

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 REZONING APPROXIMATELY 50.455-ACRES FROM AGRICULTURE/DEVELOPMENT RESERVE (A) TO SINGLE FAMILY RESIDENTIAL (SF-R) DISTRICT, 9.287-ACRES FROM AGRICULTURE/DEVELOPMENT RESERVE (A) TO SINGLE FAMILY MIXED USE (SF-MU) DISTRICT, 3.556-ACRES FROM AGRICULTURE/DEVELOPMENT RESERVE (A) TO GENERAL BUSINESS 1 (GB1) DISTRICT, AND 12.28 ACRES FROM AGRICULTURE/DEVELOPMENT RESERVE (A) TO PARKS FACILITIES AND OPEN SPACE (PF) DISTRICT, ALL OUT OF PORTIONS OF THE ANDREW AUSTIN SURVEY NO. 19, ABSTRACT NO. 38 AND G.B. ZIMPLEMAN & J.V. BERGEN SURVEY NO. 285, ABSTRACT NO. 2370 IN TRAVIS COUNTY, TEXAS TO BE KNOWN AS THE CAMERON VALLEY REZONING (REZ2025-00177); 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 rezone approximately 50.455 acres from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) district, rezone approximately 9.287 acres from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU), rezone approximately 3.556 acres from Agriculture/Development Reserve (A) to General Business 1 (GB1), and rezone approximately 12.28 acres from Agriculture/Development Reserve (A) to Parks Facilities and Open Space (PF) district, in Travis County, Texas, 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 June 2, 2025, 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 5-0; 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 rezone approximately 50.455 acres from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) district, rezone approximately 9.287 acres from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU), rezone approximately 3.556 acres from Agriculture/Development Reserve (A) to General Business 1 (GB1), and rezone approximately 12.28 acres from Agriculture/Development Reserve (A) to Parks Facilities and Open Space (PF) district, in Travis County, Texas. The property described herein may be developed and used in accordance with regulations established for the base zoning districts of Single Family Residential (SF-R), Single Family Mixed Use (SF-MU), General Business 1 (GB1) and Parks Facilities and Open Space (PF) districts, 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 _____, 2025.

CITY OF PFLUGERVILLE,
TEXAS

by:

VICTOR GONZALES, Mayor

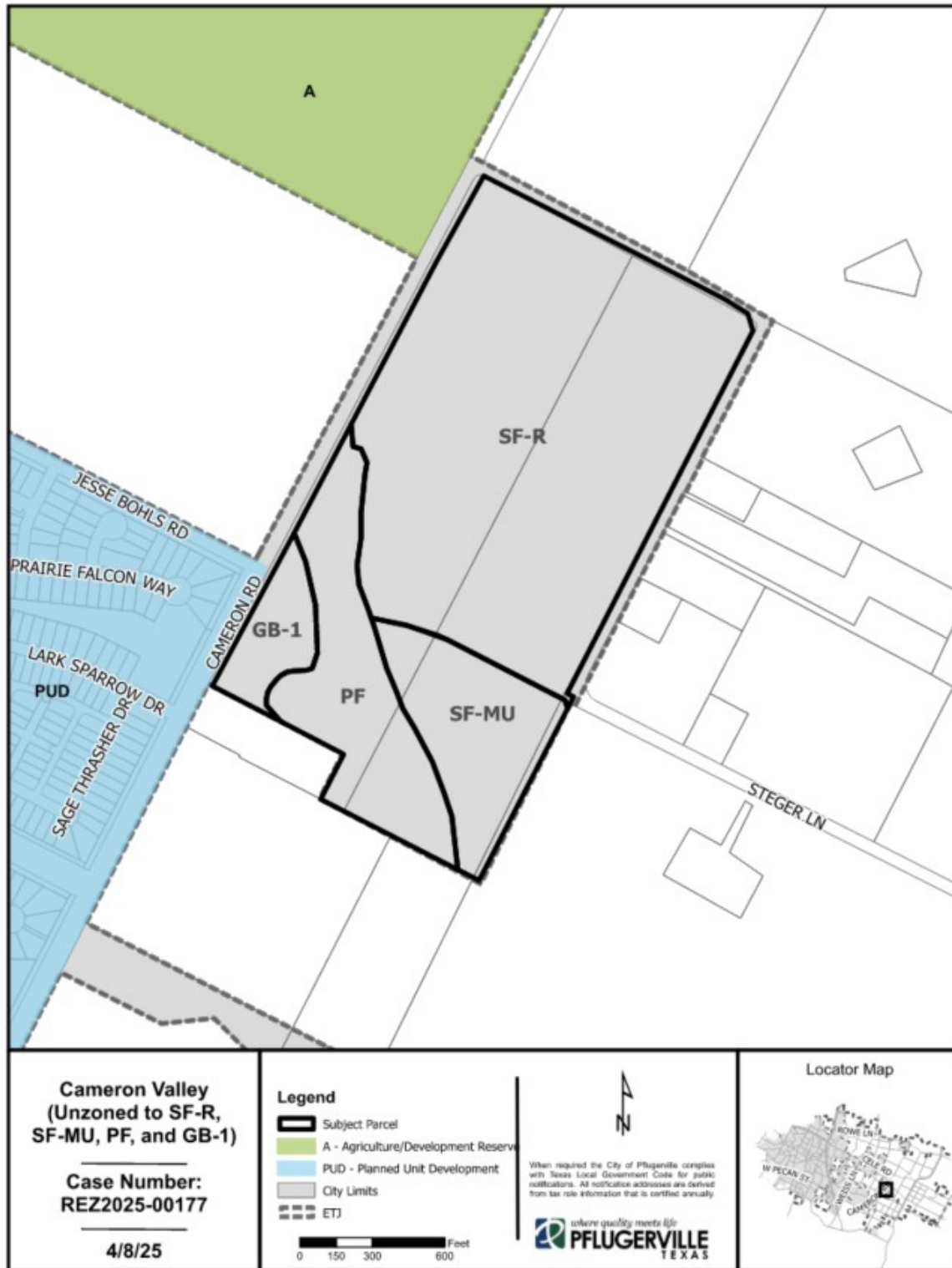
ATTEST:

TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

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

EXHIBIT "A"



Single Family Residential (SF-R) Tract

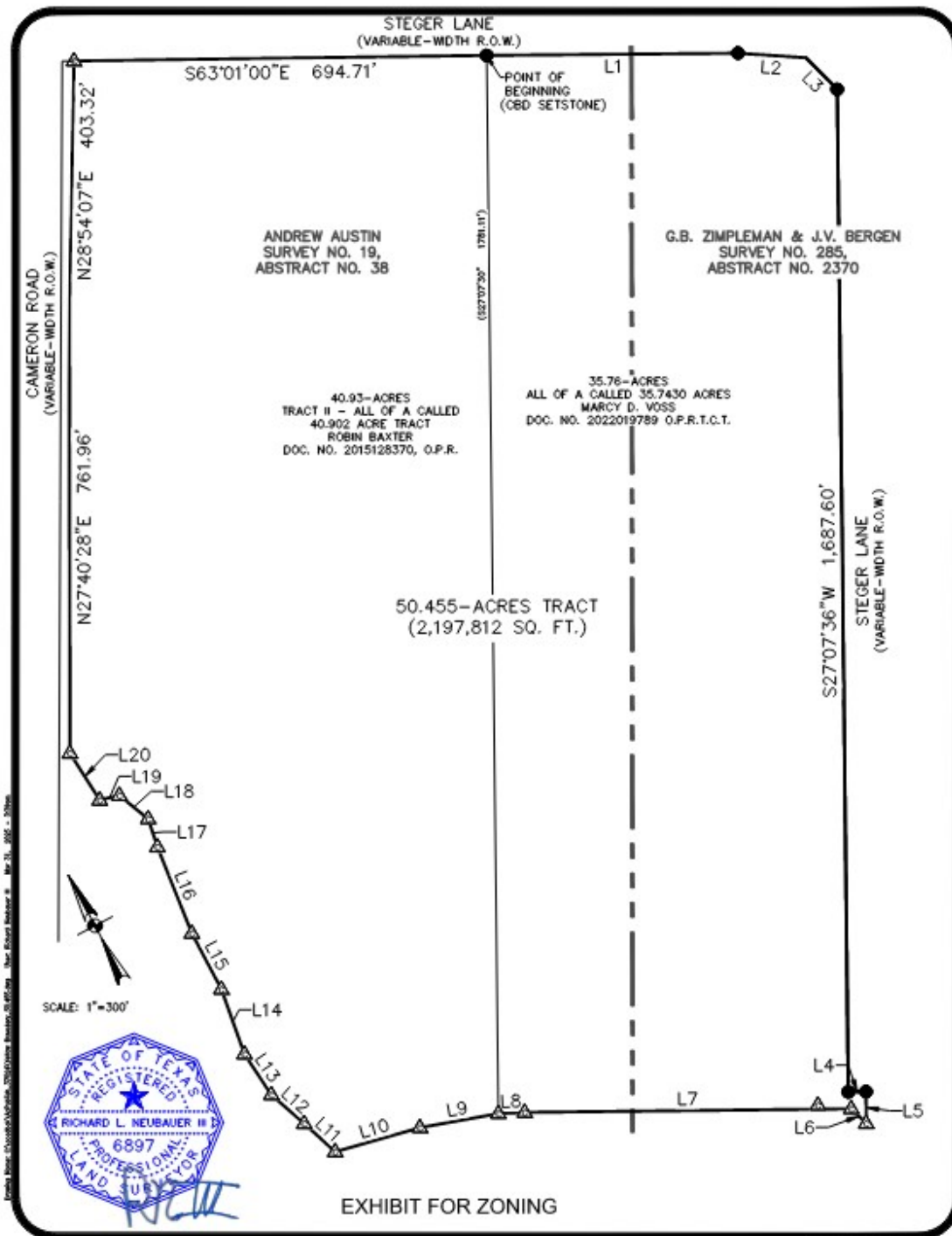


EXHIBIT FOR ZONING APPLICATION

BEING 50.455 ACRES, (2,197,812 SQ. FT.) OUT OF A 40,928-ACRE TRACT, RECORDED IN DOCUMENT NO. 2015128370, OFFICIAL PUBLIC RECORDS (O.P.R.) OF TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN DEED CONVEYED TO GILBERT R. WEISS, AND RECORDED IN VOLUME 11803 AND PAGE 982 OF THE O.P.R., AS A CALLED 43.870-ACRE TRACT LESS AND EXCEPT 2.9683 ACRES, DESCRIBED IN DEED CONVEYED TO ST. JOHN EVANGELICAL LUTHERAN CHURCH, UCC, AND RECORDED AS INSTRUMENT NUMBER 2004047162, O.P.R. AND OUT OF A 38,758-ACRE TRACT, RECORDED IN VOLUME 7759 AND PAGE 211 OF THE OFFICIAL PUBLIC RECORDS (O.P.R.) OF TRAVIS COUNTY.

