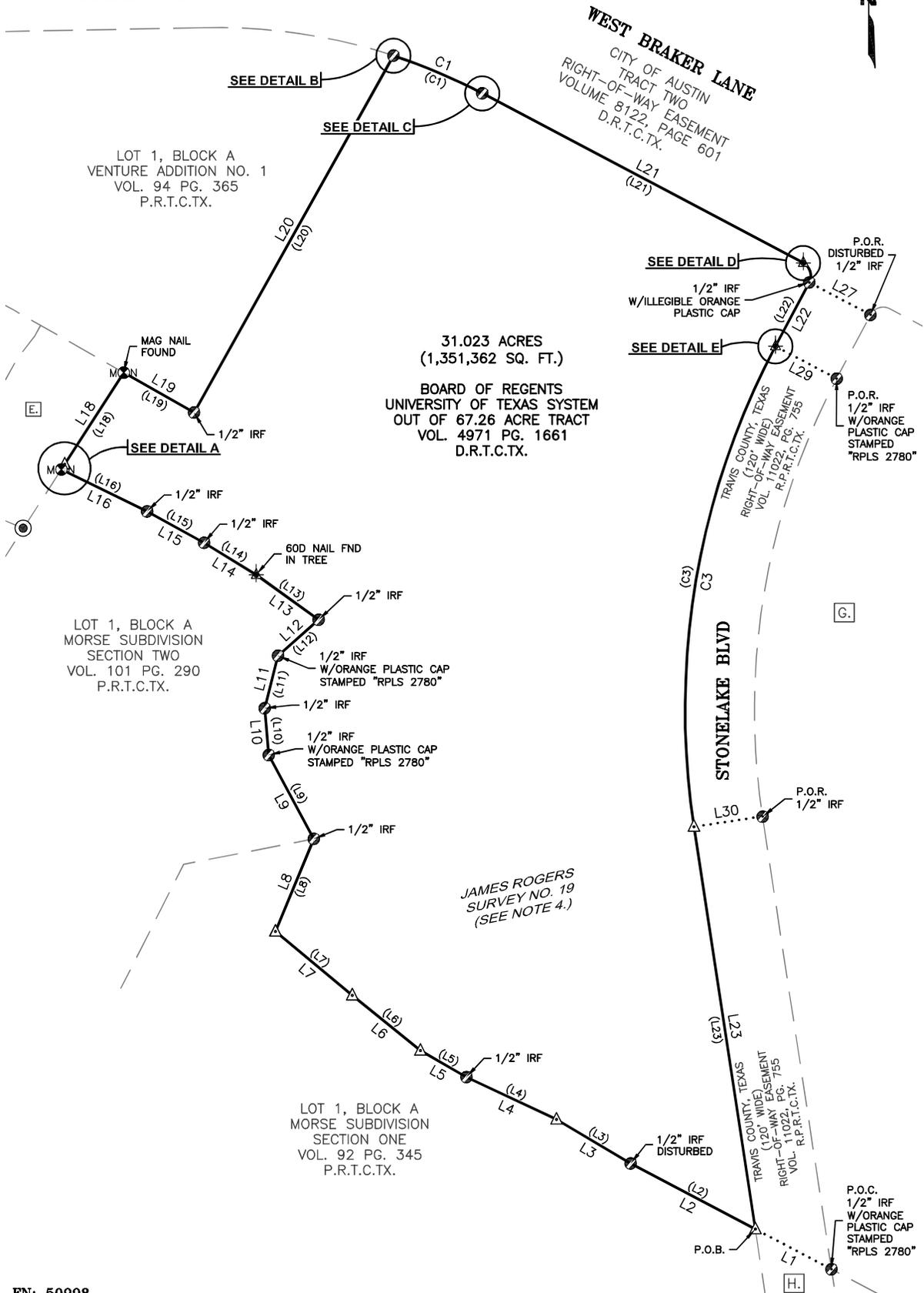
Surveying And Mapping, LLC (SAM)
4801 Southwest Parkway
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Austin, Texas 78735
Texas Firm Registration No. 10064300

Neil Hines 5/24/2024
Neil Hines
Registered Professional Land Surveyor
No. 5642 - State of Texas

ZONING EXHIBIT



GRAPHIC SCALE
TRAVIS COUNTY
JAMES ROGERS SURVEY NO. 19
ABSTRACT NO. 659



LOT 1, BLOCK A
VENTURE ADDITION NO. 1
VOL. 94 PG. 365
P.R.T.C.TX.

