

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3443 ED BLUESTEIN BOULEVARD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN FROM 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 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. C14-2017-0148, on file at the Housing and Planning Department, as follows:

Tract 1:

10.407 acres, more or less, of land area, being a portion of LOT 1A-B, RESUBDIVISION PLAT OF LOT 1A, RESUBDIVISION PLAT OF LOT 1, MOTOROLA INC. ED BLUESTEIN FACILITY, a subdivision in Travis County, Texas, according to the map or plat recorded in Document No. 200900045, Official Public Records of Travis County, Texas, said 10.407 acres more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 2:

9.236 acres, more or less, of land area, being a portion of LOT 1A-B, RESUBDIVISION PLAT OF LOT 1A, RESUBDIVISION PLAT OF LOT 1, MOTOROLA INC. ED BLUESTEIN FACILITY, a subdivision in Travis County, Texas, according to the map or plat recorded in Document No. 200900045, Official Public Records of Travis County, Texas, said 9.236 acres more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance, and

Tract 3:

3.085 acres, more or less, of land area, being a portion of LOT 1A-B, RESUBDIVISION PLAT OF LOT 1A, RESUBDIVISION PLAT OF LOT 1, MOTOROLA INC. ED BLUESTEIN FACILITY, a subdivision in Travis County,

1 Texas, according to the map or plat recorded in Document No. 200900045, Official
2 Public Records of Travis County, Texas, said 3.085 acres more particularly
3 described by metes and bounds in **Exhibit “C”** incorporated into this ordinance,
4 and
5

6 Tract 4:

7 86.915 acres, more or less, of land area, being a portion of LOT 1A-B,
8 RESUBDIVISION PLAT OF LOT 1A, RESUBDIVISION PLAT OF LOT 1,
9 MOTOROLA INC. ED BLUESTEIN FACILITY, a subdivision in Travis County,
10 Texas, according to the map or plat recorded in Document No. 200900045, Official
11 Public Records of Travis County, Texas, said 86.915 acres more particularly
12 described by metes and bounds in **Exhibit “D”** incorporated into this ordinance
13 (collectively referred to as the “Property”),
14

15 locally known as 3443 Ed Bluestein Boulevard, in the City of Austin, Travis County,
16 Texas, and generally identified in the map attached as **Exhibit “E”**.
17

18 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
19 Property may be developed and used in accordance with the regulations established for the
20 limited industrial services (LI) base district and other applicable requirements of the City
21 Code.
22

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

26 **PART 4.** Development of the Property within the boundaries of the planned development
27 area (PDA) combining district established by this ordinance is subject to the regulations set
28 forth in this part:
29

- 30 A. Parking and loading area requirements for the Property, as set forth in Chapter
31 25-6, Article 7 (*Off-Street Parking and Loading*) and Chapter 25-6, Appendix A
32 (*Tables of Off-Street Parking and Loading Requirements*) of City Code, are
33 reduced by 50%.
34
35 B. Development on the Property shall not exceed an impervious coverage of 65%.
36
37 C. The maximum height of a building or structure on Tract 1 of the Property shall
38 not exceed 400 feet.
39

- 1 D. The maximum height of a building or structure on Tract 2 of the Property shall
2 not exceed 280 feet.
3
4 E. The maximum height of a building or structure on Tract 3 of the Property shall
5 not exceed 160 feet.
6
7 F. The maximum height of a building or structure on Tract 4 of the Property shall
8 not exceed 120 feet.
9

10 **PART 5.** Except as otherwise provided in this ordinance, the Property is subject to
11 Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood
12 Plan.
13

14 **PART 6.** This ordinance takes effect on _____, 2020.
15

16 **PASSED AND APPROVED**
17

18 §
19 §
20 _____, 2020 § _____
21 Steve Adler
22 Mayor
23

24
25 **APPROVED:** _____ **ATTEST:** _____
26 Anne L. Morgan Jannette S. Goodall
27 City Attorney City Clerk
28

EXHIBIT “ “

ZEN GARDEN COMMERCIAL CONDOMINIUM

ZONING TRACT 1

DESCRIPTION OF 10.407 ACRES, MORE OR LESS, OF LAND AREA, BEING A PORTION OF LOT 1A-B, RESUBDIVISION PLAT OF LOT 1A, RESUBDIVISION PLAT OF LOT 1, MOTOROLA INC. ED BLUESTEIN FACILITY, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 200900045, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½” iron rod found in the east line of Ed Bluestein Boulevard, also known as U.S. Highway No. 183, for the northwest corner of the aforereferenced Lot 1A-B, same being most westerly southwest corner of Lot 1A-A of said Resubdivision Plat of Lot 1A, Resubdivision Plat of Lot 1, Motorola Inc. Ed Bluestein Facility, and being the northwest corner of the herein describe Zoning Tract 1;

THENCE leaving Ed Bluestein Boulevard with the common line of Lot 1A-B and Lot A-A, the following nine (9) courses:

- 1) [L-38] S 84°54'00"E 396.68 feet to an iron rod found with a cap marked "Baker Aicklen;
- 2) [L-39] N 78°33'00"E 198.66 feet to an iron rod found with a cap marked "Baker Aicklen;
- 3) [L-40] S 04°15'45"E 42.14 feet to an iron rod found with a cap marked "Baker Aicklen;
- 4) [L-41] S 02°08'45"E 38.76 feet to an iron rod found with a cap marked "Baker Aicklen;
- 5) [L-42] S 01°12'30"W 58.89 feet to an iron rod found with a cap marked "Baker Aicklen at the beginning of a right breaking curve;;
- 6) [C-12] with said right breaking curve having a radius length of 700.00 feet, an arc length of 151.82 feet and a chord which bears, S 09°52'30"W 151.52 feet to an iron rod found with a cap marked "Baker Aicklen;
- 7) [L-43] S 21°17'15"W 209.69 feet to an iron rod found with a cap marked "Baker Aicklen;
- 8) [L-44] S 27°44'30"W 203.04 feet to an iron rod found with a cap marked "Baker Aicklen; and
- 9) [L-104] S 47°48'00"E 23.57 feet to calculated point near the centerline of Semiconductor Drive found exterior corner of the herein described Zoning Tract No. 1, same being the north corner of that 86.915 acre Zoning Tract No. 4 described on even date;

