ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0124(RCA) (Parmer Business Park RCA) DISTRICT: 1

ADDRESS: 13000, 13106 1/2 and 13400 Harris Ridge Boulevard

OWNER/APPLICANT: Karlin McCallen Pass, LLC (Matthew Schwab)

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle)

ZONING: LI-PDA

AREA: 64.126 acres*
*Amended to 7.724 acres

REQUEST: The applicant is requesting an amendment of the restrictive covenant conditions for this property.

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:
Staff recommends the proposed amendment of the public restrictive covenant.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
December 7, 2021: Meeting canceled due to lack of quorum.

December 21, 2021: Postponed to January 18, 2022 at the applicant's request by consent (9-0; J. Kiolbassa-absent, C. Thompson-off dais); H. Smith-1st, R. Woody-2nd.

January 18, 2022: Postponed to February 1, 2022 by the ZAP Commission by consent (10-0, R. Woody-off the dais); H. Smith-1st, C. Acosta-2nd.

February 1, 2022: Postponed to February 15, 2022 at the staff's request by consent (10-0, T. Bray-arrived late); H. Smith-1st, B. Greenberg-2nd.

February 15, 2022: Approved staff's recommendation for an amendment to the public restrictive covenant (9-0); H. Smith, S. Boone-2nd.

CITY COUNCIL ACTION:
March 24, 2022

ISSUES: *On February 1, 2022, the applicant submitted a letter requesting to convert this application from a full termination (RCT) to a partial amendment (RCA) to remove 7.724 acres of land from the restrictions imposed by the covenant (*please see Exhibit E*)

DEPARTMENT COMMENTS:

The applicant is requesting to amend a public restrictive covenant associated with zoning case C14-2016-0124 and executed on May 16, 2017 that states that, "For a cocktail lounge, restaurant (general), or restaurant (limited) use on the Property, the use of outdoor sound amplification equipment is prohibited." for a 7.724 acre area surrounding the water quality pond on the site.

The staff recommends the applicant's request to delete the conditions of this public restrictive covenant for a portion of Lot 13, Parmer Business Park and Lot 14B, Parmer Business Park Amendment Plat of Lots 5, 6, 8A, and 14A as the applicant is currently requesting a rezoning of the same 7.724 acre portion of this LI-PDA property through an associated rezoning case C14-2019-0166 to develop accompanying service facilities for the adjacent civic use/soccer fields.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LI-PDA	Soccer Fields, Civic, Restaurant Uses
North	LI-PDA	Single Family Residences
South	LI-PDA, LR-CO, SF-2	Undeveloped, Single Family Residences (Harris Ridge Owner's Association)
East	GR, LO-CO, SF-2	Service Station/General Retail Sales (Convenience)/ Food Sales (Chevron), Undeveloped Tract, Single Family Residences (Harris Ridge Owner's Association)
West	LI-PDA	Undeveloped

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Harris Branch Watershed

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin
Friends of Austin Neighborhoods
Harris Glen Homeowners Association
Harris Ridge Owner's Association
Harris Ridge Phase IV

Homeless Neighborhood Association
Neighborhood Empowerment Foundation
North Growth Corridor Alliance
Pflugerville Independent School District
SELTEXAS
Sierra Club, Austin Regional Group
Tech Ridge Neighbors
Yager Community

