

ORDINANCE NO. Z31-11-06-16-C2

AN ORDINANCE AMENDING ORDINANCE NO. 75-2 (ZONING) OF THE CITY OF CEDAR PARK, TEXAS TO ASSIGN ORIGINAL ZONING OF SINGLE FAMILY-LARGE URBAN LOT-CONDITIONAL OVERLAY (SF-2-CO) AND LOCAL RETAIL-CONDITIONAL OVERLAY (LR-CO) TO APPROXIMATELY 41.059 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF BRUSHY CREEK ROAD AND BREAKAWAY ROAD, IN WILLIAMSON COUNTY, TEXAS. (Z-11-001); AUTHORIZING THE CITY SECRETARY TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF CEDAR PARK SO AS TO REFLECT THIS CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. That the zoning district map of the City of Cedar Park adopted in Ordinance No. 75-2 be and the same is hereby amended to assign original zoning of: 27.655 acres Single Family-Large Urban Lot-Conditional Overlay (SF-2-CO) with the following conditions: 1) Site layout shall substantially conform to the conceptual plan dated 3/29/11; 2) Minimum lot width shall be 65 feet; 3) A ten (10) foot landscape buffer shall be provided along the northern and western property boundaries and shall consist of a minimum of one tree for every 30 feet of boundary length, to be installed by the developer prior to issuance of the initial certificate of occupancy for each home to be built. The developer shall receive credit for existing trees saved within 10' of the abutting property line. The trees shall be maintained by the future residents of the development, and such maintenance responsibility shall be incorporated into a set of restrictive covenants placed on the property by developer; 4) Access to Breakaway Road shall be restricted; and 13.404 acres of Local Retail-Conditional Overlay (LR-CO) with the following conditions: 1) Permitted uses are limited to: administrative offices, art galleries with retail sales, retail bakery, convenience store, drug store, food sales general, golf amusement, hardware stores, professional offices, medical offices, restaurant limited, retail gift store, retail stores, software development, software and computer hardware sales, and veterinary services; 2) Prohibit access to Breakaway Road; 3) Provide a 20 foot planted landscape buffer along Breakaway Road, in conformance with the level two buffer requirements of Chapter 14, Section 14.07.006(B)(9)(b); 4) Provide a six (6) foot wrought iron or tubular steel fence along the western boundary of the 20' buffer; as set forth in the legal description labeled Exhibit "A", and the property location map labeled Exhibit "B".

SECTION 2. That the City Secretary is hereby authorized and directed to officially designate the tract of land zoned herein as such on the official zoning district map of the City of Cedar Park and by proper endorsement indicated the authority for said notation.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.


SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

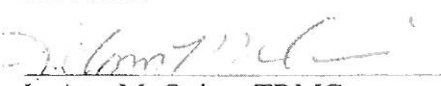
READ, CONSIDERED, PASSED AND APPROVED ON FIRST READING by the City Council of Cedar Park at a regular meeting on the 26th day of May, 2011, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the 16th day of June, 2011, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

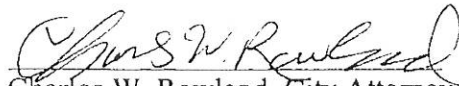
CITY OF CEDAR PARK, TEXAS


Robert S. Lemon, Mayor

ATTEST:


LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:


Charles W. Rowland, City Attorney





**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**27.655 ACRES
S. DAMON SURVEY, ABSTRACT 170
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 27.655 ACRES (APPROX. 1,204,868 SQ. FT.) IN THE S. DAMON SURVEY, ABSTRACT 170, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 0.3839 ACRE TRACT DESCRIBED IN A DEED TO WILSON LAND AND CATTLE COMPANY DATED FEBRUARY 9, 1999 AND RECORDED IN DOCUMENT NO. 9916813 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 24.79 ACRE TRACT DESCRIBED IN VOLUME 834, PAGE 628 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF AN 80 ACRE TRACT, CALLED 15.07 ACRES, DESCRIBED IN VOLUME 550, PAGE 147 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BOTH CONVEYED IN A WARRANTY DEED TO WILSON LAND AND CATTLE COMPANY DATED DECEMBER 1, 1977 AND RECORDED IN VOLUME 693, PAGE 293 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A 1.063 ACRE TRACT CALLED PART 1, BEING A PORTION OF BRUSHY CREEK ROAD RIGHT-OF-WAY (COUNTY ROAD 174, RIGHT-OF-WAY WIDTH VARIES), DESCRIBED IN AN ABANDONMENT OF RIGHT-OF-WAY SURVEY PERFORMED BY PATRICK J. YGLESIAS, R.P.L.S. DATED JANUARY 10, 2008 AND APPROVED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY ON JANUARY 15, 2008; SAID 27.655 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north line of said 24.79 acre tract, same being the south line of said 80 acre tract, also being an angle point in the south line of Lot 25, Whippoorwill Acres, a subdivision of record in Cabinet D, Slide 103 of the Plat Records of Williamson County, Texas, also being an angle point in the north line of said 1.063 acre tract, from which a 1/2" rebar found for the west corner of said 24.79 acre tract, same being an angle point in the south line of said 80 acre tract, also being an angle point in the north line of said 1.063 acre tract, bears South 88°05'56" West, a distance of 25.31 feet;

THENCE with the north line of said 24.79 acre tract, same being the south line of said 80 acre tract, the following six (6) courses and distances:

1. North 88°05'56" East, with the south line of said Lot 25, a distance of 193.58 feet to a 1/2" rebar found for an angle point, same being the southeast corner of said Lot 25, also being the southwest corner of Lot 24A, Resubdivision of Lot 24 and Part of Lot 23, Whippoorwill Acres, a subdivision of record in Cabinet Q, Slide 43 of the Plat Records of Williamson County, Texas;
2. North 88°19'53" East, with the south line of said Lot 24A, a distance of 117.55 feet to a

EXHIBIT A (SF-2-CO)

1/2" rebar found for an angle point;

3. North 69°25'42" East, continuing in part with the south line of said Lot 24A, in part with the south line of Lot 24B, Resubdivision of Lot 24 and Part of Lot 23, Whippoorwill Acres, and in part with the south line of a 2.35 acre portion of Lot 23 and 24, Whippoorwill Acres, described in a deed of record in Document No. 9552632 of the Official Records of Williamson County, Texas, at a distance of 27.08 feet passing 0.14 feet left of a 1/2" rebar found at the called southeast corner of said Lot 24A, same being the called southwest corner of said Lot 24B, at a distance of 170.75 feet passing 0.24 feet left of a 1/2" rebar found at the called southeast corner of said Lot 24B, same being the called southwest corner of said 2.35 acre tract, and continuing for a total distance of 243.49 feet to a 1/2" rebar found for an angle point;
4. North 89°45'21" East, continuing with the south line of said 2.35 acre tract, a distance of 315.03 feet to a 1/2" rebar found for the southeast corner of said 2.35 acre tract, same being the southwest corner of Lot 22, Whippoorwill Acres;
5. North 89°47'19" East, with the south line of said Lot 22, a distance of 113.19 feet to a 1/2" rebar found for an angle point;
6. North 69°57'54" East, with the south line of said Lot 22, a distance of 140.37 feet to a 1/2" rebar found for the southeast corner of Lot 22, same being the apparent southwest corner of said 15.07 acre tract;

THENCE North 21°54'01" West, crossing said 80 acre tract with the apparent west line of said 15.07 acre tract, same being the east lines of Lots 22, 21, and 20, Whippoorwill Acres, at a distance of 859.88 feet passing a 1/2" rebar found for the common east corner of said Lots 21 and 20, and continuing for a total distance of 1132.89 feet to a found screw with the head broken off in stone for the northeast corner of said Lot 20, same being the apparent northwest corner of said 15.07 acre tract, also being an angle point in the south line of Lot 13, Whippoorwill Acres;

