



## Transportation and Public Works Department

P.O. Box 1088 Austin, TX 78767  
512-974-1150

### Right of Way Vacation Application

LandManagementROW@AustinTexas.gov | Phone: 311 (or 512-974-2000 outside Austin)  
For submittal and fee information, see [www.austintexas.gov/departments/land-development-engineering](http://www.austintexas.gov/departments/land-development-engineering)

File No. **2023-002589 LM**

Department use only

DATE:

Department use only

#### Section 1: TYPE OF VACATION

Vacation Type: Street ☒ Alley ☐ ROW ☐ Hundred Block:

Name of Street/Alley/ROW: Julieanna Cove

Is it constructed? Yes ☒ No ☐

Purpose of Vacation: Partial vacation of ROW to allow for future development of the property as a  
mixed use project.

#### Section 2: ADDRESS AND DESCRIPTION OF ABUTTING PROPERTY TO THE VACATED AREA

0302170108; 0302170107

Appraisal District Parcel #: **0200160434;** Survey & Abstract No.

Property Address: 71 Strandman Cove, 11, 21, 41, & 41 1/2 Julieanna Cove

Lot(s) 7-8; 4, 5, & 6 Block Outlot

Subdivision Name: Bridgeview Business and Industrial Plaza; Bridgeview Business and Industrial Plaza Section

Plat Book: 77; 86 Document No: or Volume Page 361-363 & <sup>Two</sup> 163B-163D

Neighborhood Association Name: Govalle/Johnston Terrace Neighborhood Plan Contact Team

Address including zip code: 4926 E. Cesar Chavez, A, Austin, Texas 78702

#### Section 3: RELATED CASES & PROJECT NAME (if applicable)

Existing Site Plan: Yes ☐ No ☒ File Number:

Subdivision Case: Yes ☒ No ☐ File Number: C8-78-55; C8-78-55.1(86)

Building Permit: Yes ☐ No ☒ File Number:

Name of Development Project: Project Elsie

Is this a S.M.A.R.T. Housing Project? Yes ☐ No ☒ (If yes, attach signed certification letter from NHCD)

Is this within the Downtown Austin Plan Boundaries? Yes ☐ No ☒



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#### Section 4: HISTORIC DESIGNATION

Historical Designation: Yes ☐ No ☒

Historical Zoning: Yes ☐ No ☒

Property in Historical Zoning District: Yes ☐ No ☒

#### Section 5: APPLICANT INFORMATION

Applicant Name: Richard T. Suttle, Jr.

Firm: Armbrust & Brown, PLLC

Mailing Address: 100 Congress Avenue, Suite 1300

City: Austin

State: Texas Zip Code: 78701

Email: rsuttle@abaustin.com

Phone: 512 435-2300

#### Section 6: OWNER & VESTING DEED INFORMATION, ADDRESS, AND DESCRIPTION OF ABUTTING PROPERTY TO THE VACATED AREA (If multiple owners please attach separate sheet.)

Conveyed to (Current Owner) Name: **Project Elsie Land, Ltd.** (as shown on Deed)

Owner Mailing Address: 500 W 5th Street, Suite 700

City: Austin

State: Texas Zip Code: 78701

Email: sphillips@endeavor-re.com

Phone: 512 682-5500

Conveyed by:

Special Warranty Deed ☐ Warranty Deed ☐ Deed with Vendor's Lien ☐ Quitclaim Deed ☐ Deed without Warranty ☐

Dated: August 7, 2023

County instrument is recorded in: Travis County

Document No: 2023089777

or Volume

Page

Deed Records ☐ Real Property Records ☐ Official Public Records ☒



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#### Section 7: DEVELOPER INFORMATION

Developer Name: Same as Landowner

Firm:

Mailing Address:

City:

State: Zip Code:

Email:

Phone:

The undersigned Landowner/Applicant understands: This application will be handled in accordance with standard City policies and procedures. No action will be taken without (a) payment of the nonrefundable application fee, and (b) necessary documentation. The application and fee in no way obligate the City to vacate the subject area. All documents related to this transaction and payment for the appraised value must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Landowner's Signature: *Josh Lickberg*

Applicant's Signature: *Richard T. Suttle, Jr.*

Print Name: Josh Lickberg

Print Name: Richard T. Suttle, Jr.

Title: ERP

Title: \_\_\_\_\_

If you have questions; please email Land Management Department:

[LandManagementROW@AustinTexas.gov](mailto:LandManagementROW@AustinTexas.gov)

#### Submit application, upload documents & payments:

(AB+C) Austin Build + Connect - Portal

<https://abc.austintexas.gov/index>

#### Mailing Address:

City of Austin – PDC  
TPW – Land Mgmt.  
P.O. Box 1088  
Austin, TX 78767-1088



February 27, 2025

City of Austin  
P.O. Box 1088  
Austin, Texas 78767

Re: Agent authorization letter for property located at 21 Strandtman Cove, 21 1/2 Strandtman Cove, 41 Strandtman Cove, 71 Strandtman Cove, 11 Julieanna Cove, 21 Julieanna Cove, 41 Julieanna Cove, & 41 1/2 Julieanna Cove, Austin, Texas, 78702, also known as TCAD Parcel No. 0200160432, 0200160434, 0302170108, and 0302170107 (the "Property")

Dear City of Austin:

Please accept this letter appointing Armbrust & Brown, PLLC as authorized agent for the undersigned in connection with the submittal of any development applications for the above-referenced Property. This appointment includes complete authority for Armbrust & Brown, PLLC to handle all aspects of the entitlement process for the Property. All correspondence and contact should be directed to thereto. Thank you for your assistance in connection with this matter.

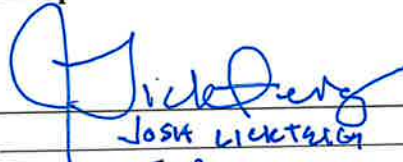
Sincerely,

**PROJECT ELSIE LAND, LTD., a Texas limited partnership**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

  
Josh Wickert  
EVP





## Transportation and Public Works Department

P.O. Box 1088 Austin, TX 78767  
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### PARTIAL Right of Way Vacation Transmittal Letter

LandManagementROW@AustinTexas.gov | Phone: 311 (or 512-974-2000 outside Austin)  
For submittal and fee information, see [www.austintexas.gov/departments/land-management](http://www.austintexas.gov/departments/land-management)

#### Provide a reason for the vacation by answering the following questions:

1. Property Type: Residential      Commercial      Mixed Use
  2. How was the area to be vacated dedicated? Plat      Separate Instrument
  3. Did the City purchase the area to be vacated? (i.e., by Street Deed) Yes      No
  4. Are both the area to be vacated and your property in the same "subdivision"? (They must both be in the same subdivision to be eligible.) Yes      No
  5. Is the area to be vacated a: Functional right-of-way      Only dedicated on paper
  6. Are there any utility lines within the area to be vacated? Yes      No
- If yes, what are your plans for the utilities? \_\_\_\_\_

Applicants should be advised that easements will be retained to protect existing utilities, even if utility relocation is proposed. Also be advised that no structures may be built on, over or under the easements without a license agreement, insurance, and annual fee.

