

**STAFF REPORT**

<b>Planning &amp; Zoning:</b>	9/16/2019	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>City Council:</b>	10/8/2019	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.:</b>	REZ1908-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider an application to rezone a tract of land located generally northeast of the Immanuel Rd and Wells Branch Pkwy intersection in order to establish opportunities for future development. Approximately 23 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to General Business 1 (GB1) district, approximately 6 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to General Business 2 (GB2) district, approximately 18 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) district, and approximately 151 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) district; all to be known as the Lisso Tract Rezoning. (REZ1908-01)

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**LOCATION:**

The property consists of approximately 192 acres located generally at the northeast corner of Wells Branch Pkwy, and approximately 6 acres located at the Killingsworth and Wells Branch Pkwy intersection. In total, the proposed rezoning includes 198 acres intended to establish a new neighborhood with a mixture of lot sizes and land uses.

**SITE ANALYSIS:**

The property has been used as mixture of land uses over the years ranging from agricultural/rangeland with an original home site, to heavy vehicle repair/storage/junkyard. When Wells Branch Pkwy was created, the subject property became divided, leaving the majority of the tract located along the north side of Wells Branch Pkwy and a smaller tract along the south side of Wells Branch Pkwy. The proposed rezoning is for the majority of the northern tract and a small portion of the southern tract.

Improvements on the property include an existing house and associated outbuildings in the relative central portion of the property. A looped drive provides a vehicular connection between Wells Branch Pkwy, near the existing house, to Immanuel Road, establishing a four way intersection with Immanuel Road and Purple Martin Dr. The drive is currently used to access multiple out-buildings and vehicle storage locations on the property. A small creek and associated floodplain is located in the northeastern portion of the property, which includes an existing stock tank and additional vehicle storage.

**BACKGROUND:**

The owner entered into a non-annexation development agreement with the City of Pflugerville which allowed the property to remain in an agricultural state in the county until such time that the applicant petitioned for annexation or a development permit was filed on the property. In 2018, the land owner filed a petition for annexation, and became a part of the City of Pflugerville in August 2018. Upon annexation, the

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property was zoned to the Agriculture/Development Reserve (A) district and has remained zoned as such to date. At time of annexation, the vehicle storage was located on the property, and as such the existing land use is considered a legal non-conforming land use, able to remain on the property indefinitely, provided it remains compliant with Subchapter 8 of the Unified Development Code.

The applicant proposed a similar rezoning request in February 2019 (REZ1812-02) for the northern tract which was denied on first reading by the City Council on February 26, 2019 due to concerns raised by the community. According to the applicant, following the City Council denial the William Lyon team invited all concerned citizens to a public meeting on May 13, 2019 to discuss concerns raised during the City Council public hearing. The summary of items discussed during the public meetings has been provided by the applicant and is included as an attachment to this report.

**SURROUNDING LAND USE:**

The subject property is primarily surrounded by various existing single family developments (north, east, and west). Northeast of the tract is unimproved land located in the county, and the City of Pflugerville wastewater facility. Northwest of the tract is an approximate two acre tract located in the county, and used as a heavy truck repair facility, vehicle storage, and a cell phone tower. To the south is Wells Branch Pkwy, followed by the southern tract which remains unimproved. The table below further clarifies the zoning and existing land uses.

Adjacent	Base Zoning District	Existing Land Use
North	Single Family Suburban (SF-S)	Gatlinburg single family neighborhood
South	Agriculture/Development Reserve (A)	Unimproved, agricultural land
East	City of Pflugerville Extraterritorial Jurisdiction (ETJ)	Boulder Ridge manufactured housing
West	Single Family Suburban (SF-S) and Multi-family 10 (MF-10)	Mountain Creek East single family neighborhood and single family condominium development.

**PROPOSED REQUEST:**

William Lyon homes, a production homebuilder organization, has proposed to establish a new single family neighborhood with a variety of lot sizes as permitted by the SF-R and SF-MU district in the northern portion of the tract. The area proposed to be zoned SF-R remains unchanged from the last zoning request and includes approximately 151 acres. The area proposed to be zoned SF-MU is proposed to consist of 17.779 acres which is an approximate one acre reduction from the previous request. The reduction in SF-MU district is proposed to be replaced with GB1 zoning.

The area located at the northeast corner of Immanuel Rd and Wells Branch Pkwy and along the north side of Wells Branch Pkwy is proposed to be rezoned to the GB1 district. The amount of land proposed to be rezoned to the GB1 district has increased with this request and is intended to create a commercial corner at the future intersection of Pfennig Ln and Wells Branch Pkwy. A total of 22.5 acres of land is proposed to be rezoned to the GB1 district.

Rezoning for a portion of the southern tract is new with this application and the applicant has proposed to rezone approximately six acres to the GB2 district. The proposed GB2 tract currently contains a realignment of Killingsworth Ln which connects Wells Branch Pkwy to Killingsworth Ln. Both the GB1 and GB2 tracts are anticipated to remain in the control of the current owner for future commercial development.

Below is a description of the proposed land use districts and their location within the tract.

**General Business 2 (GB2) district:** *Approximately 6.026 acres*

Per the Unified Development Code, the General Business 2 (GB1) district *“is intended to provide a convenient location for small scale service and commercial related establishments, such as wholesale products, contractor shops, mini storage, major automotive repair, and similar more intense commercial uses. The uses included in this district should be located on a collector or higher classification thoroughfare.”* The following are listed as land uses allowed in the GB2 district:

- Permitted residential land uses: None
- Permitted non-residential land uses: Athletic Facilities, Auction Sales, Automotive Body Repair Shop (Collision Repair), Automotive Parts Sales, Inside, Automotive Repair and Service, Automobile Parking Lot/Garage, Automobile Sales and Rental, Bar/Tavern, Micro Brewery/Distillery/Winery, Brewpub/Wine Bar, Business Services, Call Center, Car Wash, Catering Establishment, Cemetery/Mausoleum, Civic Center, Clinic, College/University or Private Boarding School, Indoor Commercial Recreation and Entertainment, Commissary, Contractor Shop, Dry Cleaning Minor and Major, Equipment and Machinery Sales and Rental, Minor, Financial Institution, Golf Course and/or Country Club, Golf Driving Range, Government Facilities, Health/Fitness Center, Hospital, Household Appliance Service and Repair, Laundromat, Liquor Store, Lounge, Machine Shop, Massage Therapy, Mortuary/Funeral Home, Museum/Art Gallery, Office, Office/Showroom, Park or Playground, Pawn Shop, Place of Worship, Minor Print Shop, Reception Hall, Restaurant, Retail Sales and Service – including users over 50,000 square feet, Private School, Small Engine Repair, and Trade school.
- Conditional uses include: Commercial Animal Establishments, Bail Bond, Outdoor Commercial Recreation and entertainment, Indoor, Data Center, Drive In/Thru, Financial Services Institution, Alternative, Gas Station, Hotel/Hotel Residence, Mobile Food Park, Nursery/Indoor Sales, Truck/Trailer Rental, Utilities, Vehicular Sales and Rental, Recreational, and Wireless Telecommunication Facilities.

