

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, AUTHORIZING THE ACCEPTANCE, IN ACCORDANCE WITH CITY PARKLAND DEDICATION REQUIREMENT AND THROUGH SPECIAL WARRANTY DEED, OF CERTAIN REAL PROPERTY DESCRIBED AS LOT 82A, BLOCK A CARMEL WEST PHASE 3 SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS RECORDED IN DOCUMENT NO. 202100069 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DIRECTING AND AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO TAKE ALL NECESSARY ACTIONS TO COMPLETE THE LAND CONVEYANCE TO THE CITY.

WHEREAS, the City of Pflugerville has created and continues to establish a comprehensive network of public parks and facilities, hike and bike trails, open spaces, and other community facilities to serve the recreational needs of residents and visitors to the City, preserve environmentally sensitive areas, and serve other public purposes intended to provide for the health, safety, and general welfare of the City; and

WHEREAS, pursuant to Subchapter 14 of the City of Pflugerville Unified Development Code, residential developments within the City are required to include either the dedication and conveyance of public parkland, or the payment of a fee in-lieu of dedication to further these purposes; and

WHEREAS, the developer of the residential Carmel Subdivision wishes to convey Lot 82A, Block A, Carmel West Phase 3 Section 2 (approximately 60.083 acres) as provided in Exhibit "A," by Special Warranty Deed pursuant to the Unified Development Code parkland dedication requirements and City policies; and

WHEREAS, the City of Pflugerville finds that this conveyance of parkland by the developer satisfies the parkland dedication requirements as described herein; and

WHEREAS, per Section 4.01 (c) 10 of the City Charter, if authorized by the City Council, the City Manager may sign any contract, conveyance or other document;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE:

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 of the City of Pflugerville hereby accepts the dedication and conveyance of parkland known as Lot 82A, Block A, Carmel West Phase 3 Section 2 (approximately 60.083 acres), as provided in Exhibit "A", by Special Warranty Deed.

SECTION 3. The City Council directs and authorizes the City Manager and City Attorney or their respective designees to take all necessary actions to complete the land conveyance to City, including authorizing the City Manager to execute the Special Warranty Deed.

SECTION 4. This Resolution shall become effective immediately upon its passage, approval, and publication as provided by law.

PASSED AND APPROVED this _____ day of _____ 2022.

Victor Gonzales, Mayor

ATTEST:

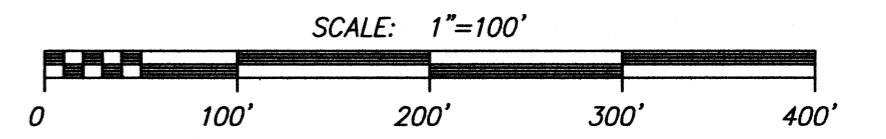
Trista Evans, City Secretary

APPROVED AS TO FORM:

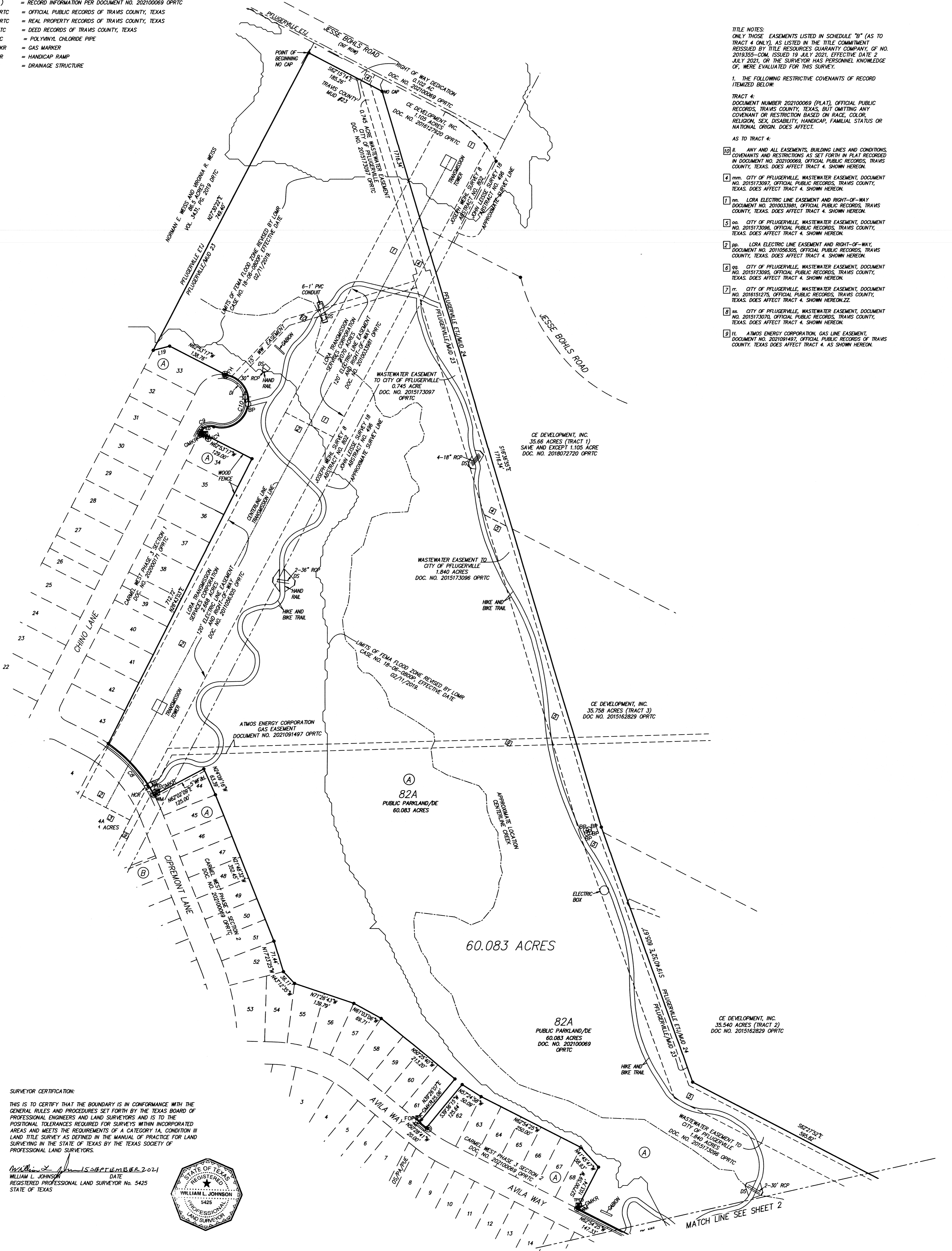
CHARLES ZECH, City Attorney
DENTON NAVARRO ROCHA BERNAL & ZECH, PC

Exhibit “A”

LAND TITLE SURVEY
OUT OF THE JOSEPH WEIHL SURVEY NO. 8, ABSTRACT NO. 802 AND OUT OF THE JOHN LEISSE SURVEY NO. 18.
ABSTRACT NO. 496, BEING ALL OF LOT 82A, BLOCK A,
CARMEL WEST PHASE 3 SECTION 2,
DOCUMENT NO. 202100069 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

SCALE: 1"=100'


- LEGEND:**
- = SET IRON ROD WITH "RJ SURVEYING" CAP
 - = 1/2" IRON ROD FOUND WITH "RJ SURVEYING" CAP UNLESS OTHERWISE NOTED
 - = POWER POLE
 - = GUY WIRE ANCHOR
 - = WASTEWATER MANHOLE
 - = SIGN
 - = WATER VALVE
 - = LIGHT POLE
 - = IRRIGATION CONTROL VALVE
 - = HAND RAIL
 - = ELECTRIC BOX
 - = FIBER OPTIC PEDESTAL
 - = FIBER OPTIC MARKER
 - = STORM SEWER MANHOLE
 - = FIRE HYDRANT
 - = WATER METER
 - = CLEAN OUT WASTEWATER
 - = CABLE MARKER
 - = BOLLARD POST
 - = FIBER OPTIC PULL BOX
 - = TELEPHONE PEDESTAL
 - () = RECORD INFORMATION PER DOCUMENT NO. 202100069 OPRTC
 - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - PVC = POLYVINYL CHLORIDE PIPE
 - GMKR = GAS MARKER
 - HCR = HANDICAP RAMP
 - DS = DRAINAGE STRUCTURE



TITLE NOTES:
 ONLY THOSE EASEMENTS LISTED IN SCHEDULE "B" (AS TO TRACT 4 ONLY), AS LISTED IN THE TITLE COMMITMENT REISSUED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 2019355-COM, ISSUED 19 JULY 2021, EFFECTIVE DATE 2 JULY 2021, OR THE SURVEYOR HAS PERSONAL KNOWLEDGE OF, WERE EVALUATED FOR THIS SURVEY.