31.023 ACRES
(1,351,362 SQ. FT.)

BOARD OF REGENTS
UNIVERSITY OF TEXAS SYSTEM
OUT OF 67.26 ACRE TRACT
VOL. 4971 PG. 1661
D.R.T.C.TX.

LOT 1, BLOCK A
MORSE SUBDIVISION
SECTION TWO
VOL. 101 PG. 290
P.R.T.C.TX.

LOT 1, BLOCK A
MORSE SUBDIVISION
SECTION ONE
VOL. 92 PG. 345
P.R.T.C.TX.

JAMES ROGERS
SURVEY NO. 19
(SEE NOTE 4.)

FN: 50998

JOB NUMBER: 1023084593A
DATE: 05/22/2024
SCALE: 1" = 200'
SURVEYOR: NEIL FINES
TECHNICIAN: JUAN ORNELAS
DRAWING: 84593A-UT PICKLE 31.02 AC FN50998
TRACT ID: -----
PARTYCHIEF: IAN WAIT
FIELDBOOKS: 43577 & 43589



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Texas Firm Registration No. 10064300

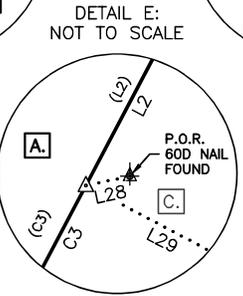
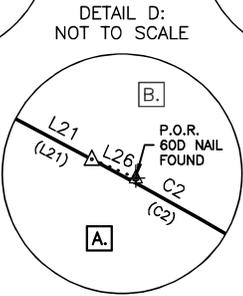
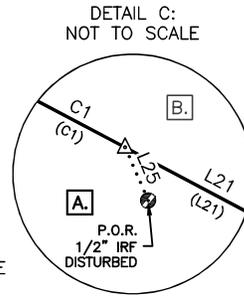
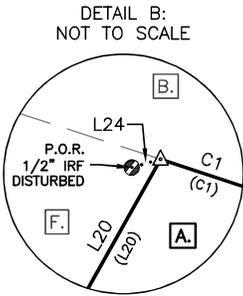
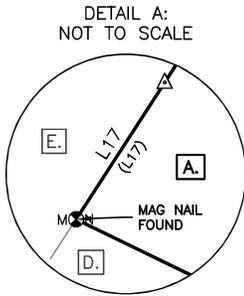
PROJECT: UNIVERSITY OF TEXAS
PICKLE RESEARCH ZONING

SHEET 4
OF 6

ZONING EXHIBIT



GRAPHIC SCALE
TRAVIS COUNTY
JAMES ROGERS SURVEY NO. 19
ABSTRACT NO. 659



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	009°44'43"	980.70'	166.81'	S67°00'58"E	166.60'
(C1)	(9°44'44")	(980.70')	(166.81')	(S67°01'04"E)	(166.61')
C2	089°59'58"	25.00'	39.27'	S17°07'26"E	35.36'
(C2)	(89°58'58")	(25.00')	(39.26')	(S17°06'20"E)	(35.35')
C3	036°31'40"	1346.68'	858.55'	S09°36'43"W	844.09'
(C3)	(36°33'49")	(1346.68')	(859.39')	(S09°37'21"W)	(844.88')

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N62°13'25"W	149.14'
L2	N62°11'20"W	243.82'
(L2)	(N62°12'34"W)	(243.87')
L3	N59°18'27"W	149.42'
(L3)	(N59°19'41"W)	(149.41')
L4	N64°44'59"W	172.30'
(L4)	(N64°46'13"W)	(172.29')
L5	N60°08'47"W	91.85'
(L5)	(N60°09'04"W)	(91.83')
L6	N50°59'46"W	151.94'
(L6)	(N51°00'03"W)	(151.95')
L7	N50°13'34"W	172.95'
(L7)	(N50°13'51"W)	(172.94')
L8	N22°27'47"E	173.77'
(L8)	(N22°27'30"E)	(173.76')
L9	N28°15'04"W	164.76'
(L9)	(N28°11'21"W)	(164.78')

