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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to limited office (LO) district on the property described in Zoning Case No. C14-2016-0062, on file at the Planning and Zoning Department, as follows:

A tract of land containing 2.2650 acres (98,663 square feet), being out of and a part of 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 2.2650 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 9409 1/2 Pearson Ranch Road in the City of Austin, Williamson County, Texas, generally identified in the map attached as Exhibit "B".

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Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.2650 ACRES (98,663 SQUARE FEET), BEING OUT OF AND A PART OF 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 2.2650 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 curving east right-of-way line of Pearson Ranch Road (114' right-of-way), and being the southwest corner of said England Ranch tract, and being the northwest corner of Lot 3, Block "A" of Pearson Ranch Section One, a subdivision recorded in Document #2011029172 (O.P.R.W.C.T.), for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE, with the east right-of-way line of said Pearson Ranch Road, and with west line of said England Ranch tract, the following two (2) courses and distances:

- 1) 53.20 feet along the arc of a curve to the left, having a radius of 1057.00 feet, and whose chord bears N20°06'37"W, a distance of 53.19 feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of tangency hereof, and
- 2) N21°33'07"W, a distance of 253.29 feet to a calculated point for a northwest corner hereof, from which a calculated point 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 northwest corner of said England Ranch tract bears N21°33'07"W, a distance of 972.99 feet, and from which calculated corner, a 1/2-inch iron rod found bears, S33°58'22"W, a distance of 0.32 feet;

THENCE, leaving the east right-of-way line of said Pearson Ranch Road and the west line of said England Ranch tract, in part over and across said England Ranch tract, and in part over and across a variable-width drainage easement recorded in Document #2011025957 (O.P.R.W.C.T.), the following four (4) courses and distances;

- 1) 39.53 Feet along the arc of a curve to the right, having a radius of 25.00 feet, and whose chord bears N23°45'01"E, a distance of 35.54 feet to a calculated point for a point of tangency hereof,
- 2) N69°03'10"E, a distance of 178.15 feet to a calculated point for a point of curvature hereof,
- 3) 170.68 Feet along the arc of a curve to the right, having a radius of 225.00 feet, and whose chord bears S89°12'56"E, a distance of 166.62 feet to a calculated point for a point of tangency hereof, and
- 4) S67°29'02"E, a distance of 32.69 feet to a calculated point for the northeast corner hereof, said point being in the east line of said variable-width drainage easement;

THENCE, continuing over and across said England Ranch tract, with the east line of said drainage easement, the following five (5) courses and distances:


- 1) S29°21'12"W, a distance of 33.69 feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,

- 2) S20°55'03"W, a distance of 42.96 feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 3) S15°56'46"W, a distance of 49.40 feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 4) S11°39'00"W, a distance of 97.81 feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof, and
- 5) S00°44'08"W, a distance of 94.85 feet to a 1/2-inch iron rod with "Ward-5811" cap set for the southeast corner hereof, said point being in the north line of Lot 3, Block "A", of said Pearson Ranch Section One, and being in the south line of said England Ranch tract, and being at the southeast corner of said drainage easement, from which a mag nail found at an angle point in the south line of said England Ranch tract, and being at the common north corner of Lot 1, Lot 2, and a Detention Area Lot, all of Block "R" of The Meadows of Brushy Creek, a subdivision recorded in Cabinet "F", Slide 210-218 of the Plat Records of Williamson County, Texas (P.R.W.C.T.) bears, N73°27'34"E, a distance of 93.52 feet, and N72°11'08"E, a distance of 586.45 feet;

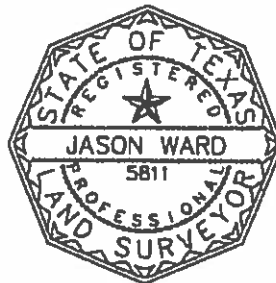
THENCE, with the north line of said Lot 3 of Pearson Ranch Section One and the south line of said England Ranch tract, and in part with the south line of said drainage easement, S73°27'34"W, a distance of 208.40 to the **POINT OF BEGINNING** and containing 2.2650 Acres (98,663 Square Feet) of land, more or less.

