

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY 120.3 ACRES, OF UNPLATTED LAND SITUATED IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, CITY OF PFLUGERVILLE, IN TRAVIS COUNTY, TEXAS, FROM AGRICULTURE/DEVELOPMENT RESERVE (A) TO SINGLE-FAMILY MIXED USE (SF-MU), NEIGHBORHOOD SERVICES (NS), PUBLIC FACILITIES (PF), AND SINGLE-FAMILY RESIDENTIAL (SF-R); TO BE KNOWN AS THE MURCHISON TRACT REZONING (2022-6-REZ); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, under the authority of Chapter 211 of the Texas Local Government Code, the City of Pflugerville (City) adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

**WHEREAS**, the City has been petitioned by the property owner in accordance with the procedures of the City of Pflugerville's Code of Ordinances, Chapter 157, Unified Development Code, to amend the zoning of an approximate 120.3 acres situated in the William Caldwell Survey No. 66, Abstract No. 162, City of Pflugerville, Travis County, Texas, from Agriculture/Development Reserve (A) to Single-Family Mixed Use (SF-MU), Neighborhood Services (NS), Public Facilities (PF), and Single-Family Residential (SF-R), as depicted and described in **Exhibit A**, which is attached hereto and fully incorporated herein for all purposes (Proposed Zoning); and

**WHEREAS**, the Planning and Zoning Commission held a public hearing on February 6, 2023, determined that the petition and associated application for the Proposed Zoning met the requirements of Chapter 157 of the City's Unified Development Code, and voted affirmatively in favor of its approval of the Proposed Zoning with a vote of 6-0; and

**WHEREAS**, the City has complied with all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:**

**SECTION 1.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**SECTION 2.** The City Council finds:

That the Proposed Zoning is in accordance with the City's Comprehensive Plan for the purpose of promoting the health, safety, morals and general welfare of the City, and is in accordance with the following purposes: 1) lessen congestion in City streets and thoroughfares; 2) secure safety from fire, panic and other dangers; 3) promote the general health and welfare; 4) provide adequate air and light; 5) prevent undue overcrowding of land; 6) avoid undue concentration of population; and 7) facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements.

**SECTION 3:** The City Council amends the Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 1203-15-02-24, as amended, to change the zoning district of the property described in Exhibit A from Agriculture/Development Reserve (A) to Single-Family Mixed Use (SF-MU), Neighborhood Services (NS), Public Facilities (PF), and Single-Family Residential (SF-R) for an approximate 120.3 acres situated in the William Caldwell Survey No. 66, Abstract No. 162, City of Pflugerville, Travis County, Texas. The property described herein may be developed and used in accordance with regulations established for the base zoning district of Single-Family Mixed Use (SF-MU), Neighborhood Services (NS), Public Facilities (PF), and Single-Family Residential (SF-R), as applicable, and all other applicable ordinances of the City.

**SECTION 4.** Cumulative and Repealer Clause. This ordinance shall be cumulative of all other ordinances of the City of Pflugerville, Texas, and shall not operate to repeal or affect any other ordinances of the City except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed to the extent of such conflict.

**SECTION 5.** Severability Clause. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or invalid, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

**SECTION 6.** Effective Date. That this Ordinance will become effective on its adoption and passage by the City Council in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

CITY OF PFLUGERVILLE,  
TEXAS

by:

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VICTOR GONZALES, Mayor

ATTEST:

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TRISTA EVANS, City Secretary