THENCE continuing across said 80 acre tract, with the apparent north line of said 15.07 acre tract, the following two (2) courses and distances:

1. North 68°43'36" East, with the south line of said Lot 13, a distance of 269.69 feet to a 1/2" rebar found for the southeast corner of said Lot 13, same being the southwest corner of Lot B, Resubdivision of Lot 12 Whippoorwill Acres, a subdivision of record in Cabinet P, Slide 44 of the Plat Records of Williamson County, Texas;
2. North 53°37'37" East, with the south line of said Lot B, a distance of 348.79 feet to a 1/2" rebar found in the curving west right-of-way line of Breakaway Road (60' right-of-way width), as shown on the plat of Breakaway Park Section 1, a subdivision of record in Cabinet D, Slide 46 of the Plat Records of Williamson County, Texas, for the southeast corner of said Lot B, same being the apparent northeast corner of said 15.07 acre tract;

EXHIBIT A (SF-2-CO)

THENCE continuing across said 80 acre tract, with the west right-of-way line of Breakaway Road, same being the apparent east line of said 15.07 acre tract, the following four (4) courses and distances:

1. With a curve to the right, having a radius of 290.00 feet, a delta angle of $7^{\circ}07'55''$, an arc length of 36.10 feet, and a chord which bears South $25^{\circ}19'16''$ East, a distance of 36.08 feet to a small nail found, from which another small nail found bears North $25^{\circ}23'10''$ West, a distance of 1.94 feet, another small nail found bears South $24^{\circ}18'37''$ East, a distance of 2.17 feet, and a $1/2''$ rebar found bears North $87^{\circ}46'54''$ East, a distance of 9.87 feet;
2. South $21^{\circ}28'05''$ East, a distance of 579.98 feet to a $1/2''$ rebar found for an angle point;
3. South $21^{\circ}17'00''$ East, a distance of 607.58 feet to a small nail found;
4. With a curve to the right, having a radius of 270.00 feet, a delta angle of $0^{\circ}38'05''$, an arc length of 2.99 feet, and a chord which bears South $20^{\circ}58'12''$ East, a distance of 2.99 feet to a Mag nail with Chaparral washer found in the south line of said 80 acre tract, same being the north line of said 24.79 acre tract, for the apparent southeast corner of said 15.07 acre tract;

THENCE crossing said 24.79 acre tract, with the west right-of-way line of Breakaway Road, the following five (5) courses and distances:

1. With a curve to the right, having a radius of 270.00 feet, a delta angle of $15^{\circ}17'29''$, an arc length of 72.08 feet, and a chord which bears South $12^{\circ}58'25''$ East, a distance of 71.85 feet to a $1/2''$ rebar found;
2. With a curve to the left, having a radius of 330.00 feet, a delta angle of $17^{\circ}48'50''$, an arc length of 102.60 feet, and a chord which bears South $14^{\circ}19'35''$ East, a distance of 102.19 feet to a $1/2''$ rebar found;
3. South $23^{\circ}03'23''$ East, a distance of 36.62 feet to a $1/2''$ rebar found;
4. With a curve to the right, having a radius of 270.00 feet, a delta angle of $14^{\circ}17'15''$, an arc length of 87.33 feet, and a chord which bears South $15^{\circ}45'24''$ East, a distance of 87.15 feet to a $1/2''$ rebar found;
5. South $08^{\circ}54'40''$ East, a distance of 27.38 feet to a calculated point, from which a $1/2''$ rebar found bears South $8^{\circ}54'40''$ East, a distance of 92.16 feet;

THENCE crossing said 24.79 acre tract and said 1.063 acre tract, the following two (2) courses and distances:

EXHIBIT A (SF-2-CO)

1. South 88°58'00" West, a distance of 1371.53 feet to a calculated point;
2. South 14°23'26" West, a distance of 45.84 feet to a calculated point in the north right-of-way line of Brushy Creek Road, same being the south line of said 1.063 acre tract, from which a 1/2" rebar with Chaparral cap found for a point of curvature in the north right-of-way line of Brushy Creek Road bears South 75°36'34" East, at a distance of 153.08 feet passing a 1/2" rebar with plastic "Williamson County" cap found for the east corner of said 1.063 acre tract, and continuing for a total distance of 557.42 feet;

THENCE North 75°36'34" West, with the north right-of-way line of Brushy Creek Road, same being the south line of said 1.063 acre tract and the south line of said 0.3839 acre tract, also being the north line of a 1.4218 acre tract described in a Street Deed of record in Document No. 2002082524 of the Official Public Records of Williamson County, Texas, at a distance of 26.64 feet passing 0.24 feet left of a 1/2" rebar with plastic "Williamson County" cap found for a called angle point in the south line of said 1.063 acre tract, same being the called southeast corner of said 0.3839 acre tract, at a distance of 538.10 feet passing a 1/2" rebar with plastic "Williamson County" cap found for the west corner of said 0.3839 acre tract, same being an angle point in the south line of said 1.063 acre tract, from which a 1/2" rebar found in the south right-of-way line of Brushy Creek Road for the southwest corner of said 1.4218 acre tract bears South 14°23'26" West a distance of 90.00 feet and North 75°36'34" West a distance of 137.11 feet, and continuing for a total distance of 824.30 feet to a 1/2" rebar with Chaparral cap found for the west corner of said 1.063 acre tract, same being in the south line of Lot 33, Whippoorwill Acres, from which a 60D nail found for an angle point in the south line of said Lot 33, same being an angle point in the north right-of-way line of Brushy Creek Road, bears North 88°52'42" West, a distance of 4.49 feet;

THENCE South 88°52'42" East, with the north line of said 1.063 acre tract, in part with the south line of said Lot 33, in part with the south line of Lot 26, Whippoorwill Acres, and in part with said Lot 25, at a distance of 175.94 feet passing a 1/2" rebar found for the southeast corner of said Lot 33, same being the southwest corner of said Lot 26, at a distance of 311.00 feet passing 0.37 feet left of a 1/2" rebar found for the called southeast corner of said Lot 26, same being the called southwest corner of said Lot 25, at a distance of 403.13 feet passing 1/2" rebar with plastic "Williamson County" cap found in the south line of said Lot 25, and continuing for a total distance of 410.61 feet to the POINT OF BEGINNING, containing 27.855 acres of land, more or less.

The portion south of the parcel called 15.07 acres was surveyed on the ground January 22, 2008 and updated November 19, 2010. The north parcel called 15.07 acres was surveyed on the ground November 19, 2010. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 308-008-ZN1.

