

ORDINANCE NO. _____

1 **AN ORDINANCE AMENDING ORDINANCE NO. 970410-I TO REZONE AND**
2 **CHANGE THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD)**
3 **DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, TO**
4 **CHANGE A CONDITION OF ZONING FOR THE PROPERTY LOCATED AT**
5 **3124 EAST PARMER LANE.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** Pioneer Crossing Planned Unit Development (“Pioneer Crossing PUD”) is
10 comprised of approximately 1,548 acres of land located generally in the vicinity of Parmer
11 Lane south of Gregg Lane, east of Dessau Road, west and north of Cameron Road, and
12 more particularly described in the metes and bounds in the land use plan incorporated into
13 Ordinance No. 970410-I and Ordinance No. 20050512-058.

14
15 **PART 2.** Pioneer Crossing PUD was approved April 10, 1997 under Ordinance No.
16 970410-I (the “Original Ordinance”), and amended under Ordinance No. 20050512-058,
17 Ordinance No. 20050728-077, Ordinance No. 20080925-103, Ordinance No. 20090115-
18 096, Ordinance No. 20110825-105, Ordinance No. 20191017-064, Ordinance No.
19 20191031-045 and five administrative amendments approved by the director of the
20 Planning and Zoning Department.

21
22 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended
23 to change the base district from planned unit development (PUD) district to planned unit
24 development (PUD) district on the property generally known as the Pioneer Crossing
25 planned unit development described in Zoning Case No. C814-96-0003.16, on file at the
26 Planning and Zoning Department, as follows:

27
28 A 373.37 acre tract of land, situated in the M. Castro Survey No. 50, Abstract
29 No. 160 and the S. Cushing Survey No. 70, Abstract No. 164, Travis County,
30 Texas, the tract of land being more particularly described by metes and bounds
31 in **Exhibit “A”** incorporated into this ordinance, and

32
33 A 3.13 acre tract of land, situated in the M. Castro Survey No. 50, Abstract No.
34 160 Travis County, Texas, the tract of land being more particularly described
35 by metes and bounds in **Exhibit “B”** incorporated into this ordinance,
36 (collectively referred to as the “Property”),

1 locally known as 3124 East Parmer Lane in the City of Austin, Travis County, Texas,
2 generally identified in the map attached as **Exhibit “C”**.
3

4 **PART 4.** PART 7(C)(6) of the Original Ordinance, as amended, is modified to read as
5 follows.
6

7 6. The following applies to Property that has an open waterway with an upstream
8 drainage area between 64 and 320 acres:
9

10 The building setback is 50 feet on either side of the centerline of an open waterway.
11 Improvements permitted within the setback are limited to only two new roadway
12 crossings, or those improvements that may be otherwise required by the City of
13 Austin or specifically authorized in this ordinance, in addition to the existing crossing
14 at Yager Lane as shown on **Exhibit “B”**. Trails are allowed in the building setback
15 consistent with current code requirements for trails in the critical water quality zone at
16 the time of site development permit application.
17

18 **PART 5.** Except as otherwise provided for in this ordinance, the terms and conditions of
19 the Original Ordinance, as amended, remain in effect.
20

PART 6. This ordinance takes effect on _____, 2020.

PASSED AND APPROVED

_____, 2020 § _____
 § _____
 § _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk



Landesign Services, Inc.

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

METES AND BOUNDS DESCRIPTION

BEING A 373.37 ACRE TRACT OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160 AND THE S. CUSHING SURVEY NO. 70, ABSTRACT NO. 164, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 367.425 ACRE TRACT OF LAND DESCRIBED AS "TRACT I" IN A SUBSTITUTE TRUSTEE'S DEED AND BILL OF SALE TO CATHAY BANK, RECORDED IN DOCUMENT NO. 2011048580 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING ALL OF A CALLED 8.825 ACRE TRACT OF LAND DESCRIBED AS "TRACT II" IN SAID SUBSTITUTE TRUSTEE'S DEED AND BILL OF SALE TO CATHAY BANK. SAID 373.37 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PARCEL 1 - 343.58 ACRES

BEGINNING at a 1/2-inch rebar found in the West line of said "TRACT I", also being an angle point in the Northerly right-of-way line of Yager Lane (R.O.W. Varies – recording unknown) and the Southeast corner of a called 151.503 acre tract of land described in a Deed to J.P. Morgan Bank, recorded in Document No. 2004113210 of said Official Public Records, from which a 1-inch iron pipe found in said Northerly right-of-way line of Yager Lane and the South line of said 151.503 acre tract, bears North 62°32'04" West a distance of 84.20 feet;

