

ORDINANCE NO. 20240404-073

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 700 1/2, 713, 726, AND 726 1/2 LINGER LANE, 6221 1/2, 6299 1/2, AND 6301 1/2 LEVANDER LOOP, AND 529 1/2, 531 1/2, 545 1/2, 601 1/2, 701 1/2, AND 827 ED BLUESTEIN BOULEVARD NORTHBOUND FROM LIMITED INDUSTRIAL SERVICE (LI) DISTRICT TO LIMITED INDUSTRIAL SERVICE-PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited industrial service (LI) base district to limited industrial service-planned development area (LI-PDA) combining district on the property described in Zoning Case No. C14-2023-0050, on file at the Planning Department, as follows:

71.3582 acres of land out of the J.C. Tannehill Survey, Abstract No. 22 in Travis County, Texas, being all of a called 71.35 acre tract conveyed by deed recorded in Document No. 2009205757, Official Public Records Of Travis County, Texas, said 71.3582 acres being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 700 1/2, 713, 726, and 726 1/2 Linger Lane, 6221 1/2, 6299 1/2, and 6301 1/2 Levander Loop, and 529 1/2, 531 1/2, 545 1/2, 601 1/2, 701 1/2, and 827 Ed Bluestein Boulevard Northbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

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

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

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 30,000 square feet
Condominium Residential	Consumer Repair Services
Convention Center	Guidance Services
Horticulture	Hospital Services (General)
Hospital Services (Limited)	Liquor Sales
Market Garden	Multifamily Residential
Park & Recreation Services (General)	Park & Recreation Services (Special)
Pet Services	Recreational Equipment Maintenance and Storage
Recreational Equipment Sales	Research Assembly Services
Research Testing Services	Research Warehousing Services
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) Cocktail Lounge exceeding 30,000 square feet is a conditional use of the Property.

- (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:
 - (a) 180 feet for the portion of the Property referred to as “Area 1”, more particularly described by metes and bounds in **Exhibit “D”** incorporated into this ordinance;
 - (b) 120 feet for the portion of the Property referred to as “Area 2”, more particularly described by metes and bounds in **Exhibit “E”** incorporated into this ordinance; and
 - (c) 60 feet for the portion of the Property referred to as “Area 3”, more particularly described by metes and bounds in **Exhibit “F”** incorporated into this ordinance.
- (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 8 to 1.
- (7) Maximum impervious cover is 85 percent.
- (8) Maximum building coverage is 85 percent.
- (9) There are no minimum site area requirements.
- (10) Ornamental towers, cupolas, domes, and spires are not subject to Section 25-2-531 (*Height Limit Exceptions*).
- (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

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) 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.
- (I) Outdoor entertainment and non-enclosed performance venue are only permitted as an accessory use to the following principal uses:
- | | |
|-------------------------------|----------------------|
| Camp | Club or lodge |
| Cocktail lounge | Hotel-motel |
| Outdoor sports and recreation | Restaurant (general) |
| Restaurant (limited) | |
- (J) Chapter 25-2, Subchapter E, Article 2, Section 2.5 (*Exterior Lighting*) is modified as follows:
- (1) Low Kelvin rated lights (3000 Kelvin or less) shall be used for outdoor lighting;
 - (2) Outdoor lights shall be shielded so that neither the light fixtures’ light source, nor the lens shall be visible from a distance less than the mounting height of the fixture;
 - (3) Light shall be focused on activity and activity appropriate lighting shall be used;
 - (4) Low voltage lighting may be used for landscape “uplights”. Low voltage uplights shall be allowed outside of the Critical Water Quality Zone only;

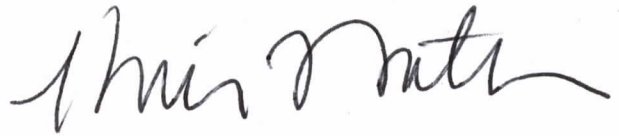
- (5) Artificial light shall be minimized in the area described by metes and bounds in **Exhibit "C"**, except as required for public safety or to light pedestrian pathways and trails.
- (K) Chapter 25-2, Subchapter C, Article 9 (*Landscaping*) is modified such that new plantings on the Property shall include only native vegetation, planted in accordance with the City of Austin Grow Green program.
- (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 with Chapter 25-2, Subchapter C, Article 13 (*Docks, Bulkheads, and Shoreline Access*).
- (M) A performance venue is a permitted use within an enclosed structure.

PART 5. This ordinance takes effect on April 15, 2024.

PASSED AND APPROVED

_____, April 4, 2024

§
§
§



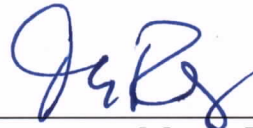
Kirk Watson
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Myrna Rios
City Clerk

EXHIBIT "A"

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 71.3582 ACRES (3,108,364 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE J.C. TANNEHILL SURVEY, ABSTRACT NO. 22 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 71.35 ACRE TRACT CONVEYED TO APAC-TEXAS, INC. IN DOCUMENT NO. 2009205757 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 71.3582 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wardls.com
www.4wardls.com

BEGINNING, at an iron pipe found (1/2-inch iron rod found inside pipe) in the southerly right-of-way line of U.S. Highway 183 (A.K.A. Ed Bluestein Boulevard; Right-of-way varies), being the northeast corner of Lot 1, Linger Lane Waste Facility No. 1, a subdivision in Travis County, Texas according to the map or plat thereof, recorded in Document No. 2013224112 (O.P.R.T.C.T.), and being the northerly most corner of said APAC-71.35 acre tract, for the northerly most corner and **POINT OF BEGINNING** hereof, from which a TxDOT Type III monument found for an angle point in the southerly right-of-way line of said U.S. Highway 183, and being the northwest corner of said Lot 1, Linger Lane Waste Facility No. 1 bears, N66°30'51"W, a distance of 51.48 feet;

THENCE, with the southerly right-of-way line of said U.S. Highway 183 and the north line of said APAC-Texas tract, **S65°25'44" E**, a distance of **49.83** feet to a mag nail found for the northeast corner hereof, said point being the northeast corner of said APAC-71.35 acre tract, and being near the northwest 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.), from which a TxDOT Type I concrete monument found in the northeast line of said City of Austin - 31.37 acre tract, being the west corner of a called 5.004 acre tract conveyed to APAC-Texas, Inc. in Document No. 2016138858 (O.P.R.T.C.T.), and being an interior corner in the southerly right-of-way line of said U.S. Highway 183 bears, S61°41'57"E, a distance of 64.60 feet;

THENCE, leaving the southerly right-of-way line of said U.S. Highway 183, with the east line of said APAC-71.35 acre tract, in conflict with the west line of said City of Austin - 31.37 acre tract, **S26°46'15" W**, a distance of **920.43** feet to a 5/8-inch iron rod found for an angle point hereof, said point being an angle point in the east line of said APAC-71.35 acre tract, and being in the west line of said City of Austin-31.37 acre tract;

THENCE, continuing with the east line of said APAC-71.35 acre tract, and with the west line of said City of Austin - 31.37 acre tract, **S27°26'42" W**, a distance of **192.66** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof, said point being an angle point in the west line of said City of Austin - 31.37 acre tract, and being the northerly most corner of a called 0.33 acre tract conveyed to the City of Austin in Volume 7922, Page 284 (D.R.T.C.T.);

THENCE, continuing with the east line of said APAC - 71.35 acre tract, and with the west line of said City of Austin - 0.33 acre tract, the following two (2) courses and distances:

- 1) **S37°39'32" W**, a distance of **290.23** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **S33°09'18" W**, a distance of **446.55** feet to a mag nail found in concrete for an angle point hereof, said point being the southerly most corner of said City of Austin-0.33 acre tract, and being an angle point in the west line of said City of Austin-31.37 acre tract;

THENCE, continuing with the east line of said APAC - 71.35 acre tract, and with the west line of said City of Austin-31.37 acre tract, **S20°02'40" W**, passing at a distance of 97.16 feet a 1/2-inch iron rod found, and continuing for a total distance of **265.61** feet to a calculated point for the southeast corner hereof, said point being the southeast corner of said APAC - 71.35 acre tract, and being a north bank of the Colorado River;

THENCE, with the south line of said APAC - 71.35 acre tract, and a meandering north bank of said Colorado River, the following nine (9) courses and distances:

- 1) **S64°04'33" W**, a distance of **24.77** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 2) **S78°05'33" W**, a distance of **286.54** feet to a calculated point for an angle point hereof,
- 3) **S75°14'33" W**, a distance of **142.52** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 4) **S81°00'04" W**, a distance of **227.48** feet to a calculated point for an angle point hereof,
- 5) **S87°10'34" W**, a distance of **429.12** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 6) **S87°28'00" W**, a distance of **190.72** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 7) **S85°16'05" W**, a distance of **352.54** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 8) **S81°59'36" W**, a distance of **326.97** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 9) **S84°02'36" W**, a distance of **242.50** feet to a calculated point for the southwest corner hereof, said point being in the east right-of-way line of said U.S. Highway 183, and being the southwest corner of said APAC - 71.35 acre tract;

THENCE, leaving a north bank of said Colorado River, with the east right-of-way line of said U.S. Highway 183 and the west line of said APAC - 71.35 acre tract, **N08°58'56" W**, passing at a distance of 39.86 feet a 1/2-inch iron rod found, and continuing for a total distance of **255.65** feet to a 3/8-inch iron rod found for an angle point hereof;

THENCE, with the southerly right-of-way line of said U.S. Highway 183 and the northerly line of said APAC - 71.35 acre tract, the following ten (10) courses and distances:

- 1) **N27°17'29" E**, a distance of **389.49** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 2) **N03°28'31" W**, a distance of **271.62** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a non-tangent point of curvature hereof,
- 3) Along the arc of a curve to the right, whose radius is **556.46** feet, whose arc length is **354.36** feet and whose chord bears **N41°09'44" E**, a distance of **348.40** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for a compound point of curvature hereof,
- 4) Along the arc of a curve to the right, whose radius is **865.91** feet, whose arc length is **199.04** feet and whose chord bears **N66°01'59" E**, a distance of **198.60** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 5) **N72°36'59" E**, a distance of **348.57** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 6) **N77°38'29" E**, a distance of **261.72** feet to a TxDOT Type I concrete monument found for an angle point hereof,
- 7) **N69°16'11" E**, a distance of **383.84** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for a non-tangent point of curvature hereof,

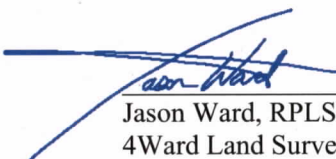
- 8) Along the arc of a curve to the right, whose radius is **3,804.72** feet, whose arc length is **272.53** feet and whose chord bears **N75°22'41" E**, a distance of **272.47** feet to a TxDOT Type II brass disc found for an angle point hereof,
- 9) **N77°17'06" E**, a distance of **299.34** feet to a TxDOT Type II brass disc found for a non-tangent point of curvature hereof, and
- 10) Along the arc of a curve to the left, whose radius is **1,924.86** feet, whose arc length is **48.83** feet and whose chord bears **N76°49'44" E**, a distance of **48.83** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the westerly most corner of Lot 2 of said Linger Lane Waste Facility No. 1;

THENCE, leaving the south right-of-way line of said U.S. Highway 183, with the northeasterly line of said APAC - 71.35 acre tract and the southwest line of said Lot 2, **S63°26'09" E**, a distance of **753.29** feet to a mag nail in asphalt found for an interior ell-corner hereof, said point being an interior ell-corner in the north line of said APAC - 71.35 acre tract, and being near the southeast corner of said Lot 2 of said Linger Lane Waste Facility No. 1;

THENCE, with the westerly line of said APAC - 71.35 acre tract, in conflict with the east line of said Lots 1 & 2 of said Linger Lane Waste Facility No. 1, **N26°47'03" E**, a distance of **918.69** feet to the **POINT OF BEGINNING** and containing 71.3582 Acres (3,108,364 Square Feet) of land, more or less.

