

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 CHANGING THE ZONING DESIGNATION OF APPROXIMATELY 192 ACRES OF UNPLATTED TRACTS IN THE ALEXANDER WALTERS SURVEY, ABSTRACT NO. 67 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, FROM AGRICULTURE/DEVELOPMENT RESERVE (A) TO SINGLE FAMILY MIXED USE (SF-MU) DISTRICT FOR APPROXIMATELY 17.779 ACRES, FROM AGRICULTURE/DEVELOPMENT RESERVE (A) TO SINGLE FAMILY RESIDENTIAL (SF-R) DISTRICT FOR APPROXIMATELY 151.385 ACRES, FROM AGRICULTURE/DEVELOPMENT RESERVE (A) TO GENERAL BUSINESS 1 (GB1) DISTRICT FOR APPROXIMATELY 22.533 ACRES, FROM AGRICULTURE/DEVELOPMENT RESERVE (A) TO GENERAL BUSINESS 2 (GB2) DISTRICT FOR APPROXIMATELY 6.026 ACRES; ALL TO BE KNOWN AS THE LISSO TRACT REZONING (REZ1908-01); 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 amend the zoning of approximately 17.8 acres from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) District, to amend the zoning of approximately 151.4 acres from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) District, to amend the zoning of approximately 22.5 acres from Agriculture/Development Reserve (A) to General Business 1 (GB1) District, to amend the zoning of approximately 6.0 acres from Agriculture/Development Reserve (A) to General Business 2 (GB2) District 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 September 16, 2019, 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 4-3; 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 change the base zoning district of the property described in Exhibit A from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) District for 17.8 acres, to amend the zoning of approximately 151.4 acres from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) District, to amend the zoning of approximately 22.5 acres from Agriculture/Development Reserve (A) to General Business 1 (GB1) District, to amend the zoning of approximately 6.0 acres from Agriculture/Development Reserve (A) to General Business 2 (GB2) District as provided herein. The property described herein may be developed and used in accordance with regulations established for the Single Family Mixed Use (SF-MU) District, Single Family Residential (SF-R), General Business 1 (GB1) District, and General Business 2 (GB2) District 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 _____, 2019.

CITY OF PFLUGERVILLE,
TEXAS

by:

VICTOR GONZALES, Mayor

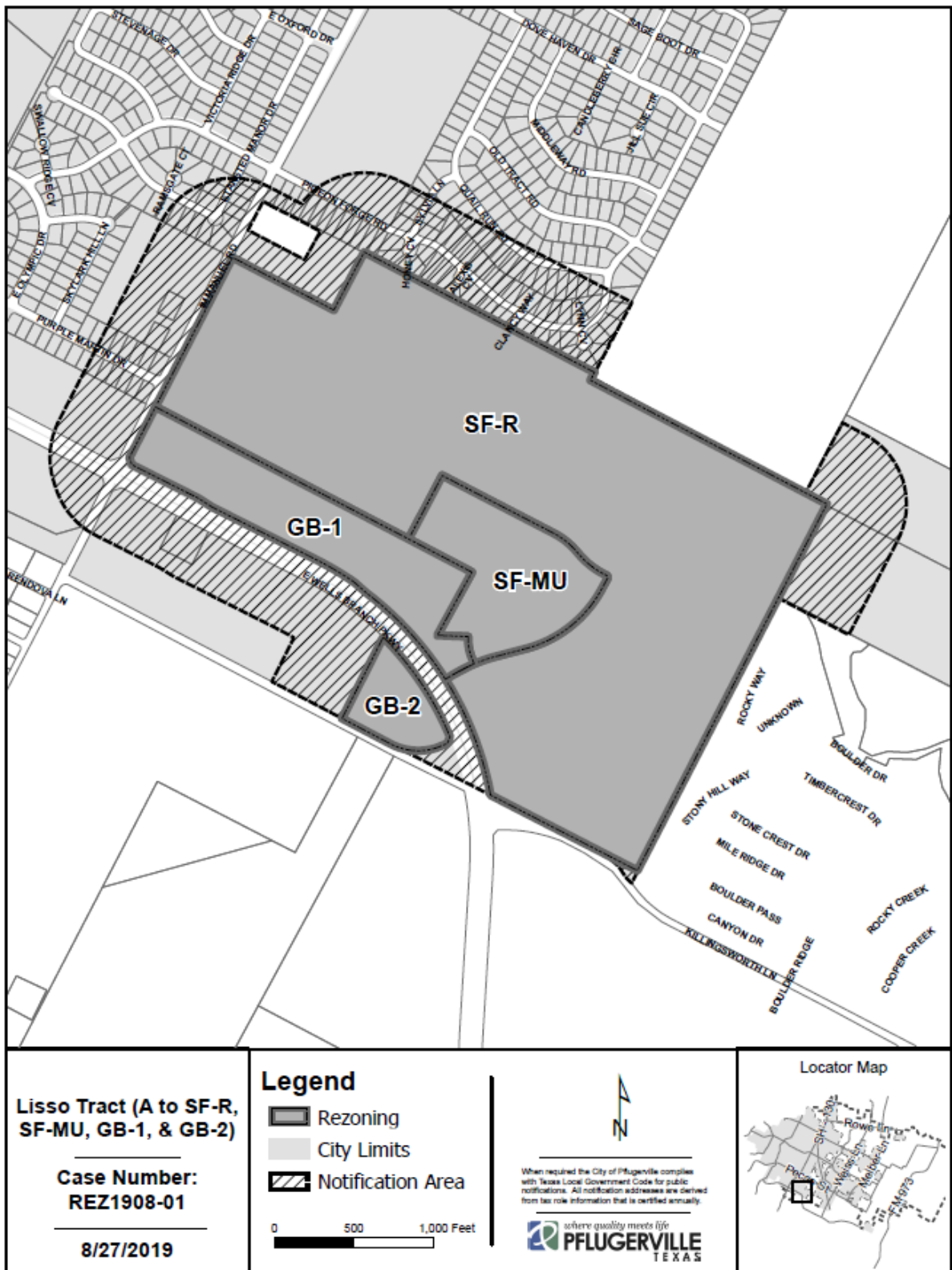
ATTEST:

KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

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

EXHIBIT "A"



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, 756.96 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.



