

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

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 901 1/2 AND 1031 1/2 LINGER LANE, 1001 AND 1003**  
3 **ED BLUESTEIN BOULEVARD NORTHBOUND, AND 6700 BOLM ROAD FROM**  
4 **LIMITED INDUSTRIAL SERVICE (LI) DISTRICT TO LIMITED INDUSTRIAL**  
5 **SERVICE-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING**  
6 **DISTRICT.**

7  
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from limited industrial service (LI) base district to limited  
12 industrial service-planned development area (LI-PDA) combining district on the property  
13 described in Zoning Case No. C14-2023-0049, on file at the Planning Department, as  
14 follows:  
15

16 44.3568 acres of land out of the James Burleson Survey No. 19, Abstract No. 4, in  
17 Travis County, Texas, being all of a called 39.34 acre tract conveyed by deed  
18 recorded in Document No. 2009205761, Official Public Records of Travis County,  
19 Texas, and being all of a called 5.004 acre tract conveyed by deed recorded in  
20 Document No. 2016138858, Official Public Records of Travis County, Texas, said  
21 44.3568 acres being more particularly described by metes and bounds in **Exhibit**  
22 **“A”** incorporated into this ordinance (the “Property”),  
23

24 locally known as 901 1/2 and 1031 1/2 Linger Lane, 1001 and 1003 Ed Bluestein  
25 Boulevard Northbound, and 6700 Bolm Road in the City of Austin, Travis County, Texas,  
26 generally identified in the map attached as **Exhibit “B”**.  
27

28 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the  
29 Property may be developed and used in accordance with the regulations established for the  
30 limited industrial service (LI) base district and other applicable requirements of the City  
31 Code.  
32

33 **PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned*  
34 *Development Area Performance Standards*) of the City Code.  
35  
36  
37  
38

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

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

Aquaponic System	Camp
Club or Lodge	Cocktail Lounge not to exceed a maximum of 20,000 square feet
Condominium Residential	Consumer Repair Services
Convention Center	Guidance Services
Horticulture	Hospital Services (General)
Hospital Services (Limited)	Liquor Sales
Marina	Market Garden
Multifamily Residential	Park & Recreation Services (General)
Park and Recreation Services (Special)	Pet Services
Recreational Equipment Maintenance and Storage	Recreational Equipment Sales
Short-Term Rental	Single-Family Attached Residential
Single-Family Residential	Small Lot Single-Family Residential
Townhouse Residential	

(B) The following uses are prohibited uses of the Property:

Bail Bond Services	Basic Industry
Drop-Off Recycling Collection Facility	Exterminating Services
Funeral Services	General Warehousing and Distribution
Monument Retail Sales	Recycling Center
Resource Extraction	Scrap and Salvage Services

(C) The following uses are conditional uses of the Property:

Cocktail Lounge exceeding 20,000 square feet	Outdoor Entertainment
Research Assembly Services	Research Testing Services
Research Warehousing Services	

(D) Automotive Sales located within 100 feet of the following residential uses is a conditional use of the Property:

Condominium Residential  
Short-Term Rental  
Single-Family Residential

Multifamily Residential  
Single-Family Attached Residential  
Small Lot Single-Family  
Residential

Townhouse Residential

(E) Development of the Property shall comply with the following regulations:

- (1) The minimum lot area is 1,000 square feet.
- (2) The minimum lot width is 25 feet.
- (3) The maximum height of a building or structure shall not exceed 180 feet.
- (4) The minimum setbacks for Single-Family Residential, Single-Family Attached Residential, and Small Lot Single-Family Residential uses are:
  - (a) 10 feet for front yard
  - (b) 10 feet for side street yard
  - (c) 0 feet for interior side yard
  - (d) 0 feet for rear yard
- (5) The minimum setbacks for all other uses are:
  - (a) 0 feet for front yard
  - (b) 0 feet for side street yard
  - (c) 0 feet for interior side yard
  - (d) 0 feet for rear yard
- (6) Development of the Property shall not exceed a floor to area ratio of 4 to 1.
- (7) Maximum impervious cover is 85 percent.
- (8) Maximum building coverage is 85 percent.
- (9) There are no minimum site area requirements.

(F) Section 25-6-471 (*Off-Street Parking Facility Required*) is modified to allow a parking facility to be located anywhere within the boundaries of the Property regardless of where the use for the facility is located within the Property, subject to approval by the Director of Transportation and Public Works at time of site plan.

(G) A 100-foot wide vegetative buffer shall be provided and maintained between the following residential uses and the following commercial and industrial uses:

Residential Uses:

Condominium Residential  
Short-Term Rental  
Single-Family Residential

Multifamily Residential  
Single-Family Attached Residential  
Small Lot Single-Family Residential

Townhouse Residential

Commercial and Industrial Uses:

Automotive Rentals  
Construction Sales and Services  
Limited Warehousing and Distribution  
Research Testing Services  
Vehicle Storage

Automotive Sales  
Light Manufacturing  
Research Assembly Services  
Research Warehousing Services

Improvements permitted within the vegetative buffer are limited to driveways, parking facilities, solid fences, pedestrian trails, hike and bike trails, recreational facilities, detention and water quality reirrigation facilities, drainage, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

(H) A 330-foot building setback shall be provided and maintained measured from the major utility facility located south of the Property and any residential use, as shown on **Exhibit “C”**.

(I) A 250-foot vegetative buffer shall be established and maintained from the Colorado River measured parallel from the ordinary high water mark, said setback being more particularly described by metes and bounds in **Exhibit “D”** incorporated into this ordinance.

(J) Performance venue is permitted as an accessory use to a Restaurant (general) use.

**PASSED AND APPROVED**

\_\_\_\_\_, 2024

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Myrna Rios  
City Clerk

# EXHIBIT "A"

## Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 44.3568 ACRES (1,932,183 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 39.34 ACRE TRACT CONVEYED TO APAC-TEXAS, INC. IN DOCUMENT NO. 2009205761 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING ALL OF A CALLED 5.004 ACRE TRACT CONVEYED TO APAC-TEXAS, INC. IN DOCUMENT NO. 2016138858 (O.P.R.T.C.T.), SAID 44.3568 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



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Austin, TX 78709  
(512) 537-2384  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at a TxDOT Type I concrete monument found in the east right-of-way line of said U.S. Highway 183, being in the northeast line of a called 31.37 acre tract conveyed to the City of Austin in Volume 511, Page 365 of the Deed Records of Travis County, Texas (D.R.T.C.T.), and being the west corner of said APAC-5.004 acre tract, for the westerly most corner and **POINT OF BEGINNING** hereof, from which a mag nail found for an angle point in the east right-of-way line of said U.S. Highway 183, being the northeast corner of a called 71.35 acre tract conveyed to APAC-Texas, Inc. in Document No. 2009205757 (O.P.R.T.C.T.), and being near the northwest corner of said City of Austin – 31.37 acre tract bears, N61°41'57"W, a distance of 64.60 feet;