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0124 (Parmer Business Park: Southwest Corner of East Howard Lane and Harris Ridge Boulevard)	LI-PDA to LI-PDA	3/07/17: Approved staff recommendation of LI-PDA zoning, with additional conditions for no outdoor amplified sound and to require a TIA at the time of Site Plan (10-0); B. Greenberg-1st, B. Evans-2nd.	4/20/17: Approved the ZAP Commission's recommendation for LI-PDA zoning on consent on 1st reading, with additional conditions that a multifamily use be limited to 900 residential dwelling units and that a TIA be conducted at the time of site plan review if a multifamily use is proposed to be built on the property (11-0); L. Pool-1st, G. Casar-2nd. 5/18/17: Ordinance No. 20170518-056 was approved for limited industrial services-planned development area (LI-PDA) combining district zoning, to change a condition of zoning on Council Member Garza's motion, Council Member Alter's second on a 9-0 vote. Council Members Casar and Troxclair were off the dais.
C14-04-0139 (1100 East Howard Lane)	I-RR to LI	11/2/04: Approved staff's recommendation of LI-CO zoning, with a 2,000 vtpd and adding a condition of no Adult Oriented Businesses, by consent (9-0); J. Martinez-1st, J. Gohil-2nd.	12/02/04: Approved LI-CO (7-0); all 3 readings
C14-04-0120	I-LI to LI	9/7/04: Approved staff's recommendation of LI-CO by consent (8-0, J. Martinez-absent)	10/21/04: Approved LI-CO zoning (7-0); all 3 readings
C14-04-0073	CS-CO to CS-1	7/20/04: Approved staff's recommendation of CS-1 zoning by consent (8-0, J. Pinnelli-absent)	8/26/04: Approved CS-1 (7-0); all 3 readings
C14-03-0069	SF-2 to CS	5/6/03: Approved CS-CO zoning with condition to prohibit Adult	6/5/03: Granted CS-CO on all 3 readings (7-0)

		Oriented Businesses, by consent (8-0, K. Jackson-absent)	
C14-02-0111	Tract 1: GR-CO to GR Tract 2: CS-CO to CS	10/15/02: Approved staff's recommendation of GR-CO; CS-CO zoning with added condition to prohibit Automotive Sales; by consent (7-0, D. Castaneda-absent)	12/5/02: Granted GR-CO for Tract 1 and CS-CO for Tract 2 on all 3 readings (7-0)
C14-01-0169	IP to CS	2/5/02: Approved staff's alternate rec. of CS-CO w/conditions by consent (8-0)	3/21/02: Approved CS-CO w/ other conditions (7-0); 1st reading 4/11/02: Approved CS-CO (6-0); 2nd/3rd readings
C14-00-2099	SF-2, GR to CS	10/17/00: Approved staff's rec. of CS-CO, with no Adult Oriented Businesses (8-0)	12/14/00: Approved CS-CO w/ additional prohibited uses (7-0); all 3 readings
C14-98-0265	AV to LI	5/25/99: Approved staff rec. of LI-PDA w/ condition regarding bicycle parking	6/3/03: Approved LI-PDA w/ conditions (7-0); all 3 readings-on emergency passage
C14-98-0212	I-RR to CS	Approved GR-CO w/conditions for front to match existing GR and CS-CO for remainder of property, prohibit auto repair and auto washing except for on-site tenants (5-2, GW/DS-Nay) on 12/15/98	Approved PC rec. of GR-CO w/ conditions 97-0); 1st reading on 1/14/99 Approved CS-CO w/ conditions (7-0); 2nd/3rd readings on 4/15/99
C14-96-0131	SF-2 to GR	12/10/96: Approved staff rec. of GR (9-0)	1/9/97: Approved GR-CO w/ conditions (7-0); 1st reading 3/20/97: Approved GR-CO w/conditions (7-0); 2nd/3rd readings
C14-93-0094	SF-2 to GR, CS-1	8/17/93: Approved CS-1-CO (TR1), GR-CO (TR2) w/ conditions (5-0)	11/3/94: Approved CS-1-CO & GR-CO (5-0); all 3 readings
C14-93-0047	SF-2 to CS	4/27/93: Approved GR-CO (6-0)	5/6/93: Approved GR-CO & CS-CO w/ conditions (6-0); 1st reading 6/17/93: Approved GR-CO (7-0); 2nd/3rd readings

RELATED CASES:

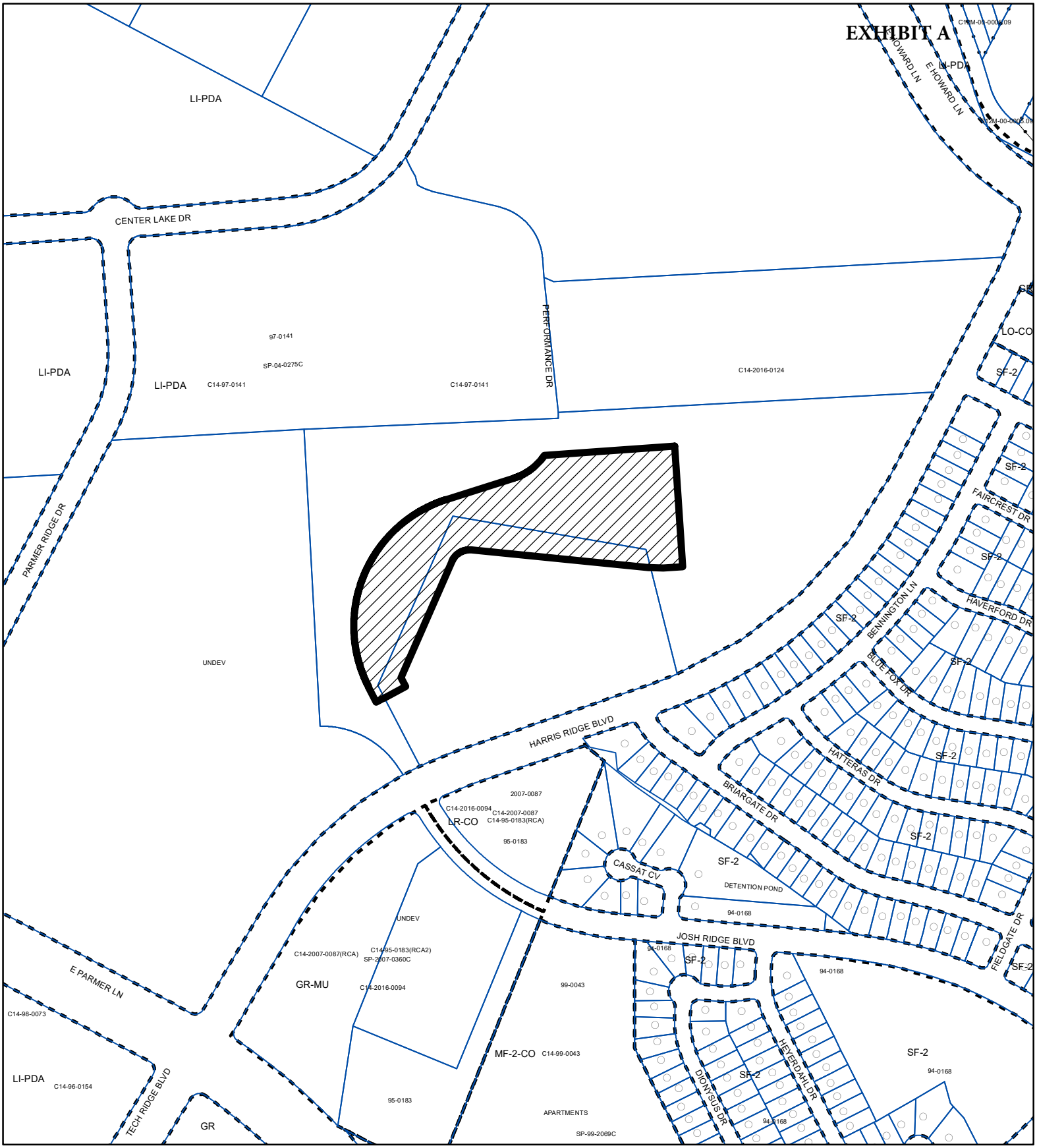
C14-2019-0166 (Current Rezoning Case)
C14-2016-0124, C14-98-0032, C14-97-0141 (Previous Zoning Cases)
C8-2015-0167.0A (Subdivision Case)

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route
Harris Ridge Boulevard	Varies	MAD-2	Major Arterial	No	Yes
E. Howard Lane	140’	MAD-4	Major Arterial	Yes	Yes

INDEX OF EXHIBITS TO FOLLOW

A: Case Map
B. Aerial Map
C. Applicant’s RCT Request Letter
D. Recorded Restrictive Covenant
E. Amendment Request Letter