THENCE leaving Lot 1A-A, with the common line of Zoning Tract 1 and Zoning Tract 4, running within Semiconductor Drive, S 27° 43' 45"W 153.65 feet to calculated point on the north line of that 9.236 acre Zoning Tract 2 described on even date, same being on a line near the centerline of Central Avenue, for the southeast corner of the herein described Zoning Tract 1;

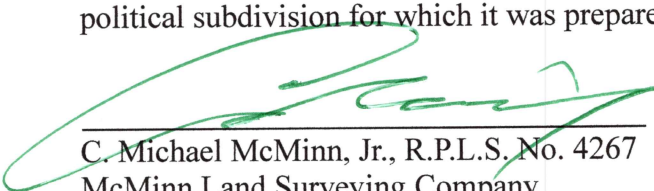
THENCE leaving Zoning Tract 4 with the common line of Zoning Tract 1 and Zoning Tract 2, same being a line near the centerline of Central Avenue, the following four (4) courses:

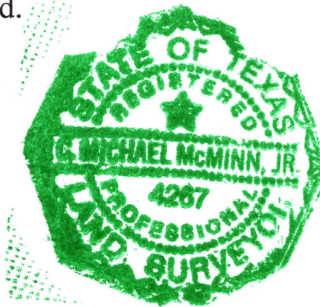
- 1) [L-106] S 77°09'30"W 28.14 feet to calculated point at the beginning of a right breaking curve;
- 2) [C-15] with said right breaking curve having a radius of 680.00 feet, an arc length of 242.00 feet, and a chord which bears S 87°21'15"W 240.73 feet to calculated point;
- 3) [L-107] N 81°51'30"W 74.05 feet to calculated point; and
- 4) [L-108] N 78°21'30"W 129.22 feet to calculated point in the east line of Ed Bluestein Boulevard, same being the west line of Lot 1A-B, for the southwest corner of Zoning Tract 1, same being the northwest corner of Zoning Tract 2 and being the southwest corner of the herein described Zoning Tract;

THENCE leaving Zoning Tract 2 and Central Avenue, with the common line of Ed Bluestein Boulevard, Lot 1A-B and Zoning Tract 1, the following two (2) courses

- 1) [L-109] N 09°43'30"E 349.38 feet to calculated point; and
- 2) [L-37] N 08°24'30"E 452.97 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 10.407 acres, more or less, of land area, as described from record information and measurements made on the ground as of September 8, 2019 by McMinn Land Surveying Company of Austin, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


C. Michael McMinn, Jr., R.P.L.S. No. 4267
McMinn Land Surveying Company
4008 Greenmountain Lane
Austin, Texas 78759 512-343-1970
mike@mcminnsurveying.com
TBPLS FIRM No. 10094300



SEE SKETCHES TO ACCOMPANY FIELD NOTES FOR ZONING PREPARED ON EVEN DATE AND UNDER JOB NUMBER 061120

DATE: June 30, 2020
CONDOMINIUM: Zen Garden Commercial Condominium
COUNTY: Travis, Texas
J.O. No.: 061120
FND061120ZT1

ZONING TRACT 1
TCAD Parcel #'s 921218-921221 and 921224-921236
COA Grids: M22 M23 N22 N23

EXHIBIT “ “

ZEN GARDEN COMMERCIAL CONDOMINIUM

ZONING TRACT 2

DESCRIPTION OF 9.236 ACRES, MORE OR LESS, OF LAND AREA, BEING A PORTION OF LOT 1A-B, RESUBDIVISION PLAT OF LOT 1A, RESUBDIVISION PLAT OF LOT 1, MOTOROLA INC. ED BLUESTEIN FACILITY, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 200900045, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the east line of Ed Bluestein Boulevard, also known as U.S. Highway No. 183, for the southwest corner of the herein described Zoning Tract 2, same being a northwesterly corner of that 86.915 acre Zoning Tract 4 described on even date, from which, the southwest corner of the aforementioned Lot 1A-B, same being the northwest corner of Lot 2, Tiemann and Rymer Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 57, Page 27, Plat Records of Travis County, Texas, bears S 15° 45'00"W 501.16 feet;

THENCE leaving the PLACE OF BEGINNING and said Zoning Tract 4, with the common line of Ed Bluestein Boulevard, Lot 1A-B and Zoning Tract 2, the following three (3) courses

- 1) [L-110] N 15°45'00"E 224.90 feet to a calculated point;
- 2) [L-35] N 11°30'15"E 399.36 feet to an iron rod with yellow cap found; and
- 3) [L-111] N 09°43'30"E 216.66 feet to a calculated point near the centerline of Central Avenue, for the northwest corner of the herein described Zoning Tract 2, same being the southwest corner of that 10.407 acre Zoning Tract 1 described on even date;

THENCE leaving Ed Bluestein Boulevard with the common line of Zoning Tract 1 and Zoning Tract 2, same being a line near the centerline of Central Avenue, the following four (4) courses:

- 1) [L-108] S 78°21'30"E 129.22 feet to a calculated point;
- 2) [L-107] S 81°51'30"E 74.05 feet to a calculated point at the beginning of a left breaking curve;
- 3) With said left breaking curve having a radius length of 680.00, an arc length of 242.00 feet, and a chord which bears N 87°21'15"E 240.73 feet to a calculated point; and
- 4) [L-106] N 77°09'30"E 28.14 feet to a calculated point near the centerline of Semiconductor Drive, for the southeast corner of Zoning Tract 1, same being an exterior corner of Zoning Tract 4;

