

**CITY OF PFLUGERVILLE
TRAVIS AND WILLIAMSON COUNTY, TEXAS
ANNEXATION TRACT 2
33.6 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:

224	DOC. NO. 2003103131
225	DOC. NO. 2003100467
226	DOC. NO. 2003177212
227	DOC. NO. 2003214008
228	DOC. NO. 2003170456
229	DOC. NO. 2003170457

FORMER WILKE 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 NORTHERLY RIGHT-OF-WAY OF TEXAS STATE HIGHWAY 45 (SH 45) AND BEING THE NORTHEAST CORNER OF SH 45 RIGHT-OF-WAY PARCEL 229, A 5.134 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS RECORDED IN DOC. NO. 2003170457, O.P.R.T.C.T., SAME BEING AN ANGLE POINT IN A CERTAIN TRACT 4 ANNEXED INTO THE CITY OF PFLUGERVILLE PER ANNEXATION ORDINANCE NO. 720-03-01-01, SAME BEING NORTHEASTERLY CORNER HEREIN;

THENCE **SOUTH 26°49'53" WEST** OVER AND ACROSS THE SH 45 RIGHT-OF-WAY LINE WITH THE CURRENT PFLUGERVILLE CITY LIMIT PER ANNEXATION ORDINANCE NO. 720-03-01-01 FOR A DISTANCE OF **416.08 FEET** TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SH 45, SAME BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF FORMER WILKE LANE, SAME BEING THE MOST SOUTHEASTERLY CORNER HEREIN;

THENCE **NORTH 62°18'52" WEST** WITH THE SOUTHERLY SH 45 RIGHT-OF-WAY LINE, SAME BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF FORMER WILKE LANE, AND WITH THE CURRENT PFLUGERVILLE CITY LIMIT FOR A DISTANCE OF **1,122.85 FEET** TO A POINT BEING AN ANGLE POINT IN THE CURRENT PFLUGERVILLE CITY LIMIT PER ANNEXATION ORDINANCE NO. 720-03-01-01, SAME BEING AN ANGLE POINT CURRENT PFLUGERVILLE CITY LIMIT PER ANNEXATION ORDINANCE NO. 478-97-12-23;

THENCE **NORTH 62°22'14" WEST** CONTINUING WITH THE SOUTHERLY SH 45 RIGHT-OF-WAY LINE, SAME BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF FORMER WILKE LANE, FOR A DISTANCE OF **1,636.34 FEET** TO A POINT BEING AN ANGLE POINT IN THE CURRENT PFLUGERVILLE CITY LIMIT PER ANNEXATION ORDINANCE NO. 478-97-12-23;

THENCE **NORTH 62°38'34" WEST** CONTINUING WITH THE SOUTHERLY SH 45 RIGHT-OF-WAY LINE, SAME BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF FORMER WILKE LANE, FOR A

DISTANCE OF **342.48 FEET** TO AN ANGLE POINT IN THE CURRENT PFLUGERVILLE CITY LIMIT PER ANNEXATION ORDINANCE NO. 478-97-12-23, SAME BEING THE SOUTHWESTERLY CORNER HEREIN;

THENCE **NORTH 28°20'19" EAST** OVER AND ACROSS THE SH 45 RIGHT-OF-WAY WITH THE CURRENT PFLUGERVILLE CITY LIMIT PER ANNEXATION ORDINANCE NO. 478-97-12-23 AND IN PART WITH THE WESTERLY LINE OF SH 45 RIGHT-OF-WAY PARCEL 224, A 1.541 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003103131, O.P.R.T.C.T. FOR A DISTANCE OF **473.65 FEET** TO A POINT BEING AN ANGLE POINT IN THE CURRENT PFLUGERVILLE CITY LIMIT PER ANNEXATION ORDINANCE NO. 478-97-12-23, SAME BEING AN ANGLE POINT IN THE CURRENT PFLUGERVILLE CITY LIMIT PER ANNEXATION ORDINANCE NO. 621-01-01-23;

THENCE **NORTH 28°17'47" EAST** CONTINUING OVER AND ACROSS THE SH 45 RIGHT-OF-WAY WITH THE CURRENT PFLUGERVILLE CITY LIMIT PER ANNEXATION ORDINANCE NO. 621-01-01-23 AND IN PART WITH THE WESTERLY LINE SAID PARCEL 224 FOR A DISTANCE OF **118.34 FEET** TO A POINT FOR A CORNER ON THE NORTHERLY RIGHT-OF-WAY OF SH 45, SAME BEING THE NORTHWESTERLY CORNER OF SAID PARCEL 224, SAME BEING A SOUTHWESTERLY CORNER OF A CERTAIN TRACT 4 ANNEXED INTO THE CITY OF PFLUGERVILLE PER ANNEXATION ORDINANCE NO. 720-03-01-01, SAME BEING THE NORTHWESTERLY CORNER HEREIN;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SH 45 AND WITH THE NORTHERLY LINE OF SAID PARCEL 224 AND WITH THE CURRENT PFLUGERVILLE CITY LIMIT PER ORDINANCE NO. 720-03-01-01, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF **11,480.66 FEET**, A CENTRAL ANGLE OF **0°04'46"**, A CHORD BEARING AND LENGTH OF **SOUTH 57°26'04" EAST, 15.91 FEET**, FOR AN ARC LENGTH OF **15.91 FEET** TO A POINT OF TANGENCY;