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L10	N05°00'26"W	81.30'
(L10)	(N04°39'00"W)	(81.42')
L11	N14°08'42"E	93.92'
(L11)	(N13°53'29"E)	(93.67')
L12	N48°26'57"E	93.94'
(L12)	(N48°27'37"E)	(93.97')
L13	N54°10'47"W	132.98'
(L13)	(N54°11'38"W)	(133.00')
L14	N58°24'55"W	106.09'
(L14)	(N58°22'48"W)	(106.16')
L15	N61°12'24"W	112.66'
(L15)	(N61°15'08"W)	(112.66')
L16	N63°58'51"W	165.14'
(L16)	(N63°58'50"W)	(165.49')
L17	N32°52'53"E	10.85'
(L17)	(N32°57'01"E)	(10.82')
L18	N32°45'30"E	188.84'
(L18)	(N32°49'38"E)	(188.84')

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L19	S60°25'11"E	139.72'
(L19)	(S60°25'28"E)	(139.71')
L20	N29°12'03"E	708.13'
(L20)	(N29°11'54"E)	(708.13')
L21	S62°07'25"E	628.95'
(L21)	(S62°07'34"E)	(629.26')
L22	S27°52'33"W	125.14'
(L22)	(S27°52'04"W)	(124.84')
L23	S08°39'07"E	705.05'
(L23)	(S08°39'46"E)	(704.39')
L24	S73°41'42"W	0.20'
L25	S23°15'31"E	0.39'
L26	S66°53'15"E	0.32'
L27	S62°06'21"E	120.00'
L28	N78°04'51"E	0.30'
L29	S62°07'27"E	120.00'
L30	N81°20'53"E	120.00'

FN: 50998

JOB NUMBER: 1023084593A
DATE: 05/22/2024
SCALE: 1" = 200'
SURVEYOR: NEIL HINES
TECHNICIAN: JUAN ORNELAS
DRAWING: 84593A-UT PICKLE 31.02 AC FN50998
TRACT ID: -----
PARTY/CHIEF: IAN WAIT
FIELDBOOKS: 43577 & 43589



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Building Two, Suite 100
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Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: UNIVERSITY OF TEXAS
PICKLE RESEARCH ZONING
SHEET 5
OF 6

ZONING EXHIBIT



GRAPHIC SCALE
 TRAVIS COUNTY
 JAMES ROGERS SURVEY NO. 19
 ABSTRACT NO. 659

LEGEND

—————	BOUNDARY LINE
-----	ADJOINING LINE
.....	FLYTIE
△	CALCULATED POINT
⊙	IRON ROD FOUND
⊙	IRON PIPE FOUND
⊙	MAG NAIL FOUND
⊙	60D NAIL FOUND
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
FND	FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF REFERENCE
()	RECORD INFORMATION
D.R.T.C.TX.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

[A.] = BOARD OF REGENTS
 UNIVERSITY OF TEXAS SYSTEM
 OUT OF 67.26 ACRE TRACT
 VOL. 4971 PG. 1661
 D.R.T.C.TX.

[B.] = CITY OF AUSTIN
 TRACT TWO
 RIGHT-OF-WAY EASEMENT
 VOLUME 8122, PAGE 601
 D.R.T.C.TX.

[C.] = TRAVIS COUNTY, TEXAS
 (120' WIDE)
 RIGHT-OF-WAY EASEMENT
 VOL. 11022, PG. 755
 R.P.R.T.C.TX.

[D.] = LOT 1, BLOCK A
 MORSE SUBDIVISION
 SECTION TWO
 VOL. 101 PG. 290
 P.R.T.C.TX.

[E.] = LOT 2
 ARBOR TOWN SQUARE
 SUBDIVISION
 DOC. NO. 201400224
 O.P.R.T.C.TX.

[F.] = LOT 1, BLOCK A
 VENTURE ADDITION NO. 1
 VOL. 94 PG. 365
 P.R.T.C.TX.

[G.] = BOARD OF REGENTS
 UNIVERSITY OF TEXAS SYSTEM
 TRACT NO. THREE
 CALLED 67.26 ACRE TRACT
 VOL. 4971 PG. 1661
 D.R.T.C.TX.

[H.] = NORTHWEST TRAVIS COUNTY
 ROAD DISTRICT NO. 3
 (GOLDEN TRIANGLE)
 RIGHT-OF-WAY DEED
 CALLED 5.515 ACRE TRACT
 VOL. 11008 PG. 436
 R.P.R.T.C.TX.

