

## ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING ORDINANCE NO. 970410-I TO MODIFY THE  
2 LAND USE PLAN FOR THE PIONEER CROSSING PROJECT, REZONING AND  
3 CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT  
4 (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT  
5 FOR THE PROPERTY LOCATED AT 10930 DEFENDER TRAIL, SPRINKLE  
6 CUT OFF ROAD AND SAMSUNG BOULEVARD, AND SAMSUNG  
7 BOULEVARD AND EAST BRAKER LANE.

8  
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10  
11 **PART 1.** Pioneer Crossing Planned Unit Development (“Pioneer Crossing PUD”) is  
12 comprised of approximately 1,548 acres of land located generally in the vicinity of Parmer  
13 Lane south of Gregg Lane, east of Dessau Road, west and north of Cameron Road, and  
14 more particularly described in the metes and bounds in the land use plan incorporated into  
15 Ordinance No. 970410-I and Ordinance No. 20050512-058.

16  
17 **PART 2.** Pioneer Crossing PUD was approved April 10, 1997 under Ordinance No.  
18 970410-I (the “Original Ordinance”), and amended under Ordinance No. 20050512-058,  
19 Ordinance No. 20050728-077, Ordinance No. 20080925-103, Ordinance No. 20090115-  
20 096, Ordinance No. 20110825-105, and Ordinance No. 20191017-064; and five  
21 administrative amendments approved by the director of the Planning and Zoning  
22 Department.

23  
24 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended  
25 to change the base district from planned unit development (PUD) district to planned unit  
26 development (PUD) district on the property generally known as the Pioneer Crossing  
27 planned unit development described in Zoning Case No. C814-96-0003.15, on file at the  
28 Planning and Zoning Department, as follows:

29  
30 **Tract 1:** Parcel No. W21. Lot 101, Block EE, Pioneer Crossing East, Section 17, a  
31 subdivision in Travis County, Texas according to the map or plat of record in  
32 Document No. 201700091 of the Plat Records, Travis County, Texas, and

33  
34 **Tract 2:** Parcel No. W22. 34.07 acre tract of land, more or less out of the Lucas Munos  
35 Survey No. 55, Abstract No. 513, Travis County, the tract of land being more

1 particularly described by metes and bounds in **Exhibit "A"** incorporated into this  
2 ordinance, and  
3

4 **Tract 3:** Parcel No. E19. A 6.896 acre tract of land, more or less, out of the Lucas  
5 Munos Survey No. 55, Abstract No. 513, Travis County, the tract of land being more  
6 particularly described by metes and bounds in **Exhibit "B"** incorporated into this  
7 ordinance (all parcels being known as the "Property"),  
8

9 locally known as 10930 Defender Trail, Sprinkle Cutoff Road and Samsung Boulevard,  
10 and Samsung Boulevard and East Braker Lane, in the City of Austin, Travis County,  
11 Texas, generally identified in the map attached as **Exhibit "C"**.  
12

13 **PART 4.** This ordinance, together with the attached Exhibits A, B, C, D, and E, amends  
14 the Original Ordinance. The Pioneer Crossing PUD shall conform to the permitted uses  
15 and development standards and criteria, limitations and conditions set forth in the  
16 ordinance and the land use plan, as amended, on record in the Planning and Zoning  
17 Department in File No. C814-96-0003.15. If this ordinance and the attached exhibits  
18 conflict, the ordinance applies.  
19

20 **PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as  
21 though set forth fully in the text of this ordinance. The exhibits are as follows:  
22

23 Exhibits A and B: Legal Descriptions

24 Exhibit C: Zoning Map

25 Exhibit D: Legal Description of land to be dedicated

26 Exhibit E: Land Use Plan (1 page showing parcels affected by  
27 dedication)  
28

29 **PART 6.** PART 10 of the Original Ordinance, as amended, is modified to read as  
30 follows:  
31

32 A comprehensive Trail system linking Pioneer Crossing internally shall be provided  
33 according to the Hike and Bike Network Plan included as a part of Exhibit "B" to [this] the  
34 original ordinance. Corresponding portion of the Hike and Bike Network shall be  
35 constructed by the Owner or Developer at time of site plan. Impervious sidewalks along  
36 major roadways within Pioneer Crossing (Samsung Boulevard, Braker Lane, Bachman  
37 Drive and Parmer Lane) shall be maintained by the Master Property Owners' Association  
38 to be created for Pioneer Crossing. Owner or Master Property Owner's Association shall  
not be responsible for construction or maintenance of those portions of the trail system to

1 be provided by persons or entities other than Owner or Master Property Owners'  
2 Association.

3  
4 Owner shall construct a hike and bike trail within the dedicated 8.11 acre parcel of land in  
5 compliance with the City of Austin Urban Trails Master Plan (Ordinance No. 20140925-  
6 143).

7  
8 **PART 7.** PART 13 of the Original Ordinance, as amended, is modified to read as follows.  
9

10 [~~(a)~~]A. In fulfillment of the City Parkland dedication requirements for all of the  
11 Pioneer Crossing PUD, Owner shall dedicate Parcel Nos. W10, W20, W23, and  
12 E17 to the City at the time of final plat for land contiguous to said parcels, unless  
13 the City Parks Department requires earlier dedication.

14  
15 [~~(b)~~]B. Notwithstanding the requirements of subsection A:  
16

17 1. The dedication of Parcel Nos. RA-10, RA-11 and RA-1 as a Trail and  
18 Recreation Easement, accessible to the public and maintained by the owner, to  
19 the City shall satisfy the City Parkland decision and parkland development fee  
20 requirements for Parcels Nos. RA-2 through RA-17 at the time of final plat; in  
21 addition RA-1 may have designated areas, not to exceed a total of 20 acres that  
22 will not be included in the easement, for (i) water quality and detention  
23 facilities and (ii) a private amenity center for residents of RA-2 through PAR-  
24 17 and not publicly available and (iii) RA-1 may provide shared parking for  
25 RA-10 (shared parking shall not exceed 3 of the 20 acres and shall be adjacent  
26 to RA-10 on the west side), and (iv) Austin Energy may utilize areas of RA-1  
27 (not to exceed 7 of the 20 acres).  
28

29 2. The future dedication to the City of that certain approximately 8.11 acre parcel of  
30 land more particularly described in Exhibit "D" attached hereto shall satisfy the  
31 City parkland dedication requirements for Parcel Nos. E19, E20, E20A, W21  
32 and W22. The dedication Parcel No. W23 shall not be required for the  
33 development Parcel Nos. E19, E20, E20A, W21 or W22. The future dedication  
34 of such approximately 8.11 parcel to the City shall occur at final plat of any  
35 unplatted portion of Parcel W22 and shall be subject to reserved easements and  
36 agreements:  
37

- 38 a. drainage and water quality easements;  
39 b. a 10' public access easement;

- 1 c. lateral support easements; and  
2 d. a maintenance agreement to maintain drainage facilities within such dedicated  
3 parkland.  
4

5 **PART 8.** Except as otherwise provided for in this ordinance, the terms and conditions of  
6 the Original Ordinance, as amended, remain in effect.

7  
8 **PART 9.** This ordinance takes effect on \_\_\_\_\_, 2019.  
9

10  
11 **PASSED AND APPROVED**

12  
13 §  
14 §  
15 \_\_\_\_\_, 2019 § \_\_\_\_\_  
16 Steve Adler  
17 Mayor  
18  
19

20 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
21 Anne L. Morgan Jannette S. Goodall  
22 City Attorney City Clerk





## Landesign Services, Inc.

1220 McNeil Road  
Suite 200  
Round Rock, Texas 78681  
Firm Registration No. 10001800  
512-238-7901 office  
512-238-7902 fax

### EXHIBIT " "

#### METES AND BOUNDS DESCRIPTION

BEING 34.07 ACRES OF LAND, AS SURVEYED BY LANDESIGN SERVICES, INC., BEING OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, AND BEING PART OF A CALLED 40.97 ACRE TRACT DESCRIBED AS TRACT 5 CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016128108 AND BEING PART OF A CALLED 23.19 ACRE TRACT DESCRIBED AS TRACT 2 CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016128109 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THREE PARTS AS FOLLOWS:

BEGINNING at 1/2" iron rod found at the northwest intersection of Sprinkle Cutoff Road (R.O.W. Varies) and Sprinkle Road (R.O.W. Varies) and being the southeast corner of said Tract 5;

THENCE North 62°20'39" West, with the north right-of-way line of said Sprinkle Road and the south line of said Tract 5, at a distance of 989.99 feet passing the southwest corner of said Tract 5 and the southeast corner of said Tract 2 and continuing a total distance of 1022.71 feet to a 1/4" iron rod found;

THENCE continuing along the north right-of-way line of said Sprinkle Road and the south line of said Tract 2 the following three (3) courses:

1. North 73°14'38" West, a distance of 55.00 feet to an iron rod found;
2. North 75°43'44" West, a distance of 38.04 feet to an iron rod found;
3. North 83°07'17" West, a distance of 30.87 feet to a 1" iron pipe found at the southeast corner of a called 3.01 acre tract of record in Volume 2748, Page 320 of the Deed Records of Travis County, Texas (D.R.T.C.T.);

**Exhibit A**

THENCE North 62°34'27" West, continuing with the south line of said Tract 2 and the north line of said 3.01 acre tract a distance of 650.26 feet to a 1" iron pipe found at the northwest corner of said 3.01 acre tract and in the east line of a called 4.483 acre tract of record in Document No. 200820521 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.);

THENCE North 17°30'28" East, continuing with the south line of said Tract 2 and the east line of said 4.483 acre tract a distance of 30.41 feet to a 1" iron pipe found for the northeast corner of said 4.483 acre tract;

THENCE continuing with south line of said Tract 2 and the north line of said 4.483 acre tract the following two (2) courses:

1. North 67°46'09" West, a distance of 95.03 feet to a 1/4" iron rod found;
2. North 73°03'12" West, a distance of 121.82 feet to a 1/4" iron rod found for the southwest corner of said Tract 2 and the southeast corner of the remainder of a called 119.364 acre tract of record in Volume 13270, Page 1369 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.);

