ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6501 AND 6705 REGIENE ROAD IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE-FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT AND LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) 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 single-family residence standard lot-neighborhood plan (SF-2-NP) combining district and limited industrial services-neighborhood plan (LI-NP) combining district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district on the property described in Zoning Case No. C14-2020-0150, on file at the Housing and Planning Department, as follows:

Tract 1:
12.1739 acres (530,294 square feet) of land, out of the James Burleson Survey No. 19, Abstract No. 4 in Travis County, Texas, said 12.1739 acres of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance, and

Tract 2:
3.5130 acres (153,026 square feet) of land, out of the James Burleson Survey No. 19, Abstract No. 4 in Travis County, Texas, said 3.5130 acres of land being more particularly described by metes and bounds in Exhibit “B” incorporated into this ordinance (collectively referred to as the “Property”),

locally known as 6501 and 6705 Regiene Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “C”.

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 services (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 is subject to the regulations set forth in this part:

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

- Bed and breakfast (Group 1)
- Condominium residential
- Group residential
- Pet services
- Retirement housing (large site)
- Single-family residential
- Two-family residential
- Bed and breakfast (Group 2)
- Duplex residential
- Multifamily residential
- Retirement housing (small site)
- Single-family attached residential
- Townhouse residential
- Short-term rental

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

- Agricultural sales and services
- Automotive repair services
- Basic industry
- Campground
- Drop-off recycling collection facility
- Electronic testing
- Equipment sales
- Funeral services
- Kennels
- Maintenance and service facilities
- Outdoor sports and recreation
- Recycling center
- Scrap and salvage
- Veterinary services
- Automotive rentals
- Automotive sales
- Building maintenance services
- Construction sales and services
- Electronic prototype assembly
- Equipment repair services
- Exterminating services
- General warehousing and distribution
- Laundry services
- Monument retail sales
- Railroad facilities
- Resource extraction
- Vehicle storage

(C) Light manufacturing use is a prohibited use on the Property, excluding a brewery as the principal use of the Property. A brewery as a principal use on the Property shall require no minimum square feet of gross floor area of the principal developed use.

(D) The maximum height of a building or structure on Tract 1 shall not exceed 275 feet.
(E) The maximum height of a building or structure on Tract 2 shall not exceed 120 feet.

(F) Convenience storage use on the Property shall not exceed 20,000 square feet.

(G) Development on the Property may not exceed a floor-to-area ratio (F.A.R.) of 2:1.

(H) Section 25-6-478(A) *(Motor Vehicle Reductions General)* is modified to provide that the minimum off-street parking required within the area described 25-6-478(A) is 50% of the total off-street parking established by Appendix A *(Table of Off-Street Parking and Loading Requirements)*.

(I) Section 25-2-492 *(Site Development Regulations)* is modified to require when the principal use of the Property is a brewery a 50-foot wide building setback shall be established and maintained where the brewery use abuts any residential land use.

**PART 5.** Except as otherwise specifically provided by this ordinance, the Property is subject to all other rules, regulations, and ordinances of the City, including Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

**PART 6.** This ordinance takes effect on ________________, 2022.

**PASSED AND APPROVED**

§

§

__________________________ , 2022 § __________________________

Steve Adler
Mayor

**APPROVED:** ____________________________ **ATTEST:** ____________________________

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk
Legal Description


BEGINNING, at a calculated point in the east right-of-way line of U.S. Highway 183 (aka Ed Bluestein Boulevard, right-of-way varies), said point being in the east line of a called 0.673 acre tract (Parcel 132) conveyed to the State of Texas in Document No. 2015197901 (O.P.R.T.C.T.), and being in the north line of a called 53.784 acre tract (described as Exhibit A, Parcel 2, Part One) conveyed to the State of Texas in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), and being the northwest corner of a called 1.471 acre “save and except” tract (described as Exhibit B) conveyed to Missouri Pacific Railroad Company in Volume 11339, Page 2005 (R.P.R.T.C.T.), and being the southwest corner of said Kunicko Tract 2, for the southwest corner and POINT OF BEGINNING hereof, from which a TxDot Type II brass disc found at a corner in the east right-of-way line of said US 183 bears, S27°46’49”W, a distance of 106.16 feet;