Eric 1/3/2011
Eric J. Dannhelm
Registered Professional Land Surveyor
State of Texas No. 6075



EXHIBIT A (SF-2-CO)

SKETCH TO ACCOMPANY A DESCRIPTION OF 27.655 ACRES (APPROX. 1,204,888 SQ. FT.) IN THE S. DAMON SURVEY, ABSTRACT 170, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 0.3839 ACRE TRACT DESCRIBED IN A DEED TO WILSON LAND AND CATTLE COMPANY DATED FEBRUARY 9, 1999 AND RECORDED IN DOCUMENT NO. 9916813 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 24.79 ACRE TRACT DESCRIBED IN VOLUME 634, PAGE 828 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF AN 80 ACRE TRACT, CALLED 15.07 ACRES, DESCRIBED IN VOLUME 550, PAGE 147 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BOTH CONVEYED IN A WARRANTY DEED TO WILSON LAND AND CATTLE COMPANY DATED DECEMBER 1, 1977 AND RECORDED IN VOLUME 693, PAGE 283 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A 1.063 ACRE TRACT CALLED PART 1, BEING A PORTION OF BRUSHY CREEK ROAD RIGHT-OF-WAY (COUNTY ROAD 174, RIGHT-OF-WAY WIDTH VARIES), DESCRIBED IN AN ABANDONMENT OF RIGHT-OF-WAY SURVEY PERFORMED BY PATRICK J. YGLESIAS, R.P.L.S. DATED JANUARY 10, 2008 AND APPROVED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY ON JANUARY 15, 2008.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/83 MARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

DATE OF SURVEY: THE PORTION SOUTH OF THE PARCEL CALLED 15.07 ACRES WAS SURVEYED ON THE GROUND JANUARY 22, 2008 AND UPDATED NOVEMBER 19, 2010. THE NORTH PARCEL CALLED 15.07 ACRES WAS SURVEYED ON THE GROUND NOVEMBER 19, 2010.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 308-005-ZH1



EJ
1/3/2011

LEGEND	
●	1/2" REBAR FOUND
●	1/2" REBAR WITH PLASTIC "WILLIAMSON COUNTY" CAP FOUND
●	1/2" REBAR WITH CHAPARRAL CAP FOUND
▲	MAG NAIL WITH CHAPARRAL WASHER FOUND
▲	600 NAIL FOUND
▲	SMALL NAIL FOUND
⊕	CONTROL POINT LOCATION
()	RECORD 834/828 CALL
[]	RECORD 8916813 CALL
]	RECORD D/46 CALL
(())	RECORD 8916394 CALL
]	RECORD D/103 CALL
< >	RECORD P/44 CALL

PLOT DATE: 1/03/2011
DRAWING NO.: 308-005-ZH1
PROJECT NO.: 308-005
DRAWN BY: EJD
SHEET 1 OF 8

Chaparral

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	15°55'34"	270.00'	37.77'	75.05'	74.81'	S13°17'27"E	[S11°33'30"E 74.84']
C2	17°48'50"	330.00'	51.72'	102.60'	102.19'	S14°19'35"E	[S12°30'20"E 102.08']
C3	14°17'15"	270.00'	33.84'	67.33'	67.15'	S15°48'24"E	[S14°13'30"E 67.45']
C14	7°07'55"	290.00'	18.07'	36.10'	36.08'	S25°19'18"E	[S41°09'00"E 211.63']
C15	0°38'09"	270.00'	1.50'	2.89'	2.99'	S20°58'12"E	
C16	15°17'29"	270.00'	38.25'	72.08'	71.85'	S12°58'25"E	

LINE TABLE		
No.	BEARING	LENGTH
L1	N83°31'54"E	74.59'
L2	S23°03'23"E	38.82'
L4	N25°23'10"W	1.94'
L11	S14°23'28"W	80.00'
L12	N88°52'42"W	4.49'
L13	S68°05'56"W	29.31'
L14	N10°32'14"E	3.43'
L16	N87°48'54"E	8.87'
L17	S24°18'37"E	2.17'
L18	S08°54'40"E	27.38'
L19	S14°23'28"W	45.84'

CHAPARRAL CONTROL P147:
4" ALUMINUM DISC IN CONCRETE,
STAMPED "CHAPARRAL LAND
SURVEYING GEODETIC CONTROL"

SURFACE COORDINATES:
N 10158707.28
E 3101880.49

TEXAS CENTRAL ZONE 4203
STATE PLANE COORDINATES:
N 10157515.58
E 3101526.81

COMBINED SCALE FACTOR:
0.99988289

THEIA ANGLE: 1°18'00"

ELEVATION: 835.83
DATUM: NAVD 83 (GEOID 89)



EJ
1/3/2011

PLOT DATE: 1/03/2011
DRAWING NO.: 308-005-ZH1
PROJECT NO.: 308-005
DRAWN BY: EJD
SHEET 2 OF 8

Chaparral

EXHIBIT A (SF-2-CO)

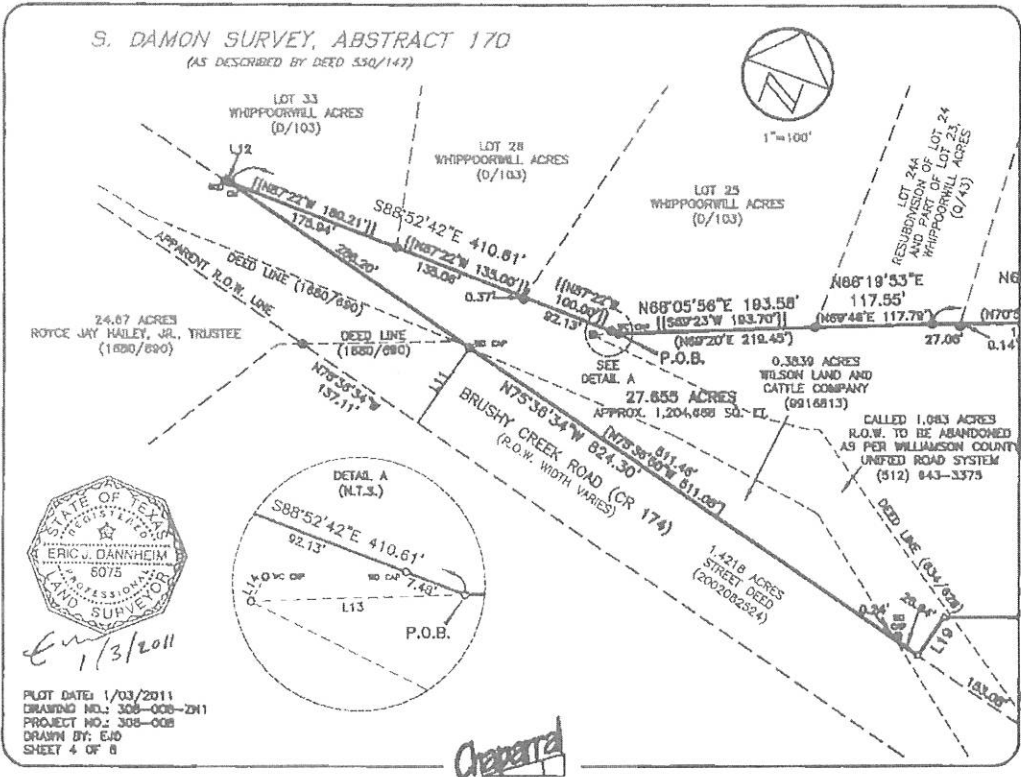
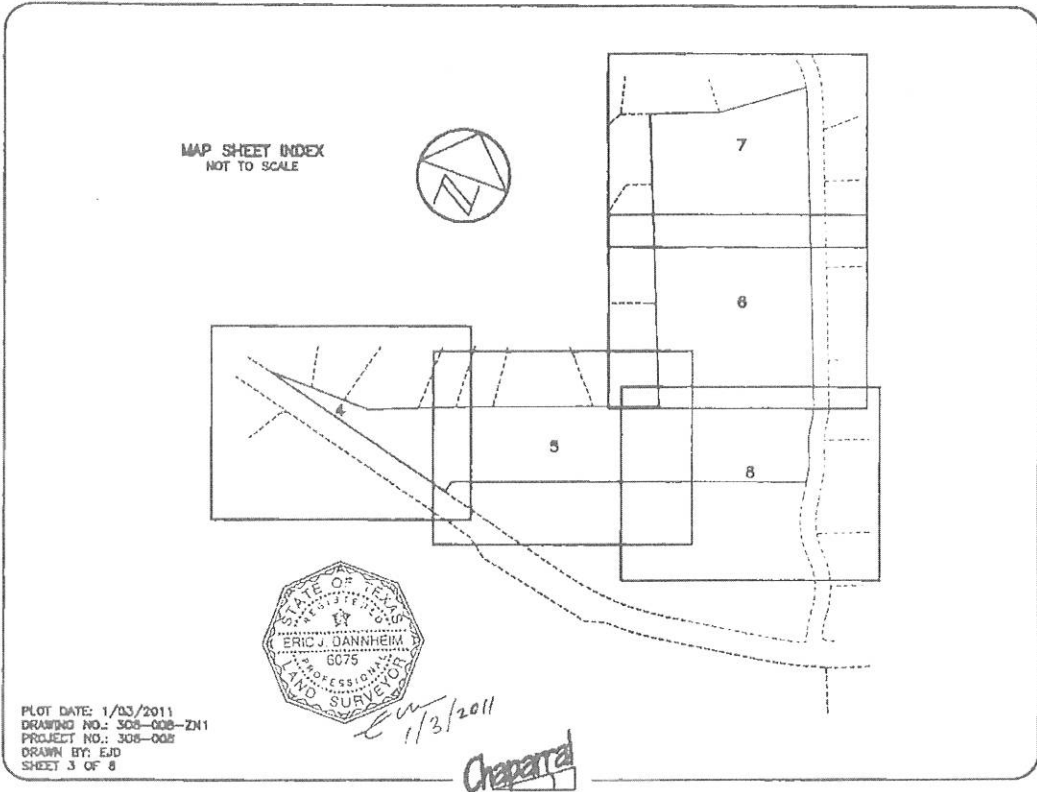


