

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0057.2A(VAC)**COMMISSION DATE:** March 18, 2025**SUBDIVISION NAME:** Pearson Ranch West Phase 2A partial plat vacation**ADDRESS:** 14400 N FM 620 RD SB**APPLICANT:** Brett Ames (Pearson Ranch, LLC)**AGENT:** C.J. Ponton, P.E. (Kimley-Horn)**AREA:** 36.881 acres**LOTS:** 9**COUNTY:** Williamson**WATERSHED:** Lake Creek**JURISDICTION:** 2-Mile ETJ**DEPARTMENT COMMENTS:**

The request is for the approval of a partial plat vacation of Pearson Ranch Phase 2A Final Plat, C8-2019-0057.2A. Nine lots (36.881 ac) out of the previously platted eleven lot subdivision (58.65 ac), Pearson Ranch West Phase 2A, recorded as Williamson County Doc. No. 2023065228, will be vacated according to the partial plat vacation document attached as Exhibit D.

**STAFF RECOMMENDATION:**

Staff recommends approval of this partial plat vacation as it complies with the conditions listed in the comment report dated February 20, 2025, and attached as Exhibit C.

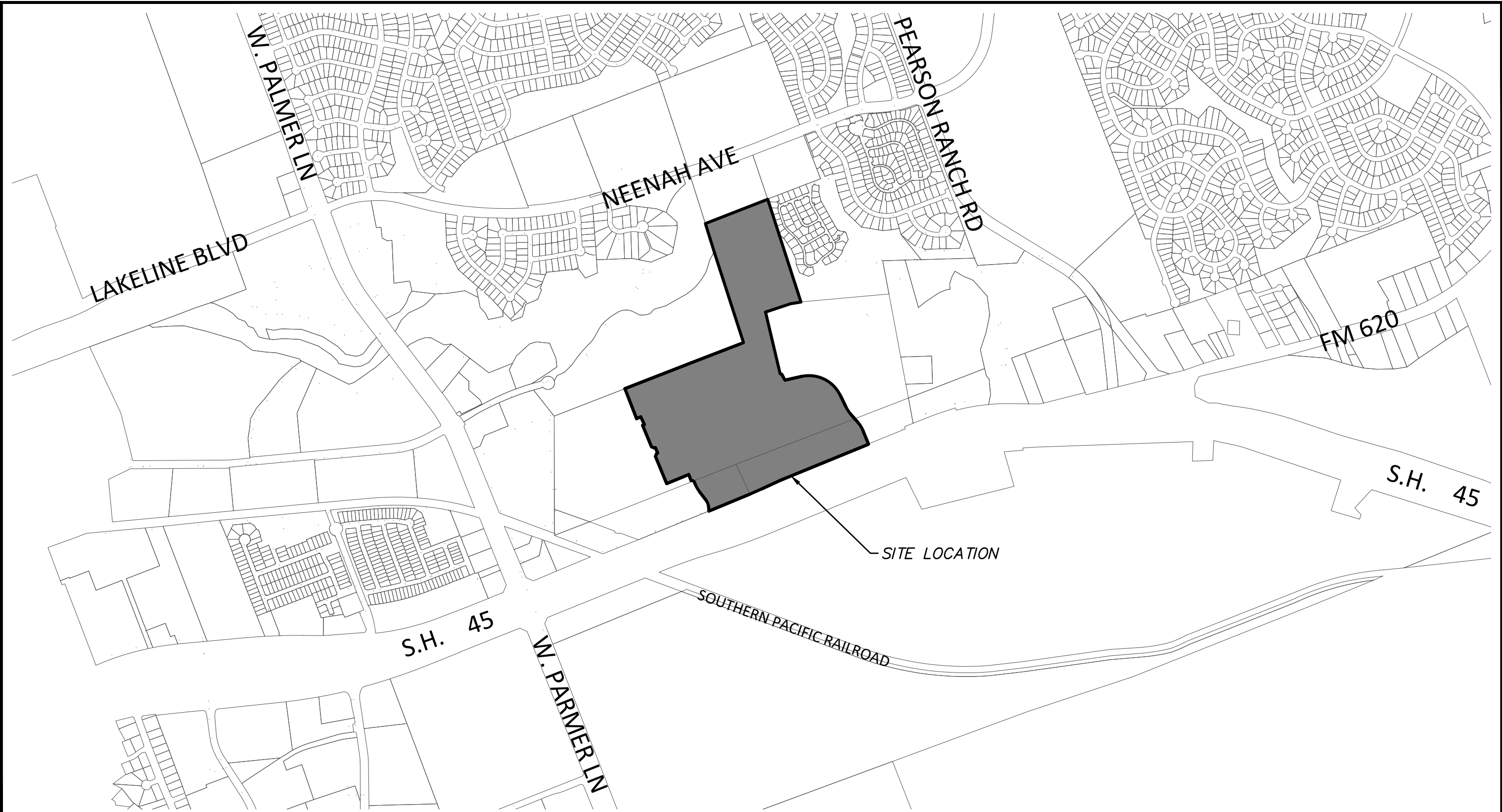
**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**E-mail:** [joey.delagarza@austintexas.gov](mailto:joey.delagarza@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Existing plat