NOTES:

- PROJECT IS BASE ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NAD83 (2011)/NAVD88. ALL DISTANCE SHOWN HEREON ARE IN GRID DISTANCE U.S. SURVEY FEET.
- TITLE CERTIFICATE PROVIDED BY HERITAGE TITLE COMPANY OF AUSTIN, INC., ISSUED THROUGH: 10/21/2022
- THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF TRAVIS COUNTY, TEXAS AND A FIELD SURVEY PERFORMED BY SAM, LLC.
- PER DOCUMENTATION FILED AT THE TEXAS GENERAL LAND OFFICE, THE T.J. CHAMBERS LEAGUE SURVEY, ABSTRACT NO. 7, APPEARS TO POSSIBLY BE IN CONFLICT WITH THE JAMES ROGERS SURVEY NO. 19, ABSTRACT 659, AND THE JAMES F. WALLACE 1/3 LEAGUE SURVEY NO. 18.
- EXHIBIT TO ACCOMPANY FIELD NOTES FN 50998.



Neil Hines

5/24/2024

NEIL HINES
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5642 - STATE OF TEXAS

DATE

FN: 50998

JOB NUMBER: 1023084593A
DATE: 05/22/2024
SCALE: 1" = 200'
SURVEYOR: NEIL HINES
TECHNICIAN: JUAN ORNELAS
DRAWING: 84593A-UT PICKLE 31.02 AC FN50998
TRACT ID: -----
PARTYCHIEF: IAN WAIT
FIELDBOOKS: 43577 & 43589



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 Fax: 512.326.3029
 email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: UNIVERSITY OF TEXAS
 PICKLE RESEARCH ZONING
 SHEET 6
 OF 6

ZONING EXHIBIT



GRAPHIC SCALE
TRAVIS COUNTY
JAMES ROGERS SURVEY NO. 19
ABSTRACT NO. 659

LEGEND

—————	BOUNDARY LINE
-----	ADJOINING LINE
.....	FLYTIE
△	CALCULATED POINT
⊗	REBAR FOUND
⊙	IRON PIPE FOUND
⊠	DISK MONUMENT FOUND
⊕	DRILL HOLE FOUND
⊗	COTTON SPINDLE FOUND
⊙	MAG NAIL FOUND
⊕	80D NAIL FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.R.	POINT OF REFERENCE
()	RECORD INFORMATION
D.R.T.C.TX.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

A. = BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
TRACT NO. TWO
CALLED 3.06 ACRES
VOL 4791 PG 1611
D.R.T.C.TX.

B. = BOARD OF REGENTS UNIVERSITY OF TEXAS SYSTEM
CALLED 382.0 ACRE TRACT
VOL 994 PG. 337
D.R.C.TX.

C. = BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
TRACT NO. ONE
CALLED 2.41 ACRES
VOL 4791 PG 1611
D.R.T.C.TX.

D. = BOARD OF REGENTS UNIVERSITY OF TEXAS SYSTEM
FIRST TRACT
OUT OF A 382.0 ACRE TRACT
VOL 994 PG. 337
D.R.T.C.TX.

E. = LOT 1, BLOCK A
CRESCENT AT STONELAKE
DOC. NO. 20080203
O.P.R.T.C.TX.

F. = NORTHWEST TRAVIS COUNTY ROAD
DISTRICT NO. 3 (GOLDEN TRIANGLE)
RIGHT-OF-WAY DEED
CALLED 5.515 ACRE TRACT
VOL. 11008 PG. 436
R.P.R.T.C.TX.

G. = NORTHWEST TRAVIS COUNTY ROAD
DISTRICT NO. 3 (GOLDEN TRIANGLE)
RIGHT-OF-WAY DEED
CALLED 3.035 ACRE TRACT
VOL. 11008 PG. 436
R.P.R.T.C.TX.

H. = STATE DEPARTMENT OF HIGHWAYS
AND PUBLIC TRANSPORTATION
RIGHT-OF-WAY EASEMENT
VOLUME 8261, PAGE 799
D.R.T.C.TX.

I. = LOT 1, BLOCK A
MORSE/EXTENDED STAY AMERICA
SUBDIVISION
VOL. 101, PGS. 57-59
P.R.T.C.TX.

NOTES:

- PROJECT IS BASE ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NAD83 (2011)/NAVD88. ALL DISTANCE SHOWN HEREON ARE IN GRID DISTANCE U.S. SURVEY FEET.
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- EXHIBIT TO ACCOMPANY FIELD NOTES FN 51001.