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW:

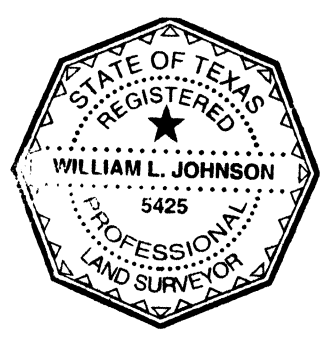
TRACT 4:
 DOCUMENT NUMBER 202100069 (PLAT), OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, DISABILITY, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. DOES AFFECT:

AS TO TRACT 4:

10. ii. ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS AS SET FORTH IN PLAT RECORDED IN DOCUMENT NO. 202100069, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. DOES AFFECT TRACT 4, SHOWN HEREON.
4. iii. CITY OF PFLUGERVILLE, WASTEWATER EASEMENT, DOCUMENT NO. 2015173097, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. DOES AFFECT TRACT 4, SHOWN HEREON.
7. iii. LORA ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY, DOCUMENT NO. 201056305, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. DOES AFFECT TRACT 4, SHOWN HEREON.
5. iii. CITY OF PFLUGERVILLE, WASTEWATER EASEMENT, DOCUMENT NO. 2015173096, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. DOES AFFECT TRACT 4, SHOWN HEREON.
2. ii. LORA ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY, DOCUMENT NO. 201056305, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. DOES AFFECT TRACT 4, SHOWN HEREON.
6. iii. CITY OF PFLUGERVILLE, WASTEWATER EASEMENT, DOCUMENT NO. 2015173095, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. DOES AFFECT TRACT 4, SHOWN HEREON.
7. ii. CITY OF PFLUGERVILLE, WASTEWATER EASEMENT, DOCUMENT NO. 2016151275, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. DOES AFFECT TRACT 4, SHOWN HEREON.
8. iii. CITY OF PFLUGERVILLE, WASTEWATER EASEMENT, DOCUMENT NO. 2015173070, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. DOES AFFECT TRACT 4, SHOWN HEREON.
9. ii. ATMOS ENERGY CORPORATION, GAS LINE EASEMENT, DOCUMENT NO. 2021091497, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES AFFECT TRACT 4, AS SHOWN HEREON.

SURVEYOR CERTIFICATION:
 THIS IS TO CERTIFY THAT THE BOUNDARY IS IN CONFORMANCE WITH THE GENERAL RULES AND PROCEDURES SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TO THE POSITIONAL TOLERANCES REQUIRED FOR SURVEYS WITHIN INCORPORATED AREAS AND MEETS THE REQUIREMENTS OF A CATEGORY 1A, CONDITION III LAND TITLE SURVEY AS DEFINED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS BY THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS.

William L. Johnson
 WILLIAM L. JOHNSON DATE: 15 SEPTEMBER 2021
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5425
 STATE OF TEXAS



REVISED: 15 SEPTEMBER 2021, UPDATED TITLE COMMITMENT

RJ SURVEYING & ASSOCIATES, INC.
 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
 F-10015400 (512) 836-4793 FAX: (512) 836-4817
 DATE: 11 JUNE 2021 SCALE: 1" = 100'
 JOB NO.: 2762

S:\CIVIL\3D\2751-2800\2762-Carmel West 3-2\Drawings\2762-900-106-16-16-16.dwg, 9/15/2021, 10:53:24 AM

LAND TITLE SURVEY
 OUT OF THE JOSEPH WEIHL SURVEY NO. 8, ABSTRACT NO. 802 AND OUT OF THE JOHN LEISSE SURVEY NO. 18. ABSTRACT NO. 496, BEING ALL OF LOT 82A, BLOCK A, CARMEL WEST PHASE 3 SECTION 2, DOCUMENT NO. 202100069 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