**General Business 1 (GB1) district:** *Approximately 22.533 acres*

Per the Unified Development Code, the General Business 1 (GB1) district *“is designed to accommodate a full range of retail and office uses with a city-wide and even regional trade area. These types of commercial uses are conducted wholly within an enclosed building. The uses in this district have operating characteristics and traffic service requirements compatible with typical office, retail, shopping, and high density residential environments”.* The following are listed as land uses allowed in the GB1 district:

- Permitted residential land uses: Assisted Living, Live Work Unit, Nursing Home/Skilled Nursing,

## STAFF REPORT

- Permitted non-residential land uses: Athletic Facilities, Auction Sales, Automotive Parts Sales, Inside, Automotive Repair and Service, Automobile Parking Lot/Garage, Automobile Sales and Rental, Bar/Tavern, Micro Brewery/Distillery/Winery, Brewpub/Wine Bar, Business Services, Catering Establishment, Cemetery/Mausoleum, Civic Center, Clinic, Commercial Recreation and entertainment, Indoor, Commissary, Convention Center, Day Care Facility, Dry Cleaning Minor, Equipment and Machinery Sales and Rental, Minor, Event Center, Financial Institution, Golf Course and/or Country Club, Golf Driving Range, Government Facilities, Health/Fitness Center, Hospital, Household Appliance Service and Repair, Laundromat, Liquor Store, Lounge, Massage Therapy, Mortuary/Funeral Home, Museum/Art Gallery, Office, Park or Playground, Pawn Shop, Personal Service, Place of Worship, Minor Print Shop, Reception Hall, Restaurant, Retail Sales and Service – including users over 50,000 square feet, Private School, Theater, Trade school, and Transit Facility.
- Conditional uses include: Condominium, Multi-family, Commercial Animal Establishments, Bail Bond, Car Wash, Outdoor Commercial Recreation and entertainment, Indoor, Drive In, Financial Services Institution, Alternative, Gas Station, Hotel/Hotel Residence, Mobile Food Park, Nursery/Indoor Sales, Utilities, and Wireless Telecommunication Facilities.
- Specific Use Permit include: Body Art Studio, College, University or Private Boarding School, Wireless Telecommunication Facilities.

***Single-Family Mixed Use (SF-MU) district: Approximately 17.779 acres***

According to the Unified Development Code, the Single Family Mixed Use (SF-MU) Residential District “...is intended to address small lot, single family detached and single family attached (townhome) housing opportunities at a low to medium density. This district may be used in areas of 20 acres or less with direct access to major thoroughfares. Non-residential uses may be considered if cohesively designed as a mixed use neighborhood.” The following are listed as land uses allowed in the SF-MU district:

- Permitted residential land uses: Single Family Detached, Single Family Attached (3 or more units) Townhome, and Condominium.
- Permitted non-residential uses: Government Facilities, Park or Playground, Personal Services, and Place of Worship.
- Conditional uses include: Accessory Dwelling Unit, Live Work Unit, Amenity Center, Brewpub/Wine Bar, Day Care Facility, Dry Cleaning (minor), Farm/Ranch (orchard, vineyard, garden), Financial Institution, Health/Fitness Center, Massage Therapy, Museum/Art Gallery, Personal Services, Restaurant, Retail Sales and Services, and Utilities. Conditions associated with these land uses are described in Section 4.2.3 of the UDC and generally are limited in size, location, and allowed when designed cohesively as a mixed use development.

***Single-Family Residential (SF-R) district: Approximately 151.385 acres***

According to the Unified Development Code (UDC), the Single Family Residential District (SF-R) “...may be used to master plan a large, low density residential subdivision with an opportunity for a mixture of lot sizes

*based on overall acreage. In certain cases, the district may also be used where an infill of single family suburban housing types may be appropriate.”*

- Permitted residential land uses: Accessory Dwelling
- Permitted non-residential uses: Unit Government Facilities, Park or Playground, Place of Worship
- Conditional uses include: Condominium, Single Family Detached, Amenity Center, Utilities
- Specific Use Permit uses include: Golf Course and/or Country Club, School (private or parochial)

The land use conditions associated with the single family detached land use are intended to provide a variety of lot sizes throughout the development. When more than 50 acres are proposed to be zoned SF-R district, a minimum of 25% of the lots within the overall preliminary plan shall have a minimum 7,500 sq. ft. lot area, a minimum of 10% of the lots within the overall preliminary plan shall have a minimum 9,000 sq. ft. or greater lot area, and at no point shall a lot have a lot area less than 6,250 square feet.

**COMPREHENSIVE PLAN:**

The Comprehensive Plan identifies the area with a mixture of low-density residential, medium to high density residential and neighborhood center, with parks and open space provided along the creek/floodplain. The proposed request is consistent with the development goals of the land use plan to provide a diverse supply of housing to meet the needs of the community, while preserving the sensitive creek areas. A continuation of the trail network and open space within the neighborhood will be required to remain consistent with the goals of the Parks and Recreation master plans, providing connectivity and park opportunities within close proximity to residential neighborhoods.



Goal 2 of the Comprehensive Plan encourages infill and new development to be focused around a hierarchy of centers to provide employment and shopping districts in areas where infrastructure is currently available. Action items associated with Goal 2 also encourage new and infill development to accommodate basic services within walking distance of residential areas and provide facilities that serve multiple neighborhoods.

Goal 3 of the Comprehensive Plan further states the “amount of commercial and industrial land uses will accommodate opportunities for employment, services, and growing the municipal tax base.” The addition of commercial development potential along an arterial roadway that provides services to the region appears consistent with the goal.

**STAFF RECOMMENDATION:**

The purpose of the Single Family Residential (SF-R) and Single Family Mixed Use (SF-MU) zoning district requests is to allow an opportunity for a neighborhood to be developed with varying lot sizes in the city without having to pursue a Planned Unit Development (PUD). The proposed General Business 1 (GB1) district is generally consistent with other similarly situated properties along Wells Branch Pkwy. The proposed GB1 zoning will not provide conforming zoning to the existing vehicle storage land use currently

## **STAFF REPORT**

on the property along the north side of Wells Branch. The proposed General Business 2 (GB2) zoning will offer opportunities for additional commercial uses.

While there is concern with establishing residential zoning and development opportunities for new single family neighborhoods adjacent to potentially incompatible land uses, the expectation is the existing junk yard and commercial vehicle repair land uses will transition once the area begins to receive further development pressure. The Comprehensive Plan is the long range plan for the City which supports the proposed rezoning request, and Staff recommends approval of the rezoning requests from Agriculture/Development Reserve (A) to General Business 1 (GB1) district for approximately 22.5 acres, General Business 2 (GB2) district for approximately 6 acres, Single Family Residential (SF-R) district for approximately 151.4 acres, and Single Family Mixed Use (SF-MU) district for approximately 17.7 acres.