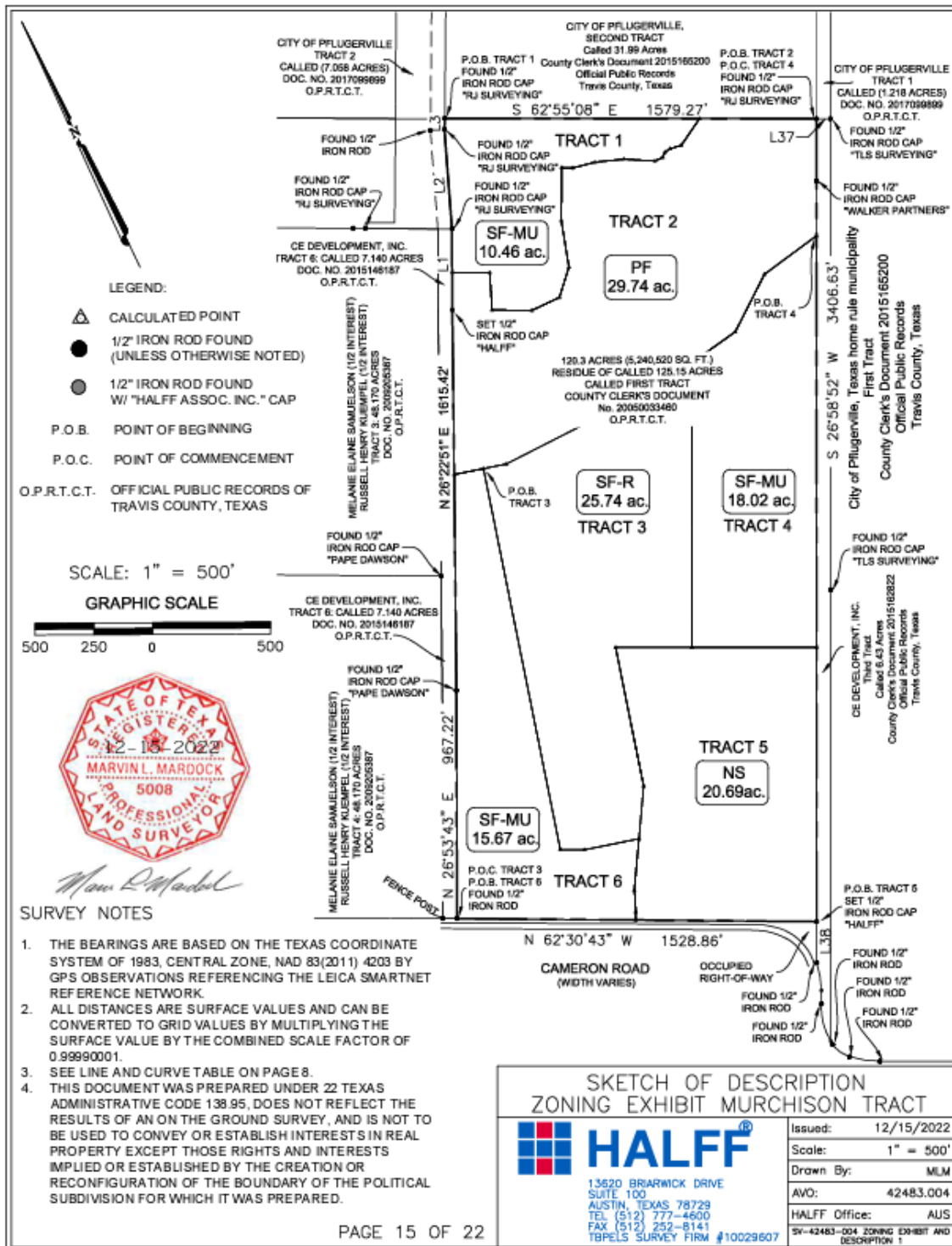
APPROVED AS TO FORM:

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CHARLES E. ZECH, City Attorney  
DENTON NAVARRO ROCHA BERNAL & ZECH, PC



# EXHIBIT "A"



# SURVEY

County: Travis  
Project: Murchison Zoning  
Halff AVO: 42483.004

EXHIBIT A  
December 15, 2022

## DESCRIPTION OVERALL TRACT

**BEING A 120.3 ACRE (5,240,520 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT 162, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THE CALLED 125.15 ACRE TRACT OF LAND CALLED FIRST TRACT CONVEYED UNTO JACK AND WINNIE MAE MURCHISON FAMILY PARTNERSHIP, LTD. DESCRIBED IN EXHIBIT "A", TOGETHER WITH THE CALLED 1.11 ACRE TRACT DESCRIBED AS MURCHISON RESIDENCE, TOGETHER WITH THE CALLED 30' WIDE ACCESS EASEMENT DESCRIBED IN EXHIBIT "B", RECORDED IN COUNTY CLERK'S FILE NUMBER 2005003460 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 120.3 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD 83(2011) 4203.**