THENCE North 27°09'06" East departing said Northerly right-of-way line of Yager Lane, along said West line of "TRACT I" and the East line of said 151.503 acre tract, a distance of **1409.47** feet to a 1-inch iron pipe found for the Northeast corner of said 151.503 acre tract and the Southeast corner of Lot 3, Block B, RIVER RANCH SUBDIVISION, recorded in Document No. 199900313 of said Official Public Records;

THENCE North 27°02'38" East continuing along said West line of "TRACT I" and along the East line of said Lot 3, Block B, a distance of **2133.75** feet to a 60D Nail found for an exterior corner of said "TRACT I" and the Southwest corner of Lot 4, THE THOMISON SUBDIVISION 2, recorded in Book 3, Page 405 of the Plat Records of Travis County, Texas;

THENCE South 55°32'07" East along a North line of said "TRACT I" and the South line of said Lot 4, a distance of **410.52** feet to a 1/2-inch rebar found for the Southeast corner of said Lot 4 and the Southwest corner of a called 4.435 acre tract of land described in a Deed to Arthur J. Hopkins, recorded in Volume 8657, Page 837 of the Real Property Records of Travis County, Texas;

Exhibit A

THENCE **South 55°59'01" East** continuing along said North line of "TRACT I" and along the South line of said 4.435 acre tract, a distance of **160.96** feet to a 1/2-inch rebar found for the Southeast corner of said 4.435 acre tract and the Southwest corner of a called 9.010 acre tract of land described in a Deed to Robert F. Kosler, Jr. Trust, recorded in Volume 9724, Page 581 of said Official Public Records;

THENCE **South 55°36'28" East** continuing along said North line of "TRACT I" and along the South line of said 9.010 acre tract, passing the Southeast corner of said 9.010 acre tract and an exterior corner of a called 8.39 acre tract of land described in a Deed to Austin IR Tacoma, LP, recorded in Document No. 2015023241 of said Official Public Records, and continue for a total distance of **271.26** feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and an interior corner of said 8.39 acre tract;

THENCE continuing along said North line of "TRACT I" and along the South line of said 8.39 acre tract, the following two (2) courses and distances:

1. **South 35°18'47" West** a distance of **214.41** feet to a 3/4-inch iron pipe found for an interior corner of said "TRACT I" and the Southwest corner of said 8.39 acre tract; and
2. **South 58°36'31" East** a distance of **274.36** feet to a 1/2-inch rebar found for the Southeast corner of said 8.39 acre tract and the Southwest corner of Lot 1, Block A, REPLAT OF HOWARD SUBDIVISION, recorded in Document No. 201600119 of said Official Public Records;

THENCE **South 58°42'16" East** continuing along said North line of "TRACT I" and along the South line of said Lot 1, passing the Southeast corner of said Lot 1 and the Southwest corner of Lot 2, Block A, of said REPLAT OF HOWARD SUBDIVISION, and continue for a total distance of **294.82** feet to a 1-inch iron pipe found for the Southeast corner of said Lot 2, Block A and an interior corner of said "TRACT I";

THENCE **North 27°19'55" East** along a West line of said "TRACT I" and the East line of said Lot 2, Block A, a distance of **1064.58** feet to a Calculated Point for an exterior corner of said "TRACT I" and the Southwest corner of a called 3.553 acre tract of land described in a Deed to Art Collection, Inc., recorded in Document No. 2003229900 of said Official Public Records, from which a 1/2-inch iron pipe found for the Northwest corner of said 3.553 acre tract and being in the Southerly right-of-way line of Howard Lane (R.O.W. Varies – recording unknown), bears North 27°19'55" East a distance of 435.81 feet;

THENCE along the common line of said "TRACT I" and said 3.553 acre tract, the following two (2) courses and distances:

1. **South 62°56'09" East** a distance of **359.17** feet to a Calculated Point for an interior corner of said "TRACT I" and the Southeast corner of said 3.553 acre tract; and

2. **North 26°28'49" East** a distance of **433.70** feet to a Calculated Point for an exterior corner of said "TRACT I" and the Northeast corner of said 3.553 acre tract, also being in said Southerly right-of-way line of Howard Lane, from which a 1/2-inch iron pipe found for said Northwest corner of the 3.553 acre tract and being in said Southerly right-of-way line of Howard Lane, bears North 62°35'25" West a distance of 352.72 feet;