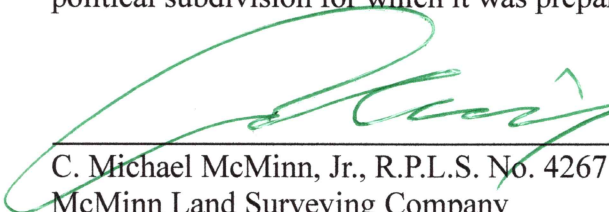
THENCE leaving Zoning Tract 1 with the common line of Zoning Tract 1 and said Zoning Tract 4 with an extension of common line of Zoning Tract 1 and Zoning Tract 2, [L-113] N 77°31' 30"E 12.00 feet to a calculated point for the northeast corner of the herein described Zoning Tract 2, same being an interior corner of Zoning Tract 4;

THENCE continuing with the common line of Zoning Tract 1 and Zoning Tract 4 with the general line of the curb along the easterly side of Semiconductor Drive, the following four (4) courses:

- 1) [L-114] S 12°28'30"E 159.51 feet to a calculated point at the beginning of a right breaking curve;
- 2) [C-16] with said right breaking curve having a radius length of 369.00 feet, an arc length of 367.27 feet, and a chord which bears S 16°02'15"W 352.30 feet to a calculated point;
- 3) [L-115] S 44°33'00"W 347.81 feet to a calculated point at the beginning of a left breaking curve;
- 4) [C-17] with said left breaking curve having a radius length of 117.00 feet, an arc length of 175.32 feet, and a chord which bears S 01°37'30"W 159.37 feet to a calculated point for the southeast corner of the herein described Zoning Tract 2, same being an interior corner of Zoning Tract 4;

THENCE continuing with the common line of Zoning Tract 2 and Zoning Tract 4 running north of Parking Garage G2, [L-116] N 74°21'00"W 358.70 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 9.236 acres, more or less, of land area, as described from record information and measurements made on the ground as of September 8, 2019 by McMinn Land Surveying Company of Austin, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


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Austin, Texas 78759 512-343-1970
mike@mcminnsurveying.com
TBPLS FIRM No. 10094300



SEE SKETCHES TO ACCOMPANY FIELD NOTES FOR ZONING PREPARED ON EVEN DATE AND UNDER JOB NUMBER 061120

DATE: June 30, 2020
CONDOMINIUM: Zen Garden Commercial Condominium
COUNTY: Travis, Texas
J.O. No.: 061120
FND061120ZT2

ZONING TRACT 2
TCAD Parcel #'s 921218-921221 and 921224-921236
COA Grids: M22 M23 N22 N23

EXHIBIT “ “

ZEN GARDEN COMMERCIAL CONDOMINIUM

ZONING TRACT 3

DESCRIPTION OF 3.085 ACRES, MORE OR LESS, OF LAND AREA, BEING A PORTION OF LOT 1A-B, RESUBDIVISION PLAT OF LOT 1A, RESUBDIVISION PLAT OF LOT 1, MOTOROLA INC. ED BLUESTEIN FACILITY, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 200900045, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

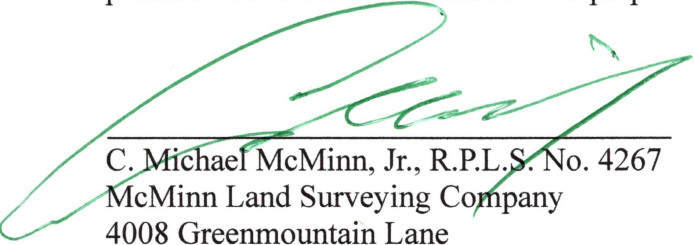
COMMENCING an iron rod found with a cap marked “Baker Aicklen in the west line of that Parcel 2 described in a deed date November 21, 1990 from Missouri Pacific Railroad Company, to the State of Texas as recorded in Volume 11339, Page 2005, Real Property Records of Travis County, Texas, for the northeast corner of the aforementioned Lot 1A-B, same being southeast corner of Lot 1A-A of said Resubdivision Plat of Lot 1A, Resubdivision Plat of Lot 1, Motorola Inc. Ed Bluestein Facility;

THENCE leaving the PLACE OF COMMENCEMENT and the aforementioned State of Texas Tract and the aforementioned Lot 1A-A and entering Lot 1A-B, N 75°40’00”W 1087.05 feet to a calculated point for the east corner and PLACE OF BEGINNING of the herein described Zoning Tract 3;

THENCE leaving the PLACE OF BEGINNING with the line of the herein described Zoning Tract 3, the following four (4) courses:

- 1) S 42°19’45”W 276.00 feet to a calculated point;
- 2) N 47°40’15”W 487.00 feet to a calculated point, from which, the southwest corner of the aforementioned Lot 1A-B, same being the northwest corner of Lot 2, Tiemann and Rymer Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 57, Page 27, Plat Records of Travis County, Texas, bears S 71°55’30”W 1055.50 feet;
- 3) N 42°19’45”E 276.00 feet to a calculated point on a north line of Lot 1A-B, same being a south line of Lot 1A-A, said point being located near the centerline of Semiconductor Drive, for and exterior Zoning Tract No. 1 described on even date, same being the north corner of that 86.915 acre Zoning Tract No. 4 described on even date;
- 4) S 47°40’15”E 487.00 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 3.085 acres, more or less, of land area, as described from record information and measurements made on the ground as of September 8, 2019 by McMinn Land Surveying Company of Austin, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



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Austin, Texas 78759 512-343-1970
mike@mcminnsurveying.com
TBPLS FIRM No. 10094300