THENCE North 20°11'08" West, with the west line of said Tract 2 and the east line of the said remainder of 119.364 acre tract a distance of 476.11 feet to a 1/2" iron rod found with cap marked "SURVCON";

THENCE North 24°57'24" East, continuing with the west line of said Tract 2 and the east line of the said remainder of 119.364 acre tract, at a distance of 273.75 feet passing the northwest corner of said Tract 2 and the southwest corner of said Tract 5 and continuing a total distance of 281.22 feet to a 1/2" iron rod found with capped marked "SURVCON";

THENCE continuing along the west line of said Tract 5 and the east line of said remainder of 119.364 acre tract the following eight (8) courses:

1. North 18°12'00" West a distance of 110.06 feet to a 1/2" iron rod found with cap marked "SURVCON";
2. North 19°05'25" East a distance of 234.45 feet to a 1/2" iron rod found with cap marked "SURVCON";
3. South 82°50'20" East a distance of 472.03 feet to a 1/2" iron rod found with cap marked "SURVCON";
4. North 30°36'31" East a distance of 622.12 feet to a 1/2" iron rod found with cap marked "SURVCON";
5. North 79°05'49" East a distance of 224.68 feet to a 1/2" iron rod found with cap marked "SURVCON";



6. North  $13^{\circ}17'53''$  West a distance of 100.90 feet to a 1/2" iron rod found with cap marked "SURVCON";
7. North  $29^{\circ}30'45''$  West a distance of 52.14 feet to a 1/2" iron rod found with cap marked "SURVCON";
8. North  $18^{\circ}24'36''$  West a distance of 200.99 feet to a 1/2" iron rod found for the northwest corner of said Tract 5 and in the south line of Lot 2, Block A, Pioneer at Walnut Creek a subdivision of record in Document NO. 200600092 of the O.P.R.T.C.T.

THENCE North  $63^{\circ}21'24''$  East, with the north line of said Tract 5 and the south line of said Lot 2, Block A a distance of 116.61 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE crossing through said Tract 5 the following forty-seven (47) courses:

1. South  $14^{\circ}51'22''$  East, a distance of 3.62 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. South  $60^{\circ}53'53''$  West, a distance of 97.02 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
3. South  $18^{\circ}34'55''$  East, a distance of 111.04 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
4. South  $81^{\circ}48'48''$  West, a distance of 10.34 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
5. South  $18^{\circ}24'36''$  East, a distance of 50.81 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
6. North  $81^{\circ}48'48''$  East, a distance of 45.85 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
7. Along a curve to the right, having a radius of 25.00 feet a delta angle of  $85^{\circ}00'00''$  a length of 37.09 feet and a chord which bears South  $55^{\circ}41'12''$  East, a distance of 33.78 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
8. South  $13^{\circ}11'12''$  East, a distance of 132.10 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
9. Along a curve to the right, having a radius of 275.00 feet a delta angle of  $02^{\circ}16'12''$  a length of 10.90 feet and a chord which bears South  $12^{\circ}03'06''$  East, a distance of 10.90 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
10. South  $10^{\circ}54'59''$  East, a distance of 72.62 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

11. South 79°05'19" West, a distance of 260.78 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
12. South 30°36'31" West, a distance of 40.67 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
13. South 08°25'22" East, a distance of 101.60 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
14. South 63°54'44" West, a distance of 109.24 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
15. South 29°08'33" West, a distance of 105.88 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
16. South 02°05'12" East, a distance of 69.08 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
17. North 79°05'01" East, a distance of 116.38 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
18. Along a curve to the left, having a radius of 60.00 feet a delta angle of 14°25'30" a length of 15.11 feet and a chord which bears South 16°16'47" East, a distance of 15.07 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
19. South 79°05'01" West, a distance of 121.52 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
20. South 24°25'22" East, a distance of 51.42 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
21. South 41°03'43" East, a distance of 115.64 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
22. South 10°54'59" East, a distance of 53.61 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
23. South 08°23'08" East, a distance of 9.81 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
24. North 51°59'16" West, a distance of 82.94 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
25. North 84°59'00" West, a distance of 109.56 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

26. South  $58^{\circ}50'28''$  West, a distance of 55.23 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
27. South  $83^{\circ}59'53''$  West, a distance of 47.19 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
28. South  $30^{\circ}37'58''$  West, a distance of 4.49 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
29. South  $05^{\circ}34'16''$  East, a distance of 116.40 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
30. Along a curve to the right, having a radius of 975.00 feet a delta angle of  $12^{\circ}44'04''$  a length of 216.70 feet and a chord which bears North  $89^{\circ}12'14''$  West, a distance of 216.25 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
31. North  $82^{\circ}50'12''$  West, a distance of 158.18 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
32. Along a curve to the left, having a radius of 50.00 feet a delta angle of  $12^{\circ}03'47''$  a length of 10.53 feet and a chord which bears North  $88^{\circ}52'05''$  West, a distance of 10.51 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
33. North  $04^{\circ}53'59''$  West, a distance of 104.93 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
34. North  $60^{\circ}47'21''$  West, a distance of 17.66 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
35. South  $65^{\circ}37'45''$  West, a distance of 97.83 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
36. South  $26^{\circ}41'12''$  West, a distance of 113.33 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
37. South  $12^{\circ}15'21''$  East, a distance of 113.33 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
38. North  $58^{\circ}16'23''$  East, a distance of 120.00 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
39. Along a curve to the left, having a radius of 50.00 feet a delta angle of  $17^{\circ}27'27''$  a length of 15.23 feet and a chord which bears South  $40^{\circ}27'21''$  East, a distance of 15.18 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;



40. South 49°35'59" West, a distance of 120.41 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
41. South 63°34'02" East, a distance of 114.42 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
42. South 23°15'51" West, a distance of 41.77 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
43. South 66°44'09" East, a distance of 119.99 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
44. Along a curve to the right, having a radius of 275.00 feet a delta angle of 00°33'38" a length of 2.69 feet and a chord which bears South 23°11'40" West, a distance of 2.69 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
45. South 23°28'29" West, a distance of 12.16 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
46. Along a curve to the left, having a radius of 325.00 feet a delta angle of 00°01'34" a length of 0.15 feet and a chord which bears South 23°27'43" West, a distance of 0.15 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
47. North 66°44'09" West, a distance of 119.95 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE South 19°19'54" West, at a distance of 19.96 feet passing the south line of said Tract 5 and the north line of said Tract 2 and continuing a total distance of 63.78 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE crossing through said Tract 2 the following twenty-nine (29) courses:

1. South 11°01'23" West, a distance of 64.50 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. South 02°42'04" West, a distance of 64.65 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
3. South 05°33'39" East, a distance of 63.57 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
4. South 13°32'43" East, a distance of 61.40 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
5. South 16°32'13" East, a distance of 55.01 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

6. North  $73^{\circ}27'47''$  East, a distance of 120.00 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
7. South  $16^{\circ}32'13''$  East, a distance of 15.00 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
8. South  $73^{\circ}27'47''$  West, a distance of 120.00 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
9. South  $16^{\circ}32'13''$  East, a distance of 79.99 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
10. South  $20^{\circ}02'41''$  East, a distance of 58.50 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
11. South  $21^{\circ}16'30''$  East, a distance of 26.77 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
12. North  $64^{\circ}12'34''$  East, a distance of 120.00 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
13. Along a curve to the left, having a radius of 325.00 feet a delta angle of  $32^{\circ}46'06''$  a length of 185.87 feet and a chord which bears South  $42^{\circ}10'29''$  East, a distance of 183.35 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
14. North  $31^{\circ}09'04''$  East, a distance of 50.00 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
15. North  $27^{\circ}23'54''$  East, a distance of 119.30 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
16. South  $62^{\circ}36'06''$  East, a distance of 107.68 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
17. North  $79^{\circ}29'33''$  East, a distance of 59.43 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
18. North  $66^{\circ}38'03''$  East, a distance of 219.44 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
19. Along a curve to the left, having a radius of 275.00 feet a delta angle of  $00^{\circ}25'56''$  a length of 2.07 feet and a chord which bears North  $26^{\circ}26'30''$  West, a distance of 2.07 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
20. North  $26^{\circ}39'28''$  West, a distance of 40.21 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

21. Along a curve to the right, having a radius of 1790.00 feet a delta angle of  $01^{\circ}24'51''$  a length of 44.18 feet and a chord which bears North  $25^{\circ}57'02''$  West, a distance of 44.18 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
22. North  $64^{\circ}45'24''$  East, a distance of 170.02 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
23. North  $24^{\circ}36'14''$  West, a distance of 37.67 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
24. North  $23^{\circ}22'43''$  West, a distance of 21.15 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
25. North  $22^{\circ}42'11''$  West, a distance of 31.97 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
26. North  $21^{\circ}29'45''$  West, a distance of 17.66 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
27. North  $20^{\circ}53'34''$  West, a distance of 35.46 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
28. North  $19^{\circ}17'49''$  West, a distance of 13.95 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
29. North  $18^{\circ}27'45''$  West, a distance of 59.31 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE North  $73^{\circ}19'18''$  East, at a distance of 44.23 feet passing the north line of said Tract 2 and the south line of said Tract 5 and continuing a total distance of 105.03 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE crossing through said Tract 5 the following sixteen (16) courses:

1. Along a curve to the right, having a radius of 15.00 feet a delta angle of  $88^{\circ}29'13''$  a length of 23.17 feet and a chord which bears South  $62^{\circ}26'06''$  East, a distance of 20.93 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. Along a curve to the left, having a radius of 1500.00 feet a delta angle of  $00^{\circ}14'59''$  a length of 6.54 feet and a chord which bears South  $18^{\circ}18'58''$  East, a distance of 6.54 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
3. North  $72^{\circ}07'55''$  East, a distance of 50.00 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;