**BEGIN** at a 1/2-inch iron rod found for the southeast corner of the called 7.140 acre tract of land referred to as Tract 6, conveyed unto CE Development, Inc. recorded in County Clerk's Document Number 2015146187 O.P.R.T.C.T., on the northerly right-of-way of Cameron Road (variable width Right-of-way) for the **POINT OF BEGINNING** and southwest corner of the herein described Tract of land;

**THENCE** North 26°53'43" East departing said northerly right-of-way line with the easterly line of said 7.140 acre tract of land, for a distance of 967.22 feet to a 1/2-inch iron rod with a cap stamped "PAPE DAWSON" found for an angle point of the herein described tract of land;

**THENCE** North 26°22'51" East with the easterly line of said 7.140 acre tract of land, for a distance of 1615.42 feet to a 1/2-inch iron rod with a cap stamped "HALFF" herein after referred to as "with a cap" set for an angle point of the herein described tract of land;

**THENCE** North 26°42'59" East with the easterly line of said 7.140 acre tract of land, for a distance of 346.09 feet to a 1/2-inch iron rod with a cap stamped "RJ SURVEYING" found for the southeast corner of the called 7.058 acre tract of land conveyed unto the City of Pflugerville recorded in County Clerk's Document Number 2017099899, O.P.R.T.C.T., for an angle point of the herein described tract of land;

**THENCE** North 22°40'11" East with the easterly line of said 7.058 acre tract of land, for a distance of 420.00 feet to a 1/2-inch iron rod with a cap stamped "RJ SURVEYING" found for an angle point on said 7.058 acre tract of land for an angle point of the herein described tract of land;

**THENCE** North 28°14'41" East with the easterly line of said 7.058 acre tract of land, for a distance of 48.41 feet to a 1/2-inch iron rod with a cap stamped "RJ SURVEYING" found for the southwest corner of the called 31.99 acre tract of land called Second Tract conveyed unto the City of Pflugerville recorded in County Clerk's Document Number 2015165200, O.P.R.T.C.T., for the northwest corner of the herein described tract of land;

**THENCE** South 62°55'08" East with the southerly line of said 31.99 acre tract of land, for a distance of 1579.27 feet to a 1/2-inch iron rod with a cap stamped "RJ SURVEYING" found for the southeast corner of the said 31.99 acre tract of land, the southwest corner of the called 1.218 acre tract of land called Tract 1 conveyed unto the City of Pflugerville in County Clerk's Document Number 2017099899, O.P.R.T.C.T and the northwest corner of the called 6.43 acre tract of land called Second Tract conveyed unto the CE Development, Inc. recorded in County Clerk's Document Number 20151628225200, O.P.R.T.C.T, for the northeast corner of the herein described tract of land from which a 1/2-inch iron rod with a cap stamped "TLS SURVEYING" found for the northeast corner of said 6.43 acre tract bears South 62°57'26" East, for a distance of 59.85 feet for reference;

**THENCE** South 26°58'52" West with the westerly line of said 6.43 acre tract of land, passing at 263.16 feet a 1/2-inch iron rod with a cap stamped "WALKER PARTNERS" found at the intersection of the southerly line of the City of Pflugerville Wastewater Easement recorded in Document 2016119312, O.P.R.T.C.T., and continuing for an overall distance of 3406.63 feet to a 1/2-inch iron rod with a cap set for the southeast corner of the herein described tract of land on the northerly right-of-way line of said Cameron Road from which a 1/2-inch iron rod found on the westerly line of said 6.43 acre tract of land bears South 26°59'39" West, for a distance of 175.28 feet for reference;

**THENCE** North 62°30'43" West with the northerly right-of-way line of said Cameron Road, for a distance of 1528.86 feet to the **POINT OF BEGINNING** and containing 120.3 Acres or 5,240,520 square feet of land more or less.

This document was prepared under 22 Texas Administrative Code 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creator or reconfiguration of the boundary of the political subdivision for which it was prepared.