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83, US SURVEY FEET, AT SURFACE. DISTANCES SHOWN ARE SURFACE, OBTAINED BY SCALING ABOUT A POINT WITH COORDINATES OF IN: 10,129,582.144, E: 3,179,964.190 BY A FACTOR OF 1.000924217.
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
3. MONUMENTS REFERRED TO IN THIS DOCUMENT ARE FROM A PREVIOUS SURVEY PERFORMED BY UP AND DATED MAY 9, 2024.
4. THIS DOCUMENT WAS PREPARED UNDER '22 TEXAS ADMINISTRATIVE CODE § 136.95', AND 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 CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



UP
ENGINEERING
a Bowman company

111 TOWER DR, SUITE 325
SAN ANTONIO, TX 78232 TEL 210-774-0504
WWW.UPENGINEERING.COM TBP# P-14309
TBP#S P-101206-03

LEGEND:

- = FND 1/2" IRON PIN (CBD SETSTONE)
- △ = CALCULATED POINT
- D.R. = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. = RIGHT OF WAY
- P.O.B. = POINT OF BEGINNING
- = PROPERTY LINE
- = SUBJECT TRACT LINE
- = ORIGINAL TEXAS LAND SURVEY LINE (APPROX.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°44'19"E	423.18'
L2	S58°21'42"E	114.68'
L3	S16°48'04"E	74.70'
L4	S63°23'35"E	29.90'
L5	S27°16'21"W	53.50'
L6	N17°48'01"W	35.31'
L7	N62°52'24"W	549.82'
L8	N64°46'06"W	44.31'
L9	N72°24'35"W	134.18'
L10	N78°09'24"W	148.31'
L11	N19°56'35"W	70.59'
L12	N21°03'00"W	73.43'
L13	N05°39'44"W	82.33'
L14	N08°07'02"E	115.81'
L15	N00°01'55"W	106.41'
L16	N06°01'39"E	156.49'
L17	N09°27'36"E	49.80'
L18	N23°10'18"W	62.37'
L19	N75°06'31"W	33.98'
L20	N04°45'08"W	93.19'

Metes and Bounds Description of
A 50.455-Acre Tract
for Annexation Application

Being 50.455 acres, (2,197,812 sq. ft.) out of a 40.928-acre tract, recorded in Document No. 2015128370, Official Public Records (O.P.R.) of Travis County, Texas, and being further described in deed conveyed to Gilbert R. Weiss, and recorded in Volume 11833 and Page 562 of the O.P.R., as a called 43.870-acre tract LESS AND EXCEPT 2.9683 acres, described in deed conveyed to St. John Evangelical Lutheran Church, UCC and recorded as Instrument Number 2004047162, O.P.R. and out of a 35.758-acre tract, recorded in Volume 7759 and Page 211 of the Official Public Records (O.P.R.) of Travis County.

BEGINNING at a found 1/2-inch iron rod stamped "CBD SETSTONE", on the south right-of-way (R.O.W.) line of Steger Lane, (variable-width R.O.W.), for the northeast corner of said 40.902-acre tract, being the north corner of said 35.743-acre tract and the herein described tract;

THENCE departing the east line of said 40.928-acre tract, and along the south R.O.W. line Steger Lane, the following five (5) calls:

1. South 62°44'19" East, a distance of 423.18 feet to a found 1/2-inch iron rod for a corner of said 35.743-acre tract and the herein described tract,
2. South 58°21'42" East, a distance of 114.68 feet to a point for a corner of said 35.743-acre tract and the herein described tract,
3. South 16°48'04" East, a distance of 74.70 feet to a found 1/2-inch iron rod with cap stamped "CBD SETSTONE" for the northwest corner of said 35.743-acre tract and the herein described tract,
4. South 27°07'36" West, a distance of 1,687.60 feet to a found 1/2-inch iron rod with cap stamped "CBD SETSTONE" for a corner of said 35.743-acre tract and the herein described tract, and
5. South 63°23'35" East, a distance of 29.90 feet to a found 1/2-inch iron rod with cap stamped "CBD SETSTONE" for the northwest corner of a tract, conveyed to Rodney D. Schmidt & Michelle D. Schmidt, recorded in Volume 12153, Page 1637, D.P.R. (unable to locate deed) and for a corner of said 35.743-acre tract and the herein described tract;

THENCE South 27°16'21" West departing said R.O.W. line of Steger Lane, and along the west line of said Schmidt tract, common with the east line of said 35.76-acre tract, a distance of 53.50 feet, to a point for a corner of the herein described tract;

THENCE departing the common line and into and across said 35.758-acre tract, the following three (3) calls:

1. North 17°48'01" West a distance of 35.31 feet to a point, for a corner of the herein described tract;
2. North 62°52'24" West a distance of 549.82 feet to a point, for a corner of the herein described tract;
3. North 64°46'06" West a distance of 44.31 feet to a point, for a corner of the herein described tract;

THENCE departing said 35.758-acre tract and into and across said 40.928-acre tract, the following fifteen (15) calls:

1. North 72°24'35" West a distance of 134.18 feet to a point, for a corner of the herein described tract;
2. North 78°09'24" West a distance of 148.31 feet to a point, for a corner of the herein described tract;

3. North 19°56'35" West a distance of 70.59 feet to a point, for a corner of the herein described tract;
4. North 21°03'00" West a distance of 73.43 feet to a point, for a corner of the herein described tract;
5. North 05°39'44" West a distance of 82.33 feet to a point, for a corner of the herein described tract;
6. North 08°07'02" East a distance of 115.81 feet to a point, for a corner of the herein described tract;
7. North 00°01'55" West a distance of 106.41 feet to a point, for a corner of the herein described tract;
8. North 06°01'39" East a distance of 156.49 feet to a point, for a corner of the herein described tract;
9. North 09°27'36" East a distance of 49.80 feet to a point, for a corner of the herein described tract;
10. North 23°10'18" West a distance of 62.37 feet to a point, for a corner of the herein described tract;
11. North 75°06'31" West a distance of 33.98 feet to a point, for a corner of the herein described tract;
12. North 04°45'08" West a distance of 93.19 feet to a point, for a corner of the herein described tract;
13. North 27°40'28" East a distance of 761.96 feet to a point, for a corner of the herein described tract;
14. North 28°54'07" East a distance of 403.32 feet to a point, for a corner of the herein described tract, and
15. South 63°01'00" East a distance of 694.71 feet to the POINT OF BEGINNING containing 50.455 acres (2,197,812 sq. ft.) more or less.