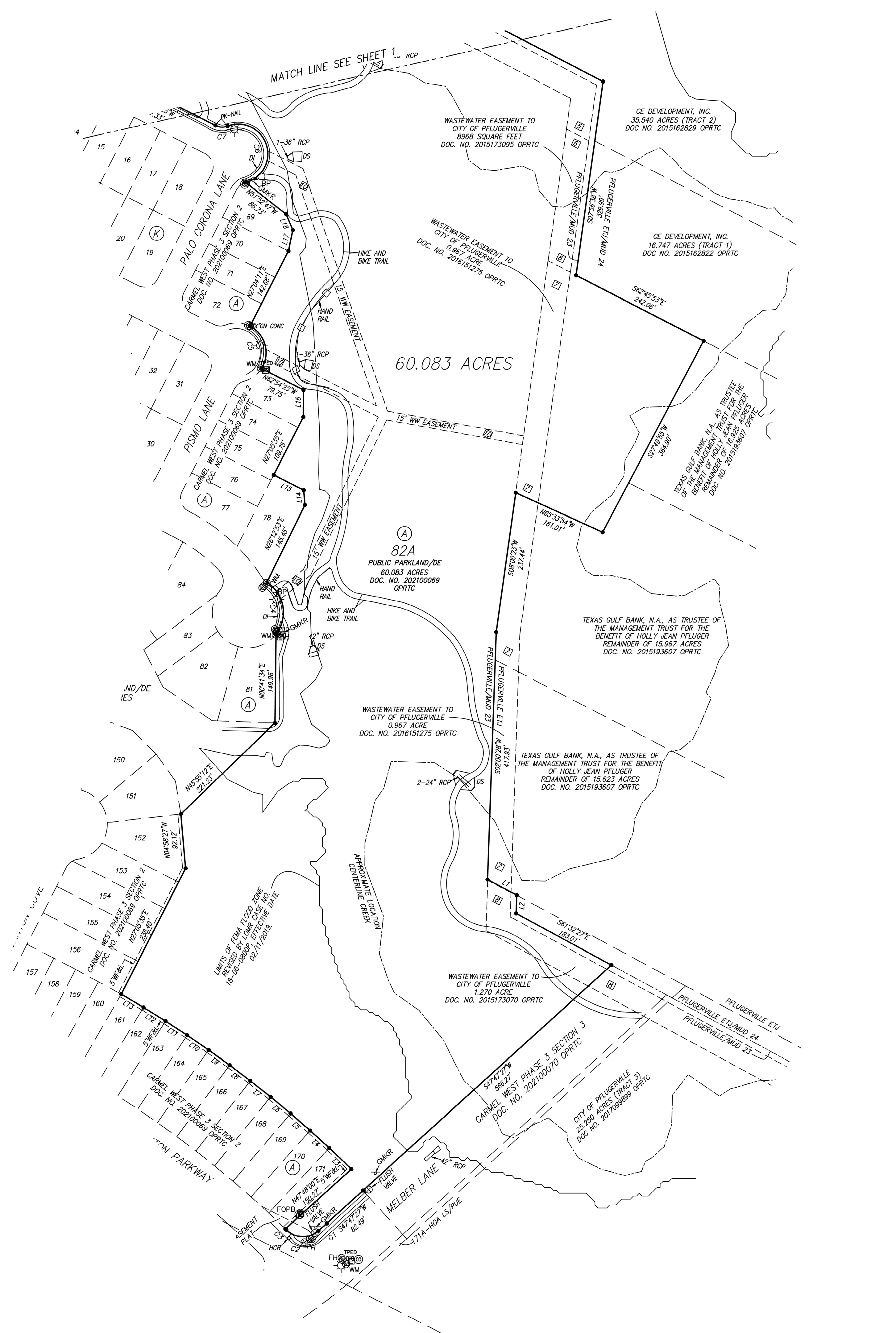
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SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) AND WERE DERIVED FROM LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGE012B-GRS80.
2. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE PLAT OF CARMEL WEST PHASE 3 SECTION 2 RECORDED IN DOCUMENT NO. 202100069, OPRTC.
3. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES AND WERE DERIVED FROM LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TXGE012B-GRS80.
4. A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS (SFHAS) INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 484530295H, EFFECTIVE DATE, SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS REVISED BY BY LOMR 16-06-2019, EFFECTIVE 02/11/2019.
5. THIS EXHIBIT MAP IS SUBMITTED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION MADE A PART HEREOF BY REFERENCE.
6. DUE TO THE ONGOING CONSTRUCTION OF THE ADJOINING PROPERTIES(S), SOME IMPROVEMENTS NEAR THIS SURVEY MAY NOT BE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	18.69'	950.00'	001°07'38"	S48°21'16"W	18.69'
C2	59.62'	40.00'	085°24'19"	N88°22'45"W	54.26'
C3	2.27'	1770.00'	000°04'24"	N45°42'48"W	2.27'
C4	99.64'	60.00'	095°08'59"	N10°03'18"W	88.58'
C5	83.17'	50.00'	095°16'11"	N15°12'20"W	73.91'
C6	162.65'	50.00'	186°22'46"	N17°54'25"W	99.85'
C7	21.03'	25.00'	048°11'23"	N87°00'06"W	20.41'
C8	156.14'	325.00'	027°31'39"	N41°43'41"W	154.65'
C9	34.83'	25.00'	079°50'09"	N67°01'47"E	32.08'
C10	198.93'	60.00'	189°58'05"	N11°57'49"E	119.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S61°46'03"E	55.93'
L2	S01°56'44"W	30.69'
L3	N46°14'23"W	51.43'
L4	N47°39'37"W	43.78'
L5	N48°58'01"W	43.78'
L6	N50°16'24"W	43.78'
L7	N51°34'48"W	43.78'
L8	N52°53'11"W	43.78'
L9	N54°11'35"W	43.78'
L10	N55°29'58"W	43.78'
L11	N56°48'21"W	43.78'
L12	N58°06'45"W	43.78'
L13	N59°24'33"W	43.65'
L14	N04°47'58"W	24.97'
L15	N62°54'25"W	56.90'
L16	N00°23'46"E	45.53'
L17	N11°56'07"E	35.89'
L18	N22°48'01"W	28.97'
L19	S76°05'19"W	38.14'