7. How do you plan to develop the area to be vacated? \_\_\_\_\_

8. Has a site plan been submitted on your project? Yes      No      Concept Site Plan: SP-2022-1341C.CP

9. Is your project a Unified Development? Yes      No

10. Is your project a S.M.A.R.T. Housing Project? Yes      No

11. When do you anticipate starting construction of the development? \_\_\_\_\_

12. What is the current zoning on the adjacent properties? \_\_\_\_\_

13. What is the current status of the adjacent properties? \_\_\_\_\_

14. What type of parking facilities currently exist? \_\_\_\_\_  
currently developed with the Borden Dairy Facility. Borden Dairy Facility

15. Will your parking requirements increase with the expansion? Yes      No      Not applicable.

16. How will the increase be handled? \_\_\_\_\_



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17. Have any agreements or easements been executed with adjacent landowner(s) or in draft form?

Yes      No      If yes, please provide us with a copy.

18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? Yes      No

If yes, does it meet DAP criteria? Yes      No

19. Does the area to be vacated lie within UT boundaries: East of Lamar Boulevard, west of IH35, north of Martin Luther King Boulevard, and south of 45th Street? Yes      No

20. Does the proposed vacation support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? Yes      No

If yes, how \_\_\_\_\_

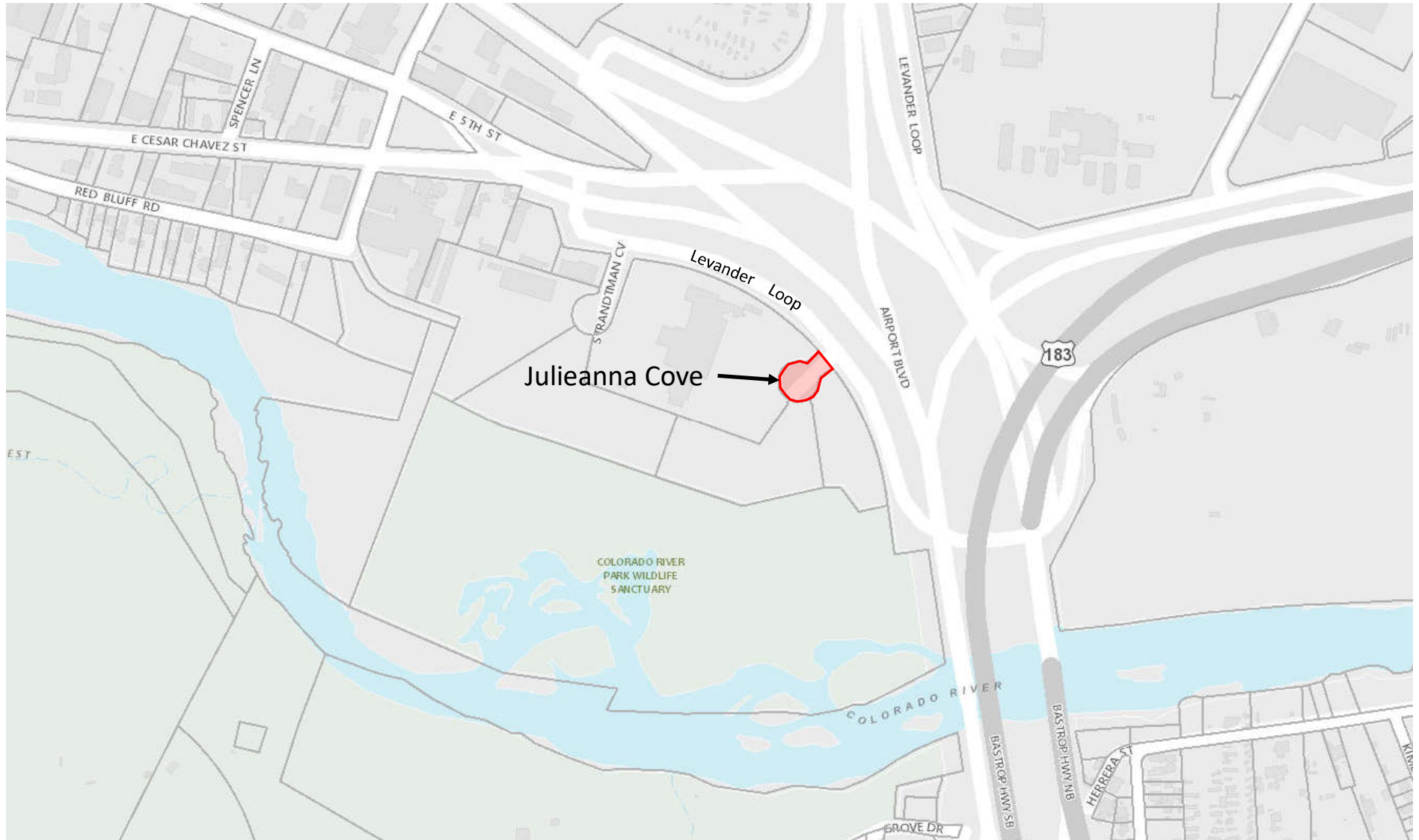
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and connected Austin. Additionally, the proposed right-of-way vacation will allow the Property to be further developed as a mixed use project which will grow Austin's economy by investing in the workforce, entrepreneurs, and local businesses. Further, 50% of the required on-site water quality volume will be treated using green storm water quality controls as outlined in Section 1.6.7 of the Environmental Criteria Manual.

If you have questions; please email Land Management Department:

[LandManagementROW@AustinTexas.gov](mailto:LandManagementROW@AustinTexas.gov)

## LOCATION MAP





F# \_\_\_\_\_

Exhibit “\_\_\_”

(Right-of-way Vacation)  
Julieanna Cove**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.2391 ACRE (10,414 SQUARE FEET) OF LAND MORE OR LESS, OUT OF THE JESSE C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY TEXAS, BEING A PORTION OF JULIEANNA COVE (80' RIGHT-OF-WAY) DEDICATED IN BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 77, PAGES 361-363 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 0.2391 ACRE BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:**



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

**Part 1 – 0.1428 Acre(s) (6,221 Square Feet)**

**BEGINNING**, at a 5/8-inch iron rod found at the intersection of the southwest right-of-way line of Levander Loop (Right-of-way varies) with the westerly right-of-way line of said Julieanna Cove, being a point of curvature in the easterly line of Lot 7 of said Bridgeview Business and Industrial Plaza, for the northerly most corner and **POINT OF BEGINNING** hereof, from which an iron rod with “Brittain & Crawford” cap found for an angle point in the southwest right-of-way line of said Levander Loop, and being an angle point in the northerly line of said Lot 7 bears, along the arc of a curve to the left, whose radius is 1,102.09 feet, whose arc length is 78.53 feet and whose chord bears N44°25'23"W, a distance of 78.51 feet;

**THENCE**, with the southwest right-of-way line of said Levander Loop and the northerly terminus line of said Julieanna Cove, along the arc of a curve to the right, whose radius is **1,102.09**, whose arc length is **12.68** feet and whose chord bears **S42°01'48"E**, a distance of **12.68** feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for a point of compound curvature hereof, from which a 5/8-inch iron rod found at the intersection of the southwest right-of-way line of said Levander Loop with the easterly right-of-way line of said Julieanna Cove, and being an angle point in the northerly line of Lot 6, Bridgeview Business and Industrial Plaza Section Two, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 86, Pages 163B-163D (P.R.T.C.T.) bears, along the arc of a curve to the right, whose radius is 1,102.09 feet, whose arc length is 98.95 feet and whose chord bears S39°07'41"E, a distance of 98.92 feet;