EXHIBIT A (SF-2-CO)

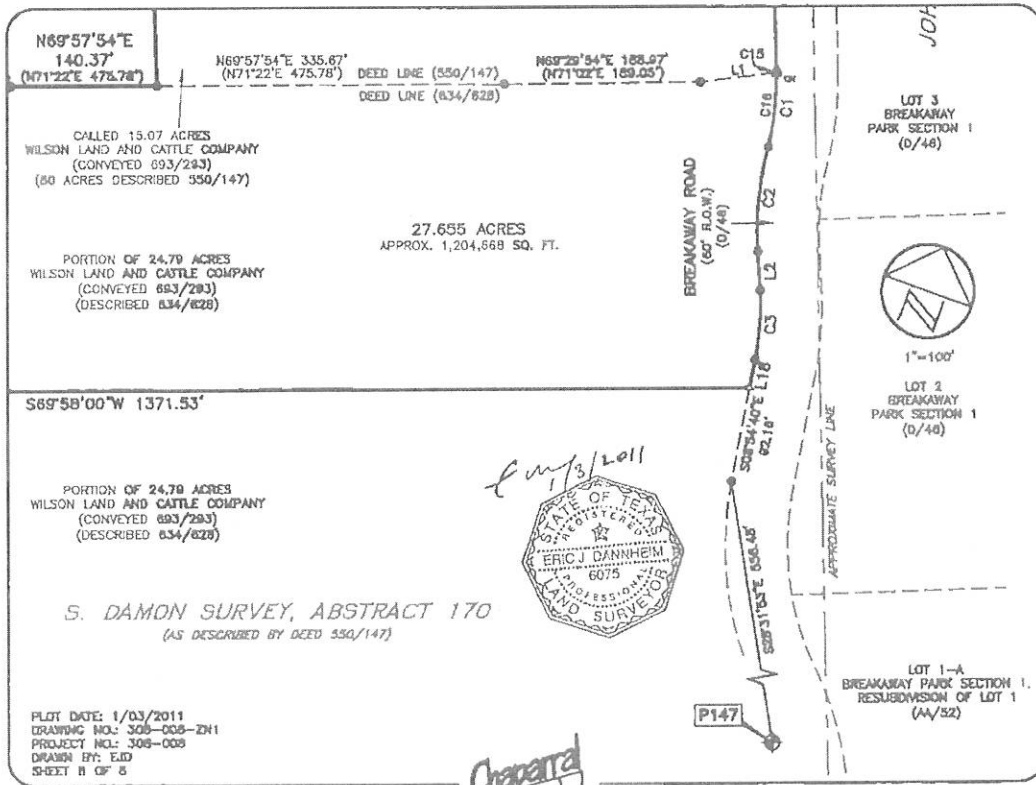
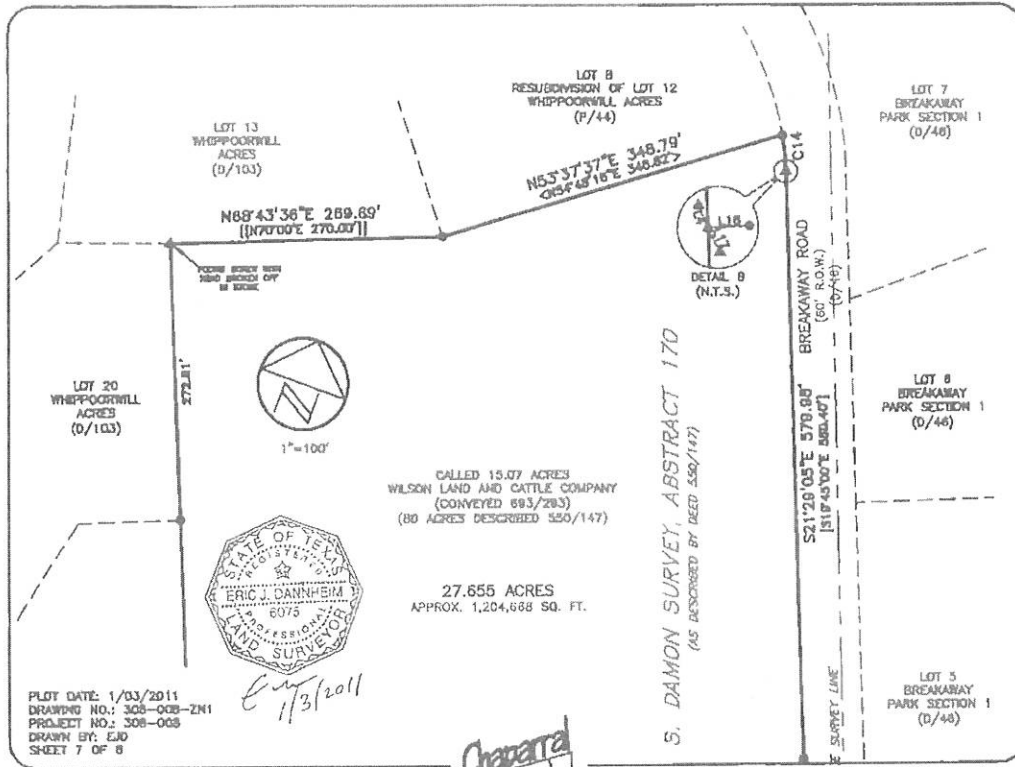


EXHIBIT A (SF-2-CO)



Professional Land Surveying, Inc.
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Austin, Texas 78744