Notes:

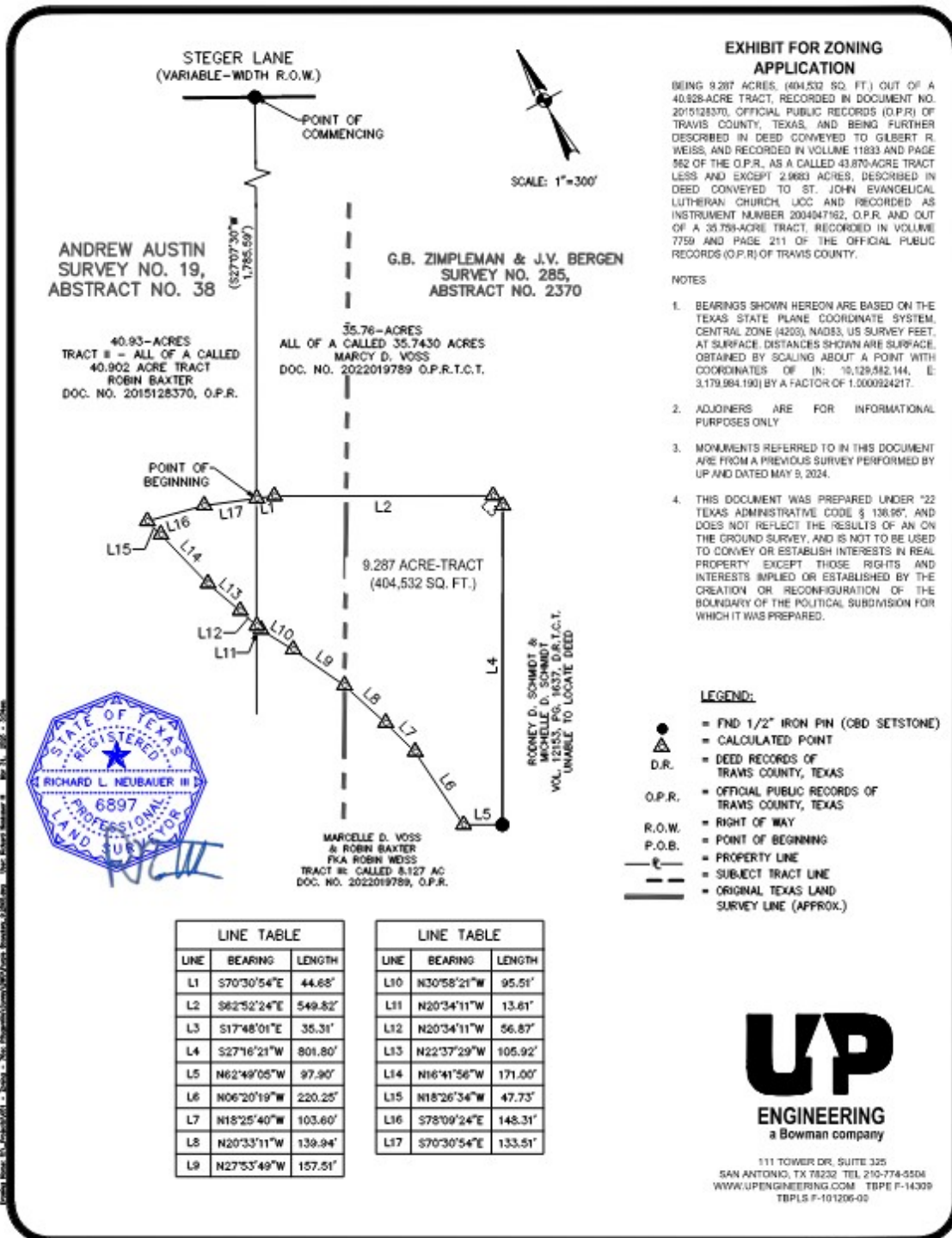
- 1) Bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD83, US Survey Feet, at surface. Distances shown are surface, obtained by scaling about a point with coordinates of (N: 10,129,582.144, N: 3,179,984.190) by a factor of 1.0000924217
- 2) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying on March 28, 2025.
- 3) Monuments referred to in this document are from a previous survey performed by UP and dated May 9, 2024.
- 4) This document was prepared under "22 Texas Administrative Code § 138.95", and 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 creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
- 5) Date of Fieldwork: 05/20/2024



UP Engineering + Surveying
111 Tower Drive
Suite 325
San Antonio, Texas 78232
TBPELS Firm No. 10194606


Richard L. Neubauer III Date: 03-30-2025
Registered Professional Land Surveyor
No. 6897 – State of Texas

Single Family Mixed Use (SF-MU) Tract



Metes and Bounds Description of
A 9.287-Acre Tract
for Annexation Application

Being 9.287 acres, (404,532 sq. ft.) out of a 40.928-acre tract, recorded in Document No. 2015128370, Official Public Records (O.P.R.) of Travis County, Texas, and being further described in deed conveyed to Gilbert R. Weiss, and recorded in Volume 11833 and Page 562 of the O.P.R., as a called 43.870-acre tract LESS AND EXCEPT 2.9683 acres, described in deed conveyed to St. John Evangelical Lutheran Church, UCC and recorded as Instrument Number 2004047162, O.P.R. and out of a 35.758-acre tract, recorded in Volume 7759 and Page 211 of the Official Public Records (O.P.R.) of Travis County.