### **NOTIFICATION:**

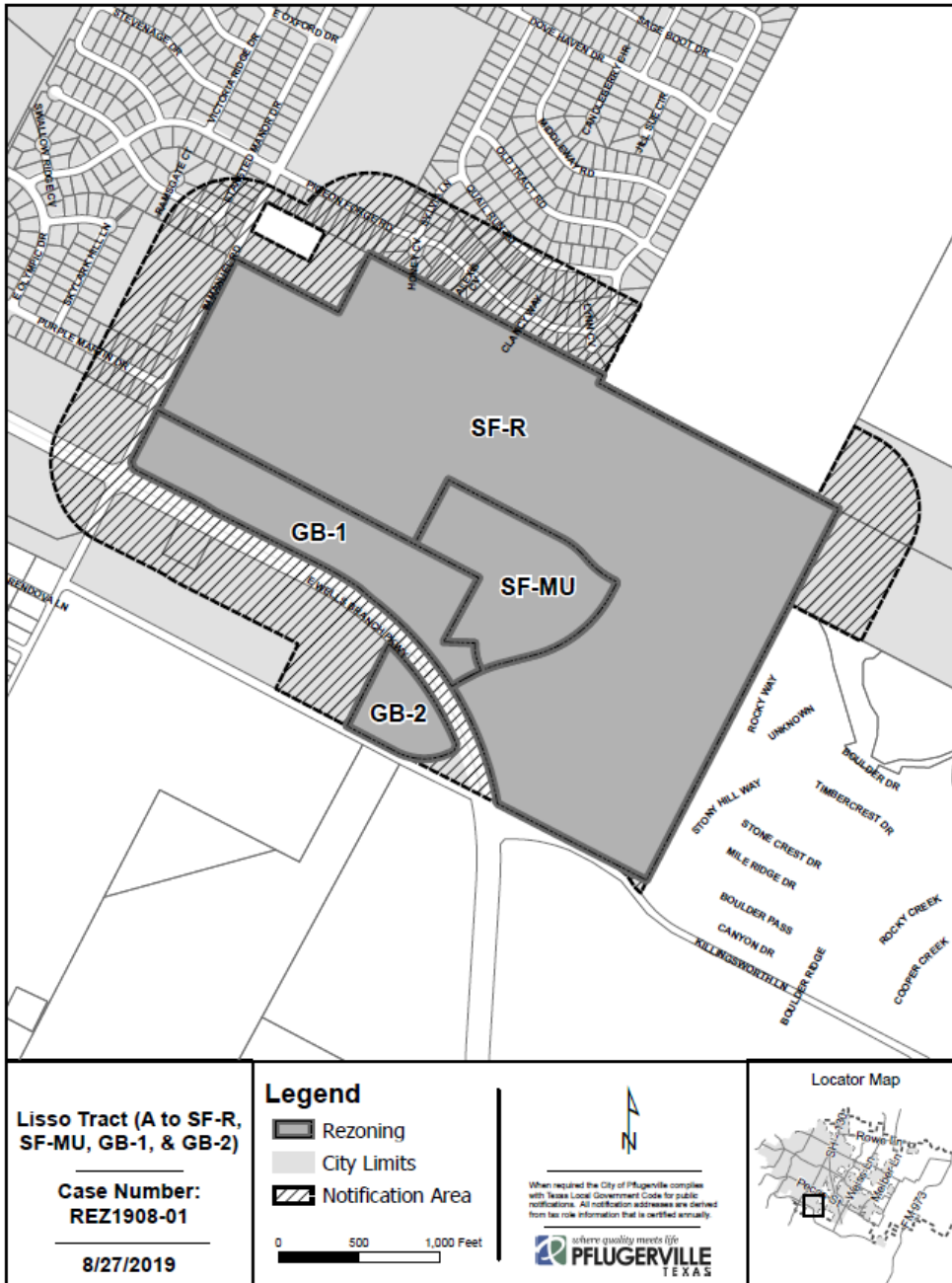
Newspaper Notification was published, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property, all in accordance with the minimum notification requirements. No inquiries were received regarding the proposed request at the time of this report.

### **ATTACHMENTS:**

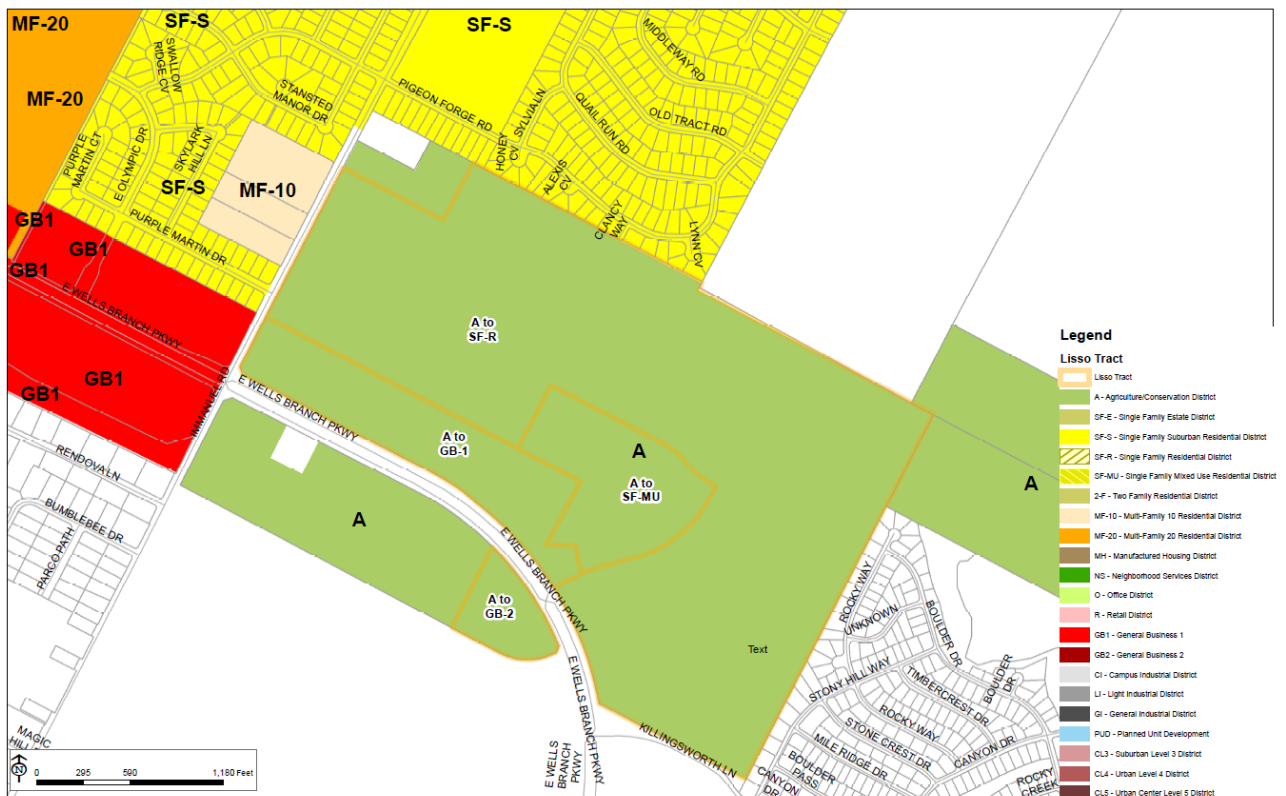
- Notification map
- Zoning map
- Aerial map
- Request
- Survey



**NOTIFICATION MAP**



**ZONING MAP**





**AERIAL MAP:**



**APPLICANT REQUEST:**

**Kimley»Horn**

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August 23, 2019

City of Pflugerville  
Attn: City of Pflugerville Planning and Zoning Commission & City of Pflugerville City Council  
105 E. Main St.  
Pflugerville, Texas 78660

**Re: Lisso Tract Rezoning  
Rezoning – Letter of Intent  
NE corner of Immanuel and Wells Branch Parkway  
Pflugerville, Texas 78759**

**To Whom It May Concern:**

Please accept this Summary Letter for the above referenced project. The proposed Lisso development is located at the northeast corner of Immanuel Rd. and Wells Branch Pkwy. in Pflugerville, Texas, Travis County. The existing property is approximately 197 acres which was recently annexed into the city (Ordinance No. 1361-18-09-11), and automatically zoned Agriculture/Development Reserve (A). We propose to have this area rezoned into a mixture of SF-R (+/- 151 acres), GB-1 (+/- 23 acres), SF-MU (+/- 18 acres), and GB-2 (+/- 6 acres) which complies with the City of Pflugerville's 2030 Comprehensive plan. This is the second rezoning application for the subject property. During the 1<sup>st</sup> public reading of the original rezoning request concerns with the proposed zoning were brought to the attention of council members resulting in denial of the request. In response to the concerns brought up, the William Lyon team held a public meeting in which we invited all concerned citizens on May 13<sup>th</sup>. We also had individual meetings with City Council members. The following is a summary of items discussed at those meetings.