**THENCE**, leaving the southwest right-of-way line of said Levander Loop and the northerly terminus line of said Julieanna Cove, over and across said Julieanna Cove, the following four (4) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is **15.00** feet, whose arc length is **24.12** feet and whose chord bears **S06°32'51"W**, a distance of **21.60** feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for an angle point hereof,
- 2) **S52°36'37"W**, a distance of **129.47** feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for a point of curvature hereof,
- 3) Along the arc of a curve to the right, whose radius is **64.16** feet, whose arc length is **10.83** feet and whose chord bears **S57°27'08"W**, a distance of **10.82** feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for a point of tangency hereof, and

F# \_\_\_\_\_

- 4) **S62°15'11"W**, a distance of **55.23** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for a non-tangent point of curvature and the southerly most corner hereof, said point being in the southerly right-of-way line of said Julieanna Cove, and being in the northeast line of Lot 4 of said Bridgeview Business and Industrial Plaza Section Two;

**THENCE**, with the common line of said Julieanna Cove and said Lot 4 of said Bridgeview Business and Industrial Plaza Section Two, and with the common line of said Julieanna Cove and Lots 7 and 8, both of said Bridgeview Business and Industrial Plaza, the following four (4) courses and distances:

- 1) Along the arc of a curve to the right, whose radius is **80.00** feet, passing at an arc length of 6.29 feet a 5/8-inch iron rod found for the common east corner of said Lots 4 and 8, passing at an arc length of 84.19 feet a 5/8-inch iron rod found for the common east corner of said Lots 7 and 8, and continuing for a total arc length of **156.80** feet, whose chord bears **N47°03'11"E**, a distance of **132.88** feet to a 1/2-inch iron rod found for a point of reverse curvature hereof,
- 2) Along the arc of a curve to the left, whose radius is **30.00** feet, whose arc length is **26.32** feet and whose chord bears **N78°17'52"E**, a distance of **25.48** feet to a 1/2-inch iron rod found for an angle point hereof,
- 3) **N52°27'18"E**, a distance of **38.30** feet to a 1/2-inch iron rod found for a point of curvature hereof, and
- 4) Along the arc of a curve to the left, whose radius is **15.00** feet, whose arc length is **24.85** feet and whose chord bears **N05°50'03"E**, a distance of **22.11** feet to the **POINT OF BEGINNING** and containing 0.1428 Acre (6,221 Square Feet) of land, more or less.

**Part 2 – 0.0963 Acre(s) (4,193 Square Feet)**

**BEGINNING**, at a 1/2-inch iron rod found for a point of curvature in the easterly right-of-way line of said Julieanna Cove, and being a point of curvature in the northwest line of said Lot 6 of said Bridgeview Business and Industrial Plaza Section Two, for the northerly most corner and **POINT OF BEGINNING** hereof, from which a 5/8-inch iron rod found at the beginning of a right-of-way transition between the easterly right-of-way line of said Julieanna Cove with the southwesterly right-of-way line of said Levander Loop, and being a point of curvature in the northwest line of said Lot 6 bears, **N52°36'32"E**, a distance of 42.64 feet;

**THENCE**, with the common line of said Julieanna Cove and Lots 4-6, all of said Bridgeview Business and Industrial Plaza Section Two, the following two (2) courses and distances:

- 1) Along the arc of a curve to the left, whose radius is **30.00** feet, whose arc length is **26.25** feet and whose chord bears **S27°22'07"W**, a distance of **25.42** feet to a 5/8-inch iron rod found for a point of reverse curvature hereof, and
- 2) Along the arc of a curve to the right, whose radius is **80.00** feet, passing at an arc length of 73.17 feet a 1/2-inch iron rod found for the common north corner of said Lots 5 and 6, passing at an arc length of 160.12 feet a 1/2-inch iron rod found for the common north corner of said Lots 4 and 5, and continuing for a total arc length of **164.69** feet, whose chord bears **S61°16'23"W**, a distance of **137.11** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the southwest corner hereof, said point being in the north line of said Lot 4;

**THENCE**, leaving the southerly right-of-way line of said Julieanna Cove and the north line of said Lot 4, over and across said Julieanna Cove, the following three (3) courses and distances:


- 1) **N62°16'32"E**, a distance of **47.28** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for a point of curvature hereof,

F# \_\_\_\_\_


- 2) Along the arc of a curve to the left, whose radius is **132.00** feet, whose arc length is **22.28** feet and whose chord bears **N57°26'25"E**, a distance of **22.25** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for a point of tangency hereof, and
- 3) **N52°36'41"E**, a distance of **89.76** feet to the **POINT OF BEGINNING** and containing 0.0963 Acre (4,193 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 1.000054689149. See attached sketch (reference drawing: 01489\_ROW Vacation-Rev.dwg).

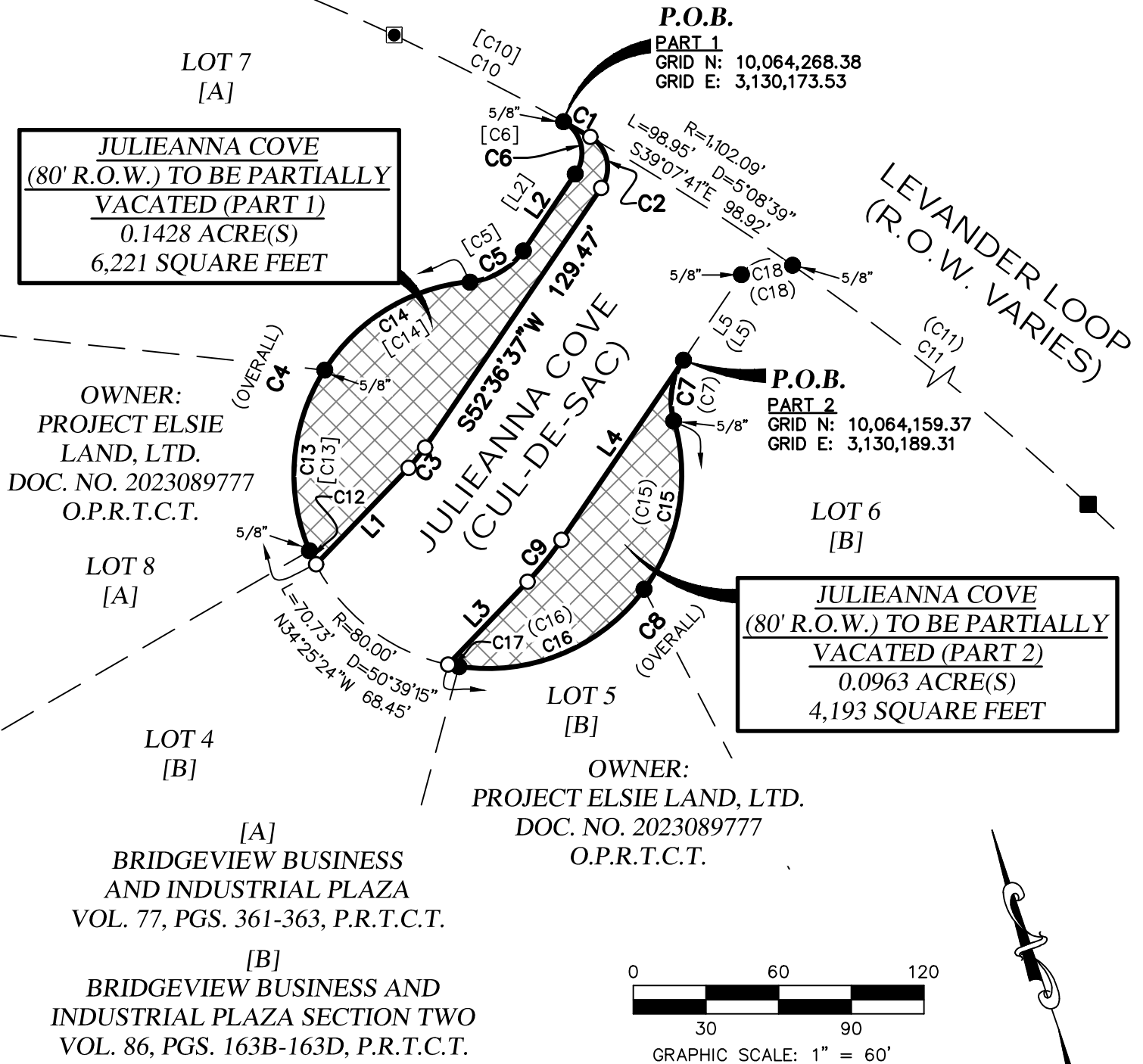
 /10/2025  
Fernando Perez, RPLS #7041  
4Ward Land Surveying, LLC



