

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11705 RESEARCH BOULEVARD SERVICE ROAD NORTHBOUND FROM LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) 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 services-conditional overlay (LI-CO) combining district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2020-0146, on file at the Housing and Planning Department, as follows:

5.580 acres (approximately 243,070 square feet) of land, in the F.G Secrest Survey No. 23, Abstract No. 725, being all of Tract 1, a 5.60 acre tract conveyed to 3M Company in a Special Warranty Deed recorded in Document No. 2012032987, Official Public Records of Travis County, Texas, said 5.580 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 11705 Research Boulevard Service Road Northbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) The following uses are prohibited uses on the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Basic industry	Convenience storage
Hotel-motel	Resource extraction
Scrap and salvage	Vehicle storage

(B) The following uses are prohibited uses on approximately 1.67 acres on the northern most portion of the Property for a depth of 150 feet:

Equipment repair services	Equipment sales
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PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on _____, 2021.

PASSED AND APPROVED

_____, 2021

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane

Austin, Texas 78744

5.580 ACRES

F.G. SECREST SURVEY NO. 23, ABSTRACT NO. 725

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 5.580 ACRES (APPROXIMATELY 243,070 SQ. FT.), IN THE F.G. SECREST SURVEY NO. 23, ABSTRACT NO. 725, BEING ALL OF TRACT 1, A 5.600 ACRE TRACT CONVEYED TO 3M COMPANY IN A SPECIAL WARRANTY DEED DATED MARCH 01, 2012 AND RECORDED IN DOCUMENT NO. 2012032987 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.580 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Tri-Tech Surveying" cap found in the curving north right-of-way line of Research Boulevard (right-of-way width varies), a frontage road of US Highway 183 (right-of-way width varies), for the southwest corner of Lot 1-A, Resubdivision of a 35.207 Acre Portion of Lot 1, Research Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 201200165 of the Plat Records of Travis County, Texas, and for the southeast corner of said 5.580 acre tract;

THENCE with the curving north right-of-way line of Research Boulevard and the southwest line of said 5.580 acre tract, with a curve to the left, having a radius of 2073.07 feet, a delta angle of 15°30'19", an arc length of 561.01 feet, and a chord which bears **North 30°37'46" West**, a distance of **559.30 feet** to a 1/2" rebar with "Tri-Tech Surveying" cap found for the southeast corner of Lot 2, The J.D. Behringer Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 82, Page 161 of the Plat Records of Travis County, Texas, and for the southwest corner of said 5.580 acre tract, from which a Type II TxDOT disk found bears, North 42°49'43" West, a distance of 4.72 feet;

THENCE with the common line of said Lot 2 and said 5.580 acre tract, **North 27°33'14" East**, a distance of **244.50 feet** to a 1/2" rebar found for the northeast corner of said Lot 2, and for the southeast corner of Lot 5-B, Block E, Resubdivision of Lot 5 Blk. E Summit Oaks, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 77, Page 154 of the Plat Records of Travis County, Texas;

THENCE with the common line of said Lot 5-B and said 5.580 acre tract, **North 28°43'44" East**, passing at a distance of 74.96 feet a 1/2" rebar found for the common east corner of said Lot 5-B and Lot 5-A, of the above said re-subdivision, and continuing for a total distance of **131.10 feet** to a 1/2" rebar found in the east line of said

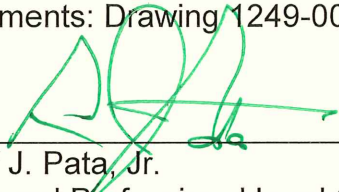
Lot 5-A, and for an angle point in the west line of said Lot 1-A, and for the northwest corner of said 5.580 acre tract;

THENCE with the common line of said Lot 1-A and said 5.580 acre tract, the following two (2) courses:

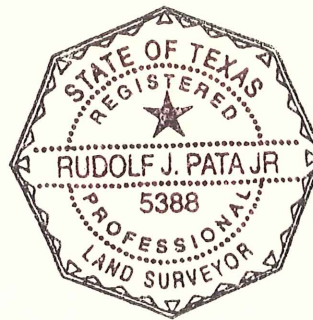
1. **South 60°54'45" East**, a distance of **487.18 feet** to a 1/2" rebar with an illegible cap found for an ell-corner in the west line of said Lot 1-A, and for the northeast corner of said 5.580 acre tract;
1. **South 28°48'43" West**, a distance of **657.55 feet** to the **POINT OF BEGINNING**, containing **5.580 acres** of land, more or less.