THENCE, with the east right-of-way line of said US 183, in part with the east line of said State of Texas Parcel 132, in part with the east line of a called 0.217 acre tract (Parcel 131) conveyed to the State of Texas in Document No. 2016160674 (O.P.R.T.C.T.), and with the west lines of said Kunicko Tracts 1 and 2, the following five (5) courses and distances:

1) N27°46’49”E, a distance of 164.13 feet to a TxDot Type II brass disc found for an angle point hereof,
2) N00°28’41”E, a distance of 109.76 feet to a mag nail found for an angle point hereof,
3) N20°28’42”E, passing at a distance of 0.71 feet, a 1/2-inch iron rod with "Waterloo 4324" cap found at the common west corner of said Kunicko Tracts 1 and 2, and continuing for a total distance of 376.32 feet to a TxDot Type II brass disc found for an angle point hereof,
4) N27°54’40”E, a distance of 30.26 feet to a calculated point for an angle point hereof, from which a disturbed TxDot Type I concrete monument found bears, S23°45’13”W, a distance of 0.39 feet, and
5) N30°43’16”E, a distance of 44.62 feet to a calculated point for the northwest corner hereof, said point being at the intersection of the south right-of-way line of Regiene Road (right-of-way varies, partially described in Volume 1795, Page 249 of the Deed Records of Travis County, Texas (D.R.T.C.T.)) with the east right-of-way line of said US 183, and being the northwest corner of said Kunicko Tract 1, from which a mag nail found bears, N26°07’00”W, a distance of 1.16 feet;

THENCE, with the south right-of-way line of said Regiene Road and the north line of said Kunicko Tract 1, S51°19’15”E, a distance of 66.54 feet to a 1/2-inch iron rod found for an angle point hereof, said point

Exhibit A
being the northwest corner of a called 0.237 acre tract conveyed to Laurie Lynn Alkier in Document No. 2004026976 (O.P.R.T.C.T.), and being the northeast corner of said Kunicko Tract 1;

THENCE, leaving the south right-of-way line of said Regiene Road, with the east line of said Kunicko Tract 1, in part with the west line of said 0.237 acre Alkier tract, and in part with the west line of a called 0.228 acre tract also conveyed to Laurie Lynn Alkier in Document No. 2004026976 (O.P.R.T.C.T.), S00°45’16”W, a distance of 240.69 feet to a 1/2-inch iron pipe found for an angle point hereof, said point being the northwest corner of Lot 1 of Kurachi Subdivision, recorded in Document No. 200400223 (O.P.R.T.C.T.), and being the southwest corner of said Alkier 0.228 acre tract, from which a 1/2-inch iron rod found bears, N56°50’40”E, a distance of 3.69 feet;

THENCE, with the common line of said Lot 1 and said Kunicko Tract 1, S01°43’29”W, a distance of 168.22 feet to a 1/2-inch iron rod found for an interior ell-corner hereof, said point being the southwest corner of said Lot 1, and being the common east corner of said Kunicko Tracts 1 and 2;

THENCE, with the common line of said Lot 1 and said Kunicko Tract 2, S81°32’19”E, a distance of 146.01 feet to a 1/2-inch iron rod found for an angle point hereof, said point being a corner in the south right-of-way line of said Regiene Road, and being the common east corner of said Lot 1 and said Kunicko Tract 2;

THENCE, with the south and east right-of-way lines of said Regiene Road, and with the north line of said Kunicko Tract 2, the following three (3) courses and distances:

1) S81°09’25”E, a distance of 323.41 feet to a 1/2-inch iron pipe found for an interior ell-corner hereof,
2) N11°07’27”E, a distance of 383.36 feet to a 1/2-inch iron pipe found for an angle point hereof, and
3) N10°56’26”E, a distance of 223.38 feet to a 1/2-inch iron pipe found for an exterior ell-corner hereof, said point being the northeast terminus of said Regiene Road, and being an angle point in the south line of Lot 2A of the Resubdivision of Lot 1, Motorola Inc. Ed Bluestein Facility, recorded in Document No. 200600304 (O.P.R.T.C.T.), and being an exterior ell-corner in the north line of said Kunicko Tract 2;