THENCE along the common line of said "TRACT I" and Southerly right-of-way line of Howard Lane, the following two (2) courses and distances:

1. **South 62°35'25" East** a distance of **402.36** feet to a 1/2-inch rebar found; and
2. **South 63°18'21" East** a distance of **536.83** feet to a Calculated Point for an exterior corner of said "TRACT I";

THENCE **South 27°41'01" West** continuing along the North line of said "TRACT I", passing the Northwest corner of JACK MARTIN SUBDIVISION, recorded in Book 56, Page 28 of said Plat Records, and continue for a total distance of **208.70** feet to a 1-inch iron pipe found for an interior corner of said "TRACT I" and the Southwest corner of said JACK MARTIN SUBDIVISION;

THENCE along the common line of said "TRACT I" and said JACK MARTIN SUBDIVISION, the following two (2) courses and distances:

1. **South 63°13'14" East** a distance of **208.68** feet to a 1-inch iron pipe found for an interior corner of said "TRACT I" and the Southeast corner of said JACK MARTIN SUBDIVISION; and
2. **North 27°43'11" East** a distance of **209.44** feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and the Northeast corner of said JACK MARTIN SUBDIVISION, also being in said Southerly right-of-way line of Howard Lane;

THENCE continuing along the North line of said "TRACT I" and along said Southerly right-of-way line of Howard Lane, the following two (2) courses and distances:

1. **South 62°52'48" East** a distance of **822.82** feet to a 1/2-inch rebar with cap stamped "MWM" found for a Point of Curvature and being the Northwest corner of a called 0.037 of one acre tract of land described in a Deed to Travis County, recorded in Document No. 2007034522 of said Official Public Records; and

2. Southeasterly along a curve to the right having a radius of **900.48** feet, an arc length of **206.69** feet, a delta angle of **13°09'05"**, and a chord which bears **South 56°21'29" East** a distance of **206.24** feet to a Calculated Point for the Southeast corner of said 0.037 of one acre tract, being in the East line of said "TRACT I" and the West line of THE THOMISON SUBDIVISION, recorded in Book 73, Page 46 of said Plat Records, from which a 1/2-inch rebar with cap stamped "MWM" found in the East line of said THE THOMISON SUBDIVISION and said Southerly right-of-way line of Howard Lane, bears along a curve to the right having a radius of 900.48 feet, an arc length of 107.28 feet, a delta angle of **06°49'33"**, and a chord which bears **South 46°22'10" East** a distance of 107.21 feet;

THENCE departing said Southerly right-of-way line of Howard Lane, along the common line of said "TRACT I" and said THE THOMISON SUBDIVISION, the following two (2) courses and distances:

1. **South 30°43'46" West** a distance of **394.54** feet to a 1-inch iron pipe found for an interior corner of said "TRACT I" and the Southwest corner of said THE THOMISON SUBDIVISION; and
2. **South 63°02'15" East** a distance of **103.50** feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and the Southeast corner of said THE THOMISON SUBDIVISION, also being in the West line of a called 7.88 acre tract of land described in a Deed to Jennifer Jo Bird, recorded in Document No. 2002068364 of said Official Public Records;

THENCE **South 30°50'28" West** along the East line of said "TRACT I" and the West line of said 7.88 acre tract, passing the Southwest corner of said 7.88 acre tract and the Northwest corner of a called 41.412 acre tract of land described in a Deed to John and Jennifer Jo Bird, recorded in Volume 9064, Page 270 of said Real Property Records, and continue for a total distance of **2356.33** feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and the Southwest corner of said 41.412 acre tract, also being in the North line of a called 47.72 acre tract of land described in a Deed to Clifford M. and Karin C. Frank, recorded in Document No. 2002012241 of said Official Public Records, from which a 1-inch iron pipe found for an angle point in the South line of said 41.412 acre tract and the North line of said 47.72 acre tract, bears **South 43°04'43" East** a distance of 144.72 feet;

THENCE **North 42°42'47" West** along a South line of said "TRACT I" and the North line of said 47.72 acre tract, a distance of **233.86** feet to a 1-inch iron pipe found for the Northwest corner of said 47.72 acre tract and the Northeast corner of a called 40.00 acre tract of land described in a Deed to Everett R. and Frieda M. Ryden, recorded in Volume 2270, Page 378 of the Deed Records of Travis County, Texas;

THENCE along the common line of said "TRACT I" and said 40.00 acre tract, the following four (4) courses and distances:

1. **North 42°46'53" West** a distance of **164.60** feet to a Calculated Point;
2. **North 48°59'53" West** a distance of **148.07** feet to a Calculated Point;
3. **North 63°36'07" West** a distance of **384.13** feet to a Calculated Point; and

4. **South 29°27'58" West** passing a 1/2-inch rebar found at a distance of 26.48 feet, passing a 1-inch iron pipe found at a distance of 202.55 feet, and continue for a total distance of **2589.31** feet to a 1/2-inch rebar found for an exterior corner of said "TRACT I" and the Southwest corner of said 40.00 acre tract, also being in the Northerly right-of-way line of said Yager Lane;

THENCE **North 61°10'52" West** along the South line of said "TRACT I" and said Northerly right-of-way line of Yager Lane, a distance of **592.46** feet to a Cotton Spindle found, from which a 1-inch iron pipe found for the Northwest corner of a called 54.80 acre tract of land described in a Deed to Tim J. Brown, Trustee, recorded in Volume 12222, Page 1974 of said Real Property Records, also being in the Southerly right-of-way line of said Yager Lane, bears **South 77°11'10" West** a distance of 79.88 feet;

THENCE over and across said "TRACT I" and along said Northerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

1. **North 18°31'02" West** a distance of **25.59** feet to a 60D Nail found;
2. **North 25°58'07" East** a distance of **122.83** feet to a 1/2-inch rebar found;
3. **North 07°04'21" East** a distance of **136.13** feet to a 1-inch iron pipe found;
4. **North 26°58'11" East** a distance of **9.31** feet to a 1-inch iron pipe found;
5. **North 62°39'57" West** a distance of **1953.49** feet to a 1-inch iron pipe found;
6. **North 56°19'11" West** a distance of **53.80** feet to a 1/2-inch rebar found;
7. **North 44°27'08" West** a distance of **33.81** feet to a 1/2-inch rebar found; and
8. **North 21°19'09" West** a distance of **164.52** feet to a 1/2-inch rebar found for an angle point in the West line of said "TRACT I", from which a 1/2-inch rebar found in the Southerly right-of-way line of said Yager Lane and the West line of said "TRACT I", also being the Northeast corner of a called 20.79 acre tract of land described in a Deed to Dynamic Finance Corporation, recorded in Document No. 2013122753 of said Official Public Records, bears **South 74°25'09" West** a distance of 58.08 feet;

THENCE **North 26°16'00" East** along the West line of said "TRACT I" and continuing along said Northerly right-of-way line of Yager Lane, a distance of **73.32** feet to the **POINT OF BEGINNING** and containing 343.58 acres of land more or less.

PARCEL 2 – 29.79 ACRES

BEGINNING at a Texas Department of Transportation (TxDOT) Type III Monument found for the Southeast corner of said "TRACT 1", being in the West line of a called 54.80 acre tract of land described in a Deed to Tim J. Brown, Trustee, recorded in Volume 12222, Page 1974 of said Real Property Records and the Northerly right-of-way line of Parmer Lane (200' R.O.W. – recording unknown), from which a TxDOT Type II Concrete Monument found in said Northerly right-of-way line of Parmer Lane, bears South 60°00'04" East a distance of 1197.06 feet;

THENCE North 60°00'04" West along the South line of said "TRACT 1" and said Northerly right-of-way line of Parmer Lane, passing a TxDOT Type II Concrete Monument found at a distance of 106.84 feet, passing a TxDOT Type II Concrete Monument found at a distance of 1106.87 feet, passing a 1/2-inch rebar found at a distance of 1243.15 feet, passing a TxDOT Type II Concrete Monument found at a distance of 2106.76 feet, and continue for a total distance of **2395.29** feet to a Calculated Point for the Southwest corner of said "TRACT 1" and the Southeast corner of a called 20.79 acre tract of land described in a Deed to Dynamic Finance Corporation, recorded in Document No. 2013122753 of said Official Public Records;

THENCE departing said Northerly right-of-way line of Parmer Lane, along the West line of said "TRACT 1" and the East line of said 20.79 acre tract, the following two (2) courses and distances:

1. **North 29°59'56" East** a distance of **178.32** feet to a Calculated Point; and
2. **North 48°07'28" East** a distance of **484.64** feet to a 1/2-inch rebar found for the Northeast corner of said 20.79 acre tract and being in the Southerly right-of-way line of Yager Lane (R.O.W. Varies – recording unknown), from which a 1/2-inch rebar found in the North line of said 20.79 acre tract and said Southerly right-of-way line of Yager Lane, bears North 21°50'01" West a distance of 101.00 feet;