- **SF-MU zoning**
  - William Lyon Homes takes pride in accommodating all segments of the housing market. SF-MU is requested in order to provide greater variety of housing ensuring all buyer profiles of the market are included.
  - William Lyon Homes constructs all of its homes to the highest standards. We utilize the same contractors to build all of our product lines to ensure quality - including the homes in SF-MU district.
- **Traffic impacts of development**
  - A Traffic Impact Analysis (TIA) will be submitted with the Preliminary Plan should the zoning request be approved. City staff will review the impacts of the proposed development and will identify any necessary improvements accordingly.
  - William Lyon welcomes the opportunity to partner with the City of Pflugerville to ensure safe and convenient roads surrounding the neighborhood.
- **Flood Plain and potential for increased flooding downstream**
  - Engineers have included Atlas 14 parameters into the design and will design all improvements to adhere to all applicable drainage ordinances. City, County, and State Laws ensure that storm water flow on the property is contained onsite and released slowly.

## Kimley»Horn

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- These concerns will be mitigated at the preliminary plat and construction design phases.
- Parkland Dedication
  - Per Pflugerville's development ordinance William Lyon will be required to comply with Parkland dedication requirements.
  - William Lyon has currently identified that more parkland will be dedicated than what is required by the ordinance.
- Vehicle Storage/Landfill on site
  - William Lyon will ensure all vehicles and debris material is removed from the property that William Lyon is purchasing, and any environmental damage caused by junkyard will be mitigated and restored.

The applicant appreciates all the valid concerns brought forth. All concerns can and will be addressed at the time of preliminary plat, which cannot be reviewed until zoning is in place. As previously mentioned, this zoning request complies with City of Pflugerville's 2030 Comprehensive Plan. We respectfully request for your support to bring a safe, vibrant community to Pflugerville.

If you have any questions or comments regarding this request, please contact me at 512-782-0602.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alejandro Granados, P.E.  
Project Manager



**SURVEY: GB2**

**A METES AND BOUNDS  
 DESCRIPTION OF A  
 6.026 ACRE TRACT OF LAND**

**BEING** a 6.026 acre (262,514 square feet) tract of land situated in the Alexander Walters Survey, Abstract No. 67, Travis County, Texas; and being a portion of a called 223.34 acre Tract II described in instrument to Dwain & Jan Selman in Document No. 2008024920 of the Official Public Records of Travis County; said 22.533 acre tract also containing portions of that certain 120 acre tract recorded in Volume T, Page 124 of the Deed Records of Travis County; also containing all of a called 0.72 acre portion of the right-of-way of Killingsworth Lane (variable width) described in Agreement to Dedicate Right-of-Way recorded in Document No. 2006013020 of the Official Public Records of Travis County; and being more particularly described as follows:

**COMMENCING** at a 60D nail in a fence post found at the intersection of the southeasterly right-of-way line of Immanuel Road (variable width) with the northerly right-of-way line of Killingsworth Lane (60 feet wide);

**THENCE**, South 62°15'13" East, 1940.96 feet departing the southeasterly right-of-way line of Immanuel Road and along the northerly right-of-way line of said Killingsworth Lane to the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, North 26°43'46" East, 574.28 feet departing the northerly right-of-way line of said Killingsworth Lane and crossing said Tract II to a point for corner on the southerly right-of-way line of Wells Branch Parkway (variable width);

**THENCE**, in a southeasterly direction, along the southerly right-of-way line of said Wells Branch Parkway, crossing the intersection of said Killingsworth Lane, and along a non-tangent curve to the right, a central angle of 22°37'07", a radius of 1930.00 feet, a chord bearing and distance of South 33°44'21" East, 756.95 feet, and a total arc length of 761.90 feet to the northern-most corner of a called 0.88 acre tract of land described in Exhibit A-2 recorded in Document No. 2007043833 of the Official Public Records of Travis County;

**THENCE**, departing the southerly right-of-way line of said Wells Branch Parkway and along the westerly line of said 0.88 acre tract the following three (3) courses and distances:

1. South 22°37'46" West, 45.24 feet to a point for corner;
2. South 68°32'05" West, 75.00 feet to a point for corner;
3. in a northwesterly direction, along a non-tangent curve to the right, a central angle of 44°42'36", a radius of 375.20 feet, a chord bearing and distance of North 85°08'12" West, 285.41 feet, and a total arc length of 292.78 feet to a 5/8-inch iron rod found on the northerly right-of-way line of said Killingsworth Lane;

**THENCE**, North 62°15'13" West, 347.04 feet to the **POINT OF BEGINNING**, and containing 6.026 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.



ABEL P. STENDAHL  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6754  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH. 210-541-9166  
 abel.stendahl@kimley-horn.com

*Handwritten signature of Abel P. Stendahl and date 8/22/2019.*

**6.026 ACRES**  
 ALEXANDER WALTERS SURVEY,  
 ABSTRACT NO. 67,  
 TRAVIS COUNTY, TEXAS

**Kimley»Horn**

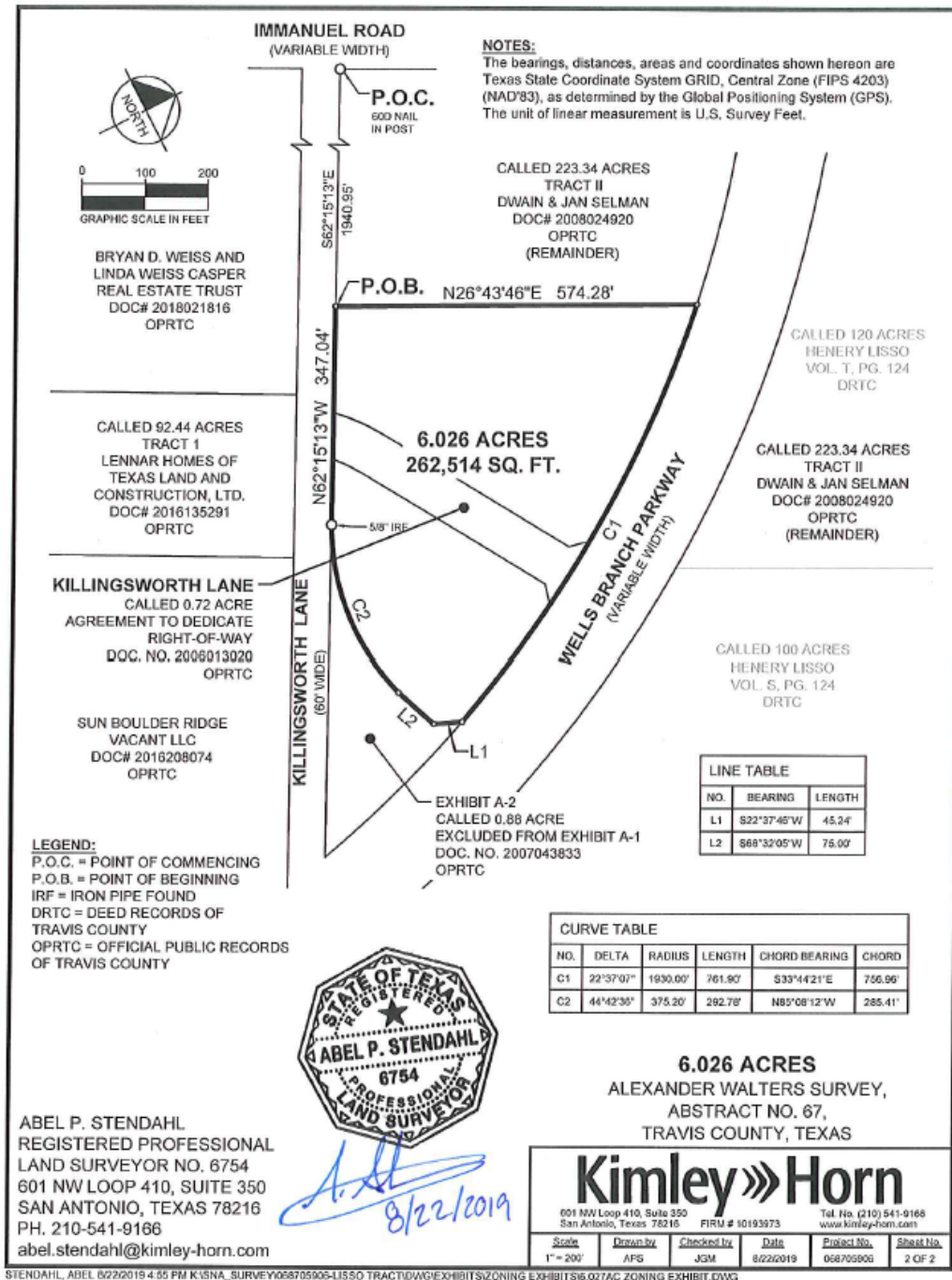
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FIRM # 10180973