Neil Hines
NEIL HINES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5642 - STATE OF TEXAS

5/24/2024
DATE

FN: 51001

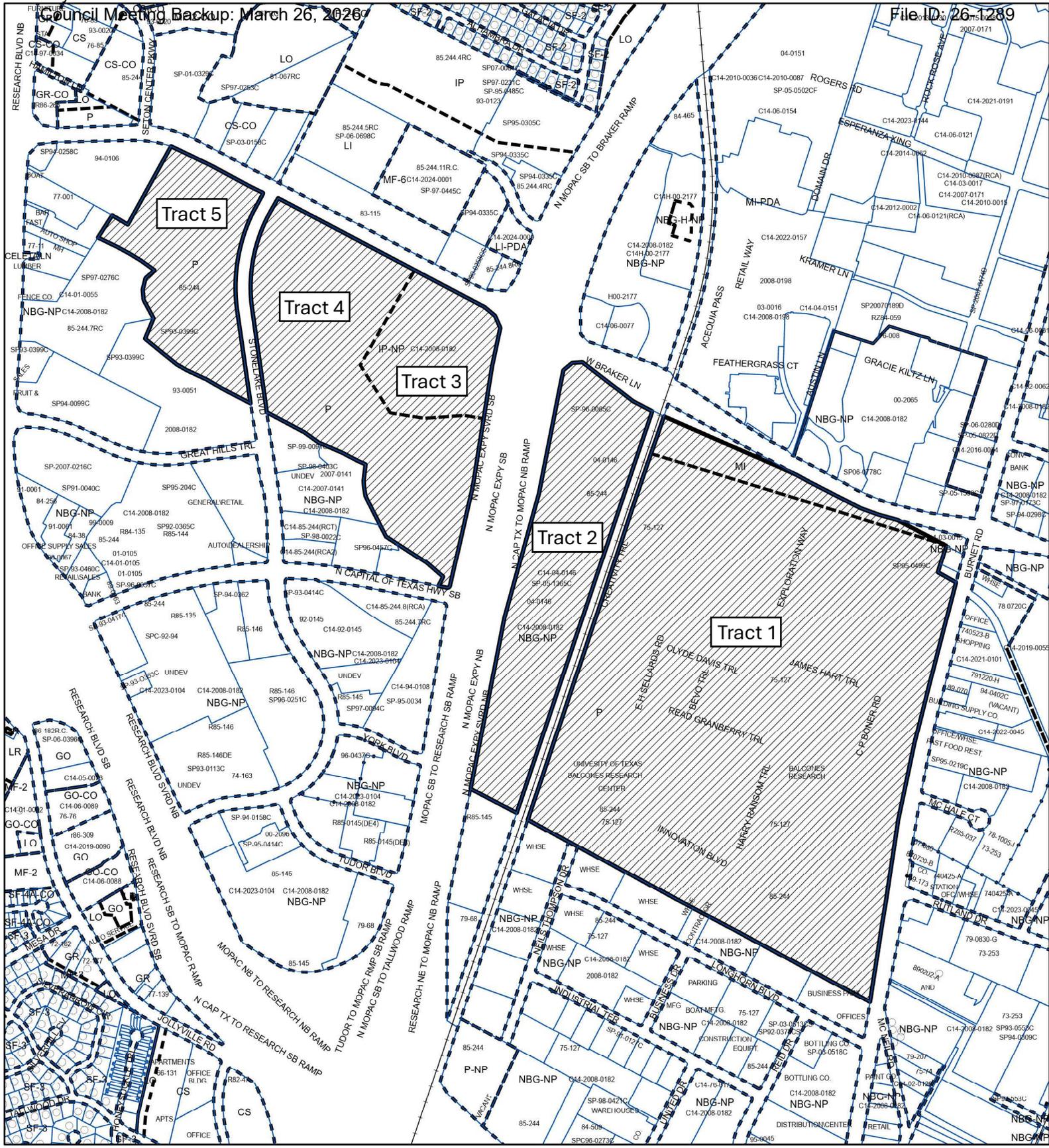
JOB NUMBER: 1023084593A
DATE: 05/22/2024
SCALE: 1" = 200'
SURVEYOR: NEIL HINES
TECHNICIAN: JUAN ORNELAS
DRAWING: 84593A-UT PICKLE 57.414 AC FN51001
TRACT ID: -----
PARTYCHIEF: IAN WAIT
FIELDBOOKS: 43577 & 43589