**13.404 ACRES
S. DAMON SURVEY, ABSTRACT 170
WILLIAMSON COUNTY, TEXAS**

A DESCRIPTION OF 13.404 ACRES (APPROX. 583,877 SQ. FT.) IN THE S. DAMON SURVEY, ABSTRACT 170, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 24.79 ACRE TRACT DESCRIBED IN VOLUME 634, PAGE 828 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED IN A WARRANTY DEED TO WILSON LAND AND CATTLE COMPANY DATED DECEMBER 1, 1977 AND RECORDED IN VOLUME 693, PAGE 293 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 1.063 ACRE TRACT CALLED PART 1 AND A PORTION OF A 0.2312 ACRE TRACT CALLED PART 2, TOGETHER CALLED 1.294 ACRES, BEING A PORTION OF BRUSHY CREEK ROAD RIGHT-OF-WAY (COUNTY ROAD 174, RIGHT-OF-WAY WIDTH VARIES), DESCRIBED IN AN ABANDONMENT OF RIGHT-OF-WAY SURVEY PERFORMED BY PATRICK J. YGLESIAS, R.P.L.S. DATED JANUARY 10, 2008 AND APPROVED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY ON JANUARY 15, 2008; SAID 13.404 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north right-of-way line of Brushy Creek Road, same being the south line of said 1.063 acre tract, from which a 1/2" rebar with Chaparral cap found for the west corner of said 1.063 acre tract bears North 75°38'34" West, at a distance of 26.64 feet passing 0.24 feet left of a 1/2" rebar with plastic "Williamson County" cap found for the called east corner of a 0.3839 acre tract described in a deed to Wilson Land and Cattle Company recorded in Document No. 9916813 of the Official Public Records of Williamson County, Texas, same being an angle point in the south line of said 1.063 acre tract, and continuing for a total distance of 824.30 feet;

THENCE crossing said 1.063 acre tract and said 24.79 acre tract, the following two (2) courses and distances:

1. North 14°23'28" East, a distance of 45.84 feet to a calculated point;
2. North 69°58'00" East, a distance of 1371.53 feet to a calculated point in the west right-of-way line of Breakaway Road (60' right-of-way width), as shown on the plat of Breakaway Park Section 1, a subdivision of record in Cabinet D, Slide 48 of the Plat Records of Williamson County, Texas, from which a 1/2" rebar found for a point of curvature in the west right-of-way line of Breakaway Road bears North 8°54'40" West, a distance of 27.36 feet;

THENCE crossing said 24.79 acre tract and said 0.2312 acre tract, with the west right-of-way line of Breakaway Road, the following five (5) courses and distances:

EXHIBIT A (LR-CO)

1. South $08^{\circ}54'40''$ East, a distance of 92.16 feet to a $1/2''$ rebar found, from which a $5/8''$ rebar found in the east right-of-way line of Breakaway Road bears North $81^{\circ}08'05''$ East, a distance of 60.00 feet;
2. With a curve to the left, having a radius of 330.00 feet, a delta angle of $38^{\circ}42'43''$, an arc length of 211.45 feet, and a chord which bears South $27^{\circ}10'47''$ East, a distance of 207.85 feet to a $1/2''$ rebar found, from which a $1/2''$ rebar found in the east right-of-way line of Breakaway Road bears North $44^{\circ}23'01''$ East, a distance of 60.00 feet;
3. With a curve to the right, having a radius of 270.00 feet, a delta angle of $43^{\circ}46'50''$, an arc length of 206.31 feet, and a chord which bears South $23^{\circ}49'28''$ East, a distance of 201.33 feet to a $1/2''$ rebar found;
4. With a curve to the left, having a radius of 330.00 feet, a delta angle of $10^{\circ}10'59''$, an arc length of 58.65 feet, and a chord which bears South $06^{\circ}31'16''$ East, a distance of 58.57 feet to a $1/2''$ rebar found, from which a $1/2''$ rebar found in the east right-of-way line of Breakaway Road bears North $78^{\circ}20'45''$ East, a distance of 60.00 feet and South $11^{\circ}41'59''$ East, a distance of 33.35 feet;
5. South $11^{\circ}41'59''$ East, a distance of 69.96 feet to a $1/2''$ rebar with Chaparral cap found in the south line of said 0.2312 acre tract, same being the north right-of-way line of Brushy Creek Road, from which a $1/2''$ rebar with plastic "Williamson County" cap found for the southeast corner of said 0.2312 acre tract bears North $73^{\circ}45'58''$ East, a chord distance of 68.29 feet;

THENCE with the north right-of-way line of Brushy Creek Road, the following four (4) courses and distances:

1. With a curve to the right, being the south line of said 0.2312 acre tract, having a radius of 1455.00 feet, a delta angle of $08^{\circ}22'14''$, an arc length of 161.78 feet, and a chord which bears South $78^{\circ}17'46''$ West, a distance of 161.89 feet to a $1/2''$ rebar with plastic "Williamson County" cap found, from which a $1/2''$ rebar with $1''$ aluminum cap found in the south right-of-way line of Brushy Creek Road bears South $8^{\circ}27'43''$ East, a distance of 90.05 feet, and from said $1/2''$ rebar with $1''$ aluminum cap found another $1/2''$ rebar with $1''$ aluminum cap found bears North $76^{\circ}38'55''$ East, a chord distance of 260.51 feet;
2. South $81^{\circ}30'10''$ West, continuing with the south line of said 0.2312 acre tract, a distance of 376.91 feet to a $1/2''$ rebar with Chaparral cap set, from which a $1/2''$ rebar found at an angle point in the south right-of-way line of Brushy Creek Road bears South $8^{\circ}27'43''$ East, a distance of 90.05 feet and South $86^{\circ}59'34''$ West, a chord distance of 231.51 feet;
3. With a curve to the right, continuing in part with the south line of said 0.2312 acre tract and in part crossing said 24.79 acre tract, with the north line of a 0.5228 acre

EXHIBIT A (LR-CO)

tract described in a Street Deed of record in Document No. 9918394 of the Official Records of Williamson County, Texas, having a radius of 1110.00 feet, a delta angle of 22°54'30", at an arc length of 135.67 feet passing a 1/2" rebar with Chaparral cap set, and continuing for a total arc length of 443.81 feet, and a chord which bears North 87°04'18" West, a distance of 440.86 feet to a 1/2" rebar with Chaparral cap found in the north line of said 0.5226 acre tract;

4. North 75°38'34" West, continuing in part across the 24.79 acre tract with the north line of said 0.5226 acre tract, and in part with the south line of said 1.063 acre tract, at a distance of 404.34 feet passing a 1/2" rebar with plastic "Williamson County" cap found for the west corner of said 0.5226 acre tract, same being the southeast corner of said 1.063 acre tract, and continuing for a total distance of 557.42 feet to the POINT OF BEGINNING, containing 13.404 acres of land, more or less.

The portion south of the parcel called 15.07 acres was surveyed on the ground January 22, 2008 and updated November 19, 2010. The north parcel called 15.07 acres was surveyed on the ground November 19, 2010. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/83 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 308-008-ZN2.

