Item No. 72 (Bolm East) April 4, 2024 Council Meeting

## MOTION SHEET

1. Insert attached "Exhibit C" to the ordinance.
2. In Part 4:
a. Amend Subsection (A) to remove "marina"; "performance venue"; and "outdoor entertainment".
b. Amend Subsection (C) to remove "outdoor entertainment".
c. Amend Subsection (E) to add a new Subdivision (10) that reads:
(E)(10) Ornamental towers, cupolas, domes, and spires are not subject to Section 25-2-531 (Height Limit Exceptions).
d. Amend Subsection (H) to add the underlined language:
(H) No buildings shall be constructed within the area depicted on Exhibit "C". Improvements permitted within the no building area may include hike and bike trails with associated educational kiosks, stormwater infrastructure, picnic areas, kayak launches, fishing spots, observation decks, fencing, and other improvements that may be otherwise required by the City of Austin or specifically authorized by this ordinance. A man-made beach is not permitted within the no building area. A hike and bike trail included in the area depicted on Exhibit "C" can be located on the first bluff from the Colorado River but may not be closer than the 420 -foot contour.
e. Amend Subsection (I) to read:

Outdoor entertainment and non-enclosed performance venue are only permitted as an accessory use to the following principal uses:

Camp
Cocktail Lounge
Outdoor sports and recreation [entertainment] Restaurant (limited)

Club or lodge
Hotel-motel
Restaurant (general)
f. Amend Subsection (J)(2) to read:
(J)(2) Outdoor lights shall be shielded so that neither light fixtures'[]] light source, nor the lens shall be visible from a distance less than the mounting height of the fixture;
g. Add new Subsections (L) and (M) to read:
(L) A marina is a permitted use and subject to these requirements. (1) A marina may not allow watercraft propelled by an internal combustion engine or electric motor to use a dock, slip, or other appurtenance associated with the marina.
(2) A marina shall comply Chapter 25-2, Subchapter C, Article 13 (Docks, Bulkheads, and Shoreline Access).
(M) A performance venue is a permitted use within an enclosed structure.

## EXHIBIT "C"

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


#### Abstract

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:


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, $\mathbf{N 6 3}{ }^{\circ} \mathbf{3 6}{ }^{\prime} \mathbf{4 2}{ }^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{3 2 7 . 7 9}$ 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, $\mathbf{N 6 3}^{\circ} \mathbf{3 0} \mathbf{\prime 5 6 " W}$, a distance of $\mathbf{5 8 . 6 9}$ 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 ${ }^{\circ} 30^{\prime} 56$ ' 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) $\mathbf{N} 56^{\circ} \mathbf{2 3} \mathbf{\prime} \mathbf{0 5}$ " $\mathbf{E}$, a distance of 7.77 feet to a calculated point for an angle point hereof,
2) $\mathbf{N} 57^{\circ} \mathbf{3} 7^{\prime} \mathbf{0 4} \mathbf{\prime \prime} \mathrm{E}$, a distance of $\mathbf{1 7 . 1 9}$ feet to a calculated point for an angle point hereof,
3) $\mathbf{N} 35^{\circ} \mathbf{5 5}^{\prime} \mathbf{4 4} \mathbf{\prime \prime} \mathrm{E}$, a distance of $\mathbf{2 1 . 9 3}$ feet to a calculated point for an angle point hereof,
4) $\mathbf{N} 39^{\circ} \mathbf{2 2} \mathbf{2}^{\prime 2} \mathbf{\prime l}^{\prime \prime} \mathrm{E}$, a distance of $\mathbf{2 6 . 1 8}$ feet to a calculated point for an angle point hereof,
5) $\mathbf{N} 43^{\circ} 07^{\prime} 36{ }^{\prime \prime} \mathrm{E}$, a distance of $\mathbf{1 9 . 4 2}$ feet to a calculated point for an angle point hereof,
6) $\mathbf{S 0 0 ^ { \circ }} \mathbf{0 1} \mathbf{1}^{\prime 2} \mathbf{2 \prime} \mathbf{E}$, a distance of $\mathbf{2 1 . 2 0}$ feet to a calculated point for an angle point hereof,
7) $\mathbf{N 8 9} 9^{\circ} \mathbf{5 8} \mathbf{3 6} \mathbf{W} \mathbf{W}$, a distance of $\mathbf{5 . 0 1}$ feet to a calculated point for an angle point hereof,
8) $\mathbf{S 0 0} \mathbf{0}^{\circ} \mathbf{0 0} \mathbf{3 9} \mathbf{" E}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof,
9) $\mathbf{N} 90^{\circ} \mathbf{0 0} \mathbf{0 0} \mathbf{~ W}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof,
10) $\mathbf{S} 00^{\circ} \mathbf{0 4} \mathbf{4 4}^{\prime \prime W}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof,
11) $\mathbf{S 8 9}{ }^{\circ} \mathbf{5 9} \mathbf{2 8}^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{4 . 9 9}$ feet to a calculated point for an angle point hereof,
12) $\mathbf{S 0 0}{ }^{\circ} \mathbf{0 4}{ }^{\prime} \mathbf{1 8}^{\prime \prime} \mathrm{E}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof,
13) $\mathbf{N} 89^{\circ} \mathbf{5 9} \mathbf{9}^{\prime} \mathbf{0 5} \mathbf{W}$, a distance of $\mathbf{1 0 . 0 0}$ feet to a calculated point for an angle point hereof,
14) $\mathbf{S 0 0}{ }^{\circ} \mathbf{1 7}^{\prime} \mathbf{1 7}^{\prime \prime} \mathrm{W}$, a distance of $\mathbf{2} .21$ feet to a calculated point for an angle point hereof,
15) $\mathbf{S 0 0 ^ { \circ }} \mathbf{0 0} \mathbf{0 0}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{2 . 7 9}$ feet to a calculated point for an angle point hereof,
16) $\mathbf{S 8 9} 9^{\circ} 59^{\prime} 18^{\prime \prime} \mathrm{E}$, a distance of 9.99 feet to a calculated point for an angle point hereof,
17) $\mathbf{S} 00^{\circ} \mathbf{0 4} \mathbf{4 4}^{\prime \prime} \mathrm{E}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof,
18) $\mathbf{N 8 9} 9^{\circ} 59^{\prime} \mathbf{0 2}$ " $\mathbf{E}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof, 19) $\mathbf{S 0 0}{ }^{\circ} \mathbf{0 0} \mathbf{0 0}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof, 20) $\mathbf{N 9 0}{ }^{\circ} 00^{\prime} 00^{\prime \prime} \mathbf{E}$, a distance of 5.00 feet to a calculated point for an angle point hereof,