Surveyed on the ground January 15, 2019. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on 1983/93 HARN values from LCRA Control Network.

Attachments: Drawing 1249-002-BASE



Rudolf J. Pata, Jr. Date 2/1/19
Registered Professional Land Surveyor
State of Texas No. 5388
TBPLS Firm No. 10124500



AN ALTA/NSPS LAND TITLE SURVEY OF 57.330 ACRES (APPROXIMATELY 2,497,299 SQ. FT.) OUT OF THE F.G. SECREST SURVEY NO. 23, ABSTRACT NO. 725, IN TRAVIS COUNTY, TEXAS, BEING ALL OF...

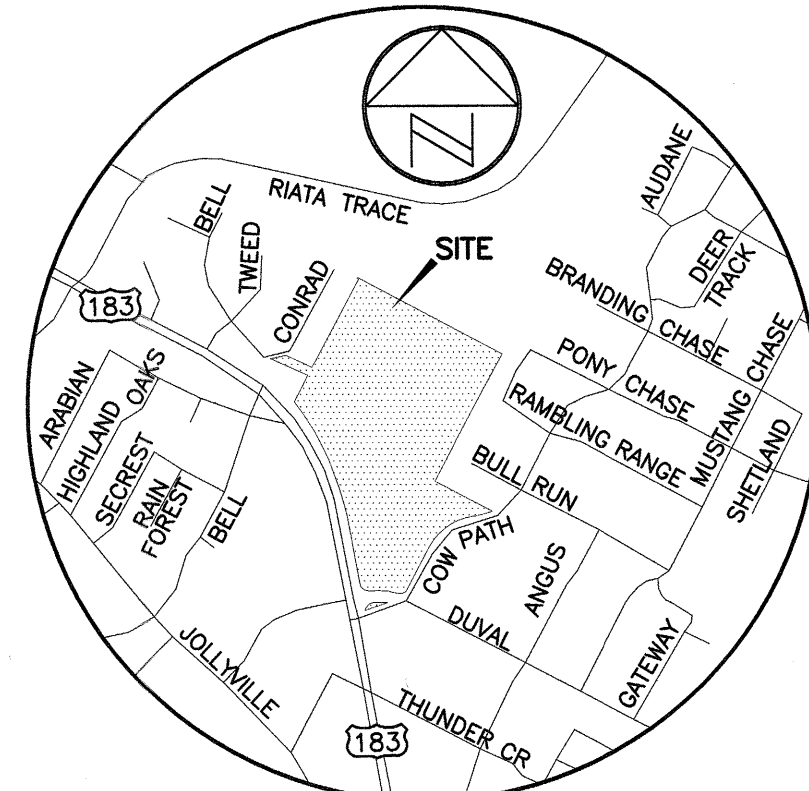
TRACT 1: LOT 1-A, RESUBDIVISION OF A 35.207 ACRE PORTION OF LOT 1, RESEARCH PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 201200165 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: LOT 2, RESEARCH PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 76, PAGE 101 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

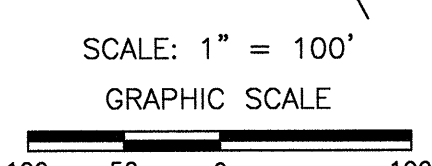
TRACT 3: LOT 3, RESEARCH PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 76, PAGE 101 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 11361, PAGE 859 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 4: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.580 ACRES, MORE OR LESS, SITUATED IN THE F.G. SECREST SURVEY NO. 23, ABSTRACT NO. 725, TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 5: LOT 5-B, BLOCK E, RESUBDIVISION OF LOT 5 BLK E, SUMMIT OAKS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 77, PAGE 154 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