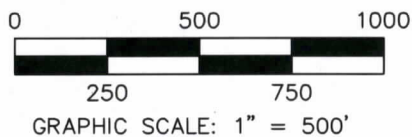
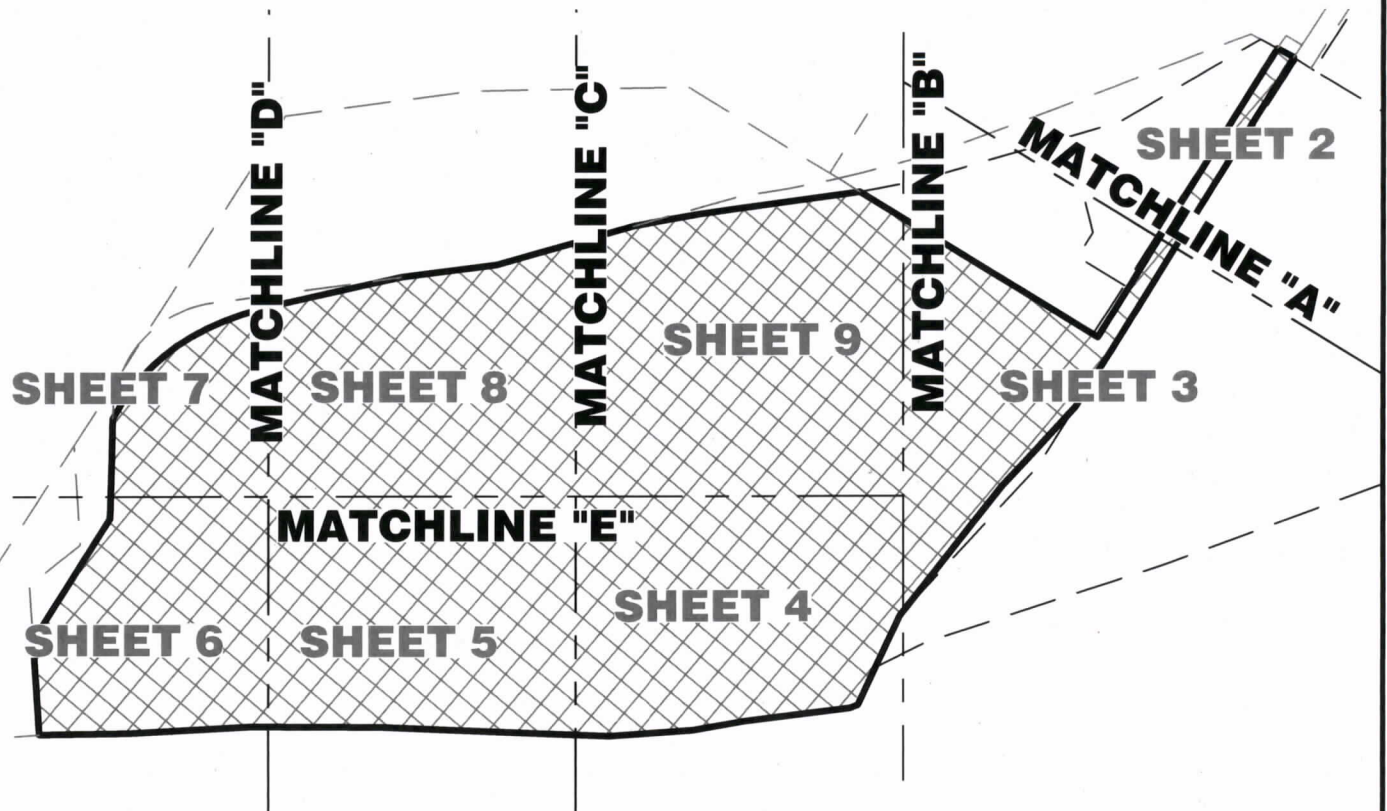
NOTE:

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



OVERALL MAP



71.3582 ACRES
ZONING EXHIBIT
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:	3/5/2024
Project:	01516
Scale:	1" = 500'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	1 OF 10

[G]
STATE OF TEXAS
CALLED 0.045 ACRE
VOL. 2807, PG. 478
(PART II)
D.R.T.C.T.

[F]
STATE OF TEXAS
CALLED 1.760 ACRES
DOC. NO. 2006051846
O.P.R.T.C.T.

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

P.O.B.
GRID N: 10,065,284.11
GRID E: 3,134,301.24

PIPE WITH 1/2"
IRON ROD FOUND

APPROXIMATE LOCATION
OF SURVEY LINE

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

[F]

LOT 1
LINGER LANE WASTE
FACILITY NO. 1
DOC. NO. 201500140
O.P.R.T.C.T.

[H]

ZONING EXHIBIT
71.3582 ACRE(S)
3,108,364 SQUARE FEET

APPROXIMATE LOCATION
OF SURVEY LINE

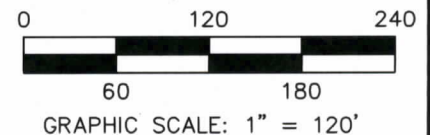
**LINGER LANE
(PRIVATE R.O.W.)**

MATCHLINE "A"

(N26°46'45"E 918.76')
N26°47'03"E 918.69'
S26°46'15"W 920.43'
(S26°46'15"W 920.45')

APPARENT GAP
IN DEEDS

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

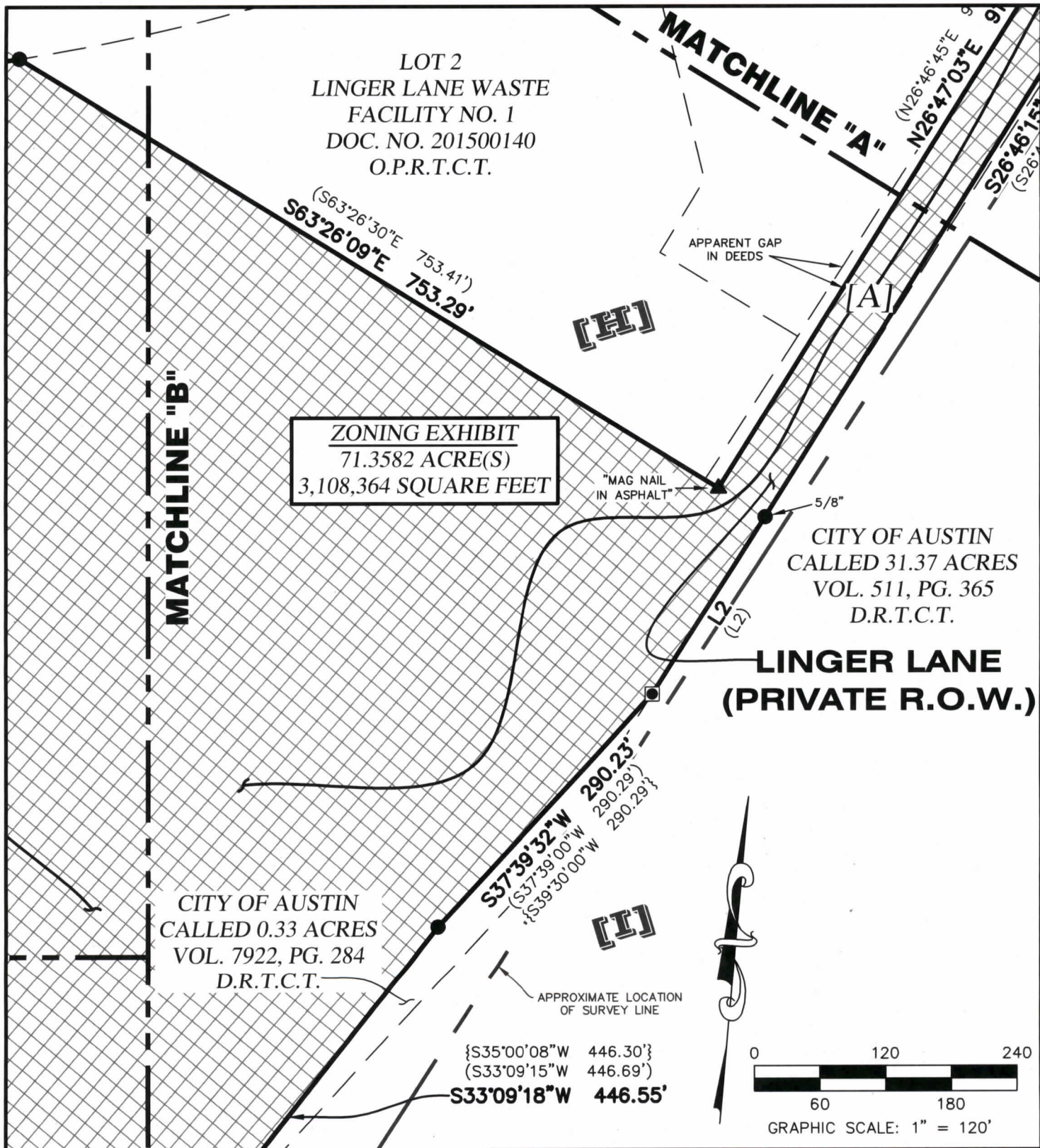


**71.3582 ACRES
ZONING EXHIBIT
City of Austin, Travis
County, Texas**

4WARD
Land Surveying
A Limited Liability Company

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

Date:	3/5/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	2 OF 10



71.3582 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" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	3 OF 10

MATCHLINE "C"

MATCHLINE "E"

ZONING EXHIBIT
71.3582 ACRE(S)
3,108,364 SQUARE FEET

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

[H]
J.C. TANNEHILL SURVEY
ABSTRACT NO. 22

APPROXIMATE LOCATION
OF SURVEY LINE

2' S81°00'04"W 227.48'
(S81°01'00"W 227.50')

S78°05'33"W 286.54'
(S78°04'45"W 286.59')

S75°14'33"W 142.52'
(S75°13'45"W 142.54')

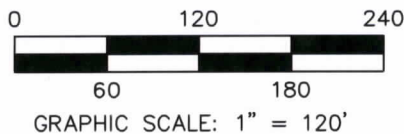
S64°04'33"W 24.77'
(S64°03'45"W 24.65')

"MAG NAIL IN
CONCRETE"

168.45'
S20°02'40"W 265.61'
(S20°03'30"W 265.52')

MATCHLINE "B"

COLORADO RIVER



[I]
JAMES BURLESON
SURVEY NO. 19
ABSTRACT NO. 4

71.3582 ACRES
ZONING EXHIBIT
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:	3/5/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	4 OF 10

MATCHLINE "E"

MATCHLINE "C"

MATCHLINE "D"

ZONING EXHIBIT
71.3582 ACRE(S)
3,108,364 SQUARE FEET

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

[H]

S85°16'05"W 352.54'
(S85°16'45"W 352.63')

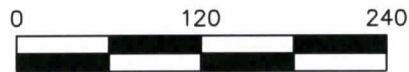
L3
(L3)

S87°10'34"W 429.12'
(S87°11'30"W 429.17')

APPROXIMATE LOCATION
OF SURVEY LINE

[I]
JAMES BURLESON
SURVEY NO. 19
ABSTRACT NO. 4

**COLORADO
RIVER**



GRAPHIC SCALE: 1" = 120'



**71.3582 ACRES
ZONING EXHIBIT
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:	3/5/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	5 OF 10

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

MATCHLINE "E"

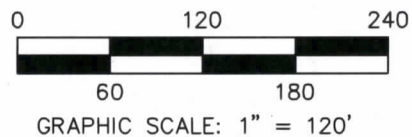
MATCHLINE "D"

ZONING EXHIBIT
71.3582 ACRE(S)
3,108,364 SQUARE FEET

[B]
STATE OF TEXAS
CALLED 3.431 ACRES
VOL. 2433, PG. 425
D.R.T.C.T.

APPROXIMATE LOCATION
OF SURVEY LINE

COLORADO RIVER



**71.3582 ACRES
ZONING EXHIBIT
City of Austin, Travis
County, Texas**

4WARD
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A Limited Liability Company

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

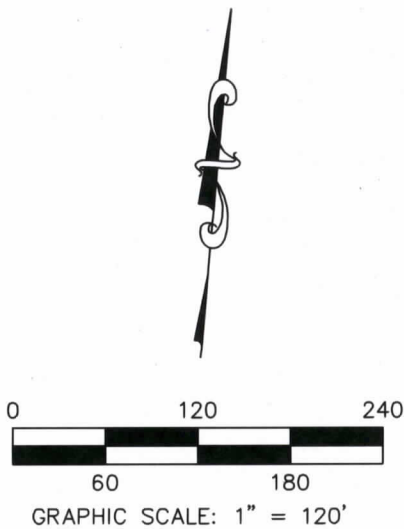
Date:	3/5/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	6 OF 10

[B]
STATE OF TEXAS
CALLED 3.431 ACRES
VOL. 2433, PG. 425
D.R.T.C.T.

[C]
STATE OF TEXAS
CALLED 1.083 ACRES
VOL. 2464, PG. 286
D.R.T.C.T.

[D]
STATE OF TEXAS
CALLED 0.814 ACRE
(PART 2)
VOL. 11572, PG. 1158
R.P.R.T.C.T.