19) $\mathbf{S 0 0}{ }^{\circ} \mathbf{0 0 ^ { \prime }} \mathbf{0 0}{ }^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof,
20) $\mathbf{S 8 9}{ }^{\circ} \mathbf{5} 4^{\prime} 51^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof,
21) $\mathbf{S 0 0}{ }^{\circ} 07^{\prime} \mathbf{0 6}{ }^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{4 . 9 9}$ feet to a calculated point for an angle point hereof,
22) $\mathbf{S 9 0}{ }^{\circ} \mathbf{0 0} \mathbf{0 0}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{9 . 9 9}$ feet to a calculated point for an angle point hereof,
23) $\mathbf{S 0 0}{ }^{\circ} \mathbf{0 0} \mathbf{0 0}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{1 . 7 3}$ feet to a calculated point for an angle point hereof,
24) $\mathbf{S 0 0}{ }^{\circ} \mathbf{2 2}^{\prime} 39^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{3 . 2 7}$ feet to a calculated point for an angle point hereof,
25) $\mathbf{N} 90^{\circ} 00^{\prime} 00^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{7 2 . 1 1}$ feet to a calculated point for an angle point hereof,
26) $\mathbf{N 8 9}{ }^{\circ} 59^{\prime} 44^{\prime \prime} \mathbf{E}$, a distance of 7.87 feet to a calculated point for an angle point hereof,
27) $\mathbf{N 0 0}{ }^{\circ} \mathbf{0 4} \mathbf{1 1}^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof,
28) $\mathbf{S 8 9}{ }^{\circ} \mathbf{5 9} \mathbf{0}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{1 0 . 0 0}$ feet to a calculated point for an angle point hereof,
29) $\mathbf{N 0 0}{ }^{\circ} \mathbf{1 4}^{\prime} \mathbf{2 9} \mathbf{2 l}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{1 . 8 5}$ feet to a calculated point for an angle point hereof,
30) $\mathbf{N 0} 0^{\circ} 13^{\prime} 40^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{3 . 1 5}$ feet to a calculated point for an angle point hereof,
31) $\mathbf{S 8 9}{ }^{\circ} 58^{\prime} \mathbf{2 3}{ }^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{4 . 9 9}$ feet to a calculated point for an angle point hereof,
32) $\mathbf{N 0 0}{ }^{\circ} \mathbf{0 4} \mathbf{1 8}^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof,
33) $\mathbf{N 8 9} 9^{\circ} \mathbf{5 7} \mathbf{5 8}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof,
34) $\mathbf{N 0 0}{ }^{\circ} \mathbf{0 1} \mathbf{1 0}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof,
35) $\mathbf{N 8 9} 9^{\circ} 58^{\prime} 23^{\prime \prime} \mathbf{E}$, a distance of 4.99 feet to a calculated point for an angle point hereof,
36) $\mathbf{N 0 0} 0^{\circ} 33^{\prime} 18^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{0 . 9 5}$ feet to a calculated point for an angle point hereof,
37) $\mathbf{N 0 0}{ }^{\circ} \mathbf{0 0} 0^{\prime} \mathbf{0 0} \mathbf{~ " ~} \mathbf{W}$, a distance of $\mathbf{4 . 0 5}$ feet to a calculated point for an angle point hereof,
38) $\mathbf{S 8 9}{ }^{\circ} 58^{\prime} \mathbf{3 6} 6^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof,
39) $\mathbf{N} 00^{\circ} 03^{\prime} 14^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{5 . 0 0}$ feet to a calculated point for an angle point hereof,
40) $\mathbf{N 8 9} 9^{\circ} 55^{\prime} \mathbf{4 2}{ }^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{5 . 0 1}$ feet to a calculated point for an angle point hereof,
41) $\mathbf{N 0 0 ^ { \circ }} \mathbf{0 0 ^ { \prime }} \mathbf{0 0} 0^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{2 4 . 4 5}$ feet to a calculated point for an angle point hereof,
42) $\mathbf{N} 00^{\circ} 00^{\prime} 00^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{0 . 5 5}$ feet to a calculated point for an angle point hereof,