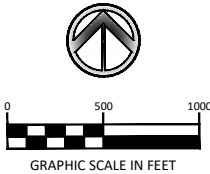
Exhibit C: Comment report dated February 20, 2025

Exhibit D: Partial plat vacation document



  
5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735  
Tel: 512.306.8252  
(TX REG. F-1114)

SITE LOCATION MAP  
PEARSON RANCH WEST PH 2 & 2B



PLOTTED BY: Gilberto Mota ON: Monday, October 03, 2022 AT: 4:25 PM FILEPATH: G:\Production\8000\008200\8278\001\Project Management\Permitting\_Processing Documents\Final Plat-Phase 2\Engineering Report\Maps\Site Location Map.dwg



## LEGEND

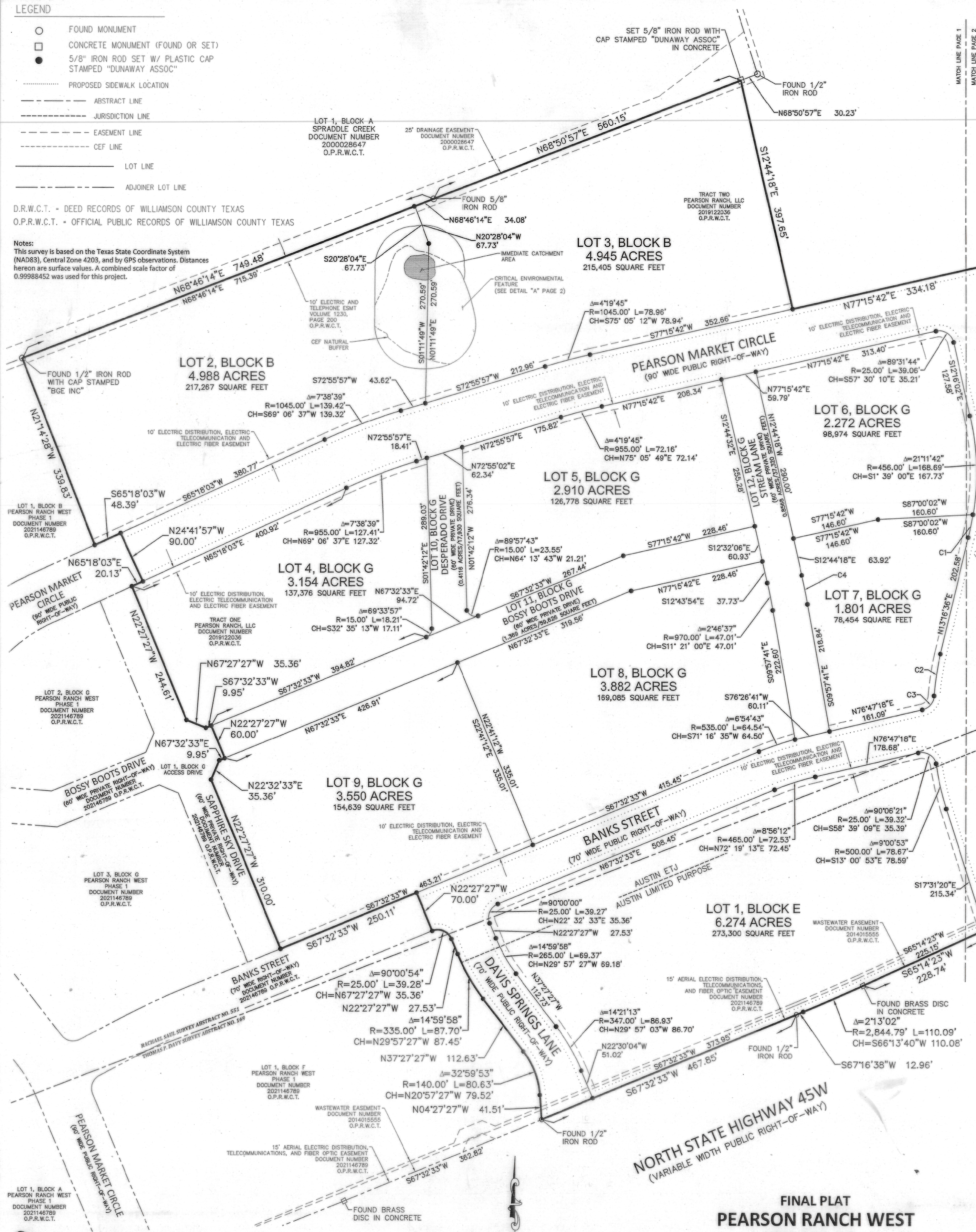
- FOUND MONUMENT
- CONCRETE MONUMENT (FOUND OR SET)
- 5/8" IRON ROD SET W/ PLASTIC CAP STAMPED "DUNAWAY ASSOC"
- PROPOSED SIDEWALK LOCATION
- ABSTRACT LINE
- JURISDICTION LINE
- EASEMENT LINE
- CEF LINE
- LOT LINE
- ADJOINER LOT LINE