MATCHLINE "D"



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

((R=556.46' L=354.31'))
((N41°09'57"E 348.36'))
(R=556.46' L=354.33')
(N41°08'30"E 348.38')

R=556.46'
L=354.36' D=36°29'10"
N41°09'44"E 348.40'

((R=865.91' L=199.00'))
((N65°59'26"E 198.57'))
(R=865.91' L=199.02')
(N66°00'45"E 198.59')

R=865.91'
L=199.04' D=13°10'12"
N66°01'59"E 198.60'

ZONING EXHIBIT
71.3582 ACRE(S)
3,108,364 SQUARE FEET

MATCHLINE "E"

71.3582 ACRES
ZONING EXHIBIT
City of Austin, Travis
County, Texas

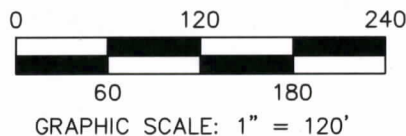
4WARD
Land Surveying
A Limited Liability Company

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

Date:	3/5/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	7 OF 10

MATCHLINE "D"

[E]
STATE OF TEXAS
CALLED 14.622 ACRES
(PART I)
VOL. 2807, PG. 478
D.R.T.C.T.



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

((N72°35'35"E 348.61'))
(N72°35'45"E 348.55')
N72°36'59"E 348.57'

(N77°37'15"E 261.71')
N77°38'29"E 261.72'

(N69°15'45"E 383.89')
N69°16'11"E 383.84'

[D]

MATCHLINE "C"

ZONING EXHIBIT
71.3582 ACRE(S)
3,108,364 SQUARE FEET

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

[H]

MATCHLINE "E"

71.3582 ACRES
ZONING EXHIBIT
City of Austin, Travis
County, Texas



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TBPELS FIRM #10174300

Date:	3/5/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	8 OF 10

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

((R=3,804.72' L=272.46'))
((N75°20'35"E 272.40'))
(R=3,804.72' L=272.57')
(N75°22'15"E 272.51')

R=3,804.72'
L=272.53' D=4°06'15"
N75°22'41"E 272.47'

((R=1,924.86' L=48.81'))
((N76°40'05"E 48.81'))
(R=1,924.63' L=48.77')
(N76°54'15"E 48.77')

R=1,924.86'
L=48.83' D=1°27'12"
N76°49'44"E 48.83'

((N77°23'40"E 299.35'))
((N77°17'45"E 299.42'))
N77°17'06"E 299.34'

MATCHLINE "C"

ZONING EXHIBIT
71.3582 ACRE(S)
3,108,364 SQUARE FEET

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

[H]



GRAPHIC SCALE: 1" = 120'

MATCHLINE "E"

71.3582 ACRES
ZONING EXHIBIT
City of Austin, Travis
County, Texas



PO Box 90876, Austin Texas 78709
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TBPES FIRM #10174300

Date:	3/5/2024
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Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	9 OF 10

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S65°25'44"E	49.83'
L2	S27°26'42"W	192.66'
L3	S87°28'00"W	190.72'
L4	S61°41'57"E	64.60'
L5	N66°30'51"W	51.48'

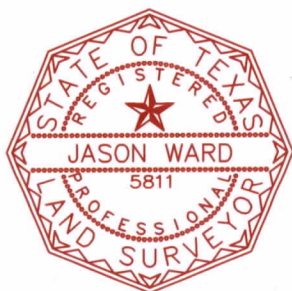
RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S65°22'30"E	49.91'
[[L1]]	S64°02'00"E	50.13'
(L2)	S27°29'00"W	192.67'
(L3)	S87°28'00"W	190.69'
(L4)	N61°45'00"E	64.64'
(L5)	N66°27'15"W	51.25'
[L5]	N66°28'46"W	51.25'
{{L5}}	N66°28'42"W	51.17'

[H]
J.C. TANNEHILL
SURVEY
ABSTRACT NO. 22

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.



Jason Ward
3/5/2024

LEGEND

— — — — —	PROPERTY LINE
— — — — —	EXISTING PROPERTY LINES
△	CALCULATED POINT
▲	NAIL FOUND AS NOTED
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊠	IRON ROD WITH "RPLS 5784" CAP FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
■	TXDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
⊗	TXDOT TYPE II BRASS DISC 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 PLAT DOC. NO. 201500140
{.....}	RECORD INFORMATION PER DEED VOL. 7922, PG. 284
((.....))	RECORD INFORMATION PER DEED VOL. 11572, PG. 1158
[[.....]]	RECORD INFORMATION PER DEED VOL. 2807, PG. 478
{{.....}}	RECORD INFORMATION PER DEED DOC. NO. 2006051846
<.....>	RECORD INFORMATION PER DEED VOL. 2464 PG. 286

COA GRID #L-20 & M-20
TCAD PARCEL #187760

71.3582 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:	N/A
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	10 OF 10

EXHIBIT "C"

EXHIBIT "_____"

(Ordinary High Water Mark Setback)
J.C. Tannehill Survey, Abstract No. 22

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 12.9040 ACRES (562,098 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE J.C. TANNEHILL SURVEY, ABSTRACT NO. 22 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 71.35 ACRE TRACT CONVEYED TO APAC-TEXAS, INC. IN DOCUMENT NO. 2009205757 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 12.9040 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

BEGINNING, at a calculated point in a north bank of the Colorado River, being in the east right-of-way line of U.S. Highway 183 (A.K.A. Ed Bluestein Boulevard; Right-of-way varies), and being the southwest corner of said APAC – 71.35 acre tract, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving a north bank of said Colorado River, with the east right-of-way line of said U.S. Highway 183 and the west line of said APAC – 71.35 acre tract, **N08°58'56" W**, passing at a distance of 39.86 feet a 1/2-inch iron rod found, and continuing for a total distance of **240.53** feet to a calculated point for the northwest corner hereof, from which a 3/8-inch iron rod 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 APAC – 71.35 acre tract bears, **N08°58'56"W**, a distance of 15.13 feet;

THENCE, leaving the east right-of-way line of said U.S. Highway 183 and the west line of said APAC – 71.35 acre tract, over and across said APAC – 71.35 acre tract, the following sixty (60) courses and distances:

- 1) **N72°47'39"E**, a distance of **72.22** feet to a calculated point for an angle point hereof,
- 2) **S84°25'10"E**, a distance of **36.65** feet to a calculated point for an angle point hereof,
- 3) **N89°17'56"E**, a distance of **31.03** feet to a calculated point for an angle point hereof,
- 4) **N80°29'43"E**, a distance of **28.60** feet to a calculated point for an angle point hereof,
- 5) **N86°01'28"E**, a distance of **64.68** feet to a calculated point for an angle point hereof,
- 6) **N88°13'50"E**, a distance of **5.69** feet to a calculated point for an angle point hereof,
- 7) **N77°17'12"E**, a distance of **10.26** feet to a calculated point for an angle point hereof,
- 8) **N72°18'27"E**, a distance of **57.35** feet to a calculated point for an angle point hereof,
- 9) **N89°17'55"E**, a distance of **74.01** feet to a calculated point for an angle point hereof,
- 10) **N54°38'22"E**, a distance of **24.47** feet to a calculated point for an angle point hereof,
- 11) **N85°00'34"E**, a distance of **96.73** feet to a calculated point for an angle point hereof,
- 12) **N83°09'40"E**, a distance of **31.58** feet to a calculated point for an angle point hereof,
- 13) **N81°53'56"E**, a distance of **38.30** feet to a calculated point for an angle point hereof,
- 14) **N86°07'07"E**, a distance of **57.27** feet to a calculated point for an angle point hereof,
- 15) **N87°48'39"E**, a distance of **63.19** feet to a calculated point for an angle point hereof,
- 16) **N86°07'06"E**, a distance of **40.32** feet to a calculated point for an angle point hereof,
- 17) **N79°11'12"E**, a distance of **15.06** feet to a calculated point for an angle point hereof,
- 18) **N78°02'18"E**, a distance of **52.94** feet to a calculated point for an angle point hereof,
- 19) **N82°16'12"E**, a distance of **89.33** feet to a calculated point for an angle point hereof,
- 20) **S88°41'32"E**, a distance of **70.22** feet to a calculated point for an angle point hereof,
- 21) **S87°00'35"E**, a distance of **46.60** feet to a calculated point for an angle point hereof,

- 22) **S73°14'17"E**, a distance of **12.02** feet to a calculated point for an angle point hereof,
- 23) **S89°52'48"E**, a distance of **22.84** feet to a calculated point for an angle point hereof,
- 24) **N84°01'58"E**, a distance of **27.13** feet to a calculated point for an angle point hereof,
- 25) **N82°04'40"E**, a distance of **66.06** feet to a calculated point for an angle point hereof,
- 26) **S86°39'51"E**, a distance of **65.42** feet to a calculated point for an angle point hereof,
- 27) **S83°59'30"E**, a distance of **54.59** feet to a calculated point for an angle point hereof,
- 28) **S80°57'14"E**, a distance of **18.78** feet to a calculated point for an angle point hereof,
- 29) **N73°46'28"E**, a distance of **18.28** feet to a calculated point for an angle point hereof,
- 30) **S83°47'27"E**, a distance of **56.14** feet to a calculated point for an angle point hereof,
- 31) **N81°10'05"E**, a distance of **40.06** feet to a calculated point for an angle point hereof,
- 32) **N80°37'04"E**, a distance of **25.65** feet to a calculated point for an angle point hereof,
- 33) **N80°28'08"E**, a distance of **40.35** feet to a calculated point for an angle point hereof,
- 34) **N89°17'55"E**, a distance of **26.50** feet to a calculated point for an angle point hereof,
- 35) **N85°32'49"E**, a distance of **0.13** feet to a calculated point for an angle point hereof,
- 36) **N42°49'43"E**, a distance of **26.02** feet to a calculated point for an angle point hereof,
- 37) **S85°07'41"E**, a distance of **77.80** feet to a calculated point for an angle point hereof,
- 38) **N62°44'07"E**, a distance of **16.23** feet to a calculated point for an angle point hereof,
- 39) **S84°41'36"E**, a distance of **33.21** feet to a calculated point for an angle point hereof,
- 40) **N85°38'12"E**, a distance of **49.13** feet to a calculated point for an angle point hereof,
- 41) **N78°54'06"E**, a distance of **12.18** feet to a calculated point for an angle point hereof,
- 42) **N80°48'34"E**, a distance of **42.01** feet to a calculated point for an angle point hereof,
- 43) **N85°25'10"E**, a distance of **26.27** feet to a calculated point for an angle point hereof,
- 44) **N75°40'17"E**, a distance of **7.60** feet to a calculated point for an angle point hereof,
- 45) **N82°41'04"E**, a distance of **2.97** feet to a calculated point for an angle point hereof,
- 46) **N64°56'11"E**, a distance of **20.42** feet to a calculated point for an angle point hereof,
- 47) **N83°35'11"E**, a distance of **11.75** feet to a calculated point for an angle point hereof,
- 48) **N49°21'40"E**, a distance of **16.42** feet to a calculated point for an angle point hereof,
- 49) **N77°24'38"E**, a distance of **36.34** feet to a calculated point for an angle point hereof,
- 50) **N61°53'27"E**, a distance of **18.71** feet to a calculated point for an angle point hereof,
- 51) **N80°12'30"E**, a distance of **46.62** feet to a calculated point for an angle point hereof,
- 52) **N78°20'41"E**, a distance of **6.88** feet to a calculated point for an angle point hereof,
- 53) **N54°36'14"E**, a distance of **35.71** feet to a calculated point for an angle point hereof,
- 54) **N86°07'09"E**, a distance of **56.70** feet to a calculated point for an angle point hereof,
- 55) **N69°30'00"E**, a distance of **59.70** feet to a calculated point for an angle point hereof,
- 56) **S81°57'23"E**, a distance of **17.61** feet to a calculated point for an angle point hereof,
- 57) **N66°59'29"E**, a distance of **28.66** feet to a calculated point for an angle point hereof,
- 58) **S86°41'14"E**, a distance of **32.74** feet to a calculated point for an angle point hereof,
- 59) **N69°51'32"E**, a distance of **11.45** feet to a calculated point for an angle point hereof, and
- 60) **N84°58'56"E**, a distance of **209.33** feet to a calculated point for the northeast corner hereof, said point being in the east line of said APAC - 71.35 acre tract, and being in the west 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.), from which a mag nail in concrete found for the southerly most corner of a called 0.33 acre tract conveyed to the City of Austin in Volume 7922, Page 284 (D.R.T.C.T.), being an angle point in the east line of said APAC - 71.35 acre

tract, and being an angle point in the west line of said City of Austin – 31.37 acre tract bears, N20°02'40"E, a distance of 5.22 feet;

THENCE, with the east line of said APAC – 71.35 acre tract and the west line of said City of Austin – 31.37 acre tract, **S20°02'40" W**, passing at a distance of 91.94 feet a 1/2-inch iron rod found, and continuing for a total distance of **260.40** feet to a calculated point for the southeast corner hereof, said point being the southeast corner of said APAC – 71.35 acre tract, and being in a north bank of said Colorado River;

THENCE, with the south line of said APAC - 71.35 acre tract, and a meandering north bank of said Colorado River, the following nine (9) courses and distances:

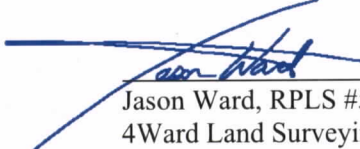
- 1) **S64°04'33" W**, a distance of **24.77** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 2) **S78°05'33" W**, a distance of **286.54** feet to a calculated point for an angle point hereof,
- 3) **S75°14'33" W**, a distance of **142.52** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 4) **S81°00'04" W**, a distance of **227.48** feet to a calculated point for an angle point hereof,
- 5) **S87°10'34" W**, a distance of **429.12** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 6) **S87°28'00" W**, a distance of **190.72** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 7) **S85°16'05" W**, a distance of **352.54** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 8) **S81°59'36" W**, a distance of **326.97** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 9) **S84°02'36" W**, a distance of **242.50** feet to the **POINT OF BEGINNING** and containing 12.9040 Acres (562,098 Square Feet) of land, more or less.