EJD 1/3/2011
 Eric J. Dannheim
 Registered Professional Land Surveyor
 State of Texas No. 6075



SKETCH TO ACCOMPANY A DESCRIPTION OF 13.404 ACRES (APPROX. 583,877 SQ. FT.) IN THE S. DAMON SURVEY, ABSTRACT 170, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 24.79 ACRE TRACT DESCRIBED IN VOLUME 834, PAGE 628 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED IN A WARRANTY DEED TO WILSON LAND AND CATTLE COMPANY DATED DECEMBER 1, 1977 AND RECORDED IN VOLUME 693, PAGE 293 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A 1.063 ACRE TRACT CALLED PART 1 AND A PORTION OF A 0.2312 ACRE TRACT CALLED PART 2, TOGETHER CALLED 1.294 ACRES, BEING A PORTION OF BRUSHY CREEK ROAD RIGHT-OF-WAY (COUNTY ROAD 174, RIGHT-OF-WAY WIDTH VARIES), DESCRIBED IN AN ABANDONMENT OF RIGHT-OF-WAY SURVEY PERFORMED BY PATRICK J. YGLESIAS, R.P.L.S. DATED JANUARY 10, 2008 AND APPROVED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY ON JANUARY 15, 2008.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/83 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

DATE OF SURVEY: JANUARY 22, 2008, UPDATED NOVEMBER 19, 2010.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 308-008-ZN2



LEGEND			
●	1/2" REBAR FOUND	▲	CALCULATED POINT
Ⓜ CAP	1/2" REBAR WITH PLASTIC "WILLIAMSON COUNTY" CAP FOUND	◆	CONTROL POINT LOCATION
Ⓜ	1/2" REBAR WITH 1" ALUMINUM CAP FOUND	()	RECORD 834/628 CALL
Ⓜ	1/2" REBAR WITH CHAPARRAL CAP FOUND	[]	RECORD 6916813 CALL
Ⓜ	1/2" REBAR WITH CHAPARRAL CAP SET		RECORD 0/46 CALL
○	1/2" REBAR WITH CHAPARRAL CAP SET	(())	RECORD 9918394 CALL
Ⓜ▲	600 NAIL FOUND		

PLOT DATE: 1/03/2011
 DRAWING NO.: 308-008-ZN2
 PROJECT NO.: 308-008
 DRAWN BY: EJD
 SHEET 1 OF 6

Chaparral

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C4	36°42'43"	330.00'	109.49'	211.45'	207.85'	S27°10'47"E	(S27°27'40"E 208.28')
C5	43°46'50"	270.00'	109.49'	209.31'	201.33'	S23°49'28"E	(S21°33'10"E 201.57')
C6	10°10'59"	330.00'	29.40'	58.65'	58.57'	S06°31'18"E	(S05°06'00"E 58.88')
C7	6°22'14"	1495.00'	80.97'	161.78'	161.89'	S78°17'46"W	
C8	22°54'30"	1110.00'	224.91'	443.81'	440.88'	N87°04'18"W	
C9	2°41'21"	1455.00'	34.15'	68.29'	68.29'	N73°45'58"E	
C10	0°40'21"	1545.00'	130.72'	260.82'	260.51'	N78°38'55"E	
C11	11°04'18"	1200.00'	116.30'	231.87'	231.51'	S88°58'34"W	
C12	7°00'11"	1110.00'	67.82'	135.67'	135.59'	S84°58'33"W	
C13	13°54'19"	1110.00'	165.07'	308.14'	307.15'	N83°34'12"W	(048°32'32"W 308.22')



Eric J. Canham
1/3/2011

CHAPARRAL CONTROL P147:
4" ALUMINUM DISC IN CONCRETE,
STAMPED "CHAPARRAL LAND
SURVEYING GEODETIC CONTROL"

SURFACE COORDINATES:
N 10156707.28
E 3101890.48

TEXAS CENTRAL ZONE 4203
STATE PLANE COORDINATES:
N 10167515.58
E 3101526.81

COMBINED SCALE FACTOR:
0.9998269

THETA ANGLE: 1°18'00"

ELEVATION: 835.63
DATUM: NAVD 88 (GEOID 99)

LINE TABLE			
No.	BEARING	LENGTH	
L1	N75°36'34"W	824.30'	
L2	N14°23'28"E	46.84'	
L3	S11°41'59"E	89.86'	(S10°12'00"E 63.13')
L4	N08°54'40"W	27.38'	
L5	N81°08'05"E	80.00'	
L6	N44°23'01"E	80.00'	
L7	N78°20'45"E	80.00'	
L8	S11°41'59"E	33.35'	
L9	S08°27'43"E	80.05'	
L10	S08°27'43"E	80.05'	
L11	S14°23'28"W	80.00'	
L12	N88°52'42"W	4.49'	
L13	S08°54'40"E	92.18'	(S07°03'00"E 118.64')
L15	N84°17'25"E	69.04'	

PLOT DATE: 1/03/2011
DRAWING NO.: 308-008-212
PROJECT NO.: 308-008
DRAWN BY: EJD
SHEET 2 OF 6

Chaparral

MAP SHEET INDEX
NOT TO SCALE



Eric J. Canham
1/3/2011

PLOT DATE: 1/03/2011
DRAWING NO.: 308-008-212
PROJECT NO.: 308-008
DRAWN BY: EJD
SHEET 3 OF 6

Chaparral

EXHIBIT A (LR-CO)

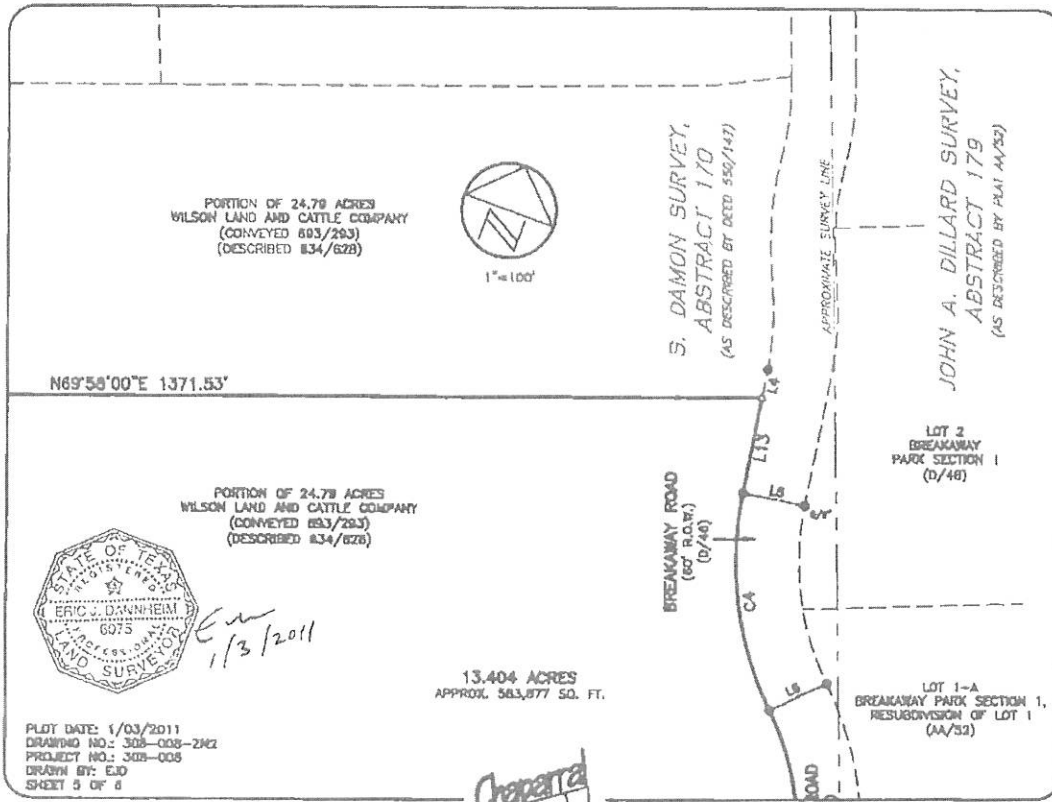
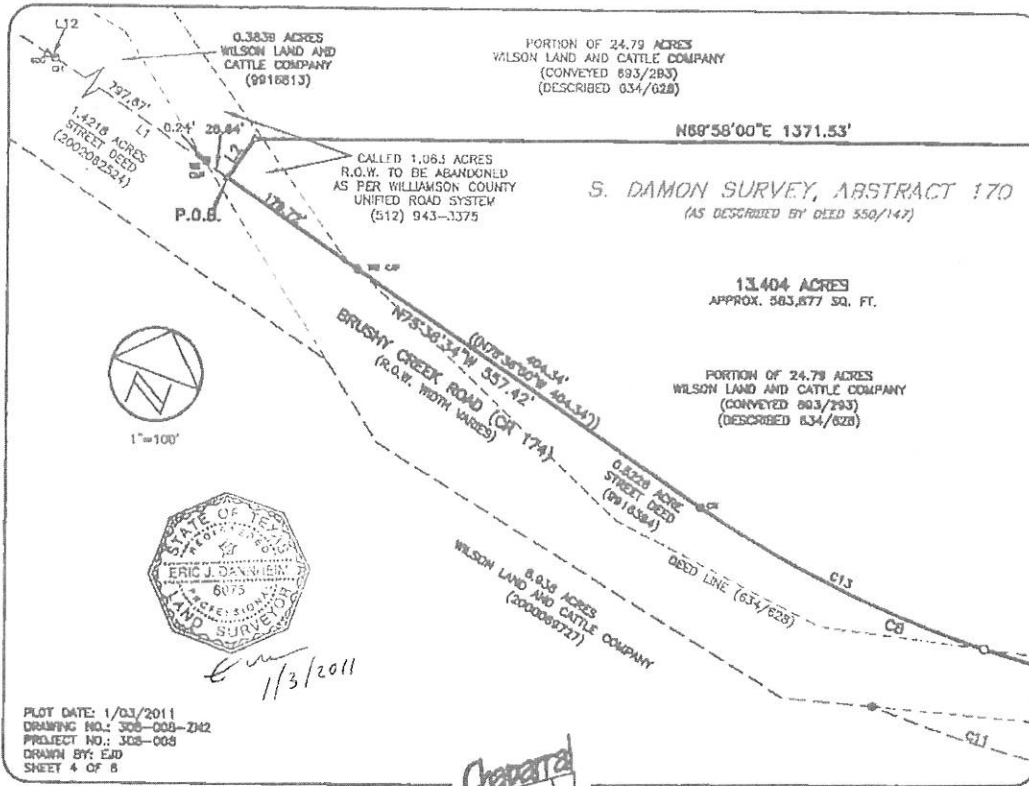