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A. Stendahl
8/22/2019

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

Kimley»Horn

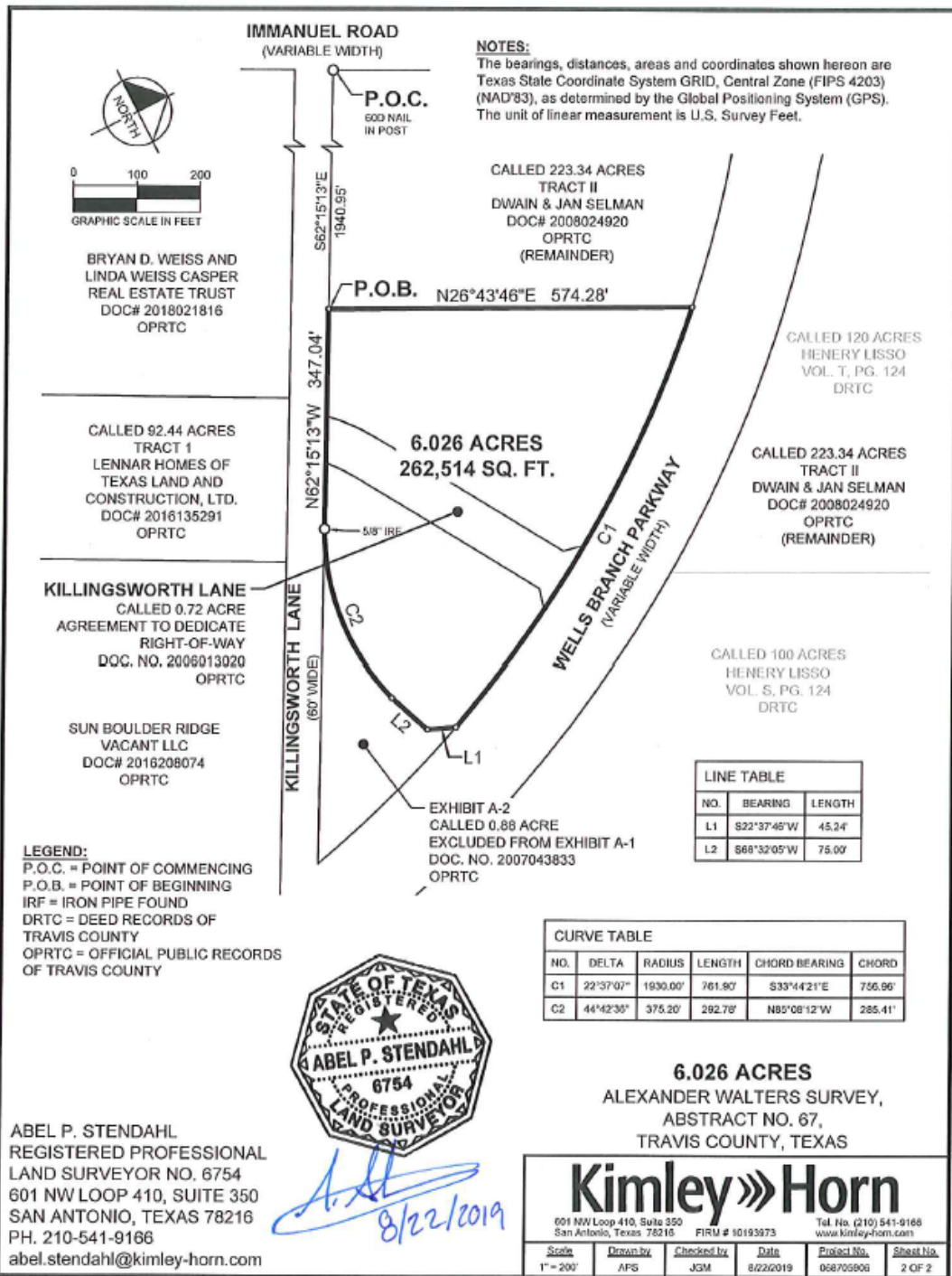
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N/A	