



DESCRIPTION OF TRACT FOR REZONING

BEING 23.63 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE THOMAS C. COLLIS SURVEY NO 61, ABSTRACT NO. 201, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 23.70 ACRE TRACT DESCRIBED AS PARCEL 9 IN A CORRECTION PARTITION DEED TO RINGGOLD PARTNERS I, LTD., OF RECORD IN DOCUMENT NO. 2002056823, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 23.63 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found in the westerly right-of-way line of North Lamar Boulevard, previously known as US 81/SH2 (a public right-of-way), being the northeasterly corner of Lot 9, Block P, Scofield Farms Phase 4, Section 14, a subdivision of record in Volume 93, Pages 303-305, Plat Records of Travis County, Texas (P.R.T.C.T.), same being the southeasterly corner of said 23.70 acre tract and the southeasterly corner of the tract described herein;

**THENCE**, with the southerly line of said 23.70 acre tract and of the tract described herein, with the northerly line of said Lot 9, Block P, Scofield Farms Phase 4, Section 14, North  $65^{\circ}28'46''$  West, a distance of 465.11 feet to a PK Nail found at the southeasterly corner of that certain called 2.003 acre tract described in a Special Warranty Deed to Pflugerville ISD, of record in Volume 12590, Page 638, Real Property Records of Travis County, Texas (R.P.R.T.C.T.); same being a point within an access easement to Pflugerville ISD, of record in Volume 12377, Page 51, R.P.R.T.C.T.; from which point a Mag Nail found bears, South  $54^{\circ}39'44''$  East, a distance of 0.14 feet;

**THENCE**, continuing with the southerly line of said 23.70 acre tract and of the tract described herein, the following six (6) courses and distances:

1. North  $13^{\circ}04'51''$  East, with the easterly line of said 2.003 acre tract, a distance of 160.87 feet to a PK Nail found, from which point a Mag Nail found bears, South  $54^{\circ}24'45''$  East, a distance of 0.13 feet;
2. North  $01^{\circ}39'24''$  East, continuing with the easterly line of said 2.003 acre tract, a distance of 222.12 feet to a PK Nail found for the most northerly corner of said 2.003 acre tract; from which point a Mag Nail found bears, South  $34^{\circ}12'02''$  East, a distance of 0.12 feet;
3. South  $86^{\circ}37'49''$  West, a distance of 97.17 feet to a 1/2-inch iron rod found;
4. South  $60^{\circ}13'34''$  West, a distance of 104.12 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509";
5. South  $47^{\circ}06'23''$  West, a distance of 118.84 feet to a 1/2-inch iron rod found; and
6. South  $69^{\circ}26'19''$  West, a distance of 173.15 feet to a 1/2-inch iron rod found for the southwesterly corner of said 2.003 acre tract, same being the northwesterly corner of said Lot 9, Block P, Scofield Farms Phase 4, Section 14, same also being in the easterly line of that certain called 19.31 acre tract described as Parcel 8 in said Correction Partition Deed to Ringgold Partners I, Ltd., for the southwesterly corner of said 23.70 acre tract and the southwesterly corner of the tract described herein;

**THENCE**, with the westerly line of said 23.70 acre tract and of the tract described herein, same being the easterly line of said called 19.31 acre tract, the following seven (7) courses and distances:

1. North  $04^{\circ}55'27''$  East, a distance of 64.13 feet to a 1/2-inch iron rod found;
2. North  $18^{\circ}10'07''$  West, a distance of 139.94 feet to a 1/2-inch iron rod found;
3. North  $36^{\circ}09'52''$  West, a distance of 520.05 feet to a 1/2-inch iron rod found;
4. North  $10^{\circ}41'54''$  West, a distance of 199.84 feet to a 1/2-inch iron rod found;
5. North  $72^{\circ}18'27''$  East, a distance of 119.94 feet to a 1/2-inch iron rod found;
6. North  $57^{\circ}18'28''$  East, a distance of 160.02 feet to a 1/2-inch iron rod found; and
7. North  $27^{\circ}59'18''$  East, a distance of 99.78 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509" in the southerly right-of-way line of Howard Lane (also known as Scofield Ridge Parkway), and being in the southerly line of Lot 1, Block A, Scofield Ridge Parkway Street Dedication Plat of record in Document No. 200400249, O.P.R.T.C.T., for the northwesterly corner of the tract described herein;