4. Along a curve to the right, having a radius of 1450.00 feet a delta angle of  $00^{\circ}11'06''$  a length of 4.68 feet and a chord which bears North  $18^{\circ}22'06''$  West, a distance of 4.68 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
5. Along a curve to the right, having a radius of 15.00 feet a delta angle of  $91^{\circ}35'50''$  a length of 23.98 feet and a chord which bears North  $27^{\circ}31'22''$  East, a distance of 21.51 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
6. North  $73^{\circ}19'18''$  East, a distance of 210.10 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
7. Along a curve to the right, having a radius of 15.00 feet a delta angle of  $88^{\circ}07'44''$  a length of 23.07 feet and a chord which bears South  $62^{\circ}36'51''$  East, a distance of 20.86 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
8. Along a curve to the left, having a radius of 1210.00 feet a delta angle of  $00^{\circ}21'31''$  a length of 7.58 feet and a chord which bears South  $18^{\circ}43'45''$  East, a distance of 7.58 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
9. North  $71^{\circ}05'30''$  East, a distance of 50.00 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
10. Along a curve to the left, having a radius of 1160.00 feet a delta angle of  $02^{\circ}20'37''$  a length of 47.45 feet and a chord which bears South  $20^{\circ}04'49''$  East, a distance of 47.44 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
11. North  $68^{\circ}44'53''$  East, a distance of 130.00 feet to a 1/2" iron rod with cap marked "LANDESIGN" found;
12. Along a curve to the left, having a radius of 1030.00 feet a delta angle of  $05^{\circ}24'21''$  a length of 97.18 feet and a chord which bears South  $23^{\circ}57'17''$  East, a distance of 97.14 feet to a 1/2" iron rod with cap marked "LANDESIGN" found;
13. South  $26^{\circ}39'28''$  East, a distance of 47.62 feet to a 1/2" iron rod with cap marked "LANDESIGN" found;
14. Along a curve to the right, having a radius of 970.00 feet a delta angle of  $13^{\circ}00'31''$  a length of 220.23 feet and a chord which bears South  $20^{\circ}09'12''$  East, a distance of 219.76 feet to a 1/2" iron rod with cap marked "LANDESIGN" found;
15. South  $13^{\circ}38'57''$  East, a distance of 305.51 feet to a 1/2" iron rod with cap marked "LANDESIGN" found;
16. North  $76^{\circ}21'03''$  East, a distance of 13.05 feet to a 1/2" iron rod with cap marked "LANDESIGN" found in the west right-of-way line of said Sprinkle Cutoff Road and the east line of said Tract 5;

THENCE with west right-of-way line of said Sprinkle Cutoff Road and the east line of said Tract 5 the following two (2) courses:

1. South 11°40'21" East, a distance of 272.06 feet to a 1/2" iron rod found;
2. South 04°10'18" East, a distance of 100.32 feet to a 1/2" iron rod found for the northwest corner of a tract of land (No Record Found) with a Travis County Appraisal Map ID No of 236593;

THENCE continuing with the east line of said Tract 5 and the west and south line of said Tract No. 236593 the following four (4) courses:

1. South 27°38'48" West, a distance of 99.61 feet to a 5/8" iron rod found;
2. South 62°46'59" East, a distance of 143.95 feet to a 1" iron pipe found;
3. South 28°13'47" West, a distance of 200.56 feet to a 1/2" iron rod found;
4. South 63°00'50" East, a distance of 170.19 feet to a 5/8" iron rod found in the west right-of-way line of said Sprinkle Cutoff Road for the southeast corner of said Tract No. 236593;

THENCE South 27°49'16" West, with the west right-of-way line of said Sprinkle Cutoff Road and the east line of said Tract 5 a distance of 117.69 feet to the POINT OF BEGINNING;

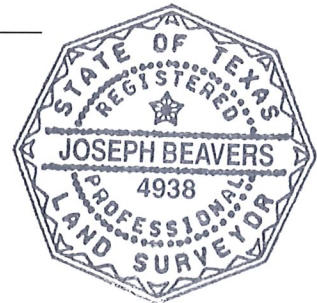
This parcel contains 34.07 acres of land, more or less, out of the Lucas Munos Survey No. 55, Abstract No. 513, Travis County, Texas. Description prepared from an on-the-ground survey made during August 2014. All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum.



Joseph Beavers  
Registered Professional Land Surveyor  
State of Texas No. 4938

8 Mar 17

Date



Job Number: 347-14-1

Attachments: Survey Drawing L:\Sprinkle 7 Tracts\DWGS\ 3470112.dwg





## Landesign Services, Inc.

1220 McNeil Road  
Suite 200  
Round Rock, Texas 78681  
Firm Registration No. 10001800  
512-238-7901 office  
512-238-7902 fax

### EXHIBIT " "

#### METES AND BOUNDS DESCRIPTION – TRACT B-1

BEING 6.896 ACRES OF LAND, AS SURVEYED BY LANDESIGN SERVICES, INC., BEING OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 8.233 ACRE TRACT (PART 1) CONVEYED TO PIONEER AUSTIN EAST DEVELOPMENT I, LTD. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2003258688 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rebar found at the southeast corner of said 8.233 acre tract, in the north line of a called 11 acre tract recorded in Volume 649, Page 361 of the Deed Records of Travis County, Texas (D.R.T.C.T.) and the southwest corner of a called 10 acre tract recorded in Volume 8416, Page 932 of the D.R.T.C.T.;

THENCE North 73°52'48" West with the south line of said 8.233 acre tract and the north line of said 11 acre tract a distance of 783.23 feet to a 1/2" iron rod with cap marked "LANDESIGN" set at the southwest corner of said 8.233 acre tract, the northwest corner of said 11 acre tract and in the east line of Lot 1, Block JJJ, Pioneer Crossing East Section 4 a subdivision of record in Document No. 200400141 of the O.P.R.T.C.T.;

THENCE North 21°43'37" East with the west line of said 8.233 acre tract, the east line of said Lot 1 and the east line of a called 86.329 acre tract of record in Document No. 2003258688 of the O.P.R.T.C.T. a distance of 55.67 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;

THENCE crossing through said 8.233 acre tract and with the east line of said Pioneer Crossing East Section 4 the following two (2) courses:

1. North 46°59'09" East a distance of 38.86 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. North 41°25'41" East a distance of 190.08 feet to a iron rod found at the northeast corner of Lot 37, Block JJJ, Pioneer Crossing East Section 4;

THENCE continuing to cross through said 8.233 acre tract and with the north line of said Pioneer Crossing East Section 4 the following six (6) courses:

1. North 53°24'49" West a distance of 63.11 feet to a 1/2" iron rod found with cap marked "RPLS 1587" in the northerly right-of-way line of Church Canyon Drive (50' R.O.W.):
2. North 36°35'11" East with the northerly right-of-way line of Church Canyon Drive a distance of 50.00 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
3. Along a curve to the right, with the northerly right-of-way line of Church Canyon Drive having a radius of 25.00 feet, a delta angle of 54°02'43", a length of 23.58 feet and a chord which bears North 27°36'40" West a distance of 22.72 feet to a 1/4" iron rod found;
4. Along a curve to the left, with the northerly right-of-way line of Church Canyon Drive having a radius of 60.00 feet, a delta angle of 143°49'12", a length of 150.61 feet and a chord which bears North 70°57'48" West a distance of 114.07 feet to a 1/2" iron rod found with cap marked "LANDMARK" in the existing west right-of-way line of Church Canyon Drive and the northeast corner of Lot 12, Pioneer Crossing East Section 4;
5. North 43°38'29" West with the north line of said Lot 12 a distance of 84.87 feet to a nail found for the northwest corner of said Lot 12;
6. North 47°23'39" West a distance of 7.34 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the east right-of-way line of Samsung Boulevard (R.O.W. Varies) and the northwest corner of Lot 1, Block HHH-B, Pioneer Crossing East Section 4;

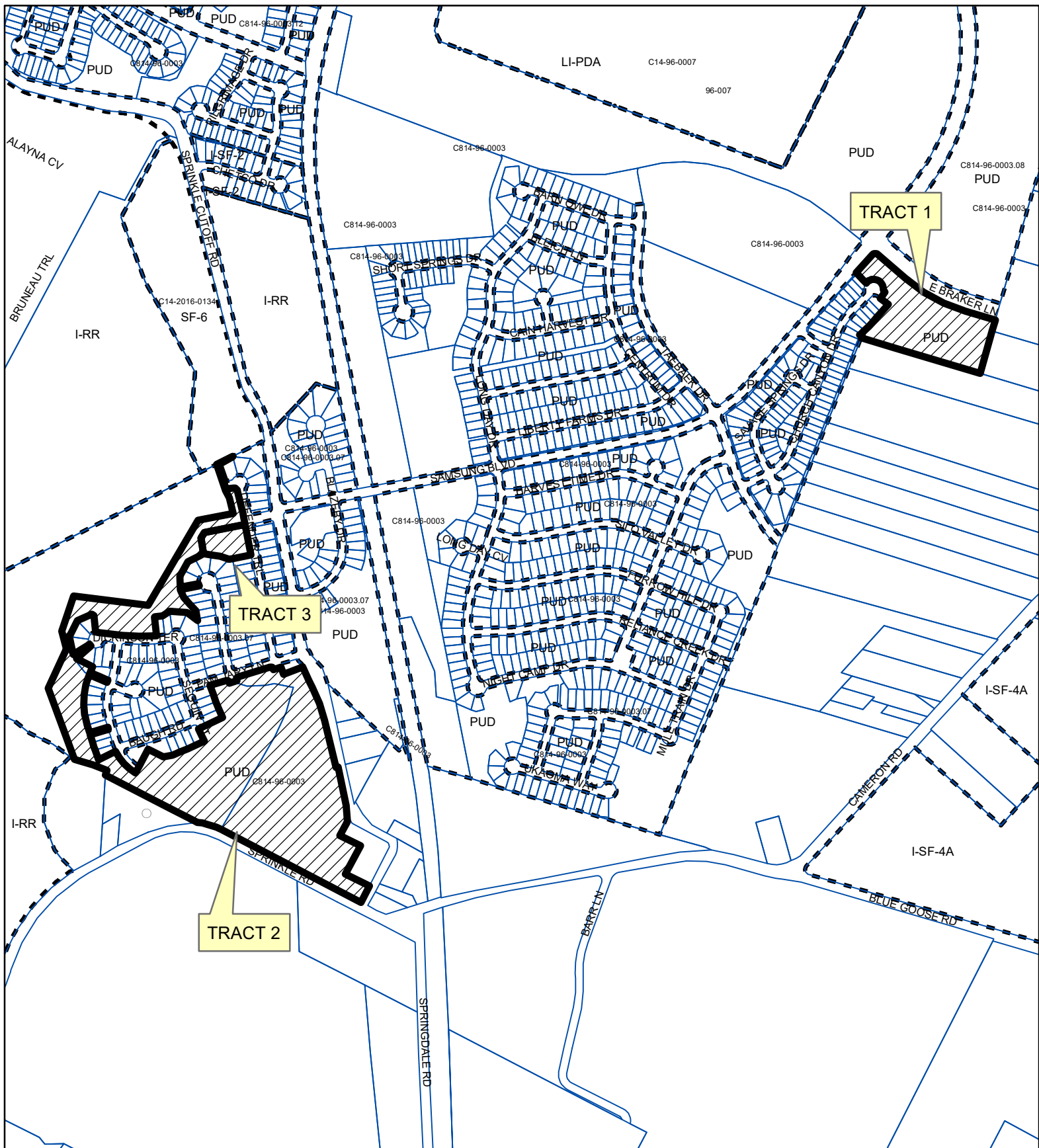
THENCE along the existing east right-of-way line of Samsung Boulevard and crossing through said 8.233 acre tract the following four (4) courses:




1. North 42°39'33" East a distance of 101.75 feet to a 1/2" iron rod with cap marked "LANDESIGN" set;
2. Along a curve to the right, having a radius of 500 feet, a delta angle of 01°36'07", a length of 13.98 feet and a chord which bears North 41°51'30" East a distance of 13.98 feet to 1/2" iron rod with cap marked "LANDESIGN" set;
3. North 41°03'26" East a distance of 34.89 feet to a 1/2" iron rod found with cap marked "G&R";
4. Along a curve to the right, having a radius of 25.00 feet, a delta angle of 34°00'27", a length of 14.84 feet and a chord which bears North 57°48'14" East a distance of 14.62 feet to a 1/2" iron rod with cap marked "LANDESIGN" set in the north line of said 8.233 acre tract and in the south line of a remainder of Tract 10 a called 479.683 acre tract of record in Volume 13270 Page 1369 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.);

THENCE along the north line of said 8.233 acre tract and crossing through said Tract 10 the following three (3) courses:







-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## PLANNED UNIT DEVELOPMENT

### ZONING CASE#: C814-96-0003.15

### Exhibit C

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: 2/27/2019

1" = 800'



1220 McNeil Road, Suite 200 | Round Rock, Texas 78681

TBPLS Firm No. 10001800 | 512-238-7901 office

## METES AND BOUNDS DESCRIPTION

BEING 7.48 ACRES (325,809 SQUARE FEET) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A CALLED 23.19 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED TO CONTINENTAL HOMES OF TEXAS, L.P., AS RECORDED IN DOCUMENT NO. 2016128109, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING A PORTION OF A CALLED 40.97 ACRE TRACT OF LAND DESCRIBED AS TRACT 5 IN A DEED TO CONTINENTAL HOMES OF TEXAS, L.P., AS RECORDED IN DOCUMENT NO. 2016128108 OF SAID O.P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch rebar with cap marked "LANDESIGN" found for the Northwest corner of Lot 8, Block EE, PIONEER CROSSING EAST SECTION 17, a subdivision of record in Document No. 201700091 of said O.P.R.T.C.T., and in the South line of Lot 2, Block A, PIONEER AT WALNUT CREEK, a subdivision of record in Document No. 200600092 of said O.P.R.T.C.T., from which a 1/2-inch rebar with cap marked "LENZ ASSOC" found for the Northeast corner of said Lot 8 and in the East right-of-way line of Sprinkle Cutoff Road (R.O.W. Varies), bears North 63°21'24" East a distance of 216.66 feet;

THENCE **South 14°51'22" East** with the West line of said Lot 8, a distance of **3.62** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for an external corner of said Lot 8, the Northwest corner of Lot 2 and the Northeast corner of Lot 1, both of said Block EE, from which a 1/2-inch rebar with cap marked "LANDESIGN" found for the Southeast corner of said Lot 1 and the Southwest corner of said Lot 2, also being in the North right-of-way line of Roth Terrace (50' R.O.W. – Doc. No. 201700091), bears South 14°51'22" East a distance of 120.00 feet;

THENCE **South 60°53'53" West** with the North line of said Lot 1, a distance of **97.02** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Northwest corner of said Lot 1;

THENCE **South 18°34'55" East** with the West line of said Lot 1, a distance of **111.04** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Southwest corner of said Lot 1, also being in said North right-of-way line of Roth Terrace;

## Exhibit D



THENCE **South 81°48'48" West** with said North right-of-way line of Roth Terrace, a distance of **10.34** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Northwest terminus of said Roth Terrace;

THENCE with the Westerly and Southerly right-of-way line of said Roth Terrace, the following three (3) courses and distances:

1. **South 18°24'36" East** a distance of **50.81** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Southwest terminus of said Roth Terrace;
2. **North 81°48'48" East** a distance of **45.85** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for a point of curvature; and
3. Along a curve to the **Right** having a radius of **25.00** feet, an arc length of **37.09** feet, a delta angle of **85°00'00"**, and a chord which bears **South 55°41'12" East** a distance of **33.78** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for a point of tangency in the Westerly right-of-way line of Defender Trail (50' R.O.W. – Doc. No. 201700091);

THENCE with said Westerly right-of-way line of Defender Trail, the following three (3) courses and distances:

1. **South 13°11'12" East** a distance of **132.10** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for a point of curvature;
2. Along a curve to the **Right** having a radius of **275.02** feet, an arc length of **10.90** feet, a delta angle of **02°16'12"**, and a chord which bears **South 12°03'06" East** a distance of **10.90** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for a point of tangency; and
3. **South 10°54'59" East** a distance of **72.62** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Northeast corner of Lot 101, said Block EE;

THENCE with the West line of said PIONEER CROSSING EAST SECTION 17, the following seven (7) courses and distances:

1. **South 79°05'19" West** a distance of **260.78** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
2. **South 30°36'31" West** a distance of **40.67** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
3. **South 08°25'22" East** a distance of **101.60** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
4. **South 63°54'44" West** a distance of **109.24** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;



5. **South 29°08'33" West** a distance of **105.88** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
6. **South 02°05'12" East** a distance of **69.08** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found; and
7. **North 79°05'01" East** a distance of **116.38** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Southeast corner of Lot 72, said Block EE, also being in the West right-of-way line of Gonzales Ranger Pass (50' R.O.W. – Doc. No. 201700091);

THENCE with said Westerly right-of-way line of Gonzales Ranger Pass, along a curve to the **Left** having a radius of **60.00** feet, an arc length of **15.11** feet, a delta angle of **14°25'30"**, and a chord which bears **South 16°16'47" East** a distance of **15.07** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Northeast corner of Lot 71, said Block EE;

THENCE with the West line of said PIONEER CROSSING EAST SECTION 17, the following eleven (11) courses and distances:

1. **South 79°05'01" West** a distance of **121.52** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
2. **South 24°25'22" East** a distance of **51.42** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
3. **South 41°03'43" East** a distance of **115.64** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
4. **South 10°54'59" East** a distance of **53.61** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
5. **South 08°23'08" East** a distance of **9.81** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
6. **North 51°59'16" West** a distance of **82.94** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
7. **North 84°59'00" West** a distance of **109.56** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
8. **South 58°50'28" West** a distance of **55.23** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
9. **South 83°59'53" West** a distance of **47.19** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;

10. **South 30°37'58" West** a distance of **4.49** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found; and

11. **South 05°34'16" East** a distance of **116.40** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Southwest corner of Lot 52, said Block EE, also being in the Northerly right-of-way line of Dickinson Terrace (50' R.O.W. – Doc. No. 201700091);

THENCE with said Northerly right-of-way line of Dickinson Terrace, the following three (3) courses and distances:

1. Along a curve to the **Right** having a radius of **975.00** feet, an arc length of **216.70** feet, a delta angle of **12°44'04"**, and a chord which bears **North 89°12'14" West** a distance of **216.25** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for a point of tangency;
2. **North 82°50'12" West** a distance of **158.18** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for a point of curvature; and
3. Along a curve to the **Left** having a radius of **50.00** feet, an arc length of **10.53** feet, a delta angle of **12°03'47"**, and a chord which bears **North 88°52'05" West** a distance of **10.51** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Southeast corner of Lot 50, said Block EE;

THENCE with the West line of said PIONEER CROSSING EAST SECTION 17, the following six (6) courses and distances:

1. **North 04°53'59" West** a distance of **104.93** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
2. **North 60°47'21" West** a distance of **17.66** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
3. **South 65°37'45" West** a distance of **97.83** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
4. **South 26°41'12" West** a distance of **113.33** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
5. **South 12°15'21" East** a distance of **113.33** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found; and
6. **North 58°16'23" East** a distance of **120.00** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Southeast corner of Lot 48, said Block EE, also being in the Southwesterly right-of-way line of said Dickinson Terrace;

THENCE with said Southwesterly right-of-way line of Dickinson Terrace, along a curve to the **Left** having a radius of **50.00** feet, an arc length of **15.23** feet, a delta angle of **17°27'27"**, and a chord which bears **South 40°27'21" East** a distance of **15.18** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Northwest corner of Lot 47, said Block EE;

THENCE with the West line of said PIONEER CROSSING EAST SECTION 17, the following four (4) courses and distances:

1. **South 49°35'59" West** a distance of **120.41** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
2. **South 63°34'02" East** a distance of **114.42** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
3. **South 23°15'51" West** a distance of **41.77** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found; and
4. **South 66°44'09" East** a distance of **119.99** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Southeast corner of Lot 44, said Block EE, also being in the Westerly right-of-way line of Alamo Heights Avenue (50' R.O.W. – Doc. No. 201700091);

THENCE with said Westerly right-of-way line of Alamo Heights Avenue, the following three (3) courses and distances:

1. Along a curve to the **Right** having a radius of **275.00** feet, an arc length of **2.69** feet, a delta angle of **00°33'38"**, and a chord which bears **South 23°11'40" West** a distance of **2.69** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for a point of tangency;
2. **South 23°28'29" West** a distance of **12.16** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for a point of curvature; and
3. Along a curve to the **Left** having a radius of **325.00** feet, an arc length of **0.15** feet, a delta angle of **00°01'34"**, and a chord which bears **South 23°27'43" West** a distance of **0.15** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Northeast corner of Lot 43, said Block EE;

THENCE with the West line of said PIONEER CROSSING EAST SECTION 17, the following eight (8) courses and distances:

1. **North 66°44'09" West** a distance of **119.95** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
2. **South 19°19'54" West** a distance of **63.78** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;

3. **South 11°01'23" West** a distance of **64.50** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
4. **South 02°42'04" West** a distance of **64.65** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
5. **South 05°33'39" East** a distance of **63.57** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
6. **South 13°32'43" East** a distance of **61.40** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
7. **South 16°32'13" East** a distance of **55.01** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found; and
8. **North 73°27'47" East** a distance of **120.00** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Southeast corner of Lot 38, said Block EE, also being in said Westerly right-of-way line of Alamo Heights Avenue;

THENCE **South 16°32'13" East** with said Westerly right-of-way line of Alamo Heights Avenue, a distance of **15.00** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Northeast corner of Lot 37, said Block EE;

THENCE with the West line of said PIONEER CROSSING EAST SECTION 17, the following five (5) courses and distances:

1. **South 73°27'47" West** a distance of **120.00** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
2. **South 16°32'13" East** a distance of **79.99** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
3. **South 20°02'41" East** a distance of **58.50** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
4. **South 21°16'30" East** a distance of **26.77** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found; and
5. **North 64°12'34" East** a distance of **120.00** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found for the Southeast corner of Lot 35, said Block EE, also being in said Westerly right-of-way line of Alamo Heights Avenue;

THENCE with said Westerly right-of-way line of Alamo Heights Avenue, along a curve to the **Left** having a radius of **325.00** feet, an arc length of **46.47** feet, a delta angle of **08°11'32"**, and a chord which bears **South 29°53'11" East** a distance of **46.43** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;

THENCE over and across said 23.19 acre tract, the following four (4) courses and distances:

1. **South 56°01'03" West** a distance of **120.00** feet to a 1/2-inch rebar with cap marked "LANDESIGN" found;
2. **South 38°04'43" East** a distance of **63.57** feet to a Calculated Point;
3. **South 46°16'14" East** a distance of **63.57** feet to a Calculated Point; and
4. **South 54°14'26" East** a distance of **63.49** feet to a Calculated Point in the Southwest line of said 23.19 acre tract and the Northeast line of a called 3.01 acre tract of land described in deed to Melvin H. Barker and Janice H. Barker, recorded in Volume 2748, Page 320 of the Deed Records of Travis County, Texas (D.R.T.C.T.), from which a 1-inch pipe found for the Southeast corner of said 3.01 acre tract, also being in the Northerly right-of-way line of Sprinkle Road (R.O.W. Varies), bears South 62°34'27" East a distance of 519.50 feet;

THENCE **North 62°34'27" West** with the common line of said 23.19 acre tract and said 3.01 acre tract, a distance of **130.76** feet to a 1-inch pipe found for the Northwest corner of said 3.01 acre tract, also being in the East line of a called 4.483 acre tract of land described in deed to Sondra G. McTaggart, recorded in Document No. 200820521 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.);

THENCE with the common line of said 23.19 acre tract and said 4.483 acre tract, the following three (3) courses and distances:

1. **North 17°30'28" East** a distance of **30.41** feet to a 1/2-inch pipe found for the Northeast corner of said 4.483 acre tract;
2. **North 67°46'09" West** a distance of **95.03** feet to a 1/4-inch rebar found; and
3. **North 73°03'12" West** a distance of **121.82** feet to a 1/4-inch rebar found for the Southeast corner of the remainder of a called 119.364 acre tract of land described as Tract 11 in deed to Art Collection, Inc., recorded in Volume 13270, Page 1369, said R.P.R.T.C.T., from which a 1/2-inch rebar found for the Northwest corner of said 4.483 acre tract, also being in the South line of said 119.364 acre tract, bears North 57°23'54" West a distance of 31.39 feet;

THENCE with the common line of said 23.19 acre tract and said 119.364 acre tract, the following two (2) courses and distances:

1. **North 20°11'08" West** a distance of **476.11** feet to a 1/2-inch rebar with cap marked "SURVCON" found; and
2. **North 24°57'24" East** passing the Northwest corner of said 23.19 acre tract and the Southwest corner of said 40.97 acre tract, continuing for a total distance of **281.22** feet to a 1/2-inch rebar found in the common line of said 40.97 acre tract and said 119.364 acre tract;



THENCE with said common line of the 40.97 acre tract and the 119.364 acre tract, the following eight (8) courses and distances:

1. **North 18°12'00" West** a distance of **110.06** feet to a 1/2-inch rebar found;
2. **North 19°05'25" East** a distance of **234.45** feet to a 1/2-inch rebar found;
3. **South 82°50'20" East** a distance of **472.03** feet to a 1/2-inch rebar with cap marked "SURVCON" found;
4. **North 30°36'31" East** a distance of **622.12** feet to a 1/2-inch rebar with cap marked "SURVCON" found;
5. **North 79°05'49" East** a distance of **224.68** feet to a 1/2-inch rebar found;
6. **North 13°17'53" West** a distance of **100.90** feet to a 1/2-inch rebar with cap marked "SURVCON" found;
7. **North 29°30'45" West** a distance of **52.14** feet to a 1/2-inch rebar with cap marked "SURVCON" found; and
8. **North 18°24'36" West** a distance of **200.99** feet to a 1/2-inch rebar found for the Northwest corner of said 40.97 acre tract and the Northeast corner of said 119.364 acre tract, also being in the South line of said Lot 2, Block A, PIONEER AT WALNUT CREEK;

THENCE **North 63°21'24" East** with the common line of said 40.97 acre tract and said Lot 2, a distance of **116.61** feet to the **POINT OF BEGINNING** and containing 7.48 acres (325,809 Square Feet) of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), Central Zone (4203).

Bearings and Areas shown hereon are Surface values represented in U.S. survey feet based on a Grid-to-Surface and were scaled from Point No. 1 (N:10104718.83, E:3143999.85), with a scale factor of 1.0000822572.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in October 2017.



07/02/2019

Travis S. Tabor  
Registered Professional Land Surveyor  
State of Texas No. 6428

Job Number: 384-15-1

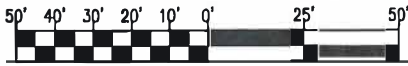
Attachments: CAD Drawing: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts\PD AND DE.DWG



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## LEGEND

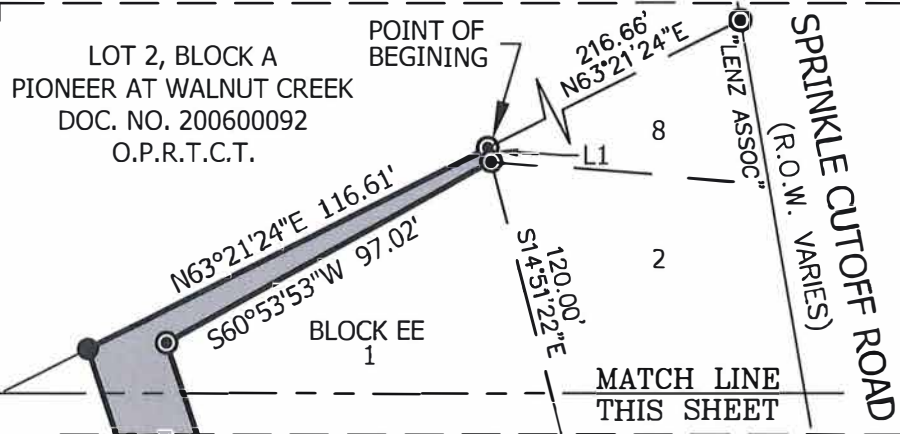
- IRON REBAR WITH CAP FOUND MARKED "LANDESIGN"
- △ CALCULATED POINT NOT SET
- 1/2" REBAR FOUND (OR AS NOTED)
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



## GRAPHIC SCALE

CONTINENTAL HOMES OF TEXAS, L.P.  
TRACT 5 (40.97 ACRES)  
DOC. NO. 2016128108  
O.P.R.T.C.T.

ART COLLECTION, INC.  
REMAINDER TRACT 11 (119.364 ACRES)  
VOL. 13270, PG. 1369  
R.P.R.T.C.T.



LUCAS MUNOS  
SURVEY NO. 55  
ABSTRACT NO. 513

PARK DEDICATION  
AND DRAINAGE EASEMENT  
7.48 AC.  
(325,809 SQ. FT.)

WASTEWATER EASEMENT  
EXHIBIT C (2.45 ACRES)  
VOL. 12780, PG. 0001  
R.P.R.T.C.T.

MATCH LINE  
SHEET 9  
SHEET 10

SEE SHEET 16  
FOR LINE/CURVE TABLE

JOB NUMBER: 384-15-1		DATE: 6/21/19	
PROJECT NAME: SPRINKLE 7 TRACTS			
DRAWING NAME: PD AND E			
DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
METES AND BOUNDS FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
RPLS: TST	TECH: HAS	PARTY CHIEF: NA	CHK BY: TST
SHEET 09 of 17		FIELDBOOKS N/A	SCALE: 1" = 50'



**LANDESIGN  
SERVICES, INC.**

1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TX 78681  
TBPLS FIRM NO. 10001800  
512-238-7901

PIONEER CROSSING  
EAST, SECTION 17  
DOC. NO. 201700091  
O.P.R.T.C.T.

1  
BLOCK EE

ROTH TERRACE  
(50' R.O.W.)

DEFENDER TRAIL  
(50' R.O.W.)