**THENCE**, with the easterly right-of-way line of said U.S. Highway 183, the west line of said APAC - 5.004 acre tract, and with the west line of said APAC-39.34 acre tract, **N27°16'35"E**, passing at a distance of 351.03 feet an iron rod with "RPLS 5784" cap found for the common west corner of said APAC - 5.004 acre tract and said APAC – 39.34 acre tract, and continuing for a total distance of **596.39** feet to a calculated point for an angle point hereof (from which an iron rod with "RPLS 5784" cap found bears, S74°58'05"E, a distance of 0.51 feet), said point being an angle point in the west line of said APAC – 39.34 acre tract, and being the southwest corner of a called 67.1 acre tract conveyed to the City of Austin in Document No. 2013117685 (O.P.R.T.C.T.), from which a TxDOT Type III aluminum monument found for an angle point in the east right-of-way line of said U.S. Highway 183, and being an angle point in the west line of said City of Austin – 67.1 acre tract bears, N27°16'35"E, a distance of 106.32 feet;

**THENCE**, leaving the east right-of-way line of said U.S. Highway 183, with the common line of said APAC – 39.34 acre tract and said City of Austin – 67.1 acre tract, in part with the southwest line of a called 1.000 acre tract described in deed recorded in Document No. 2013117686 (O.P.R.T.C.T.), said 1.000 acre tract being a portion of a called 75.39 acre tract conveyed to Capitol Aggregates, Inc. in Volume 3780, Page 440 (D.R.T.C.T.), the following eight (8) courses and distances:

- 1) **S74°58'05"E**, a distance of **192.61** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 2) **N23°45'12"E**, a distance of **292.80** feet to an iron rod with "CP&Y" cap found for an angle point hereof,
- 3) **S66°09'06"E**, a distance of **170.89** feet to a 1/2-inch iron rod found for an angle point hereof,
- 4) **N27°15'24"E**, a distance of **104.72** feet to an iron rod with an illegible cap found for an angle point hereof,
- 5) **S67°43'37"E**, a distance of **662.54** feet to a calculated point for an angle point hereof,
- 6) **N27°37'53"E**, a distance of **263.36** feet to an iron rod with "CP&Y" cap found for an angle point hereof,
- 7) **N80°57'11"E**, a distance of **34.03** feet to a 5/8-inch iron rod found for an angle point hereof, and
- 8) **S61°31'58"E**, passing at a distance of 76.00 feet a calculated point for the west corner of said Capitol Aggregates -1.000 acre tract, passing at a distance of 555.98 feet a calculated point for the southerly most corner of said Capitol Aggregates – 1.000 acre tract, and continuing for a total distance of **835.97** feet to an iron rod with "CP&Y" cap found for the northeast corner hereof, said point being the northeast corner of said APAC – 39.34 acre tract, being the southeast corner of said City of Austin – 67.1 acre tract, and being in a west bank of the Colorado River;

**THENCE**, with the east line of said APAC – 39.34 acre tract and a meandering west bank of said Colorado River, the following eight (8) courses and distances:

- 1) **S53°23'12"W**, a distance of **164.73** feet to a calculated point for an angle point hereof,
- 2) **S19°21'12"W**, a distance of **98.66** feet to a calculated point for an angle point hereof,
- 3) **S23°24'57"W**, a distance of **188.68** feet to a calculated point for an angle point hereof,
- 4) **S36°00'57"W**, a distance of **153.51** feet to a calculated point for an angle point hereof,
- 5) **S47°09'27"W**, a distance of **161.91** feet to a calculated point for an angle point hereof,
- 6) **S49°43'12"W**, a distance of **250.51** feet to a calculated point for an angle point hereof,
- 7) **S49°38'12"W**, a distance of **199.42** feet to a calculated point for an angle point hereof, and
- 8) **S53°06'57"W**, a distance of **211.06** feet to an iron rod with "RPLS 5784" cap found for the southerly most corner hereof, said point being the southerly most corner of said APAC – 39.34 acre tract;

**THENCE**, leaving the west bank of said Colorado River, with the south line of said APAC – 39.34 acre tract, **N63°36'42"W**, a distance of **327.79** feet to a bolt found for an angle point hereof, said point being the easterly most corner of said City of Austin – 31.37 acre tract, and being an angle point in the south line of said APAC – 39.34 acre tract;

**THENCE**, continuing with the south line of said APAC – 39.34 acre tract, and with the north line of said City of Austin – 31.37 acre tract, **N63°30'56"W**, a distance of **76.56** feet to a 1/2-inch iron rod found for an ell-corner hereof, said point being the southerly most corner of a called 0.055 acre tract (described as "Tract 3") conveyed to One Gas, Inc. in Document No. 2014016896 (O.P.R.T.C.T.), and being an ell-corner in the south line of said APAC – 39.34 acre tract;

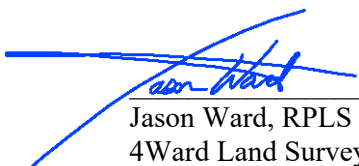
**THENCE**, leaving the north line of said City of Austin – 31.37 acre tract, with the common line of said APAC – 39.34 acre tract and said One Gas tract, in part with the common line of said APAC – 5.004 acre tract and said One Gas tract, the following three (3) courses and distances:

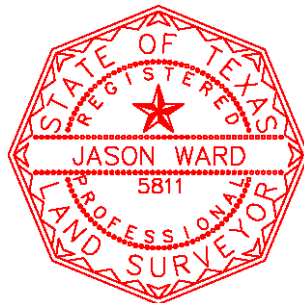
- 1) **N26°09'08"E**, a distance of **29.91** feet to a 1/2-inch iron rod found for an ell-corner hereof,
- 2) **N63°38'11"W**, a distance of **79.97** feet to a 1/2-inch iron rod found for an ell-corner hereof, said point being in the easterly line of said APAC – 5.004 acre tract, and
- 3) **S25°58'04"W**, a distance of **29.87** feet to a 1/2-inch iron rod found for an ell-corner hereof, said point being the southerly most corner of said APAC – 5.004 acre tract, being the westerly most corner of said One Gas tract, and being in the north line of said City of Austin – 31.37 acre tract;

**THENCE**, with the north line of said City of Austin – 31.37 acre tract and the south line of said APAC – 5.004 acre tract, **N63°42'48"W**, a distance of **993.53** feet to the **POINT OF BEGINNING** and containing 44.3568 Acres (1,932,183 Square Feet) of land, more or less.