D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY TEXAS

O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS

## Notes:

This survey is based on the Texas State Coordinate System (NAD83), Central Zone 4203, and by GPS observations. Distances hereon are surface values. A combined scale factor of 0.9998452 was used for this project.



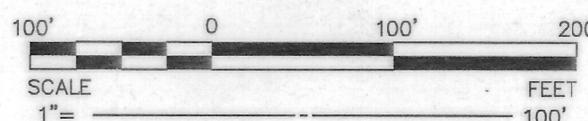
**DUNAWAY**

5707 SOUTHWEST PARKWAY, BLDG 2 SUITE 250

AUSTIN, TEXAS 78735

TEXAS REGISTERED SURVEYING FIRM NO. 10098100

JOB NUMBER: B008278.001



# FINAL PLAT PEARSON RANCH WEST PHASE 2A

Rachel: A Subdivision of 58.65 Acres  
Situated in the Rachel-Saul Survey, Abstract No. 551 and  
the Thomas P. Davy Survey, Abstract No. 169  
City of Austin, Williamson County, Texas

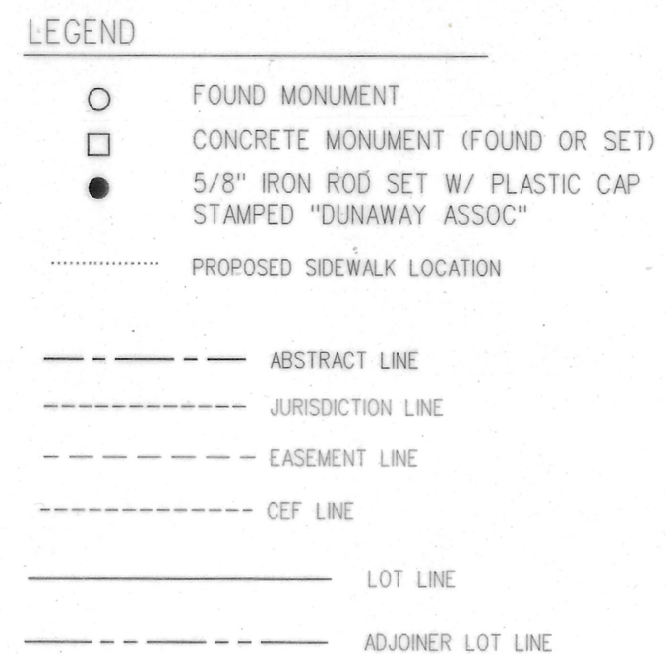
Doc # 2023065002





JOE FREDERICK  
ENGLAND, TRUSTEE  
DOCUMENT NUMBER  
2014081620  
O.P.R.W.C.T.

TRACT 1  
JME-JFE LIMITED  
PARTNERSHIP  
DOCUMENT NUMBER  
2012056983  
O.P.R.W.C.T.

