

**CITY OF PFLUGERVILLE
TRAVIS AND WILLIAMSON COUNTY, TEXAS
ANNEXATION TRACT 1
50.5 ACRES
METES AND BOUNDS DESCRIPTION**

THE HEREIN DESCRIPTION AND ACCOMPANYING SKETCH ARE BASED ON RECORD INFORMATION OF VARIOUS TRACTS OF LAND LOCATED IN THE PETER CONRAD SURVEY NO. 71, ABSTRACT NO. 200 AND BEING ALL OR PARTS OF THE FOLLOWING TRACTS:

OWNER

INSTRUMENT NO.

TEXAS STATE HIGHWAY 45 (SH 45) RIGHT-OF-WAY PARCELS:

219	DOC. NO. 2003117169
220	NO RECORD FOUND
221	DOC. NO. 2008019287

FORMER WILKE LN. / HEATHER WILDE BLVD. RIGHT-OF-WAY INCORPORATED INTO SH 45

RECORD INSTRUMENTS ARE FROM THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), TRACT 1 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF TEXAS STATE HIGHWAY 45 (SH 45) AND BEING THE SOUTHEAST CORNER OF STATE OF TEXAS RIGHT-OF-WAY PARCEL 219, A 0.568 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS RECORDED IN DOC. NO. 2003117169, O.P.R.T.C.T., SAME BEING THE SOUTHWESTERLY CORNER OF PARCEL 220, AN 11.066 ACRE TRACT APPARENTLY IN POSSESSION BY THE STATE AND EVIDENCED BY A SAVE AND EXCEPT DESCRIPTION IN A DEED TO RICHARD Z. RADY AND AGATAHA O. RADY, CO-TRUSTEES OF THE RADY FAMILY TRUST DATED SEPTEMBER 8, 1994 RECORDED IN DOC. NO. 2006202615, O.P.R.T.C.T.;

THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SH 45 WITH THE CURRENT PFLUGERVILLE CITY LIMIT PER TRACT 2 DESCRIBED IN ANNEXATION ORDINANCE NO. 720-03-11-11, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF **16,987.23 FEET**, A CENTRAL ANGLE OF **0°47'39"**, A CHORD BEARING AND LENGTH OF **NORTH 76°48'48" WEST, 235.42 FEET**, FOR AN ARC LENGTH OF **235.43 FEET** TO A POINT BEING THE SOUTHWESTERLY CORNER OF SAID PARCEL 219, SAME BEING THE MOST SOUTHWESTERLY CORNER HEREIN;

THENCE **NORTH 01°56'43" WEST** OVER AND ACROSS THE SH 45 RIGHT-OF-WAY WITH THE WESTERLY LINE OF PARCEL 219 FOR A DISTANCE OF **65.32 FEET** TO A POINT FOR A CORNER BEING THE WESTERLY NORTHWEST CORNER HEREIN;

THENCE **NORTH 86°36'56" EAST** CONTINUING OVER AND ACROSS THE SH 45 RIGHT-OF-WAY WITH THE NORTHERLY LINE OF PARCEL 219 FOR A DISTANCE OF **262.59 FEET** TO A POINT FOR A CORNER BEING THE NORTHEASTERLY CORNER OF PARCEL 219 AND THE SOUTHERLY NORTHWEST CORNER OF SAID PARCEL 220;

THENCE **NORTH 86°36'56" EAST** CONTINUING OVER AND ACROSS THE SH 45 RIGHT-OF-WAY WITH THE NORTHERLY LINE OF SAID PARCEL 220 FOR A DISTANCE OF **374.34 FEET** TO A POINT BEING AN ELL CORNER IN PARCEL 220;

THENCE **NORTH 01°46'10" WEST** CONTINUING OVER AND ACROSS THE SH 45 RIGHT-OF-WAY WITH THE WESTERLY LINE OF SAID PARCEL 220 FOR A DISTANCE OF **211.05 FEET** TO A POINT BEING THE SOUTHWESTERLY CORNER OF A CERTAIN TRACT 3 ANNEXED INTO THE CITY OF PFLUGERVILLE PER ANNEXATION ORDINANCE NO. 720-03-11-11, SAME BEING THE EASTERLY NORTHWEST CORNER HEREIN;

THENCE **SOUTH 80°02'41" EAST** CONTINUING OVER AND ACROSS THE SH 45 RIGHT-OF-WAY WITH THE CURRENT CITY OF PFLUGERVILLE LIMIT, FOR A DISTANCE OF **279.47 FEET** TO A POINT OF CURVATURE;