EXHIBIT A (LR-CO)

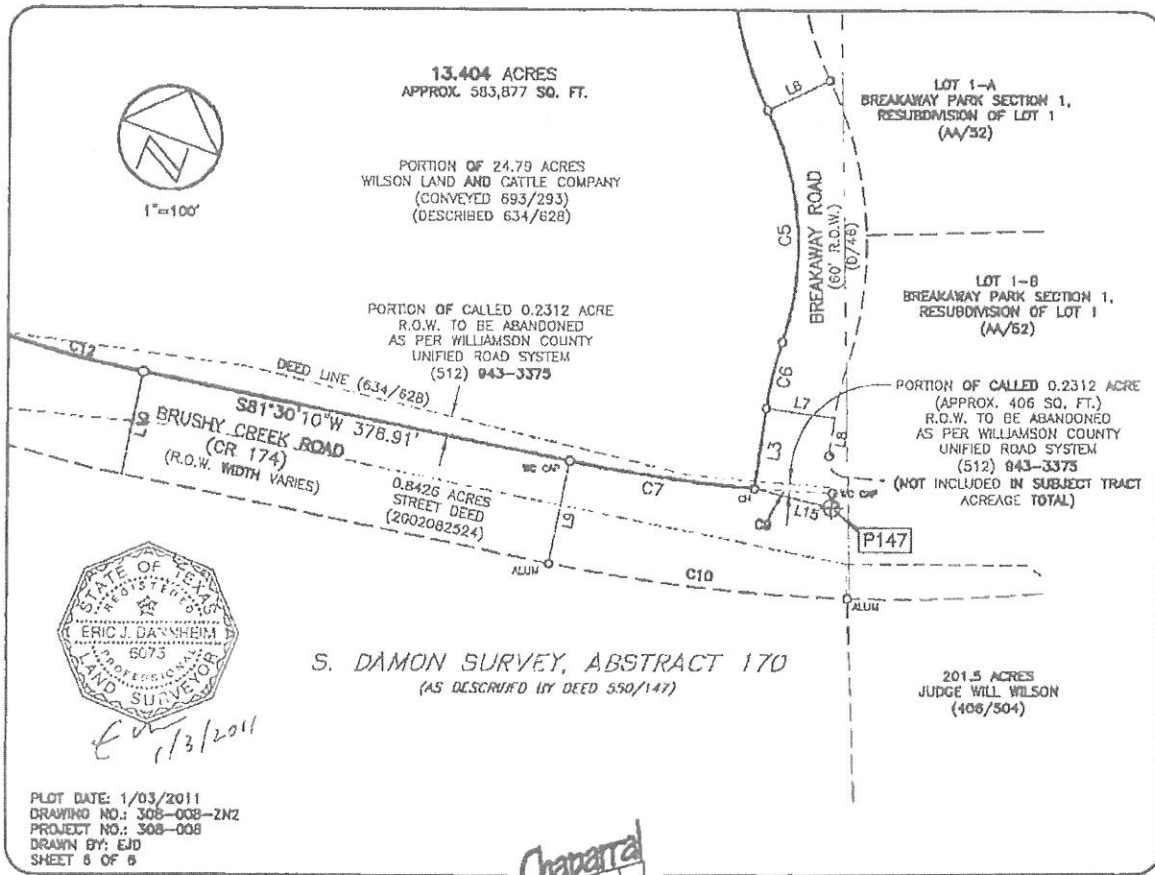
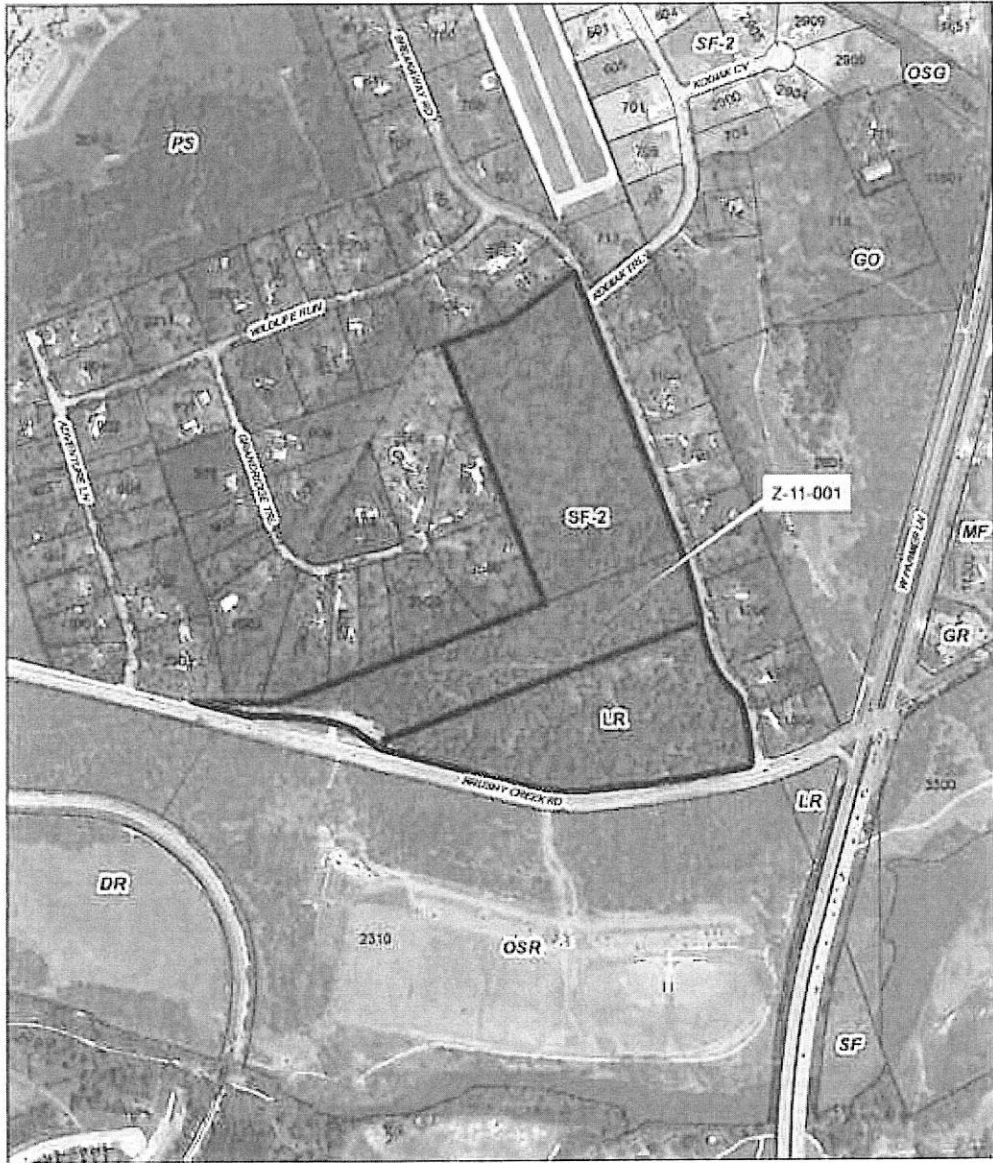