COMMENCING at a found 1/2-inch iron rod stamped "CBD SETSTONE", on the north right-of-way (R.O.W.) line of Steger Lane, (variable-width R.O.W.), for the corner of said 35.758-acre tract, being the north corner of said 35.743-acre tract and the herein described tract;

THENCE South 27°07'30" West departing said R.O.W. line of Steger Lane, and along the west line of said Schmidt tract, common with the east line of said 35.76-acre tract, a distance of 1785.59 feet to the **POINT OF BEGINNING**, for a corner of the herein described tract;

THENCE departing the common line and into and across said 35.76-acre tract the following three (3) calls:

1. South 70°30'54" East, a distance of 44.68 feet to point, for a corner of the herein described tract,
2. South 62°52'24" East, a distance of 549.82 feet to a point, for a corner of the herein described tract,
3. South 17°48'01" East, a distance of 35.31 feet to a point, for a corner of the herein described tract;

THENCE South 27°16'21" West, along the west line of said Schmidt tract, common with the east line of said 35.76-acre tract, a distance of 855.33 feet to a found 1/2-inch iron rod stamped "CBD SETSTONE" for an interior corner of said Schmidt tract and the southeast corner of said 35.743-acre tract and the herein described tract;

THENCE North 62°49'05" West departing said west line of said Schmidt tract and along with the north line of 8.127-acre tract, conveyed to Marcy D. Voss and Robin Baxter, recorded in Document No. 2015128370, O.P.R., and common with the south line of said 35.76-acre tract, a distance of 97.90 feet to a point, for the herein described tract;

THENCE departing the north line of 8.127-acre tract and into and across said 35.76-acre tract the following six (6) calls:

1. North 06°20'19" West, a distance of 220.25 feet to a point, for a corner of the herein described tract,
2. North 18°25'40" West, a distance of 103.60 feet to a point, for a corner of the herein described tract,
3. North 20°33'11" West, a distance of 139.94 feet to a point, for a corner of the herein described tract,
4. North 27°53'49" West, a distance of 157.51 feet to a point, for a corner of the herein described tract,
5. North 30°58'21" West, a distance of 95.51 feet to a point, for a corner of the herein described tract,
6. North 20°34'11" West, a distance of 13.61 feet to a point, for a corner of the herein described tract;

THENCE departing said 35.76 and into and across said 40.928-acre tract the following six (6) calls:


1. North 20°34'11" West, a distance of 56.87 feet to a point, for a corner of the herein described tract,
2. North 22°37'29" West, a distance of 105.92 feet to a point, for a corner of the herein described tract,
3. North 16°41'56" West, a distance of 171.00 feet to a point, for a corner of the herein described tract,
4. North 18°26'34" West, a distance of 47.73 feet to a point, for a corner of the herein described tract,
5. South 78°09'24" East, a distance of 148.31 feet to a point, for a corner of the herein described tract,
6. South 70°30'54" East, a distance of 133.51 feet to **POINT OF BEGINNING** containing 9.287 acres (404,532 sq. ft) more or less.

Notes:

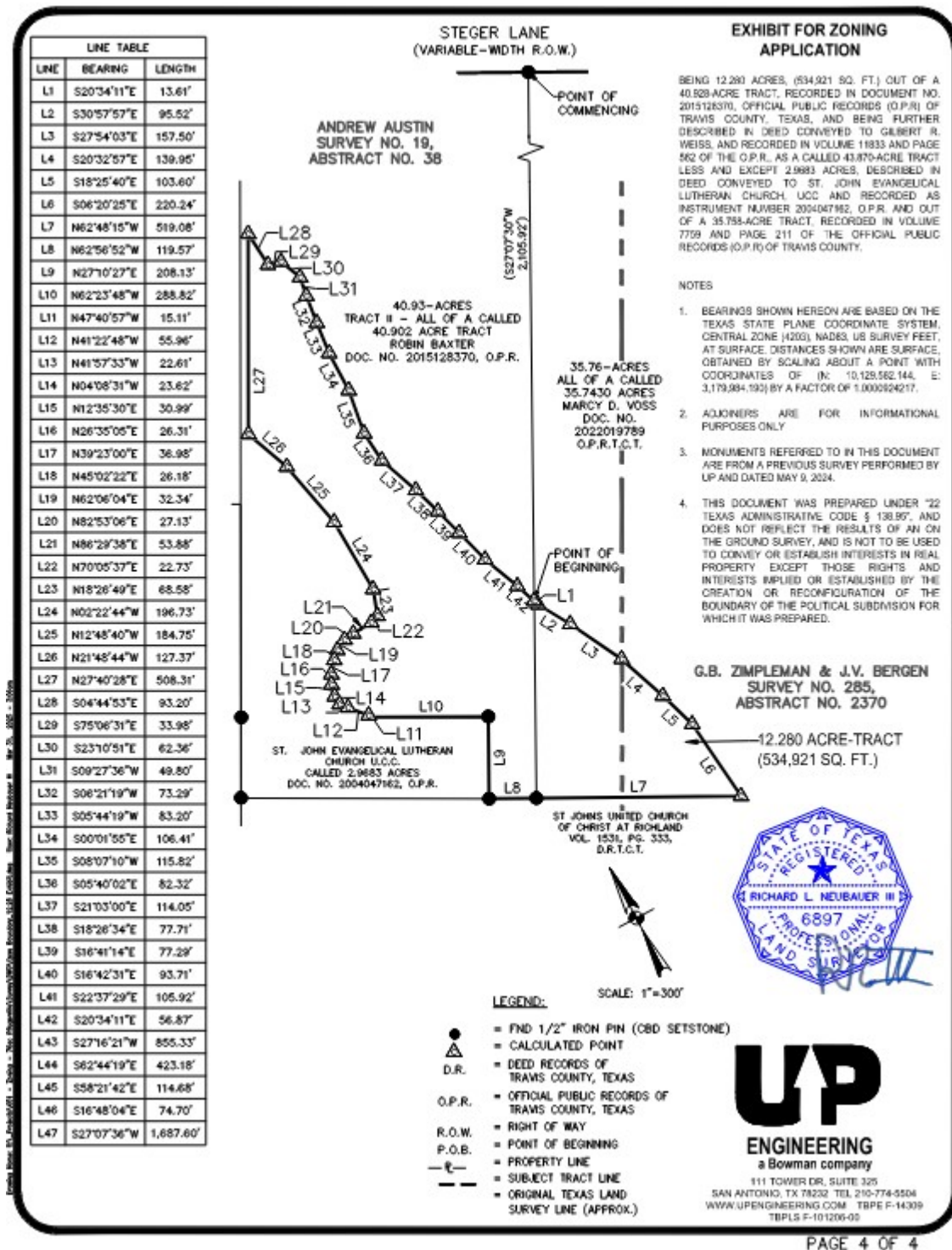
- 1) Bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD83, US Survey Feet, at surface. Distances shown are surface, obtained by scaling about a point with coordinates of (N: 10,129,582.144, N: 3,179,984.190) by a factor of 1.0000924217
- 2) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying on April 16, 2024.
- 3) Monuments referred to in this document are from a previous survey performed by UP and dated May 9, 2024.
- 4) This document was prepared under "22 Texas Administrative Code § 138.95", and 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 creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
- 5) Date of Fieldwork: 05/20/2024



