

**RESTRICTIVE COVENANT**

OWNER: Kunikco, LLC, a Texas limited liability company

OWNER ADDRESS: 701C South Lamar Boulevard, Austin, TX 78704

CITY: **CITY OF AUSTIN, TEXAS**, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

CITY'S ADDRESS: P.O. Box 1088  
Austin, Travis County, Texas 78767-1088

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which are acknowledged.

PROPERTY: 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 restrictive covenant, 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 restrictive covenant (collectively referred to as the "Property"),

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant ("Agreement"). These covenants and restrictions shall run with the land and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WGI Engineering, dated December 11, 2020, and updated

on June 14, 2021 and July 28, 2021, or as amended, and approved by the Director of the Austin Transportation Department. All development on the Property is subject to the Austin Transportation Department's staff memorandum dated September 10, 2021 ("memorandum") and any amendments to the memorandum that address subsequent TIA updates for the Property. The TIA and memorandum shall be kept on file at the Austin Transportation Department.

2. If any person or entity shall violate or attempt to violate this Agreement, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such Agreement, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this Agreement is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Agreement, and such remaining portion of this Agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this Agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This Agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the Owner of the Property, or a portion of the Property, subject to the modification, amendment, or termination at the time of such modification, amendment, or termination.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Owner:

Kunikco, LLC, a Texas limited liability company

By:

\_\_\_\_\_  
Daryl Kunik, Manager

**THE STATE OF TEXAS           §**  
**COUNTY OF TRAVIS           §**

      This instrument was acknowledged before me on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Daryl Kunik, Manager, of Kunikco, LLC, a Texas limited liability company,

\_\_\_\_\_  
Notary Public, State of Texas

APPROVED AS TO FORM:

\_\_\_\_\_  
Name: \_\_\_\_\_  
Assistant City Attorney  
City of Austin

**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  
Austin, TX 78709  
512.537.2384  
[www.4wardls.com](http://www.4wardls.com)

**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:

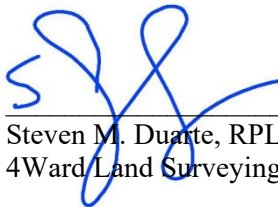
- 1) **S57°30'29"E**, a distance of **42.40** feet to a 1/2-inch iron rod with "Waterloo 4234" cap found for an angle point hereof, and
- 2) **S55°56'12"E**, a distance of **460.17** feet to a calculated point for the northeast corner hereof, said point