Notes:

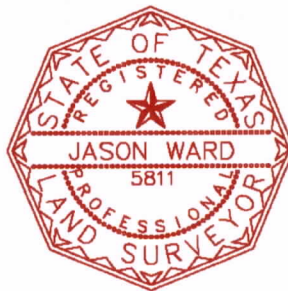
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000054354601. See attached sketch (reference drawing: 01516_OHWM_West Exhibit.dwg.)

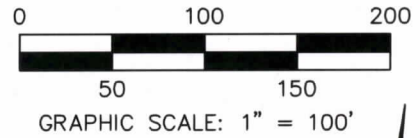
References:

TCAD #187760
COA Grid #L-20 & M-20


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

1/24/24





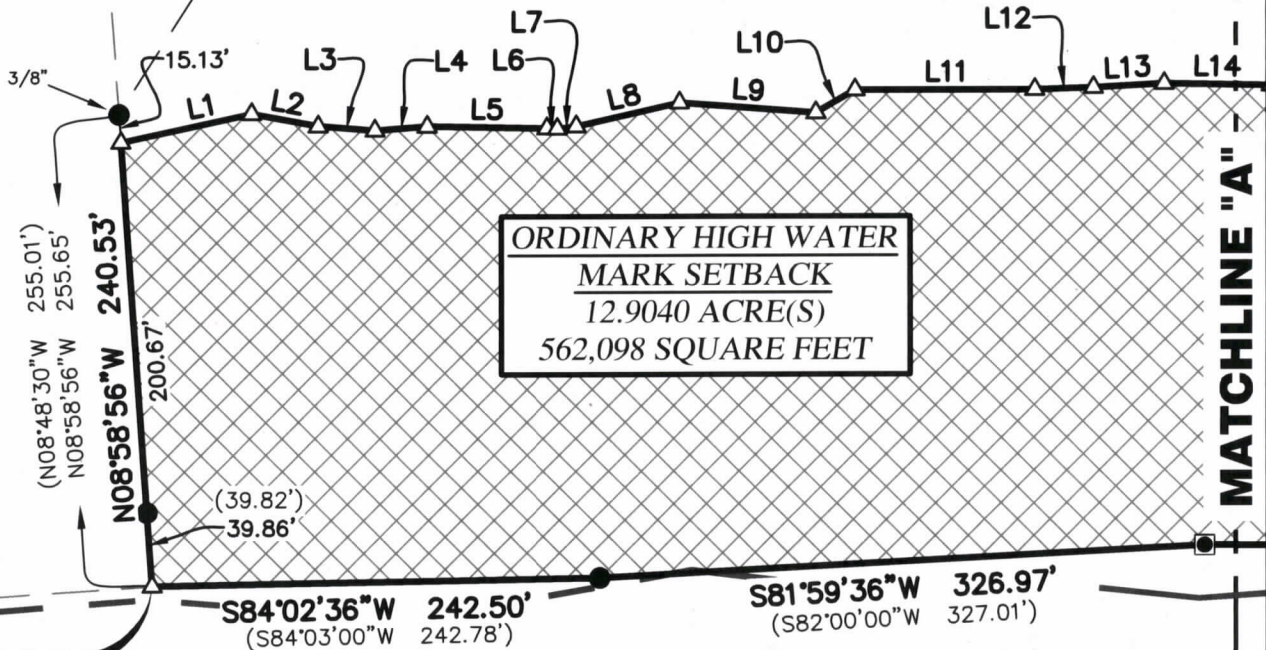
U.S. HIGHWAY NO. 183
(A.K.A. ED BLUESTEIN BLVD.)
(R.O.W. VARIES)

(N29°40'00"E 390.50'
(N27°16'15"E 389.47'
(N27°17'29"E 389.49')

J.C. TANNEHILL
SURVEY
ABSTRACT NO. 22

[A]

[B]



ORDINARY HIGH WATER
MARK SETBACK
12.9040 ACRE(S)
562,098 SQUARE FEET

MATCHLINE "A"

P.O.B.

GRID N: 10,063,146.42
GRID E: 3,131,130.18

COLORADO RIVER

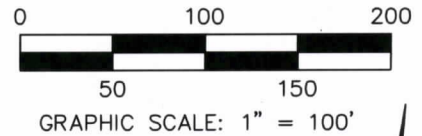
**ORDINARY HIGH
WATER MARK
SETBACK**
City of Austin, Travis
County, Texas

4WARD
Land Surveying
A Limited Liability Company

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

Date:	1/24/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	1 OF 6

**J.C. TANNEHILL
SURVEY
ABSTRACT NO. 22**



[A]



ORDINARY HIGH WATER
MARK SETBACK
12.9040 ACRE(S)
562,098 SQUARE FEET

MATCHLINE "A"

MATCHLINE "B"

S85°16'05"W 352.54'
(S85°16'45"W 352.63')

S87°28'00"W 190.72'
(S87°28'00"W 190.69')

S87°10'34"W
(S87°11'30"W)

COLORADO RIVER

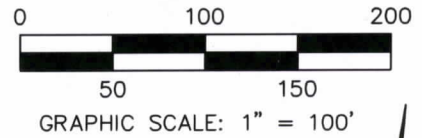
**ORDINARY HIGH
WATER MARK
SETBACK**
**City of Austin, Travis
County, Texas**

4WARD
Land Surveying
A Limited Liability Company

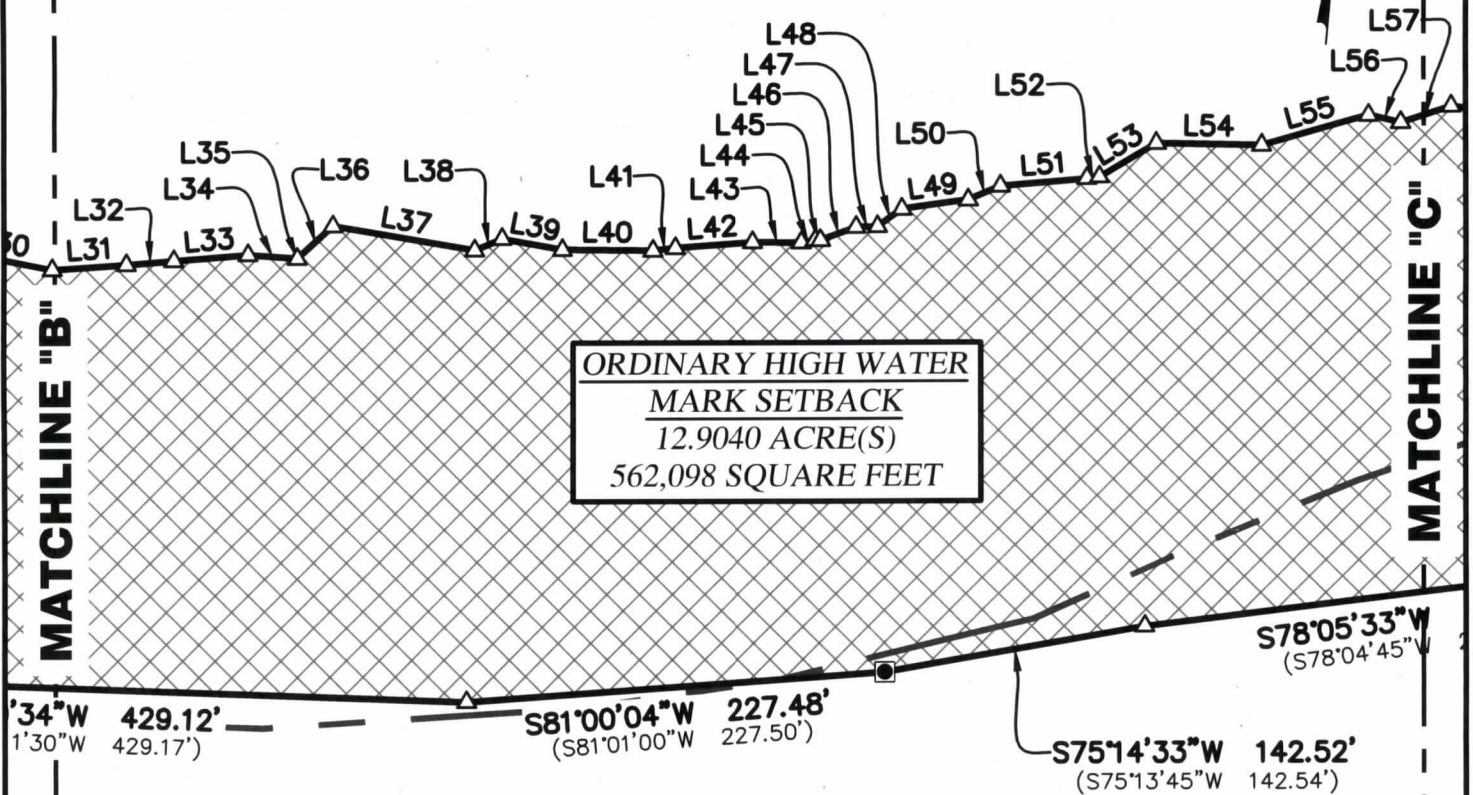
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	1/24/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	2 OF 6

J.C. TANNEHILL SURVEY ABSTRACT NO. 22



[A]



COLORADO RIVER

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



A Limited Liability Company

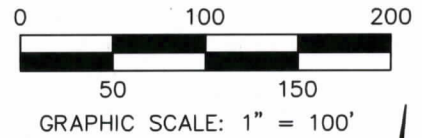
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	1/24/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	3 OF 6

J.C. TANNEHILL SURVEY ABSTRACT NO. 22

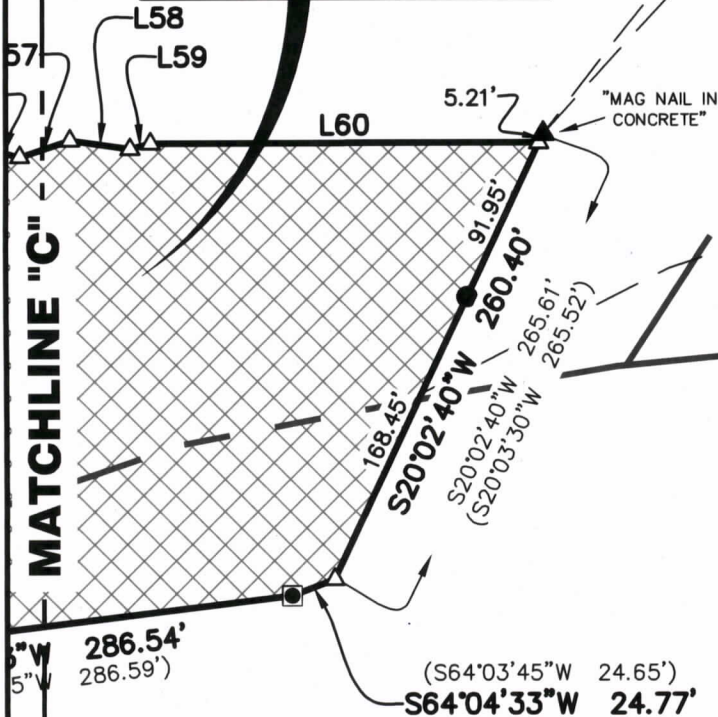
[A]

ORDINARY HIGH WATER
MARK SETBACK
12.9040 ACRE(S)
562,098 SQUARE FEET



CITY OF AUSTIN
CALLED 0.33 ACRES
VOL. 7922, PG. 284
D.R.T.C.T.