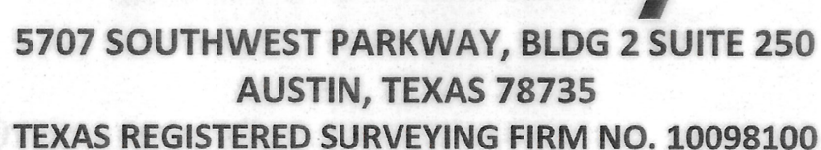


D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY TEXAS  
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS

## FINAL PLAT

PEARSON RANCH WEST  
PHASE 2A

**Rachael** <sup>SPRINT</sup> A Subdivision of 58.65 Acres  
Situating in the Rachael Saul Survey, Abstract No. 551 and  
the Thomas P. Davy Survey, Abstract No. 169  
City of Austin, Williamson County, Texas



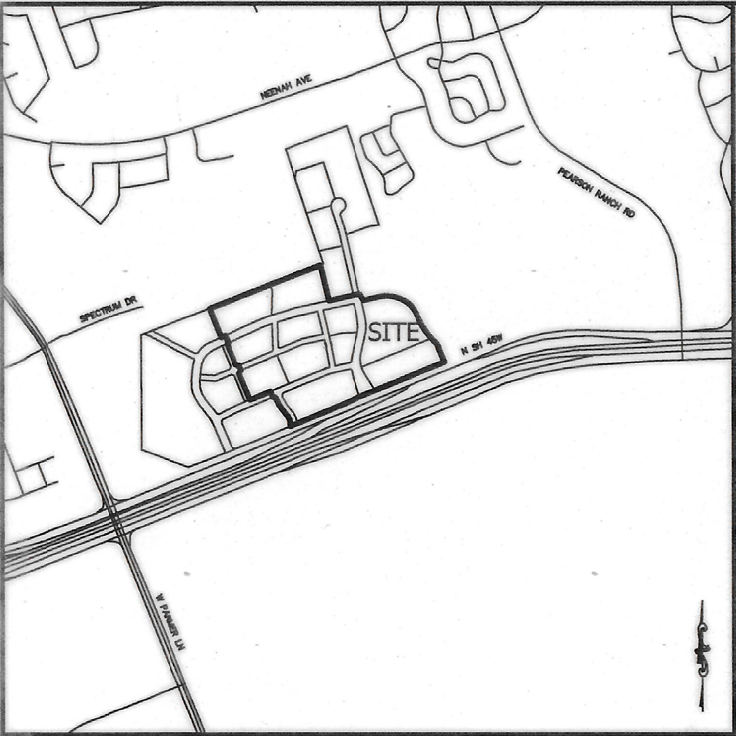
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C8-2019-0057.2A

Doc # 20230450162





VICINITY MAP

1" = 2000'

OWNER: PEARSON RANCH, LLC  
ADDRESS: 702 N. COMMONS FORD ROAD  
AUSTIN, TEXAS 78733  
858-945-6777

ACREAGE: 58.65 ACRES  
NUMBER OF LOTS: 11

SURVEY: **Rachael (m)**  
RACHAEL SAUL SURVEY, ABSTRACT NO. 551  
THOMAS P. DAVY SURVEY, ABSTRACT NO. 169

ENGINEERING BY: DUNAWAY ASSOCIATES, LLC  
5707 SOUTHWEST PARKWAY, BLDG 2  
SUITE 250  
AUSTIN TEXAS, 78735

SURVEYING BY: DUNAWAY ASSOCIATES, LLC  
5707 SOUTHWEST PARKWAY, BLDG 2  
SUITE 250  
AUSTIN TEXAS, 78735

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	04°59'09"	456.00	39.68	N11°26'25"E 39.67'
C2	08°13'44"	500.00	71.81	N08°33'41"E 71.75'
C3	76°13'24"	25.00	33.26	N39°40'09"E 30.86'

LOT SUMMARY		
DESCRIPTION	NUMBER	ACREAGE
COMMERCIAL AND OR MULTI-FAMILY	2	11.88 ACRES
ETJ LOTS	9	36.26 ACRES
RIGHT-OF-WAY	—	7.873 ACRES
ACCESS DRIVE DESPERADO DRIVE	1	0.4116 ACRES
ACCESS DRIVE BOSSY BOOTS DRIVE	1	1.369 ACRES
ACCESS DRIVE STREAM DRIVE	1	0.8568 ACRES
TOTAL	—	58.65 ACRES