SEE SKETCHES TO ACCOMPANY FIELD NOTES FOR ZONING PREPARED ON EVEN
DATE AND UNDER JOB NUMBER 061120

DATE: June 30, 2020
CONDOMINIUM: Zen Garden Commercial Condominium
COUNTY: Travis, Texas
J.O. No.: 061120
FND061120ZT3

ZONING TRACT 3
TCAD Parcel #'s 921218-921221 and 921224-921236
COA Grids: M22 M23 N22 N23

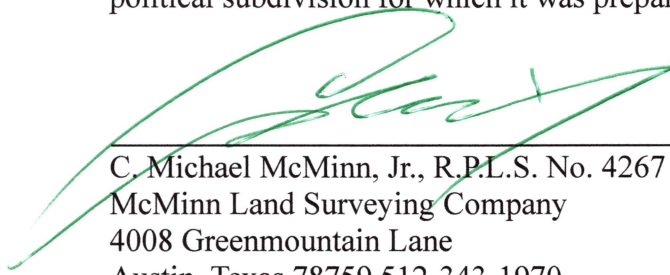
EXHIBIT “ “

ZEN GARDEN COMMERCIAL CONDOMINIUM

ZONING TRACT 4

LEGAL DESCRIPTION: 86.915 ACRES, MORE OR LESS, OF LAND AREA, BEING A PORTION OF LOT 1A-B, RESUBDIVISION PLAT OF LOT 1A, RESUBDIVISION PLAT OF LOT 1, MOTOROLA INC. ED BLUESTEIN FACILITY, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT NO. 200900045, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS SAID LOT 1A-B, SAVE AND EXCEPT (1) THAT 10.407 ACRE ZONING TRACT 1 DESCRIBED ON EVEN DATE; (2) THAT 9.236 ACRE ZONING TRACT 2 DESCRIBED ON EVEN DATE; AND (3) THAT 3.085 ACRE ZONING TRACT 3 DESCRIBED ON EVEN DATE.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


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mike@mcminnsurveying.com
TBPLS FIRM No. 10094300



SEE SURVEY PLAT PREPARED ON EVEN DATE AND UNDER JOB NUMBER 062020

DATE: June 30, 2020
REVISED: September 30, 2020
CONDOMINIUM: Zen Garden Commercial Condominium
COUNTY: Travis, Texas
J.O. No.: 061120
FND061120ZT4

ZONING TRACT 4

TCAD Parcel #'s 921218-921221 and 921224-921236
COA Grids: M22 M23 N22 N23

Exhibit D

SKETCHES TO ACCOMPANY FIELD NOTES FOR ZONING

ZEN GARDEN COMMERCIAL CONDOMINIUM (2018084246) (2019032883)

LEGAL DESCRIPTION:

OWNER: 3443 ZEN GARDEN LIMITED PARTNERSHIP, a Texas limited partnership

LEGAL DESCRIPTION: Lot 1A-B, RESUBDIVISION PLAT OF LOT 1A, RESUBDIVISION PLAT OF LOT 1, MOTOROLA INC. ED BLUESTEIN FACILITY, a subdivision in Travis County, Texas, according to the map or plat recorded in Document No. 2009-00045, of the Official Public Records of Travis County, Texas, also locally known as 3443 Ed Bluestein Boulevard, Austin, Texas.

KEY TO SKETCHES:

KEY TO SKETCHES:

PAGE	
1	LEGAL DESCRIPTION, KEY TO SKETCHES AND CERTIFICATION
2	SITE MAP AND ZONING TRACT INDEX
3	SKETCH FOR ZONING TRACT 1
4	SKETCH FOR ZONING TRACT 2
5	SKETCH FOR ZONING TRACT 3
6	SKETCH FOR ZONING TRACT 3
7-8	COURSE AND CURVE DATA

CERTIFICATION:

THIS DOCUMENT WAS PREPARED FOR ZONING PURPOSES ONLY UNDER 22 TAC SECTION 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

NOTE: THIS DOCUMENT WAS MADE ON THE GROUND WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.

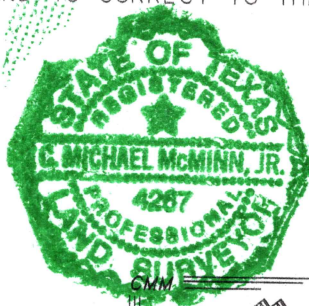
PLAT PREPARED DURING JUNE, 2020 FROM RECORD INFORMATION AND MEASUREMENTS MADE ON THE GROUND AS OF SEPTEMBER 8, 2019 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

C. MICHAEL McMINN, JR., R.P.L.S. NO. 4267

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE IN GREEN INK AND THE IMPRESSION SEAL OF THE ABOVE SURVEYOR.

Copyright 2020 McMinn Land Surveying Company

SEE METES AND BOUNDS DESCRIPTIONS PREPARED ON SAME DATE AND UNDER SAME JOB NUMBER.