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



COLORADO RIVER

**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:	1/24/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	TR
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	4 OF 6

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N72°47'39"E	72.22'
L2	S84°25'10"E	36.65'
L3	N89°17'56"E	31.03'
L4	N80°29'43"E	28.60'
L5	N86°01'28"E	64.68'
L6	N88°13'50"E	5.69'
L7	N77°17'12"E	10.26'
L8	N72°18'27"E	57.35'
L9	N89°17'55"E	74.01'
L10	N54°38'22"E	24.47'
L11	N85°00'34"E	96.73'
L12	N83°09'40"E	31.58'
L13	N81°53'56"E	38.30'
L14	N86°07'07"E	57.27'
L15	N87°48'39"E	63.19'
L16	N86°07'06"E	40.32'
L17	N79°11'12"E	15.06'
L18	N78°02'18"E	52.94'
L19	N82°16'12"E	89.33'
L20	S88°41'32"E	70.22'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S87°00'35"E	46.60'
L22	S73°14'17"E	12.02'
L23	S89°52'48"E	22.84'
L24	N84°01'58"E	27.13'
L25	N82°04'40"E	66.06'
L26	S86°39'51"E	65.42'
L27	S83°59'30"E	54.59'
L28	S80°57'14"E	18.78'
L29	N73°46'28"E	18.28'
L30	S83°47'27"E	56.14'
L31	N81°10'05"E	40.06'
L32	N80°37'04"E	25.65'
L33	N80°28'08"E	40.35'
L34	N89°17'55"E	26.50'
L35	N85°32'49"E	0.13'
L36	N42°49'43"E	26.02'
L37	S85°07'41"E	77.80'
L38	N62°44'07"E	16.23'
L39	S84°41'36"E	33.21'
L40	N85°38'12"E	49.13'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	N78°54'06"E	12.18'
L42	N80°48'34"E	42.01'
L43	N85°25'10"E	26.27'
L44	N75°40'17"E	7.60'
L45	N82°41'04"E	2.97'
L46	N64°56'11"E	20.42'
L47	N83°35'11"E	11.75'
L48	N49°21'40"E	16.42'
L49	N77°24'38"E	36.34'
L50	N61°53'27"E	18.71'
L51	N80°12'30"E	46.62'
L52	N78°20'41"E	6.88'
L53	N54°36'14"E	35.71'
L54	N86°07'09"E	56.70'
L55	N69°30'00"E	59.70'
L56	S81°57'23"E	17.61'
L57	N66°59'29"E	28.66'
L58	S86°41'14"E	32.74'
L59	N69°51'32"E	11.45'
L60	N84°58'56"E	209.33'

**ORDINARY HIGH
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Survey Date:	OCT. 2022
Sheet:	5 OF 6

[A]
TRACT 1
APAC-TEXAS, INC.
CALLED 71.35 ACRES
DOC. NO. 2009205757
O.P.R.T.C.T.

[B]
STATE OF TEXAS
CALLED 3.431 ACRES
VOL. 2433, PG. 425
D.R.T.C.T.

[C]
STATE OF TEXAS
CALLED 1.083 ACRES
VOL. 2464, PG. 286
D.R.T.C.T.

LEGEND

— — — — —	SETBACK LINE
— — — — —	EXISTING PROPERTY LINES
△	CALCULATED POINT
▲	NAIL FOUND AS NOTED
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	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 VOL. 2464, PG. 286

COA GRID #L-20 & M-20
 TCAD PARCEL #187760

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.



Jason Ward
 1/24/2024

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



A Limited Liability Company

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

Date:	1/24/2024
Project:	01516
Scale:	N/A
Reviewer:	FP
Tech:	TR
Field Crew:	CG/RT
Survey Date:	OCT. 2022
Sheet:	6 OF 6

Area 1

EXHIBIT "D"

(180' Max Building Height)
J.C. Tannehill Survey, Abstract No. 22

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 34.9152 ACRES (1,520,907 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE J.C. TANNEHILL SURVEY, ABSTRACT NO. 22 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 71.35 ACRE TRACT CONVEYED TO APAC-TEXAS, INC. IN DOCUMENT NO. 2009205757 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 34.9152 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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Austin, TX 78709
512.554.3371
jward@4wards.com
www.4wards.com

BEGINNING, at an iron pipe found (1/2-inch iron rod found inside pipe) in the southerly right-of-way line of U.S. Highway 183 (A.K.A. Ed Bluestein Boulevard; Right-of-way varies), being the northeast corner of Lot 1, Linger Lane Waste Facility No. 1, a subdivision in Travis County, Texas according to the map or plat thereof, recorded in Document No. 2013224112 (O.P.R.T.C.T.), and being the northerly most corner of said APAC-71.35 acre tract, for the northerly most corner and **POINT OF BEGINNING** hereof, from which a TxDOT Type III monument found for an angle point in the southerly right-of-way line of said U.S. Highway 183, and being the northwest corner of said Lot 1, Linger Lane Waste Facility No. 1 bears, N66°30'51"W, a distance of 51.48 feet;

THENCE, with the southerly right-of-way line of said U.S. Highway 183 and the north line of said APAC-Texas tract, **S65°25'44" E**, a distance of **49.83** feet to a mag nail found for the northeast corner hereof, said point being the northeast corner of said APAC-71.35 acre tract, and being near the northwest 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.), from which a TxDOT Type I concrete monument found in the northeast line of said City of Austin - 31.37 acre tract, being the west corner of a called 5.004 acre tract conveyed to APAC-Texas, Inc. in Document No. 2016138858 (O.P.R.T.C.T.), and being an interior corner in the southerly right-of-way line of said U.S. Highway 183 bears, S61°41'57"E, a distance of 64.60 feet;

THENCE, leaving the southerly right-of-way line of said U.S. Highway 183, with the east line of said APAC-71.35 acre tract, in conflict with the west line of said City of Austin - 31.37 acre tract, **S26°46'15" W**, a distance of **920.43** feet to a 5/8-inch iron rod found for an angle point hereof, said point being an angle point in the east line of said APAC-71.35 acre tract, and being in the west line of said City of Austin-31.37 acre tract;

THENCE, continuing with the east line of said APAC-71.35 acre tract, and with the west line of said City of Austin - 31.37 acre tract, **S27°26'42" W**, a distance of **192.66** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof, said point being an angle point in the west line of said City of Austin - 31.37 acre tract, and being the northerly most corner of a called 0.33 acre tract conveyed to the City of Austin in Volume 7922, Page 284 (D.R.T.C.T.);

THENCE, continuing with the east line of said APAC - 71.35 acre tract, and with the west line of said City of Austin - 0.33 acre tract, **S37°39'32" W**, a distance of **202.52** feet to a calculated point for the southeast corner hereof, from which a 1/2-inch iron rod found for an angle point in the east line of said APAC - 71.35 acre tract, and being an angle point in the west line of said City of Austin - 0.33 acre tract bears, S37°39'32"W, a distance of 87.71 feet;

THENCE, leaving the east line of said APAC - 71.35 acre tract and the west line of said City of Austin - 0.33 acre tract, over and across said APAC - 71.35 acre tract, the following thirteen (13) courses and distances:

- 1) **N88°00'19"W**, a distance of **947.47** feet to a calculated point for a point of curvature hereof,
- 2) Along the arc of a curve to the right, whose radius is **220.00** feet, whose arc length is **71.99** feet and whose chord bears **N78°37'51"W**, a distance of **71.67** feet to a calculated point for a point of tangency hereof,
- 3) **N69°15'24"W**, a distance of **34.68** feet to a calculated point for a point of curvature hereof,
- 4) Along the arc of a curve to the left, whose radius is **200.00** feet, whose arc length is **53.21** feet and whose chord bears **N76°52'40"W**, a distance of **53.05** feet to a calculated point for a point of tangency hereof,
- 5) **N84°29'55"W**, a distance of **171.12** feet to a calculated point for a point of curvature hereof,
- 6) Along the arc of a curve to the left, whose radius is **159.00** feet, whose arc length is **265.07** feet and whose chord bears **S47°44'32"W**, a distance of **235.42** feet to a calculated point for a point of tangency hereof,
- 7) **S00°01'01"E**, a distance of **55.33** feet to a calculated point for a non-tangent point of curvature hereof,
- 8) Along the arc of a curve to the right, whose radius is **291.00** feet, whose arc length is **473.06** feet and whose chord bears **S46°33'13"W**, a distance of **422.66** feet to a calculated point for an angle point hereof,
- 9) **N86°46'01"W**, a distance of **418.01** feet to a calculated point for a non-tangent point of curvature hereof,
- 10) Along the arc of a curve to the right, whose radius is **4,040.99** feet, whose arc length is **76.83** feet and whose chord bears **N86°13'20"W**, a distance of **76.83** feet to a calculated point for an angle point hereof,
- 11) **N85°40'39"W**, a distance of **146.44** feet to a calculated point for a non-tangent point of curvature hereof,
- 12) Along the arc of a curve to the left, whose radius is **359.00** feet, whose arc length is **27.26** feet and whose chord bears **N87°51'09"W**, a distance of **27.25** feet to a calculated point for an angle point hereof,
- 13) **S89°58'21"W**, a distance of **36.22** feet to a calculated point for the southwest corner hereof, said point being in the northerly line of said APAC – 71.35 acre tract, and being in the southerly right-of-way line of said U.S. Highway 183, from which a 3/8-inch iron rod found for an angle point in the east line of said APAC – 71.35 acre tract, and being an angle point in the west right-of-way line of said U.S. Highway 183 bears, **S27°17'29"W**, a distance of **377.76** feet;

THENCE, with the southerly right-of-way line of said U.S. Highway 183 and the northerly line of said APAC - 71.35 acre tract, the following ten (10) courses and distances:

- 1) **N27°17'29" E**, a distance of **11.73** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 2) **N03°28'31" W**, a distance of **271.62** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a non-tangent point of curvature hereof,
- 3) Along the arc of a curve to the right, whose radius is **556.46** feet, whose arc length is **354.36** feet and whose chord bears **N41°09'44" E**, a distance of **348.40** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for a compound point of curvature hereof,
- 4) Along the arc of a curve to the right, whose radius is **865.91** feet, whose arc length is **199.04** feet and whose chord bears **N66°01'59" E**, a distance of **198.60** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,
- 5) **N72°36'59" E**, a distance of **348.57** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an angle point hereof,

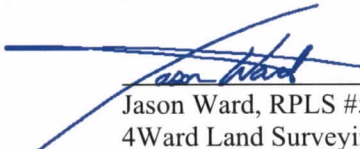
- 6) **N77°38'29" E**, a distance of **261.72** feet to a TxDOT Type I concrete monument found for an angle point hereof,
- 7) **N69°16'11" E**, a distance of **383.84** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for a non-tangent point of curvature hereof,
- 8) Along the arc of a curve to the right, whose radius is **3,804.72** feet, whose arc length is **272.53** feet and whose chord bears **N75°22'41" E**, a distance of **272.47** feet to a TxDOT Type II brass disc found for an angle point hereof,
- 9) **N77°17'06" E**, a distance of **299.34** feet to a TxDOT Type II brass disc found for a non-tangent point of curvature hereof, and
- 10) Along the arc of a curve to the left, whose radius is **1,924.86** feet, whose arc length is **48.83** feet and whose chord bears **N76°49'44" E**, a distance of **48.83** feet to a 1/2-inch iron rod found for an angle point hereof, said point being the westerly most corner of Lot 2 of said Linger Lane Waste Facility No. 1;

THENCE, leaving the south right-of-way line of said U.S. Highway 183, with the northeasterly line of said APAC - 71.35 acre tract and the southwest line of said Lot 2, **S63°26'09" E**, a distance of **753.29** feet to a mag nail in asphalt found for an interior ell-corner hereof, said point being an interior ell-corner in the north line of said APAC - 71.35 acre tract, and being near the southeast corner of said Lot 2 of said Linger Lane Waste Facility No. 1;

THENCE, with the westerly line of said APAC - 71.35 acre tract, in conflict with the east line of said Lots 1 & 2 of said Linger Lane Waste Facility No. 1, **N26°47'03" E**, a distance of **918.69** feet to the **POINT OF BEGINNING** and containing 34.9152 Acres (1,520,907 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_180' Max Bldg Ht (West Exhibit).dwg.)


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

2/2/24



References:

TCAD #187760
COA Grid #L-20 & M-20

[G]
STATE OF TEXAS
CALLED 0.045 ACRE
VOL. 2807, PG. 478
(PART II)
D.R.T.C.T.

[F]
STATE OF TEXAS
CALLED 1.760 ACRES
DOC. NO. 2006051846
O.P.R.T.C.T.