METES AND BOUNDS

BEING a 58.65 acre tract of land situated in the Rachael Saul Survey, Abstract Number 551 and the Thomas P. Davy Survey, Abstract Number 169, in the City of Austin, Williamson County, Texas, being a portion of the tracts of land described as Tract One and Tract Two in the deed to Pearson Ranch, LLC recorded in Document Number 2019122036, Official Public Records of Williamson County, Texas, said 58.65 acre tract of land being more particularly described as follows;

COMMENCING at a found cotton spindle in the north right-of-way line of North State Highway 45W (a variable width right-of-way) being the common south corner of said Pearson Ranch, LLC tract and a tract of land described as Tract 1 in the deed to JME-JFE Limited Partnership recorded in Document Number 2012056983, Official Public Records of Williamson County, Texas;

THENCE South 68 degrees 25 minutes 02 seconds West, along the north right-of-way line of North State Highway 45W, a distance of 95.48 feet to a found brass disc in concrete;

THENCE South 22 degrees 12 minutes 41 seconds West, continuing along the north right-of-way line of North State Highway 45W, a distance of 27.72 feet to a found 1/2-inch iron with cap stamped "LANDESIGN";

THENCE South 67 degrees 43 minutes 05 seconds West, continuing along the north right-of-way line of North State Highway 45W, a distance of 423.65 feet to set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the POINT OF BEGINNING;

THENCE South 67 degrees 43 minutes 05 seconds West, continuing along the north right-of-way line of North State Highway 45W, a distance of 1,003.29 feet to a found brass disc in concrete;

THENCE South 65 degrees 14 minutes 23 seconds West, continuing along the north right-of-way line of North State Highway 45W, a distance of 228.74 feet to a found brass disc in concrete for the beginning of a circular curve to the right, having a radius of 2,844.79 feet and whose chord bears South 66 degrees 13 minutes 40 seconds West, a chord distance of 110.08 feet;

THENCE Southwesterly, continuing along the north right-of-way line of North State Highway 45W and said circular curve to the left, through a central angle of 02 degrees 13 minutes 02 seconds, an arc length of 110.09 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE South 67 degrees 16 minutes 38 seconds West, continuing along the north right-of-way line of North State Highway 45W, a distance of 12.96 feet to a found 1/2-inch iron rod;

THENCE South 67 degrees 32 minutes 33 seconds West, continuing along the north right-of-way line of North State Highway 45W, a distance of 467.85 feet to a found 1/2-inch iron rod being the southeast corner of Pearson Ranch West, Phase 1, an addition to the City of Austin according to the plat recorded in Document Number 2021146789, Official Public Records of Williamson County, Texas;

THENCE North 04 degrees 27 minutes 27 seconds West, departing said north right-of-way line of North State Highway 45W and along the east line of said Pearson Ranch West, Phase 1, a distance of 41.51 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the left, having a radius of 140.00 feet and whose chord bears North 20 degrees 57 minutes 27 seconds West, a chord distance of 79.52 feet;

THENCE Northwesterly, along said circular curve to the left, and continuing along the east line of across said Pearson Ranch West, Phase 1, through a central angle of 32 degrees 59 minutes 53 seconds, an arc length of 80.63 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE North 37 degrees 27 minutes 27 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 112.63 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the right, having a radius of 335.00 feet and whose chord bears North 29 degrees 57 minutes 27 seconds West, a chord distance of 87.45 feet;

THENCE Northwesterly, along said circular curve to the right, and continuing along the east line of across said Pearson Ranch West, Phase 1, through a central angle of 14 degrees 59 minutes 58 seconds, an arc length of 87.45 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE North 22 degrees 27 minutes 27 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 27.53 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the left, having a radius of 25.00 feet and whose chord bears North 67 degrees 27 minutes 27 seconds West, a chord distance of 35.36 feet;