FIELD NOTES REVIEWED  
BY:  DATE: 01/13/25  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



# JESSE C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22



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

|              |           |
|--------------|-----------|
| Date:        | 1/10/2025 |
| Project:     | 01489     |
| Scale:       | 1" = 60'  |
| Reviewer:    | FP        |
| Tech:        | JG        |
| Field Crew:  | JC/FH     |
| Survey Date: | JULY 2022 |
| Sheet:       | 1 OF 3    |

**CURVE TABLE**

| CURVE # | RADIUS    | LENGTH  | DELTA      | BEARING     | DISTANCE |
|---------|-----------|---------|------------|-------------|----------|
| C1      | 1,102.09' | 12.68'  | 0°39'34"   | S42°01'48"E | 12.68'   |
| C2      | 15.00'    | 24.12'  | 92°07'37"  | S06°32'51"W | 21.60'   |
| C3      | 64.16'    | 10.83'  | 9°40'13"   | S57°27'08"W | 10.82'   |
| C4      | 80.00'    | 156.80' | 112°17'56" | N47°03'11"E | 132.88'  |
| C5      | 30.00'    | 26.32'  | 50°16'32"  | N78°17'52"E | 25.48'   |
| C6      | 15.00'    | 24.85'  | 94°55'54"  | N05°50'03"E | 22.11'   |
| C7      | 30.00'    | 26.25'  | 50°07'47"  | S27°22'07"W | 25.42'   |
| C8      | 80.00'    | 164.69' | 117°57'09" | S61°16'23"W | 137.11'  |
| C9      | 132.00'   | 22.28'  | 9°40'13"   | N57°26'25"E | 22.25'   |
| C10     | 1,102.09' | 78.53'  | 4°04'57"   | N44°25'23"W | 78.51'   |
| C11     | 1,102.09' | 531.50' | 27°37'55"  | S22°51'06"E | 526.37'  |
| C12     | 80.00'    | 6.29'   | 4°30'12"   | N06°50'41"W | 6.29'    |
| C13     | 80.00'    | 77.90'  | 55°47'18"  | N23°18'04"E | 74.85'   |
| C14     | 80.00'    | 72.62'  | 52°00'26"  | N77°11'56"E | 70.15'   |
| C15     | 80.00'    | 73.17'  | 52°24'19"  | S28°29'58"W | 70.65'   |
| C16     | 80.00'    | 86.95'  | 62°16'30"  | N85°50'23"E | 82.74'   |
| C17     | 80.00'    | 4.57'   | 3°16'20"   | N61°23'12"W | 4.57'    |
| C18     | 15.00'    | 23.93'  | 91°23'17"  | N81°53'10"W | 21.47'   |

**RECORD CURVE TABLE**

| CURVE # | RADIUS    | LENGTH  | DELTA     | BEARING     | DISTANCE |
|---------|-----------|---------|-----------|-------------|----------|
| [C5]    | 30.00'    | 26.43'  | 50°28'40" | N80°24'00"E | 25.58'   |
| [C6]    | 15.00'    | 24.90'  | 95°06'00" | N07°37'00"E | 22.14'   |
| (C7)    | 30.00'    | 26.43'  | 50°28'40" | S29°56'00"W | 25.58'   |
| [C10]   | 1,102.09' | 78.56'  | -----     | N41°58'00"W | 78.55'   |
| (C11)   | 1,102.09' | 531.35' | -----     | S20°24'05"E | 526.22'  |
| [C13]   | 80.00'    | 78.05'  | -----     | N25°48'00"E | 74.99'   |
| [C14]   | 80.00'    | 72.47'  | -----     | N79°42'00"E | 70.01'   |
| (C15)   | 80.00'    | 73.01'  | -----     | S30°50'00"W | 70.50'   |
| (C16)   | 80.00'    | 87.27'  | -----     | N88°14'00"E | 83.00'   |
| (C18)   | 15.00'    | 23.75'  | 90°43'00" | N79°29'00"W | 21.34'   |

0.2391 ACRE  
JULIEANNA COVE  
TO BE VACATED  
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:        | 1/10/2025 |
| Project:     | 01489     |
| Scale:       | N/A       |
| Reviewer:    | FP        |
| Tech:        | JG        |
| Field Crew:  | JC/FH     |
| Survey Date: | JULY 2022 |
| Sheet:       | 2 OF 3    |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH |
| L1         | S62°15'11"W | 55.23' |
| L2         | N52°27'18"E | 38.30' |
| L3         | N62°16'32"E | 47.28' |
| L4         | N52°36'41"E | 89.76' |
| L5         | N52°36'32"E | 42.64' |

| RECORD LINE TABLE |             |        |
|-------------------|-------------|--------|
| LINE #            | DIRECTION   | LENGTH |
| [L2]              | N55°10'00"E | 38.38' |
| (L5)              | S55°10'00"W | 42.60' |

| LEGEND       |   |
|--------------|---|
|              | PROPERTY LINE                                     |
|              | EXISTING PROPERTY LINES                           |
|              | 1/2" IRON ROD FOUND (UNLESS NOTED)                |
|              | IRON ROD WITH "BRITTAIN AND CRAWFORD" CAP FOUND   |
|              | TXDOT TYPE I CONCRETE MONUMENT FOUND              |
|              | 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET       |
| VOL./PG.     | VOLUME, PAGE                                      |
| DOC. NO.     | DOCUMENT NUMBER                                   |
| R.O.W.       | RIGHT-OF-WAY                                      |
| P.R.T.C.T.   | PLAT RECORDS, TRAVIS COUNTY, TEXAS                |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS     |
| (.....)      | RECORD INFORMATION PER PLAT VOL. 86 PG. 163B-163D |
| [.....]      | RECORD INFORMATION PER PLAT VOL. 77, PGS. 361-363 |