THENCE over and across said "TRACT 1" and along said Southerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

1. **South 21°34'31" East** a distance of **214.20** feet to a 1/2-inch rebar found;
2. **South 49°50'42" East** a distance of **22.42** feet to a 1/2-inch rebar found;
3. **South 62°57'32" East** passing a 1/2-inch rebar found at a distance of 837.75 feet, passing another 1/2-inch rebar found at a distance of 937.73 feet, and continue for a total distance of **1918.43** feet to a 1/2-inch rebar found;
4. **South 56°51'35" East** a distance of **28.96** feet to a 1/2-inch rebar found;
5. **South 36°52'08" East** a distance of **36.11** feet to a 1/2-inch rebar found;
6. **South 19°34'44" East** a distance of **45.34** feet to a 1/2-inch rebar found;

7. **South 08°46'02" West** a distance of **51.35** feet to a 1/2-inch rebar found; and
8. **South 27°14'24" West** a distance of **180.52** feet to a 1-inch iron pipe found for the Northwest corner of said 54.80 acre tract, also being in the South line of said "TRACT I", from which a Cotton Spindle found in said South line of "TRACT I" and the Northerly right-of-way line of said Yager Lane, bears North 77°11'10" East a distance of 79.88 feet;

THENCE **South 27°24'09" West** departing said Southerly right-of-way line of Yager Lane, along the East line of said "TRACT I" and the West line of said 54.80 acre tract, a distance of **327.80** feet to the **POINT OF BEGINNING** and containing 29.79 acres of land more or less.

PARCEL 1 = 343.58 Acres

PARCEL 2 = 29.79 Acres

Total Acreage = 373.37 Acres

All bearings shown hereon are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 Adjustment), Central Zone (4203). Distances shown hereon are surface values represented in U.S. Survey Feet, based on a grid-to-surface combined adjustment factor of 1.00008978.

This property description is accompanied by a separate plat of even date and was prepared by an on the ground survey made under my supervision during the month of April, 2017.