THENCE CONTINUING OVER AND ACROSS THE SH 45 RIGHT-OF-WAY WITH THE CURRENT CITY OF PFLUGERVILLE LIMIT, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF **7,660.94 FEET**, A CENTRAL ANGLE OF **2°34'48"**, A CHORD BEARING AND LENGTH OF **SOUTH 78°45'16" EAST, 344.98 FEET**, FOR AN ARC LENGTH OF **344.98 FEET** TO A POINT BEING THE NORTHWESTERLY CORNER OF PARCEL 221, A 40.539 ACRE SH 45 RIGHT OF WAY TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS RECORDED IN DOC. NO. 20081019287, O.P.R.T.C.T.;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SH 45 WITH THE CURRENT PFLUGERVILLE CITY LIMIT, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF **7,660.94 FEET**, A CENTRAL ANGLE OF **6°03'00"**, A CHORD BEARING AND LENGTH OF **SOUTH 74°26'22" EAST, 808.55 FEET**, FOR AN ARC LENGTH OF **808.93 FEET** TO A POINT OF TANGENCY;

THENCE CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SH 45 WITH THE CURRENT PFLUGERVILLE CITY LIMIT, THE FOLLOWING THREE COURSES:

1. **SOUTH 71°24'54" EAST** FOR A DISTANCE OF **896.79 FEET** TO A POINT;
2. ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF **11,480.66 FEET**, A CENTRAL ANGLE OF **3°03'18"**, A CHORD BEARING AND LENGTH OF **SOUTH 69°53'15" EAST, 612.06 FEET**, FOR AN ARC LENGTH OF **612.13 FEET** TO A NON- TANGENTIAL END OF CURVE;
3. **SOUTH 72°53'31" EAST** FOR A DISTANCE OF **310.98 FEET** TO A POINT;

THENCE **SOUTH 72°53'31" EAST** CROSSING THE SAID SH 45 RIGHT-OF-WAY WITH THE CURRENT PFLUGERVILLE CITY LIMIT, FOR A DISTANCE OF **130.82 FEET** TO AN ANGLE POINT ON THE APPROXIMATE CENTERLINE OF HEATHERWILDE BOULEVARD, SAME BEING A POINT ON THE WESTERLY LINE OF CURRENT PFLUGERVILLE CITY LIMIT PER ANNEXATION ORDINANCE NO. 621-01-01-23, SAME BEING THE NORTHEASTERLY CORNER HEREIN;

THENCE **SOUTH 28°58'26" WEST** CROSSING THE SAID SH 45 RIGHT-OF-WAY AND WITH THE CURRENT PFLUGERVILLE CITY LIMIT ESTABLISHED IN PART PER ANNEXATION ORDINANCE NO. 621-01-01-23 AND IN PART PER ANNEXATION ORDINANCE NO. 478-97-12-23, AND IN PART PER ANNEXATION ORDINANCE NO. 548-99-06-08 FOR A DISTANCE OF **844.28 FEET** TO AN ANGLE POINT BEING THE NORTHEASTERLY CORNER OF A CERTAIN TRACT 2 ANNEXED INTO THE CITY OF PFLUGERVILLE PER ANNEXATION ORDINANCE NO. 720-03-11-11, SAME BEING THE SOUTHEASTERLY CORNER HEREIN;

THENCE **NORTH 64°43'43" WEST** CROSSING THE SAID SH 45 RIGHT-OF-WAY WITH THE CURRENT PFLUGERVILLE CITY LIMIT PER ANNEXATION ORDINANCE NO. 720-03-01-01, FOR A DISTANCE OF **137.59 FEET** TO AN ANGLE POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SH 45 PARCEL 221;

THENCE NORTH 64°43'43" WEST WITH THE SOUTHERLY SH 45 RIGHT-OF-WAY LINE WITH THE CURRENT CITY OF PFLUGERVILLE LIMIT, FOR A DISTANCE OF 1718.42 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING WITH THE SOUTHERLY SH 45 RIGHT-OF-WAY LINE WITH THE CURRENT CITY OF PFLUGERVILLE LIMIT, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7,617.94 FEET, A CENTRAL ANGLE OF 3°41'16", A CHORD BEARING AND LENGTH OF NORTH 66°34'21" WEST, 490.25 FEET, FOR AN ARC LENGTH OF 490.34 FEET TO A POINT OF COMPOUND CURVATURE BEING THE SOUTHWESTERLY CORNER OF PARCEL 221 AND THE SOUTHEASTERLY CORNER OF PARCEL 220;

THENCE CONTINUING WITH THE SOUTHERLY SH 45 RIGHT-OF-WAY LINE WITH THE CURRENT CITY OF PFLUGERVILLE LIMIT, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7,617.94 FEET, A CENTRAL ANGLE OF 7°27'10", A CHORD BEARING AND LENGTH OF NORTH 72°08'34" WEST, 990.21 FEET, FOR AN ARC LENGTH OF 990.91 FEET TO A POINT OF COMPOUND CURVATURE IN THE SOUTHERLY LINE OF PARCEL 220;

THENCE CONTINUING WITH THE SOUTHERLY SH 45 RIGHT-OF-WAY LINE WITH THE CURRENT CITY OF PFLUGERVILLE LIMIT, ALONG A CURVE THE LEFT HAVING A RADIUS OF 16,987.23 FEET, A CENTRAL ANGLE OF 0°32'52", A CHORD BEARING AND LENGTH OF NORTH 76°08'35" WEST, 162.40 FEET, FOR AN ARC LENGTH OF 162.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.5 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH FOR THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83.