**NOTE:**

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 1.000054354601. See attached sketch (reference drawing: 01516.dwg).

  
3/5/2024  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC



**ED BLUESTEIN BLVD.  
U.S. HIGHWAY NO. 183  
(R.O.W. VARIES)**

**CITY OF AUSTIN  
CALLED 67.1 ACRES  
(EXHIBIT "A")  
DOC. NO. 2013117685  
O.P.R.T.C.T.**

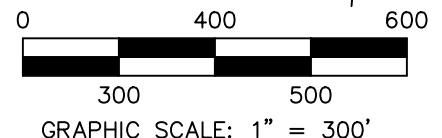
**ZONING EXHIBIT  
44.3568 ACRE(S)  
1,932,183 SQUARE FEET**

**APAC-TEXAS, INC.  
CALLED 39.34 ACRES  
DOC. NO. 2009205761  
O.P.R.T.C.T.**

**ONE GAS, INC.  
CALLED 0.055 ACRE  
(TRACT 3)  
DOC. NO. 2014016896  
O.P.R.T.C.T.**

**P.O.B.  
GRID N: 10,065,232.77  
GRID E: 3,134,403.43**

**COLORADO RIVER**



**44.3568 ACRES  
ZONING EXHIBIT  
City of Austin, Travis  
County, Texas**



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

Date:	3/5/2024
Project:	01516
Scale:	1" = 300'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	1 OF 3



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N27°16'35"E	596.39'
L2	S74°58'05"E	192.61'
L3	N23°45'12"E	292.80'
L4	S66°09'06"E	170.89'
L5	N27°15'24"E	104.72'
L6	N27°37'53"E	263.36'
L7	N80°57'11"E	34.03'
L8	S61°31'58"E	835.97'
L9	S53°23'12"W	164.73'
L10	S19°21'12"W	98.66'
L11	S23°24'57"W	188.68'
L12	S36°00'57"W	153.51'
L13	S47°09'27"W	161.91'
L14	S49°43'12"W	250.51'
L15	S49°38'12"W	199.42'
L16	S53°06'57"W	211.06'
L17	N63°36'42"W	327.79'
L18	N63°30'56"W	76.56'
L19	N26°09'08"E	29.91'
L20	N63°38'11"W	79.97'
L21	S25°58'04"W	29.87'
L22	N63°42'48"W	993.53'
L23	S63°43'07"E	529.25'
L24	S27°14'46"W	280.68'
L25	S63°42'04"E	462.53'
L26	S25°58'04"W	40.41'
L27	N61°41'57"W	64.60'
L28	N28°39'47"E	91.23'
L29	N27°16'35"E	106.32'
L30	N28°38'20"E	91.27'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L2)	S74°57'00"E	192.35'
<L2>	S74°57'00"E	192.35'
(L3)	N23°46'00"E	293.08'
<L3>	N23°46'00"E	293.08'
(L4)	S66°05'15"E	170.87'
<L4>	S66°05'15"E	170.87'
(L5)	N27°16'45"E	104.84'
<L5>	N27°16'45"E	104.84'
(L6)	N27°38'00"E	263.33'
<L6>	N27°38'00"E	263.33'
(L7)	N80°55'00"E	34.06'
<L7>	N80°55'00"E	34.06'
(L8)	S61°32'00"E	836.01'
(L9)	S53°23'45"W	164.70'
(L10)	S19°21'45"W	98.64'
(L11)	S23°25'30"W	188.64'
(L12)	S36°01'30"W	153.48'
(L13)	S47°10'00"W	161.88'
(L14)	S49°43'45"W	250.46'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L15)	S49°38'45"W	199.38'
(L16)	S53°07'30"W	211.02'
(L17)	N63°39'45"W	327.78'
(L18)	N63°10'30"W	76.46'
(L19)	N25°41'30"E	28.80'
{L19}	N27°59'00"E	30.00'
(L20)	N63°34'15"W	79.62'
{L20}	N62°01'00"W	80.00'
{L21}	S27°59'00"W	30.00'
[L22]	N63°44'21"W	993.95'
(L23)	S63°42'26"E	528.94'
[L23]	S63°42'26"E	529.10'
(L24)	S27°16'45"W	280.72'
[L24]	S27°15'50"W	280.72'
(L25)	S63°42'15"E	462.81'
[L25]	S63°41'00"E	462.59'
(L26)	S25°47'00"W	40.86'
((L27))	N61°45'00"W	64.64'
<L28>	N28°28'00"E	90.75'
<L29>	N27°16'45"E	106.31'
<L30>	N28°28'00"E	90.75'

**44.3568 ACRES**  
**ZONING EXHIBIT**  
**City of Austin, Travis**  
**County, Texas**



**4WARD**  
*Land Surveying*  
A Limited Liability Company

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

Date:	3/5/2024
Project:	01516
Scale:	N/A
Reviewer:	FP
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Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	2 OF 3

[A]  
APAC-TEXAS, INC.  
CALLED 5.004 ACRES  
DOC. NO. 2016138858  
O.P.R.T.C.T.

[B]  
CITY OF AUSTIN  
CALLED 31.37 ACRES  
VOL. 511, PG. 365  
D.R.T.C.T.

[C]  
APAC-TEXAS, INC.  
CALLED 71.35 ACRES  
DOC. NO. 2009205757  
O.P.R.T.C.T.

[D]  
CAPITOL AGGREGATES, LTD.  
CALLED 1.000 ACRE  
DESCRIBED IN  
DOC. NO. 2013117685  
O.P.R.T.C.T.

[E]  
STATE OF TEXAS  
CALLED 0.519 ACRES  
VOL. 2725, PG. 360  
D.R.T.C.T.