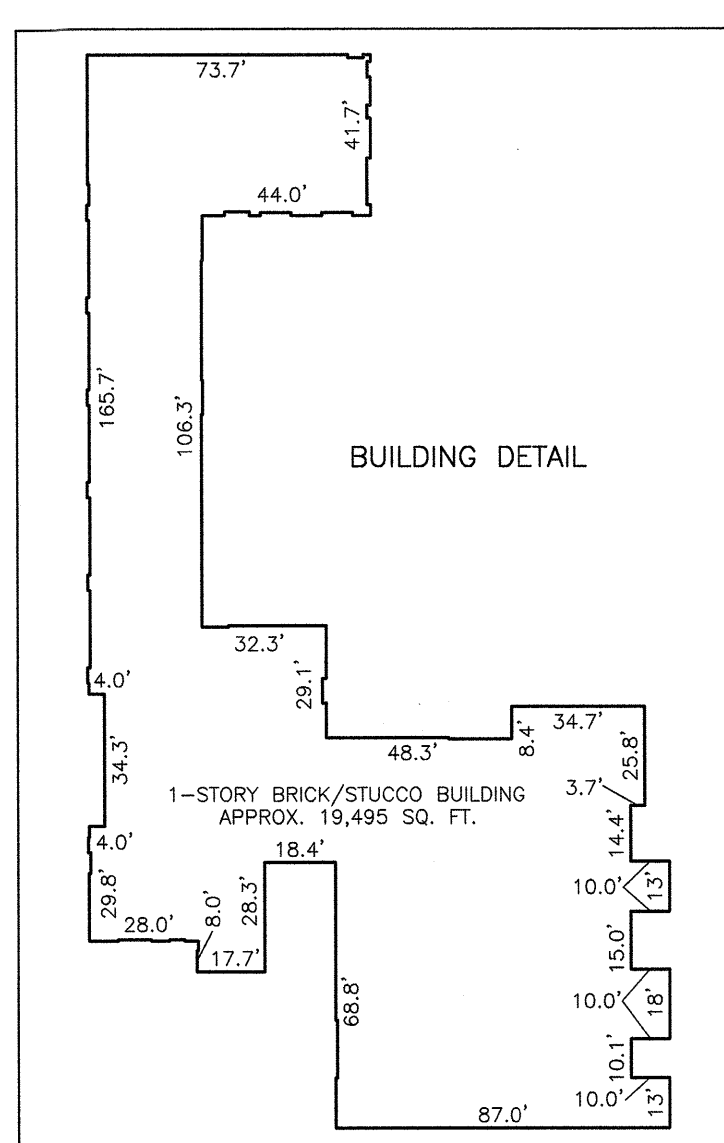


LOCATION MAP NOT TO SCALE



- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "TRI-TECH" CAP FOUND
 - 1/2" REBAR WITH "BASELINE INC" CAP FOUND
 - 1/2" REBAR WITH "RPLS 4701" CAP FOUND
 - 1/2" REBAR WITH "ILLEGIBLE" CAP FOUND
 - CONCRETE HIGHWAY MONUMENT FOUND
 - TYDOT TYPE II DISK FOUND
 - IRON PIPE FOUND (SIZE NOTED)
 - NAIL FOUND
 - CALCULATED POINT
 - MAG NAIL WITH "CHAPARRAL" WASHER SET
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - CONTROL POINT/BENCHMARK LOCATION
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECT
 - SPRINKLER CONTROL VALVE
 - PVC PIPE
 - UTILITY POLE
 - GUY WIRE
 - OVERHEAD UTILITIES
 - ELECTRIC UTILITY
 - ELECTRIC MANHOLE
 - ELECTRIC PULL BOX
 - LIGHT POLE
 - GROUND LIGHT
 - SEPTIC LID
 - UNDERGROUND TELEPHONE MARKER
 - TELEPHONE MANHOLE
 - UNDERGROUND FIBER OPTIC MARKER
 - UNDERGROUND GAS MARKER
 - AC PAD
 - CLEANOUT
 - WASTEWATER MANHOLE
 - STORMSEWER MANHOLE
 - HANDICAP PARKING SPACE
 - SIGN
 - CHAIN LINK FENCE
 - WROUGHT IRON FENCE
 - B.L. BUILDING SETBACK LINE
 - E.E. ELECTRIC EASEMENT
 - E.T.L.E. ELECTRIC & TELEPHONE LINES EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - T.A.E. TELEPHONE APPURTENANCES EASEMENT
 - W.A.E. WATERLINE EASEMENT
 - W.M.E. WATER MAIN EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - RECORD INFORMATION