43) $\mathbf{N 8 9} 9^{\circ} 58^{\prime} 10^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{4 . 9 9}$ feet to a calculated point for an angle point hereof,
44) $\mathbf{N} 00^{\circ} 00^{\prime} 16^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{1 0 7 . 0 7}$ feet to a calculated point for an angle point hereof,
45) $\mathbf{N} 00^{\circ} 00^{\prime} 16^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{1 3 . 9 6}$ feet to a calculated point for an angle point hereof,
46) $\mathbf{N} 64^{\circ} 59^{\prime} \mathbf{3 8} \mathbf{"}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{2 9 . 1 0}$ feet to a calculated point for an angle point hereof,
47) $\mathbf{N} 42^{\circ} \mathbf{2 7}^{\prime} \mathbf{0 7} \mathbf{\prime l}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{1 7 . 8 7}$ feet to a calculated point for an angle point hereof,
48) $\mathbf{N} 28^{\circ} \mathbf{3 1} 1^{\prime \prime} \mathbf{\prime \prime} \mathbf{E}$, a distance of $\mathbf{1 . 6 4}$ feet to a calculated point for an angle point hereof,
49) $\mathbf{N} 07^{\circ} 49^{\prime} 44^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{2 8 . 1 4}$ feet to a calculated point for an angle point hereof,
50) $\mathbf{N} 42^{\circ} \mathbf{2 7}^{\prime} \mathbf{0 3}{ }^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{3 6 1 . 3 7}$ feet to a calculated point for an angle point hereof,
51) $\mathbf{S 8} 7^{\circ} \mathbf{2 3}^{\prime} \mathbf{0 2} \mathbf{2}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{8 2 . 4 6}$ feet to a calculated point for an angle point hereof,
52) $\mathbf{N} 45^{\circ} 52^{\prime} 51^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{2 6 . 3 8}$ feet to a calculated point for an angle point hereof,
53) $\mathbf{N} 58^{\circ} \mathbf{3 0} \mathbf{\prime}^{\prime} 52^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{1 1 . 9 7}$ feet to a calculated point for an angle point hereof,
54) $\mathbf{N} 51^{\circ} 54^{\prime} 10 " \mathbf{E}$, a distance of $\mathbf{3 0 . 4 5}$ feet to a calculated point for an angle point hereof,
55) $\mathbf{N} 47^{\circ} 27^{\prime} 11^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{2 3 . 7 5}$ feet to a calculated point for an angle point hereof,
56) $\mathbf{N} 40^{\circ} \mathbf{1 1}^{\prime} 37^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{2 2 . 6 7}$ feet to a calculated point for an angle point hereof,
57) $\mathbf{N} 45^{\circ} \mathbf{1 5}^{\prime} \mathbf{0 0} \mathbf{\prime \prime} \mathbf{E}$, a distance of $\mathbf{4 2 . 0 7}$ feet to a calculated point for an angle point hereof,
58) $\mathbf{N} 39^{\circ} 44^{\prime} 19^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{2 0 . 3 8}$ feet to a calculated point for an angle point hereof,
59) $\mathbf{N} 44^{\circ} \mathbf{1 7}^{\prime} 54^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{2 0 . 9 0}$ feet to a calculated point for an angle point hereof,
60) $\mathbf{N} 40^{\circ} \mathbf{0 4} \mathbf{3 3}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{1 9 . 0 6}$ feet to a calculated point for an angle point hereof,
61) $\mathbf{N} \mathbf{3 3}{ }^{\circ} \mathbf{4 8} \mathbf{2 8}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{4 3 . 0 9}$ feet to a calculated point for an angle point hereof,
62) $\mathbf{N} 27^{\circ} 33^{\prime} 24^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{2} .18$ feet to a calculated point for an angle point hereof,
