

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6501 AND 6705 REGIENE ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT AND LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING DISTRICT.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single-family residence standard lot-neighborhood plan (SF-2-NP) combining district and limited industrial services-neighborhood plan (LI-NP) combining district to limited industrial services-planned development area- neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-2020-0150, on file at the Housing and Planning Department, as follows:

Tract 1:

12.1739 acres (530,294 square feet) of land, out of the James Burleson Survey No. 19, Abstract No. 4 in Travis County, Texas, said 12.1739 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, and

Tract 2:

3.5130 acres (153,026 square feet) of land, out of the James Burleson Survey No. 19, Abstract No. 4 in Travis County, Texas, said 3.5130 acres of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance (collectively referred to as the “Property”),

locally known as 6501 and 6705 Regiene Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

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

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

3  
4 **PART 4.** Development of the Property is subject to the regulations set forth in this part:

5  
6 (A) The following uses are additional permitted uses of the Property:

7

Bed and breakfast (Group 1)	Bed and breakfast (Group 2)
Condominium residential	Duplex residential
Group residential	Multifamily residential
Pet services	Retirement housing (small site)
Retirement housing (large site)	Single-family attached residential
Single-family residential	Townhouse residential
Two-family residential	Short-term rental

8  
9 (B) The following uses are prohibited uses on the Property:

10

Agricultural sales and services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Basic industry	Building maintenance services
Campground	Construction sales and services
Drop-off recycling collection facility	Electronic prototype assembly
Electronic testing	Equipment repair services
Equipment sales	Exterminating services
Funeral services	General warehousing and distribution
Kennels	Laundry services
Maintenance and service facilities	Monument retail sales
Outdoor sports and recreation	Railroad facilities
Recycling center	Resource extraction
Scrap and salvage	Vehicle storage
Veterinary services	

11  
12 (C) Light manufacturing use is a prohibited use on the Property, excluding a  
13 brewery as the principal use of the Property. A brewery as a principal use on the  
14 Property shall require no minimum square feet of gross floor area of the  
15 principal developed use.

16  
17 (D) The maximum height of a building or structure on Tract 1 shall not exceed 275  
18 feet.

- 1 (E) The maximum height of a building or structure on Tract 2 shall not exceed 120
- 2 feet.
- 3
- 4 (F) Convenience storage use on the Property shall not exceed 20,000 square feet.
- 5
- 6 (G) Development on the Property may not exceed a floor-to-area ratio
- 7 (F.A.R.) of 2:1.
- 8
- 9 (H) Section 25-6-478(A) (*Motor Vehicle Reductions General*) is modified to provide
- 10 that the minimum off-street parking required within the area described 25-6-
- 11 478(A) is 50% of the total off-street parking established by Appendix A (*Table of*
- 12 *Off-Street Parking and Loading Requirements*).
- 13
- 14 (I) Section 25-2-492 (*Site Development Regulations*) is modified to
- 15 require when the principal use of the Property is a brewery a 50-foot
- 16 wide building setback shall be established and maintained where the
- 17 brewery use abuts any residential land use.
- 18

19 **PART 5.** Except as otherwise specifically provided by this ordinance, the Property is  
 20 subject to all other rules, regulations, and ordinances of the City, including Ordinance No.  
 21 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

22 **PART 6.** This ordinance takes effect on \_\_\_\_\_, 2022.

23 **PASSED AND APPROVED**

24  
 25  
 26  
 27 §  
 28 §  
 29 \_\_\_\_\_, 2022 § \_\_\_\_\_

30 Steve Adler  
 31 Mayor

32  
 33  
 34 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
 35 Anne L. Morgan Myrna Rios  
 36 City Attorney City Clerk  
 37

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 12.1739 ACRES (530,294 SQUARE FEET) OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 1.4041 ACRE TRACT (DESCRIBED AS TRACT 1) AND A PORTION OF A 14.0224 ACRE TRACT (DESCRIBED AS TRACT 2) CONVEYED TO KUNICKO, LLC, IN DOCUMENT NO. 2019143558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 14.0224 ACRE TRACT ALSO DESCRIBED AS THE REMAINDER OF LOT 1 OF THE C. BEN HIBBETTS REALTY, INC., SUBD. NO. 2, RECORDED IN VOLUME 75, PAGE 149 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 12.1739 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



TBPLS Firm #10174300  
PO Box 90876  
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**BEGINNING**, at a calculated point in the east right-of-way line of U.S. Highway 183 (aka Ed Bluestein Boulevard, right-of-way varies), said point being in the east line of a called 0.673 acre tract (Parcel 132) conveyed to the State of Texas in Document No. 2015197901 (O.P.R.T.C.T.), and being in the north line of a called 53.784 acre tract (described as Exhibit A, Parcel 2, Part One) conveyed to the State of Texas in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), and being the northwest corner of a called 1.471 acre “save and except” tract (described as Exhibit B) conveyed to Missouri Pacific Railroad Company in Volume 11339, Page 2005 (R.P.R.T.C.T.), and being the southwest corner of said Kunicko Tract 2, for the southwest corner and **POINT OF BEGINNING** hereof, from which a TxDot Type II brass disc found at a corner in the east right-of-way line of said US 183 bears, S27°46’49”W, a distance of 106.16 feet;