[F]  
**JAMES  
BURLESON  
SURVEY NO. 19  
ABSTRACT NO. 4**

## LEGEND

— — —	PROPERTY LINE
— — —	EXISTING PROPERTY LINES
△	CALCULATED POINT
⊙	BOLT FOUND AS NOTED
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊠	IRON ROD WITH "RPLS 5784" CAP FOUND (UNLESS NOTED)
▲	MAG NAIL IN ASPHALT FOUND
■	TXDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
□	TXDOT TYPE III 5/8" ALUMINUM CAPPED FOUND (UNLESS NOTED)
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
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 DEED DOC. NO. 2009205757
<.....>	RECORD INFORMATION PER DEED DOC. NO. 2013117685
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2016138858
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2009205757
{.....}	RECORD INFORMATION PER DEED DOC. NO. 2014016896

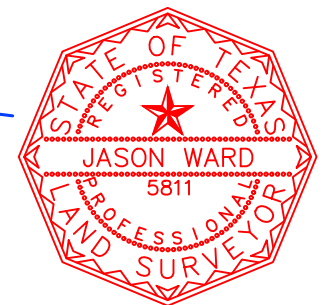
COA GRID #M-20 & M-21  
TCAD PARCEL #789580, #789582

### NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A SCALE FACTOR OF 1.000054354601.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

  
3/5/2024

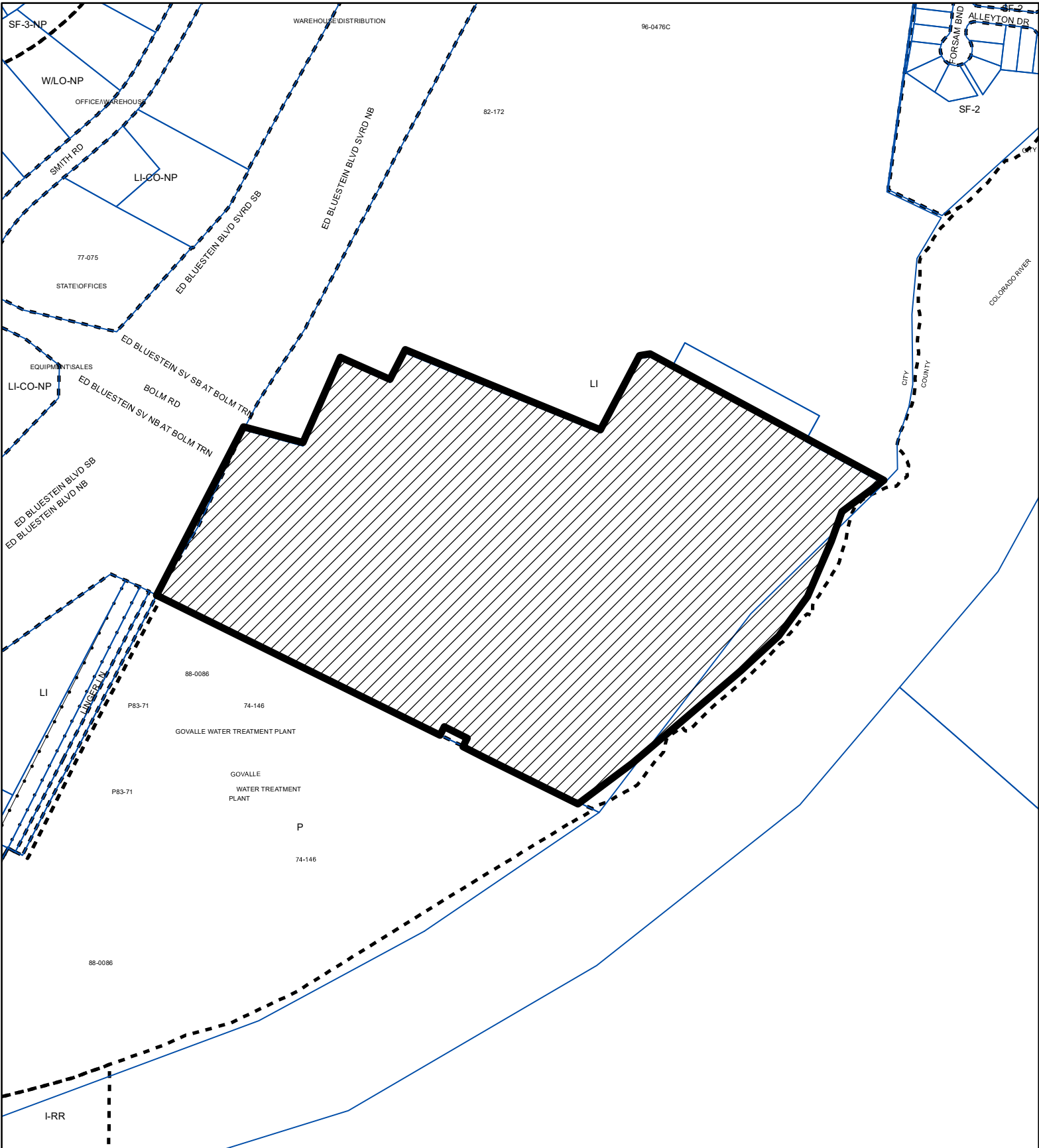


**44.3568 ACRES  
ZONING EXHIBIT  
City of Austin, Travis  
County, Texas**






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Date:	3/5/2024
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Sheet:	3 OF 3