SCHEM: JD 3151 28000782 Carmel West 3 202100069 2021 07 15 10:24:58 AM
 NOTE: Copyright © RJ Surveying & Associates, Inc. All rights reserved. No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of the surveyor. Copies of this plan without an original signature and seal are not valid.

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RJ SURVEYING & ASSOCIATES, INC.
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 F-10015400 (512) 836-4793 FAX: (512) 836-4817

DATE: 11 JUNE 2021	SCALE: 1" = 100'
	JOB NO.: 2762

60.083 Acres

THAT PART OF THE JOSEPH WEIHL SURVEY, ABSTRACT NO. 802 AND THAT PART OF THE JOHN LEISSE SURVEY, ABSTRACT NO. 496 IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 82A, BLOCK A, CARMEL WEST PHASE 3 SECTION 2 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 202100069 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod found with no cap, at the northwest corner of said Lot 82A, same being the southwest corner of a 0.102 acre right-of way dedication of said Phase 3, Section 2, being also on the east line of an 86.5 Acre Tract of land conveyed to Norman E. Weiss and Virginia R. Weiss by deed recorded in Volume 3431, Page 2019 of the Deed Records of Travis County, Texas;

THENCE S62°15'14"E along the south of said 0.102 Acre Tract, same being the north line of said Lot 82A a distance of 185.26 feet to a 1/2" iron rod found with no cap;

THENCE along the east line of said Lot 82A, same being in part along the west line of a 1.105 Acre Tract of land conveyed to CE Development, Inc. by deed recorded in Document No. 2016127920 of the Official Public Records of Travis County, Texas, across a 35.66 Acre Tract of land (Tract 1) conveyed to CE Development, Inc. by deed recorded in Document No. 2018072720 of the Official Public Records of Travis County, Texas, across a 35.758 Acre Tract of land (Tract 3) and 35.540 Acre Tract of land (Tract 2) conveyed to CE Development, Inc. by deed recorded in Document No. 2015162829 of the Official Public Records of Travis County, Texas and across a 16.747 Acre Tract of land (Tract 1) conveyed to CE Development, Inc. by deed recorded in Document No. 2015162822 of the Official Public Records of Travis County, Texas the following four courses:

1. S16°36'55"E a distance of 1716.34 feet to a 1/2" iron rod found;
2. S19°40'52"E a distance of 605.67 feet to a 1/2" iron rod found;
3. S62°27'52"E a distance of 595.82 feet to a 1/2" iron rod found;
4. S07°56'38"W a distance of 329.99 feet to a 1/2" iron rod found;

THENCE S62°45'53"E along the east line of said Lot 82A same being the south line of said 16.747 Acre Tract a distance of 242.06 feet to a 1/2" iron rod found;

THENCE along the east line of said Lot 82A, across a 16.925 Acre Tract of land (Exhibit A), across a 15.967 Acre Tract of land (Exhibit B) and across a 15.623 Acre Tract of land (Exhibit C) conveyed to Texas Gulf Bank, N.A., as trustee of the management trust for the benefit of Holly Jean Pfluger, recorded in Document No. 2015193607 of the Official Public Records of Travis County, Texas the following four courses:

1. S27°49'55"W a distance of 364.90 feet to a 1/2" iron rod found;
2. N65°33'54"W a distance of 161.01 feet; to a 1/2" iron rod found
3. S08°00'23"W a distance of 237.44 feet to a 1/2" iron rod found;
4. S02°00'28"W a distance of 417.93 feet to a 1/2" iron rod found on the south line of said 15.623 Acre Tract;

THENCE S61°46'03"E along the easterly line of said Lot 82A, same being the south line of said 15.623 Acre Tract a distance of 55.93 feet to a 1/2" iron rod found;

60.083 Acres

THENCE along the east line of said Lot 82A and across an 85.00 Acre Tract of land (Tract 2) conveyed to CE Development, Inc. by deed recorded in Document No. 2015162822 of the Official Public Records of Travis County, Texas the following two courses:

1. S01°56'44"W a distance of 30.69 feet to a 1/2" iron rod found;
2. S61°32'27"E a distance of 183.01 feet to a 1/2" iron rod found at the northwest corner of Melber Lane (100' right-of-way width), according to the plat of Carmel West Phase 3 Section 3 thereof recorded in Document No. 202100070 of the Official Public Records of Travis County, Texas;

THENCE S47°47'27"W along the east line of said Lot 82A, same being the west line of said Melber Lane, a distance of 566.27 feet to the southwest corner of said Phase 3 Section 3, same the being northwest corner of Melber Lane of said Phase 3 Section 2;

THENCE continuing along the east line of said Lot 82A same being the west line of said Melber Lane the following four courses:

1. S47°47'27"W a distance of 82.49 feet to a 1/2" iron rod found at a point of curvature of a curve to the right;
2. Southwesterly, along the arc of a curve a distance of 18.69 feet, said curve having a radius of 950.00 feet, a central angle of 01°07'38", and a chord bearing S48°21'16"W, 18.69 feet to a 1/2" iron rod found at point of compound curvature of a curve to the right;
3. Westerly along the arc of a curve, along the transition of the west line of said Melber Lane and the north line of Pleasanton Parkway, a distance of 59.62 feet, said curve having a radius of 40.00 feet, a central angle of 85°24'19", and a chord bearing N88°22'45"W, 54.26 feet to a 1/2" iron rod found at point of compound curve of a curve to the left;
4. Westerly along the arc of a curve, a distance of 2.27 feet, said curve having a radius of 1770.00 feet, a central angle of 00°04'24", and a chord bearing N45°42'48"W, 2.27 feet to a 1/2" iron rod found for the southeast corner of said Lot 82A;

THENCE along the west line of said Lot 82A, same being the northerly line of Lots 161-171 and the easterly line of Lots 152-156, Block A, the following fourteen courses:

1. N47°48'00"E a distance of 150.27 feet to a 1/2" iron rod found;
2. N46°14'23"W a distance of 51.43 feet to a 1/2" iron rod found;
3. N47°39'37"W a distance of 43.78 feet to a 1/2" iron rod found;
4. N48°58'01"W a distance of 43.78 feet to a 1/2" iron rod found;
5. N50°16'24"W a distance of 43.78 feet to a 1/2" iron rod found;
6. N51°34'48"W a distance of 43.78 feet to a 1/2" iron rod found;
7. N52°53'11"W a distance of 43.78 feet to a 1/2" iron rod found;
8. N54°11'35"W a distance of 43.78 feet to a 1/2" iron rod found;
9. N55°29'58"W a distance of 43.78 feet to a 1/2" iron rod found;
10. N56°48'21"W a distance of 43.78 feet to a 1/2" iron rod found;
11. N58°06'45"W a distance of 43.78 feet to a 1/2" iron rod found;
12. N59°24'33"W a distance of 43.65 feet to a 1/2" iron rod found;
13. N27°05'35"E a distance of 238.40 feet to a 1/2" iron rod found;
14. N04°58'27"W a distance of 92.12 feet to a 1/2" iron rod found;