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email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: UNIVERSITY OF TEXAS
PICKLE RESEARCH ZONING
SHEET 8
OF 8



ZONING

ZONING CASE#: C14-2025-0126

EXHIBIT "B"

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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



Figure 1 - 2 : North Burnet / Gateway (NBG) Zoning District Subdistrict Map

Revised 08-04-22

LEGEND

NBG Subdistricts :

- Transit - Oriented Development (TOD / TOD Midway)
- TOD - Gateway Zone
- Commercial Mixed - Use (CMU)
- CMU - Midway Zone
- CMU - Gateway Zone
- Neighborhood Mixed Use (NMU)
- Neighborhood Residential (NR)
- Warehouse Mixed Use (WMU)
- Commercial Industrial (CI)

- Active Edges
- NBG Planning Area Boundary
- Parcel Boundary
- Railroads

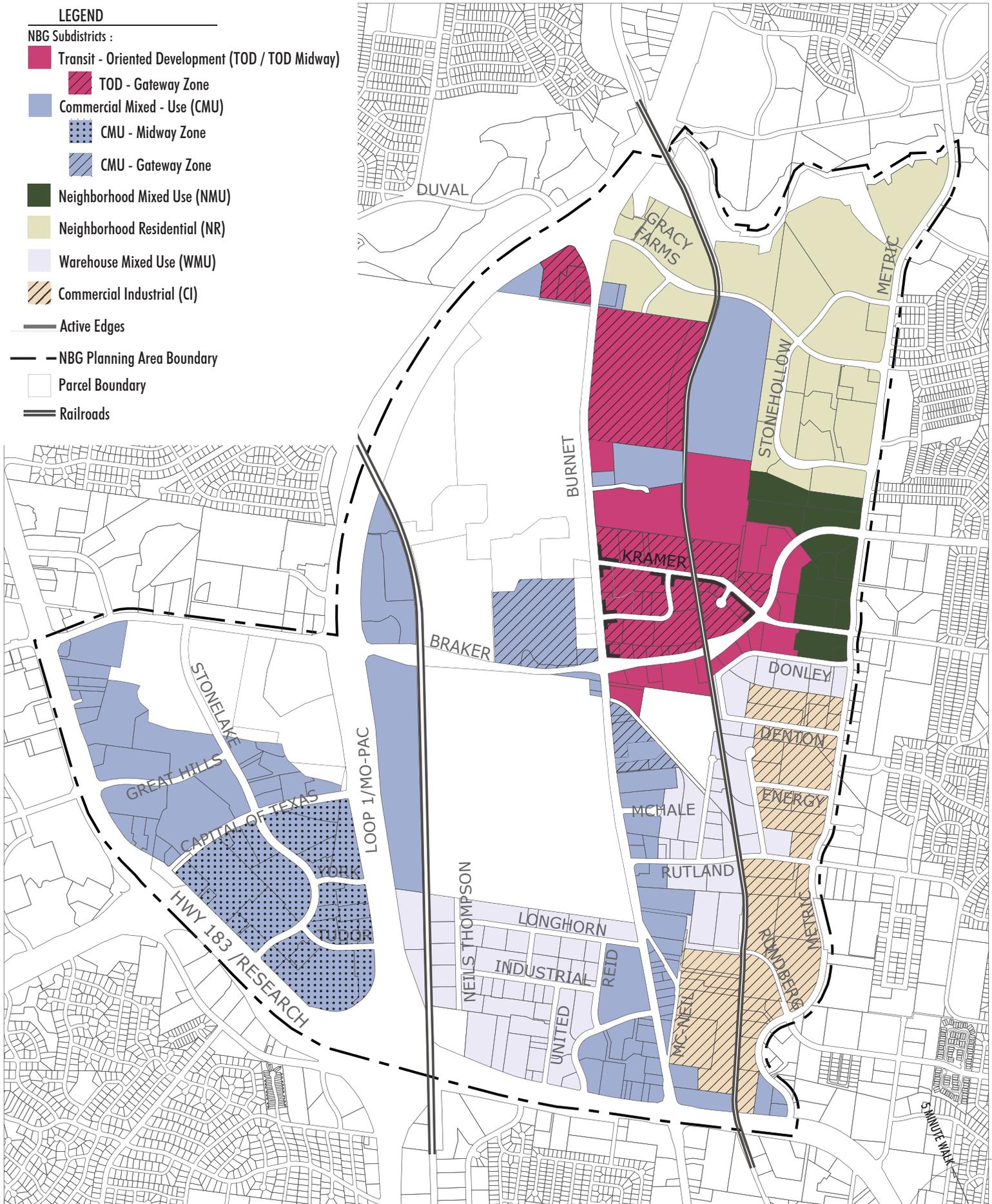


EXHIBIT "C"