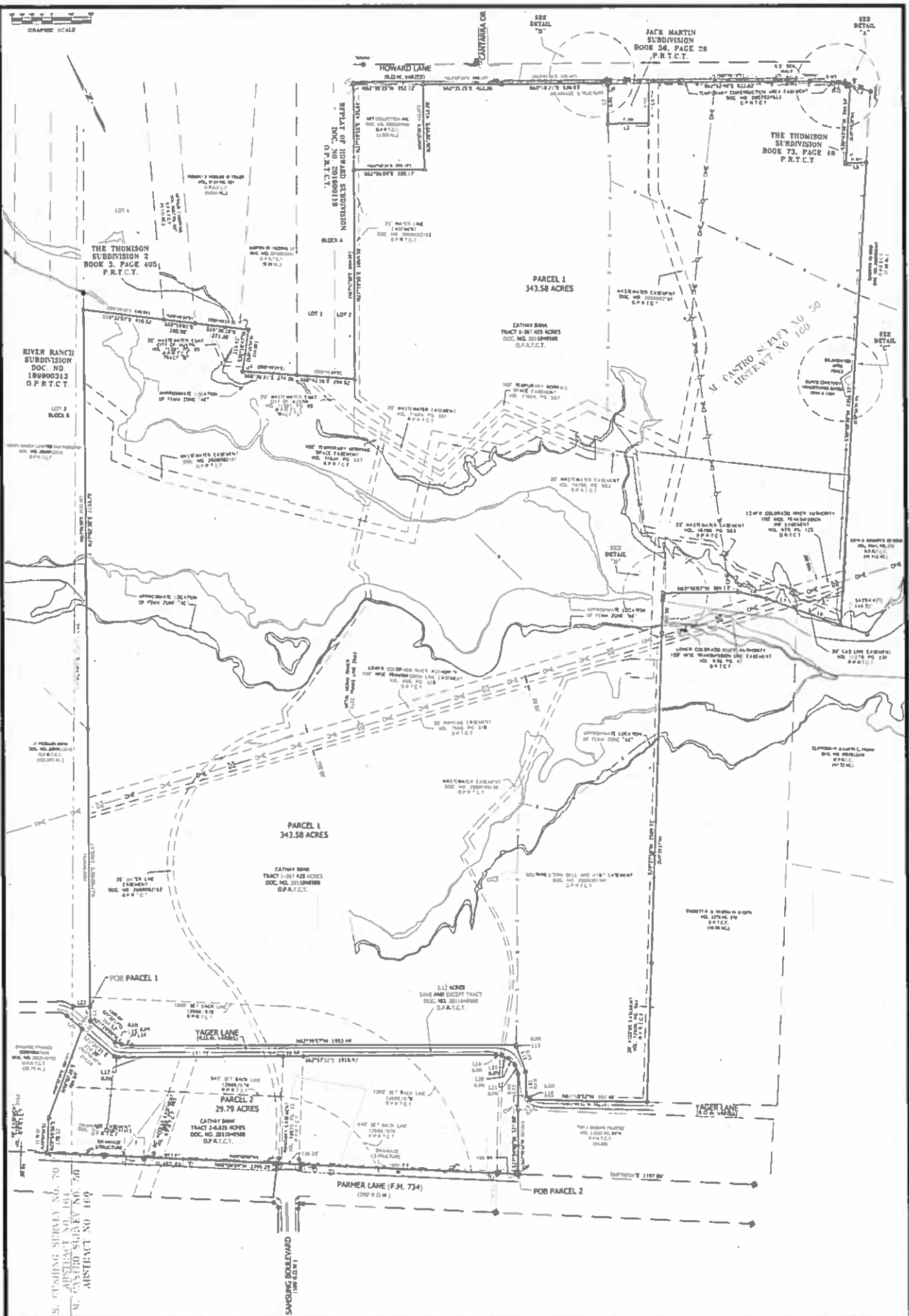

Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428

06/30/2017
Date



Job Number: 17-030_Pioneer Crossing

Attachments: Survey Drawing: L:\LJA\17-030 Pioneer Crossing\DWGS\17030_Title Survey.dwg



LAND TITLE SURVEY OF 373.37 ACRES SITUATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160 AND THE S. CUSHING SURVEY NO. 70, ABSTRACT NO. 164 IN TRAVIS COUNTY, TEXAS.



LANDSIGN
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1220 McNeil Road, Suite 200
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TBPLS Firm No. 10001800
512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 3.13 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 3.12 ACRE TRACT OF LAND DESCRIBED AS A SAVE AND EXCEPT TRACT IN DOCUMENT NO. 2017178604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), ALSO BEING A PORTION OF YAGER LANE (R.O.W. VARIES) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Cotton Spindle found in the Northerly right-of-way line of said Yager Lane and the South line of a called 367.425 acre tract of land described in said Document No. 2017178604, from which a 1/2-inch rebar found for the Southwest corner of a called 38.73 acre tract of land described in Document No. 2018034315 of the O.P.R.T.C.T. and a Southeast corner of said 367.425 acre tract, also being in said Northerly right-of-way line of Yager Lane, bears South $61^{\circ}10'52''$ East a distance of 592.46 feet;

THENCE South $77^{\circ}04'44''$ West along the Southeast line of said 3.12 acre tract, over and across said Yager Lane, a distance of 79.70 feet to a 1-inch iron pipe found in the Southerly right-of-way line of said Yager Lane;

THENCE along the South line of said 3.12 acre tract and the Southerly right-of-way line of said Yager Lane, the following eight (8) courses and distances:

1. **North $27^{\circ}14'25''$ East** a distance of 180.54 feet to a 1/2-inch rebar found;
2. **North $08^{\circ}46'02''$ East** a distance of 51.35 feet to a 1/2-inch rebar found;
3. **North $19^{\circ}34'44''$ West** a distance of 45.34 feet to a 1/2-inch rebar found;
4. **North $36^{\circ}52'08''$ West** a distance of 36.11 feet to a 1/2-inch rebar found;
5. **North $56^{\circ}51'35''$ West** a distance of 28.96 feet to a 1/2-inch rebar found;

Exhibit B

6. **North 62°57'32" West** passing a 1/2-inch rebar found at a distance of 980.80 feet, passing another 1/2-inch rebar found at a distance of 1081.11 feet, and continue for a total distance of 1918.43 feet to a 1/2-inch rebar found;
7. **North 49°50'42" West** a distance of 22.42 feet to a 1/2-inch rebar found; and
8. **North 21°34'31" West** a distance of 214.20 feet to a 1/2-inch rebar found for the Southwest corner of said 3.12 acre tract and the Northeast corner of a called 20.79 acre tract described in Document No. 2013122753 of the O.P.R.T.C.T., from which a 1/2-inch rebar found in the North line of said 20.79 acre tract and said Southerly right-of-way line of Yager Lane, bears North 21°50'01" West a distance of 101.00 feet;