**THENCE**, with the northerly line of the tract described herein, with the southerly line of said Lot 1, Block A, Scofield Ridge Parkway Street Dedication, the following seven (7) courses and distances:

1. South  $61^{\circ}59'50''$  East, a distance of 1100.10 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509" at the beginning of a curve to the right;
2. 29.15 feet along the arc of said curve to the right, with a radius of 290.50 feet, a central angle of  $05^{\circ}44'57''$ , and a chord of which bears South  $59^{\circ}07'21''$  East, a distance of 29.14 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509";
3. South  $56^{\circ}14'53''$  East, a distance of 89.67 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509" at the beginning of a curve to the left;
4. 31.06 feet along the arc of said curve to the left, with a radius of 309.50 feet, a central angle of  $05^{\circ}45'00''$ , and a chord of which bears South  $59^{\circ}07'21''$  East, a distance of 31.05 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509";
5. South  $61^{\circ}59'49''$  East, a distance of 66.29 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509" at the beginning of a curve to the left;
6. 65.72 feet along the arc of said curve to the left, with a radius of 834.50 feet, a central angle of  $04^{\circ}30'44''$ , and a chord of which bears, South  $64^{\circ}15'12''$  East, a distance of 65.70 feet; at the beginning of a curve to the right; and
7. 30.90 feet along the arc of said curve to the right, with a radius of 20.00 feet, a central angle of  $88^{\circ}31'19''$ , and a chord of which bears, South  $22^{\circ}14'54''$  East, a distance of 27.92 feet to a 5/8-inch iron rod set with plastic cap stamped "WGI 10194509" in the said westerly line of North Lamar Boulevard, for the most southerly corner of said Lot 1, Block A, Scofield Ridge Parkway Street Dedication, for the most easterly northeast corner of the tract described herein;

**THENCE**, with the easterly line of said 23.70 acre tract and of the tract described herein, with the westerly right-of-way line of said North Lamar Boulevard, the following two (2) courses and distances:

1. 119.80 feet along the arc of said curve to the right, with a radius of 2801.81 feet, a central angle of  $02^{\circ}26'59''$ , and a chord of which bears, South  $23^{\circ}14'16''$  West, a distance of 119.79 feet to a calculated point, from which a 1/2-inch iron rod found (spinner) bears, South  $57^{\circ}23'02''$  West, a distance of 0.25 feet; and
2. South  $24^{\circ}30'27''$  West, a distance of 663.68 feet to the **POINT OF BEGINNING** and containing 23.63 acres of land within these metes and bounds.

**NOTES:**

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00010. Units: U.S. Survey Feet.

I, Coleen M. Johnson, a Registered Professional Land Surveyor, do hereby certify that this description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision. Last date in the field was February 6, 2020. There is a drawing to accompany this description of even date herewith.

  
\_\_\_\_\_  
Coleen M. Johnson, RPLS  
Registered Professional Land Surveyor  
Texas Registration No. 4871  
Wantman Group, Inc.  
2021 East 5<sup>th</sup> Street, Suite 200  
Austin, Texas 78702  
TBPELS Firm No. 10194509

Feb. 27, 2020  
Date



**ABBREVIATIONS LEGEND:**

- ( ) = RECORD INFORMATION PER DOC. NO. 2004018911
- [ ] = RECORD INFORMATION PER DOC. NO. 2015085305
- { } = RECORD INFORMATION PER DOC. NO. 9667620
- R.P.R.T.C.T. = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- FND. = FOUND
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.G. = PAGE
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT OF WAY