THENCE, with the north line of said Kunicko Tract 2, in conflict in part with the south line of said Lot 2A, and in conflict in part with the south line of Lot 1A-B of the Resubdivision of Lot 1A, Resubdivision of Lot 1, Motorola Inc. Ed Bluestein Facility, recorded in Document No. 200900045 (O.P.R.T.C.T.), the following two (2) courses and distances:

1) S57°30’29”E, a distance of 42.40 feet to a 1/2-inch iron rod with "Waterloo 4234" cap found for an angle point hereof, and
2) S55°56’12”E, a distance of 460.17 feet to a calculated point for the northeast corner hereof, said point

THENCE, departing the north line of said Kunicko Tract 2, S06°37’12”W, over and across said conflict area with Kunicko Tract 2 and said Lot 2A, at a distance of 11.77 feet passing the south line of said Lot 2A, and continuing across Kunicko Tract 2 for a total distance of 489.09 feet to a calculated point on a curve to the right, being in the north line of said 53.784 acre State of Texas tract, and the north line of said 1.471 acre Missouri Pacific Railroad Company tract, from which iron rod with aluminum “SDHPT” cap found at the point of tangency of said curve bears, along the arc of the curve to the left, whose radius is 7,115.00 feet, whose arc length is 54.22 feet and whose chord bears N85°44’41”E, a distance of 54.22 feet;
THENCE, along the arc of a curve to the right, whose radius is 7115.00 feet, whose arc length is 1232.38 feet and whose chord bears N89°04'29"W, a distance of 1230.84 feet to the POINT OF BEGINNING and containing 12.1739 Acres (530,294 Square Feet) of land, more or less.

Notes:
1. 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 1.000029500981. See attached sketch (reference drawing: 01049.dwg.)
2. The south line of said Kunicko Tract 2 described in 2019143558 (O.P.R.T.C.T.) states that it follows the north line of said 53.784 acre State of Texas tract, but monuments found in the field that correspond to the north line of said 53.784 acre State of Texas tract do not align with the set monuments for Kunicko Tract 2.

12/2/2021
Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC
ZONING EXHIBIT
City of Austin, Travis County, Texas

NOTES:
1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000029500981.
3. THERE ARE SEVERAL DISCREPANCIES BETWEEN THIS SURVEY AND THE RECORD DESCRIPTION OF THE 2019143558 TRACTS.

Date: 12/2/2021
Project: 01049
Scale: 1" = 200'
Reviewer: SMD
Tech: SMD
Field Crew: TS/JC
Survey Date: JULY 20
Sheet: 3 OF 3

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300
EXHIBIT “_____”

**Legal Description**

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3.5130 ACRES (153,026 SQUARE FEET) OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 14.0224 ACRE TRACT (DESCRIBED AS TRACT 2) CONVEYED TO KUNICKO, LLC, IN DOCUMENT NO. 2019143558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 14.0224 ACRE TRACT ALSO DESCRIBED AS THE REMAINDER OF LOT 1 OF THE C. BEN HIBBETTS REALTY, INC., SUBD. NO. 2, RECORDED IN VOLUME 75, PAGE 149 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 3.5130 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a calculated point in the east right-of-way line of U.S. Highway 183 (aka Ed Bluestein Boulevard, right-of-way varies), said point being in the east line of a called 0.673 acre tract (Parcel 132) conveyed to the State of Texas in Document No. 2015197901 (O.P.R.T.C.T.), and being in the north line of a called 53.784 acre tract (described as Exhibit A, Parcel 2, Part One) conveyed to the State of Texas in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), and being the northwest corner of a called 1.471 acre “save and except” tract (described as Exhibit B) conveyed to Missouri Pacific Railroad Company in Volume 11339, Page 2005 (R.P.R.T.C.T.), and being the southwest corner of said Kunicko Tract 2, from which a TxDot Type II brass disc found at a corner in the east right-of-way line of said US 183 bears, S27°46'49"W, a distance of 106.16 feet;

THENENCE, with the north line of said 53.784 acre State of Texas tract, in part with the north line of said 1.471 acre Missouri Pacific Railroad Company tract, along the arc of a curve to the left, whose radius is 7115.00 feet, whose arc length is 1232.38 feet and whose chord bears S89°04'29"E, a distance of 1,230.84 feet to a calculated point for the POINT OF BEGINNING hereof;