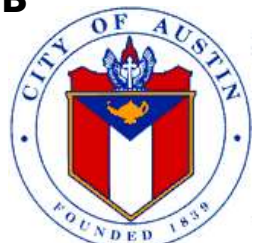


1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2023-0049**

**EXHIBIT "B"**



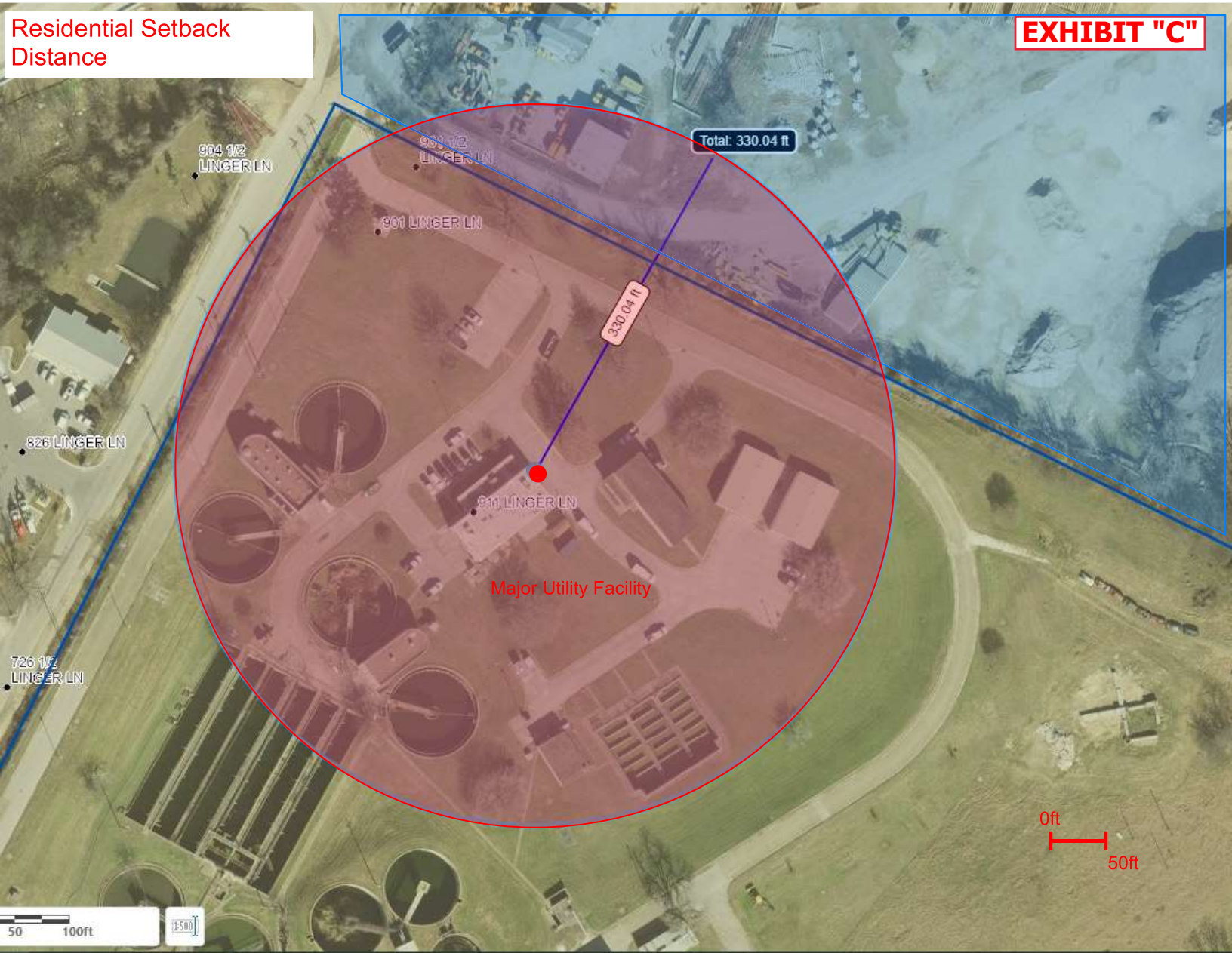
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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: 4/11/2023**

Residential Setback  
Distance

EXHIBIT "C"





# EXHIBIT "D"

EXHIBIT “\_\_\_\_\_”

(Ordinary High Water Mark Setback)  
James Burleson Survey No. 19, Abstract No. 4

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 12.4545 ACRES (542,520 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 39.34 ACRE TRACT CONVEYED TO APAC-TEXAS, INC. IN DOCUMENT NO. 2009205761 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 12.4545 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**



PO Box 90876  
Austin, TX 78709  
512.554.3371  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

**BEGINNING**, at an iron rod with “RPLS 5784” cap found in a west bank of the Colorado River, and being the southerly most corner of said APAC – 39.34 acre tract, for the southwest corner and **POINT OF BEGINNING** hereof;

**THENCE**, leaving the west bank of said Colorado River, with the south line of said APAC – 39.34 acre tract, **N63°36'42"W**, a distance of **327.79** feet to a bolt found for an angle point hereof, said point being the easterly most corner of a called 31.37 acre tract conveyed to the City of Austin in Volume 511, Page 365 of the Deed Records of Travis County, Texas (D.R.T.C.T.), and being an angle point in the south line of said APAC – 39.34 acre tract;

**THENCE**, continuing with the south line of said APAC – 39.34 acre tract, and with the north line of said City of Austin – 31.37 acre tract, **N63°30'56"W**, a distance of **58.69** feet to a calculated point for the northwest corner hereof, from which a 1/2-inch iron rod found for the southerly most corner of a called 0.055 acre tract (described as “Tract 3”) conveyed to One Gas, Inc. in Document No. 2014016896 (O.P.R.T.C.T.), and being an ell-corner in the south line of said APAC – 39.34 acre tract bears, **N63°30'56"W**, a distance of **17.87** feet;

**THENCE**, leaving the north line of said City of Austin 31.37 acre tract and the south line of said APAC – 31.37 acre tract, over and across said APAC – 31.37 acre tract, the following seventy-six (76) courses and distances:

- 1) **N56°23'05"E**, a distance of **7.77** feet to a calculated point for an angle point hereof,
- 2) **N57°37'04"E**, a distance of **17.19** feet to a calculated point for an angle point hereof,
- 3) **N35°55'44"E**, a distance of **21.93** feet to a calculated point for an angle point hereof,
- 4) **N39°22'27"E**, a distance of **26.18** feet to a calculated point for an angle point hereof,
- 5) **N43°07'36"E**, a distance of **19.42** feet to a calculated point for an angle point hereof,
- 6) **S00°01'27"E**, a distance of **21.20** feet to a calculated point for an angle point hereof,
- 7) **N89°58'36"W**, a distance of **5.01** feet to a calculated point for an angle point hereof,
- 8) **S00°00'39"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 9) **N90°00'00"W**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 10) **S00°04'44"W**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 11) **S89°59'28"W**, a distance of **4.99** feet to a calculated point for an angle point hereof,
- 12) **S00°04'18"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 13) **N89°59'05"W**, a distance of **10.00** feet to a calculated point for an angle point hereof,
- 14) **S00°17'17"W**, a distance of **2.21** feet to a calculated point for an angle point hereof,
- 15) **S00°00'00"E**, a distance of **2.79** feet to a calculated point for an angle point hereof,
- 16) **S89°59'18"E**, a distance of **9.99** feet to a calculated point for an angle point hereof,
- 17) **S00°04'44"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,