63) $\mathbf{N} 41^{\circ} 28^{\prime} 57^{\prime \prime} \mathbf{E}$, a distance of 1.78 feet to a calculated point for an angle point hereof, 66) $\mathbf{N 3 3}{ }^{\circ} \mathbf{4 8} \mathbf{2 8}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{2 . 7 1}$ feet to a calculated point for an angle point hereof, 67) $\mathbf{N} 48^{\circ} \mathbf{2 3}^{\prime} \mathbf{0 2}{ }^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{3 . 0 1}$ feet to a calculated point for an angle point hereof,
64) $\mathbf{N} 41^{\circ} \mathbf{2 8}^{\prime} \mathbf{5 7}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{2 7 . 8 8}$ feet to a calculated point for an angle point hereof,
65) $\mathbf{N} \mathbf{1 6}^{\circ} \mathbf{2 7} \mathbf{3 8}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{6 . 5 2}$ feet to a calculated point for an angle point hereof,
66) $\mathbf{N} \mathbf{3 6}{ }^{\circ} \mathbf{3 8} \mathbf{I}^{\prime} \mathbf{5 1}$ " $\mathbf{E}$, a distance of $\mathbf{3 2 . 1 3}$ feet to a calculated point for an angle point hereof,
67) $\mathbf{N} 20^{\circ} 53^{\prime} 40^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{0 . 5 0}$ feet to a calculated point for an angle point hereof,
68) $\mathbf{N} 18^{\circ} \mathbf{4 2}^{\prime} \mathbf{1 9}{ }^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{5 4 . 2 2}$ feet to a calculated point for an angle point hereof,
69) $\mathbf{N} 21^{\circ} \mathbf{2 4}^{\prime} \mathbf{2 8} \mathbf{"}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{2 4 . 6 1}$ feet to a calculated point for an angle point hereof,
70) $\mathbf{N} 17^{\circ} 38^{\prime} 23^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{4 7 . 3 3}$ feet to a calculated point for an angle point hereof,
71) $\mathbf{N} 23^{\circ} \mathbf{3 4} \mathbf{' 2 3}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{1 4 0 . 7 6}$ feet to a calculated point for an angle point hereof, and
72) $\mathbf{N} 44^{\circ} \mathbf{3 4}^{\prime} \mathbf{1 9}^{\prime \prime} \mathbf{E}$, a distance of $\mathbf{8 1 . 5 5}$ 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.), S61³1'58"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 $\mathbf{4 2 6 . 6 0}$ 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) $\mathbf{S 5 3}{ }^{\circ} \mathbf{2 3} \mathbf{3}^{\prime} \mathbf{1 2} \mathbf{} \mathbf{W}$, a distance of $\mathbf{1 6 4 . 7 3}$ feet to a calculated point for an angle point hereof,
2) $\mathbf{S 1 9}{ }^{\circ} \mathbf{2 1}^{\prime} \mathbf{1 2}{ }^{\prime} \mathbf{W}$, a distance of $\mathbf{9 8 . 6 6}$ feet to a calculated point for an angle point hereof,
3) $\mathbf{S 2 3}{ }^{\circ} \mathbf{2 4} \mathbf{S}^{\prime} \mathbf{\prime} \mathbf{W} \mathbf{W}$, a distance of $\mathbf{1 8 8 . 6 8}$ feet to a calculated point for an angle point hereof,
4) $\mathbf{S 3 6}{ }^{\circ} \mathbf{0 0} \mathbf{5 7}^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{1 5 3 . 5 1}$ feet to a calculated point for an angle point hereof,
5) $\mathbf{S 4 7 ^ { \circ }} \mathbf{0} 9^{\prime} \mathbf{2 7}^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{1 6 1 . 9 1}$ feet to a calculated point for an angle point hereof,
6) $\mathbf{S 4 9}{ }^{\circ} \mathbf{4 3} \mathbf{I}^{\prime} \mathbf{1 2} \mathbf{W}$, a distance of $\mathbf{2 5 0 . 5 1}$ feet to a calculated point for an angle point hereof,
7) $\mathbf{S 4 9} 9^{\circ} \mathbf{3 8} \mathbf{1 2}^{\prime \prime} \mathbf{W}$, a distance of $\mathbf{1 9 9 . 4 2}$ feet to a calculated point for an angle point hereof, and
8) $\mathbf{S 5 3}^{\circ} \mathbf{0 6} \mathbf{}^{\mathbf{5}} \mathbf{}{ }^{\prime \prime} \mathbf{W} \mathbf{W}$, a distance of $\mathbf{2 1 1 . 0 6}$ 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.)