APS	JGM	8/22/2019	058705908	1 OF 2

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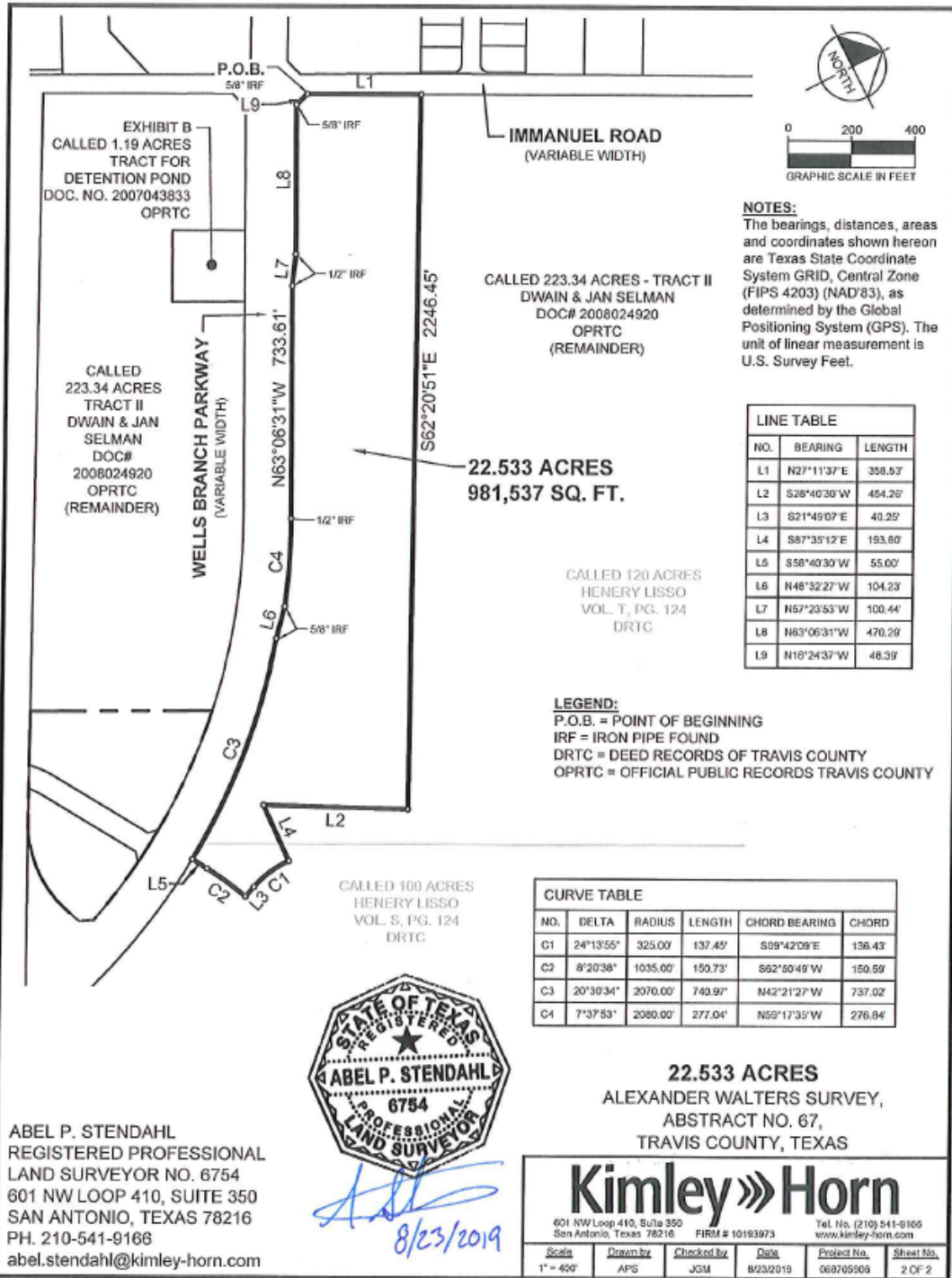
22.533 ACRES
ALEXANDER WALTERS SURVEY,
ABSTRACT NO. 67,
TRAVIS COUNTY, TEXAS