15 HANDICAP SPACES ON SITE



THIS IS A GRID DRAWING.
ALL DISTANCES, ACRES, AND SQUARE FOOTAGE ARE IN SURFACE.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.
4" ALUMINUM DISK SET IN CONCRETE
SURFACE COORDINATES:
N 10127350.17
E 3112899.72
TEXAS STATE PLANE COORDINATES:
N 10126337.54
E 3112978.43
COMBINED SCALE FACTOR = 0.999980010
(FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)
SCALED ABOUT 0.0
THETA ANGLE: 1°20'03"

FLOOD-PLAIN NOTE:
The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), Zone "AE" and Zone "A" (both areas determined to be inside the 1% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48463-02262K, dated January 5, 2016, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

LEGAL DESCRIPTION:
TRACT 1: Lot 1-A, RESUBDIVISION OF A 35.207 ACRE PORTION OF LOT 1, RESEARCH PARK, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 201200165 of the Official Public Records of Travis County, Texas.
TRACT 2: Lot 2, RESEARCH PARK, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 76, Page 101 of the Plat Records of Travis County, Texas.
TRACT 3: Lot 3, RESEARCH PARK, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 76, Page 101 of the Plat Records of Travis County, Texas; SAVE AND EXCEPT that portion thereof conveyed to the State of Texas by deed recorded in Volume 11361, Page 859 of the Real Property Records of Travis County, Texas.
TRACT 4: Being all of that certain tract or parcel of land containing 5.580 acres, more or less, situated in the F. Secrest Survey No. 23, Abstract No. 725, Travis County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit "A" attached hereto and made a part hereof.
TRACT 5: Lot 5-B, Block E, RESUBDIVISION OF LOT 5 BLK E, SUMMIT OAKS, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 77, Page 154 of the Plat Records of Travis County, Texas.