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

P.O.B.
GRID N: 10,065,284.11
GRID E: 3,134,301.24

PIPE WITH 1/2"
IRON ROD FOUND

34.9152 ACRE(S)
1,520,907 SQUARE FEET

[F]

LOT 1
LINGER LANE WASTE
FACILITY NO. 1
DOC. NO. 201500140
O.P.R.T.C.T.

MATCHLINE "A"

APPARENT GAP
IN DEEDS

(N26°46'45"E 918.76')
N26°47'03"E 918.69'

S26°46'15"W 920.43'
(S26°46'15"W 920.45')

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

**LINGER LANE
(PRIVATE R.O.W.)**

**JAMES BURLESON
SURVEY NO. 19
ABSTRACT NO. 4**



**180' Max Building
Height Exhibit
City of Austin, Travis
County, Texas**

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

Date:	2/2/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	1 OF 6

LOT 2
LINGER LANE WASTE
FACILITY NO. 1
DOC. NO. 201500140
O.P.R.T.C.T.

(S63°26'30"E 753.41')
S63°26'09"E 753.29'

34.9152 ACRE(S)
1,520,907 SQUARE FEET

[H]

APPARENT GAP
IN DEEDS

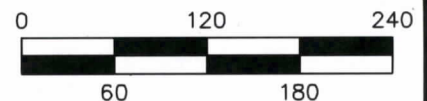
"MAG NAIL
IN ASPHALT"

LINGER LANE
(PRIVATE R.O.W.)

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

CITY OF AUSTIN
CALLED 0.33 ACRES
VOL. 7922, PG. 284
D.R.T.C.T.

APPROXIMATE LOCATION
OF SURVEY LINE



GRAPHIC SCALE: 1" = 120'

**180' Max Building
Height Exhibit
City of Austin, Travis
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Sheet:	2 OF 6

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

((R=3,804.72' L=272.46'))
((N75°20'35"E 272.40'))
(R=3,804.72' L=272.57')
(N75°22'15"E 272.51')

R=3,804.72'
L=272.53' D=4°06'15"
N75°22'41"E 272.47'

STATE OF TEXAS
CALLED 0.348 ACRE
(PART 1)
VOL. 11572, PG. 1158
R.P.R.T.C.T.

((R=1,924.86' L=48.81'))
((N76°40'05"E 48.81'))
(R=1,924.63' L=48.77')
(N76°54'15"E 48.77')

R=1,924.86'
L=48.83' D=1°27'12"
N76°49'44"E 48.83'

((N77°23'40"E 299.35'))
((N77°17'45"E 299.42'))
N77°17'06"E 299.34'

383.89')
383.84'

MATCHLINE "C"

34.9152 ACRE(S)
1,520,907 SQUARE FEET

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

MATCHLINE "B"

L5

C2

L4

C1

N88°00'19"W 947.47'

[H]



GRAPHIC SCALE: 1" = 120'

**180' Max Building
Height Exhibit
City of Austin, Travis
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Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	3 OF 6

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

[E]

(N69°15'45"E
N69°16'11"E

((N72°35'35"E 348.61')
(N72°35'45"E 348.55')
N72°36'59"E 348.57'

(N77°37'15"E 261.71')
N77°38'29"E 261.72'

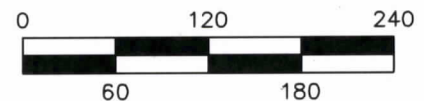
MATCHLINE "C"

MATCHLINE "D"

34.9152 ACRE(S)
1,520,907 SQUARE FEET

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

N86°46'01"W 418.01'



GRAPHIC SCALE: 1" = 120'

**180' Max Building
Height Exhibit
City of Austin, Travis
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Sheet:	4 OF 6

[B]
STATE OF TEXAS
CALLED 3.431 ACRES
VOL. 2433, PG. 425
D.R.T.C.T.

[C]
STATE OF TEXAS
CALLED 1.083 ACRES
VOL. 2464, PG. 286
D.R.T.C.T.

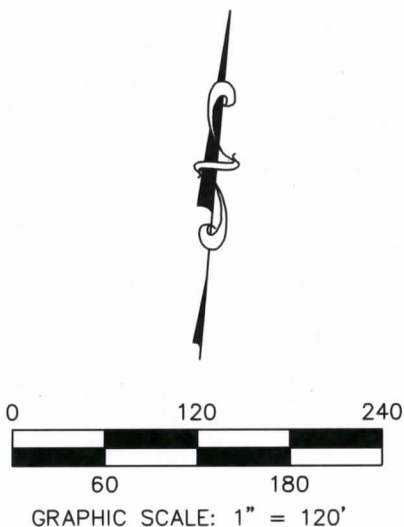
[D]
STATE OF TEXAS
CALLED 0.814 ACRE
(PART 2)
VOL. 11572, PG. 1158
R.P.R.T.C.T.

((R=865.91' L=199.00'))
((N65°59'26"E 198.57'))
(R=865.91' L=199.02')
(N66°00'45"E 198.59')

R=865.91'
L=199.04' D=131°10'12"
N66°01'59"E 198.60'

((R=556.46' L=354.31'))
((N41°09'57"E 348.36'))
(R=556.46' L=354.33')
(N41°08'30"E 348.38')

R=556.46'
L=354.36' D=36°29'10"
N41°09'44"E 348.40'



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

(N03°29'45"W 271.61')
N03°28'31"W 271.62'

34.9152 ACRE(S)
1,520,907 SQUARE FEET

MATCHLINE "D"

[E]

**180' Max Building
Height Exhibit
City of Austin, Travis
County, Texas**



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TBPELS FIRM #10174300

Date:	2/2/2024
Project:	01516
Scale:	1" = 120'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	5 OF 6

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	220.00'	71.99'	18°44'55"	N78°37'51"W	71.67'
C2	200.00'	53.21'	15°14'32"	N76°52'40"W	53.05'
C3	159.00'	265.07'	95°31'06"	S47°44'32"W	235.42'
C4	291.00'	473.06'	93°08'29"	S46°33'13"W	422.66'
C5	4,040.99'	76.83'	1°05'21"	N86°13'20"W	76.83'
C6	359.00'	27.26'	4°21'00"	N87°51'09"W	27.25'

LINE TABLE

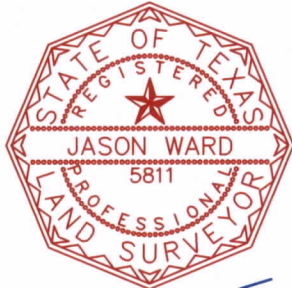
LINE #	DIRECTION	LENGTH
L1	S65°25'44"E	49.83'
L2	S27°26'42"W	192.66'
L3	S37°39'32"W	202.52'
L4	N69°15'24"W	34.68'
L5	N84°29'55"W	171.12'
L6	S00°01'01"E	55.33'

LINE TABLE

LINE #	DIRECTION	LENGTH
L7	N85°40'39"W	146.44'
L8	S89°58'21"W	36.22'
L9	N27°17'29"E	11.73'
L10	N66°30'51"W	51.48'
L11	S61°41'57"E	64.60'

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
(L1)	S65°22'30"E	49.91'
[[L1]]	S64°02'00"E	50.13'
(L2)	S27°29'00"W	192.67'
(L10)	N66°27'15"W	51.25'
[L10]	N66°28'46"W	51.25'
{{L10}}	N66°28'42"W	51.17'
(L11)	N61°45'00"E	64.64'



2/2/2024

[H] J.C. TANNEHILL SURVEY ABSTRACT NO. 22

**180' Max Building
Height Exhibit
City of Austin, Travis
County, Texas**

LEGEND

— — — — —	MAX BUILDING HEIGHT LINE
— — — — —	EXISTING PROPERTY LINES
△	CALCULATED POINT
▲	NAIL FOUND AS NOTED
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
◼	IRON ROD WITH "RPLS 5784" CAP FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
■	TXDOT TYPE I CONCRETE MONUMENT FOUND (UNLESS NOTED)
⊗	TXDOT TYPE II BRASS DISC 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 PLAT DOC. NO. 201500140
{.....}	RECORD INFORMATION PER DEED VOL. 7922, PG. 284
((.....))	RECORD INFORMATION PER DEED VOL. 11572, PG. 1158
[[.....]]	RECORD INFORMATION PER DEED VOL. 2807, PG. 478
{{.....}}	RECORD INFORMATION PER DEED DOC. NO. 2006051846

COA GRID #L-20 & M-20
TCAD PARCEL #187760

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.



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

Date:	2/2/2024
Project:	01516
Scale:	N/A
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	6 OF 6

Area 2

EXHIBIT "E"

(120' Max Building Height)
J.C. Tannehill Survey, Abstract No. 22

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 10.7312 ACRES (467,450 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE J.C. TANNEHILL SURVEY, ABSTRACT NO. 22 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 71.35 ACRE TRACT CONVEYED TO APAC-TEXAS, INC. IN DOCUMENT NO. 2009205757 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 10.7312 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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BEGINNING, at a calculated point in the east line of said APAC – 71.35 acre tract, and being in the west line of a called 0.33 acre tract conveyed to the City of Austin in Volume 7922, Page 284 of the Deed Records of Travis County, Texas (D.R.T.C.T.), for the northeast corner and **POINT OF BEGINNING** hereof, from which an iron rod with "RPLS 5784" cap found for the northerly most corner of said City of Austin – 0.33 acre tract, being an angle point in the east line of said APAC – 71.35 acre tract, and being in the west line of a called 31.37 acre tract conveyed to the City of Austin in Volume 511, Page 365 (D.R.T.C.T.) bears, N37°39'32"E, a distance of 202.52 feet;

THENCE, with the east line of said APAC – 71.35 acre tract and the west line of said City of Austin – 0.33 acre tract, the following two (2) courses and distances:

- 1) S37°39'32" W, a distance of **87.71** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) S33°09'18" W, a distance of **307.41** feet to a calculated point for the southeast corner hereof, from which a mag nail in concrete found for the southerly most corner of said City of Austin – 0.33 acre tract, and being an angle point in the west line of said City of Austin – 31.37 acre tract bears, S33°09'18"W, a distance of 139.14 feet;

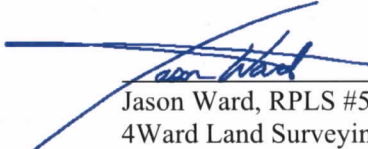
THENCE, leaving the east line of said APAC – 71.35 acre tract and the west line of said City of Austin – 0.33 acre tract, over and across said APAC – 71.35 acre tract, the following thirty-one (31) courses and distances:

- 1) S67°17'03"W, a distance of **169.90** feet to a calculated point for an angle point hereof,
- 2) S58°26'35"W, a distance of **40.83** feet to a calculated point for an angle point hereof,
- 3) S69°07'05"W, a distance of **21.33** feet to a calculated point for an angle point hereof,
- 4) S78°03'35"W, a distance of **28.29** feet to a calculated point for an angle point hereof,
- 5) N89°51'58"W, a distance of **39.10** feet to a calculated point for an angle point hereof,
- 6) N78°59'58"W, a distance of **30.00** feet to a calculated point for an angle point hereof,
- 7) N62°39'56"W, a distance of **27.78** feet to a calculated point for an angle point hereof,
- 8) N51°31'07"W, a distance of **37.30** feet to a calculated point for an angle point hereof,
- 9) N48°14'47"W, a distance of **25.11** feet to a calculated point for an angle point hereof,
- 10) N55°36'12"W, a distance of **22.63** feet to a calculated point for an angle point hereof,
- 11) N74°43'25"W, a distance of **40.82** feet to a calculated point for an angle point hereof,
- 12) S86°45'37"W, a distance of **31.25** feet to a calculated point for an angle point hereof,
- 13) N51°11'25"W, a distance of **184.88** feet to a calculated point for an angle point hereof,
- 14) N80°16'19"W, a distance of **21.60** feet to a calculated point for an angle point hereof,
- 15) N56°23'30"W, a distance of **58.86** feet to a calculated point for an angle point hereof,
- 16) N77°22'27"W, a distance of **28.58** feet to a calculated point for an angle point hereof,
- 17) S72°06'18"W, a distance of **20.60** feet to a calculated point for an angle point hereof,

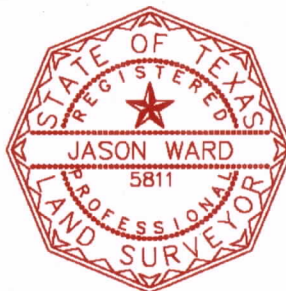
- 18) **S59°03'26"W**, a distance of **32.81** feet to a calculated point for an angle point hereof,
- 19) **S72°15'07"W**, a distance of **35.30** feet to a calculated point for an angle point hereof,
- 20) **N77°43'42"W**, a distance of **95.44** feet to a calculated point for an angle point hereof,
- 21) **S83°10'52"W**, a distance of **20.37** feet to a calculated point for an angle point hereof,
- 22) **S49°35'29"W**, a distance of **200.94** feet to a calculated point for an angle point hereof,
- 23) **S89°27'35"W**, a distance of **255.57** feet to a calculated point for a non-tangent point of curvature hereof,
- 24) Along the arc of a curve to the left, whose radius is **291.00** feet, whose arc length is **236.83** feet and whose chord bears **N23°17'53"E**, a distance of **230.35** feet to a calculated point for an angle point hereof,
- 25) **N00°01'01"W**, a distance of **55.33** feet to a calculated point for a point of curvature hereof,
- 26) Along the arc of a curve to the right, whose radius is **159.00** feet, whose arc length is **265.07** feet and whose chord bears **N47°44'32"E**, a distance of **235.42** feet to a calculated point for a point of tangency hereof,
- 27) **S84°29'55"E**, a distance of **171.12** feet to a calculated point for a point of curvature hereof,
- 28) Along the arc of a curve to the right, whose radius is **200.00** feet, whose arc length is **53.21** feet and whose chord bears **S76°52'40"E**, a distance of **53.05** feet to a calculated point for a point of tangency hereof,
- 29) **S69°15'24"E**, a distance of **34.68** feet to a calculated point for a point of curvature hereof,
- 30) Along the arc of a curve to the left, whose radius is **220.00** feet, whose arc length is **71.99** feet and whose chord bears **S78°37'51"E**, a distance of **71.67** feet to a calculated point for a point of tangency hereof, and
- 31) **S88°00'19"E**, a distance of **947.47** feet to the **POINT OF BEGINNING** and containing 10.7312 Acres (467,450 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_120' Max Bldg Ht (West Exhibit).dwg.)