THENENCE, departing said line, over and across said Kunicko Tract 2, N06°37'12"E, at a distance of 477.32 feet passing the south line of Lot 2A of the Resubdivision of Lot 1, Motorola Inc. Ed Bluestein Facility, recorded in Document No. 200600304 (O.P.R.T.C.T.), and continuing for a total distance of 489.09 feet to a calculated point on the north line of said Kunicko Tract 2;

THENENCE, with the north line of said Kunicko Tract 2, in conflict in part with the south line of said Lot 2A, and in conflict in part with the south line of Lot 1A-B of the Resubdivision of Lot 1A, Resubdivision of Lot 1, Motorola Inc. Ed Bluestein Facility, recorded in Document No. 200900045 (O.P.R.T.C.T.), the following two (2) courses and distances:

S55°56'12"E, a distance of 637.77 feet to a calculated point for the northeast corner hereof, said point being in the north line of said 53.784 acre State of Texas tract, from which a bolt found at the northeast corner of said Kunicko Tract 2 bears, S55°56'12"E, a distance of 38.45 feet;

THENENCE, with the north line of said 53.784 acre State of Texas tract, in part with the north line of said 1.471 acre Missouri Pacific Railroad Company tract, and diverging from the record south line of said Kunicko Tract 2 (see note 2), the following five (5) courses and distances:

Exhibit B
1) **S71°55'14"W**, a distance of **8.29** feet to an iron rod found with aluminum “SDHPT” cap found for an interior ell-corner hereof,

2) **S18°40'45"E**, a distance of **25.16** feet to an iron rod found with aluminum “SDHPT” cap found for the southeast corner and a non-tangent point of curvature hereof,

3) Along the arc of a curve to the right, whose radius is **1860.00** feet, whose arc length is **379.65** feet and whose chord bears **S77°52'04"W**, a distance of **378.99** feet to an iron rod found with aluminum “SDHPT” cap found for an angle point hereof,

4) **S83°24'22"W**, a distance of **161.37** feet to an iron rod found with aluminum “SDHPT” cap found for a point of curvature hereof, and

5) Along the arc of a curve to the right, whose radius is **7115.00** feet, whose arc length is **54.22** feet and whose chord bears **S85°44'41"W**, a distance of **54.22** feet to the POINT OF BEGINNING and containing 3.5130 Acres (153,026 Square Feet) of land, more or less.

**Notes:**

1. 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 1.000029500981. See attached sketch (reference drawing: 01049.dwg.)

2. The south line of said Kunicko Tract 2 described in 2019143558 (O.P.R.T.C.T.) states that it follows the north line of said 53.784 acre State of Texas tract, but monuments found in the field that correspond to the north line of said 53.784 acre State of Texas tract do not align with the set monuments for Kunicko Tract 2.

---

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC

12/2/2021
ZONING EXHIBIT
City of Austin, Travis County, Texas

LOT 2A
RESUBDIVISION
OF LOT 1
MOTOROLA INC.
ED BLUESTEIN
FACILITY
DOC. NO. 200600304
O.P.R.T.C.T.

3.5130 ACRE(S)
153,026 SQUARE FEET

P.O.B.
GRID N: 10069773.32
GRID E: 3138146.84

P.O.C.
GRID N: 10069793.20
GRID E: 3136916.19

1" = 200'
GRAPHIC SCALE:

100
300
400

12/2/2021
1049
1" = 200'
SMD
SMD
TS/JC
JULY 20
1 OF 3

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

JAMES
BURLESON
SURVEY NO. 19
ABSTRACT NO. 4

H. & T.C. RAILROAD
(R.O.W. VARIES)

U.S. HIGHWAY 183
(aka ed bluesein Blvd.)

U.S. HIGHWAY 183
(aka ed bluesein Blvd.)