TITLE COMMITMENT NOTE:
COMMITMENT FOR TITLE INSURANCE PREPARED BY:
First American Title Insurance Company
G.F. No.: 201702742 Effective Date: 10/30/18, 8:00 AM Issued: 11/07/18, 10:44 AM
The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are warranted according to the commitment, followed by surveyor's notes and/or observations.
Schedule "B" Items contained therein and re-listed below are considered:
1) Restrictive Covenants:
Volume 37, Page 21 of the Plat Records (TRACTS 2 AND 3); ---Subject to
Volume 76, Page 101 of the Plat Records (TRACTS 1, 2 AND 3); ---Subject to
Volume 1889, Page 154 of the Deed Records (TRACT 5); ---Does not affect
Volume 3387, Page 2117 of the Deed Records (TRACTS 1, 2 AND 3); ---Subject to
Volume 7239, Page 950 of the Deed Records (TRACT 4); ---Subject to
Volume 11108, Page 24 of the Real Property Records (TRACTS 4 AND 5); ---Subject to
Document No. 201200165 of the Official Public Records (TRACT 1); ---Subject to
Document No. 201203289, corrected by Document No. 201216735, both of the Official Public Records (TRACTS 1, 2 AND 3); and ---Subject to Tract 1 only
Document No. 2016141094 of the Official Public Records (TRACTS 1, 2 AND 3); all as recorded in Travis County, Texas. ---Subject to
10a) The following easements and/or building setbacks affecting TRACT 1 as shown and/or stated on the Plat recorded under Document No. 201200165 of the Official Public Records of Travis County, Texas:
i. drainage easement 25 feet in width along northeast and northerly southeast property lines, ---Subject to, as shown
ii. public utility easement 7.5 feet in width also shown on the Plat recorded in Volume 76, Page 101, along southeast, northerly southwest, northerly northwest and southerly northwest property lines, ---Subject to, as shown
iii. residential buffers 50 feet in width along southeast and northerly northwest property lines, ---Subject to, as shown
iv. guy easements 5 feet by 30 feet also shown on the Plat recorded in Volume 76, Page 101, along southerly southwest property line, ---Subject to, as shown
v. portion of electric easement 10 feet by 200 feet also shown on the Plat recorded in Volume 76, Page 101, along southerly southwest property line, and ---Subject to, as shown
vi. public utility easement 20 feet in width also shown on the Plat recorded in Volume 76, Page 101, along southerly southwest property line, ---Subject to, as shown
10b) The following easements and/or building setbacks affecting TRACT 2 as shown and/or stated on the Plat recorded in Volume 76, Page 101 of the Plat Records of Travis County, Texas:
i. public utility easement 5 feet in width also shown on the Plat recorded in Volume 37, Page 21, along easterly portion of northeast property line, ---Subject to, as shown
ii. public utility easement 20 feet in width along southerly southwest property line, ---Subject to, as shown
iii. portion of electric easement 10 feet by 200 feet along northwest property line, ---Subject to, as shown
iv. drainage easement 50 feet in width through central portion of property, ---Subject to, as shown
v. drainage easement 40 feet in width also shown on the Plat recorded in Volume 37, Page 21, through central portion of property, ---Subject to, as shown
vi. drainage and public utility easement 40 feet in width across southerly portion of property, ---Subject to, as shown
vii. water line easement 10 feet in width through central portion of property, ---Subject to, as shown
viii. wastewater easement 20 feet in width across southernmost portion of property, and ---Subject to, as shown
ix. building setback 25 feet in width also shown on the Plat recorded in Volume 37, Page 21, along northerly southeast property line, ---Subject to, as shown
10c) The following easements and/or building setbacks affecting TRACT 3 as shown and/or stated on the Plat recorded in Volume 76, Page 101 of the Plat Records of Travis County, Texas:
i. guy easement 5 feet by 35 feet in southerly northwest corner of property, ---Subject to, as shown
ii. drainage and public utility easement 40 feet in width across northerly portion of property, ---Subject to, as shown
iii. drainage easement 40 feet in width across northeasternmost corner of property, and ---Subject to, as shown
iv. water line easement 10 feet in width across northerly portion of property, ---Subject to, as shown
10d) The following easements and/or building setbacks affecting TRACT 5 as shown and/or stated on the Plat recorded in Volume 77, Page 154 of the Plat Records of Travis County, Texas:
i. public utility easement 5 feet in width also shown on the Plat recorded in Volume 7, Page 183, along southeast property line, and ---Subject to, as shown
ii. building setback 25 feet in width also shown on the Plat recorded in Volume 7, Page 183, along northwest property line, ---Subject to, as shown
10e) Electric and telephone lines and systems easement granted to the City of Austin, by instrument dated March 15, 1956, recorded in Volume 1916, Page 94 of the Deed Records of Travis County, Texas, (TRACT 5) ---Subject to, as shown
10f) Electric and telephone lines and systems easement granted to the City of Austin, by instrument dated December 20, 1957, recorded in Volume 1916, Page 148 of the Deed Records of Travis County, Texas, (TRACTS 1, 2 AND 3) ---Subject to, not plottable
10g) Channel easements awarded to the State of Texas and County of Travis by Judgment entered in Cause No. 291, in the County Court of Travis County, Texas, a certified copy of which is recorded in Volume 3073, Page 1756 of the Deed Records of Travis County, Texas, (TRACTS 1 AND 4) ---Subject to, as shown