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

2/2/24



References:

TCAD #187760
COA Grid #L-20 & M-20

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

**JAMES BURLESON
SURVEY NO. 19
ABSTRACT NO.**

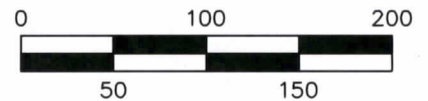
P.O.B.
GRID N: 10,064,110.37
GRID E: 3,133,719.48

10.7312 ACRE(S)
467,450 SQUARE FEET

CITY OF AUSTIN
CALLED 0.33 ACRES
VOL. 7922, PG. 284
D.R.T.C.T.

MATCHLINE "A"

MAG NAIL IN
CONCRETE



GRAPHIC SCALE: 1" = 100'

**120' Max Building
Height Exhibit
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:	2/2/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	1 OF 4

J.C. TANNEHILL SURVEY ABSTRACT NO. 22

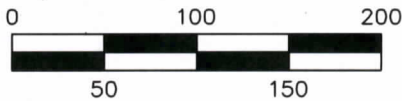
S88°00'19"E 947.47'

10.7312 ACRE(S)
467,450 SQUARE FEET

10.7312 ACRE(S)
467,450 SQUARE FEET

MATCHLINE "A"

MATCHLINE "B"



GRAPHIC SCALE: 1" = 100'

N51°11'25"W 184.88'

S33°09'18"W 139.14'

MAG NAIL IN CONCRETE

**120' Max Building
Height Exhibit
City of Austin, Travis
County, Texas**

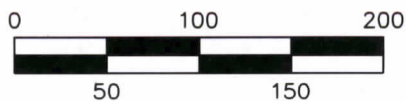
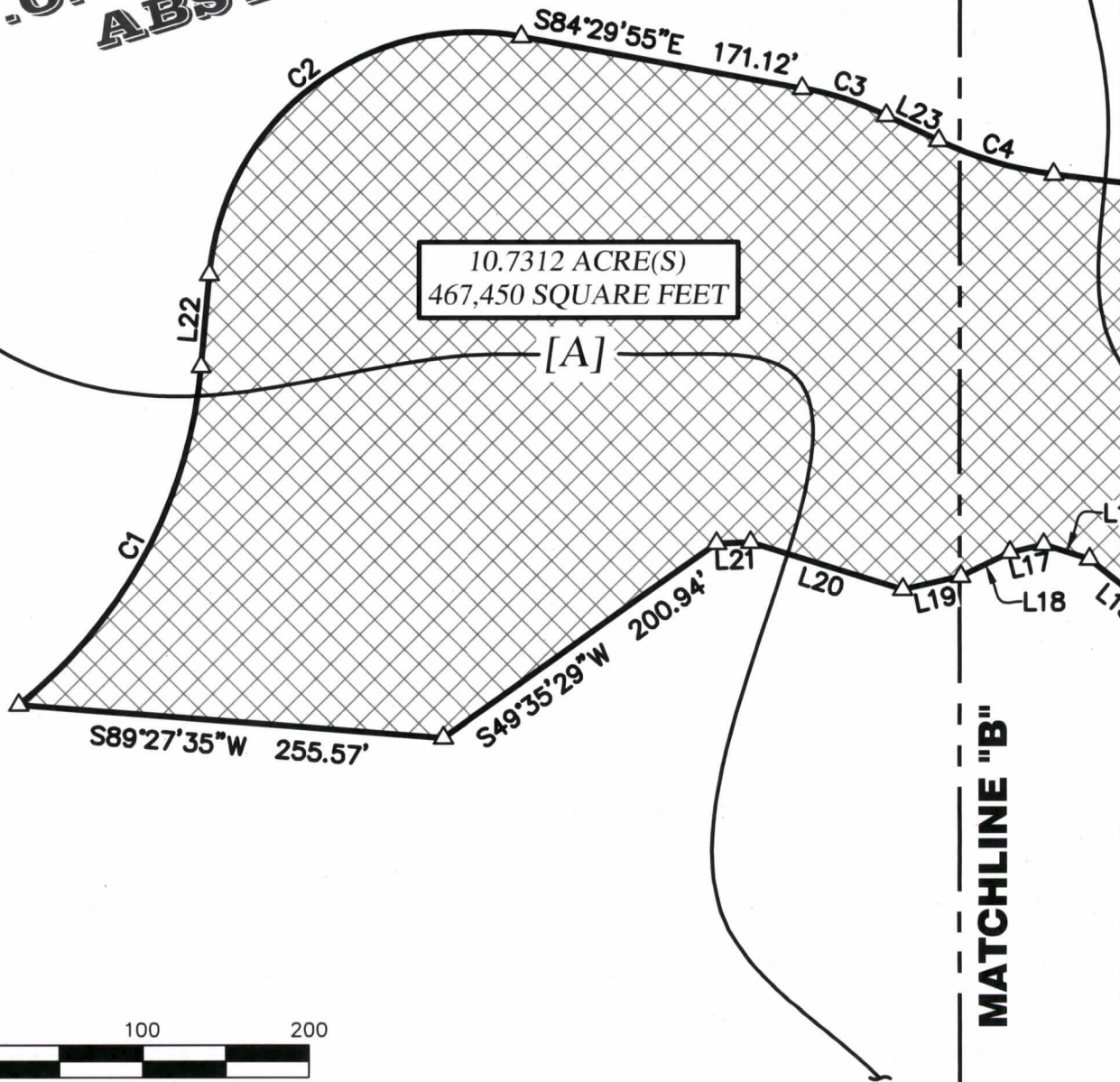


A Limited Liability Company

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

Date:	2/2/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	2 OF 4

J.C. TANNEHILL SURVEY ABSTRACT NO. 22



GRAPHIC SCALE: 1" = 100'

**120' Max Building
Height Exhibit
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:	2/2/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	3 OF 4

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S37°39'32"W	87.71'
L2	S67°17'03"W	169.90'
L3	S58°26'35"W	40.83'
L4	S69°07'05"W	21.33'
L5	S78°03'35"W	28.29'
L6	N89°51'58"W	39.10'
L7	N78°59'58"W	30.00'
L8	N62°39'56"W	27.78'
L9	N51°31'07"W	37.30'
L10	N48°14'47"W	25.11'
L11	N55°36'12"W	22.63'
L12	N74°43'25"W	40.82'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S86°45'37"W	31.25'
L14	N80°16'19"W	21.60'
L15	N56°23'30"W	58.86'
L16	N77°22'27"W	28.58'
L17	S72°06'18"W	20.60'
L18	S59°03'26"W	32.81'
L19	S72°15'07"W	35.30'
L20	N77°43'42"W	95.44'
L21	S83°10'52"W	20.37'
L22	N00°01'01"W	55.33'
L23	S69°15'24"E	34.68'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	291.00'	236.83'	46°37'49"	N23°17'53"E	230.35'
C2	159.00'	265.07'	95°31'06"	N47°44'32"E	235.42'
C3	200.00'	53.21'	15°14'32"	S76°52'40"E	53.05'
C4	220.00'	71.99'	18°44'55"	S78°37'51"E	71.67'

LEGEND

— — — — —	MAX BUILDING HEIGHT LINE
— — — — —	EXISTING PROPERTY LINES
△	CALCULATED POINT
▲	NAIL FOUND AS NOTED
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	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 VOL. 2464, PG. 286

COA GRID #L-20 & M-20
TCAD PARCEL #187760

[A]
TRACT 1
APAC-TEXAS, INC.
CALLED 71.35 ACRES
DOC. NO. 2009205757
O.P.R.T.C.T.

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.



Jason Ward
2/2/2024

**120' Max Building
Height Exhibit
City of Austin, Travis
County, Texas**



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

Date:	2/2/2024
Project:	01516
Scale:	N/A
Reviewer:	FP
Tech:	JG
Field Crew:	CG/RT
Survey Date:	OCT. 2022
Sheet:	4 OF 4

Area 3

EXHIBIT "F"

(60' Max Building Height)
J.C. Tannehill Survey, Abstract No. 22

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 25.7118 ACRES (1,120,007 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE J.C. TANNEHILL SURVEY, ABSTRACT NO. 22 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 71.35 ACRE TRACT CONVEYED TO APAC-TEXAS, INC. IN DOCUMENT NO. 2009205757 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 25.7118 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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www.4wardls.com

BEGINNING, at a calculated point in a north bank of the Colorado River, being in the east right-of-way line of U.S. Highway 183 (A.K.A. Ed Bluestein Boulevard; Right-of-way varies), and being the southwest corner of said APAC – 71.35 acre tract, for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, leaving a north bank of said Colorado River, with the east right-of-way line of said U.S. Highway 183 and the west line of said APAC – 71.35 acre tract, the following two (2) courses and distances:

- 1) **N08°58'56" W**, passing at a distance of 39.86 feet a 1/2-inch iron rod found, and continuing for a total distance of **255.65** feet to a 3/8-inch iron rod found for an angle point hereof, and
- 2) **N27°17'29" E**, a distance of **377.76** feet to a calculated point for the northwest corner hereof, from which a 1/2-inch iron rod with "4Ward-Boundary" cap set 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 APAC – 71.35 acre tract bears, **N27°17'29"E**, a distance of 11.73 feet;

THENCE, leaving the east right-of-way line of said U.S. Highway 183 and the west line of said APAC – 71.35 acre tract, over and across said APAC – 71.35 acre tract, the following twenty-nine (29) courses and distances:

- 1) **N89°58'21"E**, a distance of **36.22** feet to a calculated point for a point of curvature hereof,
- 2) Along the arc of a curve to the right, whose radius is **359.00** feet, whose arc length is **27.26** feet and whose chord bears **S87°51'09"E**, a distance of **27.25** feet to a calculated point for a point of tangency hereof,
- 3) **S85°40'39"E**, a distance of **146.44** feet to a calculated point for a point of curvature hereof,
- 4) Along the arc of a curve to the left, whose radius is **4,040.99** feet, whose arc length is **76.83** feet and whose chord bears **S86°13'20"E**, a distance of **76.83** feet to a calculated point for a point of tangency hereof,
- 5) **S86°46'01"E**, a distance of **418.01** feet to a calculated point for a point of curvature hereof,
- 6) Along the arc of a curve to the left, whose radius is **291.00** feet, whose arc length is **236.22** feet and whose chord bears **N69°52'07"E**, a distance of **229.79** feet to a calculated point for an angle point hereof,
- 7) **N89°27'35"E**, a distance of **255.57** feet to a calculated point for an angle point hereof,
- 8) **N49°35'29"E**, a distance of **200.94** feet to a calculated point for an angle point hereof,
- 9) **N83°10'52"E**, a distance of **20.37** feet to a calculated point for an angle point hereof,
- 10) **S77°43'42"E**, a distance of **95.44** feet to a calculated point for an angle point hereof,
- 11) **N72°15'07"E**, a distance of **35.30** feet to a calculated point for an angle point hereof,
- 12) **N59°03'26"E**, a distance of **32.81** feet to a calculated point for an angle point hereof,
- 13) **N72°06'18"E**, a distance of **20.60** feet to a calculated point for an angle point hereof,