McMinn

Land Surveying Company

4008 GREENMOUNTAIN LANE
AUSTIN, TEXAS 78759
(512) 343-1970

FIRM NO. 10094300

CMM

DATE June 30, 2020

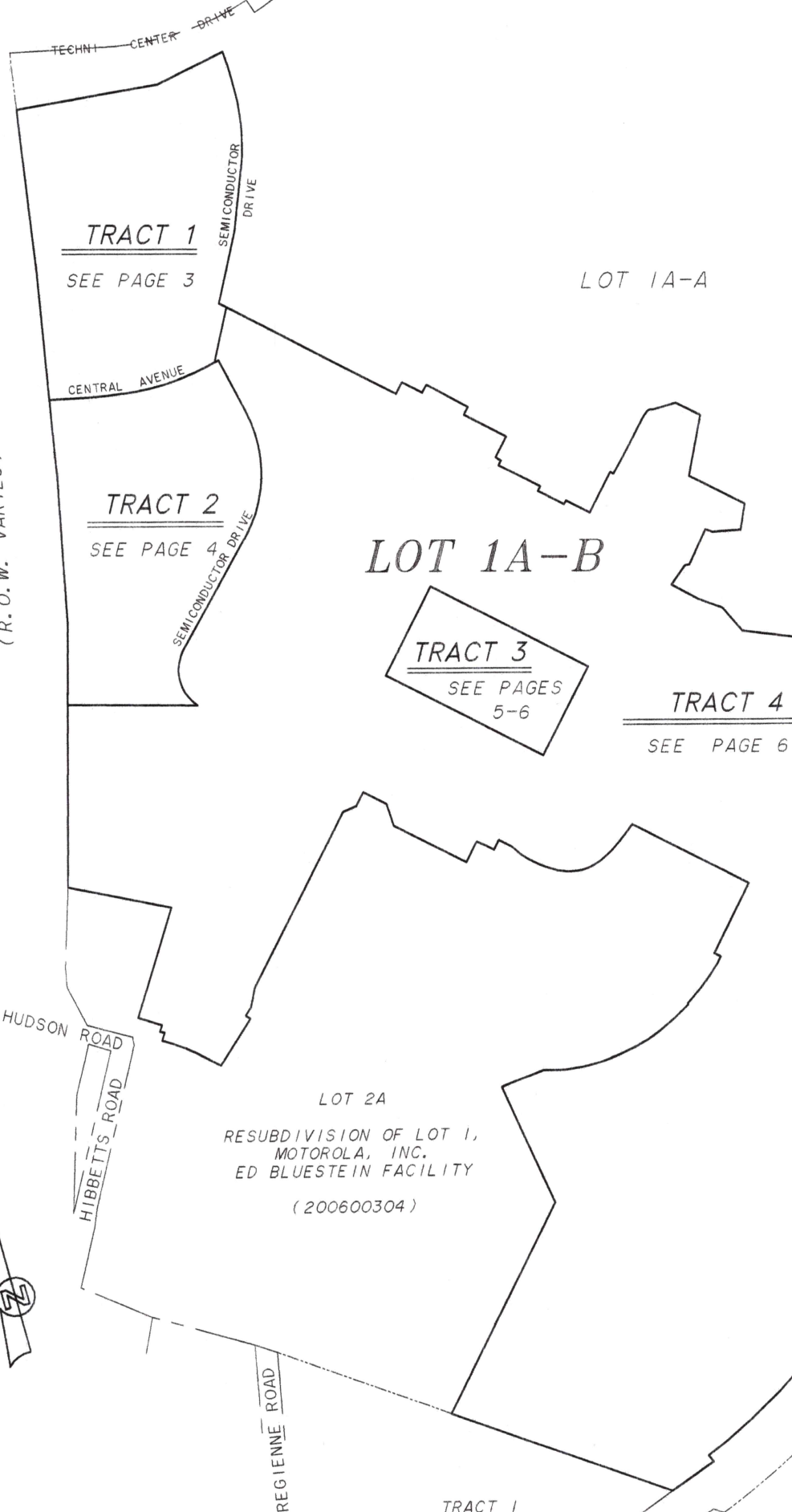
SCALE

FB/PG 312, 319

J. O. # 061120 P1

SITE MAP AND ZONING MAP INDEX
ZEN GARDEN COMMERCIAL CONDOMINIUM
(2018084246) (2019032883)

3443 ED BLUESTEIN BOULEVARD
(AKA U.S. HIGHWAY NO. 183)
(R.O.W. VARIES)



STATE OF TEXAS
(11339/2005) (11339/1983)

DATE June 30, 2020

SCALE 1" = 425'

FB/PG 312, 319

J.O.# 061120 P2

C. BEN HIBBETTS REALTY, INC.
SUBD.NO. 2

(75/149)

CMM

McMinn

Land Surveying Company

4008 GREENMOUNTAIN LANE

AUSTIN, TEXAS 78759

(512) 343-1970

FIRM NO. 10094300

CMM

SKETCH TO ACCOMPANY FIELD NOTES FOR ZONING TRACT 1

3443 ED BLUESTEIN BOULEVARD
(AKA U.S. HIGHWAY NO. 183)
(R.O.W. VARIES)

L37

PLACE OF BEGINNING

L38

LOT 1A-A

L39

ASPHALT DRIVE AND PARKING

L40

L41

L42

C12

SEMICONDUCTOR DRIVE

LOT 1A-A

PARKING GARAGE

ZONING TRACT 1

10.407 ACRES±

BLDG. V

ASPHALT DRIVE AND PARKING

L43

L44

L104

L105

L113

L106

CENTRAL AVENUE
(PRIVATE ROAD)

C15

L108

L107

SEMICONDUCTOR DRIVE

DATE June 30, 2020

SCALE 1" = 100'