- 10h) Building setbacks along side, rear and street facing property line(s), as set out in instrument recorded in Volume 3387, Page 2117 of the Deed Records of Travis County, Texas, (TRACTS 1, 2 AND 3) ---Tract 1 and Tract 2 Subject to 75' Building Line, as shown. All other setbacks superseded by (76/101)
10i) Water main easement granted to the City of Austin, by instrument dated June 28, 1968, recorded in Volume 3853, Page 630 of the Deed Records of Travis County, Texas, (TRACTS 2 AND 3) ---Subject to, as shown
10j) Electric and telephone lines and systems easement granted to the City of Austin, by instrument dated December 30, 1968, recorded in Volume 3768, Page 1761 of the Deed Records of Travis County, Texas, (TRACT 1) ---The first easement listed falls in Duval Road, does not affect; The second easement listed affects Tracts 2 and 3, as shown; the third easement listed affects Tracts 1 and 2, as shown
10k) Sanitary sewer easement granted to the City of Austin, by instrument dated July 11, 1968, recorded in Volume 3853, Page 638 of the Deed Records of Travis County, Texas, (TRACT 1) ---Subject to, as shown
10l) Sanitary sewer easement granted to the City of Austin, by instrument dated August 1, 1969, recorded in Volume 3768, Page 360 of the Deed Records, as further affected by instrument recorded in Volume 3853, Page 630 of the Deed Records, as further affected by instrument recorded in Volume 12557, Page 947 of the Real Property Records, both of Travis County, Texas, (TRACT 4) ---Subject to, as shown, then QUITCLAIMED to State of Texas in (12257/947)
10m) Sanitary sewer easement granted to the City of Austin, by instrument dated January 30, 1970, recorded in Volume 3811, Page 2035 of the Deed Records of Travis County, Texas, (TRACT 3) ---Subject to, as shown
10n) Sanitary sewer easement granted to the City of Austin, by instrument dated January 30, 1970, recorded in Volume 3811, Page 2035 of the Deed Records of Travis County, Texas, (TRACT 2) ---Subject to, as shown
10o) Electric and telephone lines and systems easement granted to the City of Austin, by instrument dated November 24, 1969, recorded in Volume 3871, Page 2068 of the Deed Records of Travis County, Texas, (TRACT 2) ---Subject to, as shown
10p) Water line easement granted to the City of Austin, by instrument dated July 8, 1977, recorded in Volume 3853, Page 630 of the Deed Records, as further affected by instrument recorded in Volume 12557, Page 947 of the Real Property Records, both of Travis County, Texas, (TRACT 3) ---Does not affect, easement falls in Duval Road, then QUITCLAIMED to State of Texas in (12257/947)
10q) Electric and telephone lines and systems easement granted to the City of Austin, by instrument dated August 26, 1977, recorded in Volume 5907, Page 2117 of the Deed Records of Travis County, Texas, (TRACT 1) ---Subject to, not plottable, references in deed are confusing or incorrect
10r) Electric and telephone lines and systems easement granted to the City of Austin, by instrument dated October 4, 1982, recorded in Volume 7907, Page 665 of the Deed Records of Travis County, Texas, (TRACT 2) ---Subject to, not plottable, references in deed are confusing or incorrect
10s) Underground electric and telephone lines and systems easement granted to the City of Austin, by instrument dated December 20, 1982, recorded in Volume 7957, Page 597 of the Deed Records of Travis County, Texas, (TRACT 2) ---Subject to, not plottable, references in deed are confusing or incorrect
10t) Telephone apparatus and appurtenances easement granted to Southwestern Bell Telephone Company, by instrument dated January 28, 1984, recorded in Volume 12132, Page 214 of the Real Property Records of Travis County, Texas, (TRACT 2) ---Subject to, as shown
10u) Terms, conditions and stipulations of that certain Water Pollution Abatement Plan approved March 15, 1994, evidenced by Affidavit recorded in Volume 12326, Page 588 of the Real Property Records of Travis County, Texas, (TRACTS 1, 2 AND 3) ---Subject to, blanket type easement, not plottable
10v) Drainage easement granted to the City of Austin, by instrument dated October 19, 1994, recorded in Volume 12386, Page 920 of the Real Property Records of Travis County, Texas, (TRACTS 2 AND 3) ---Subject to, not plottable, cannot read the deed
10w) Electric utility easement granted to the City of Austin, by instrument dated February 8, 1996, recorded in Volume 12620, Page 531 of the Real Property Records of Travis County, Texas, (TRACT 2) ---Subject to, as shown
10x) Water and wastewater easement awarded to the City of Austin by Judgment entered in Cause No. 1862, in the County Court at Law of Travis County, Texas, a certified copy of which is recorded in Volume 12618, Page 73 of the Real Property Records of Travis County, Texas, (TRACT 4) ---Subject to, not plottable, cannot read the deed
10y) Terms, conditions and stipulations of that certain Edwards Aquifer Protection Plan approved August 1, 1997, evidenced by Affidavit recorded in Volume 13363, Page 19 of the Real Property Records of Travis County, Texas, (TRACTS 1, 2 AND 3) ---Subject to, blanket type easement, not plottable
10z) Telephone apparatus and appurtenances easement granted to Southwestern Bell Telephone Company, by instrument dated February 14, 2000, recorded under Document No. 2000021987 of the Official Public Records of Travis County, Texas, (TRACT 2) ---Subject to, as shown
10aa) The terms, conditions and stipulations of that certain Allocation Agreement and Restrictive Covenants dated March 1, 2012, recorded under Document No. 2012032969, corrected by Document No. 201216735, both of the Official Public Records of Travis County, Texas, (TRACTS 1, 2 AND 3) ---Subject to, not plottable