- 14) **S77°22'27"E**, a distance of **28.58** feet to a calculated point for an angle point hereof,
- 15) **S56°23'30"E**, a distance of **58.86** feet to a calculated point for an angle point hereof,
- 16) **S80°16'19"E**, a distance of **21.60** feet to a calculated point for an angle point hereof,
- 17) **S51°11'25"E**, a distance of **184.88** feet to a calculated point for an angle point hereof,
- 18) **N86°45'37"E**, a distance of **31.25** feet to a calculated point for an angle point hereof,
- 19) **S74°43'25"E**, a distance of **40.82** feet to a calculated point for an angle point hereof,
- 20) **S55°36'12"E**, a distance of **22.63** feet to a calculated point for an angle point hereof,
- 21) **S48°14'47"E**, a distance of **25.11** feet to a calculated point for an angle point hereof,
- 22) **S51°31'07"E**, a distance of **37.30** feet to a calculated point for an angle point hereof,
- 23) **S62°39'56"E**, a distance of **27.78** feet to a calculated point for an angle point hereof,
- 24) **S78°59'58"E**, a distance of **30.00** feet to a calculated point for an angle point hereof,
- 25) **S89°51'58"E**, a distance of **39.10** feet to a calculated point for an angle point hereof,
- 26) **N78°03'35"E**, a distance of **28.29** feet to a calculated point for an angle point hereof,
- 27) **N69°07'05"E**, a distance of **21.33** feet to a calculated point for an angle point hereof,
- 28) **N58°26'35"E**, a distance of **40.83** feet to a calculated point for an angle point hereof, and
- 29) **N67°17'03"E**, a distance of **169.90** feet to a calculated point for an angle point hereof, said point being in the east line of said APAC - 71.35 acre tract, and being in the west line of a called 0.33 acre tract conveyed to the City of Austin in Volume 7922, Page 284 of the Deed Records of Travis County, Texas (D.R.T.C.T.), from which a 1/2-inch iron rod found for an angle point in the east line of said APAC - 71.35 acre tract, and being an angle point in the west line of said City of Austin - 0.33 acre tract bears, **N33°09'18"E**, a distance of **307.41** feet;

THENCE, with the east line of said APAC - 71.35 acre tract and the west line of said City of Austin - 0.33 acre tract, **S33°09'18" W**, a distance of **139.14** feet to a mag nail in concrete found for an angle point hereof, said point being the southerly most corner of said City of Austin - 0.33 acre tract, and being an angle point in the west line of a called 31.37 acre tract conveyed to the City of Austin in Volume 511, Page 365 (D.R.T.C.T.);

THENCE, with the east line of said APAC - 71.35 acre tract and the west line of said City of Austin - 31.37 acre tract, **S20°02'40" W**, passing at a distance of 97.16 feet a 1/2-inch iron rod found, and continuing for a total distance of **265.61** feet to a calculated point for the southeast corner hereof, said point being the southeast corner of said APAC - 71.35 acre tract, and being in a north bank of said Colorado River;

THENCE, with the south line of said APAC - 71.35 acre tract, and a meandering north bank of said Colorado River, the following nine (9) courses and distances:

- 1) **S64°04'33" W**, a distance of **24.77** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 2) **S78°05'33" W**, a distance of **286.54** feet to a calculated point for an angle point hereof,
- 3) **S75°14'33" W**, a distance of **142.52** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 4) **S81°00'04" W**, a distance of **227.48** feet to a calculated point for an angle point hereof,
- 5) **S87°10'34" W**, a distance of **429.12** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 6) **S87°28'00" W**, a distance of **190.72** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,
- 7) **S85°16'05" W**, a distance of **352.54** feet to an iron rod with "RPLS 5784" cap found for an angle point hereof,

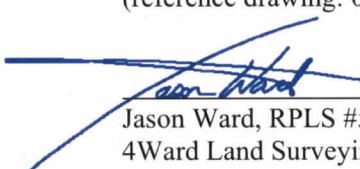
- 8) **S81°59'36" W**, a distance of **326.97** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 9) **S84°02'36" W**, a distance of **242.50** feet to the **POINT OF BEGINNING** and containing 25.7118 Acres (1,120,007 Square Feet) of land, more or less.

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_60' Max Bldg Ht (West Exhibit).dwg.)

References:

TCAD #187760
COA Grid #L-20 & M-20


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

2/2/24



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

[A]

[B]

[C]

L24

L1

C1

L2

C2

25.7118 ACRE(S)
1,120,007 SQUARE FEET

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

MATCHLINE "A"

3/8"

(N08°48'30"W 255.01')
N08°58'56"W 255.65'

215.79'

(39.82')
39.86'

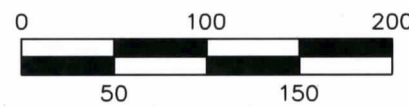
S84°02'36"W 242.50'
(S84°03'00"W 242.78')

S81°59'36"W 326.97'
(S82°00'00"W 327.01')

P.O.B.

GRID N: 10,063,146.42
GRID E: 3,131,130.18

COLORADO RIVER



GRAPHIC SCALE: 1" = 100'

60' Max Building
Height Exhibit
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:	2/2/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	1 OF 5

[C1]

S86°46'01"E 418.01'

N89°27'35"E 255.57'

C3

25.7118 ACRE(S)
1,120,007 SQUARE FEET

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

MATCHLINE "A"

MATCHLINE "B"

S85°16'05"W 352.54'
(S85°16'45"W 352.63')

S87°28'00"W 190.72'
(S87°28'00"W 190.69')

S87°10'34"W
(S87°11'30"W)

COLORADO RIVER



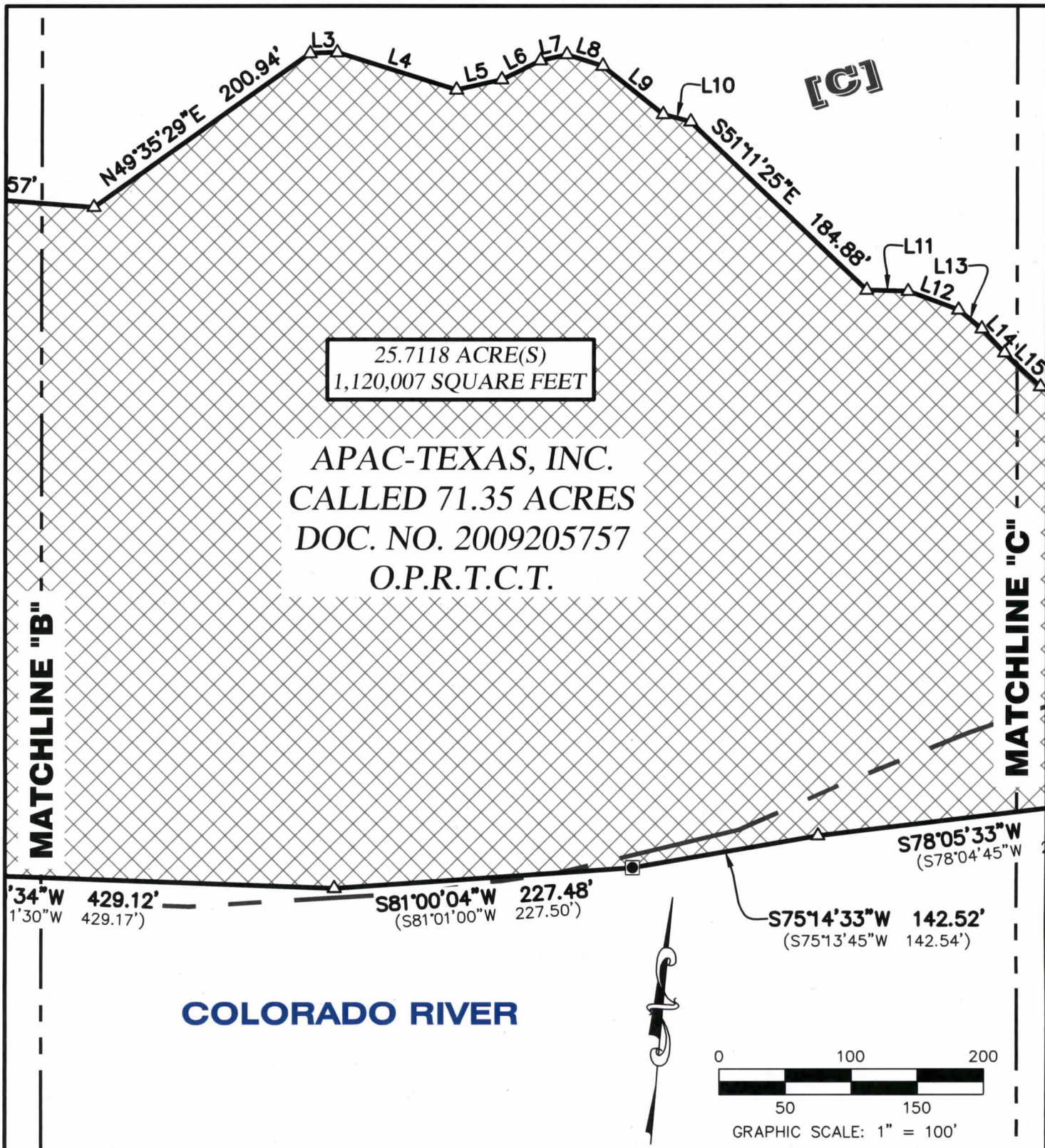
GRAPHIC SCALE: 1" = 100'

**60' Max Building
Height Exhibit
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:	2/2/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	2 OF 5



**60' Max Building
 Height Exhibit
 City of Austin, Travis
 County, Texas**



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

Date:	2/2/2024
Project:	01516
Scale:	1" = 100'
Reviewer:	FP
Tech:	JG
Field Crew:	CR/RT
Survey Date:	OCT. 2022
Sheet:	3 OF 5

[C]

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

CITY OF AUSTIN
CALLED 0.33 ACRES
VOL. 7922, PG. 284
D.R.T.C.T.

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

25.7118 ACRE(S)
1,120,007 SQUARE FEET

"MAG NAIL IN
CONCRETE"

MATCHLINE "C"

3"W 286.54'
5"W 286.59')

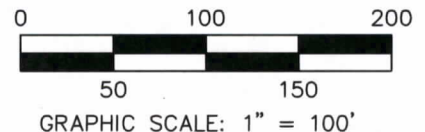
S64°04'33"W 24.77'
(S64°03'45"W 24.65')

168.45'
S20°02'40"W
(S20°03'30"W

97.16'
265.61'
265.52')

N33°09'18"E 307.41'

COLORADO RIVER



**60' Max Building
Height Exhibit
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:	2/2/2024
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Sheet:	4 OF 5

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°58'21"E	36.22'
L2	S85°40'39"E	146.44'
L3	N83°10'52"E	20.37'
L4	S77°43'42"E	95.44'
L5	N72°15'07"E	35.30'
L6	N59°03'26"E	32.81'
L7	N72°06'18"E	20.60'
L8	S77°22'27"E	28.58'
L9	S56°23'30"E	58.86'
L10	S80°16'19"E	21.60'
L11	N86°45'37"E	31.25'
L12	S74°43'25"E	40.82'

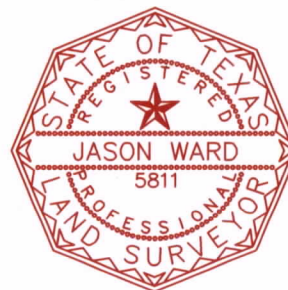
LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	S55°36'12"E	22.63'
L14	S48°14'47"E	25.11'
L15	S51°31'07"E	37.30'
L16	S62°39'56"E	27.78'
L17	S78°59'58"E	30.00'
L18	S89°51'58"E	39.10'
L19	N78°03'35"E	28.29'
L20	N69°07'05"E	21.33'
L21	N58°26'35"E	40.83'
L22	N67°17'03"E	169.90'
L23	S33°09'18"W	139.14'
L24	N27°17'29"E	11.73'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	359.00'	27.26'	4°21'00"	S87°51'09"E	27.25'
C2	4,040.99'	76.83'	1°05'21"	S86°13'20"E	76.83'
C3	291.00'	236.22'	46°30'39"	N69°52'07"E	229.79'

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.



Jason Ward
2/2/2024

LEGEND

	MAX BUILDING HEIGHT LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	NAIL FOUND AS NOTED
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	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 VOL. 2464, PG. 286

COA GRID #L-20 & M-20
TCAD PARCEL #187760

**60' Max Building
Height Exhibit
City of Austin, Travis
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TBPELS FIRM #10174300

Date:	2/2/2024
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Sheet:	5 OF 5