**THENCE**, with the east right-of-way line of said US 183, in part with the east line of said State of Texas Parcel 132, in part with the east line of a called 0.217 acre tract (Parcel 131) conveyed to the State of Texas in Document No. 2016160674 (O.P.R.T.C.T.), and with the west lines of said Kunicko Tracts 1 and 2, the following five (5) courses and distances:

- 1) **N27°46’49”E**, a distance of **164.13** feet to a TxDot Type II brass disc found for an angle point hereof,
- 2) **N00°28’41”E**, a distance of **109.76** feet to a mag nail found for an angle point hereof,
- 3) **N20°28’42”E**, passing at a distance of 0.71 feet, a 1/2-inch iron rod with "Waterloo 4324" cap found at the common west corner of said Kunicko Tracts 1 and 2, and continuing for a total distance of **376.32** feet to a TxDot Type II brass disc found for an angle point hereof,
- 4) **N27°54’40”E**, a distance of **30.26** feet to a calculated point for an angle point hereof, from which a disturbed TxDot Type I concrete monument found bears, S23°45’13”W, a distance of 0.39 feet, and
- 5) **N30°43’16”E**, a distance of **44.62** feet to a calculated point for the northwest corner hereof, said point being at the intersection of the south right-of-way line of Regiene Road (right-of-way varies, partially described in Volume 1795, Page 249 of the Deed Records of Travis County, Texas (D.R.T.C.T.)) with the east right-of-way line of said US 183, and being the northwest corner of said Kunicko Tract 1, from which a mag nail found bears, N26°07’00”W, a distance of 1.16 feet;

**THENCE**, with the south right-of-way line of said Regiene Road and the north line of said Kunicko Tract 1, **S51°19’15”E**, a distance of **66.54** feet to a 1/2-inch iron rod found for an angle point hereof, said point

Exhibit A

being the northwest corner of a called 0.237 acre tract conveyed to Laurie Lynn Alkier in Document No. 2004026976 (O.P.R.T.C.T.), and being the northeast corner of said Kunicko Tract 1;

**THENCE**, leaving the south right-of-way line of said Regiene Road, with the east line of said Kunicko Tract 1, in part with the west line of said 0.237 acre Alkier tract, and in part with the west line of a called 0.228 acre tract also conveyed to Laurie Lynn Alkier in Document No. 2004026976 (O.P.R.T.C.T.), **S00°45'16"W**, a distance of **240.69** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being the northwest corner of Lot 1 of Kurachi Subdivision, recorded in Document No. 200400223 (O.P.R.T.C.T.), and being the southwest corner of said Alkier 0.228 acre tract, from which a 1/2-inch iron rod found bears, **N56°50'40"E**, a distance of 3.69 feet;

**THENCE**, with the common line of said Lot 1 and said Kunicko Tract 1, **S01°43'29"W**, a distance of **168.22** feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being the southwest corner of said Lot 1, and being the common east corner of said Kunicko Tracts 1 and 2;

**THENCE**, with the common line of said Lot 1 and said Kunicko Tract 2, **S81°32'19"E**, a distance of **146.01** feet to a 1/2-inch iron rod found for an angle point hereof, said point being a corner in the south right-of-way line of said Regiene Road, and being the common east corner of said Lot 1 and said Kunicko Tract 2;

**THENCE**, with the south and east right-of-way lines of said Regiene Road, and with the north line of said Kunicko Tract 2, the following three (3) courses and distances:

- 1) **S81°09'25"E**, a distance of **323.41** feet to a 1/2-inch iron pipe found for an interior ell-corner hereof,
- 2) **N11°07'27"E**, a distance of **383.36** feet to a 1/2-inch iron pipe found for an angle point hereof, and
- 3) **N10°56'26"E**, a distance of **223.38** feet to a 1/2-inch iron pipe found for an exterior ell-corner hereof, said point being the northeast terminus of said Regiene Road, and being an angle point in the south line of Lot 2A of the Resubdivision of Lot 1, Motorola Inc. Ed Bluestein Facility, recorded in Document No. 200600304 (O.P.R.T.C.T.), and being an exterior ell-corner in the north line of said Kunicko Tract 2;

**THENCE**, with the north line of said Kunicko Tract 2, in conflict in part with the south line of said Lot 2A, and in conflict in part with the south line of Lot 1A-B of the Resubdivision of Lot 1A, Resubdivision of Lot 1, Motorola Inc. Ed Bluestein Facility, recorded in Document No. 200900045 (O.P.R.T.C.T.), the following two (2) courses and distances:

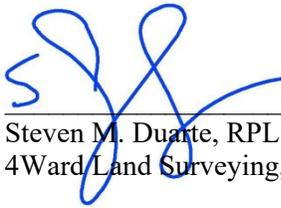
- 1) **S57°30'29"E**, a distance of **42.40** feet to a 1/2-inch iron rod with "Waterloo 4234" cap found for an angle point hereof, and
- 2) **S55°56'12"E**, a distance of **460.17** feet to a calculated point for the northeast corner hereof, said point