- 18) **N89°59'02"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 19) **S00°00'00"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 20) **N90°00'00"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 21) **S00°00'00"W**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 22) **S89°54'51"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 23) **S00°07'06"E**, a distance of **4.99** feet to a calculated point for an angle point hereof,
- 24) **S90°00'00"E**, a distance of **9.99** feet to a calculated point for an angle point hereof,
- 25) **S00°00'00"E**, a distance of **1.73** feet to a calculated point for an angle point hereof,
- 26) **S00°22'39"E**, a distance of **3.27** feet to a calculated point for an angle point hereof,
- 27) **N90°00'00"E**, a distance of **72.11** feet to a calculated point for an angle point hereof,
- 28) **N89°59'44"E**, a distance of **7.87** feet to a calculated point for an angle point hereof,
- 29) **N00°04'11"W**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 30) **S89°59'05"E**, a distance of **10.00** feet to a calculated point for an angle point hereof,
- 31) **N00°14'29"E**, a distance of **1.85** feet to a calculated point for an angle point hereof,
- 32) **N00°13'40"E**, a distance of **3.15** feet to a calculated point for an angle point hereof,
- 33) **S89°58'23"E**, a distance of **4.99** feet to a calculated point for an angle point hereof,
- 34) **N00°04'18"W**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 35) **N89°57'58"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 36) **N00°01'50"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 37) **N89°58'23"E**, a distance of **4.99** feet to a calculated point for an angle point hereof,
- 38) **N00°33'18"E**, a distance of **0.95** feet to a calculated point for an angle point hereof,
- 39) **N00°00'00"W**, a distance of **4.05** feet to a calculated point for an angle point hereof,
- 40) **S89°58'36"E**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 41) **N00°03'14"W**, a distance of **5.00** feet to a calculated point for an angle point hereof,
- 42) **N89°55'42"E**, a distance of **5.01** feet to a calculated point for an angle point hereof,
- 43) **N00°00'00"W**, a distance of **24.45** feet to a calculated point for an angle point hereof,
- 44) **N00°00'00"E**, a distance of **0.55** feet to a calculated point for an angle point hereof,
- 45) **N89°58'10"W**, a distance of **4.99** feet to a calculated point for an angle point hereof,
- 46) **N00°00'16"W**, a distance of **107.07** feet to a calculated point for an angle point hereof,
- 47) **N00°00'16"W**, a distance of **13.96** feet to a calculated point for an angle point hereof,
- 48) **N64°59'38"E**, a distance of **29.10** feet to a calculated point for an angle point hereof,
- 49) **N42°27'07"E**, a distance of **17.87** feet to a calculated point for an angle point hereof,
- 50) **N28°31'34"E**, a distance of **1.64** feet to a calculated point for an angle point hereof,
- 51) **N07°49'44"E**, a distance of **28.14** feet to a calculated point for an angle point hereof,
- 52) **N42°27'03"E**, a distance of **361.37** feet to a calculated point for an angle point hereof,
- 53) **S87°23'02"E**, a distance of **82.46** feet to a calculated point for an angle point hereof,
- 54) **N45°52'51"E**, a distance of **26.38** feet to a calculated point for an angle point hereof,
- 55) **N58°30'52"E**, a distance of **11.97** feet to a calculated point for an angle point hereof,
- 56) **N51°54'10"E**, a distance of **30.45** feet to a calculated point for an angle point hereof,
- 57) **N47°27'11"E**, a distance of **23.75** feet to a calculated point for an angle point hereof,
- 58) **N40°11'37"E**, a distance of **22.67** feet to a calculated point for an angle point hereof,
- 59) **N45°15'00"E**, a distance of **42.07** feet to a calculated point for an angle point hereof,
- 60) **N39°44'19"E**, a distance of **20.38** feet to a calculated point for an angle point hereof,
- 61) **N44°17'54"E**, a distance of **20.90** feet to a calculated point for an angle point hereof,
- 62) **N40°04'33"E**, a distance of **19.06** feet to a calculated point for an angle point hereof,
- 63) **N33°48'28"E**, a distance of **43.09** feet to a calculated point for an angle point hereof,
- 64) **N27°33'24"E**, a distance of **2.18** feet to a calculated point for an angle point hereof,

- 65) **N41°28'57"E**, a distance of **1.78** feet to a calculated point for an angle point hereof,
- 66) **N33°48'28"E**, a distance of **2.71** feet to a calculated point for an angle point hereof,
- 67) **N48°23'02"E**, a distance of **3.01** feet to a calculated point for an angle point hereof,
- 68) **N41°28'57"E**, a distance of **27.88** feet to a calculated point for an angle point hereof,
- 69) **N16°27'38"E**, a distance of **6.52** feet to a calculated point for an angle point hereof,
- 70) **N36°38'51"E**, a distance of **32.13** feet to a calculated point for an angle point hereof,
- 71) **N20°53'40"E**, a distance of **0.50** feet to a calculated point for an angle point hereof,
- 72) **N18°42'19"E**, a distance of **54.22** feet to a calculated point for an angle point hereof,
- 73) **N21°24'28"E**, a distance of **24.61** feet to a calculated point for an angle point hereof,
- 74) **N17°38'23"E**, a distance of **47.33** feet to a calculated point for an angle point hereof,
- 75) **N23°34'23"E**, a distance of **140.76** feet to a calculated point for an angle point hereof, and
- 76) **N44°34'19"E**, a distance of **81.55** feet to a calculated point for the northeast corner hereof, said point being in the northeast line of said APAC – 39.34 acre tract, and being in the southwest line of a called 1.000 acre tract described in deed recorded in Document No. 2013117686 (O.P.R.T.C.T.), said 1.000 acre tract being a portion of a called 75.39 acre tract conveyed to Capitol Aggregates, Inc. in Volume 3780, Page 440 (D.R.T.C.T.);

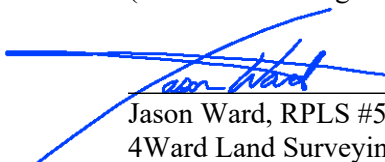
**THENCE**, with the northeast line of said APAC – 39.34 acre tract and the southwest line of said Capitol Aggregates – 1.00 acre tract, in part with the common line of said APAC – 39.34 acre tract and a called 67.1 acre tract conveyed to the City of Austin in Document No. 2013117685 (O.P.R.T.C.T.), **S61°31'58"E**, passing at a distance of 146.61 feet a calculated point for the southerly most corner of said Capitol Aggregates – 1.000 acre tract, and being an ell-corner in the southwest line of said City of Austin – 67.1 acre tract, and continuing for a total distance of **426.60** feet to an iron rod with "CP&Y" cap found for the northeast corner hereof, said point being the northeast corner of said APAC – 39.34 acre tract, being the southeast corner of said City of Austin – 67.1 acre tract, and being in a west bank of said Colorado River;

**THENCE**, with the east line of said APAC – 39.34 acre tract and a meandering west bank of said Colorado River, the following eight (8) courses and distances:

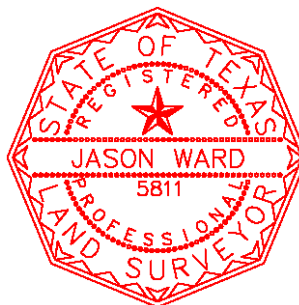
- 1) **S53°23'12"W**, a distance of **164.73** feet to a calculated point for an angle point hereof,
- 2) **S19°21'12"W**, a distance of **98.66** feet to a calculated point for an angle point hereof,
- 3) **S23°24'57"W**, a distance of **188.68** feet to a calculated point for an angle point hereof,
- 4) **S36°00'57"W**, a distance of **153.51** feet to a calculated point for an angle point hereof,
- 5) **S47°09'27"W**, a distance of **161.91** feet to a calculated point for an angle point hereof,
- 6) **S49°43'12"W**, a distance of **250.51** feet to a calculated point for an angle point hereof,
- 7) **S49°38'12"W**, a distance of **199.42** feet to a calculated point for an angle point hereof, and
- 8) **S53°06'57"W**, a distance of **211.06** feet to the **POINT OF BEGINNING** and containing 12.4545 Acres (542,520 Square Feet) of land, more or less.