COA GRID #L20

11/21/2024

**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 COMBINED SCALE FACTOR OF 1.000054689149.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

0.2391 ACRE  
JULIEANNA COVE  
TO BE VACATED  
City of Austin, Travis  
County, Texas

|  |              |           |
|--|--------------|-----------|
| <p><b>4WARD</b><br/>Land Surveying<br/>A Limited Liability Company</p> <p>PO Box 90876, Austin Texas 78709<br/>INFO@4WARDLS.COM (512) 537-2384<br/>TBPELS FIRM #10174300</p> | Date:        | 1/10/2025 |
|  | Project:     | 01489     |
|  | Scale:       | N/A       |
|  | Reviewer:    | FP        |
|  | Tech:        | JG        |
|  | Field Crew:  | JC/FH     |
|  | Survey Date: | JULY 2022 |
|  | Sheet:       | 3 OF 3    |





**BROADVIEW BUSINESS  
AND INDUSTRIAL PLAZA  
SECTION TWO**

100



GENERAL INFO

| ACCOUNT            |  | OWNER            |   |
|--------------------|--|------------------|---|
| Property ID:       | 283891   | Name:            | PROJECT ELSIE LAND LTD                    |
| Geographic ID:     | 0302170108   | Secondary Name:  |   |
| Type:              | R  | Mailing Address: | 500 W 5TH ST STE 700 AUSTIN TX 78701-3833 |
| Zoning:            | LI   | Owner ID:        | 1984120                                   |
| Agent:             | RYAN LLC FKA MORRISON & HEAD                         | % Ownership:     | 100.00                                    |
| Legal Description: | LOT 5 BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA SEC 2 | Exemptions:      |   |
| Property Use:      | 69   |                  |   |

LOCATION

Address: 21 JULIEANNA CV, TX 78702

Market Area:  
Market Area CD: EAS  
Map ID: 030711

PROTEST

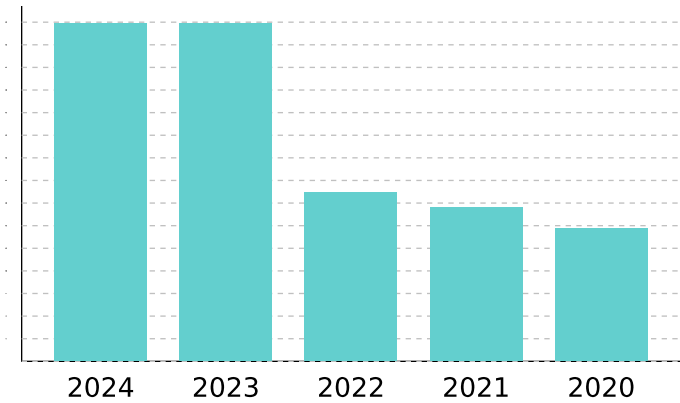
Protest Status:  
Informal Date:  
Formal Date:

VALUES

CURRENT VALUES

|                                  |             |
|----------------------------------|-------------|
| Land Homesite:                   | \$0         |
| Land Non-Homesite:               | \$3,734,955 |
| Special Use Land Market:         | \$0         |
| Total Land:                      | \$3,734,955 |
| Improvement Homesite:            | \$0         |
| Improvement Non-Homesite:        | \$0         |
| Total Improvement:               | \$0         |
| Market:                          | \$3,734,955 |
| Special Use Exclusion (-):       | \$0         |
| Appraised:                       | \$3,734,955 |
| Value Limitation Adjustment (-): | \$0         |
| Net Appraised:                   | \$3,734,955 |

VALUE HISTORY



VALUE HISTORY

| Year | Land Market | Improvement | Special Use Exclusion | Appraised   | Value Limitation Adj (-) | Net Appraised |
|------|-------------|-------------|-----------------------|-------------|--------------------------|---------------|
| 2024 | \$3,734,955 | \$0         | \$0                   | \$3,734,955 | \$0                      | \$3,734,955   |
| 2023 | \$3,734,955 | \$0         | \$0                   | \$3,734,955 | \$0                      | \$3,734,955   |
| 2022 | \$1,867,477 | \$0         | \$0                   | \$1,867,477 | \$0                      | \$1,867,477   |
| 2021 | \$1,700,000 | \$0         | \$0                   | \$1,700,000 | \$0                      | \$1,700,000   |
| 2020 | \$1,467,304 | \$0         | \$0                   | \$1,467,304 | \$0                      | \$1,467,304   |

**TAXING UNITS**

| Unit | Description                       | Tax Rate | Net Appraised | Taxable Value |
|------|-----------------------------------|----------|---------------|---------------|
| 01   | AUSTIN ISD                        | 0.950500 | \$3,734,955   | \$3,734,955   |
| 02   | CITY OF AUSTIN                    | 0.477600 | \$3,734,955   | \$3,734,955   |
| 03   | TRAVIS COUNTY                     | 0.344445 | \$3,734,955   | \$3,734,955   |
| 0A   | TRAVIS CENTRAL APP DIST           | 0.000000 | \$3,734,955   | \$3,734,955   |
| 2J   | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.107969 | \$3,734,955   | \$3,734,955   |
| 68   | AUSTIN COMM COLL DIST             | 0.101300 | \$3,734,955   | \$3,734,955   |

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

**IMPROVEMENT****LAND**

| Land | Description | Acres  | SQFT    | Cost per SQFT | Market Value | Special Use Value |
|------|-------------|--------|---------|---------------|--------------|-------------------|
| LAND | Land        | 4.0830 | 177,855 | \$21.00       | N/A          | N/A               |

**DEED HISTORY**

| Deed Date | Type | Description      | Grantor/Seller                | Grantee/Buyer          | Book ID | Volume | Page  | Instrument    |
|-----------|------|------------------|-------------------------------|------------------------|---------|--------|-------|---------------|
| 8/7/23    | SW   | SPECIAL WARRANTY | NEW DAIRY TEXAS LLC           | PROJECT ELSIE LAND LTD |         |        |       | 2023089777    |
| 7/14/20   | SW   | SPECIAL WARRANTY | MILK PRODUCTS LP              | NEW DAIRY TEXAS LLC    |         |        |       | 2020127049    |
| 1/7/04    | SW   | SPECIAL WARRANTY | RANDLE GLENN L                | MILK PRODUCTS LP       |         | 00000  | 00000 | 2004006851 TR |
| 7/21/99   | SW   | SPECIAL WARRANTY |                               | RANDLE GLENN L         |         | 00000  | 00000 | 1999077970 TR |
| 7/19/99   | SW   | SPECIAL WARRANTY | CENTEX LAND COMPANY           |                        |         | 00000  | 00000 | 1999070163 TR |
| 2/7/89    | TD   | TRUSTEE DEED     | SCHOLL PETER & JAMES CUMMINGS | CENTEX LAND COMPANY    |         | 10870  | 01193 |               |