THENCE **North 74°25'09" East along the West line of said 3.12 acre tract**, over and across said Yager Lane, a distance of 58.08 feet to a 1/2-inch rebar found for the Northwest corner of said 3.12 acre tract and being in the Northerly right-of-way line of said Yager Lane, from which a 1/2-inch rebar found in the West line of said 367.425 acre tract and said Northerly right-of-way of Yager Lane, also being the Southeast corner of a called 151.503 acre tract of land described in Document No. 2017203040 of the O.P.R.T.C.T., bears North 26°16'00" East a distance of 73.32 feet;

THENCE along the Northerly line of said 3.12 acre tract and said Northerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

1. **South 21°19'09" East** a distance of 164.52 feet to a 1/2-inch rebar found;
2. **South 44°27'08" East** a distance of 33.81 feet to a 1/2-inch rebar found;
3. **South 56°19'11" East** a distance of 53.80 feet to a 1/2-inch rebar found;
4. **South 62°39'57" East** a distance of 1953.49 feet to a 1-inch iron pipe found;
5. **South 26°58'11" West** a distance of 9.31 feet to a 1-inch iron pipe found;
6. **South 07°04'21" West** a distance of 136.13 feet to 1/2-inch rebar found;
7. **South 25°58'07" West** a distance of 122.83 feet to 60D Nail found; and

8. **South 18°31'02" East** a distance of **25.59** feet to the to the **POINT OF BEGINNING** and containing 3.13 acres of land more or less.

All bearings shown hereon are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 Adjustment), Central Zone (4203). Distances shown hereon are surface values represented in U.S. Survey Feet, based on a grid-to-surface combined adjustment factor of 1.00008978.

This property description was prepared by an on the ground survey made under my supervision and is accompanied by a separate plat of even date. The field work was completed during the month of April 2017.



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

08/03/2018



Job Number: I7-030

Attachments: CAD Drawing: : L:\LJA\I7-030 Pioneer Crossing\DWGS\Yager Vac.dwg

FRED C. MORSE SR. ESTATE
DOC. NO. 2017203040
O.P.R.T.C.T.
(151.503 AC.)



Line Table		
Line #	Direction	Length
L4	N49° 50' 42"W	22.42'
L5	S44° 27' 08"E	33.81'

YAGER LANE
(R.O.W. VARIES)

N21°50'01"W
101.00'

DYNAMIC FINANCE
CORPORATION
DOC. NO. 2013122753
O.P.R.T.C.T.
(20.79 AC.)

N26°16'00"E
73.32'

58.08'
N74°25'09"E

S21°19'09"E 164.52'

YAGER LANE
(R.O.W. VARIES)

N21°34'31"W 214.20'

RH PIONEER NORTH LLC
DOC. NO. 2017178604
O.P.R.T.C.T.
(367.425)

3.13 ACRES
YAGER LANE
ROW VACATION

L5 53.80'
S56°19'11"E 1953.49'
S62°39'57"E

3.12 ACRES
SAVE AND EXCEPT TRACT
DOC. NO. 2011048580
O.P.R.T.C.T.

L4 N62°57'32"W
1918.43'

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).

DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00008978.