**THENCE**, departing the north line of said Kunicko Tract 2, **S06°37'12"W**, over and across said conflict area with Kunicko Tract 2 and said Lot 2A, at a distance of 11.77 feet passing the south line of said Lot 2A, and continuing across Kunicko Tract 2 for a total distance of **489.09** feet to a calculated point on a curve to the right, being in the north line of said 53.784 acre State of Texas tract, and the north line of said 1.471 acre Missouri Pacific Railroad Company tract, from which iron rod with aluminum "SDHPT" cap found at the point of tangency of said curve bears, along the arc of the curve to the left, whose radius is 7,115.00 feet, whose arc length is 54.22 feet and whose chord bears **N85°44'41"E**, a distance of 54.22 feet;

**THENCE**, along the arc of a curve to the right, whose radius is **7115.00** feet, whose arc length is **1232.38** feet and whose chord bears **N89°04'29"W**, a distance of **1230.84** feet to the **POINT OF BEGINNING** and containing **12.1739** Acres (530,294 Square Feet) of land, more or less.

**Notes:**

1. 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 1.000029500981. See attached sketch (reference drawing: 01049.dwg.)
2. The south line of said Kunicko Tract 2 described in 2019143558 (O.P.R.T.C.T.) states that it follows the north line of said 53.784 acre State of Texas tract, but monuments found in the field that correspond to the north line of said 53.784 acre State of Texas tract do not align with the set monuments for Kunicko Tract 2.



**12/2/2021**

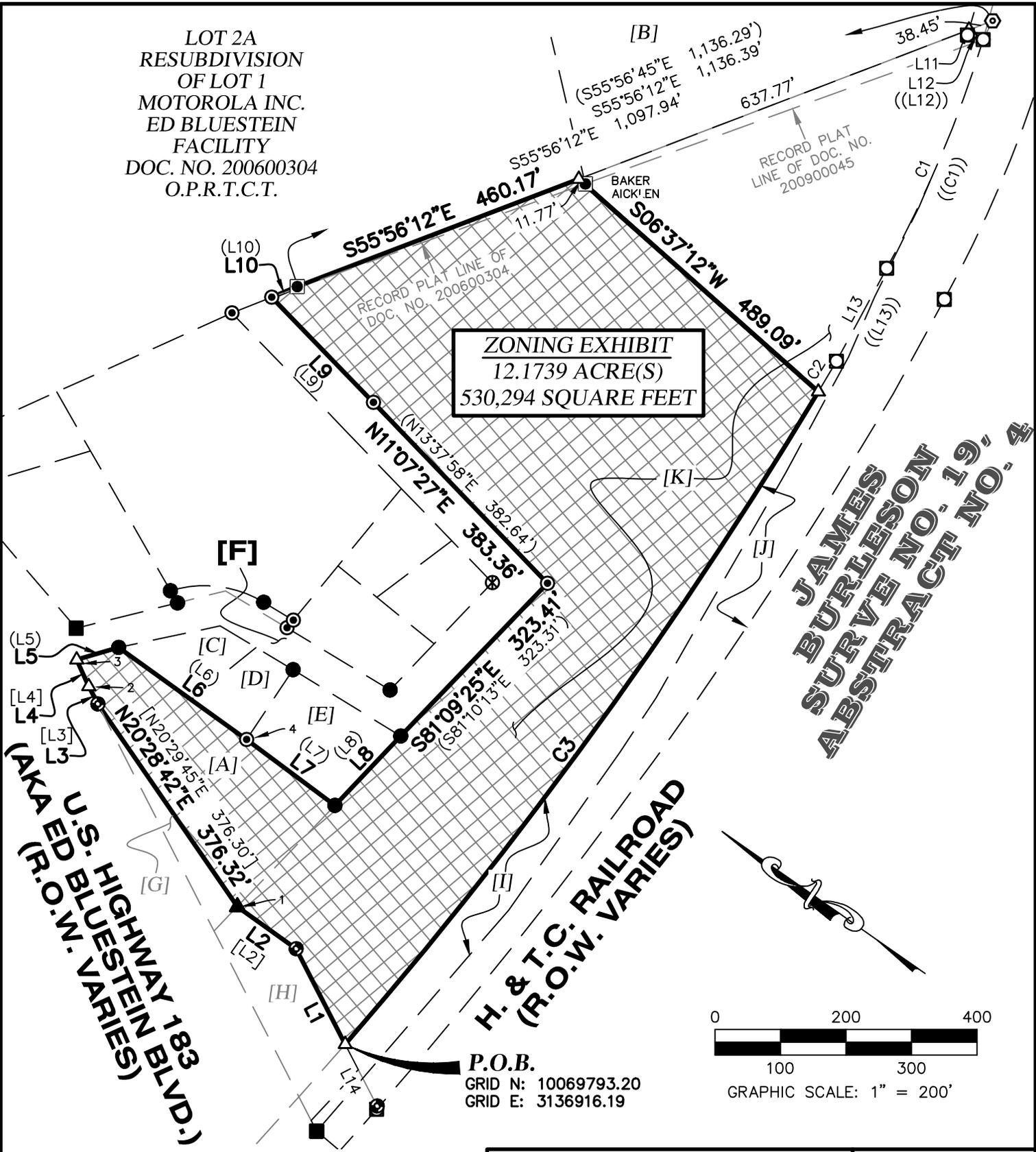
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC



LOT 2A  
RESUBDIVISION  
OF LOT 1  
MOTOROLA INC.  
ED BLUESTEIN  
FACILITY  
DOC. NO. 200600304  
O.P.R.T.C.T.