ED BLUESTEIN BLVD.
(R.O.W. VARIES)

MOTOROLA INC.
ED BLUESTEIN FACILITY

ZONING EXHIBIT
City of Austin, Travis County, Texas

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

ZONING EXHIBIT
3.5130 ACRE(S)
153,026 SQUARE FEET

P.O.B.
GRID N: 10069773.32
GRID E: 3138146.84

P.O.C.
GRID N: 10069793.20
GRID E: 3136916.19

1" = 200'
GRAPHIC SCALE:

100
300
400

12/2/2021
1049
1" = 200'
SMD
SMD
TS/JC
JULY 20
1 OF 3

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

ZONING EXHIBIT
City of Austin, Travis County, Texas

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300
ZONING EXHIBIT
City of Austin, Travis County, Texas

[A] CALLED 1.4041 ACRE (TRACT 1)
KUNICKO, LLC
DOC. NO. 2019143558
O.P.R.T.C.T.

[B] LOT 1A-B
RESUBDIVISION OF LOT 1A,
RESUBDIVISION OF LOT 1
MOTOROLA INC.
ED BLUESTEIN FACILITY
DOC. NO. 200900045
O.P.R.T.C.T.

[C] CALLED 0.237 ACRE
LAURIE LYNN ALKIER
DOC. NO. 2004026976
O.P.R.T.C.T.

[D] CALLED 0.228 ACRE
LAURIE LYNN ALKIER
DOC. NO. 2004026976
O.P.R.T.C.T.

[E] LOT 1
KURACHI SUBDIVISION
DOC. NO. 200400223
O.P.R.T.C.T.

[F] REGIENE ROAD
(R.O.W. VARIES)
DEDICATED IN
VOL. 1795, PG. 249
D.R.T.C.T.

[G] CALLED 0.217 ACRE
(PARCEL 131)
THE STATE OF TEXAS
DOC. NO. 2016160674
O.P.R.T.C.T.

[H] CALLED 0.673 ACRE
(PARCEL 132)
THE STATE OF TEXAS
DOC. NO. 2015197901
O.P.R.T.C.T.

[I] CALLED 1.471 ACRE
(EXHIBIT B)
MISSOURI PACIFIC
RAILROAD COMPANY
VOL. 11339, PG. 2005
R.P.R.T.C.T.

[J] CALLED 53.784 ACRES
(EXHIBIT A, PARCEL 2
PART ONE)
STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.

[K] REMAINDER OF LOT 1
C. BEN HIBBETTS
REALTY, INC. SUBD. NO. 2
VOL. 75, PG. 149
P.R.T.C.T.
CALLED 14.0224 ACRES
(TRACT 2)
KUNICKO, LLC
DOC. NO. 2019143558
O.P.R.T.C.T.

[BOUNDARY CORNER NOTES:
1. FROM WHICH A 1/2" IRON ROD
WITH WATERLOO 4234" PLASTIC
CAP FOUND BEARS N20°28′42″E,
0.71′.
2. FROM WHICH A DISTURBED
TXDOT TYPE I CONCRETE
MONUMENT BEARS S23°45′13″W,
0.39′.
3. FROM WHICH A MAG NAIL
FOUND BEARS N26°07′00″W, 1.16′.
4. FROM WHICH A 1/2" IRON ROD
FOUND BEARS N56°50′40″E, 3.69′.

[LEGEND]

[PROPERTY LINE]
EXISTING PROPERTY LINES
● 1/2" IRON ROD FOUND
(UNLESS NOTED)
▲ MAG NAIL FOUND
○ BOLT FOUND
○ 1/2" IRON PIPE FOUND
(UNLESS NOTED)
● IRON ROD WITH "WATERLOO
4234" CAP FOUND
△ CALCULATED POINT
● TXDOT TYPE I BRASS DISC
FOUND
■ TXDOT TYPE I CONCRETE
MONUMENT FOUND
○ IRON ROD WITH "SDHPT"
ALUMINUM CAP FOUND

[P.O.B.]
VOLUME, PAGE
DOC. NO.
R.O.W.
P.R.T.C.T.
R.P.R.T.C.T.
O.P.R.T.C.T.
D.R.T.C.T.
O.D.R.T.C.T.

[REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS]
[OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS]
[DEED RECORDS, TRAVIS COUNTY, TEXAS]

[RECORD INFORMATION PER
DOC. NO. 2019143558]
[RECORD INFORMATION PER
VOL. 11339, PG. 2005]

[RECORD INFORMATION PER
TXDOT ROW MAPS]
[RECORD INFORMATION PER
PLAT DOC. NO. 200900045]
ZONING EXHIBIT
City of Austin, Travis County, Texas

**LINE TABLE**

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<td>L1</td>
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<td>L2</td>
<td>N00°28'41&quot;E</td>
<td>109.76'</td>
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<tr>
<td>L3</td>
<td>N27°54'40&quot;E</td>
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<td>S00°45'16&quot;W</td>
<td>240.69'</td>
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<td>L9</td>
<td>N10°56'26&quot;E</td>
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<tr>
<td>L10</td>
<td>S57°30'29&quot;E</td>
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<td>S71°55'14&quot;E</td>
<td>8.29'</td>
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<td>L12</td>
<td>S18°40'45&quot;E</td>
<td>25.16'</td>
</tr>
<tr>
<td>L13</td>
<td>S83°24'22&quot;W</td>
<td>161.37'</td>
</tr>
<tr>
<td>L14</td>
<td>S27°46'49&quot;W</td>
<td>106.16'</td>
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<tbody>
<tr>
<td>L2</td>
<td>N00°28'41&quot;E</td>
<td>109.76'</td>
</tr>
<tr>
<td>L3</td>
<td>N27°54'40&quot;E</td>
<td>30.26'</td>
</tr>
<tr>
<td>L4</td>
<td>N30°43'16&quot;E</td>
<td>44.62'</td>
</tr>
<tr>
<td>L5</td>
<td>S48°16'04&quot;E</td>
<td>67.61'</td>
</tr>
<tr>
<td>L6</td>
<td>S03°36'31&quot;W</td>
<td>240.54'</td>
</tr>
<tr>
<td>L7</td>
<td>S17°57'02&quot;E</td>
<td>25.00'</td>
</tr>
<tr>
<td>L8</td>
<td>S03°36'31&quot;W</td>
<td>167.79'</td>
</tr>
<tr>
<td>L9</td>
<td>S11°10'13&quot;E</td>
<td>147.43'</td>
</tr>
<tr>
<td>L10</td>
<td>S13°48'58&quot;E</td>
<td>223.77'</td>
</tr>
<tr>
<td>L11</td>
<td>S57°11'03&quot;E</td>
<td>42.48'</td>
</tr>
<tr>
<td>L12</td>
<td>S83°43'22&quot;W</td>
<td>161.64'</td>
</tr>
</tbody>
</table>

**CURVE TABLE**

<table>
<thead>
<tr>
<th>CURVE #</th>
<th>LENGTH</th>
<th>RADIUS</th>
<th>DELTA</th>
<th>BEARING</th>
<th>DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>379.65'</td>
<td>1,860.00'</td>
<td>11°41'41&quot;</td>
<td>S77°52'04&quot;W</td>
<td>378.99'</td>
</tr>
<tr>
<td>C2</td>
<td>54.22'</td>
<td>7,115.00'</td>
<td>0°26'12&quot;</td>
<td>S85°44'41&quot;W</td>
<td>54.22'</td>
</tr>
<tr>
<td>C3</td>
<td>1,232.38'</td>
<td>7,115.00'</td>
<td>9°55'27&quot;</td>
<td>S89°04'29&quot;E</td>
<td>1,230.84'</td>
</tr>
</tbody>
</table>

**RECORD CURVE TABLE**

<table>
<thead>
<tr>
<th>CURVE #</th>
<th>LENGTH</th>
<th>RADIUS</th>
<th>DELTA</th>
<th>BEARING</th>
<th>DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>((C1))</td>
<td>378.96'</td>
<td>1,860.00'</td>
<td>11°40'24&quot;</td>
<td>S77°53'10&quot;W</td>
<td>378.30'</td>
</tr>
</tbody>
</table>

**NOTES:**

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000029500981.


3. THERE ARE SEVERAL DISCREPANCIES BETWEEN THIS SURVEY AND THE RECORD DESCRIPTION OF THE 2019143558 TRACTS.

Date: 12/2/2021
Project: 01049
Scale: 1" = 200'
Reviewer: SMD
Tech: SMD
Field Crew: TS/VC
Survey Date: JULY 20
Sheet: 3 OF 3
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