**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.

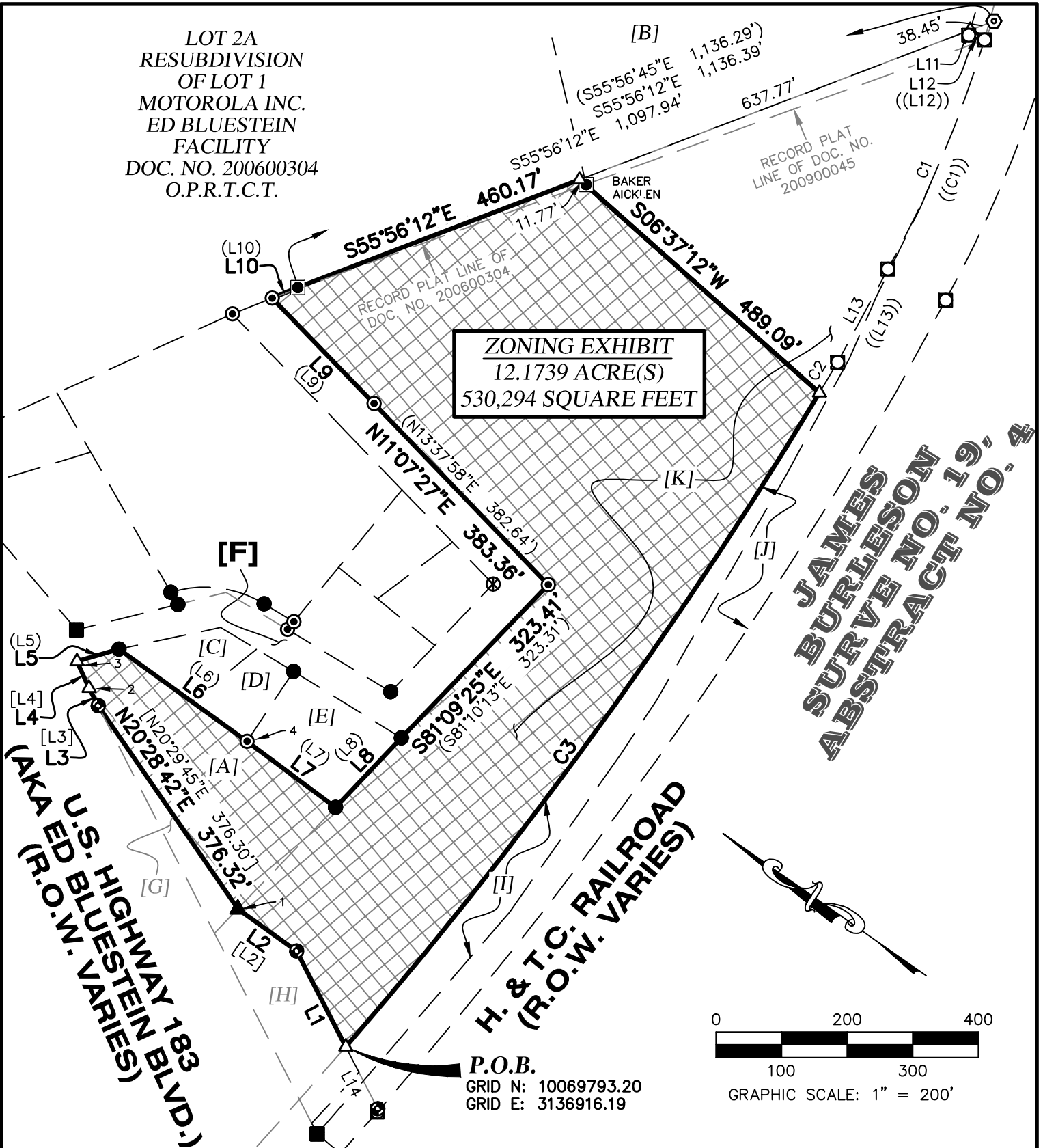
**Notes:**

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

[E]  
LOT 1  
KURACHI SUBDIVISION  
DOC. NO. 200400223  
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**



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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:	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'

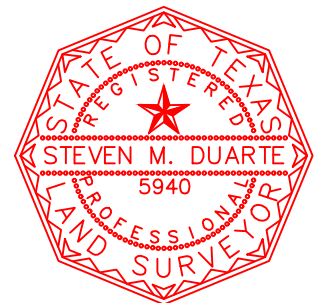
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	379.65'	1,860.00'	11°41'41"	N77°52'04"E	378.99'
C2	54.22'	7,115.00'	0°26'12"	N85°44'41"E	54.22'
C3	1,232.38'	7,115.00'	9°55'27"	N89°04'29"W	1,230.84'

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.

 12/2/2021



## ZONING EXHIBIT

### City of Austin, Travis County, Texas

 <b>4WARD</b> <i>Land Surveying</i> <small>A Limited Liability Company</small> <b>PO Box 90876, Austin Texas 78709</b> <b>WWW.4WARDLS.COM (512) 537-2384</b> <b>TBPELS FIRM #10174300</b>	Date:	12/2/2021
	Project:	01049
	Scale:	1" = 200'
	Reviewer:	SMD
	Tech:	SMD
	Field Crew:	TS/JC
	Survey Date:	JULY 20
	Sheet:	3 OF 3

EXHIBIT “\_\_\_\_\_”

**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;

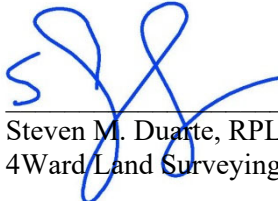
**THENCE**, with the north line of said 53.784 acre State of Texas tract, in part with the north line of said 1.471 acre Missouri Pacific Railroad Company tract, and diverging from the record south line of said Kunicko Tract 2 (see note 2), the following five (5) courses and distances:

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.