**ZONING EXHIBIT**  
12.1739 ACRE(S)  
530,294 SQUARE FEET

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



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



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

Date:	12/2/2021
Project:	01049
Scale:	1" = 200'
Reviewer:	SMD
Tech:	SMD
Field Crew:	TS/JC
Survey Date:	JULY 20
Sheet:	1 OF 3

[A]  
 CALLED 1.4041 ACRE  
 (TRACT 1)  
 KUNICKO, LLC  
 DOC. NO. 2019143558  
 O.P.R.T.C.T.

[H]  
 CALLED 0.673 ACRE  
 (PARCEL 132)  
 THE STATE OF TEXAS  
 DOC. NO. 2015197901  
 O.P.R.T.C.T.

[B]  
 LOT 1A-B  
 RESUBDIVISION OF LOT 1A,  
 RESUBDIVISION OF LOT 1  
 MOTOROLA INC.  
 ED BLUESTEIN FACILITY  
 DOC. NO. 200900045  
 O.P.R.T.C.T.

[I]  
 CALLED 1.471 ACRE  
 (EXHIBIT B)  
 MISSOURI PACIFIC  
 RAILROAD COMPANY  
 VOL. 11339, PG. 2005  
 R.P.R.T.C.T.

[C]  
 CALLED 0.237 ACRE  
 LAURIE LYNN ALKIER  
 DOC. NO. 2004026976  
 O.P.R.T.C.T.

[J]  
 CALLED 53.784 ACRES  
 (EXHIBIT A, PARCEL 2  
 PART ONE)  
 STATE OF TEXAS  
 VOL. 11339, PG. 2005  
 R.P.R.T.C.T.

[D]  
 CALLED 0.228 ACRE  
 LAURIE LYNN ALKIER  
 DOC. NO. 2004026976  
 O.P.R.T.C.T.

[K]  
 REMAINDER OF LOT 1  
 C. BEN HIBBETTS  
 REALTY, INC. SUBD. NO. 2  
 VOL. 75, PG. 149  
 P.R.T.C.T.

[E]  
 LOT 1  
 KURACHI SUBDIVISION  
 DOC. NO. 200400223  
 O.P.R.T.C.T.

CALLLED 14.0224 ACRES  
 (TRACT 2)  
 KUNICKO, LLC  
 DOC. NO. 2019143558  
 O.P.R.T.C.T.

[F]  
**REGIENE ROAD**  
**(R.O.W. VARIES)**  
 DEDICATED IN  
 VOL. 1795, PG. 249  
 D.R.T.C.T.

[G]  
 CALLED 0.217 ACRE  
 (PARCEL 131)  
 THE STATE OF TEXAS  
 DOC. NO. 2016160674  
 O.P.R.T.C.T.

**BOUNDARY CORNER NOTES:**

1. FROM WHICH A 1/2" IRON ROD WITH WATERLOO 4324" PLASTIC CAP FOUND BEARS N20°28'42"E, 0.71'.
2. FROM WHICH A DISTURBED TXDOT TYPE I CONCRETE MONUMENT BEARS S23°45'13"W, 0.39'.
3. FROM WHICH A MAG NAIL FOUND BEARS N26°07'00"W, 1.16'.
4. FROM WHICH A 1/2" IRON ROD FOUND BEARS N56°50'40"E, 3.69'.

**LEGEND**

	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	MAG NAIL FOUND
	BOLT FOUND
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	IRON ROD WITH "WATERLOO 4234" CAP FOUND
	CALCULATED POINT
	TXDOT TYPE II BRASS DISC FOUND
	TXDOT TYPE I CONCRETE MONUMENT FOUND
	IRON ROD WITH "SDHPT" ALUMINUM CAP FOUND
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
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 DOC. NO. 2019143558
((.....))	RECORD INFORMATION PER VOL. 11339, PG. 2005
[.....]	RECORD INFORMATION PER TXDOT ROW MAPS
[[.....]]	RECORD INFORMATION PER PLAT DOC. NO. 200900045

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



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

Date:	12/2/2021
Project:	01049
Scale:	1" = 200'
Reviewer:	SMD
Tech:	SMD
Field Crew:	TS/JC
Survey Date:	JULY 20
Sheet:	2 OF 3

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N27°46'49"E	164.13'
L2	N00°28'41"E	109.76'
L3	N27°54'40"E	30.26'
L4	N30°43'16"E	44.62'
L5	S51°19'15"E	66.54'
L6	S00°45'16"W	240.69'
L7	S01°43'29"W	168.22'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L8	S81°32'19"E	146.01'
L9	N10°56'26"E	223.38'
L10	S57°30'29"E	42.40'
L11	N71°55'14"E	8.29'
L12	N18°40'45"W	25.16'
L13	N83°24'22"E	161.37'
L14	S27°46'49"W	106.16'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L2]	N00°28'41"E	109.76'
[L3]	N27°54'40"E	30.26'
[L4]	N30°43'16"E	44.62'
(L5)	S48°16'04"E	67.61'
(L6)	S03°36'31"W	240.54'
(L7)	S03°36'31"W	167.79'
[L8]	S81°10'13"E	147.43'
[L9]	N13°48'58"E	223.77'
(L10)	S57°11'03"E	42.48'
((L12))	S17°57'02"E	25.00'
((L13))	S83°43'22"W	161.64'