SURVEYOR'S CERTIFICATION:

THIS DOCUMENT, PREPARED UNDER 22 TAC 663.21, 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.

William A. Forshey 05/19/11

BAKER-AICKLEN & ASSOCIATES, INC.

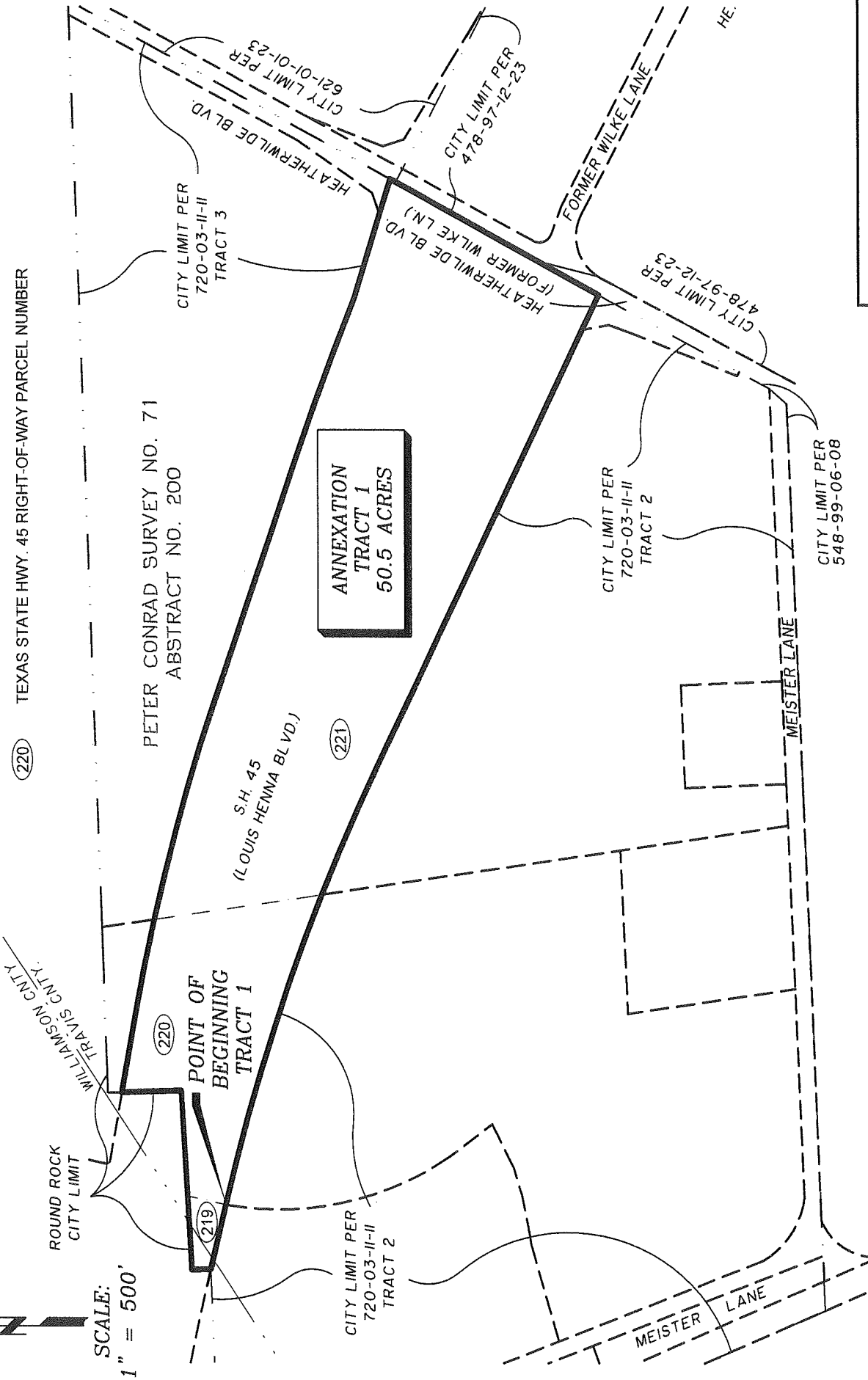
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0479-3-019-20

W:\PROJECTS\CITY OF PFLUGERVILLE\SH 45 INFILL AREAS\DOC\DESCRIPTION TRACT 1.DOC

SKETCH TO ACCOMPANY DESCRIPTION



TEXAS STATE HWY. 45 RIGHT-OF-WAY PARCEL NUMBER

PETER CONRAD SURVEY NO. 71
ABSTRACT NO. 200

**ANNEXATION TRACT 1
50.5 ACRES**



**CITY OF PFLUGERVILLE, TEXAS
ANNEXATION TRACT 1
50.5 ACRES**

DATE: MAY, 2010
JOB NO.: 0479-3-019-20
BY: W. FORSHEY
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