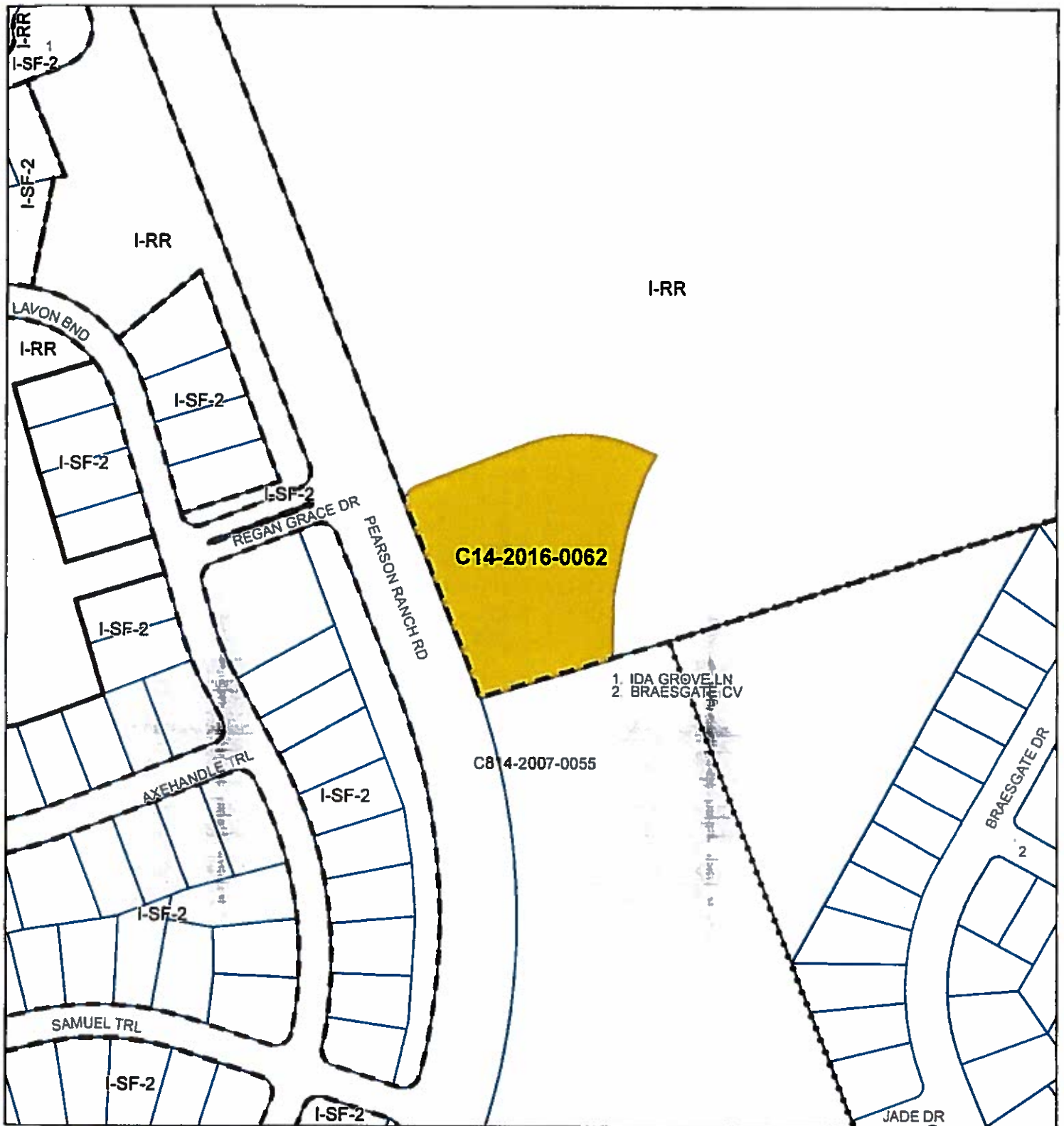
Notes:

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_Goddard School plat.dwg.


Jason Ward, RPLS #5811
4 Ward Land Surveying, LLC

5/17/16





ZONING

Case#: C14-2016-0062

Exhibit B



0 200 Feet

1" = 200'

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 6/6/2016