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

RESTRICTIVE COVENANT AMENDMENT

CASE#: C14-2016-0124(RCA)

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: 2/8/2022



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

1" = 300'

Parmer Business Park

ZONING CASE#: C14-2016-0124(RCA)
LOCATION: 13106-1/2 Harris Ridge Blvd
(SW corner of E Howard Ln & Harris Ridge Blvd)
SUBJECT AREA: 7.724 Acres
GRID: N34
MANAGER: SHERRI SIRWAITIS

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT C

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

RICHARD T. SUTTLE, JR.
(512) 435-2310
rsuttle@abaustin.com

December 10, 2019

Jerry Rusthoven
City of Austin
Planning and Zoning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: Restrictive Covenant Amendment Application for Lots 6 & 14 of Parmer Business Park, the "Application"

Dear Mr. Rusthoven:

This firm represents and this letter is submitted on behalf of the owner for the above Application. The Application is being submitted to terminate a restrictive covenant that currently limits restaurant and cocktail lounge uses on the property located at the southwest corner of East Howard Lane and Harris Ridge Boulevard ("Property").

I respectfully request consideration of this Application and am available to answer any questions regarding this case.

Respectfully submitted,

Richard T. Suttle, Jr.

ORIGINAL

TRV 2017080535
4 PGS

Zoning Case No. C14-2016-0124

RESTRICTIVE COVENANT

OWNER:	Karlin McCallen Pass, LLC, a Delaware limited liability company
OWNER ADDRESS:	11755 Wilshire Boulevard, Suite 1400, Los Angeles, CA 90025
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 is acknowledged.
PROPERTY:	Lots 6 and 14, Parmer Business Park Subdivision, a subdivision in the City of Austin, Travis County, Texas, as more particularly described in Document No. 201600107 recorded in the Official Public Records of Travis County, Texas (the "Property"),

WHEREAS, the Owner (the "Owner", whether one or more) 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. For a cocktail lounge, restaurant (general), or restaurant (limited) use on the Property, the use of outdoor sound amplification equipment is prohibited.

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(s) 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 16th day of May, 2017.

Owner:

Karlin McCallen Pass, LLC, a Delaware limited liability company

By: _____
Matthew Schwab
Authorized Agent

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the _____ day of _____, 2017, by Matthew Schwab, as Authorized Agent of Karlin McCallen Pass, LLC, a Delaware limited liability company, on behalf of said company.

_____
Notary Public, State of Texas

see attached for California notarial wording.

APPROVED AS TO FORM:

_____
Assistant City Attorney
City of Austin

California All Purpose Acknowledgement 2015 Government Code 1189 compliant

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On May 16, 2017 before me, Elizabeth YiYing HongShih Lee, a Notary Public,
(here insert name and title of the officer)

Personally Matthew Schwab

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Elizabeth Yiying Hongshih Lee
Comm. #2106618
Notary Public - California
Los Angeles County
Comm. expires Apr. 13, 2019

OPTIONAL INFORMATION

Law does not require the information below. This information could be of great value to any person(s) relying on this document and could prevent fraudulent and/or the reattachment of this document to an unauthorized document(s)

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) if Different Than Above: _____

Other Information: _____

CAPACITY(IES) CLAIMED BY SIGNER(S)
Signer's Name(s):

☐ Individual
☐ Corporate Officer

_____
(Title(s))

☐ Partner
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian/Conservator
☐ Other: _____

SIGNER IS REPRESENTING: Name of Person or Entity _____

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

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

May 19, 2017 04:41 PM 2017080535
WILLIAMSJ: $38.00
Dana DeBeauvoir, County Clerk
Travis County TEXAS

EXHIBIT E

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Amanda Morrow
(512) 435-2368
amorrow@abaustin.com

February 1, 2022

VIA ELECTRONIC MAIL

Rosie Truelove, Director
City of Austin
Housing & Planning Department
1000 E. 11th Street, Suite 200
Austin , Texas 78701

Re: Restrictive Covenant Amendment Application C14-2016-0124(RCT) the "Application"

Dear Ms. Truelove:

This letter is submitted to revise our initial request to terminate the restrictive covenant recorded under Document 2017080535 of the Official Public Records of Travis County, Texas (the "Restrictive Covenant"). The original request proposed to terminate the Restrictive Covenant in its entirety as it applies to 64.126 acres of land. We are now seeking to refine our request to amend the Restrictive Covenant as it applies to 7.724 acres of land which surrounds the water quality pond, also known as Parmer Pond, located on a portion of Lot 13, Parmer Business Park and Lot 14B, Parmer Business Park Amendment Plat of Lots 5, 6, 8A, and 14A (the "Property"). After further evaluation it has been determined that the Restrictive Covenant can be partially terminated and still accomplish the same goals set out under the original request. A copy of the field notes describing the Property are included with this updated Application.

Since the Application was originally filed a portion of the property was developed as the St. David's Performance Center, home of the Austin FC training facility, and the Austin FC Youth Academy. In addition to these facilities, a project called "The Pitch" was also constructed on the Property. The Pitch combines food, play and social connectivity in one and two-story container pods. The concept is to provide a place where tenants of the Parmer Business Park, visitors of the soccer facilities, and the surrounding community can enjoy. By removing the Restrictive Covenant uses of the Property will have the ability to provide ambient background music. All requirements of the city sound ordinance will be adhered to.

Respectfully,

ARMBRUST & BROWN, PLLC

Amanda Morrow
Director of Land Use and Entitlements

Enclosure

cc: Sherri Sirwaitis
Jerry Rusthoven
Joi Harden
Richard T. Suttle, Jr.
Michael McGlashan
Dolores Prince

FIELD NOTES DESCRIPTION

DESCRIPTION OF 7.724 ACRES OF LAND IN THE A. WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 13, PARMER BUSINESS PARK, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 201600107, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; ALSO BEING A PORTION OF LOT 14B, PARMER BUSINESS PARK AMENDED PLAT OF LOTS 5, 6, 8A AND 14A, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 202000035, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.724 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod with a plastic cap stamped "BURY" found at a point-of-curvature in the northwest right-of-way line of Harris Ridge Boulevard, a 90-foot right-of-way, and the southeast corner of said Lot 13, Parmer Business Park, same being an interior southwest corner of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A;

THENCE N 03°50'33" E, leaving the northwest right-of-way line of said Harris Ridge Boulevard, and the southeast corner of said Lot 13, Parmer Business Park, crossing said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, a distance of 329.01 feet to a calculated point for the southeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE continuing across said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, with the south line of the tract described herein, the following two (2) courses and distances:

1. S 86°52'12" W, a distance of 61.92 feet to a calculated angle point, and

2. N 87°00'49" W, a distance of 42.13 feet to a calculated point for a point in the south line of the tract described herein, from which the said ½"-iron rod with a plastic cap stamped "BURY" found at a point-of-curvature in the northwest right-of-way line of said Harris Ridge Boulevard, at the southeast corner of said Lot 13, Parmer Business Park, same being an interior southwest corner of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, bears S 14°03'01" E, a distance of 337.17 feet;

THENCE leaving the interior west line of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, crossing said Lot 13, Parmer Business Park, with the south line of the tract described herein, the following six (6) courses and distances:

1. N 87°00'49" W, a distance of 18.28 feet to a calculated angle point,

2. N 83°38'37" W, distance of 549.13 feet to a calculated point-of-curvature,

3. with the arc of a curve to the left, having a radius of 60.00 feet, an arc distance of 75.58 feet, and a chord which bears S 60°16'16" W, a distance of 70.68 feet to a calculated point-of-tangency,

4. S 24°11'09" W, a distance of 402.08 feet to a calculated angle point,

5. S 26°54'01" E, a distance of 31.63 feet to a calculated angle point, and

6. S 63°05'59" W, a distance of 76.19 feet to a calculated point for a point in the south line of the tract described herein, from which a ½"-iron rod with a plastic cap stamped "STANTEC" found in the curving northwest right-of-way line of said Harris Ridge Boulevard, at the southwest corner of said Lot 13, Parmer Business Park, same being an interior southeast corner of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, bears S 27°24'22" E, a distance of 287.78 feet, and from said calculated point a ½"-iron rod with a plastic cap stamped "STANTEC" found at angle point in the west line of said Lot 13, Parmer Business Park, and an interior east line of Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, bears N 27°24'22" W, a distance of 44.60 feet;