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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**SURVEY: GB1**

**A METES AND BOUNDS  
 DESCRIPTION OF A  
 22.533 ACRE TRACT OF LAND**

BEING a 22.533 acre (981,537 square feet) tract of land situated in the Alexander Walters Survey, Abstract No. 67, Travis County, Texas; and being a portion of a called 223.34 acre Tract II described in instrument to Dwain & Jan Selman in Document No. 2008024920 of the Official Public Records of Travis County; said 22.533 acre tract also containing portions of that certain 120 acre tract recorded in Volume T, Page 124 of the Deed Records of Travis County; and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod found marking the northerly end of a corner clip at the intersection of the southeasterly right-of-way line of Immanuel Road (variable width) and the northeasterly right-of-way line of Wells Branch Parkway (variable width);

**THENCE**, North 27°11'37" East, 358.53 feet along the southeasterly right-of-way line of said Immanuel Road to a point for corner;

**THENCE**, departing the southeasterly right-of-way line of said Immanuel Road and crossing said Tract II, the following seven (7) courses and distances:


1. South 62°20'51" East, 2246.45 feet to a point for corner;
2. South 28°40'30" West, 454.26 feet to a point for corner;
3. South 87°35'12" East, 193.80 feet to a point for corner;
4. in a southeasterly direction, along a non-tangent curve to the left, a central angle of 24°13'55", a radius of 325.00 feet, a chord bearing and distance of South 9°42'09" East, 138.43 feet, and a total arc length of 137.45 feet to a point of tangency;
5. South 21°49'07" East, 40.25 feet to a point for corner;
6. in a southwesterly direction, along a non-tangent curve to the left, a central angle of 8°20'38", a radius of 1035.00 feet, a chord bearing and distance of South 62°50'49" West, 150.59 feet, and a total arc length of 150.73 feet to a point for corner;
7. South 58°40'30" West, 55.00 feet to a point of for corner on the northeasterly right-of-way line of aforesaid Wells Branch Parkway;

**THENCE**, along the northeasterly right-of-way line of said Wells Branch Parkway, the following six (6) courses and distances:

1. in a northwesterly direction, along a non-tangent curve to the left having a central angle of 20°30'34", a radius of 2070.00 feet, a chord bearing and distance of North 42°21'27" West, 737.02 feet, and a total arc length of 740.97 to a 5/8-inch iron rod found for corner;
2. North 48°32'27" West, 104.23 feet to a 5/8-inch iron rod found for corner;
3. in a northwesterly direction, along a non-tangent curve to the left having a central angle of 7°37'53", a radius of 2080.00 feet, a chord bearing and distance of North 59°17'35" West, 276.84 feet, and a total arc length of 277.04 feet to a 1/2-inch iron rod found for corner;
4. North 63°06'31" West, 733.61 feet to a 1/2-inch iron rod found for corner;
5. North 57°23'53" West, 100.44 feet to a 1/2-inch iron rod found for corner;
6. North 63°06'31" West, 470.29 feet to a 5/8-inch iron rod found marking the southerly end of aforesaid corner clip at the intersection of the southeasterly right-of-way line of aforesaid Immanuel Road and the northeasterly right-of-way line of said Wells Branch Parkway;

**THENCE**, North 18°24'37" West, 48.39 feet along said corner clip to the **POINT OF BEGINNING** and containing 22.533 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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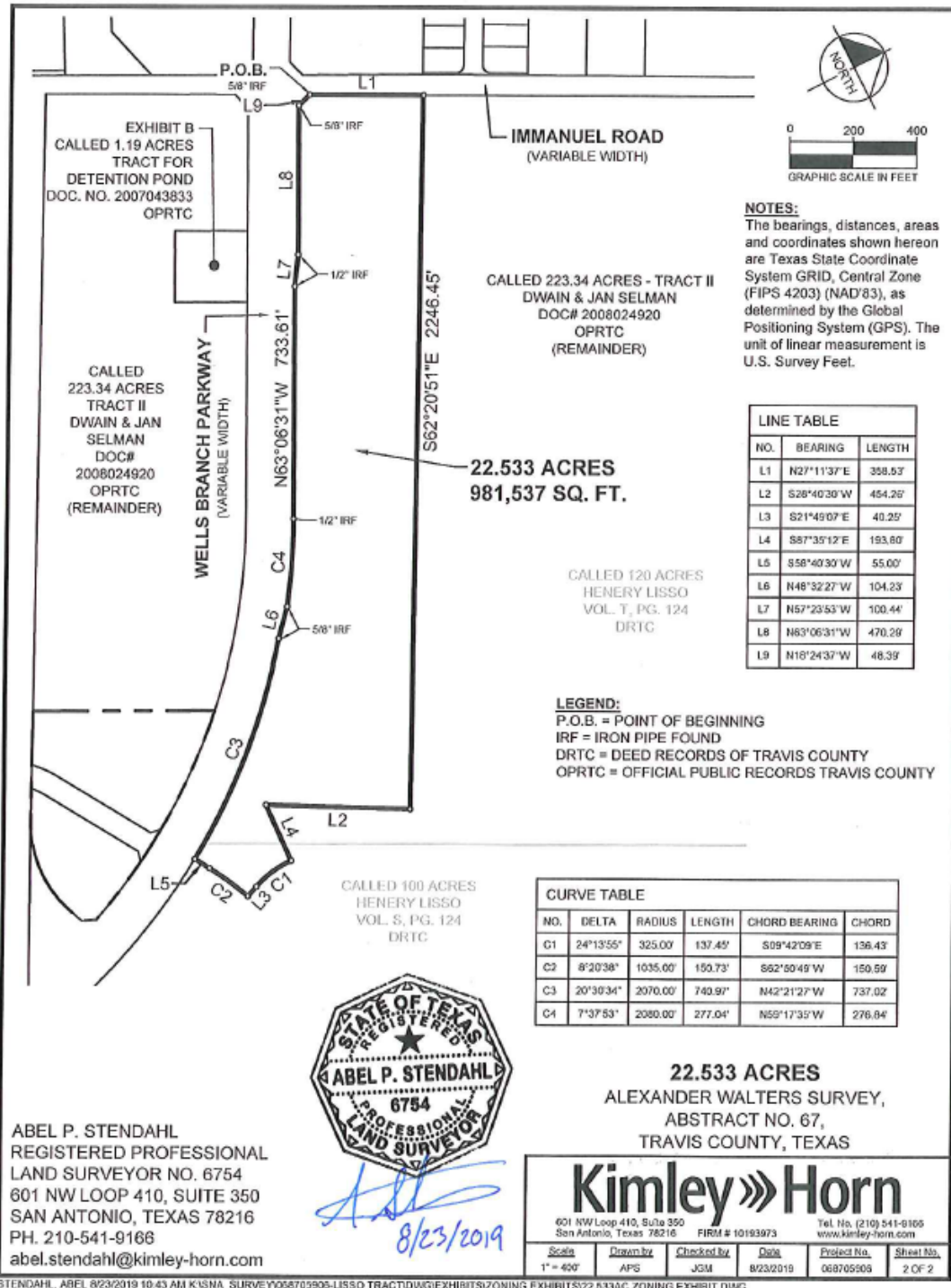