GENERAL INFO

| ACCOUNT            |  | OWNER            |   |
|--------------------|--|------------------|---|
| Property ID:       | 283890   | Name:            | PROJECT ELSIE LAND LTD                    |
| Geographic ID:     | 0302170107   | Secondary Name:  |   |
| Type:              | R  | Mailing Address: | 500 W 5TH ST STE 700 AUSTIN TX 78701-3833 |
| Zoning:            | LI   | Owner ID:        | 1984120                                   |
| Agent:             | RYAN LLC FKA MORRISON & HEAD                         | % Ownership:     | 100.00                                    |
| Legal Description: | LOT 6 BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA SEC 2 | Exemptions:      |   |
| Property Use:      | 69   |                  |   |

LOCATION

Address: 41 JULIEANNA CV, TX 78702

Market Area:  
Market Area CD: EAS  
Map ID: 030711

PROTEST

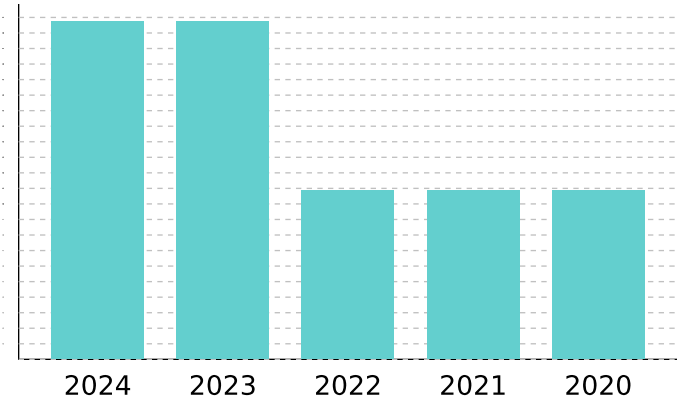
Protest Status:  
Informal Date:  
Formal Date:

VALUES

CURRENT VALUES

|                                  |             |
|----------------------------------|-------------|
| Land Homesite:                   | \$0         |
| Land Non-Homesite:               | \$2,173,479 |
| Special Use Land Market:         | \$0         |
| Total Land:                      | \$2,173,479 |
| Improvement Homesite:            | \$0         |
| Improvement Non-Homesite:        | \$0         |
| Total Improvement:               | \$0         |
| Market:                          | \$2,173,479 |
| Special Use Exclusion (-):       | \$0         |
| Appraised:                       | \$2,173,479 |
| Value Limitation Adjustment (-): | \$0         |
| Net Appraised:                   | \$2,173,479 |

VALUE HISTORY



VALUE HISTORY

| Year | Land Market | Improvement | Special Use Exclusion | Appraised   | Value Limitation Adj (-) | Net Appraised |
|------|-------------|-------------|-----------------------|-------------|--------------------------|---------------|
| 2024 | \$2,173,479 | \$0         | \$0                   | \$2,173,479 | \$0                      | \$2,173,479   |
| 2023 | \$2,173,479 | \$0         | \$0                   | \$2,173,479 | \$0                      | \$2,173,479   |
| 2022 | \$1,086,740 | \$0         | \$0                   | \$1,086,740 | \$0                      | \$1,086,740   |
| 2021 | \$1,086,740 | \$0         | \$0                   | \$1,086,740 | \$0                      | \$1,086,740   |
| 2020 | \$1,086,740 | \$0         | \$0                   | \$1,086,740 | \$0                      | \$1,086,740   |

**TAXING UNITS**

| Unit | Description                       | Tax Rate | Net Appraised | Taxable Value |
|------|-----------------------------------|----------|---------------|---------------|
| 01   | AUSTIN ISD                        | 0.950500 | \$2,173,479   | \$2,173,479   |
| 02   | CITY OF AUSTIN                    | 0.477600 | \$2,173,479   | \$2,173,479   |
| 03   | TRAVIS COUNTY                     | 0.344445 | \$2,173,479   | \$2,173,479   |
| 0A   | TRAVIS CENTRAL APP DIST           | 0.000000 | \$2,173,479   | \$2,173,479   |
| 2J   | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.107969 | \$2,173,479   | \$2,173,479   |
| 68   | AUSTIN COMM COLL DIST             | 0.101300 | \$2,173,479   | \$2,173,479   |

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

**IMPROVEMENT****LAND**

| Land | Description | Acres  | SQFT    | Cost per SQFT | Market Value | Special Use Value |
|------|-------------|--------|---------|---------------|--------------|-------------------|
| LAND | Land        | 2.3760 | 103,499 | \$21.00       | N/A          | N/A               |

**DEED HISTORY**

| Deed Date | Type | Description      | Grantor/Seller                | Grantee/Buyer          | Book ID | Volume | Page  | Instrument    |
|-----------|------|------------------|-------------------------------|------------------------|---------|--------|-------|---------------|
| 8/7/23    | SW   | SPECIAL WARRANTY | NEW DAIRY TEXAS LLC           | PROJECT ELSIE LAND LTD |         |        |       | 2023089777    |
| 7/14/20   | SW   | SPECIAL WARRANTY | MILK PRODUCTS LP              | NEW DAIRY TEXAS LLC    |         |        |       | 2020127049    |
| 1/7/04    | SW   | SPECIAL WARRANTY | RANDLE GLENN L                | MILK PRODUCTS LP       |         | 00000  | 00000 | 2004006851 TR |
| 7/9/99    | SW   | SPECIAL WARRANTY | CENTEX LAND COMPANY           | RANDLE GLENN L         |         | 00000  | 00000 | 1999070163 TR |
| 2/7/89    | TD   | TRUSTEE DEED     | SCHOLL PETER & JAMES CUMMINGS | CENTEX LAND COMPANY    |         | 10870  | 01193 |               |

GENERAL INFO

ACCOUNT

Property ID: 187758  
Geographic ID: 0200160434  
Type: R  
Zoning: LI  
Agent: RYAN LLC FKA MORRISON & HEAD  
Legal Description: LOT 5-8 BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA LOT 3-4 \*  
BRIDGEVIEW BUSINESS & INDUSTRIAL PLAZA SEC 2  
Property Use: 69

OWNER

Name: PROJECT ELSIE LAND LTD  
Secondary Name:  
Mailing Address: 500 W 5TH ST STE 700 AUSTIN TX 78701-3833  
Owner ID: 1984120  
% Ownership: 100.00  
Exemptions:

LOCATION

Address: 71 STRANDTMAN CV, TX 78702  
Market Area:  
Market Area CD: EAS  
Map ID: 020211

PROTEST

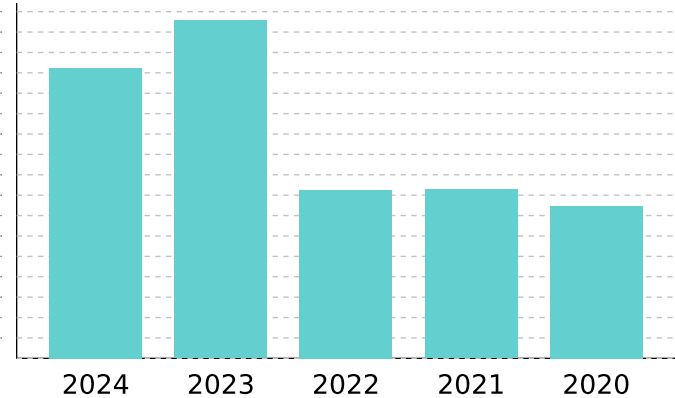
Protest Status:  
Informal Date:  
Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0  
Land Non-Homesite: \$12,393,690  
Special Use Land Market: \$0  
Total Land: \$12,393,690  
  