12-15-2022

Compiled by Marvin L. Mardock  
Registered Professional Land Surveyor No. 5008  
State of Texas.  
Halff Associates, Inc.  
Firm No. 10029607  
13620 Briarwick Drive, Suite 100  
Austin, Texas 78729  
512-777-4600



**DESCRIPTION ZONING TRACT 1, ZONE SF-MU 10.46 AC.**

**BEING A 10.46 ACRE (455,593 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT 162, IN TRAVIS COUNTY, TEXAS, OUT OF THE 120.3 ACRE REMAINDER OF THE CALLED 125.15 ACRE TRACT OF LAND CALLED FIRST TRACT CONVEYED UNTO JACK AND WINNIE MAE MURCHISON FAMILY PARTNERSHIP, LTD. DESCRIBED IN EXHIBIT "A", TOGETHER WITH THE CALLED 1.11 ACRE TRACT DESCRIBED AS MURCHISON RESIDENCE, TOGETHER WITH THE CALLED 30' WIDE ACCESS EASEMENT DESCRIBED IN EXHIBIT "B", ALL RECORDED IN COUNTY CLERK'S FILE NUMBER 2005003460 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 10.46 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD 83(2011) 4203.**

**BEGIN** at a 1/2-inch iron rod with a cap stamped "RJ SURVEYING" found for the southwest corner of the called 31.99 acre tract of land referred to as Second Tract, conveyed unto the City of Pflugerville recorded in County Clerk's Document Number 2015165200, O.P.R.T.C.T, on the easterly line of the called 7.058 acre tract of land referred to as Tract 2 conveyed unto the City of Pflugerville, recorded in County Clerk's Document No. 2017099899, O.P.R.T.C.T being the northwest corner of the called 120.3 acre tract of land for the **POINT OF BEGINNING** and northwest corner of the herein described Tract of land;

**THENCE** South 62°55'08" East with the southerly line of said 31.99 acre tract of land and the northerly line of said 120.3 acre tract of land, for a distance of 1082.79 feet to a calculated point for the northeast corner of the herein described tract of land;

**THENCE** over and across said 120.3 acre tract of land the following sixteen (16) courses:

1. South 61°33'41" West, a distance of 136.99 feet to a calculated point for corner;
2. North 80°12'44" West, a distance of 50.07 feet to a calculated point for corner;
3. South 83°27' 52" West, a distance of 25.40 feet to a calculated point for corner;
4. South 49°46'44" West, a distance of 25.04 feet to a calculated point for corner;
5. North 87°10'48" West, a distance of 36.51 feet to a calculated point for corner;
6. North 59°37'03" West, a distance of 132.17 feet to a calculated point for corner;
7. North 69°01'00" West, a distance of 123.11 feet to a calculated point for corner;
8. North 77°44'02" West, a distance of 97.99 feet to a calculated point for corner;
9. North 60°36'56" West, a distance of 46.67 feet to a calculated point for corner;
10. South 27°26'27" West, a distance of 225.00 feet to a calculated point for corner;
11. South 17°47'14" West, a distance of 200.28 feet to a calculated point for corner;
12. South 44°40'57" West. A distance of 134.81 feet to a calculated point for corner;
13. North 88°09'40" West, a distance of 128.83 feet to a calculated point for corner;
14. North 62°33'33" West, a distance of 168.79 feet to a calculated point for corner;



15. North 23°11'21" East, a distance of 159.49 feet to a calculated point for corner;
16. North 62°33'33" West, a distance of 159.14 feet to a calculated point on the easterly line of the called 7.140 acre tract of land conveyed unto CE Development, Inc, recorded in County Clerk's Document No. 2015146187, O.P.R.T.C.T. on the westerly line of said 120.3 acre Murchison tract for a corner of the herein described tract of land;

**THENCE** North 26°42'59" East with the easterly line of said 7.140 acre tract of land, for a distance of 186.36 feet to a 1/2-inch iron rod with a cap stamped "RJ SURVEYING" found for the common corner with the called 7.058 acre tract of land conveyed unto the City of Pflugerville referred to as Tract 2, recorded in County Clerk's Document No. 2017099899, O.P.R.T.C.T. on the westerly line of said 120.3 acre tract of land for an angle point of the herein described tract of land;

**THENCE** North 22°40'11" East with the easterly line of said 7.058 acre tract of land, for a distance of 420.00 feet to a 1/2-inch iron rod with a cap stamped "RJ SURVEYING" found for an angle point of said 7.058 acre tract of land and of the herein described tract of land;

**THENCE** North 28°14'41" East with the easterly line of said 7.058 acre tract of land, for a distance of 48.41 feet to the **POINT OF BEGINNING** and containing 10.46 acres of land more or less.