FB/PG 312,319

J.O.# 061120 P3

CMM

McMinn

Land Surveying Company

4008 GREENMOUNTAIN LANE

AUSTIN, TEXAS 78759

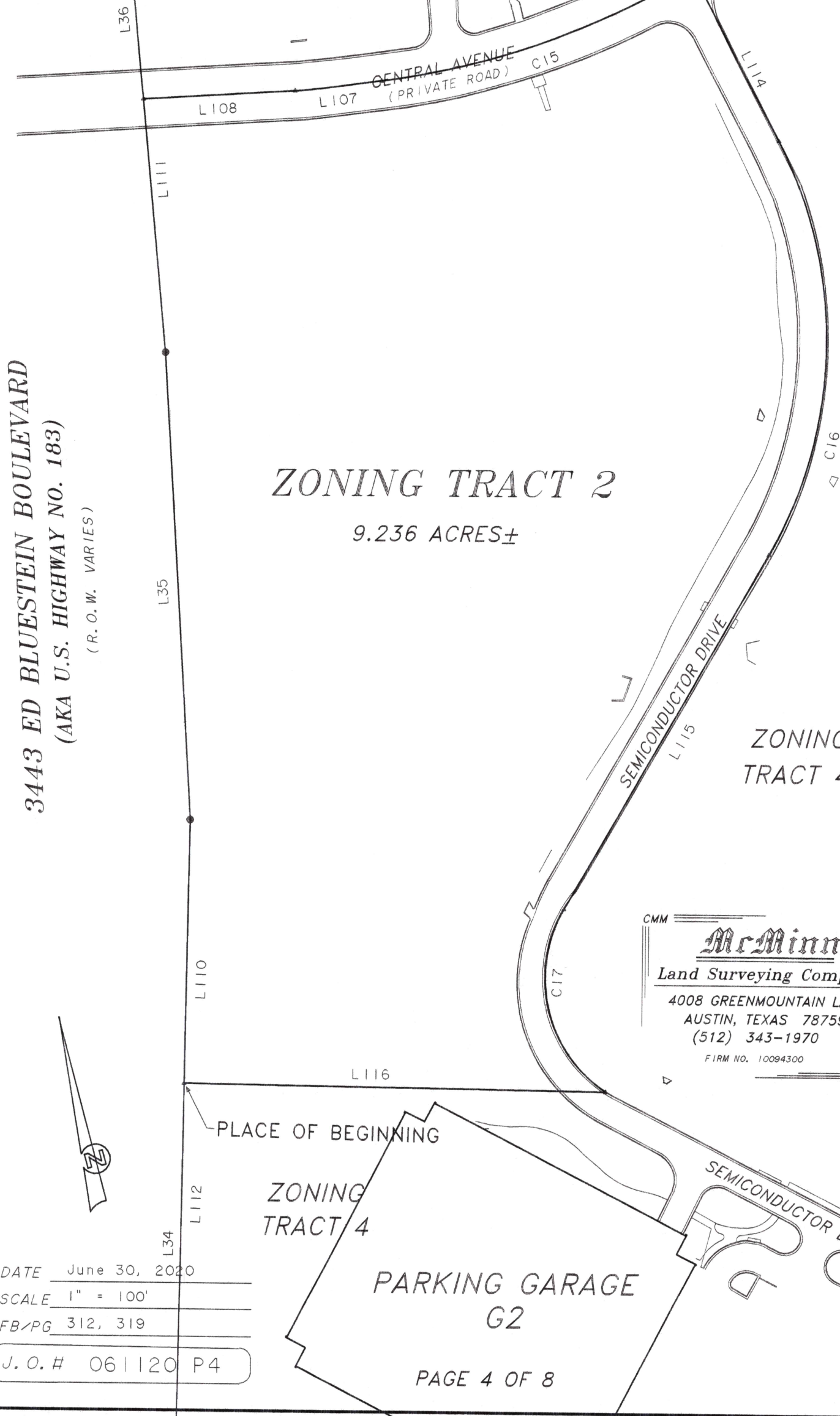
(512) 343-1970

FIRM NO. 10094300

CMM

SKETCH TO ACCOMPANY
FIELD NOTES FOR
ZONING TRACT 2

ZONING
TRACT 1



3443 ED BLUESTEIN BOULEVARD
(AKA U.S. HIGHWAY NO. 183)
(R.O.W. VARIES)

ZONING TRACT 2
9.236 ACRES±

ZONING
TRACT 4

CMM
McMinn
Land Surveying Company
4008 GREENMOUNTAIN LANE
AUSTIN, TEXAS 78759
(512) 343-1970
FIRM NO. 10094300
CMM

PLACE OF BEGINNING

ZONING
TRACT 4

PARKING GARAGE
G2

SEMICONDUCTOR DRIVE

DATE June 30, 2020
SCALE 1" = 100'
FB/PG 312, 319

J.O.# 061120 P4

SKETCH TO ACCOMPANY FIELD NOTES FOR ZONING TRACT 3

LOT 1A-A

ZONING TRACT 4

LOT 1A-B

SEE PAGE 6 FOR REFERENCE TIES

ZONING TRACT 4

ZONING TRACT 4

**ZONING
TRACT 3**

3.09 ACRES±

ZONING TRACT 4

CMM
McMinn
Land Surveying Company
4008 GREENMOUNTAIN LANE
AUSTIN, TEXAS 78759
(512) 343-1970
FIRM NO. 10094300
CMM

DATE June 30, 2020

SCALE 1" = 100'

FB/PG 312, 319

J.O.# 061120 P5

3443 ED BLUESTEIN BOULEVARD
(AKA U.S. HIGHWAY NO. 183)
(R.O.W. VARIES)

SKETCH TO ACCOMPANY
DESCRIPTION FOR
ZONING TRACT 4

ZONING
TRACT 1

LOT 1A-A

ZONING
TRACT 2

S 20° 44' 30" E 950.54'

ZONING
TRACT 3

N 75° 40' 00" W 1087.05'

ZONING TRACT 4

86.915 ACRES±

N 71° 55' 30" E 1055.50'

LOT 2A

RESUBDIVISION PLAT OF LOT 1,
MOTOROLA, INC.
ED BLUESTEIN FACILITY

(200600304)

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Land Surveying Company

4008 GREENMOUNTAIN LANE
AUSTIN, TEXAS 78759
(512) 343-1970

FIRM NO. 10094300

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DATE June 30, 2020

SCALE 1" = 400'

FB/PG 312. 319

J. O. # 061120 P6

COURSE DATA:

COURSE	BEARING	DISTANCE			
L-1	N 54° 52' 30" W	646.13'	(N 54° 52' 36" W	646.13')	
L-2	N 41° 54' 30" E	650.66'	(N 41° 54' 31" E	650.66')	
L-3	N 08° 58' 45" W	349.76'	(N 08° 58' 46" W	349.76')	
L-4	N 83° 07' 45" E	124.28'	(N 83° 07' 38" E	124.28')	
L-5	N 00° 59' 00" E	3.32'	(N 00° 59' 05" E	3.32')	
L-6	N 41° 58' 45" E	19.26'	(N 41° 58' 42" E	19.26')	
L-7	N 48° 05' 45" W	19.78'	(N 48° 05' 51" W	19.78')	
L-8	N 41° 54' 15" E	217.86'	(N 41° 54' 09" E	217.86')	
L-9	N 47° 41' 15" W	360.44'	(N 47° 41' 10" W	360.44')	
L-10	N 47° 39' 15" W	42.47'	(N 47° 39' 13" W	42.47')	
L-11	S 42° 20' 45" W	30.00'	(S 42° 20' 47" W	30.00')	
L-12	N 47° 49' 30" W	36.04'	(N 47° 49' 36" W	36.04')	
L-13	S 42° 04' 15" W	1.25'	(S 42° 04' 16" W	1.25')	
L-14	N 47° 56' 00" W	16.90'	(N 47° 55' 56" W	16.90')	
L-15	S 41° 55' 15" W	64.02'	(S 41° 55' 13" W	64.02')	
L-16	N 47° 49' 30" W	223.77'	(N 47° 49' 31" W	223.77')	
L-17	N 02° 40' 30" W	62.10'	(N 02° 40' 32" W	62.10')	
L-18	N 47° 46' 45" W	72.14'	(N 47° 46' 41" W	72.14')	
L-19	S 42° 13' 15" W	42.62'	(S 42° 13' 19" W	42.62')	
L-20	S 82° 58' 00" W	39.70'	(S 82° 58' 03" W	39.70')	
L-21	S 42° 29' 00" W	545.67'	(S 42° 29' 01" W	545.67')	
L-22	S 24° 21' 45" W	30.72'	(S 24° 21' 49" W	30.72')	
L-23	S 30° 19' 30" W	26.24'	(S 30° 19' 25" W	26.24')	
L-24	S 47° 01' 45" W	24.81'	(S 47° 01' 51" W	24.81')	
L-25	S 41° 03' 45" E	15.81'	(S 41° 03' 51" E	15.81')	
L-26	S 48° 33' 00" W	152.11'	(S 48° 32' 56" W	152.11')	
L-27	N 47° 14' 30" W	58.29'	(N 47° 14' 34" W	58.29')	
L-28	N 32° 33' 15" E	22.58'	(N 32° 33' 17" E	22.58')	
L-29	N 57° 26' 45" W	13.00'	(N 57° 26' 43" W	13.00')	
L-30	N 32° 33' 15" E	18.00'	(N 32° 33' 18" E	18.00')	
L-31	N 57° 26' 45" W	68.00'	(N 57° 26' 43" W	68.00')	
L-32	N 32° 33' 15" E	318.53'	(N 32° 33' 17" E	318.53')	
L-33	N 63° 24' 00" W	290.11'	(N 63° 23' 55" W	290.11')	
L-34	N 15° 45' 00" E	726.06'	(N 15° 45' 07" E	726.06')	
L-35	N 11° 30' 15" E	399.36'	(N 11° 30' 15" E	399.36')	
L-36	N 09° 43' 30" E	566.04'	(N 09° 43' 35" E	566.04')	
L-37	N 08° 24' 30" E	452.97'	(N 08° 24' 31" E	452.97')	
L-38	S 84° 54' 00" E	396.68'	(S 84° 54' 02" E	396.68')	
L-39	N 78° 33' 00" E	198.66'	(N 78° 33' 05" E	198.66')	
L-40	S 04° 15' 45" E	42.14'	(S 04° 15' 50" E	42.14')	
L-41	S 02° 08' 45" E	38.76'	(S 02° 08' 45" E	38.76')	
L-42	S 01° 12' 30" W	58.89'	(S 01° 12' 25" W	58.89')	
L-43	S 21° 17' 15" W	209.69'	(S 21° 17' 08" W	209.69')	
L-44	S 27° 44' 30" W	203.04'	(S 27° 44' 29" W	203.04')	
L-45	S 47° 48' 00" E	547.21'	(S 47° 48' 04" E	547.21')	
L-46	N 42° 12' 00" E	35.70'	(N 42° 32' 47" E	35.44')	
L-47	S 47° 48' 00" E	63.29'	(S 48° 02' 07" E	63.08')	
L-48	N 42° 10' 15" E	25.05'	(N 42° 10' 15" E	25.05')	
L-49	S 46° 18' 30" E	129.95'	(S 46° 18' 26" E	129.95')	
L-50	S 41° 59' 45" W	24.03'	(S 41° 59' 44" W	24.03')	
L-51	S 47° 16' 45" E	14.11'	(S 41° 21' 36" E	14.11')	
L-52	S 41° 21' 30" W	0.29'	(S 41° 21' 36" W	0.29')	
L-53	S 47° 43' 15" E	116.58'	(S 47° 43' 14" E	116.58')	
L-54	S 42° 21' 15" W	65.17'	(S 42° 21' 10" E	65.17')	
L-55	S 47° 34' 15" E	7.60'	(S 47° 34' 09" E	7.60')	
L-56	S 41° 10' 30" W	1.42'	(S 41° 10' 29" W	1.42')	
L-57	S 47° 39' 45" E	10.05'	(S 47° 39' 40" E	10.05')	
L-58	S 42° 19' 45" W	15.17'	(S 42° 19' 42" W	15.17')	
L-59	S 47° 46' 45" E	128.68'	(S 47° 46' 39" E	128.68')	
L-60	S 42° 23' 45" W	14.36'	(S 42° 23' 45" W	14.36')	
L-61	S 47° 45' 45" E	80.71'	(S 47° 45' 47" E	80.71')	
L-62	N 42° 19' 30" E	11.63'	(N 42° 19' 24" E	11.63')	
L-63	S 47° 49' 30" E	73.66'	(S 47° 49' 34" E	73.66')	
L-64	N 42° 13' 45" E	126.51'	(N 42° 13' 39" E	126.51')	
L-65	S 47° 46' 15" E	10.10'	(S 47° 46' 21" E	10.10')	
L-66	N 44° 29' 45" E	44.39'	(N 44° 29' 42" E	44.39')	
L-67	N 42° 26' 00" E	127.92'	(N 42° 25' 59" E	127.92')	
L-68	N 88° 26' 45" E	63.69'	(N 88° 26' 42" E	63.69')	
L-69	S 48° 21' 15" E	76.70'	(S 48° 21' 15" E	76.70')	
L-70	S 26° 01' 15" W	172.18'	(S 26° 01' 17" E	172.18')	
L-71	S 47° 57' 00" E	170.87'	(S 47° 56' 56" E	170.87')	
L-72	S 23° 49' 30" W	72.42'	(S 23° 49' 24" W	72.42')	
L-73	N 78° 57' 45" W	79.31'	(N 78° 57' 39" W	79.31')	
L-74	N 52° 29' 00" W	19.57'	(N 52° 28' 58" W	19.57')	
L-75	S 39° 48' 30" W	106.57'	(S 39° 48' 26" W	106.57')	
L-76	N 88° 00' 45" W	13.66'	(N 88° 00' 52" W	13.66')	
L-77	S 51° 03' 30" W	64.54'	(S 51° 03' 26" W	64.54')	
L-78	S 46° 30' 45" E	82.46'	(S 46° 30' 51" E	82.46')	
L-79	S 55° 07' 00" E	71.54'	(S 55° 06' 56" E	71.54')	
L-80	S 25° 08' 00" E	84.39'	(S 25° 07' 53" E	84.39')	
L-81	S 67° 42' 15" E	665.64'	(S 67° 42' 21" E	665.64')	
L-82	S 17° 57' 11" W	685.38'	(S 17° 57' 11" W	685.39')	
L-83	S 18° 02' 45" W	94.73'	(S 18° 02' 44" W	94.73')	
L-84	S 19° 04' 00" W	98.63'	(S 19° 04' 01" W	98.63')	
L-85	S 21° 03' 45" W	98.09'	(S 21° 03' 50" W	98.09')	