LINE TABLE					RECORD				
LINE	BEARING	DELTA	ARC	DISTANCE	LINE	BEARING	DELTA	ARC	DISTANCE
L1	N68°00'19"W	334.62'			N64°37'W	334.80'			
L2	N77°31'03"E	118.25'			N78°58'E	118.24'			
L3	S65°38'00"E	238.14'			S64°18'E	238.21'			
L4	N28°43'45"E	74.95'			S30°12'W	75.01'			
L5	N28°43'44"E	56.14'							
L6	N60°11'04"W	15.41'			N60°09'27"W	15.46'			
L7	N30°32'49"E	7.40'			N31°00'04"E	7.43'			
L8	S28°08'27"W	35.90'			S28°09'45"W	35.81'			
L9	S84°03'26"W	8.76'			S85°26'W	9.04'			
L10	S27°49'41"W	41.19'			S28°07'39"W	41.71'			
L11	N04°35'51"W	8.39'							
L12	N10°29'47"W	82.43'			N08°16'W	82.00'			
L13	N79°45'57"E	196.23'			N82°02'E	196.3'			
L14	N28°48'07"E	399.84'			N31°00'E	400.00'			
L15	S55°47'38"E	234.02'			N53°00'00"W	236.10'			
L16	S44°07'01"W	109.86'							
L17	S22°03'49"E	101.88'							
L18	S71°12'16"W	195.66'			S73°29'00"W				
L19	S02°14'52"W	39.56'							

CURVE TABLE					RECORD				
CURVE	RADIUS	DELTA	ARC	CHORD	CURVE	RADIUS	DELTA	ARC	CHORD
C1	169.44'	315.44'	9.65'		N75°53'16"E	9.65'			
C2	517.99'	622.46'	148.08'		N74°54'01"E	147.58'			
C3	486.81'	559.08'	468.59'		S55°01'14"W	450.71'			
C4	90.01'	51°31'00"	80.93'		N79°36'58"E	78.23'			
C5	608.52'	204°02'27"	219.57'		N84°57'46"W	218.36'			
C6	90.01'	58°39'52"	92.16'		S65°58'03"E	88.19'			
C7	90.01'	72°09'28"	113.36'		S51°02'00"W	106.01'			
C8	601.18'	9°48'55"	102.99'		N87°58'42"W	102.86'			
C9	2020.06'	11°01'59"	388.99'		N16°08'45"W	388.39'			
C10	2020.06'	2°00'07"	70.59'		N11°37'50"W	70.58'			
C11	2020.06'	9°01'52"	318.40'		N17°08'49"W	318.08'			
C12	2073.07'	3°06'03"	112.19'		N22°13'36"W	112.18'			
C13	2073.07'	15°30'19"	561.01'		N30°37'46"W	559.30'			

GENERAL SURVEY NOTES:
PROPERTY ADDRESS: 11705 RESEARCH BOULEVARD, AUSTIN, TEXAS 78759
ATTACHMENTS: 1249--002--TR4

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:
SM Company, a Delaware corporation
First American Title Insurance Company
Heritage Title Company of Austin, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7a, 7b, 7c, 8, 9, 13 & 14 of Table A thereof.

The field work was completed on January 15, 2019.