60.083 Acres

THENCE N45°55'12"E along the southeasterly line of Lot 82B, same being a westerly line of said Lot 82A a distance of 221.23 feet to a 1/2" iron rod found at the southeast corner of Lot 81, Block A;

THENCE N00°41'34"E along the easterly right-of-way of said Lot 81, same being the westerly line of said Lot 82A a distance of 149.96 feet to a 1/2" iron rod found at the northeast of said Lot 81 same being on the easterly right-of-way of Covina Lane (60' radius) at a point on a non-tangent curve to the left;

THENCE Northerly along the arc of a curve, along the east Right-of-way of Covina Lane, being also on the west line of said Lot 82A a distance of 99.64 feet, said curve having a radius of 60.00 feet, a central angle of 95°08'59" and a chord bearing N10°03'18"W, 88.58 feet to the southwest corner Lot 78, Block A;

THENCE along the easterly line of Lot 78 and Lots 75-73, Block A, same being the westerly line of said Lot 82A the following six courses:

1. N26°12'53"E a distance of 145.45 feet to a 1/2" iron rod found;
2. N04°47'58"W a distance of 24.97 feet to a 1/2" iron rod found;
3. N62°54'25"W a distance of 56.90 feet to a 1/2" iron rod found;
4. N27°05'35"E a distance of 109.75 feet to a 1/2" iron rod found;
5. N00°23'46"E a distance of 45.53 feet to a 1/2" iron rod found;
6. N62°54'25"W a distance of 79.75 feet to a 1/2" iron rod found at the northwest corner of said Lot 73, being on the easterly right-of-way of Coalinga Lane (50' radius) at a point on a non-tangent curve to the left;

THENCE Northerly along the arc of a curve, along the easterly line of said Coalinga Lane, same being on the westerly line of said Lot 82A, a distance of 83.17 feet, said curve having a radius of 50.00 feet, a central angle of 95°18'11" and a chord bearing N15°12'20"W, 73.91 feet to a 1/2" iron rod found at the southeast corner of Lot 72, Block A;

THENCE along the easterly line of Lots 69-72, Block A, same being the westerly line of said Lot 82A the following four courses:

1. N27°04'11"E a distance of 142.68 feet to a 1/2" iron rod found;
2. N11°56'07"E a distance of 35.89 feet to a 1/2" iron rod found;
3. N22°48'01"W a distance of 28.97 feet to a 1/2" iron rod found;
4. N51°52'47"W a distance of 86.73 feet to a 1/2" iron rod found at the northwest corner of Lot said lot 69, being on the easterly right-of-way of Avila Way (50' radius) at a point on a non-tangent curve to the left;

THENCE along the easterly right-of-way of said Avila Way, same being the westerly line of said Lot 82A, the following three courses:

1. Northerly along the arc of a curve, a distance of 162.65 feet, said curve having a radius of 50.00 feet, a central angle of 186°22'46" and a chord bearing N17°54'25"W, 99.85 feet to a PK nail found at a point of reverse curvature of a curve to the right;
2. Westerly, along the arc of a curve a distance of 21.03 feet, said curve having a radius of

60.083 Acres

25.00 feet, a central angle of $48^{\circ}11'23''$, and a chord bearing $N87^{\circ}00'06''W$, 20.41 feet to a 1/2" iron rod found;

3. $N62^{\circ}54'25''W$ a distance of 147.33 feet to a 1/2" iron rod found at the southeast corner of Lot 68, Block A;

THENCE along the easterly line of Lots 62-68, Block A, same being the westerly line of said Lot 82A the following four courses:

1. $N27^{\circ}00'59''E$ a distance of 103.74 feet to a 1/2" iron rod found;
2. $N41^{\circ}45'47''W$ a distance of 58.93 feet;
3. $N62^{\circ}54'25''W$ a distance of 250.00 feet to a 1/2" iron rod found;
4. $N57^{\circ}24'58''W$ a distance of 50.09 feet to a 1/2" iron rod found at the northwest corner of said Lot 62;

THENCE $S39^{\circ}36'15''W$ along the westerly line of said Lot 82A, same being the northwest line of said Lot 62, a distance of 125.64 feet to a 1/2" iron rod found on the northeast line of said Avila Way at the southwest corner of said Lot 62;

THENCE $N50^{\circ}28'41''W$ along the westerly line of said Lot 82A, same being the northeast line of said Avila Way, a distance of 20.00 feet to the southeast corner of Lot 61, Block A;

THENCE $N39^{\circ}26'07''E$ along the southeast line of said Lot 61, same being the westerly line of said Lot 82A, a distance of 125.06 feet;

THENCE along the westerly line of said Lot 82A, same being the easterly line of Lots 61-44, Block A the following eight courses:

1. $N50^{\circ}25'40''W$ a distance of 213.20 feet to a 1/2" iron rod found;
2. $N61^{\circ}03'06''W$ a distance of 69.71 feet to a 1/2" iron rod found;
3. $N71^{\circ}26'43''W$ a distance of 139.79 feet to a 1/2" iron rod found;
4. $N43^{\circ}12'35''W$ a distance of 36.11 feet to a 1/2" iron rod found;
5. $N17^{\circ}23'25''W$ a distance of 71.44 feet to a 1/2" iron rod found;
6. $N21^{\circ}48'32''W$ a distance of 352.45 feet to a 1/2" iron rod found;
7. $N24^{\circ}09'16''W$ a distance of 63.39 feet to a 1/2" iron rod found;
8. $S62^{\circ}02'09''W$ a distance of 125.00 feet to a 1/2" iron rod found at a point on a non-tangent curve to the left;

THENCE Northwesterly along the arc of a curve, a distance of 156.14 feet, said curve having a radius of 325.00 feet, a central angle of $27^{\circ}31'39''$ and a chord bearing $N41^{\circ}43'41''W$, 154.65 feet;

THENCE $N26^{\circ}43'03''E$ a distance of 712.72 feet;

THENCE $N62^{\circ}53'17''W$ a distance of 129.00 feet to a point on a non-tangent curve to the right;

THENCE Northeasterly along the arc of a curve, a distance of 34.83 feet, said curve having a radius of 25.00 feet, a central angle of $79^{\circ}50'09''$ and a chord bearing $N67^{\circ}01'47''E$, 32.08 feet; to a 1/2" iron rod found at a point of reverse curvature of a curve to the left;

THENCE Northerly, along the arc of a curve a distance of 198.93 feet, said curve having a

60.083 Acres

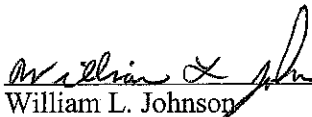
radius of 60.00 feet, a central angle of $189^{\circ}58'05''$, and a chord bearing $N11^{\circ}57'49''E$, 119.55 feet to a 1/2" iron rod found;

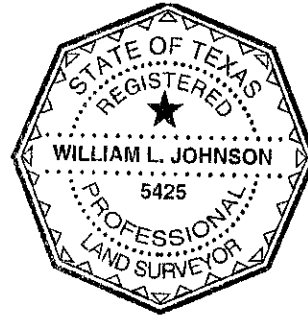
Thence with the east line of Lot 33, Block A, with the east line of said 86.5 acre tract, and with the west line of said Lot 82A, the following three courses:

1. $N62^{\circ}53'17''W$ a distance of 138.76 feet;
2. $S76^{\circ}05'19''W$ a distance of 38.14 feet;
3. $N27^{\circ}30'22''E$ a distance of 749.40 feet to the said Point of Beginning.

Containing 60.083 acres, more or less, as shown on the sketch attached.

All iron rods found have RJ Surveying caps unless otherwise noted.
Bearings are based on the Texas Coordinate System of 1983, Central Zone (4203).
All distances shown hereon are grid distances.


15 SEPTEMBER 2021
Date
William L. Johnson
Registered Professional Land Surveyor No. 5425
State of Texas



RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, TX 78664
Firm No. 10015400