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Firm No. 10029607  
13620 Briarwick Drive, Suite 100  
Austin, Texas 78729  
512-777-4600



**DESCRIPTION ZONING TRACT 2, ZONE PF 29.74 AC.**

**BEING A 29.74 ACRE (1,295,351 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT 162, IN TRAVIS COUNTY, TEXAS, OUT OF THE 120.3 ACRE REMAINDER OF THE CALLED 125.15 ACRE TRACT OF LAND CALLED FIRST TRACT CONVEYED UNTO JACK AND WINNIE MAE MURCHISON FAMILY PARTNERSHIP, LTD. DESCRIBED IN EXHIBIT "A", TOGETHER WITH THE CALLED 1.11 ACRE TRACT DESCRIBED AS MURCHISON RESIDENCE, TOGETHER WITH THE CALLED 30' WIDE ACCESS EASEMENT DESCRIBED IN EXHIBIT "B", ALL RECORDED IN COUNTY CLERK'S FILE NUMBER 2005003460 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 29.74 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD 83(2011) 4203.**

**BEGIN** at a 1/2-inch iron rod with a cap stamped "RJ SURVEYING" found for the southeast corner of the called 31.99 acre tract of land referred to as Second Tract, conveyed unto the City of Pflugerville recorded in County Clerk's Document Number 2015165200, O.P.R.T.C.T, on the easterly line of the called 6.43 acre tract of land referred to as Third Tract conveyed unto CE Development Inc., recorded in County Clerk's Document No. 2015162822, O.P.R.T.C.T being the northeast corner of the called 120.3 acre tract of land for the **POINT OF BEGINNING** and northeast corner of the herein described Tract of land;

**THENCE** South 26°58'52" West with the westerly line of said 6.43 acre tract of land and the easterly line of said 120.3 acre tract of land, passing at 263.16 feet a 1/2-inch iron rod with a cap stamped "Walker Partners" and continuing for an overall distance of 496.42 feet to a calculated point for the southeast corner of the herein described tract of land;

**THENCE** over and across said 120.3 acre tract of land the following seven (7) courses:

1. South 80°35'23" West, for a distance of 274.63 feet to a calculated point for corner;
2. South 53°52'34" West, for a distance of 274.45 feet to a calculated point for corner;
3. South 81°39'05" West, for a distance of 223.68 feet to a calculated point for corner;
4. South 29°02'56" West, for a distance of 63.26 feet to a calculated point for corner;
5. North 62°23'36" West, for a distance of 63.47 feet to a calculated point for corner;
6. North 89°59'56" West, for a distance of 812.39 feet to a calculated point for corner;
7. North 74°25'57" West, for a distance of 226.90 feet to a calculated point on the easterly line of the called 7.140 acre tract of land conveyed unto CE Development Inc. recorded in County Clerk's Document Number 2015146187, O.P.R.T.C.T on the westerly line of said 120.3 acre tract of land for the southwest corner of the herein described tract of land;

**THENCE** North 26°22'51" East with said common line, for a distance of 698.95 feet to a 1/2-inch iron rod with a "HALFF" cap set for an angle point;

**THENCE** North 26°42'59" East with the easterly line of said 7.140 acre tract of land, for a distance of 159.74 feet to a calculated point for the northwest corner of the herein described tract of land;

**THENCE** over and across said 120.3 acre tract of land the following sixteen (16) courses:

1. South 62°33'33" East, for a distance of 159.14 feet to a calculated point for corner;
2. South 23°11'21" West, for a distance of 159.49 feet to a calculated point for corner;
3. South 62°33'33" East, for a distance of 168.76 feet to a calculated point for corner;
4. South 88°09'40" East, for a distance of 128.83 feet to a calculated point for corner;
5. North 44°40'57" East, for a distance of 134.81 feet to a calculated point for corner;
6. North 17°47'14" East, for a distance of 200.28 feet to a calculated point for corner;
7. North 27°26'27" East, for a distance of 225.00 feet to a calculated point for corner;
8. South 60°36'56" East, for a distance of 46.67 feet to a calculated point for corner;
9. South 77°44'02" East, for a distance of 97.99 feet to a calculated point for corner;
10. South 69°01'00" East, for a distance of 123.11 feet to a calculated point for corner;
11. South 59°37'03" East, for a distance of 132.17 feet to a calculated point for corner;
12. South 87°10'48" East, for a distance of 36.51 feet to a calculated point for corner;
13. North 49°46'44" East, for a distance of 25.04 feet to a calculated point for corner;
14. North 83°27'52" East, for a distance of 25.40 feet to a calculated point for corner;
15. South 80°12'44" East, for a distance of 50.07 feet to a calculated point for corner;
16. North 61°33'41" East, for a distance of 136.99 feet to a calculated point on the southerly line of said 31.99 acre tract of land on the north line of said 120.3 acre tract of land for corner of the herein described tract of land;