101  
BLOCK EE

MATCH LINE  
THIS SHEET

S18°34'55"E 111.04'

N18°24'36"W 200.99'

45.85'

N81°48'48"E

"SURVCON"

N29°30'45"W

52.14'

"SURVCON"

N13°17'53"W

100.90'

S13°11'12"E

132.10'

S10°54'59"E

72.62'

S79°05'19"W

260.78'

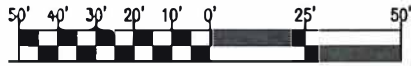
N79°05'49"E 224.68'



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SEE SHEET 16  
FOR LINE/CURVE TABLE

MATCH LINE  
SHEET 9  
SHEET 10



GRAPHIC SCALE

ART COLLECTION, INC.  
REMAINDER TRACT 11 (119.364 ACRES)  
VOL. 13270, PG. 1369  
R.P.R.T.C.T.

LUCAS MUNOS  
SURVEY NO. 55  
ABSTRACT NO. 513

CONTINENTAL HOMES OF TEXAS, L.P.  
TRACT 5 (40.97 ACRES)  
DOC. NO. 2016128108  
O.P.R.T.C.T.

WASTEWATER EASEMENT  
EXHIBIT C (2.45 ACRES)  
VOL. 12780, PG. 0001  
R.P.R.T.C.T.

PARK DEDICATION  
AND DRAINAGE EASEMENT  
7.48 AC.  
(325,809 SQ. FT.)

PIONEER CROSSING EAST  
SECTION 17  
DOC. NO. 201700091  
O.P.R.T.C.T.

GONZALES  
RANGER PASS  
(50' R.O.W.)

MATCH LINE SHEET 10  
SHEET 11

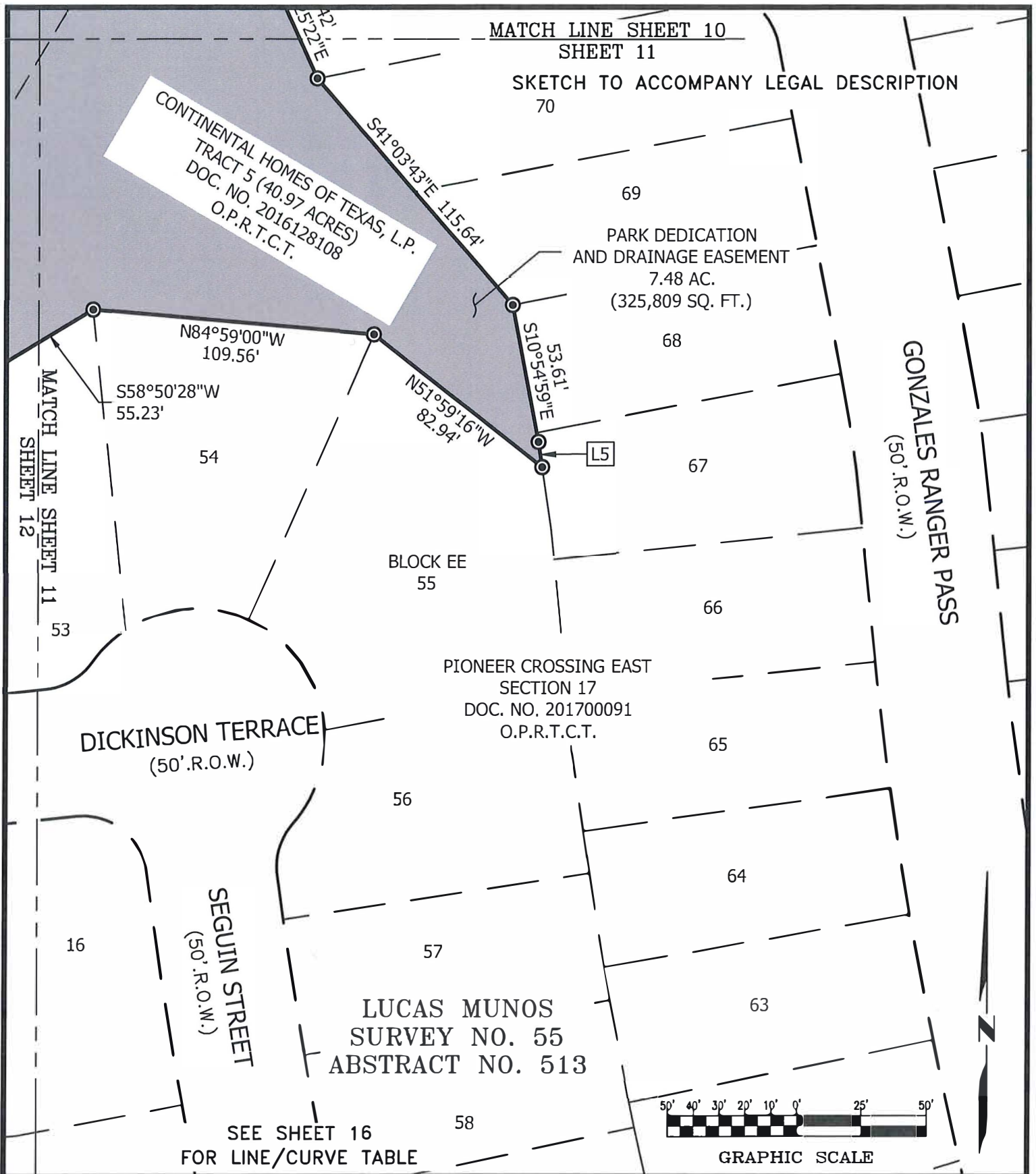
JOB NUMBER: 384-15-1		DATE: 6/21/19	
PROJECT NAME: SPRINKLE 7 TRACTS			
DRAWING NAME: PD AND E			
DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
METES AND BOUNDS FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
RPLS: TST	TECH: HAS	PARTY CHIEF: NA	CHK BY: TST
SHEET 10 of 17		FIELDBOOKS N/A	SCALE: 1" = 50'



**LANDESIGN  
SERVICES, INC.**

1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TX 78681  
TBPLS FIRM NO. 10001800  
512-238-7901





JOB NUMBER: 384-15-1		DATE: 6/21/19	
PROJECT NAME: SPRINKLE 7 TRACTS			
DRAWING NAME: PD AND E			
DRAWING FILE PATH:			
L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
METES AND BOUNDS FILE PATH:			
L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
RPLS: TST	TECH: HAS	PARTY CHIEF: NA	CHK BY: TST
SHEET 11 of 17		FIELDBOOKS N/A	SCALE:1"= 50'



**LANDESIGN  
SERVICES, INC.**

1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TX 78681  
TBPLS FIRM NO. 10001800  
512-238-7901

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SEE SHEET 16  
FOR LINE/CURVE TABLE

ART COLLECTION, INC.  
REMAINDER TRACT 11 (119.364 ACRES)  
VOL. 13270, PG. 1369  
R.P.R.T.C.T.

S82°50'20"E 472.03'

WASTEWATER EASEMENT  
EXHIBIT C (2.45 ACRES)  
VOL. 12780, PG. 0001  
R.P.R.T.C.T.

CONTINENTAL HOMES OF TEXAS, L.P.  
TRACT 5 (40.97 ACRES)  
DOC. NO. 2016128108  
O.P.R.T.C.T.

PARK DEDICATION  
AND DRAINAGE EASEMENT  
7.48 AC.  
(325,809 SQ. FT.)

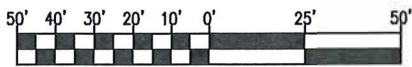
N82°50'12"W  
158.18'

C4

DICKINSON TERRACE  
(50'.R.O.W.)

PIONEER CROSSING EAST  
SECTION 17  
DOC. NO. 201700091  
O.P.R.T.C.T.

ALAMO HEIGHTS  
AVENUE  
(50'.R.O.W.)



GRAPHIC SCALE

LUCAS MUNOS  
SURVEY NO. 55  
ABSTRACT NO. 513

JOB NUMBER: 384-15-1		DATE: 6/21/19	
PROJECT NAME: SPRINKLE 7 TRACTS			
DRAWING NAME: PD AND E			
DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
METES AND BOUNDS FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
RPLS: TST	TECH: HAS	PARTY CHIEF: NA	CHK BY: TST
SHEET 12 of 17		FIELDBOOKS N/A	
		SCALE: 1" = 50'	

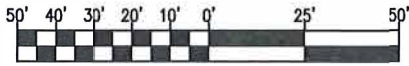


**LANDESIGN  
SERVICES, INC.**

1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TX 78681  
TBPLS FIRM NO. 10001800  
512-238-7901

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SEE SHEET 16  
FOR LINE/CURVE TABLE



GRAPHIC SCALE

LUCAS MUNOS  
SURVEY NO. 55  
ABSTRACT NO. 513

ART COLLECTION, INC.  
REMAINDER TRACT 11  
(119.364 ACRES)  
VOL. 13270, PG. 1369  
R.P.R.T.C.T.