THENCE leaving the west line of said Lot 13, Parmer Business Park, crossing said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, with the south, west, north, and east lines of the tract described herein, the following nine (9) courses and distances:

1. S 63°05'59" W, a distance of 28.95 feet to a calculated point for the southwest corner of the tract described herein, from which a ½"-inch iron rod with a plastic cap stamped "STANTEC" found at the westerly southwest corner of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, at an angle point in the east line of Lot 12A, Amended Plat of Parmer Business Park, a subdivision according to the plat or map of record in Document No. 201800308, Official Public Records of Travis County, Texas, bears S 66°49'09" W, a distance of 193.64 feet,

2. N 26°54'29" W, a distance of 52.17 feet to a calculated point-of-curvature,

3. with the arc of a curve to the right, having a radius of 419.00 feet, an arc distance of 320.73 feet, and a chord which bears N 04°58'45" W, a distance of 312.96 feet to a calculated point-of-tangency,

4. N 17°36'00" E, a distance of 9.51 feet to a calculated point-of-curvature,

5. with the arc of a curve to the right, having a radius of 419.00 feet, an arc distance of 400.29 feet, and a chord which bears N 45°37'07" E, a distance of 385.24 feet to a calculated point-of-tangency,

6. N 72°59'14" E, a distance of 225.64 feet to a calculated point-of-curvature,

7. with the arc of a curve to the left, having a radius of 181.00 feet, an arc distance of 122.81 feet, and a chord which bears N 53°32'55" E, a distance of 120.47 feet to a calculated non-tangent end-of-curve,

8. N 86°42'19" E, a distance of 413.22 feet to a calculated point for the northeast corner of the tract described herein, from which a ½"-iron rod found at a point-of-tangency in the northwest right-of-way line of Harris Ridge Boulevard, same being a point-of-tangency in the south line of said Lot 14B, Parmer Business Park Amended Plat of Lots 5, 6, 8A, and 14A, bears S 82°05'28" E, a distance of 673.36 feet, and

9. S 03°07'48" E, a distance of 381.67 feet to the **POINT OF BEGINNING** and containing 7.724 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