**Notes:**

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 1.000054354601. See attached sketch (reference drawing: 01516\_OHWM\_East Exhibit.dwg.)

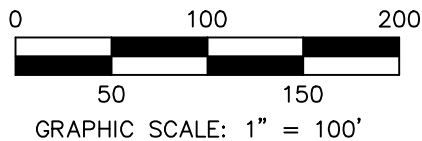
  
 Jason Ward, RPLS #5811  
 4Ward Land Surveying, LLC

1/25/24



**References:**

TCAD #789580  
 COA Grid #M-20 & M-21



[B]

[A]

ONE GAS, INC.  
CALLED 0.055 ACRE  
(TRACT 3)  
DOC. NO. 2014016896  
O.P.R.T.C.T.

L51  
L50  
L49  
L48  
L47

ORDINARY HIGH WATER  
MARK SETBACK  
12.4545 ACRE(S)  
542,520 SQUARE FEET

SEE DETAIL A  
(SHEET 4)

SEE DETAIL B  
(SHEET 5)

CITY OF AUSTIN  
CALLED 31.37 ACRES  
VOL. 511, PG. 365  
D.R.T.C.T.

L1

N63°36'42"W 327.79'  
(N63°36'42"W 327.78')

P.O.B.

GRID N: 10,064,577.47  
GRID E: 3,135,727.86

S53°06'57"W 211.06'  
(S53°07'30"W 211.02')

COLORADO RIVER

MATCHLINE "A"

# ORDINARY HIGH WATER MARK SETBACK

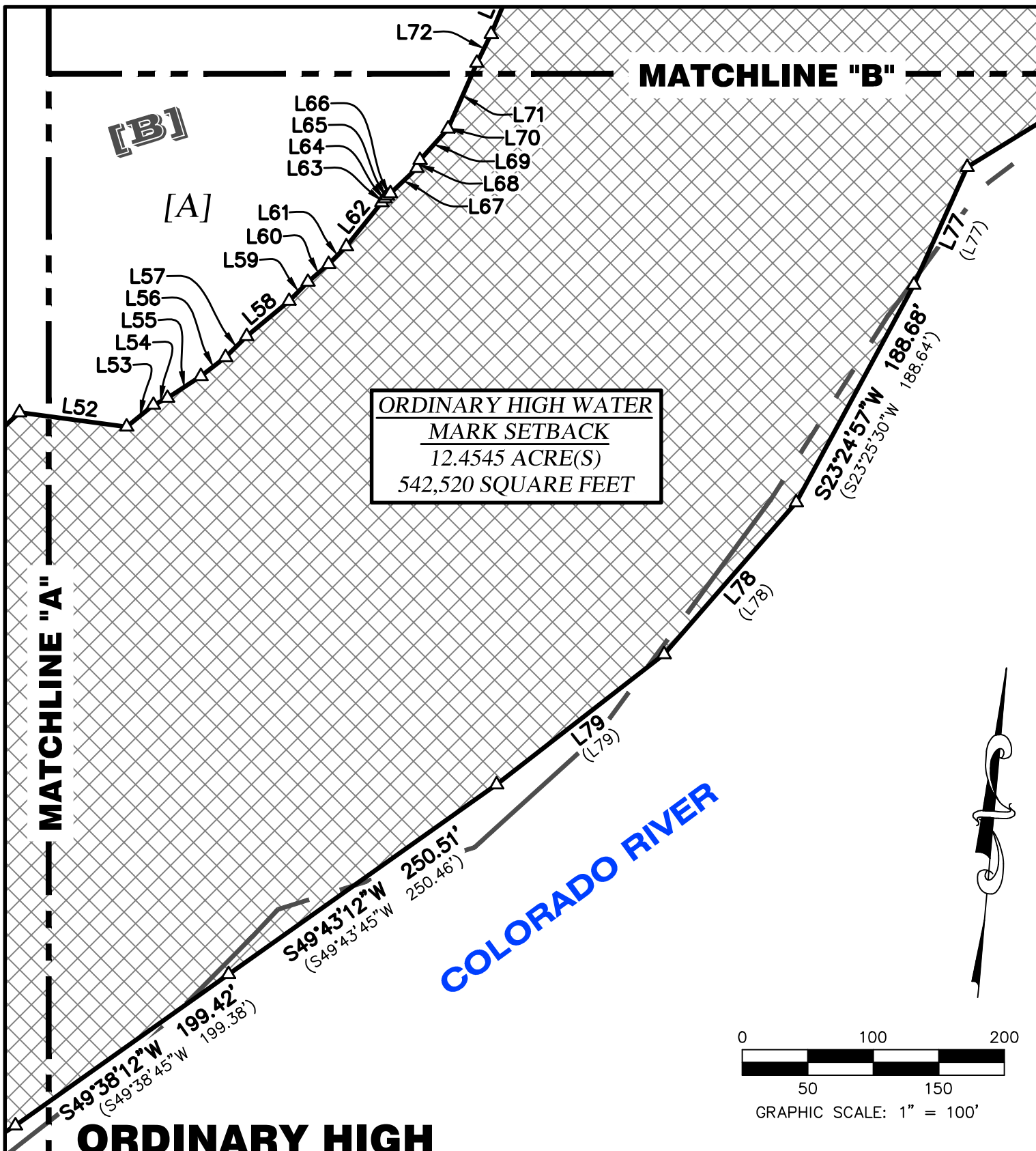
City of Austin, Travis  
County, Texas



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

Date:	1/25/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	1 OF 7





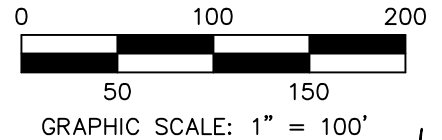
**ORDINARY HIGH  
 WATER MARK  
 SETBACK**  
**City of Austin, Travis  
 County, Texas**



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

Date:	1/25/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	2 OF 7

[B]



CAPITOL AGGREGATES, LTD.  
CALLED 1.000 ACRE  
DESCRIBED IN  
DOC. NO. 2013117685  
O.P.R.T.C.T.

CITY OF AUSTIN  
CALLED 67.1 ACRES  
(EXHIBIT "A")  
DOC. NO. 2013117685  
O.P.R.T.C.T.