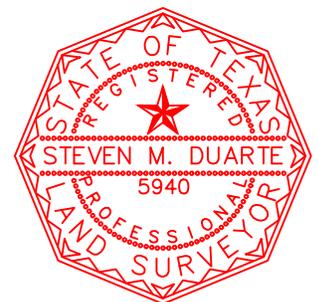
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	379.65'	1,860.00'	11°41'41"	N77°52'04"E	378.99'
C2	54.22'	7,115.00'	0°26'12"	N85°44'41"E	54.22'
C3	1,232.38'	7,115.00'	9°55'27"	N89°04'29"W	1,230.84'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
((C1))	378.96'	1,860.00'	11°40'24"	N77°53'10"E	378.30'

**NOTES:**

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000029500981.
2. THE PURPOSE OF THIS EXHIBIT IS A VISUAL REPRESENTATION OF THE LOCATION OF THE PROPOSED ZONING LINE AND RESULTING ACREAGES (PER THE CLIENT).
3. THERE ARE SEVERAL DISCREPANCIES BETWEEN THIS SURVEY AND THE RECORD DESCRIPTION OF THE 2019143558 TRACTS.

*Signature* 12/2/2021



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

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

Date:	12/2/2021
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**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3.5130 ACRES (153,026 SQUARE FEET) OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 14.0224 ACRE TRACT (DESCRIBED AS TRACT 2) CONVEYED TO KUNICKO, LLC, IN DOCUMENT NO. 2019143558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 14.0224 ACRE TRACT ALSO DESCRIBED AS THE REMAINDER OF LOT 1 OF THE C. BEN HIBBETTS REALTY, INC., SUBD. NO. 2, RECORDED IN VOLUME 75, PAGE 149 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 3.5130 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



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**COMMENCING**, at a calculated point in the east right-of-way line of U.S. Highway 183 (aka Ed Bluestein Boulevard, right-of-way varies), said point being in the east line of a called 0.673 acre tract (Parcel 132) conveyed to the State of Texas in Document No. 2015197901 (O.P.R.T.C.T.), and being in the north line of a called 53.784 acre tract (described as Exhibit A, Parcel 2, Part One) conveyed to the State of Texas in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), and being the northwest corner of a called 1.471 acre “save and except” tract (described as Exhibit B) conveyed to Missouri Pacific Railroad Company in Volume 11339, Page 2005 (R.P.R.T.C.T.), and being the southwest corner of said Kunicko Tract 2, from which a TxDot Type II brass disc found at a corner in the east right-of-way line of said US 183 bears, S27°46’49”W, a distance of 106.16 feet;

**THENCE**, with the north line of said 53.784 acre State of Texas tract, in part with the north line of said 1.471 acre Missouri Pacific Railroad Company tract, along the arc of a curve to the left, whose radius is **7115.00** feet, whose arc length is **1232.38** feet and whose chord bears S89°04’29”E, a distance of 1,230.84 feet to a calculated point for the **POINT OF BEGINNING** hereof;

**THENCE**, departing said line, over and across said Kunicko Tract 2, **N06°37’12”E**, at a distance of 477.32 feet passing the south line of Lot 2A of the Resubdivision of Lot 1, Motorola Inc. Ed Bluestein Facility, recorded in Document No. 200600304 (O.P.R.T.C.T.), and continuing for a total distance of **489.09** feet to a calculated point on the north line of said Kunicko Tract 2;

**THENCE**, with the north line of said Kunicko Tract 2, in conflict in part with the south line of said Lot 2A, and in conflict in part with the south line of Lot 1A-B of the Resubdivision of Lot 1A, Resubdivision of Lot 1, Motorola Inc. Ed Bluestein Facility, recorded in Document No. 200900045 (O.P.R.T.C.T.), the following two (2) courses and distances:

**S55°56’12”E**, a distance of **637.77** feet to a calculated point for the northeast corner hereof, said point being in the north line of said 53.784 acre State of Texas tract, from which a bolt found at the northeast corner of said Kunicko Tract 2 bears, S55°56’12”E, a distance of 38.45 feet;

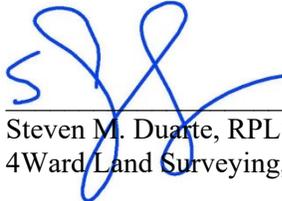
**THENCE**, with the north line of said 53.784 acre State of Texas tract, in part with the north line of said 1.471 acre Missouri Pacific Railroad Company tract, and diverging from the record south line of said Kunicko Tract 2 (see note 2), the following five (5) courses and distances:

Exhibit B

- 1) **S71°55'14"W**, a distance of **8.29** feet to an iron rod found with aluminum "SDHPT" cap found for an interior ell-corner hereof,
- 2) **S18°40'45"E**, a distance of **25.16** feet to an iron rod found with aluminum "SDHPT" cap found for the southeast corner and a non-tangent point of curvature hereof,
- 3) Along the arc of a curve to the right, whose radius is **1860.00** feet, whose arc length is **379.65** feet and whose chord bears **S77°52'04"W**, a distance of **378.99** feet to an iron rod found with aluminum "SDHPT" cap found for an angle point hereof,
- 4) **S83°24'22"W**, a distance of **161.37** feet to an iron rod found with aluminum "SDHPT" cap found for a point of curvature hereof, and
- 5) Along the arc of a curve to the right, whose radius is **7115.00** feet, whose arc length is **54.22** feet and whose chord bears **S85°44'41"W**, a distance of **54.22** feet to the **POINT OF BEGINNING** and containing 3.5130 Acres (153,026 Square Feet) of land, more or less.