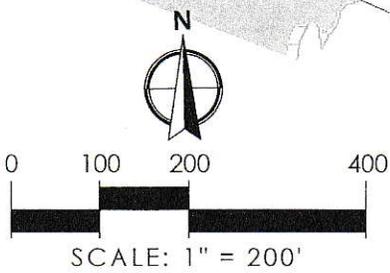
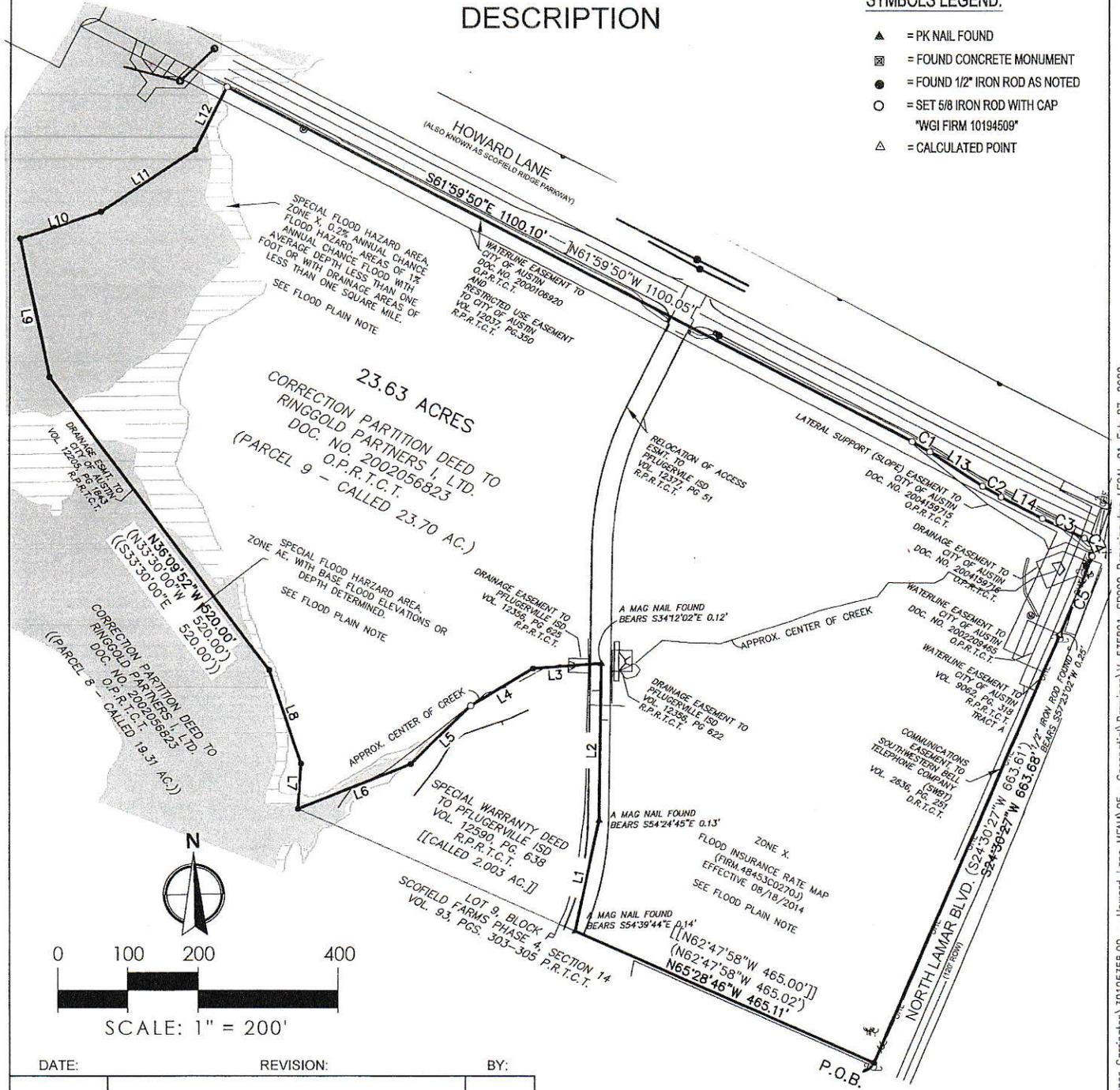


2021 East 5th Street Suite 200 Austin, TX 78702  
 Phone No. 866.909.2220  
 TBPELS Survey Firm No. 10194451

**CYPRESS CREEK  
 REZONING TRACT  
 DRAWING TO ACCOMPANY  
 DESCRIPTION**

**SYMBOLS LEGEND:**

- ▲ = PK NAIL FOUND
- ⊠ = FOUND CONCRETE MONUMENT
- = FOUND 1/2" IRON ROD AS NOTED
- = SET 5/8" IRON ROD WITH CAP  
 "WGI FIRM 10194509"
- △ = CALCULATED POINT