UP Engineering + Surveying
111 Tower Drive
Suite 325
San Antonio, Texas 78232
TBPELS Firm No. 10194606


Richard L. Neubauer III Date: 03-30-2024
Registered Professional Land Surveyor
No. 6897 – State of Texas

Parks Facilities and Open Space (PF) Tract



Metes and Bounds Description of
A 12.280-Acre Tract
for Zoning Application

Being 12.280 acres, (534,921 sq. ft.) out of a 40.928-acre tract, recorded in Document No. 2015128370, Official Public Records (O.P.R.) of Travis County, Texas, and being further described in deed conveyed to Gilbert R. Weiss, and recorded in Volume 11833 and Page 562 of the O.P.R., as a called 43.870-acre tract LESS AND EXCEPT 2.9683 acres, described in deed conveyed to St. John Evangelical Lutheran Church, UCC and recorded as Instrument Number 2004047162, O.P.R. and out of a 35.758-acre tract, recorded in Volume 7759 and Page 211 of the Official Public Records (O.P.R.) of Travis County.

COMMENCING at a found 1/2-inch iron rod stamped "CBD SETSTONE", on the north right-of-way (R.O.W.) line of Steger Lane, (variable-width R.O.W.), for the corner of said 35.758-acre tract, being the north corner of said 35.743-acre tract and the herein described tract;

THENCE South 27°07'30" West departing said R.O.W. line of Steger Lane, and along the west line of said Schmidt tract, common with the east line of said 35.76-acre tract, a distance of 2105.92 feet to the **POINT OF BEGINNING**, for a corner of the herein described tract;

THENCE departing the common line and into and across said 35.76-acre tract the following six (6) calls:

1. South 20°34'11" East a distance of 13.61 feet to a point, for a corner of the herein described tract;
2. South 30°57'57" East a distance of 95.52 feet to a point, for a corner of the herein described tract;
3. South 27°54'03" East a distance of 157.50 feet to a point, for a corner of the herein described tract;
4. South 20°32'57" East a distance of 139.95 feet to a point, for a corner of the herein described tract;
5. South 18°25'40" East a distance of 103.60 feet to a point, for a corner of the herein described tract;
6. South 06°20'25" East a distance of 220.24 feet to a point on the north line of said 8.127-acre tract conveyed to Marcy D. Voss and Robin Baxter, recorded in Document No. 2015128370, O.P.R., and for a corner of the herein described tract,

THENCE North 62°48'15" West along with the north line of 8.127 -acre tract, conveyed to Marcy D. Voss and Robin Baxter, recorded in Document No. 2015128370, O.P.R., and common with the south line of said 35.76-acre tract, passing at 304.52 feet a 1/2-inch iron rod with cap stamped "CBD SETSTONE" at the northwest corner of said 8.127 acre tract, and the northeast corner of a tract conveyed to St. Johns Evangelical and Reform Church of Richland, recorded in Volume 1531, Page 333, Deed Records of Travis County Texas, a total distance of 519.08 feet to a found 1/2-inch iron rod with cap stamped "CDB SETSTONE" for the south corner of said 40.902-acre tract, common with the southwest corner of said 35.743-acre tract and the herein described tract;

THENCE North 62°56'52" West departing said 35.785-acre tract and along with the north line of said St John tract, a distance of 119.57 feet to a found 1/2-inch iron pipe for the south corner of a called 2.9683-acre tract, conveyed to St. John Evangelical Lutheran Church, U.C.C., for the southeast corner of the herein described tract;

THENCE departing said north line of said St. John tract, and along the east and north lines of said 2.9683-acre tract, the following two (2) calls:

1. North 27°10'27" East, a distance of 208.13 feet to a found 1/2-inch iron rod for the east corner of said 2.9683-acre tract and for an interior corner of the herein described tract, and
2. North 62°23'48" West, common with the northwest line of 19.77-acre tract, a distance of 288.82 feet to a point, for the herein described tract;

THENCE departing the north line of 8.127-acre tract and into and across said 35.76-acre tract the following thirty-two (32) calls:

1. North 47°40'57" West a distance of 15.11 feet to a point, for a corner of the herein described tract;
2. North 41°22'48" West a distance of 55.96 feet to a point, for a corner of the herein described tract;
3. North 41°57'33" West a distance of 22.61 feet to a point, for a corner of the herein described tract;
4. North 04°08'31" West a distance of 23.62 feet to a point, for a corner of the herein described tract;
5. North 12°35'30" East a distance of 30.99 feet to a point, for a corner of the herein described tract;
6. North 26°35'05" East a distance of 26.31 feet to a point, for a corner of the herein described tract;
7. North 39°23'00" East a distance of 36.98 feet to a point, for a corner of the herein described tract;
8. North 45°02'22" East a distance of 26.18 feet to a point, for a corner of the herein described tract;
9. North 62°06'04" East a distance of 32.34 feet to a point, for a corner of the herein described tract;
10. North 82°53'06" East a distance of 27.13 feet to a point, for a corner of the herein described tract;
11. North 86°29'38" East a distance of 53.88 feet to a point, for a corner of the herein described tract;
12. North 70°05'37" East a distance of 22.73 feet to a point, for a corner of the herein described tract;
13. North 18°26'49" East a distance of 68.58 feet to a point, for a corner of the herein described tract;
14. North 02°22'44" West a distance of 196.73 feet to a point, for a corner of the herein described tract;
15. North 12°48'40" West a distance of 184.75 feet to a point, for a corner of the herein described tract;
16. North 21°48'44" West a distance of 127.37 feet to a point, for a corner of the herein described tract;
17. North 27°40'28" East a distance of 508.31 feet to a point, for a corner of the herein described tract;
18. South 04°44'53" East a distance of 93.20 feet to a point, for a corner of the herein described tract;
19. South 75°06'31" East a distance of 33.98 feet to a point, for a corner of the herein described tract;
20. South 23°10'51" East a distance of 62.36 feet to a point, for a corner of the herein described tract;
21. South 09°27'36" West a distance of 49.80 feet to a point, for a corner of the herein described tract;
22. South 06°21'19" West a distance of 73.29 feet to a point, for a corner of the herein described tract;


23. South 05°44'19" West a distance of 83.20 feet to a point, for a corner of the herein described tract;
24. South 00°01'55" East a distance of 106.41 feet to a point, for a corner of the herein described tract;
25. South 08°07'10" West a distance of 115.82 feet to a point, for a corner of the herein described tract;
26. South 05°40'02" East a distance of 82.32 feet to a point, for a corner of the herein described tract;
27. South 21°03'00" East a distance of 114.05 feet to a point, for a corner of the herein described tract;
28. South 18°26'34" East a distance of 77.71 feet to a point, for a corner of the herein described tract;
29. South 16°41'14" East a distance of 77.29 feet to a point, for a corner of the herein described tract;
30. South 16°42'31" East a distance of 93.71 feet to a point, for a corner of the herein described tract;
31. South 22°37'29" East a distance of 105.92 feet to a point, for a corner of the herein described tract;
32. South 20°34'11" East a distance of 56.87 feet to **POINT OF BEGINNING** containing 12.280 acres (534,921 sq. ft.) more or less.

Notes:

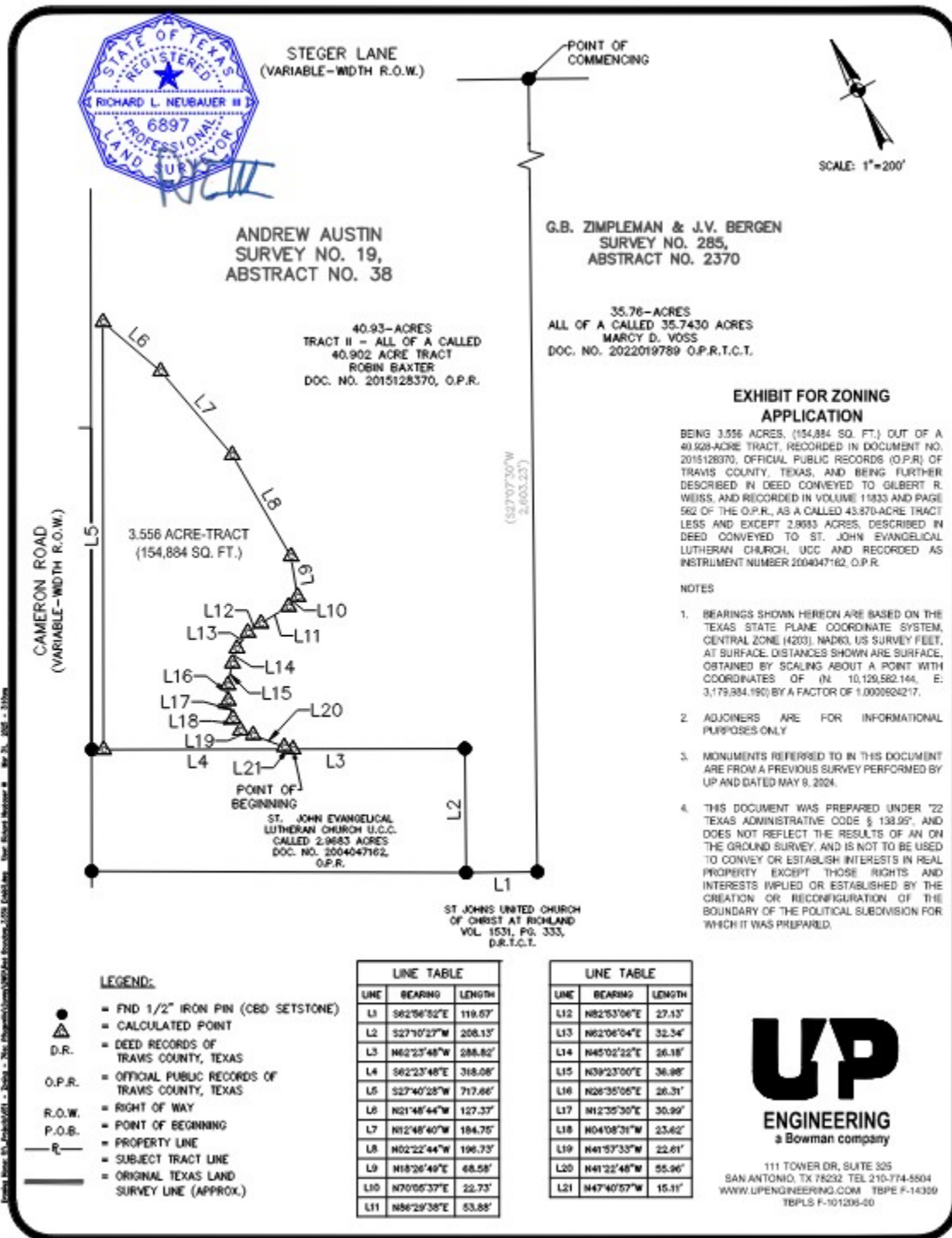
- 1) Bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD83, US Survey Feet, at surface. Distances shown are surface, obtained by scaling about a point with coordinates of (N: 10,129,582.144, N: 3,179,984.190) by a factor of 1.0000924217
- 2) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying on March 28, 2025.
- 3) Monuments referred to in this document are from a previous survey performed by UP and dated May 9, 2024.
- 4) This document was prepared under "22 Texas Administrative Code § 138.95", and 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 creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
- 5) Date of Fieldwork: 05/20/2024