**THENCE** South 62°55'08" East with said common line, for a distance of 496.49 feet to the **POINT OF BEGINNING** and containing 29.74 acres of land more or less.

Compiled by Marvin L. Mardock  
Registered Professional Land Surveyor No. 5008  
State of Texas.  
Halff Associates, Inc.  
Firm No. 10029607  
13620 Briarwick Drive, Suite 100  
Austin, Texas 78729

*Marvin L. Mardock*  
12-15-2022



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**DESCRIPTION ZONING TRACT 3, ZONE SF-R 25.74 AC.**

**BEING A 25.74 ACRE (1,121,030 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT 162, IN TRAVIS COUNTY, TEXAS, OUT OF THE 120.3 ACRE REMAINDER OF THE CALLED 125.15 ACRE TRACT OF LAND CALLED FIRST TRACT CONVEYED UNTO JACK AND WINNIE MAE MURCHISON FAMILY PARTNERSHIP, LTD. DESCRIBED IN EXHIBIT "A", TOGETHER WITH THE CALLED 1.11 ACRE TRACT DESCRIBED AS MURCHISON RESIDENCE, TOGETHER WITH THE CALLED 30' WIDE ACCESS EASEMENT DESCRIBED IN EXHIBIT "B", ALL RECORDED IN COUNTY CLERK'S FILE NUMBER 2005003460 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 25.74 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD 83(2011) 4203.**

**COMMENCE** at a 1/2-inch iron rod found for the southeast corner of the called 7.140 acre tract of land referred to as Tract 6, conveyed unto CE Development Inc., recorded in County Clerk's Document No. 2015146187, O.P.R.T.C.T being the southwest corner of the called 120.3 acre tract of land;

**THENCE** North 26°53'43" East with the common line of said 7.140 acre tract of land and said 120.3 acre tract of land for a distance of 967.22 feet to a 1/2-inch iron rod found with a cap stamped "PAPE DAWSON" for an angle point;

**THENCE** North 26°22'51" East with the common line of said 7.140 acre tract of land and said 120.3 acre tract of land for a distance of 916.47 feet to a calculated point for corner;

**THENCE** South 74°25'57" East departing said common line over and across said 120.3 acre tract of land for a distance of 127.25 feet to a calculated point for the **POINT OF BEGINNING** and northwest corner of the herein described Tract of land;

**THENCE** over and across said 120.3 acre tract of land the following nine (9) courses:

1. South 74°25'57" East, for a distance of 99.65 feet to a calculated point for corner;
2. South 89°59'56" East, for a distance of 812.39 feet to a calculated point for corner;
3. South 62°23'36" East, for a distance of 63.47 feet to a calculated point for corner;
4. South 26°58'54" West, for a distance of 1146.33 feet to a calculated point for corner;
5. North 63°01'08" West, for a distance of 324.06 feet to a calculated point for corner;
6. South 15°33'25" West, for a distance of 600.00 feet to a calculated point for corner;
7. South 32°05'10" West, for a distance of 224.47 feet to a calculated point for corner;
8. North 74°26'35" West, for a distance of 236.14 feet to a calculated point for corner;
9. North 62°30'43" West, for a distance of 102.27 feet to a calculated point for corner;

County: Travis  
Project: Murchison Zoning  
Halff AVO: 42483.004

EXHIBIT A  
December 15, 2022

**THENCE** North 15°34'16" East, for a distance of 1648.89 feet to the **POINT OF BEGINNING** and containing 25.74 acres of land more or less.