DATE:	REVISION:	BY:	OFFICE	RA/CJ	DATE 02/27/2020	JOB 5358.01
			CHECKED	CJ	SHEET 1 OF 3	DWG V-535801-SP000 Rezoning

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CYPRESS CREEK  
REZONING TRACT  
DRAWING TO ACCOMPANY  
DESCRIPTION



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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	29.15	290.50	05°44'57"	29.14	S59°07'21"E
(C1)	29.15	290.50	05°44'57"	29.14	N59°07'21"W
C2	31.06	309.50	05°45'00"	31.05	S59°07'21"E
(C2)	31.06	309.50	05°44'57"	31.04	N59°07'21"W
C3	65.72	834.50	04°30'44"	65.70	S64°15'12"E
(C3)	65.72	834.50	04°30'44"	65.70	N64°15'12"W
C4	30.90	20.00	88°31'19"	27.92	S22°14'54"E
(C4)	30.90	20.00	88°31'21"	27.92	N22°14'54"W
C5	119.80	2801.81	02°26'59"	119.79	S23°14'16"W
(C5)	119.79	2801.81	02°26'59"	119.79	S23°14'16"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°04'51"E	160.87'
(L1)	N15°46'10"E	160.87'
[[L1]]	S15°46'10"W	160.85'
L2	N01°39'24"E	222.12'
(L2)	N04°20'18"E	222.08'
[[L2]]	S04°20'18"W	222.08'
L3	S86°37'59"W	97.17'
(L3)	S89°24'04"W	97.26'
[[L3]]	N89°21'08"E	97.14'
L4	S60°13'34"W	104.12'
(L4)	S62°53'24"W	104.11'
[[L4]]	N62°54'33"E	104.16'
L5	S47°06'23"W	118.84'
(L5)	S49°46'14"W	118.84'
[[L5]]	N49°44'27"E	118.87'
L6	S69°26'19"W	173.15'
(L6)	S72°09'08"W	173.16'
[[L6]]	N72°08'51"E	173.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N04°55'27"E	64.13'
(L7)	N07°40'00"E	64.00'
((L7))	N07°40'00"E	64.00'
L8	N18°10'07"W	139.94'
(L8)	N15°29'39"W	140.02'
((L8))	S15°30'00"E	140.00'
L9	N10°41'54"W	199.84'
(L9)	N08°00'00"W	200'
((L9))	S08°00'00"E	200'
L10	N72°18'27"E	119.94'
(L10)	N75°00'00"E	120.00'
((L10))	S75°00'00"W	120.00'
L11	N57°18'28"E	160.02'
(L11)	N60°00'00"E	160.00'
((L11))	S60°00'00"W	160.00'
L12	N27°59'18"E	99.78'
(L12)	N30°40'50"E	100.00'
((L12))	S30°40'50"W	150.00'
L13	S56°14'53"E	89.67'
]L13[	N56°14'53"W	89.66'
L14	S61°59'49"E	66.29'
]L14[	N61°59'49"W	66.28'

DATE:	REVISION:	BY:

OFFICE	RA/CJ	DATE 02/27/2020	JOB 5358.01
CHECKED	CJ	SHEET 2 OF 3	DWG V-535801-SP000 Rezoning

P:\Projects\Bonner Carrington\30195358.00 - Howard Lone MFAM\05 - Geospatial\Drawings\V-535801-SP000 Rezoning.dwg LEGAL 02 Feb 27, 2020;

CYPRESS CREEK  
 REZONING TRACT  
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 DESCRIPTION



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NOTES:

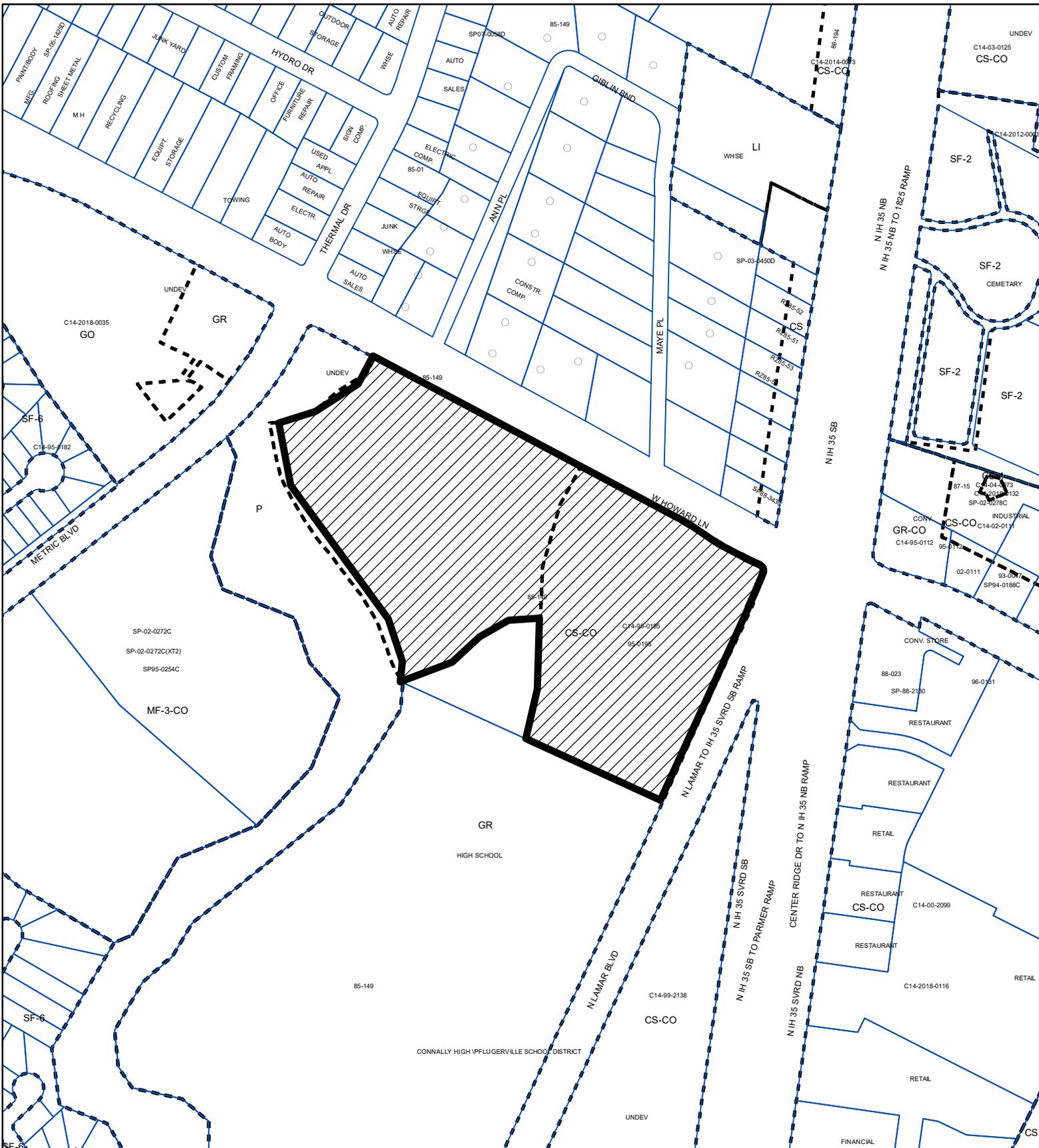
1. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE 4203 (NAD83/2011). ALL DISTANCES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.00010. UNITS: U.S. SURVEY FEET.
2. THERE IS A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith.
3. THERE ARE FENCES AND OTHER UTILITIES/IMPROVEMENTS ON THIS TRACT NOT SHOWN HEREON.
4. THERE ARE EASEMENTS AND OTHER MATTERS OF RECORD THAT AFFECT THIS TRACT THAT ARE NOT SHOWN HEREON.

I, Coleen M. Johnson, a Registered Professional Land Surveyor, do hereby certify that this description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision. The last date in the field was February 6, 2020.

*Coleen M. Johnson* Feb. 27, 2020  
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DATE:	REVISION:	BY:	OFFICE	RA/CJ	DATE	JOB
					02/27/2020	5358.01
			CHECKED	CJ	SHEET 3 OF 3	DWG V-535801-SP000 Rezoning



**ZONING**

ZONING CASE#: C14-2020-0059

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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: 5/29/2020