**Notes:**

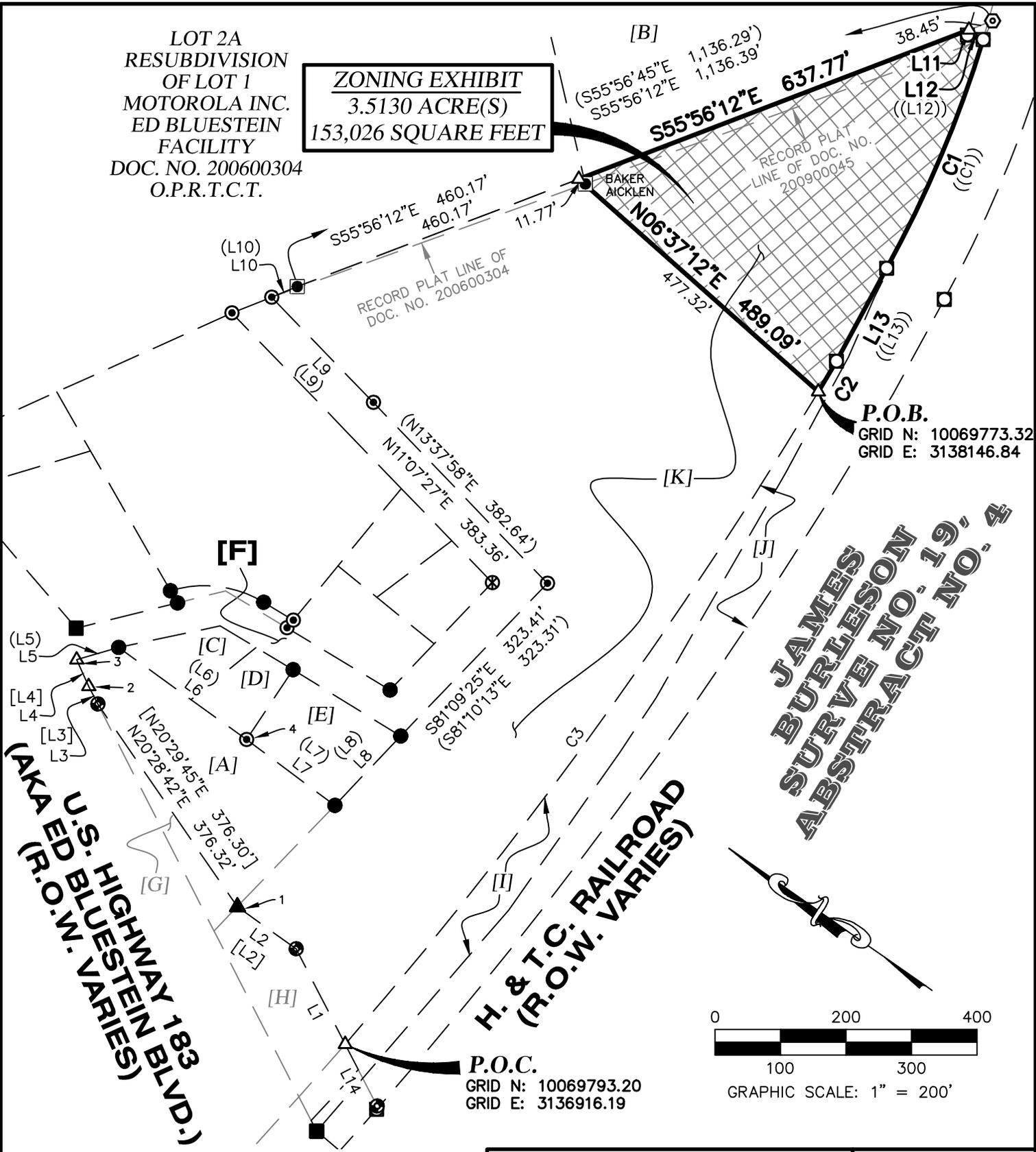
1. All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000029500981. See attached sketch (reference drawing: 01049.dwg.)
2. The south line of said Kunicko Tract 2 described in 2019143558 (O.P.R.T.C.T.) states that it follows the north line of said 53.784 acre State of Texas tract, but monuments found in the field that correspond to the north line of said 53.784 acre State of Texas tract do not align with the set monuments for Kunicko Tract 2.