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12-15-2022

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Firm No. 10029607  
13620 Briarwick Drive, Suite 100  
Austin, Texas 78729  
512-777-4600



**DESCRIPTION ZONING TRACT 4, ZONE SF-MU 18.02 AC.**

**BEING A 18.02 ACRE (784,759 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT 162, IN TRAVIS COUNTY, TEXAS, OUT OF THE 120.3 ACRE REMAINDER OF THE CALLED 125.15 ACRE TRACT OF LAND CALLED FIRST TRACT CONVEYED UNTO JACK AND WINNIE MAE MURCHISON FAMILY PARTNERSHIP, LTD. DESCRIBED IN EXHIBIT "A", TOGETHER WITH THE CALLED 1.11 ACRE TRACT DESCRIBED AS MURCHISON RESIDENCE, TOGETHER WITH THE CALLED 30' WIDE ACCESS EASEMENT DESCRIBED IN EXHIBIT "B", ALL RECORDED IN COUNTY CLERK'S FILE NUMBER 2005003460 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 18.02 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD 83(2011) 4203.**

**COMMENCE** at a 1/2-inch iron rod with a cap stamped "RJ SURVEYING" found for the southeast corner of the called 31.99 acre tract of land referred to as Second Tract, conveyed unto the City of Pflugerville, recorded in County Clerk's Document Number 2015165200, O.P.R.T.C.T, on the westerly line of the called 6.43 acre tract of land conveyed unto CE Development Inc., recorded in County Clerk's Document No. 2015162822, O.P.R.T.C.T being the northeast corner of the called 120.3 acre tract of land;

**THENCE** South 26°58'52" West with the common line of said 6.43 acre tract of land and said 120.3 acre tract of land, passing at 263.16 feet a found 1/2-inch iron rod with a cap stamped "WALKER PARTNERS" and continuing for an overall distance of 496.42 feet to a calculated point for the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** South 26°58'52" West with the common line of said 6.43 acre tract of land and said 120.3 acre tract of land for a distance of 1746.60 feet to a calculated point for corner;

**THENCE** over and across said 120.3 acre tract of land the following five (5) courses:

1. North 63°01'08" West, for a distance of 530.00 feet to a calculated point for corner;
2. North 26°58'54" East, for a distance of 1146.33 feet to a calculated point for corner;
3. North 29°02'56" East, for a distance of 63.26 feet to a calculated point for corner;
4. North 81°39'05" East, for a distance of 223.68 feet to a calculated point for corner;
5. North 53°52'34" East. for a distance of 274.45 feet to a calculated point for corner;

County: Travis  
Project: Murchison Zoning  
Halff AVO: 42483.004

EXHIBIT A  
December 15, 2022

**THENCE** North 80°35'23" East, for a distance of 274.63 feet to the **POINT OF BEGINNING** and containing 18.02 acres of land more or less.

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12-15-2022

Compiled by Marvin L. Mardock  
Registered Professional Land Surveyor No. 5008  
State of Texas.  
Halff Associates, Inc.  
Firm No. 10029607  
13620 Briarwick Drive, Suite 100  
Austin, Texas 78729  
512-777-4600



**DESCRIPTION ZONING TRACT 5, ZONE NS 20.69 AC.**

**BEING A 20.69 ACRE (901,254 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT 162, IN TRAVIS COUNTY, TEXAS, OUT OF THE 120.3 ACRE REMAINDER OF THE CALLED 125.15 ACRE TRACT OF LAND CALLED FIRST TRACT CONVEYED UNTO JACK AND WINNIE MAE MURCHISON FAMILY PARTNERSHIP, LTD. DESCRIBED IN EXHIBIT "A", TOGETHER WITH THE CALLED 1.11 ACRE TRACT DESCRIBED AS MURCHISON RESIDENCE, TOGETHER WITH THE CALLED 30' WIDE ACCESS EASEMENT DESCRIBED IN EXHIBIT "B", ALL RECORDED IN COUNTY CLERK'S FILE NUMBER 2005003460 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 20.69 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD 83(2011) 4203.**

**BEGIN** at a 1/2-inch iron rod with a cap stamped "Half" set for the southeast corner of the said 120.3 acre tract of land on the westerly line of the called 6.43 acre tract of land referred to as Third Tract conveyed unto CE Development, Inc., recorded in County Clerk's Document No. 2015162822, O.P.R.T.C.T. on the northerly right-of-way of Cameron Road (variable width right-of-way) for the **POINT OF BEGINNING** and southwest corner of the herein described tract of land;