**22.533 ACRES**  
 ALEXANDER WALTERS SURVEY,  
 ABSTRACT NO. 67,  
 TRAVIS COUNTY, TEXAS

**Kimley»Horn**  
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Scale	Surveyor	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	8/23/2019	008705906	1 OF 2

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**SURVEY: SF-MU**

**A METES AND BOUNDS  
 DESCRIPTION OF A  
 17.779 ACRE TRACT OF LAND**

**BEING** a 17.779 acre (774,472 square feet) tract of land situated in the Alexander Walters Survey, Abstract No. 67, Travis County, Texas; and being a portion of a called 223.34 acre Tract II described in instrument to Dwain & Jan Selman in Document No. 2008024920 of the Official Public Records of Travis County; said 17.779 acre tract also containing portions of that certain 120 acre tract recorded in Volume T, Page 124 of the Deed Records of Travis County, and that certain 100 acre tract recorded in Volume S, Page 124 of the Deed Records of Travis County; and being more particularly describes as follows:

**COMMENCING** at a 5/8-inch iron rod found marking the northerly end of a corner clip at the intersection of the southeasterly right-of-way line of Immanuel Road (variable width) and the northeasterly right-of-way line of Wells Branch Parkway (variable width);

**THENCE**, South 18°24'37" East, 48.39 feet along said corner clip to a 5/8-inch iron rod found marking the southerly end of said corner clip;

**THENCE**, along the northeasterly right-of-way line of said Wells Branch Parkway, the following six (6) courses and distances:

1. South 63°06'31" East, 470.29 feet to a 1/2-inch iron rod found for corner;
2. South 57°23'53" East, 100.44 feet to a 1/2-inch iron rod found for corner;
3. South 63°06'31" East, 733.61 feet to a 1/2-inch iron rod found for a point of curvature;
4. in a southeasterly direction, along a tangent curve to the right having a central angle of 7°37'53", a radius of 2080.00 feet, a chord bearing and distance of South 59°17'35" East, 276.84 feet, and a total arc length of 277.04 feet to a 5/8-inch iron rod found for corner;
5. South 48°32'27" East, 104.23 feet to a 5/8-inch iron rod found for corner;
6. in a southeasterly direction, along a non-tangent curve to the right having a central angle of 15°01'11", a radius of 2070.00 feet, a chord bearing and distance of South 45°06'08" East, 541.08 feet, and a total arc length of 542.64 feet to a point for corner;

**THENCE**, North 28°40'30" East, 130.64 feet, departing the northeasterly right-of-way line of said Wells Branch Parkway and crossing aforesaid Tract II to the **POINT OF BEGINNING** of the herein described tract;

DESCRIPTION CONTINUED ON SHEET 2 OF 3.



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**17.779 ACRES**  
 ALEXANDER WALTERS SURVEY,  
 ABSTRACT NO. 67,  
 TRAVIS COUNTY, TEXAS

**Kimley»Horn**  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APG	JCM	8/22/2019	068709906	1 OF 3

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CONTINUED FROM SHEET 1 OF 3.

THENCE, continuing across aforesaid Tract II, the following eighteen (18) courses and distances:

1. North 28°40'30" East, 454.26 feet to a point for corner;
2. North 62°20'51" West, 450.12 feet to a point for corner;
3. North 27°25'02" East, 132.39 feet to a point for corner;
4. North 29°38'07" East, 85.06 feet to a point for corner;
5. North 27°25'02" East, 235.00 feet to a point for corner;
6. South 62°34'58" East, 788.75 feet to a point of curvature;
7. in a southeasterly direction, along a tangent curve to the right having a central angle of 21°01'01", a radius of 475.00 feet, a chord bearing and distance of South 52°04'27" East, 173.26 feet, and a total arc length of 174.24 feet to a point of tangency;
8. South 41°23'12" East, 58.84 feet to a point of curvature;
9. in a southeasterly direction, along a tangent curve to the left having a central angle of 18°40'11", a radius of 510.03 feet, a chord bearing and distance of South 52°02'31" East, 165.46 feet, and a total arc length of 166.19 feet to a point of tangency;
10. South 61°22'37" East, 30.02 feet to a point of curvature;
11. in a southeasterly direction, along a tangent curve to the right having a central angle of 89°58'00", a radius of 15.00 feet, a chord bearing and distance of South 16°23'37" East, 21.21 feet, and a total arc length of 23.55 feet to a point of tangency;
12. South 28°35'23" West, 77.46 feet to a point of curvature;
13. in a southwesterly direction, along a tangent curve to the right having a central angle of 46°52'24", a radius of 765.00 feet, a chord bearing and distance of South 52°01'34" West, 608.53 feet, and a total arc length of 625.84 feet to a point of tangency;
14. South 75°27'46" West, 182.21 feet to a point of curvature;
15. in a southwesterly direction, along a tangent curve to the left having a central angle of 9°14'46", a radius of 945.37 feet, a chord bearing and distance of South 71°14'27" West, 152.40 feet, and a total arc length of 152.56 feet to a point for corner;
16. North 21°49'07" West, 40.25 feet to a point of curvature;
17. in a northwesterly direction, along a tangent curve to the right having a central angle of 24°13'55", a radius of 325.00 feet, a chord bearing and distance of North 9°42'09" West, 136.43 feet, and a total arc length of 137.45 feet to a point for corner;
18. North 87°35'12" West, 193.80 feet to the **POINT OF BEGINNING**, and containing 17.779 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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*A. Stendahl*  
 8/22/2019

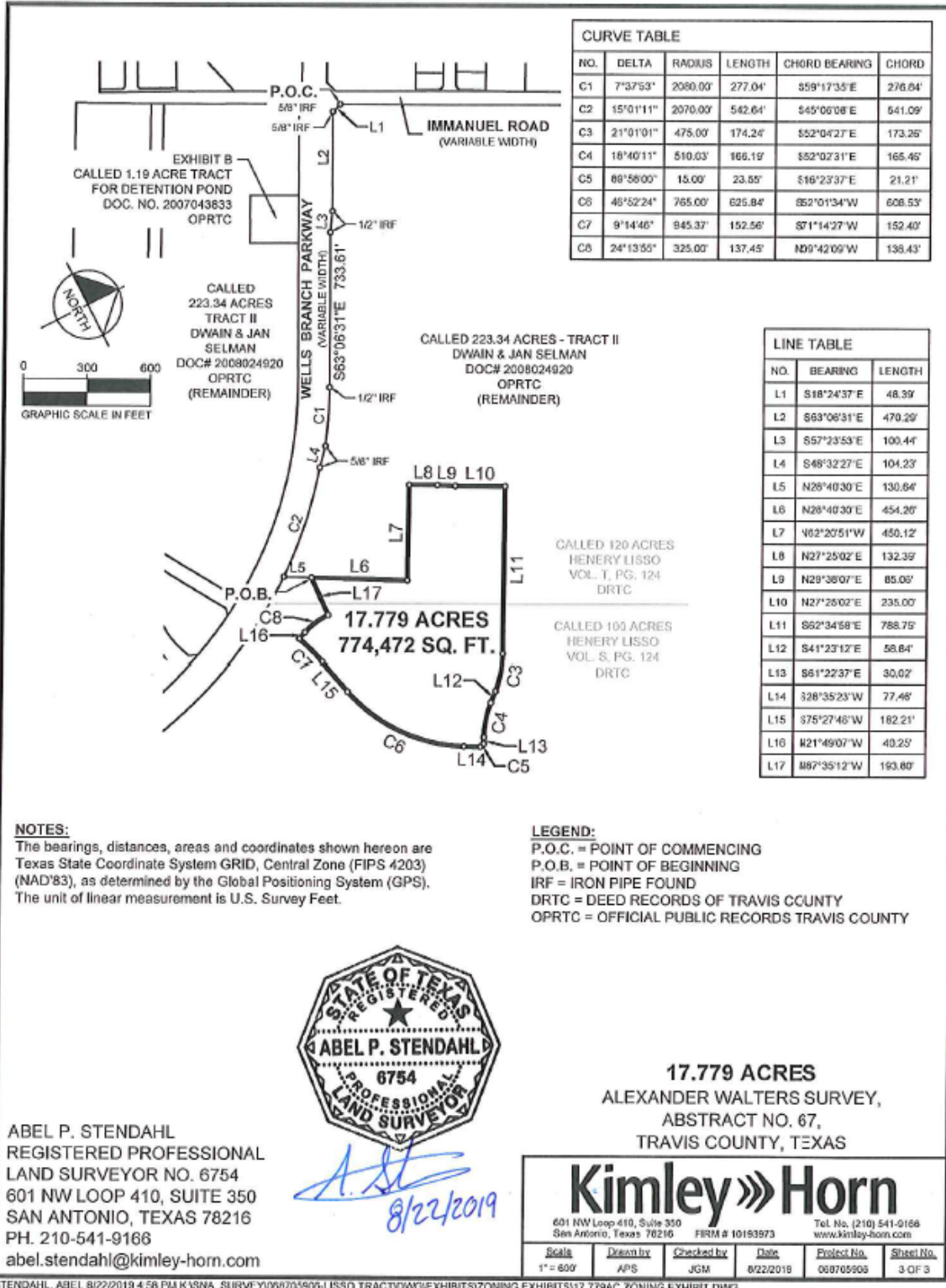
**17.779 ACRES**  
 ALEXANDER WALTERS SURVEY,  
 ABSTRACT NO. 67,  
 TRAVIS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	AFS	JGM	8/22/2019	069705906	2 OF 3