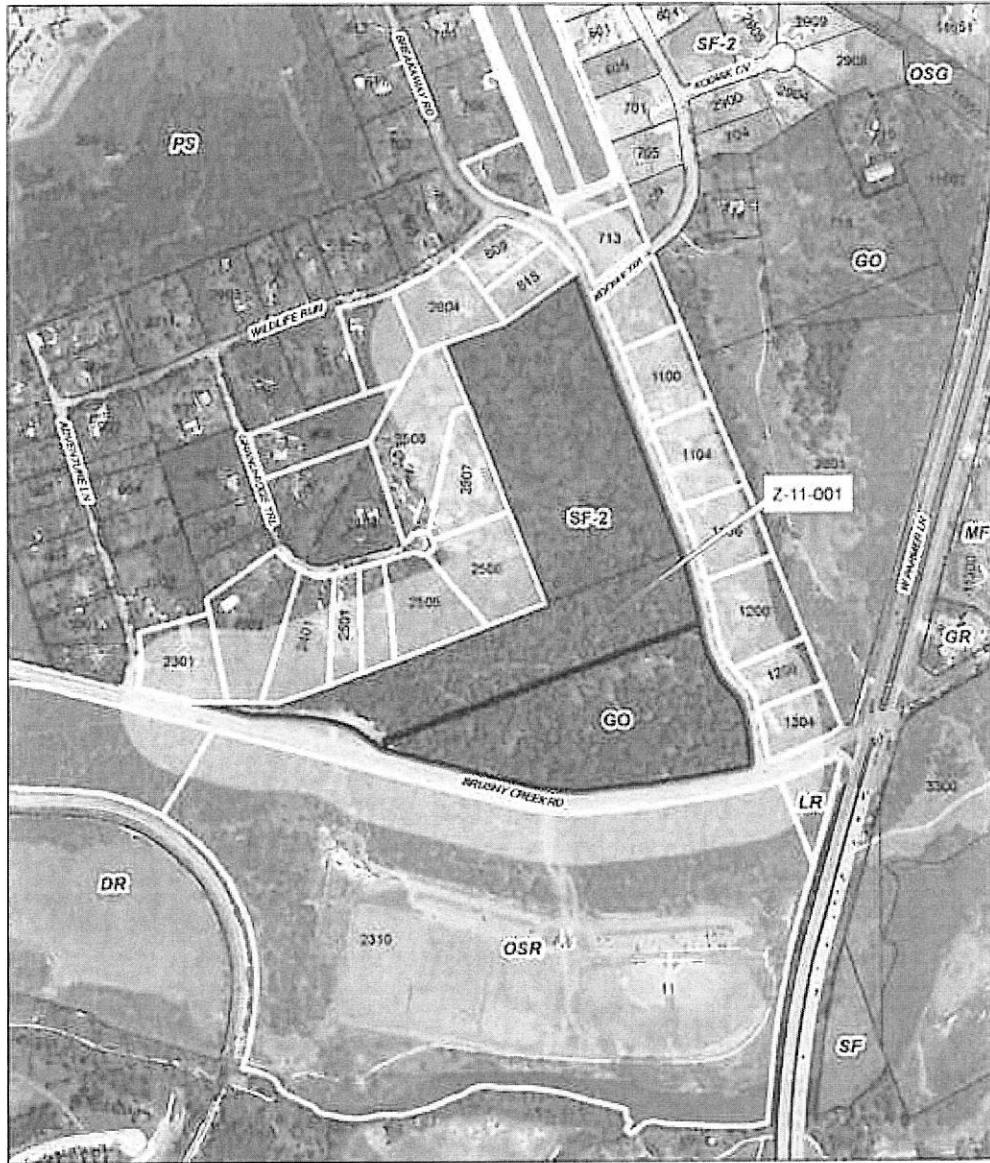
EXHIBIT A (LR-CO)



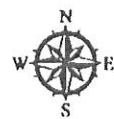
Z-11-001



EXHIBIT B



Z-11-001





File: Projects/	WILSON TRACT/HPE-BASES
Job No. 211-	Snapshot: NO COLOR
Scale (Hor.): T=100'	Scale (Vert): N/A
Date: 03/29/11	Checked By:
Revision 1:	Drawn By: RP
Revision 2:	
Revision 3:	
Revision 4:	

WILSON TRACT
 105 LOT SF-2 LAYOUT
 65'X110' MINIMUM LOT SIZE
 8,713 SF./LOT AVERAGE

HANRAHAN • PRITCHARD ENGINEERING, INC.
 CONSULTING ENGINEERS
 8333 Cross Park Drive
 AUSTIN, TEXAS 78754
 OFFICE: 512.458-4734 FAX: 512.458-4752
 hpe@hp-eng.com



SHEET
 01 of 01

- LEGEND
- 1/4" ROW POND
 - 1/2" ROW POND
 - 1" ROW POND
 - 2" ROW POND
 - 4" ROW POND
 - 8" ROW POND
 - 16" ROW POND
 - 32" ROW POND
 - 64" ROW POND
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 - 862718202618798306133542222222222222736" ROW POND
 - 17254364052375966122668855555555555555184" ROW POND
 - 34508728104751932245337711111111111111368" ROW POND
 - 6901745620950386449067542222222222222736" ROW POND
 - 1380349124190077289813115044444444444444736" ROW POND
 - 2760698248380154578162200888888888888896" ROW POND
 - 552139649676030915632440177777777777792" ROW POND
 - 110427929935206183264888355555555555555184" ROW POND
 - 22085585987041236652977671111111111111368" ROW POND
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 - 11307819518485113166234444444444444444736" ROW POND
 - 226156390369702263244888888888888888896" ROW POND
 - 45231278073940452648977777777777777792" ROW POND
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 - 25462944412502219079