Rudolf J. Patz, Jr.
Registered Professional Land Surveyor
State of Texas No. 5388
RJChaparralSurvey.com

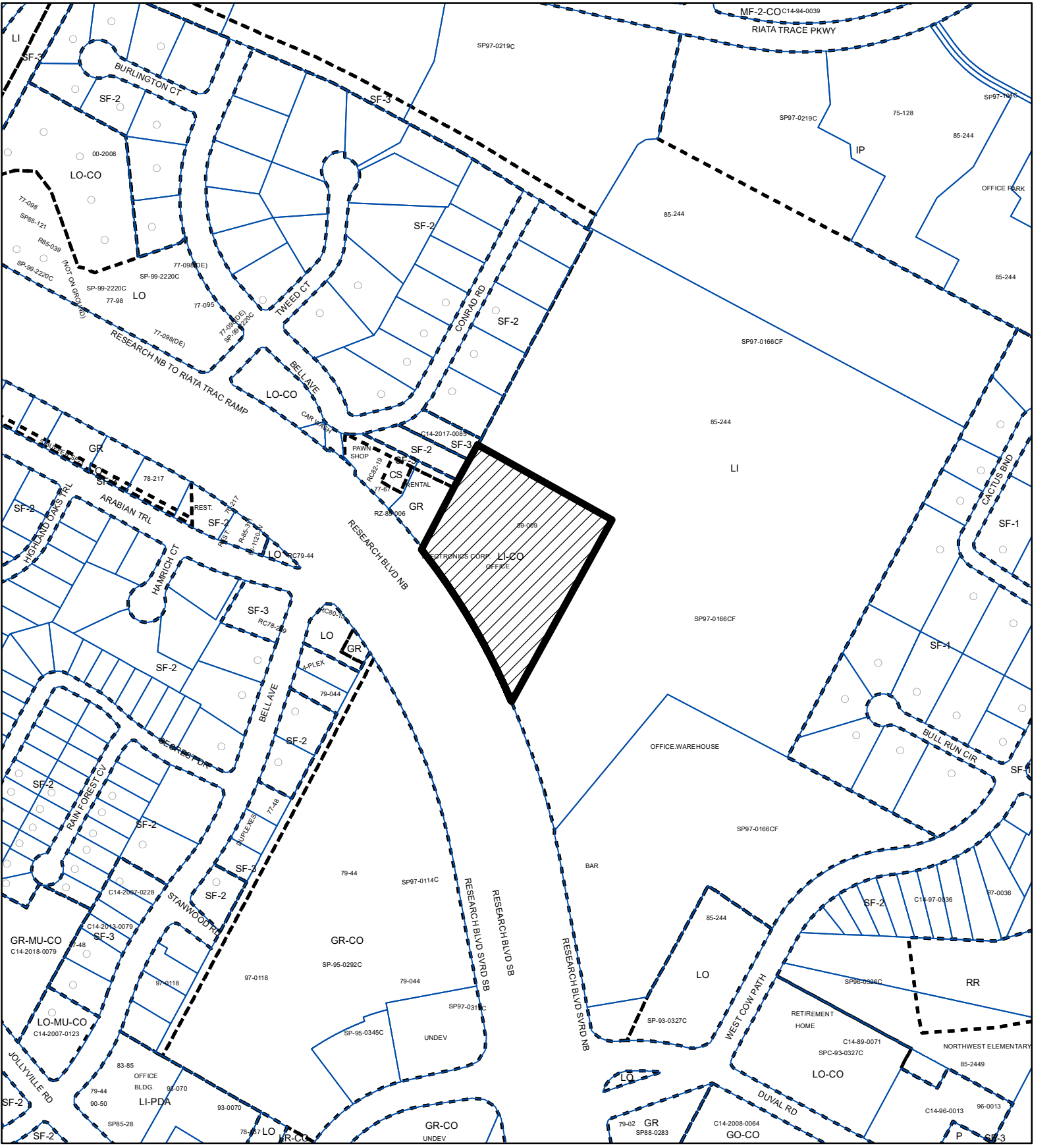
Date: 2/1/19

PROJECT NO.: 1249--002--TR4
DRAWING NO.: 1249--002--TR4
PLOT DATE: 02/01/19
PLOT SCALE: 1" = 100'




DRAWN BY: SA/ESB/MLT
Firm No. 10124500

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724

SHEET 01 OF 01



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2020-0146
Exhibit B

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

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 12/16/2020