**THENCE** North 62°30'43" West with the north right-of-way line of said Cameron Road and the southerly line of said 120.3 acre tract of land, for a distance of 769.42 feet to a calculated point for corner;

**THENCE** departing the northerly right-of-way line of said Cameron Road over and across the said 120.3 acre tract of land the following five (5) courses:

1. North 27°29'17" East, for a distance of 34.31 feet to a calculated point of curvature for a non-tangent curve to the left concave westerly;
2. Northerly from a radial bearing of North 62°32'02" West, having a radius of 653.46 feet, a central angle of 08°03'41, a chord which bears North 23°26'08" East, a chord distance of 91.86 feet, through an arc length of 91.94 feet, to a calculated point;
3. North 32°05'10" East, for a distance of 444.46 feet to a calculated point for an angle point;
4. North 15°33'25" East, for a distance of 600.00 feet to a calculated point for the northwesterly corner of the herein described tract of land;
5. South 63°01'08" East, for a distance of 854.06 feet to a calculated point, on the westerly line of said 6.43 acre tract of land and the easterly line of said 120.3 acre tract of land for the northeasterly corner of the herein described tract of land;



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**THENCE** South 26°58'52" West with said common line, for a distance of 1163.61 feet to the **POINT OF BEGINNING** and containing 20.69 acres of land more or less.

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State of Texas.  
Half Associates, Inc.  
Firm No. 10029607  
13620 Briarwick Drive, Suite 100  
Austin, Texas 78729  
512-777-4600



**DESCRIPTION ZONING TRACT 6, ZONE NS 15.67 AC.**

**BEING A 15.67 ACRE (682,532 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT 162, IN TRAVIS COUNTY, TEXAS, OUT OF THE 120.3 ACRE REMAINDER OF THE CALLED 125.15 ACRE TRACT OF LAND CALLED FIRST TRACT CONVEYED UNTO JACK AND WINNIE MAE MURCHISON FAMILY PARTNERSHIP, LTD. DESCRIBED IN EXHIBIT "A", TOGETHER WITH THE CALLED 1.11 ACRE TRACT DESCRIBED AS MURCHISON RESIDENCE, TOGETHER WITH THE CALLED 30' WIDE ACCESS EASEMENT DESCRIBED IN EXHIBIT "B", ALL RECORDED IN COUNTY CLERK'S FILE NUMBER 2005003460 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 15.67 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, NAD 83(2011) 4203.**

**BEGIN** at a 1/2-inch iron rod found for the southeast corner of the called 7.140 acre tract of land conveyed unto CE Development, Inc. recorded in County Clerk's Document Number 2015146187, O.P.R.T.C.T, being the southwest corner of the said 120.3 acre tract of land on the northerly right-of-way line of Cameron Road (variable width right-of-way) for the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** North 26°53'43" East departing the northerly right-of-way line of said Cameron Road with the common line of said 7.140 acre tract of land and said 120.3 acre tract of land, for a distance of 967.22 feet to a ½" iron rod with a cap stamped "Pape Dawson" found for an angle point of the herein described tract of land;

**THENCE** North 26°22'51" East, for a distance of 916.47 feet to a calculated point for corner;

**THENCE** over and across said 120.3 acre tract of land the following seven (7) courses:

1. South 74°25'57" East, for a distance of 127.25 feet to a calculated point for corner;
2. South 15°34'16" West, for a distance of 1648.89 feet to a calculated point for corner;
3. South 62°30'43" East, for distance of 102.27 feet to a calculated point for corner;
4. South 74°26'35" East, for a distance of 236.14 feet to a calculated point for corner;
5. South 32°05'10" West, for a distance of 219.98 feet to a calculated point for a point of curvature for a non-tangent curve to the right concave westerly;
6. Southerly from a radial bearing of North 70°35'43" West with said curve to the right, having a radius of 653.46 feet, a central angle of 08°03'41, a chord which bears South 23°26'08" West, a chord distance of 91.86 feet, for an arc distance of 91.94 feet to a calculated point;
7. South 27°29'17" West, for a distance of 34.31 feet to a calculated point on the northerly right-of-way line of said Cameron Road;

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**THENCE** North 62°30'43" West with the north right-of-way line of said Cameron Road, for a distance of 759.43 feet to the **POINT OF BEGINNING** and containing 15.67 Acres of land more or less.

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