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**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

A description of a tract of land containing 14.4364 acres (628,850 square feet) in the James Shelton Survey, Abstract No. 552 in Williamson County, Texas, and being a portion of a called 60.422 acre tract conveyed to England Ranch Ne Limited Partnership in Document #2012078048 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), said 14.4364 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) district and other applicable requirements of the City Code.

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2 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2016.  
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5 **PASSED AND APPROVED**  
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9 \_\_\_\_\_, 2016

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\_\_\_\_\_  
Steve Adler  
Mayor

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14 **APPROVED:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_

15 Anne L. Morgan  
16 City Attorney  
17

15 Jannette S. Goodall  
16 City Clerk  
17  
18



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@wardls.com  
www.wardls.com

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 14.4364 ACRES (628,850 SQUARE FEET) IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 552 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 60.422 ACRE TRACT CONVEYED TO ENGLAND RANCH NE LIMITED PARTNERSHIP IN DOCUMENT #2012078048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 14.4364 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a 1/2-inch iron rod with "Ward-5811" cap set in the east right-of-way line of Pearson Ranch Road (114' right-of-way), and being in the west line of said England Ranch tract, for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "Ward-5811" cap set in the east right-of-way line of said Pearson Ranch Road, and being the northwest corner of Lot 3, Block "A", of Pearson Ranch Section One, recorded in Document #2011029172 (O.P.R.W.C.T.), and being the southwest corner of said England Ranch tract bears, S21°33'07"E, a distance of 363.30 feet, and 53.20 feet along the arc of a curve to the right, having a radius of 1057.00 feet, and whose chord bears S20°06'37"E, a distance of 53.19 feet;

**THENCE**, with the east right-of-way line of said Pearson Ranch Road and the west line of said England Ranch tract, N21°33'07"W, a distance of 862.98 feet to a calculated point for a point of curvature hereof, said point being at the beginning of the right-of-way transition from said Pearson Ranch Road to Avery Ranch Boulevard (120' right-of-way), and being a point of curvature in the northwest line of said England Ranch tract;

**THENCE**, with the right-of-way transition from said Pearson Ranch Road to said Avery Ranch Boulevard, and with the curving northwest line of said England Ranch tract, 41.95 feet along the arc of a curve to the right, having a radius of 75.00 feet, and whose chord bears N05°31'42"W, a distance of 41.41 feet to a calculated point for the northwest corner hereof, said point being at an exterior ell-corner in the west line of a called 1.758 acre tract conveyed to Williamson County, Texas, in Document #2016003552 (O.P.R.W.C.T.);

**THENCE**, leaving the right-of-way transition from said Pearson Ranch Road to said Avery Ranch Boulevard, and the curving northwest line of said England Ranch tract, over and across said England Ranch tract, with the south line of said Williamson County tract, the following three (3) courses and distances:

- 1) N68°15'59"E, a distance of 449.50 feet to a calculated point for an exterior ell-corner hereof,
- 2) S21°44'01"E, a distance of 163.50 feet to a calculated point for an interior ell-corner hereof, and
- 3) N68°15'59"E, a distance of 342.85 feet to a calculated point for the northeast corner hereof, said point being at the southeast corner of said Williamson County tract;

**THENCE**, leaving the south line of said Williamson County tract, continuing over and across said England Ranch tract, S41°35'28"E, a distance of 59.42 feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof, said point being at a corner in the west line of a drainage easement dedicated in Document #2011025957 (O.P.R.W.C.T.);

**THENCE**, continuing over and across said England Ranch tract, with the west line of said drainage easement, the following twenty (20) courses and distances:

- 1) **S06°02'06"W**, a distance of **34.09** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 2) **S10°26'34"E**, a distance of **103.56** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 3) **S12°23'38"E**, a distance of **103.84** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 4) **S10°18'04"E**, a distance of **102.60** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 5) **S26°53'54"E**, a distance of **31.42** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 6) **S18°50'49"E**, a distance of **36.82** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 7) **S82°20'13"W**, a distance of **21.81** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 8) **S63°00'55"W**, a distance of **23.28** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 9) **S52°14'16"W**, a distance of **20.05** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 10) **S65°26'36"W**, a distance of **15.06** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 11) **S33°14'40"W**, a distance of **13.34** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 12) **S23°06'56"W**, a distance of **14.19** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 13) **S18°20'43"W**, a distance of **88.40** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 14) **S09°28'01"W**, a distance of **15.51** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 15) **S04°00'22"E**, a distance of **70.42** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 16) **S12°10'50"E**, a distance of **14.80** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 17) **S06°17'52"E**, a distance of **113.48** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 18) **S01°11'09"E**, a distance of **35.45** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 19) **S23°40'52"W**, a distance of **27.65** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 20) **S25°31'06"W**, a distance of **114.43** feet to a 1/2-inch iron rod with "Ward-5811" cap set for the southeast corner hereof;

**THENCE**, leaving the west line of said drainage easement, continuing over and across said England Ranch tract, the following four (4) courses and distances:

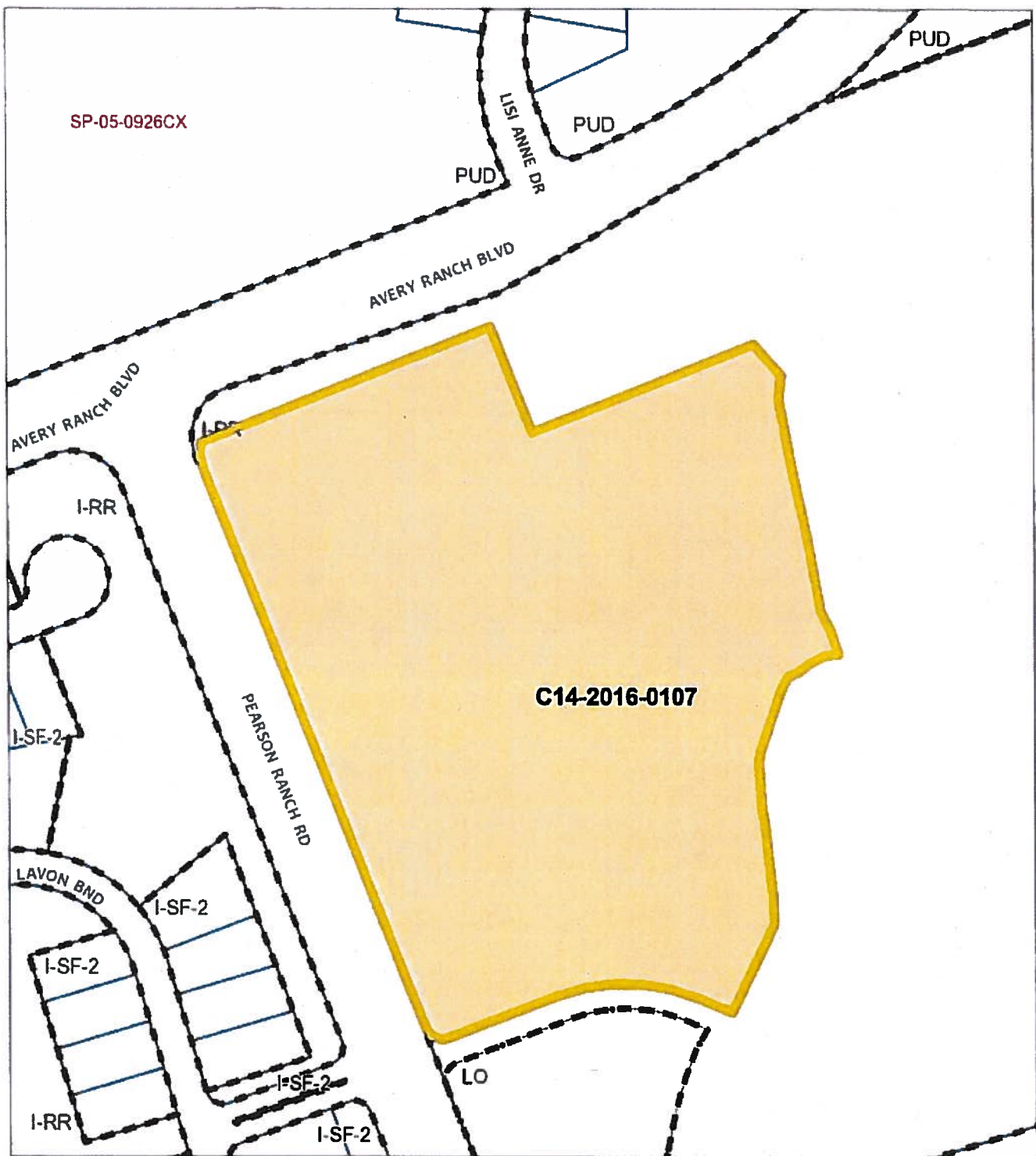
- 1) **N67°29'04"W**, a distance of **53.22** feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of curvature hereof,

- 2) **208.61** Feet along the arc of a curve to the left, having a radius of **275.00** feet, and whose chord bears **N89°12'56"W**, a distance of **203.64** feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of tangency hereof,
- 3) **S69°03'10"W**, a distance of **168.76** feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of curvature hereof, and
- 4) **39.01** Feet along the arc of a curve to the right, having a radius of **25.00** feet, and whose chord bears **N66°14'59"W**, a distance of **35.17** feet to the **POINT OF BEGINNING** and containing 14.4364 Acres (628,850 Square Feet) of land, more or less.

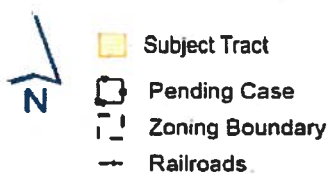
**Notes:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000123021035. Reference drawing: 00278\_Wilco Drainage esmt\_exhibit.dwg.

PRELIMINARY FOR REVIEW ONLY  
THIS DOCUMENT SHALL NOT  
**BE RECORDED FOR ANY PURPOSE**  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC



## EXHIBIT B



100 200 Feet

1" = 200'

### ZONING

ZONING CASE#: C14-2016-0107

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created 10/03/16