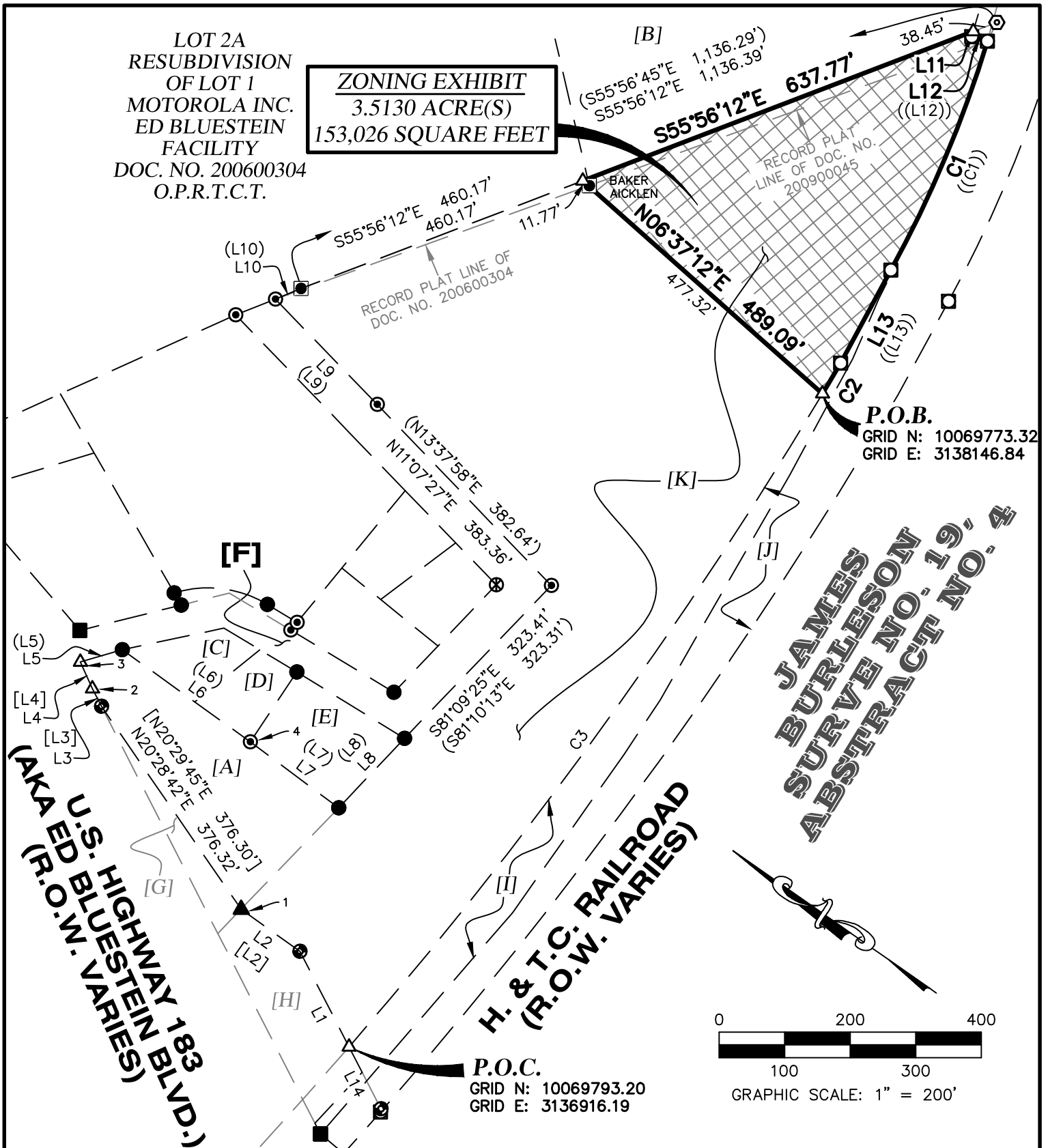
**Notes:**

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



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



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

[E]  
LOT 1  
KURACHI SUBDIVISION  
DOC. NO. 200400223  
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**



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WWW.4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

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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'

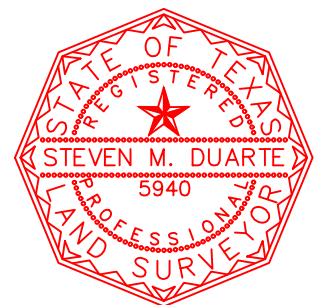
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	379.65'	1,860.00'	11°41'41"	S77°52'04"W	378.99'
C2	54.22'	7,115.00'	0°26'12"	S85°44'41"W	54.22'
C3	1,232.38'	7,115.00'	9°55'27"	S89°04'29"E	1,230.84'

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.

 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
	Scale:	1" = 200'
	Reviewer:	SMD
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	Field Crew:	TS/JC
	Survey Date:	JULY 20
	Sheet:	3 OF 3

After Recording, Please Return to:  
City of Austin  
Law Department  
P. O. Box 1088  
Austin, Texas 78767  
Attention: C. Curtis, Paralegal