[A]

ORDINARY HIGH WATER  
MARK SETBACK  
12.4545 ACRE(S)  
542,520 SQUARE FEET

MATCHLINE "B"

COLORADO RIVER

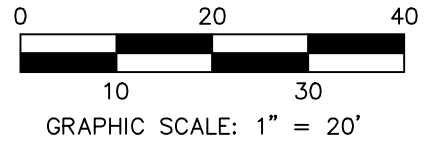
**ORDINARY HIGH  
WATER MARK  
SETBACK**  
**City of Austin, Travis  
County, Texas**



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

Date:	1/25/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	3 OF 7

[B]



[A]

ONE GAS, INC.  
CALLED 0.055 ACRE  
(TRACT 3)  
DOC. NO. 2014016896  
O.P.R.T.C.T.

CITY OF AUSTIN  
CALLED 31.37 ACRES  
VOL. 511, PG. 365  
D.R.T.C.T.

N63°30'56"W 76.56'  
(N63°10'30"W 76.46')

ORDINARY HIGH WATER  
MARK SETBACK  
12.4545 ACRE(S)  
542,520 SQUARE FEET

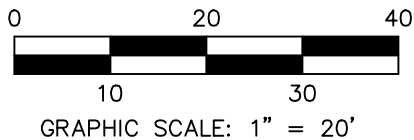
# ORDINARY HIGH WATER MARK SETBACK

## City of Austin, Travis County, Texas



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

Date:	1/25/2024
Project:	01516
Scale:	1" = 20'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	4 OF 7



[B]

[A]

N90°00'00"E 72.11'

L45 L44

L46

L43

L34

L33

L32

L31

L30

L29

L28

L42

L41

L40

L39

L38

L37

L36

L35

ORDINARY HIGH WATER  
MARK SETBACK  
12.4545 ACRE(S)  
542,520 SQUARE FEET

**ORDINARY HIGH  
WATER MARK  
SETBACK**  
**City of Austin, Travis  
County, Texas**



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

Date:	1/25/2024
Project:	01516
Scale:	1" = 20'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	5 OF 7

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N63°30'56"W	58.69'
L2	N56°23'05"E	7.77'
L3	N57°37'04"E	17.19'
L4	N35°55'44"E	21.93'
L5	N39°22'27"E	26.18'
L6	N43°07'36"E	19.42'
L7	S00°01'27"E	21.20'
L8	N89°58'36"W	5.01'
L9	S00°00'39"E	5.00'
L10	N90°00'00"W	5.00'
L11	S00°04'44"W	5.00'
L12	S89°59'28"W	4.99'
L13	S00°04'18"E	5.00'
L14	N89°59'05"W	10.00'
L15	S00°17'17"W	2.21'
L16	S00°00'00"E	2.79'
L17	S89°59'18"E	9.99'
L18	S00°04'44"E	5.00'
L19	N89°59'02"E	5.00'
L20	S00°00'00"E	5.00'
L21	N90°00'00"E	5.00'
L22	S00°00'00"E	5.00'
L23	S89°54'51"E	5.00'
L24	S00°07'06"E	4.99'
L25	S90°00'00"E	9.99'
L26	S00°00'00"E	1.73'
L27	S00°22'39"E	3.27'
L28	N89°59'44"E	7.87'
L29	N00°04'11"W	5.00'
L30	S89°59'05"E	10.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	N00°14'29"E	1.85'
L32	N00°13'40"E	3.15'
L33	S89°58'23"E	4.99'
L34	N00°04'18"W	5.00'
L35	N89°57'58"E	5.00'
L36	N00°01'50"E	5.00'
L37	N89°58'23"E	4.99'
L38	N00°33'18"E	0.95'
L39	N00°00'00"W	4.05'
L40	S89°58'36"E	5.00'
L41	N00°03'14"W	5.00'
L42	N89°55'42"E	5.01'
L43	N00°00'00"E	24.45'
L44	N00°00'00"E	0.55'
L45	N89°58'10"W	4.99'
L46	N00°00'16"W	107.07'
L47	N00°00'16"W	13.96'
L48	N64°59'38"E	29.10'
L49	N42°27'07"E	17.87'
L50	N28°31'34"E	1.64'
L51	N07°49'44"E	28.14'
L52	S87°23'02"E	82.46'
L53	N45°52'51"E	26.38'
L54	N58°30'52"E	11.97'
L55	N51°54'10"E	30.45'
L56	N47°27'11"E	23.75'
L57	N40°11'37"E	22.67'
L58	N45°15'00"E	42.07'
L59	N39°44'19"E	20.38'
L60	N44°17'54"E	20.90'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L61	N40°04'33"E	19.06'
L62	N33°48'28"E	43.09'
L63	N27°33'24"E	2.18'
L64	N41°28'57"E	1.78'
L65	N33°48'28"E	2.71'
L66	N48°23'02"E	3.01'
L67	N41°28'57"E	27.88'
L68	N16°27'38"E	6.52'
L69	N36°38'51"E	32.13'
L70	N20°53'40"E	0.50'
L71	N18°42'19"E	54.22'
L72	N21°24'28"E	24.61'
L73	N17°38'23"E	47.33'
L74	N23°34'23"E	140.76'
L75	N44°34'19"E	81.55'
L76	S53°23'12"W	164.73'
L77	S19°21'12"W	98.66'
L78	S36°00'57"W	153.51'
L79	S47°09'27"W	161.91'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L76)	S53°23'45"W	164.70'
(L77)	S19°21'45"W	98.64'
(L78)	S36°01'30"W	153.48'
(L79)	S47°10'00"W	161.88'

**ORDINARY HIGH  
WATER MARK  
SETBACK**  
**City of Austin, Travis  
County, Texas**

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

Date:	1/25/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	6 OF 7

[A]  
APAC-TEXAS, INC.  
CALLED 39.34 ACRES  
DOC. NO. 2009205761  
O.P.R.T.C.T.

[B]  
**JAMES BURLESON  
SURVEY NO. 19  
ABSTRACT NO. 4**

## LEGEND

	SETBACK LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	BOLT FOUND AS NOTED
	1/2" IRON ROD FOUND (UNLESS NOTED)
	IRON ROD WITH "RPLS 5784" CAP FOUND (UNLESS NOTED)
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
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 DEED DOC. NO. 2009205757
<.....>	RECORD INFORMATION PER DEED DOC. NO. 2013117685

COA GRID #M-20 & M-21  
TCAD PARCEL #789580

### NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A SCALE FACTOR OF 1.000054354601.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.



1/25/2024

**ORDINARY HIGH  
WATER MARK  
SETBACK**  
**City of Austin, Travis  
County, Texas**



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

Date:	1/25/2024
Project:	01516
Scale:	N/A
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	7 OF 7