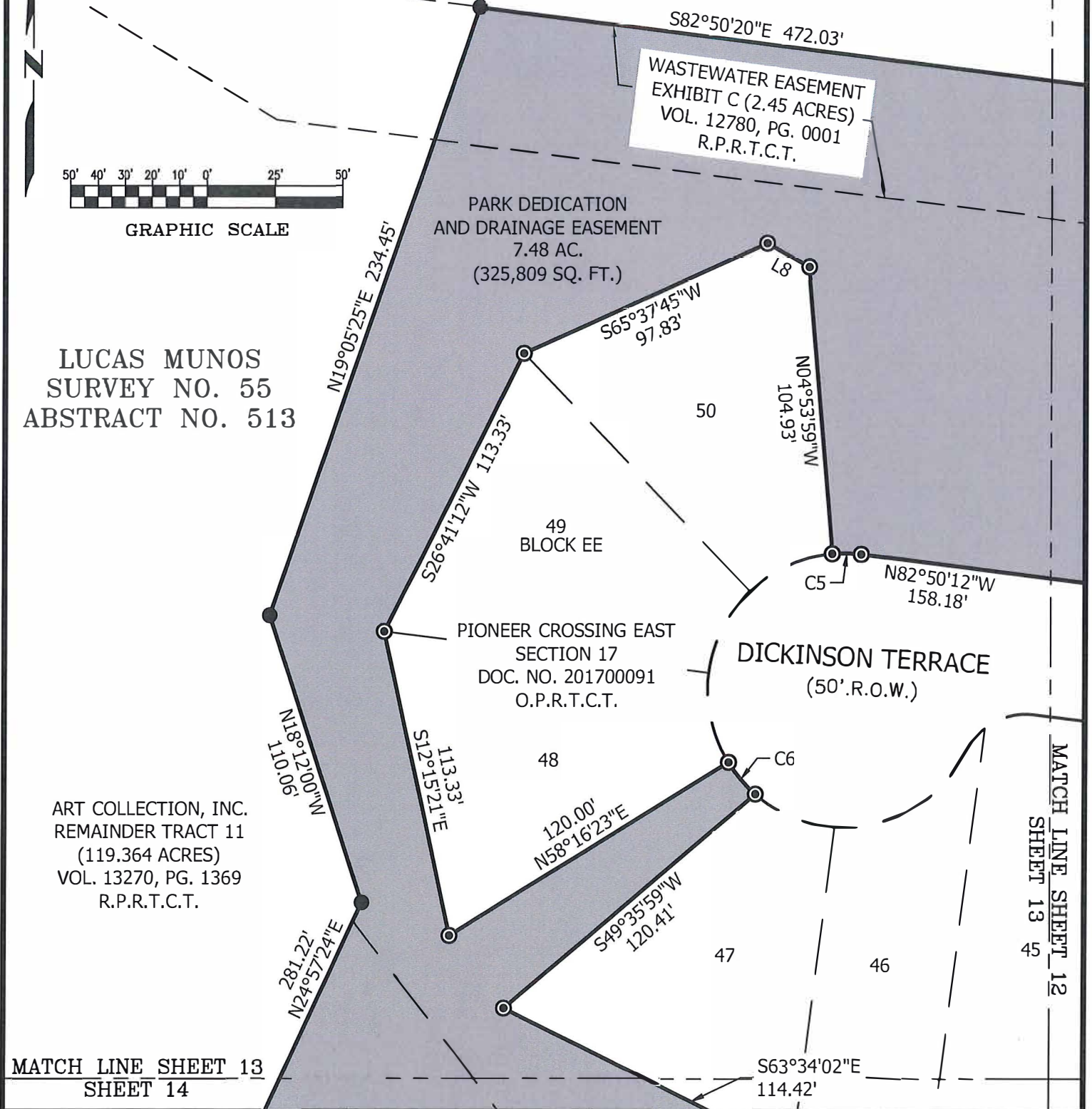
MATCH LINE SHEET 13  
SHEET 14

JOB NUMBER: 384-15-1		DATE: 6/21/19	
PROJECT NAME: SPRINKLE 7 TRACTS			
DRAWING NAME: PD AND E			
DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
METES AND BOUNDS FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
RPLS: TST	TECH: HAS	PARTY CHIEF: NA	CHK BY: TST
SHEET 13 of 17		FIELDBOOKS N/A	SCALE:1"= 50'



**LANDESIGN  
SERVICES, INC.**

1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TX 78681  
TBPLS FIRM NO. 10001800  
512-238-7901





N24°57'24"E 281.22'

CONTINENTAL HOMES OF TEXAS, L.P.  
TRACT 2 (23.19 ACRES)  
DOC. NO. 2016128109  
O.P.R.T.C.T.

LUCAS MUNOS  
SURVEY NO. 55  
ABSTRACT NO. 513

PARK DEDICATION  
AND DRAINAGE EASEMENT  
7.48 AC.  
(325,809 SQ. FT.)

ART COLLECTION, INC.  
REMAINDER TRACT 11  
(119.364 ACRES)  
VOL. 13270, PG. 1368  
R.P.R.T.C.T.

N20°11'08"N 476.11

MATCH LINE SHEET 14  
SHEET 15

S63°34'02"E  
114.42'

### GRAPHIC SCALE

BLOCK EE  
44

119.99'  
S66°44'09"E

N66°44'09"W  
119.95'

S19°19'54"W  
63.78'

511°01'23"W

502°42'04"W  
64.65'

63.5 /  
S05°33'39"E

61.40  
513°32'43"E

55.01°E  
S16°32'13"

38

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION  
SEE SHEET 16  
FOR LINE/CURVE TABLE

PIONEER CROSSING EAST  
SECTION 17  
DOC. NO. 201700091  
O.P.R.T.C.T.

JOB NUMBER: 384-15-1		DATE: 6/21/19	
PROJECT NAME: SPRINKLE 7 TRACTS			
DRAWING NAME: PD AND E			
DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
METES AND BOUNDS FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
RPLS: TST	TECH: HAS	PARTY CHIEF: NA	CHK BY: TST
SHEET 14 of 17		FIELDBOOKS N/A	SCALE: 1" = 50'



**LANDesign**  
SERVICES, INC.

1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TX 78681  
TBPLS FIRM NO. 10001800  
512-238-7901

MATCH LINE SHEET 14  
SHEET 15

ART COLLECTION, INC.  
REMAINDER TRACT 11  
(119.364 ACRES)  
VOL. 13270, PG. 1369  
R.P.R.T.C.T.

PARK DEDICATION  
AND DRAINAGE EASEMENT  
7.48 AC.  
(325,809 SQ. FT.)

PIONEER CROSSING EAST  
SECTION 17  
DOC. NO. 201700091  
O.P.R.T.C.T.

36

35  
BLOCK EE

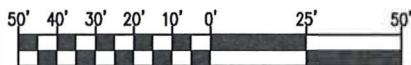
120.00'  
N64°12'34"E

N57°23'54"W  
31.39'

LUCAS MUNOS  
SURVEY NO. 55  
ABSTRACT NO. 513

SONDRA G.  
MCTAGGART  
(4.483 ACRES)  
DOC. NO. 200820521  
R.P.R.T.C.T.

MELVIN H. BARKER &  
JANICE H. BARKER  
(3.01 ACRES)  
VOL. 2748, PG. 320  
D.R.T.C.T.



GRAPHIC SCALE

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
SEE SHEET 16  
FOR LINE/CURVE TABLE

JOB NUMBER: 384-15-1		DATE: 6/21/19	
PROJECT NAME: SPRINKLE 7 TRACTS			
DRAWING NAME: PD AND E			
DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
METES AND BOUNDS FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
RPLS: TST	TECH: HAS	PARTY CHIEF: NA	CHK BY: TST
SHEET 15 of 17		FIELDBOOKS N/A	SCALE: 1" = 50'



**LANDESIGN  
SERVICES, INC.**

1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TX 78681  
TBPLS FIRM NO. 10001800  
512-238-7901



DIRECTIONAL CONTROL AND HORIZONTAL COORDINATES BASIS: TEXAS CENTRAL ZONE 4203, DERIVED FROM THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) USING STATIC GPS PROCEDURES, GRID TO SURFACE AND WERE SCALED FROM POINT NO. 1 (N:10104718.83, E:3143999.85), WITH A SCALE FACTOR = 1.0000822572.

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	25.00'	37.09'	85°00'00"	S55° 41' 12"E	33.78'
C2	275.02'	10.90'	2°16'12"	S12° 03' 06"E	10.90'
C3	60.00'	15.11'	14°25'30"	S16° 16' 47"E	15.07'
C4	975.00'	216.70'	12°44'04"	N89° 12' 14"W	216.25'
C5	50.00'	10.53'	12°03'47"	N88° 52' 05"W	10.51'
C6	50.00'	15.23'	17°27'27"	S40° 27' 21"E	15.18'
C7	275.00'	2.69'	0°33'38"	S23° 11' 40"W	2.69'
C8	325.00'	0.15'	0°01'34"	S23° 27' 43"W	0.15'
C9	325.00'	46.47'	8°11'32"	S29° 53' 11"E	46.43'

Line Table		
Line #	Direction	Length
L1	S14° 51' 22"E	3.62'
L2	S81° 48' 48"W	10.34'
L3	S18° 24' 36"E	50.81'
L4	S30° 36' 31"W	40.67'
L5	S08° 23' 08"E	9.81'
L6	S83° 59' 53"W	47.19'
L7	S30° 37' 58"W	4.49'
L8	N60° 47' 21"W	17.66'
L9	S23° 15' 51"W	41.77'
L10	S23° 28' 29"W	12.16'
L11	S16° 32' 13"E	15.00'
L12	S21° 16' 30"E	26.77'
L13	N17° 30' 28"E	30.41'

BAUGH ROAD  
(50' R.O.W.)

10  
BLOCK FF

LUCAS MUNOS  
SURVEY NO. 55  
ABSTRACT NO. 513

CONTINENTAL HOMES  
OF TEXAS, L.P.  
TRACT 2 (23.19 ACRES)  
DOC. NO. 2016128109  
O.P.R.T.C.T.

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

#### LEGEND

- IRON REBAR WITH CAP FOUND MARKED "LANDESIGN" (OR AS NOTED)
- 1/2" REBAR FOUND (OR AS NOTED)
- 1" PIPE FOUND (OR AS NOTED)
- △ CALCULATED POINT NOT SET
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



GRAPHIC SCALE

PARK DEDICATION  
AND DRAINAGE EASEMENT  
7.48 AC.  
(325,809 SQ. FT.)

MELVIN H. BARKER &  
JANICE H. BARKER  
(3.01 ACRES)  
VOL. 2748, PG. 320  
D.R.T.C.T.

SPRINKLE ROAD  
(R.O.W. VARIES)

JOB NUMBER: 384-15-1	DATE: 6/21/19
PROJECT NAME: SPRINKLE 7 TRACTS	
DRAWING NAME: PD AND E	
DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts	
METES AND BOUNDS FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts	
RPLS: TST	TECH: HAS
PARTY CHIEF: NA	CHK BY: TST
SHEET 16 of 17	FIELDBOOKS N/A
	SCALE: 1" = 50'



**LANDESIGN  
SERVICES, INC.**

1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TX 78681  
TBPLS FIRM NO. 10001800  
512-238-7901

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

POINT OF BEGINNING

LOT 2, BLOCK A  
PIONEER AT WALNUT CREEK  
DOC. NO. 200600092  
O.P.R.T.C.T.