08/03/2018



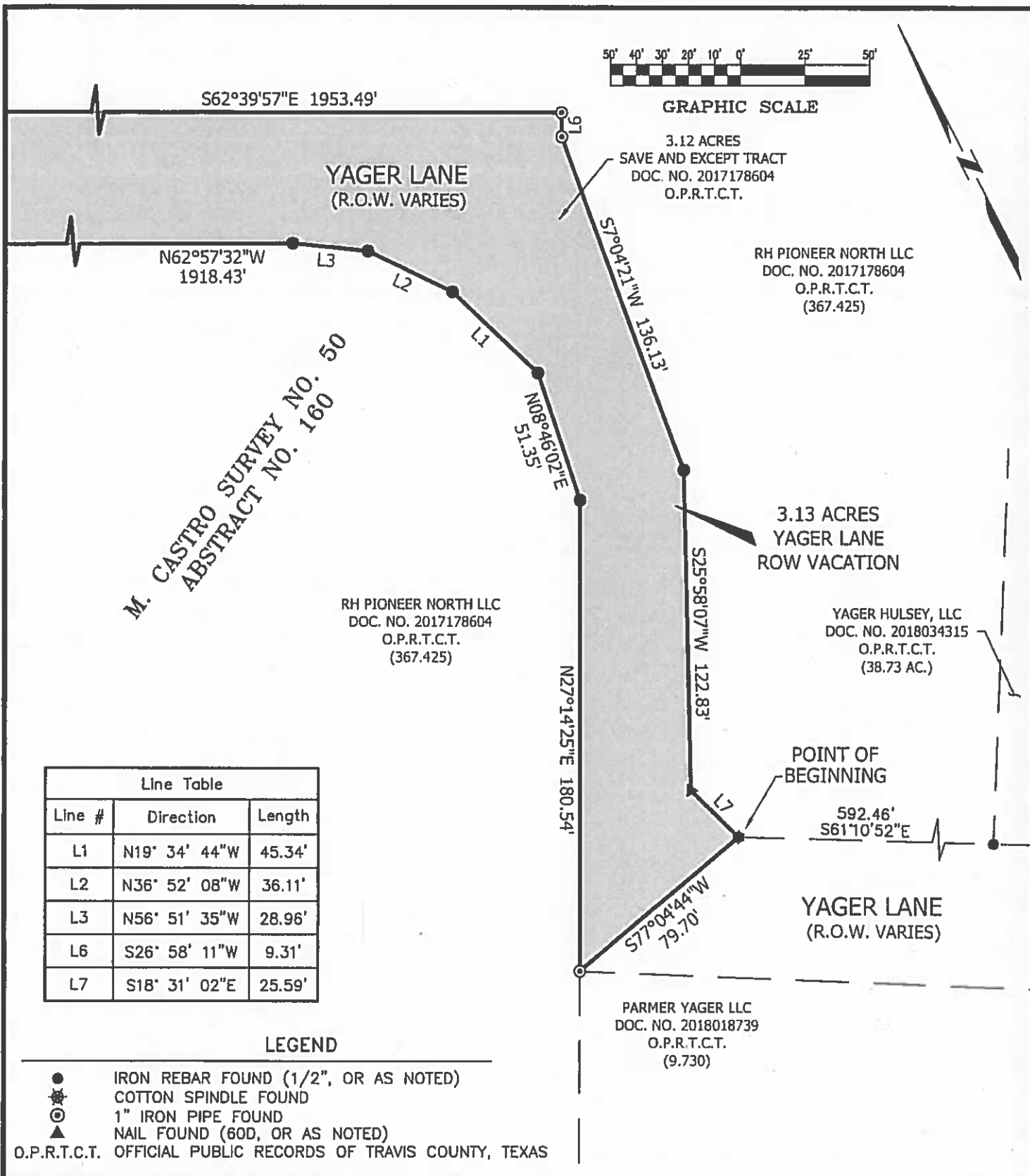
S. CUSHING SURVEY NO. 70
ABSTRACT NO. 164
M. CASTRO SURVEY NO. 50
ABSTRACT NO. 160

JOB NUMBER: 17-030	DATE: 08/01/2018
PROJECT NAME: PIONEER CROSSING	
DRAWING NAME: YAGER VAC.DWG	
DRAWING FILE PATH: L:\LJA\17-030 PIONEER CROSSING\DWGS\	
METES AND BOUNDS FILE PATH: L:\LJA\17-030 PIONEER CROSSING\M&B\YAGER VAC.DOC	
RPLS: TST	TECH: HAS
PARTY CHIEF: JE	CHK BY: TST
SHEET 04 of 05	SCALE: 1" = 50'



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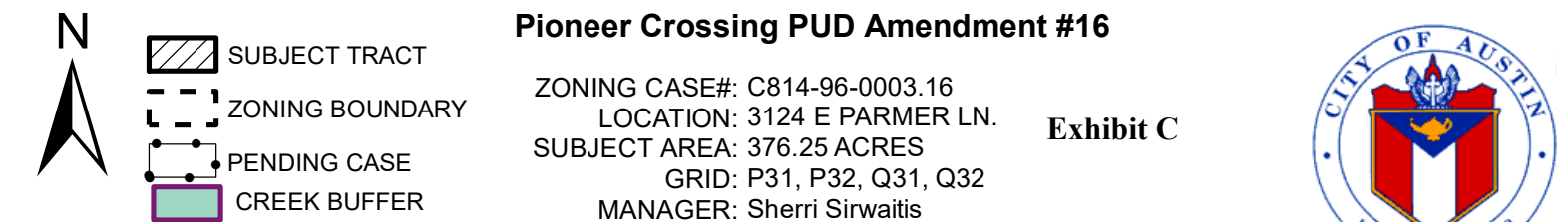


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RPLS: TST	TECH: HAS	PARTY CHIEF: JE	CHK BY: TST
SHEET 05 of 05		FIELDBOOKS N/A	SCALE: 1"= 50'



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