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**SURVEY: SF-R**

<p><b>A METES AND BOUNDS</b>  <b>DESCRIPTION OF A</b>  <b>151.385 ACRE TRACT OF LAND</b></p> <p><b>BEING</b> a 151.385 acre (6,594,315 square feet) tract of land situated in the Alexander Walters Survey, Abstract No. 67, Travis County, Texas; and being a portion of a called 223.34 acre Tract II described in instrument to Dwain &amp; Jan Selman in Document No. 2008024920 of the Official Public Records of Travis County; said 151.385 acre tract also containing portions of that certain 120 acre tract recorded in Volume T, Page 124 of the Deed Records of Travis County, and that certain 100 acre tract recorded in Volume S, Page 124 of the Deed Records of Travis County; and being more particularly describes as follows:</p> <p><b>COMMENCING</b> at a 5/8-inch iron rod found marking the northerly end of a corner clip at the intersection of the southeasterly right-of-way line of Immanuel Road (variable width) and the northeasterly right-of-way line of Wells Branch Parkway (variable width);</p> <p><b>THENCE</b>, North 27°11'37" East, 358.53 feet along the southeasterly right-of-way line of said Immanuel Road to the <b>POINT OF BEGINNING</b> of the herein described tract;</p> <p><b>THENCE</b>, North 27°11'37" East, 1059.97 feet, continuing along the southeasterly right-of-way line of said Immanuel Road to a point for corner; from which a 1/2-inch iron rod found marking the westernmost corner of a called 2.00 acre tract of land described in instrument to Dessau Investments, Inc., recorded in Volume 11532, Page 1467 of the Official Public Records of Travis County bears North 27°11'37" East, 195.62 feet;</p> <p><b>THENCE</b>, departing the southeasterly right-of-way line of said Immanuel Road and crossing aforesaid Tract II, the following two (2) courses and distances:</p> <ol style="list-style-type: none"> <li>1. South 62°27'15" East, 718.46 feet to a point for corner;</li> <li>2. North 27°32'45" East, 412.71 feet to a point for corner on the southwesterly line of Gallinburg Section Five, plat of which recorded in Volume 83, Pages 152C-152D of the Plat Records of Travis County;</li> </ol> <p><b>THENCE</b>, South 62°19'23" East, 1634.69 feet along the southerly boundary of said Gallinburg Section Five to a point being the most southerly corner of Lot 9, Block C of said Gallinburg Section Five on the northwesterly line of a called 130.81 acre tract of land described in instrument to Timmerman Farms, Ltd. in Document No. 2004240372 of the Official Public Records of Travis County;</p> <p><b>THENCE</b>, South 27°12'10" West, 55.13 feet along the northwesterly line of said 130.81 acre tract to a point being the southwesterly corner of said 130.81 acre tract;</p> <p><b>THENCE</b>, South 62°16'33" East, 1679.97 feet to a 1/2-inch iron rod found marking the northwesterly corner of a called 19.71 acre tract of land described in instrument to the City of Pflugerville in Volume 9482, Page 895 of the Deed Records of Travis County, being on the southerly line of a called 19.00 acre tract described in instrument to the City of Pflugerville in Volume 9236, Page 954 of the Deed Records of Travis County;</p> <p><b>THENCE</b>, South 27°16'53" West, departing the southerly line of said 19.00 acre tract, along the northwesterly line of said 19.71 acre tract, and along the northwesterly line of a called 82.33 acre Tract II described in instrument to Sun Boulder Ridge LLC in Document No. 2016012106 of the Official Public Records of Travis County; at a distance of 987.11 feet, pass a 1/2-inch iron rod found on line; continuing for a total distance of 2600.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northeasterly right-of-way line of Killingsworth Lane (variable width);</p> <p>continued on Sheet 2 of 4.</p>		<p><b>151.385 ACRES</b>                  ALEXANDER WALTERS SURVEY,                  ABSTRACT NO. 67,                  TRAVIS COUNTY, TEXAS</p>												
<p><b>JOHN G. MOSIER</b>                  REGISTERED PROFESSIONAL                  LAND SURVEYOR NO. 6330                  601 NW LOOP 410, SUITE 350                  SAN ANTONIO, TEXAS 78216                  PH. 210-541-9166                  greg.mosier@kimley-horn.com</p>	 <p><i>John G. Mosier</i>                  1-28-2019</p>	<p><b>Kimley»Horn</b></p> <p>601 NW Loop 410, Suite 350                  San Antonio, Texas 78216    FIRM # 10100973    Tel. No. (210) 541-9166                  www.kimley-horn.com</p> <table border="1"> <tr> <td>Scale</td> <td>Drawn by</td> <td>Checked by</td> <td>Date</td> <td>Project No.</td> <td>Sheet No.</td> </tr> <tr> <td>N/A</td> <td>APS</td> <td>JGM</td> <td>1/25/2019</td> <td>068705606</td> <td>1 OF 4</td> </tr> </table>	Scale	Drawn by	Checked by	Date	Project No.	Sheet No.	N/A	APS	JGM	1/25/2019	068705606	1 OF 4
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.									
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continued from page 1 of 4

**THENCE**, North 62°44'52" West, 1039.73 feet departing the northwesterly line of said Sun Boulder Ridge Tract II and along the northeasterly right-of-way line of said Killingsworth Lane to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner at the intersection of the northeasterly right-of-way line of said Killingsworth Lane with the northeasterly right-of-way line of aforesaid Wells Branch Parkway;

**THENCE**, in a northwesterly direction along the northeasterly right-of-way line of said Wells Branch Parkway, along a non-tangent curve to the left having a central angle of 21°48'05", a radius of 2070.00 feet, a chord bearing and distance of North 21°12'07" West, 782.90 feet, and a total arc length of 787.65 feet to a point for corner;

**THENCE**, departing the northeasterly line of said Wells Branch Parkway and crossing aforesaid Tract II, the following sixteen (16) courses and distances:

1. North 58°40'30" East, 55.00 feet to a point of curvature;
2. in a northeasterly direction, along a tangent curve to the right having a central angle of 7°32'30", a radius of 1035.00 feet, a chord bearing and distance of North 62°26'45" East, 136.14 feet, and a total arc length of 136.24 feet to a point of compound curvature;
3. in a northeasterly direction, along a compound curve to the right having a central angle of 9°14'46", a radius of 1035.00 feet, a chord bearing and distance of North 70°50'23" East, 166.84 feet, and a total arc length of 167.02 feet to a point of tangency;
4. North 75°27'46" East, 182.21 feet to a point of curvature;
5. in a northeasterly direction, along a tangent curve to the left having a central angle of 46°52'24", a radius of 765.00 feet, a chord bearing and distance of North 52°01'34" East, 608.53 feet, and a total arc length of 625.84 feet to a point of tangency;
6. North 28°35'23" East, 77.46 feet to a point of curvature;
7. in a northwesterly direction, along a tangent curve to the left having a central angle of 89°58'00", a radius of 15.00 feet, a chord bearing and distance of North 16°23'37" West, 21.21 feet, and a total arc length of 23.55 feet to a point of tangency;
8. North 61°22'37" West, 30.02 feet to a point of curvature;
9. in a northwesterly direction, along a tangent curve to the right having a central angle of 18°40'11", a radius of 510.03 feet, a chord bearing and distance of North 52°02'31" West, 165.46 feet, and a total arc length of 166.19 feet to a point of tangency;
10. North 41°23'12" West, 58.84 feet to a point of curvature;
11. in a northwesterly direction, along a tangent curve to the left having a central angle of 21°01'01", a radius of 475.00 feet, a chord bearing and distance of North 52°04'27" West, 173.26 feet, and a total arc length of 174.24 feet to a point of tangency;
12. North 62°34'58" West, 788.75 feet to a point for corner;
13. South 27°25'02" West, 235.00 feet to a point for corner;
14. South 29°38'07" West, 85.06 feet to a point for corner;
15. South 27°25'02" West, 132.39 feet to a point for corner;
16. North 62°20'51" West, 1796.33 feet to the **POINT OF BEGINNING**, and containing 151.385 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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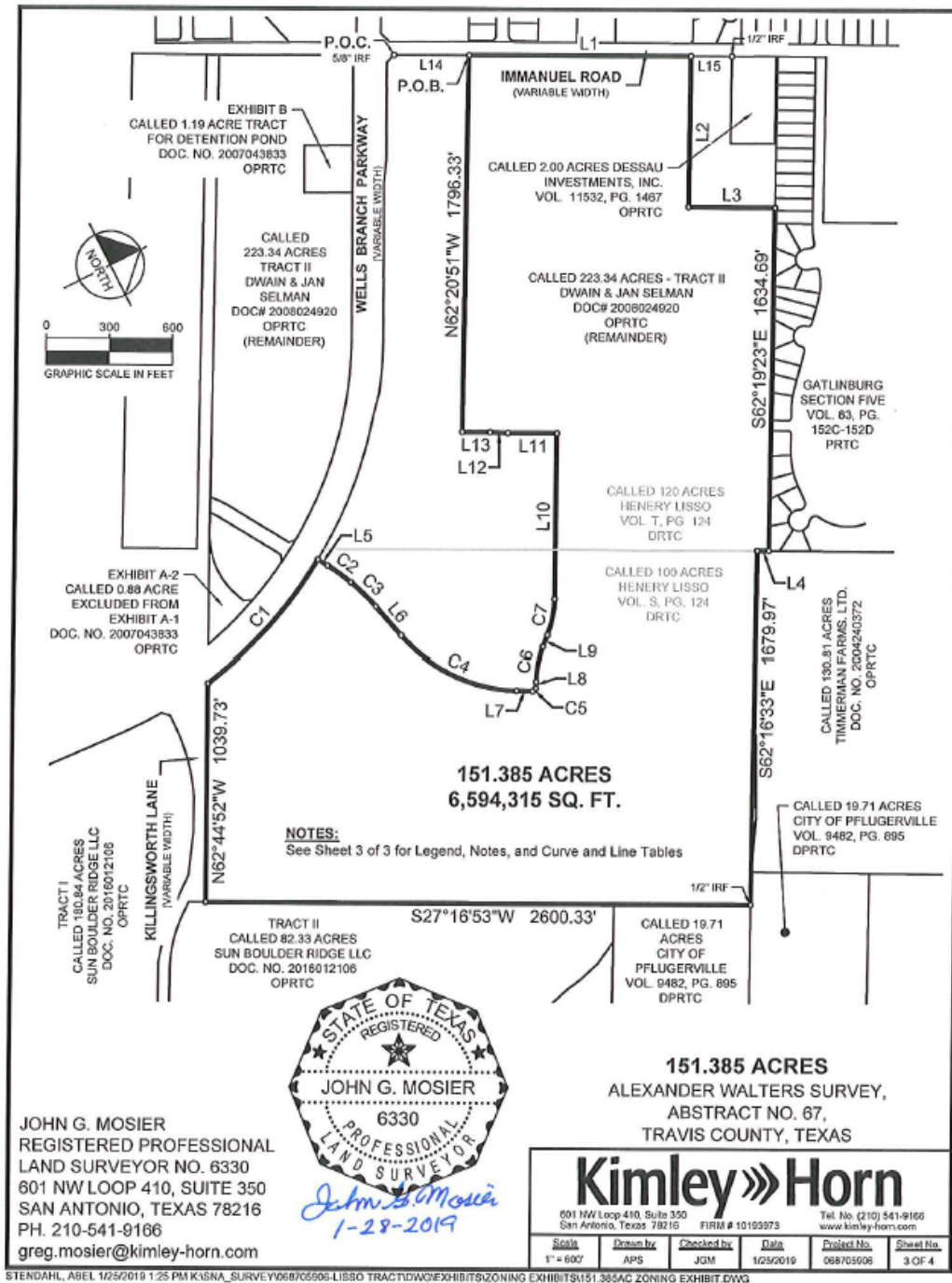
**151.385 ACRES**  
 ALEXANDER WALTERS SURVEY,  
 ABSTRACT NO. 67,  
 TRAVIS COUNTY, TEXAS

**Kimley»Horn**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JGM	1/25/2019	008705806	2 OF 4

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LINE TABLE		
NO.	BEARING	LENGTH
L1	N27°11'37"E	1059.97'
L2	S62°27'15"E	718.46'
L3	N27°32'45"E	412.71'
L4	S27°12'10"W	55.13'
L5	N58°40'30"E	55.00'
L6	N75°27'49"E	162.21'
L7	N28°35'23"E	77.46'
L8	N61°22'37"W	30.02'
L9	N41°23'12"W	58.84'
L10	N62°34'58"W	788.75'
L11	S27°25'02"E	235.00'
L12	S29°38'07"W	85.05'
L13	S27°25'02"W	132.39'
L14	N27°11'37"E	358.53'
L15	N27°11'37"E	195.62'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	21°48'05"	2070.00'	787.65'	N21°12'07"W	782.90'
C2	7°32'30"	1035.00'	136.24'	N52°26'45"E	136.14'
C3	9°14'46"	1035.00'	167.02'	N70°50'23"E	166.84'
C4	46°52'24"	765.00'	625.84'	N52°01'34"E	608.53'
C5	89°58'00"	15.00'	23.50'	N16°23'37"W	21.21'
C6	18°40'11"	510.03'	166.19'	N52°02'31"W	165.46'
C7	21°01'01"	475.00'	174.24'	N52°04'27"W	173.26'

**NOTES:**

The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.

**LEGEND:**

P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

IRF = IRON PIPE FOUND

DRTC = DEED RECORDS OF TRAVIS COUNTY

OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

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N/A	APS	JGM	1/25/2019	068705906	4 OF 4

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