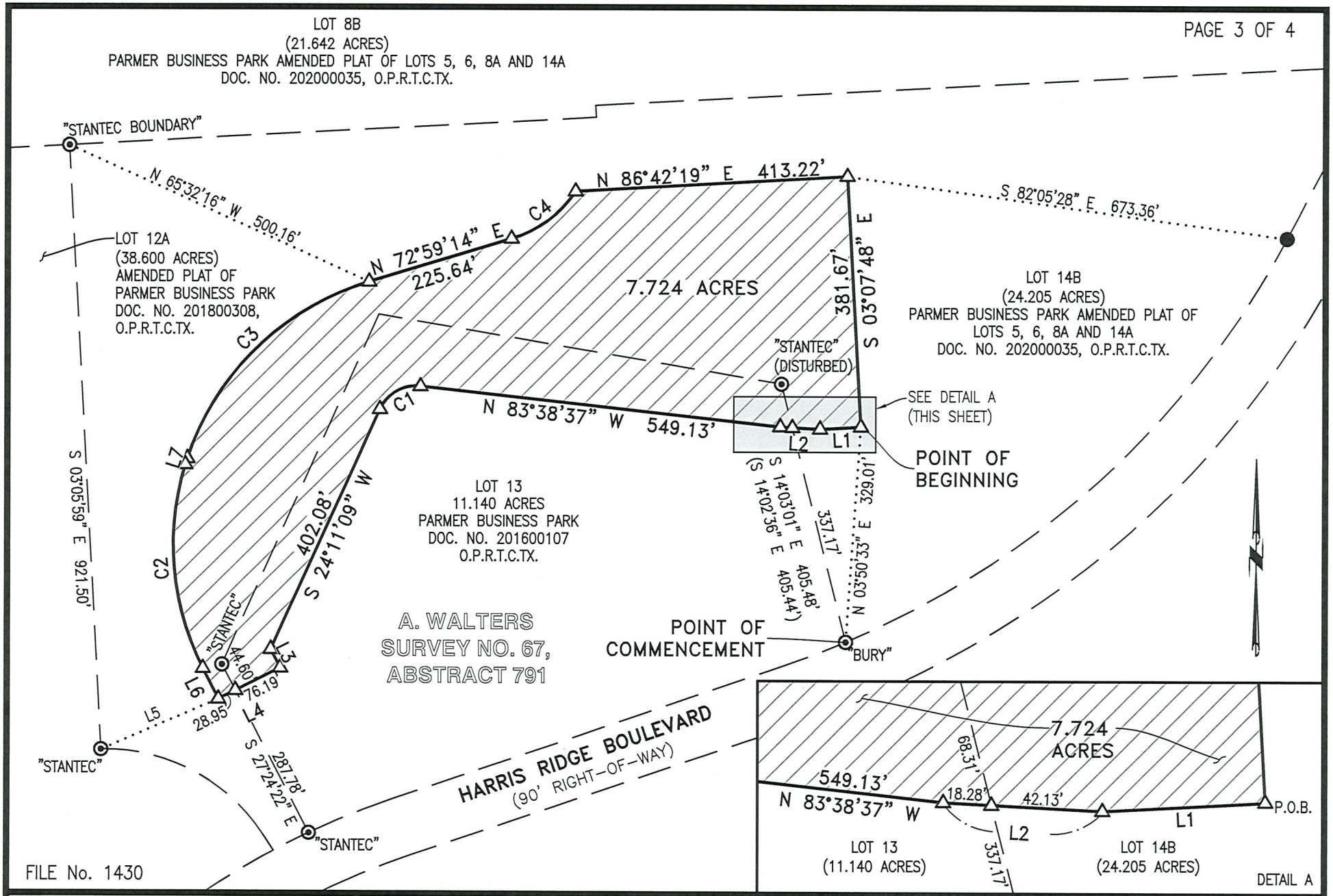
That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of October 2020.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 20th day of April 2021 A.D.



LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735

Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas



FILE No. 1430

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX · 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

SURVEY SKETCH to Accompany Description:

7.724 ACRES
A. WALTERS SURVEY No. 67, ABSTRACT No. 791
TRAVIS COUNTY, TEXAS

0' 200' 400'
GRAPHIC SCALE: 1" = 200'

I:\Projects\1430 Parmer Perry WW Extn\600 Survey\607 CADD\Zertuche Tract\1430 Parmer ZertucheFieldNotes.dwg
PLOT DATE: Apr 20,2021

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 86°52'12" W	61.92'
L2	S 87°00'49" E	60.41'
L3	S 26°54'01" E	31.63'
L4	S 63°05'59" W	105.14'
L5	S 66°49'09" W	193.64'
L6	N 26°54'29" W	52.17'
L7	N 17°36'00" E	9.51'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	60.00'	75.58'	S 60°16'16" W	70.68'
C2	419.00'	320.73'	N 04°58'45" W	312.96'
C3	419.00'	400.29'	N 45°37'07" E	385.24'
C4	181.00'	122.81'	N 53°32'55" E	120.47'

LEGEND

●	1/2" IRON ROD FOUND
⊙	1/2" IRON ROD W/PLASTIC CAP STAMPED FOUND (AS NOTED)
△	CALCULATED POINT
POINT OF BEGINNING	P.O.B.
( )	RECORD INFORMATION
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99990235
4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

FILE No. 1430

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX · 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

SURVEY SKETCH to Accompany Description:

7.724 ACRES
A. WALTERS SURVEY No. 67, ABSTRACT No. 791
TRAVIS COUNTY, TEXAS

0' 200' 400'
GRAPHIC SCALE: 1" = 200'

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PLOT DATE: Apr 20,2021 - 9:25am