References:
TCAD \#789580
COA Grid \#M-20 \& M-21




# 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: | $1^{\prime \prime}=$ |
| Reviewer: | FP |
| Tech: | TR |
| Field Crew: | CR/RT |
| Survey Date: | OCT. 2022 |
| Sheet: | 5 OF 7 |


| LINE TABLE |  |  | LINE TABLE |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| LINE \# | DIRECTION | LENGTH | LINE \# | DIRECTION | LENGTH |
| L1 | N63.30'56"W | 58.69' | L31 | NOO'14'29"E | 1.85' |
| L2 | N56.23'05"E | 7.77' | L32 | NOO'13'40"E | 3.15' |
| L3 | N57*37'04"E | 17.19' | L33 | S89.58'23"E | 4.99' |
| L4 | N35*55'44"E | 21.93' | L34 | N00*04'18"W | 5.00' |
| L5 | N39.22'27"E | 26.18' | L35 | N89.57'58"E | 5.00' |
| L6 | N43'07'36"E | 19.42' | L36 | N00*01'50"E | 5.00' |
| L7 | S00*01'27"E | 21.20' | L37 | N89 ${ }^{\circ} 58^{\prime} 23^{\prime \prime} \mathrm{E}$ | 4.99' |
| L8 | N89'58'36"W | 5.01 ' | L38 | N00'33'18"E | 0.95' |
| L9 | S00*00'39"E | 5.00' | L39 | N00*00'00"W | 4.05' |
| L10 | N90*00'00"W | 5.00' | L40 | S89*58'36"E | $5.00^{\prime}$ |
| L11 | S00.04'44"W | 5.00' | L41 | NOO*03'14"W | 5.00' |
| L12 | S89*59'28"W | 4.99' | L42 | N89.55'42"E | 5.01' |
| L13 | S00.04'18"E | 5.00' | L43 | N00'00'00"E | 24.45' |
| L14 | N89*59'05"W | 10.00' | L44 | N00'00'00"E | 0.55' |
| L15 | S00'17'17"W | 2.21' | L45 | N89*58'10"W | 4.99' |
| L16 | S00*00'00"E | 2.79' | L46 | N00*00'16"W | 107.07' |
| L17 | S89'59'18"E | 9.99' | L47 | N00*00'16"W | 13.96' |
| L18 | S00*04'44"E | 5.00' | L48 | N64*59'38"E | 29.10' |
| L19 | N89'59'02"E | 5.00' | L49 | N42.27'07"E | 17.87' |
| L20 | S00'00'00"E | 5.00' | L50 | N28.31'34"E | 1.64' |
| L21 | N90'00'00"E | 5.00' | L51 | N07*49'44"E | 28.14' |
| L22 | S00*00'00"E | 5.00' | L52 | S87*23'02"E | 82.46' |
| L23 | S89.54'51"E | 5.00' | L53 | N45*52'51"E | 26.38' |
| L24 | S00*07'06"E | 4.99' | L54 | N58.30'52"E | 11.97' |
| L25 | S90'00'00"E | 9.99' | L55 | N51 ${ }^{\circ} 54^{\prime} 10^{\prime \prime} \mathrm{E}$ | 30.45' |
| L26 | S00*00'00"E | 1.73' | L56 | N47'27'11"E | 23.75' |
| L27 | S00'22'39"E | 3.27' | L57 | N40.11'37"E | 22.67' |
| L28 | N89'59'44"E | 7.87 ${ }^{\prime}$ | L58 | N45*15'00"E | 42.07 ${ }^{\prime}$ |
| L29 | N00*04'11"W | 5.00' | L59 | N39*44'19"E | 20.38' |
| L30 | S89.59'05"E | 10.00' | 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 | $2.18{ }^{\prime}$ |
| L64 | N41 $28^{\prime}$ '57"E | 1.78' |
| L65 | N33*48'28"E | 2.71' |
| L66 | N48.23'02"E | 3.01' |
| L67 | N41 ${ }^{\text {2 }}$ 2 ${ }^{\prime} 57^{\prime \prime E}$ | 27.88' |
| L68 | N16.27'38"E | 6.52' |
| L69 | N36 ${ }^{\circ} 8^{\prime} 51{ }^{\prime \prime} \mathrm{E}$ | 32.13' |
| L70 | N20.53'40'E | 0.50' |
| L71 | N18.42'19"E | 54.22' |
| L72 | N21 ${ }^{\prime} 4^{\prime}{ }^{\prime} 28^{\prime \prime} \mathrm{E}$ | 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


## LEGEND

## - SETBACK LINE

-     -         - EXISTING PROPERTY LINES
$\triangle$ CALCULATED POINT
(0) BOLT FOUND AS NOTED
- $1 / 2^{\prime \prime}$ 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.


ORDINARY HIGH WATER MARK SETBACK


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

| Date: | $1 / 25 / 2024$ |
| :--- | ---: |
| Project: | 01516 |
| Scale: | $\mathrm{N} / \mathrm{A}$ |
| Reviewer: | FP |
| Tech: | TR |
| Field Crew: | CR/RT |
| Survey Date: | OCT. |
| 2022 |  |
| Sheet: | 7 |

P: \01516\Dwg\01516_OHWM East Exhibit.dwg