  
12/2/2021  
Steven M. Duarte, RPLS #5940  
4Ward Land Surveying, LLC



LOT 2A  
RESUBDIVISION  
OF LOT 1  
MOTOROLA INC.  
ED BLUESTEIN  
FACILITY  
DOC. NO. 200600304  
O.P.R.T.C.T.

**ZONING EXHIBIT**  
3.5130 ACRE(S)  
153,026 SQUARE FEET



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

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

Date:	12/2/2021
Project:	01049
Scale:	1" = 200'
Reviewer:	SMD
Tech:	SMD
Field Crew:	TS/JC
Survey Date:	JULY 20
Sheet:	1 OF 3

[A]  
 CALLED 1.4041 ACRE  
 (TRACT 1)  
 KUNICKO, LLC  
 DOC. NO. 2019143558  
 O.P.R.T.C.T.

[H]  
 CALLED 0.673 ACRE  
 (PARCEL 132)  
 THE STATE OF TEXAS  
 DOC. NO. 2015197901  
 O.P.R.T.C.T.

[B]  
 LOT 1A-B  
 RESUBDIVISION OF LOT 1A,  
 RESUBDIVISION OF LOT 1  
 MOTOROLA INC.  
 ED BLUESTEIN FACILITY  
 DOC. NO. 200900045  
 O.P.R.T.C.T.

[I]  
 CALLED 1.471 ACRE  
 (EXHIBIT B)  
 MISSOURI PACIFIC  
 RAILROAD COMPANY  
 VOL. 11339, PG. 2005  
 R.P.R.T.C.T.

[C]  
 CALLED 0.237 ACRE  
 LAURIE LYNN ALKIER  
 DOC. NO. 2004026976  
 O.P.R.T.C.T.

[J]  
 CALLED 53.784 ACRES  
 (EXHIBIT A, PARCEL 2  
 PART ONE)  
 STATE OF TEXAS  
 VOL. 11339, PG. 2005  
 R.P.R.T.C.T.

[D]  
 CALLED 0.228 ACRE  
 LAURIE LYNN ALKIER  
 DOC. NO. 2004026976  
 O.P.R.T.C.T.

[K]  
 REMAINDER OF LOT 1  
 C. BEN HIBBETTS  
 REALTY, INC. SUBD. NO. 2  
 VOL. 75, PG. 149  
 P.R.T.C.T.

[E]  
 LOT 1  
 KURACHI SUBDIVISION  
 DOC. NO. 200400223  
 O.P.R.T.C.T.

CALLLED 14.0224 ACRES  
 (TRACT 2)  
 KUNICKO, LLC  
 DOC. NO. 2019143558  
 O.P.R.T.C.T.

[F]  
**REGIENE ROAD**  
**(R.O.W. VARIES)**  
 DEDICATED IN  
 VOL. 1795, PG. 249  
 D.R.T.C.T.

[G]  
 CALLED 0.217 ACRE  
 (PARCEL 131)  
 THE STATE OF TEXAS  
 DOC. NO. 2016160674  
 O.P.R.T.C.T.

**BOUNDARY CORNER NOTES:**

1. FROM WHICH A 1/2" IRON ROD WITH WATERLOO 4324" PLASTIC CAP FOUND BEARS N20°28'42"E, 0.71'.
2. FROM WHICH A DISTURBED TXDOT TYPE I CONCRETE MONUMENT BEARS S23°45'13"W, 0.39'.
3. FROM WHICH A MAG NAIL FOUND BEARS N26°07'00"W, 1.16'.
4. FROM WHICH A 1/2" IRON ROD FOUND BEARS N56°50'40"E, 3.69'.

**LEGEND**

	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	MAG NAIL FOUND
	BOLT FOUND
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	IRON ROD WITH "WATERLOO 4234" CAP FOUND
	CALCULATED POINT
	TXDOT TYPE II BRASS DISC FOUND
	TXDOT TYPE I CONCRETE MONUMENT FOUND
	IRON ROD WITH "SDHPT" ALUMINUM CAP FOUND
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
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 DOC. NO. 2019143558
((.....))	RECORD INFORMATION PER VOL. 11339, PG. 2005
[.....]	RECORD INFORMATION PER TXDOT ROW MAPS
[[.....]]	RECORD INFORMATION PER PLAT DOC. NO. 200900045

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



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

Date:	12/2/2021
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Survey Date:	JULY 20
Sheet:	2 OF 3

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N27°46'49"E	164.13'
L2	N00°28'41"E	109.76'
L3	N27°54'40"E	30.26'
L4	N30°43'16"E	44.62'
L5	S51°19'15"E	66.54'
L6	S00°45'16"W	240.69'
L7	S01°43'29"W	168.22'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L8	S81°32'19"E	146.01'
L9	N10°56'26"E	223.38'
L10	S57°30'29"E	42.40'
L11	S71°55'14"W	8.29'
L12	S18°40'45"E	25.16'
L13	S83°24'22"W	161.37'
L14	S27°46'49"W	106.16'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L2]	N00°28'41"E	109.76'
[L3]	N27°54'40"E	30.26'
[L4]	N30°43'16"E	44.62'
(L5)	S48°16'04"E	67.61'
(L6)	S03°36'31"W	240.54'
(L7)	S03°36'31"W	167.79'
[L8]	S81°10'13"E	147.43'
[L9]	N13°48'58"E	223.77'
(L10)	S57°11'03"E	42.48'
((L12))	S17°57'02"E	25.00'
((L13))	S83°43'22"W	161.64'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	379.65'	1,860.00'	11°41'41"	S77°52'04"W	378.99'
C2	54.22'	7,115.00'	0°26'12"	S85°44'41"W	54.22'
C3	1,232.38'	7,115.00'	9°55'27"	S89°04'29"E	1,230.84'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
((C1))	378.96'	1,860.00'	11°40'24"	S77°53'10"W	378.30'