Improvement Homesite: \$0  
Improvement Non-Homesite: \$1,847,386  
Total Improvement: \$1,847,386  
  
Market: \$14,241,076  
Special Use Exclusion (-): \$0  
Appraised: \$14,241,076  
Value Limitation Adjustment (-): \$0  
  
Net Appraised: \$14,241,076

VALUE HISTORY



VALUE HISTORY

| Year | Land Market  | Improvement | Special Use Exclusion | Appraised    | Value Limitation Adj (-) | Net Appraised |
|------|--------------|-------------|-----------------------|--------------|--------------------------|---------------|
| 2024 | \$12,393,690 | \$1,847,386 | \$0                   | \$14,241,076 | \$0                      | \$14,241,076  |
| 2023 | \$12,393,690 | \$4,170,725 | \$0                   | \$16,564,415 | \$0                      | \$16,564,415  |
| 2022 | \$8,242,461  | \$0         | \$0                   | \$8,242,461  | \$0                      | \$8,242,461   |
| 2021 | \$8,262,460  | \$10,244    | \$0                   | \$8,272,704  | \$0                      | \$8,272,704   |
| 2020 | \$5,709,681  | \$1,751,305 | \$0                   | \$7,460,986  | \$0                      | \$7,460,986   |

**TAXING UNITS**

| Unit | Description                       | Tax Rate | Net Appraised | Taxable Value |
|------|-----------------------------------|----------|---------------|---------------|
| 01   | AUSTIN ISD                        | 0.950500 | \$14,241,076  | \$14,241,076  |
| 02   | CITY OF AUSTIN                    | 0.477600 | \$14,241,076  | \$14,241,076  |
| 03   | TRAVIS COUNTY                     | 0.344445 | \$14,241,076  | \$14,241,076  |
| 0A   | TRAVIS CENTRAL APP DIST           | 0.000000 | \$14,241,076  | \$14,241,076  |
| 2J   | TRAVIS COUNTY HEALTHCARE DISTRICT | 0.107969 | \$14,241,076  | \$14,241,076  |
| 68   | AUSTIN COMM COLL DIST             | 0.101300 | \$14,241,076  | \$14,241,076  |

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

**IMPROVEMENT**

Improvement #1: **MFG/ENG'G/LAB** Improvement Value: **N/A** Main Area: **64,525**  
 State Code: **F2** Description: **MAJOR IND MFG** Gross Building Area: **417,704**

| Type | Description      | Class CD | Exterior Wall | Number of Units | EFF Year Built | Year | SQFT    |
|------|------------------|----------|---------------|-----------------|----------------|------|---------|
| 1ST  | 1st Floor        | S        |               | 0               | 1987           | 1987 | 39,814  |
| 551  | PAVED AREA       | CA       |               | 1               | 1987           | 1987 | 260,000 |
| 881  | COMMCL FINISHOUT | A        |               | 1               | 1987           | 1987 | 13,290  |
| 272  | COLDSTG VAULT LG | S        |               | 0               | 1987           | 1987 | 11,636  |
| 1ST  | 1st Floor        | S        |               | 0               | 1987           | 1987 | 14,159  |
| 491  | SPRINKLER HEADS  | S        |               | 0               | 1987           | 1987 | 64,525  |
| 1ST  | 1st Floor        | S        |               | 0               | 1987           | 1987 | 3,774   |
| MEZZ | Mezzanine        | S        |               | 0               | 1987           | 1987 | 6,778   |
| 541  | FENCE COMM LF    | C8       |               | 1               | 1987           | 1987 | 2,680   |
| 501  | CANOPY           | A        |               | 1               | 1987           | 1987 | 1,038   |
| 482  | LIGHT POLES      | S        |               | 0               | 1987           | 1987 | 10      |

**Improvement Features**

1ST Ceiling Factor: 10, Floor Factor: 1ST, Grade Factor: A, Shape Factor: R  
 1ST Ceiling Factor: 18, Shape Factor: R, Grade Factor: A, Floor Factor: 1ST  
 1ST Shape Factor: R, Grade Factor: A, Floor Factor: 1ST, Ceiling Factor: 16  
 MEZZ Shape Factor: R, Ceiling Factor: 10, Grade Factor: A, Floor Factor: MEZZ

Improvement #2: **SVC/REPAIR GAR'G** Improvement Value: **N/A** Main Area: **6,399**  
 State Code: **F2** Description: **SVC/REPAIR GAR'G** Gross Building Area: **19,758**

| Type | Description        | Class CD | Exterior Wall | Number of Units | EFF Year Built | Year | SQFT  |
|------|--------------------|----------|---------------|-----------------|----------------|------|-------|
| 1ST  | 1st Floor          | S        |               | 0               | 1988           | 1988 | 6,399 |
| 881  | COMMCL FINISHOUT   | A        |               | 1               | 1988           | 1988 | 1,580 |
| 402  | CARWASH SELF-SERVE | A        |               | 1               | 1988           | 1988 | 1,580 |
| 501  | CANOPY             | A        |               | 1               | 1988           | 1988 | 2,220 |
| 328  | MEZZ COMM (STG)    | I        |               | 1               | 1988           | 1988 | 1,580 |
| 491  | SPRINKLER HEADS    | S        |               | 0               | 1988           | 1988 | 6,399 |

**Improvement Features**

1ST Shape Factor: R, Grade Factor: A, Ceiling Factor: 20, Floor Factor: 1ST

LAND

09 2023-002589 LM - 21 Julieanna Cove; District 321 of 25

| Land | Description | Acres  | SQFT    | Cost per SQFT | Market Value | Special Use Value |
|------|-------------|--------|---------|---------------|--------------|-------------------|
| LAND | Land        | 9.4840 | 413,123 | \$30.00       | N/A          | N/A               |

DEED HISTORY

| Deed Date | Type | Description      | Grantor/Seller                 | Grantee/Buyer                  | Book ID | Volume | Page  | Instrument |
|-----------|------|------------------|--------------------------------|--------------------------------|---------|--------|-------|------------|
| 8/7/23    | SW   | SPECIAL WARRANTY | NEW DAIRY TEXAS LLC            | PROJECT ELSIE LAND LTD         |         |        |       | 2023089777 |
| 7/14/20   | SW   | SPECIAL WARRANTY | MILK PRODUCTS L L C, MILK      | NEW DAIRY TEXAS LLC            |         |        |       | 2020127048 |
| 9/4/97    | SW   | SPECIAL WARRANTY | BORDEN/MEADOW GOLD DAIRIES INC | MILK PRODUCTS L L C            |         | 13014  | 01426 |            |
| 2/23/96   | SW   | SPECIAL WARRANTY | SUPERIOR DAIRIES INC           | BORDEN/MEADOW GOLD DAIRIES INC |         | 12692  | 02077 |            |
| 7/7/86    | WD   | WARRANTY DEED    |                                | SUPERIOR DAIRIES INC           |         | 09780  | 00010 |            |





## General Information

Location: **71 STRANDTMAN CV**  
Parcel ID: **0200160434**  
Grid: **ML20**

## Planning & Zoning

\*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Industry**

Regulating Plan: **No Regulating Plan**

Zoning: **LI-CO-NP**

Zoning Cases: [C14-2022-0121](#)  
[NPA-2022-0016.02](#)