THENCE **SOUTH 57°23'42" EAST** CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SH 45 WITH THE NORTHERLY LINE OF SAID PARCEL 224 AND WITH THE CURRENT PFLUGERVILLE CITY LIMIT PER ORDINANCE NO. 720-03-01-01 FOR A DISTANCE OF **113.95 FEET** TO A POINT BEING THE NORTHEASTERLY CORNER OF SAID PARCEL 224, SAME BEING THE NORTHWESTERLY CORNER OF SH 45 RIGHT-OF-WAY PARCEL 225, A 2.847 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003100467, O.P.R.T.C.T.;

THENCE **SOUTH 57°23'42" EAST** CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SH 45 WITH THE NORTHERLY LINE OF SAID PARCEL 225 AND WITH THE CURRENT PFLUGERVILLE CITY LIMIT PER ORDINANCE NO. 720-03-01-01 FOR A DISTANCE OF **251.64 FEET** TO A POINT BEING THE NORTHEASTERLY CORNER IN PARCEL 225, SAME BEING THE NORTHWESTERLY CORNER OF PARCEL 226, A 3.825 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003177212, O.P.R.T.C.T.;

THENCE **SOUTH 57°23'42" EAST** CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SH 45 WITH THE NORTHERLY LINE OF SAID PARCEL 226 AND WITH THE CURRENT PFLUGERVILLE CITY LIMIT PER ORDINANCE NO. 720-03-01-01 FOR A DISTANCE OF **357.63 FEET** TO A POINT BEING THE NORTHEASTERLY CORNER IN PARCEL 226, SAME BEING THE NORTHWESTERLY CORNER OF SH 45 RIGHT-OF-WAY PARCEL 227, A 6.859 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003214008, O.P.R.T.C.T.;

THENCE **SOUTH 57°23'42" EAST** CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SH 45 WITH THE NORTHERLY LINE OF SAID PARCEL 227 AND WITH THE CURRENT

PFLUGERVILLE CITY LIMIT PER ORDINANCE NO. 720-03-01-01 FOR A DISTANCE OF **712.15 FEET** TO A POINT BEING THE NORTHEASTERLY CORNER IN PARCEL 227, SAME BEING THE NORTHWESTERLY CORNER OF SH 45 RIGHT-OF-WAY PARCEL 228, A 8.142 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003170456, O.P.R.T.C.T.;

THENCE **SOUTH 57°23'42" EAST** CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SH 45 WITH THE NORTHERLY LINE OF SAID PARCEL 228 AND WITH THE CURRENT PFLUGERVILLE CITY LIMIT PER ORDINANCE NO. 720-03-01-01 FOR A DISTANCE OF **282.36 FEET** TO A POINT BEING THE BEGINNING OF A CURVE;

THENCE CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SH 45 WITH THE NORTHERLY LINE OF SAID PARCEL 228 AND WITH THE CURRENT PFLUGERVILLE CITY LIMIT PER ORDINANCE NO. 720-03-01-01, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF **5,708.08 FEET**, A CENTRAL ANGLE OF **4°44'47"**, A CHORD BEARING AND LENGTH OF **SOUTH 59°46'05" EAST, 472.71 FEET**, FOR AN ARC LENGTH OF **472.85 FEET** TO A POINT OF TANGENCY;

THENCE **SOUTH 62°08'29" EAST** CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SH 45 WITH THE NORTHERLY LINE OF SAID PARCEL 228 AND WITH THE CURRENT PFLUGERVILLE CITY LIMIT PER ORDINANCE NO. 720-03-01-01 FOR A DISTANCE OF **240.62 FEET** TO A POINT BEING THE NORTHEASTERLY CORNER IN PARCEL 228, SAME BEING THE NORTHWESTERLY CORNER OF SAID PARCEL 229;

THENCE **SOUTH 62°08'29" EAST** CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SH 45 WITH THE NORTHERLY LINE OF SAID PARCEL 229 AND WITH THE CURRENT PFLUGERVILLE CITY LIMIT PER ORDINANCE NO. 720-03-01-01 FOR A DISTANCE OF **648.68 FEET** TO THE **POINT OF BEGINNING** AND CONTAINING 33.6 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:

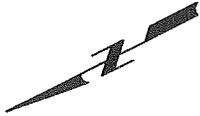
THIS DOCUMENT, PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

William A. Forshey 05/19/11

BAKER-AICKLEN & ASSOCIATES, INC.
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SKETCH TO ACCOMPANY DESCRIPTION



SCALE:
1" = 500'

PETER CONRAD SURVEY NO. 71
ABSTRACT NO. 200

CITY LIMIT PER
621-01-01-23

CITY LIMIT PER
720-03-11-11
TRACT 4

CITY LIMIT PER
478-97-12-23

POINT OF
BEGINNING
TRACT 2

224

225

226

227

228

229

FORMER WILKE LANE

1750' TO
HEATHERWILDE BLVD.

CITY LIMIT PER
720-03-11-11
TRACT 4

CITY LIMIT PER
478-97-12-23

ANNEXATION
TRACT 2
33.6 ACRES

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

DATE: MAY, 2010
JOB NO.: 0479-3-019-20
BY: W. FORSHEY
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CITY OF PFLUGERVILLE, TEXAS
ANNEXATION TRACT 2
33.6 ACRES

**BAKER-AICKLEN
& ASSOCIATES, INC.**
ENGINEERS/SURVEYORS