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COURSE DATA:

COURSE	BEARING	DISTANCE			
L-86	S 23°38'30"W	95.39'	(S 23°38'23"W	95.39')	
L-87	S 26°13'00"W	99.66'	(S 26°13'02"W	99.66')	
L-88	S 29°52'45"W	100.19'	(S 29°52'52"W	100.19')	
L-89	S 32°40'30"W	100.29'	(S 29°52'52"W	100.19')	
L-90	S 37°04'15"W	100.53'	(S 37°04'14"W	100.53')	
L-91	S 38°47'30"W	112.41'	(S 38°47'28"	112.41')	
L-92	N 48°13'30"W	24.51'	(N 48°13'36"W	24.51')	
L-93	S 42°01'30"W	87.04'	(S 42°01'34"W	87.04')	
L-94	S 45°49'30"W	99.78'	(S 45°49'34"W	99.78')	
L-95	S 48°30'15"W	100.10'	(S 48°30'21"W	100.10')	
L-96	S 51°46'30"W	100.52'	(S 51°46'30"W	100.52')	
L-97	S 54°22'00"W	99.86'	(S 54°22'02"W	99.86')	
L-98	S 57°40'30"W	100.28'	(S 57°40'36"W	100.28')	
L-99	S 60°50'30"W	100.29'	(S 60°50'36"W	100.29')	
L-100	S 63°43'45"W	100.72'	(S 63°43'40"W	100.72')	
L-101	S 67°33'00"W	62.37'	(S 67°32'53"W	62.37')	
L-102	S 21°02'15"E	22.91'	(S 21°02'13"E	22.91')	
L-103	S 70°09'15"W	139.65'	(S 70°09'22"W	139.65')	
L-104	S 47°48'00"E	23.57'			
L-105	S 27°43'45"W	153.65'			
L-106	S 77°09'30"W	28.14'			
L-107	N 81°51'30"W	74.05'			
L-108	N 78°21'30"W	129.22'			
L-109	N 09°43'30"E	349.38'			
L-110	N 15°45'00"E	224.90'			
L-111	N 09°43'30"E	216.66'			
L-112	N 15°45'00"E	501.16'			
L-113	N 77°31'30"E	12.00'			
L-114	S 12°28'30"E	159.51'			
L-115	S 44°33'00"W	347.81'			
L-116	N 74°21'00"W	358.70'			

CURVE DATA TABLE:

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C-1	425.00'	126.25'	125.79'	S 80°31'45"E
C-2	615.00'	176.90'	176.29'	N 82°22'45"E
C-3	700.00'	150.08'	149.79'	N 64°49'00"E
C-4	755.00'	140.43'	140.23'	N 51°57'00"E
C-5	600.00'	41.81'	41.81'	S 51°32'15"W
C-6	425.00'	95.79'	95.58'	S 59°14'30"W
C-7	135.00'	96.63'	94.58'	S 88°49'15"W
C-8	135.00'	26.48'	26.44'	N 67°39'15"W
C-9	265.00'	71.75'	71.53'	N 54°13'30"W
C-10	200.00'	68.14'	67.81'	N 39°15'30"W
C-11	516.80'	117.29'	117.04'	N 53°44'45"W
C-12	700.00'	4246.41'	151.52'	S 09°52'30"W
C-13	110.00'	19.08'	19.05'	N 46°30'00"E
C-14	19.00'	24.55'	22.88'	N 80°49'45"E
C-15	680.00'	242.00'	240.73'	S 87°21'15"W
C-16	369.00'	367.27'	352.30'	S 16°02'15"W
C-17	117.00'	175.32'	159.37'	S 01°37'30"W

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