THENCE Northwesterly, along said circular curve to the left, and continuing along the east line of across said Pearson Ranch West, Phase 1, through a central angle of 90 degrees 00 minutes 54 seconds, an arc length of 39.28 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE North 22 degrees 27 minutes 27 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 70.00 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE South 67 degrees 32 minutes 33 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 250.11 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 22 degrees 27 minutes 27 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 310.00 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 22 degrees 32 minutes 33 seconds East, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 35.36 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 67 degrees 32 minutes 33 seconds East, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 9.95 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 22 degrees 27 minutes 27 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 60.00 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE South 67 degrees 32 minutes 33 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 9.95 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 67 degrees 27 minutes 27 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 35.36 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 22 degrees 27 minutes 27 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 244.61 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 65 degrees 18 minutes 03 seconds East, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 20.13 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 24 degrees 41 minutes 57 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 90.00 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE South 65 degrees 18 minutes 03 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 48.39 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 21 degrees 14 minutes 28 seconds West, continuing along the east line of across said Pearson Ranch West, Phase 1, a distance of 339.83 feet to a found 1/2-inch iron rod with cap stamped "BGE INC" for the northeast corner of said Pearson Ranch West, Phase 1 and being in the southerly line of Lot 1, Block A, Spraddle Creek, an addition to the City of Austin according to the plat recorded in Document Number 2000028647, Official Public Records of Williamson County, Texas;

THENCE North 68 degrees 46 minutes 14 seconds East, along the south line of said Spraddle Creek, a distance of 749.48 feet to a found 5/8-inch iron rod;

THENCE North 68 degrees 50 minutes 57 seconds East, along the south line of said Spraddle Creek, a distance of 560.15 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" in concrete;

THENCE South 12 degrees 44 minutes 18 seconds East, departing the south line of said Spraddle Creek and crossing said Pearson Ranch, LLC tract, a distance of 397.65 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 77 degrees 15 minutes 42 seconds East, continuing across said Pearson Ranch, LLC tract, a distance of 334.18 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the left, having a radius of 15.00 feet and whose chord bears South 65 degrees 35 minutes 05 seconds East, a chord distance of 18.12 feet;

THENCE Southeasterly, along said circular curve to the left and continuing across said Pearson Ranch, LLC tract, through a central angle of 74 degrees 18 minutes 30 seconds, an arc length of 19.45 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE South 28 degrees 59 minutes 09 seconds East, continuing across said Pearson Ranch, LLC tract, a distance of 71.89 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 77 degrees 15 minutes 42 seconds East, continuing across said Pearson Ranch, LLC tract, a distance of 178.33 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the right, having a radius of 365.00 feet and whose chord bears South 64 degrees 20 minutes 37 seconds East, a chord distance of 451.28 feet;

THENCE Southeasterly, along said circular curve to the right and continuing across said Pearson Ranch, LLC tract, through a central angle of 76 degrees 22 minutes 09 seconds, an arc length of 486.51 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE South 26 degrees 04 minutes 11 seconds East, continuing across said Pearson Ranch, LLC tract, a distance of 144.16 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the left, having a radius of 335.00 feet and whose chord bears South 33 degrees 37 minutes 51 seconds East, a chord distance of 88.16 feet;

THENCE Southeasterly, along said circular curve to the left and continuing across said Pearson Ranch, LLC tract, through a central angle of 15 degrees 07 minutes 20 seconds, an arc length of 88.42 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

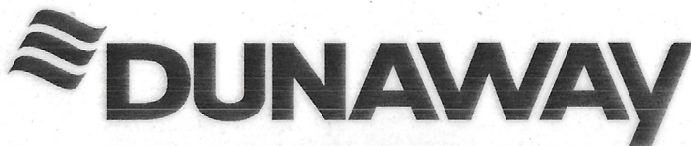
THENCE South 41 degrees 11 minutes 31 seconds East, continuing across said Pearson Ranch, LLC tract, a distance of 124.29 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the right, having a radius of 250.00 feet and whose chord bears South 31 degrees 44 minutes 13 seconds East, a chord distance of 82.14 feet;

THENCE Southeasterly, along said circular curve to the right and continuing across said Pearson Ranch, LLC tract, through a central angle of 18 degrees 54 minutes 36 seconds, an arc length of 82.51 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE South 22 degrees 16 minutes 55 seconds East, continuing across said Pearson Ranch, LLC tract, a distance of 164.45 feet to the POINT OF BEGINNING and CONTAINING a computed area of 58.65 acres or 2,554,807 square feet of land, more or less.

FINAL PLAT  
PEARSON RANCH WEST  
PHASE 2A

**Rachael**, A Subdivision of 58.65 Acres  
Situated in the **Rachael** Saul Survey, Abstract No. 551 and  
the Thomas P. Davy Survey, Abstract No. 169  
City of Austin, Williamson County, Texas



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AUSTIN, TEXAS 78735

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