**NOTES:**

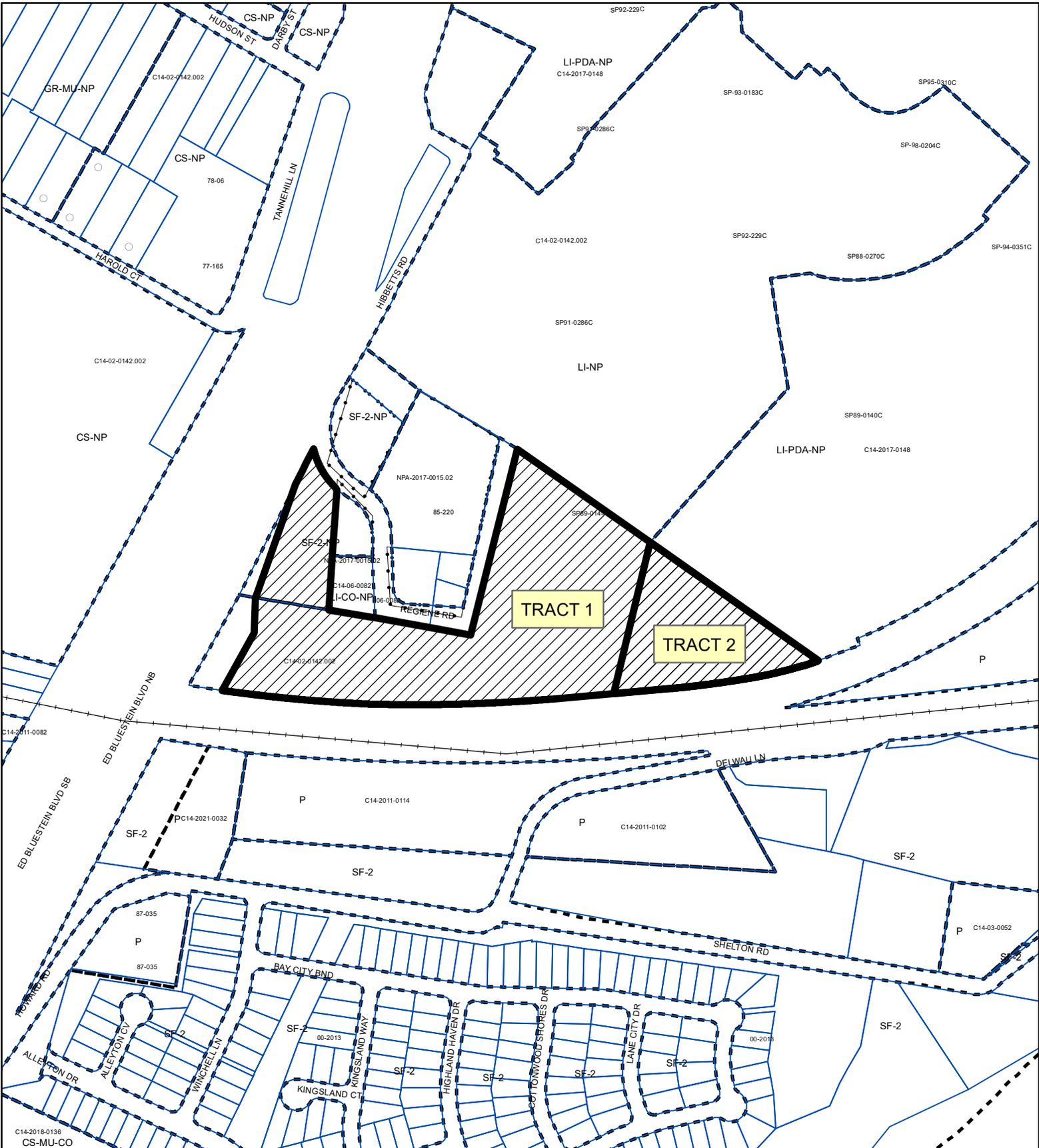
1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000029500981.
2. THE PURPOSE OF THIS EXHIBIT IS A VISUAL REPRESENTATION OF THE LOCATION OF THE PROPOSED ZONING LINE AND RESULTING ACREAGES (PER THE CLIENT).
3. THERE ARE SEVERAL DISCREPANCIES BETWEEN THIS SURVEY AND THE RECORD DESCRIPTION OF THE 2019143558 TRACTS.

*Signature* 12/2/2021



**ZONING EXHIBIT**  
**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 WWW.4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	12/2/2021
	Project:	01049
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Sheet:	3 OF 3	



TRACT 1

TRACT 2

**ZONING**

ZONING CASE#: C14-2020-0150

Exhibit C



-  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: 12/2/2021