Zoning Ordinances: **030327-11a**

Zoning Overlays: **Airport Overlay: CONTROLLED COMPATIBLE LAND USE AREA**  
**ADU Approximate Area Reduced Parking**  
**Residential Design Standards: LDC/25-2-Subchapter F**  
**Selected Sign Ordinances**  
**Wildland Urban Interface:**  
**Proximity Class - Within 150 feet of a wildland area**

Neighborhood Plan: [GOVALLE](#)

Infill Options: **Small Lot Amnesty Infill Option**

Neighborhood Restricted Parking Areas: **--**

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **Yes**

## Zoning Guide

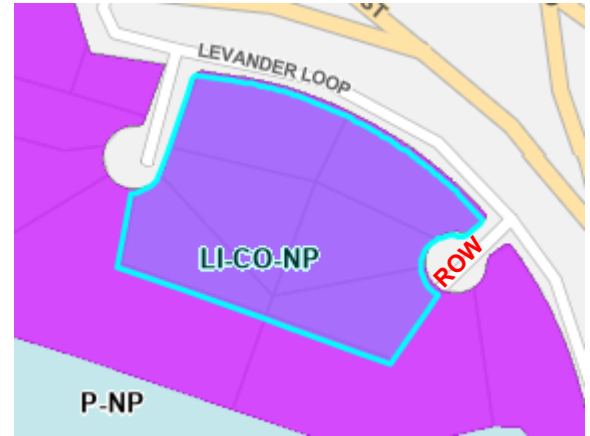
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

## Environmental

Fully Developed Floodplain: **No**  
FEMA Floodplain: **.2 PCT ANNUAL CHANCE FLOOD HAZARD, .2 PCT ANNUAL CHANCE FLOOD**  
Austin Watershed Regulation Areas: **URBAN**  
Watershed Boundaries: **Colorado River**  
Creek Buffers: **No**  
Edwards Aquifer Recharge Zone: **No**  
Edwards Aquifer Recharge Verification Zone: **No**  
Erosion Hazard Zone Review Buffer: **No**

## Political Boundaries

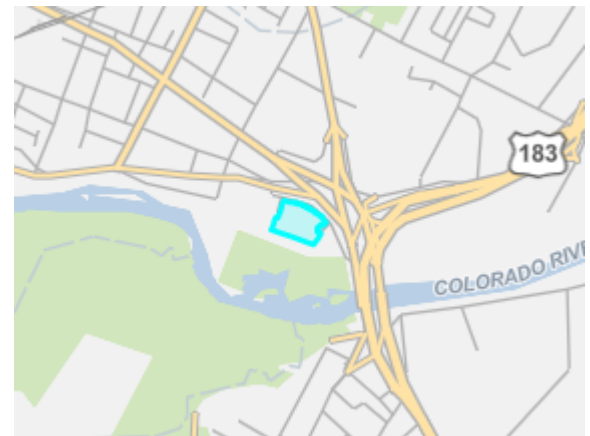
Jurisdiction: **AUSTIN FULL PURPOSE**  
Council District: **3**  
County: **TRAVIS**  
School District: **Austin ISD**  
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Govalle/Johnston Terrace Neighborhood Plan Contact Team, Greater East Austin Neighborhood Association, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, River Bluff Neighborhood Assoc., SELTexas, Sierra Club, Austin Regional Group, Tejano Town**



Zoning Map



Imagery Map



Vicinity Map



# BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA SECTION TWO

Bridgeview  
Business and Industrial Plaza



## SECTION 1 GENERAL INFORMATION



FIGURE 1-1: Aerial View of Bridgeview Business and Industrial Plaza

BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA is a 100,000 square foot commercial building located at 10000 Bridgeview Drive, Dallas, Texas 75243. The building is owned by Bridgeview Properties, L.P. and is currently occupied by Bridgeview Properties, L.P.

## SECTION 2 PROPERTY DESCRIPTION

BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA is a 100,000 square foot commercial building located at 10000 Bridgeview Drive, Dallas, Texas 75243. The building is owned by Bridgeview Properties, L.P. and is currently occupied by Bridgeview Properties, L.P.

## SECTION 3 PROPERTY HISTORY

BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA was built in 1985 and is currently occupied by Bridgeview Properties, L.P. The building has a total area of 100,000 square feet and is located at 10000 Bridgeview Drive, Dallas, Texas 75243.

## SECTION 4 PROPERTY ZONING

BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA is located in the City of Dallas, Texas. The property is zoned for commercial use and is currently occupied by Bridgeview Properties, L.P.

## SECTION 5 PROPERTY DESCRIPTION

BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA is a 100,000 square foot commercial building located at 10000 Bridgeview Drive, Dallas, Texas 75243. The building is owned by Bridgeview Properties, L.P. and is currently occupied by Bridgeview Properties, L.P.

## SECTION 6 PROPERTY HISTORY

BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA was built in 1985 and is currently occupied by Bridgeview Properties, L.P. The building has a total area of 100,000 square feet and is located at 10000 Bridgeview Drive, Dallas, Texas 75243.

## SECTION 7 PROPERTY ZONING

BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA is located in the City of Dallas, Texas. The property is zoned for commercial use and is currently occupied by Bridgeview Properties, L.P.

## SECTION 8 PROPERTY DESCRIPTION

BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA is a 100,000 square foot commercial building located at 10000 Bridgeview Drive, Dallas, Texas 75243. The building is owned by Bridgeview Properties, L.P. and is currently occupied by Bridgeview Properties, L.P.

## SECTION 9 PROPERTY HISTORY

BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA was built in 1985 and is currently occupied by Bridgeview Properties, L.P. The building has a total area of 100,000 square feet and is located at 10000 Bridgeview Drive, Dallas, Texas 75243.

## SECTION 10 PROPERTY DESCRIPTION

BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA is a 100,000 square foot commercial building located at 10000 Bridgeview Drive, Dallas, Texas 75243. The building is owned by Bridgeview Properties, L.P. and is currently occupied by Bridgeview Properties, L.P.

## SECTION 11 PROPERTY HISTORY

BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA was built in 1985 and is currently occupied by Bridgeview Properties, L.P. The building has a total area of 100,000 square feet and is located at 10000 Bridgeview Drive, Dallas, Texas 75243.

## SECTION 12 PROPERTY ZONING

BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA is located in the City of Dallas, Texas. The property is zoned for commercial use and is currently occupied by Bridgeview Properties, L.P.

## SECTION 13 PROPERTY DESCRIPTION

BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA is a 100,000 square foot commercial building located at 10000 Bridgeview Drive, Dallas, Texas 75243. The building is owned by Bridgeview Properties, L.P. and is currently occupied by Bridgeview Properties, L.P.

## SECTION 14 PROPERTY HISTORY

BRIDGEVIEW BUSINESS AND INDUSTRIAL PLAZA was built in 1985 and is currently occupied by Bridgeview Properties, L.P. The building has a total area of 100,000 square feet and is located at 10000 Bridgeview Drive, Dallas, Texas 75243.

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BRIDGEVIEW  
BUSINESS AND INDUSTRIAL PLAZA  
SECTION TWO