1 MILE

10 ACRES

Figure 1 - 2 : North Burnet / Gateway (NBG) Zoning District Subdistrict Map

Updated 02/13/2024

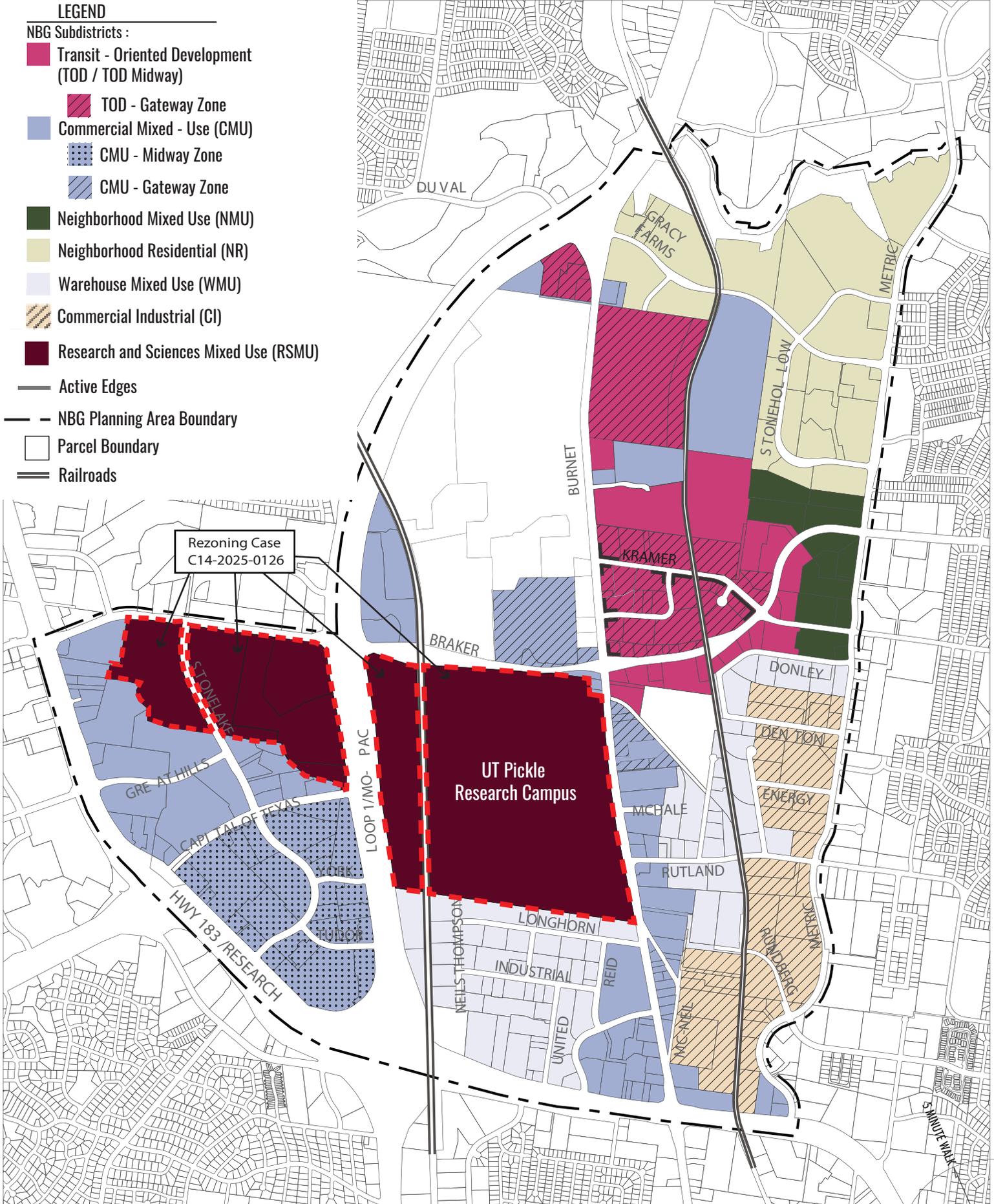


EXHIBIT "D"



10 ACRES