Kimley»Horn

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N/A	APS	JGM	8/23/2019	008705906	1 OF 2

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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.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N27°11'37"E	358.53'
L2	S28°40'30"W	454.26'
L3	S21°49'07"E	40.25'
L4	S87°35'12"E	193.80'
L5	S58°40'30"W	55.00'
L6	N48°32'27"W	104.23'
L7	N57°23'53"W	100.44'
L8	N63°06'31"W	470.28'
L9	N18°24'37"W	48.39'

LEGEND:
P.O.B. = POINT OF BEGINNING
IRF = IRON PIPE FOUND
DRTC = DEED RECORDS OF TRAVIS COUNTY
OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°13'55"	325.00'	137.45'	S09°42'09"E	136.43'
C2	8°20'38"	1035.00'	150.73'	S62°50'49"W	150.59'
C3	20°39'34"	2070.00'	740.97'	N42°21'27"W	737.02'
C4	7°37'53"	2080.00'	277.04'	N55°17'35"W	276.84'

22.533 ACRES
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ABSTRACT NO. 67,
TRAVIS COUNTY, TEXAS

Kimley»Horn

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8/23/2019

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

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N/A	APS	JCM	8/22/2019	058709006	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, 786.75 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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8/22/2019

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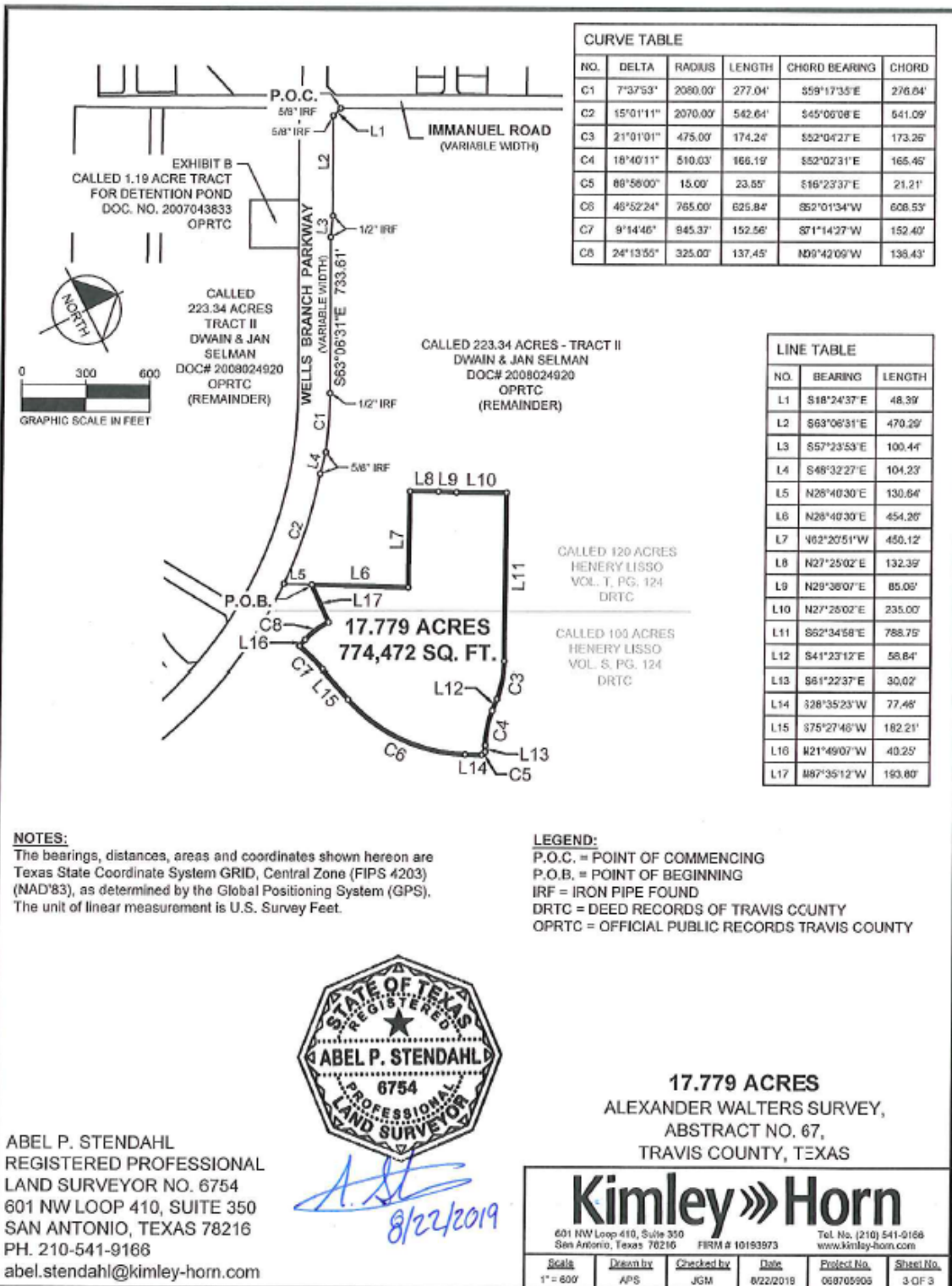
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SURVEY: SF-R

A METES AND BOUNDS DESCRIPTION OF A 151.385 ACRE TRACT OF LAND

BEING 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 & 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:

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, North 27°11'37" East, 358.53 feet along the southeasterly right-of-way line of said Immanuel Road to the POINT OF BEGINNING of the herein described tract;

THENCE, 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;

THENCE, departing the southeasterly right-of-way line of said Immanuel Road and crossing aforesaid Tract II, the following two (2) courses and distances:

1. South 62°27'15" East, 718.46 feet to a point for corner;
2. North 27°32'45" East, 412.71 feet to a point for corner on the southwesterly line of Gatlinburg Section Five, plat of which recorded in Volume 83, Pages 152C-152D of the Plat Records of Travis County;

THENCE, South 62°19'23" East, 1634.69 feet along the southerly boundary of said Gatlinburg Section Five to a point being the most southerly corner of Lot 9, Block C of said Gatlinburg 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;

THENCE, 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;

THENCE, 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;

THENCE, 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);

continued on Sheet 2 of 4.

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

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10103973 Tel. No. (210) 541-9166 www.kimley-horn.com

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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, 85.08 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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