UP Engineering + Surveying
111 Tower Drive
Suite 325
San Antonio, Texas 78232
TBPLS Firm No. F-101206-00




Richard L. Neubauer III Date: 03-30-2025
Registered Professional Land Surveyor
No. 6897 – State of Texas

General Business 1 (GB1) Tract



Metes and Bounds Description of
A 3.556-Acre Tract
for Zoning Application

Being 3.556 acres, (154,884 sq. ft.) out of a 40.928-acre tract, recorded in Document No. 2015128370, Official Public Records (O.P.R.) of Travis County, Texas, and being further described in deed conveyed to Gilbert R. Weiss, and recorded in Volume 11833 and Page 562 of the O.P.R., as a called 43.870-acre tract LESS AND EXCEPT 2.9683 acres, described in deed conveyed to St. John Evangelical Lutheran Church, UCC and recorded as Instrument Number 2004047162, O.P.R.

COMMENCING at a found 1/2-inch iron rod stamped "CBD SETSTONE", on the north right-of-way (R.O.W.) line of Steger Lane, (variable-width R.O.W.), being the north corner of said 35.743-acre tract and the herein described tract;

THENCE South 27°07'30" West departing said R.O.W. line of Steger Lane, and along with the west line of said 35.785 of an acre tract, common with the east line of said 40.902-acre tract, at a distance of 2,605.71 to a found 1/2-inch iron rod stamped "CBD SETSTONE" in the northeast line of the property conveyed to St. Johns United Church of Christ at Richland, recorded in Volume 1531, Page 333, (Unable to locate deed) for the southwest corner of said 35.785 acre tract, common with the south corner of said 40.902-acre tract, and the herein described tract;

THENCE North 62°56'52" West departing said west line of said 35.785 of an acre tract and along with the north line of said St John tract, a distance of 119.57 feet to a found 1/2-inch iron pipe for the south corner of a called 2.9683-acre tract, conveyed to St. John Evangelical Lutheran Church, U.C.C. , for the southeast corner of the herein described tract;

THENCE departing said north line of said St. John tract, and along the east and north lines of said 2.9683-acre tract, the following two (2) calls:

1. North 27°10'27" West, a distance of 208.13 feet to a found 1/2-inch iron rod for the east corner of said 2.9683 of an acre tract and for an interior corner of the herein described tract, and
2. North 62°24'06" West, common with the northwest line of 19.77 of an acre tract, a distance of 288.82 feet to the **POINT OF BEGINNING**, for a corner of the herein described tract;

THENCE North 62°24'06" West, continuing along the common line of 19.77 of an acre tract, a distance of 318.08 feet to a corner of the herein described tract;

THENCE departing the common line and into and across said 40.93-acre tract the following seventeen (17) calls:

1. North 27°40'28" East a distance of 717.66 feet to a point, for a corner of the herein described tract;
2. South 21°48'44" East a distance of 127.37 feet to a point, for a corner of the herein described tract;
3. South 12°48'40" East a distance of 184.75 feet to a point, for a corner of the herein described tract;
4. South 02°22'44" East a distance of 196.73 feet to a point, for a corner of the herein described tract;
5. South 18°26'49" West a distance of 68.58 feet to a point, for a corner of the herein described tract;
6. South 70°05'37" West a distance of 22.73 feet to a point, for a corner of the herein described tract;
7. South 86°29'38" West a distance of 53.88 feet to a point, for a corner of the herein described tract;


8. South 82°53'06" West a distance of 27.13 feet to a point, for a corner of the herein described tract;
9. South 62°06'04" West a distance of 32.34 feet to a point, for a corner of the herein described tract;
10. South 45°02'22" West a distance of 26.18 feet to a point, for a corner of the herein described tract;
11. South 39°23'00" West a distance of 36.98 feet to a point, for a corner of the herein described tract;
12. South 26°35'05" West a distance of 26.31 feet to a point, for a corner of the herein described tract;
13. South 12°35'30" West a distance of 30.99 feet to a point, for a corner of the herein described tract;
14. South 04°08'31" East a distance of 23.62 feet to a point, for a corner of the herein described tract;
15. South 41°57'33" East a distance of 22.61 feet to a point, for a corner of the herein described tract;
16. South 41°22'48" East a distance of 55.96 feet to a point, for a corner of the herein described tract, and
17. South 47°40'57" East a distance of 15.11 feet to the **POINT OF BEGINNING** containing 3.556 acres (154,884 sq. ft.) more or less.

Notes:

- 1) Bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD83, US Survey Feet, at surface. Distances shown are surface, obtained by scaling about a point with coordinates of (N: 10,129,582.144, N: 3,179,984.190) by a factor of 1.0000924217
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