SHEET 09

BLOCK EE

CONTINENTAL HOMES  
OF TEXAS, L.P.  
TRACT 5 (40.97 ACRES)  
DOC. NO. 2016128108  
O.P.R.T.C.T.

101  
BLOCK EE

ART COLLECTION, INC.  
REMAINDER TRACT 11  
(119.364 ACRES)  
VOL. 13270, PG. 1369  
R.P.R.T.C.T.

SHEET 10

SHEET 13

SHEET 12

SHEET 11

BLOCK EE

BLOCK EE

PIONEER CROSSING EAST  
SECTION 17  
DOC. NO. 201700091  
O.P.R.T.C.T.

SHEET 14

BLOCK EE

SHEET 15

SHEET 16

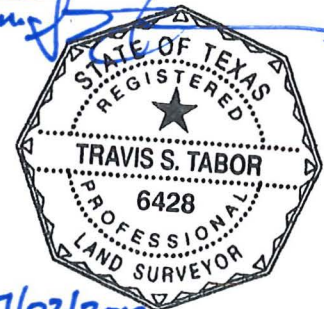
MELVIN H. BARKER &  
JANICE H. BARKER  
(3.01 ACRES)  
VOL. 2748, PG. 320  
D.R.T.C.T.

CONTINENTAL HOMES  
OF TEXAS, L.P.  
TRACT 2 (23.19 ACRES)  
DOC. NO. 2016128109  
O.P.R.T.C.T.

SPRINKLE ROAD  
(R.O.W. VARIES)

SPRINKLE CUTOFF ROAD  
(R.O.W. VARIES)

OVERALL SHEET  
LAYOUT



07/02/2019

JOB NUMBER: 384-15-1		DATE: 6/21/19	
PROJECT NAME: SPRINKLE 7 TRACTS			
DRAWING NAME: PD AND E			
DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
METES AND BOUNDS FILE PATH: L:\Sprinkle 7 Tracts\DWGS\PCE Sect 18 Esmts			
RPLS: TST	TECH: HAS	PARTY CHIEF: NA	CHK BY: TST
SHEET 17 of 17		FIELDBOOKS N/A	SCALE:1"= 50'



**LANDESIGN  
SERVICES, INC.**

1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TX 78681  
TBPLS FIRM NO. 10001800  
512-238-7901





10090 W Highway 29 | Liberty Hill, Texas 78642  
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 0.635 OF ONE ACRE (27,655 SQUARE FEET) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF LOT 101, BLOCK EE, PIONEER CROSSING EAST SECTION 17, A SUBDIVISION RECORDED IN DOCUMENT NO. 201700091 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch rebar with cap stamped "LANDESIGN" set in the North line of said Lot 101 and the South line of the remainder of a called 40.97 acre tract of land described as 'TRACT 5' in a deed to Continental Homes of Texas, L.P., recorded in Document No. 2016128108 of said O.P.R.T.C.T., from which a 1/2-inch rebar with cap stamped "LANDESIGN" found for the northeast corner of said Lot 101 and an exterior corner of said remainder of 40.97 acre tract, also being in the existing westerly right-of-way line of Defender Trail (50' R.O.W. – Doc. No. 201700091), bears North 79°05'19" East a distance of 120.00 feet;

THENCE **South 10°54'59" East** over and across said Lot 101, a distance of **195.99** feet to a 1/2-inch rebar with cap stamped "LANDESIGN" found in the south line of said Lot 101, for the northeast corner of Lot 76 and the northwest corner of Lot 100, both of said Block EE, from which a 1/2-inch rebar with cap stamped "LANDESIGN" found for the southeast corner of said Lot 101 and the northeast corner of said Lot 100, also being in said existing westerly right-of-way line of Defender Trail, bears North 79°05'01" East a distance of 120.00 feet;

THENCE **South 79°05'01" West** along the common line of said Lot 101 and said Lot 76, a distance of **23.24** feet to a 1/2-inch rebar with cap stamped "LANDESIGN" found for the northwest corner of said Lot 76 and the northeast corner of Lot 75, of said Block EE;

THENCE along the common line of said Lot 101 and said Lot 75, the following two (2) courses and distances:

1. **North 70°48'03" West** a distance of **56.85** feet to a 1/2-inch rebar with cap stamped "LANDESIGN" found, and



2. **North 81°19'05" West** a distance of **57.96** feet to a 1/2-inch rebar with cap stamped "LANDESIGN" found for the northwest corner of said Lot 75 and the northeast corner of Lot 74, of said Block EE;

THENCE **North 81°19'05" West** along the common line of said Lot 101 and said Lot 74, a distance of **47.92** feet to a 1/2-inch rebar with cap stamped "LANDESIGN" found for the southwest corner of said Lot 101 and an angle point in the north line of said Lot 74, also being an exterior corner of said remainder of 40.97 acre tract;

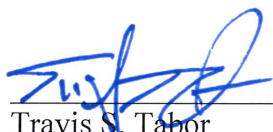
THENCE along the common line of said Lot 101 and said remainder of 40.97 acre tract, the following three (3) courses and distances:

1. **North 08°25'22" West** a distance of **101.60** feet to a 1/2-inch rebar with cap stamped "LANDESIGN" found,
2. **North 30°36'31" East** a distance of **40.67** feet to a 1/2-inch rebar with cap stamped "LANDESIGN" found, and
3. **North 79°05'19" East** a distance of **140.78** feet to the **POINT OF BEGINNING** and containing 0.635 of one acre (27,655 Square Feet) of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 adjustment), Central Zone (4203).

Bearings and Areas shown hereon are Surface values represented in U.S. survey feet based on a Grid-to-Surface and were scaled from Point No. 1 (N:10104718.83, E:3143999.85), with a scale factor of 1.0000822572.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed in October 2017.

  
Travis S. Tabor  
Registered Professional Land Surveyor  
State of Texas No. 6428

10/08/2019



Job Number: 384-15-1

Attachments: CAD Drawing: L:\Sprinkle 7 Tracts\DWGS\PCE 17 Lot 101.dwg

ART COLLECTION, INC.  
REMAINDER TRACT 11 (119.364 ACRES)  
VOL. 13270, PG. 1369  
O.P.R.T.C.T.

LUCAS MUNOS SURVEY  
NO. 55  
ABSTRACT NO. 513

SAMSUNG  
BLVD.  
(60' R.O.W.)

CONTINENTAL HOMES OF TEXAS, L.P.  
REMAINDER TRACT 5 (40.97 ACRES)  
DOC. NO. 2016128108  
O.P.R.T.C.T.

WASTEWATER EASEMENT  
EXHIBIT C (2.45 ACRES)  
VOL. 12780, PG. 0001  
R.P.R.T.C.T.

0.635 OF ONE ACRE  
(27,655 SQ. FT.)

POINT OF  
BEGINNING

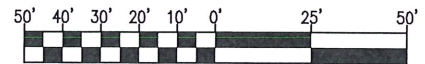
LOT 101  
BLOCK EE  
PIONEER CROSSING EAST  
SECTION 17  
DOC. NO. 201700091  
O.P.R.T.C.T.

DEFENDER TRAIL  
(50' R.O.W.)

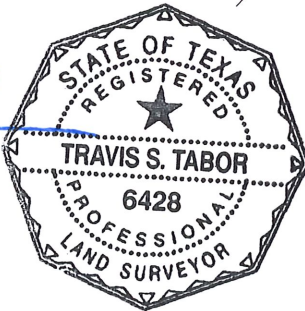
LEGEND

- 1/2 REBAR WITH CAP STAMPED "LANDESIGN" SET
- 1/2 REBAR FOUND CAP STAMPED "LANDESIGN" FOUND (OR AS NOTED)

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS  
R.O.W. RIGHT-OF-WAY  
P.U.E. PUBLIC UTILITY EASEMENT



GRAPHIC SCALE



10/08/2019

*[Signature]*

Line Table

Line #	Direction	Length
L1	S79° 05' 01"W	23.24'

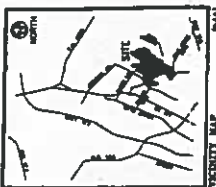
DIRECTIONAL CONTROL AND HORIZONTAL COORDINATES BASIS: TEXAS CENTRAL ZONE 4203, DERIVED FROM THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) USING STATIC GPS PROCEDURES, GRID TO SURFACE AND WERE SCALED FROM POINT NO. 1 (N:10104718.83, E:3143999.85), WITH A SCALE FACTOR = 1.0000822572.

JOB NUMBER: 384-15-1	DATE: 10/8/2019
PROJECT NAME: SPRINKLE 7	
DRAWING NAME: PCE 17 LOT 101.DWG	
DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS	
METES AND BOUNDS FILE PATH: L:\Sprinkle 7 Tracts\FNOTES\PCE 17 LOT 101	
RPLS: TST	TECH: JM
PARTY CHIEF: NA	CHK BY: HAS
SHEET 03 of 03	FIELDBOOKS NA
	SCALE: 1"=50'

**LSI LANDESIGN SERVICES, INC.**

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TBPELS FIRM NO. 10001800  
512-238-7901





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**LEGEND**

- BOUNDARY BY PART
- ..... AUSTIN CITY LIMITS
- - - - - PARCEL LINE
- CREEK CENTERLINE
- 100 YEAR FLOODPLAIN
- - - - - SANITARY SEWER EMBANKMENT
- EXISTING ROADS
- APPROXIMATE LOCATION OF CONSERVATION EMBANKMENT
- WATER QUALITY TRANSMISSIONS

Sheet 2 of 2  
00003 (Project Crossing PUB)

2000

[illegible]

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2725

ALL OF THE WORLD'S CROSSING  
OVER BRIDGE

606-8644  
(573)

Case 1:17-cv-01003 Document 1-1 Filed 07/26/17 Page 1 of 1

100

100

Specialists Only

100

100



10

11

度

6

STUDENT INQUIRY

100

PIONEER CROSSING  
P. U. D.  
EXHIBIT B

LAND USE PLAN

REPLACEMENT COST

Exhibit E