

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

Being 16.45 acres (716,654 square feet) in the Lucas Munos Survey, Abstract 513, in the City of Austin, Travis County, Texas; being the same 16.45 acres described in that special warranty deed recorded as Document No. 2006018100, Deed Records of Travis County, Texas, said 16.45 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 11001 Sprinkle Cutoff Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. This ordinance takes effect on _____, 2022.

PASSED AND APPROVED

_____, 2022

§
§
§ _____

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Myrna Rios
City Attorney City Clerk

METES & BOUNDS LEGAL DESCRIPTION OF:
TRACT 1 - 16.45 ACRES

EXHIBIT A

BEING A 16.45 ACRE (716,654 SQ. FT.) TRACT OF LAND SITUATED IN THE LUCAS MUNOS SURVEY, ABSTRACT 513, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; AND BEING THE SAME TRACT OF LAND, CALLED 16.45 ACRES, DESCRIBED TO SPRINKLE CREEK CORPORATION, AS SHOWN ON INSTRUMENT RECORDED UNDER DOCUMENT NO. 2006018100 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SPRINKLE CUTOFF ROAD (CALLED 50' R.O.W. WIDTH), AT A NORTHWEST CORNER OF LOT 25, PIONEER CROSSING EAST, SECTION 15, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 201700026 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE SOUTHWEST CORNER OF SAID 16.45 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID SPRINKLE CUTOFF ROAD, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 07°54'07" WEST, A DISTANCE OF 27.85 FEET TO AN IRON PIPE FOUND FOR A POINT OF CURVATURE OF THIS TRACT;
2. IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 25°30'45", A RADIUS OF 518.20 FEET, A CHORD BEARING AND DISTANCE OF NORTH 20°39'29" WEST, 228.84 FEET, AND A TOTAL ARC LENGTH OF 230.74 FEET TO AN IRON PIPE FOUND FOR A POINT OF REVERSE CURVATURE OF THIS TRACT;
3. IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 21°03'51", A RADIUS OF 401.67 FEET, A CHORD BEARING AND DISTANCE OF NORTH 22°52'54" WEST, 146.84 FEET, AND A TOTAL ARC LENGTH OF 147.67 FEET TO A IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
4. NORTH 12°21'01" WEST, A DISTANCE OF 300.77 FEET TO A IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;
5. NORTH 12°06'00" WEST, A DISTANCE OF 887.89 FEET TO AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION PER PLAT FOR THE PAYTON SUBDIVISION, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 201500259 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE NORTHWEST CORNER OF SAID 16.45 ACRE AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID PAYTON SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 71°05'44" EAST, A DISTANCE OF 302.86 FEET TO AN IRON PIPE FOUND FOR AN ANGLE CORNER OF THIS TRACT;
2. SOUTH 71°08'38" EAST, A DISTANCE OF 391.28 FEET TO AN IRON PIPE FOUND IN THE WEST BOUNDARY LINE OF A CALLED 85.439 ACRE TRACT OF LAND DESCRIBED TO THE STATE OF TEXAS, AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 11339, PAGE 2005 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND AT THE SOUTHEAST CORNER OF SAID PAYTON SUBDIVISION, FOR THE NORTHEAST CORNER OF SAID 16.45 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID 85.439 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 08°03'36" EAST, A DISTANCE OF 155.31 FEET TO A 60D NAIL FOUND FOR AN ANGLE CORNER OF THIS TRACT;
2. SOUTH 08°54'55" EAST, A DISTANCE OF 927.68 FEET TO AN IRON PIPE FOUND AT A NORTHEAST CORNER OF SAID PIONEER CROSSING EAST, SECTION 15, FOR THE SOUTHEAST CORNER OF SAID 16.45 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT;


THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID PIONEER CROSSING EAST, SECTION 15, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 71°08'48" WEST, A DISTANCE OF 143.38 FEET TO AN IRON PIPE FOUND FOR AN INTERIOR CORNER OF THIS TRACT;
2. SOUTH 45°23'59" WEST, A DISTANCE OF 413.69 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 16.45 ACRES OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE RECORD BEARINGS AND DISTANCES PER INSTRUMENT RECORDED UNDER DOC. NO. 2006018100 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A BOUNDARY EXHIBIT AND A LINE & CURVE TABLE WAS CREATED IN CONJUNCTION WITH THIS METES & BOUNDS LEGAL DESCRIPTION.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED. KIMLEY-HORN DID NOT REVIEW LEASE INTEREST WHILE PERFORMING THIS SURVEY.


ZACHARY KEITH PETRUS, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769

10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



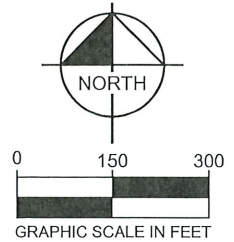
METES & BOUNDS LEGAL DESCRIPTION FOR
A REZONING EXHIBIT OF
TRACT 1 - 16.45 ACRES
BEING OUT OF THE
LUCAS MUNOS SURVEY, ABSTRACT 513
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

Kimley»Horn

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	ZKP	JKA	2/18/2022	069402600	1 OF 3

LUCAS MUNOS SURVEY, ABSTRACT 513



CALLED 20.084 ACRES
GRMU INVESTORS, LLC
DOC. NO. 2019076547
OPRTC

**SPRINKLE CUTOFF
ROAD**
(CALLED 50' R.O.W. WIDTH)

LOT 1, BLOCK 1
PIONEER AT WALNUT CREEK
DOC. NO. 200600092
OPRTC

CALLLED 16.45 ACRES
SPRINKLE CREEK
CORPORATION
DOC. NO. 2006018100
OPRTC

TRACT 1
16.45 ACRES
(716,654 SQ. FT.)

CALLLED 85.439 ACRES
MISSOURI KANSAS TEXAS
RAILROAD ROW
STATE OF TEXAS
VOL. 11339 PG. 2005
RPRTC

PIONEER CROSSING
EAST SECTION 10
DOC. NO. 200600016
OPRTC

CALLLED 8.640 ACRES
CONTINENTAL HOMES
OF TEXAS, L.P.
DOC. NO. 2016128108
OPRTC

THIS EXHIBIT WAS PREPARED WITHOUT
THE BENEFIT M OF A TITLE SURVEY AND
DOES NOT REFLECT THE LOCATION OF ANY
EXISTING EASEMENTS. THIS IS NOT A LAND
TITLE SURVEY.

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJOINING PROPERTY LINE

LEGEND:

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
RPRTC = REAL PROPERTY RECORDS TRAVIS COUNTY
(XXXX) = RECORD BEARING

SURVEYOR'S NOTES:

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BOUNDARY EXHIBIT FOR A A REZONING EXHIBIT OF

16.45 ACRES

BEING A PORTION OF THE
LUCAS MUNOS SURVEY, ABSTRACT 513
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 300'	ZKP	JKA	2/18/2022	069402600	2 OF 3

LINE TABLE		
NO.	BEARING	LENGTH
L1	N07°54'07"W	27.85'
L2	N12°21'01"W	300.77'
L3	S08°03'36"E	155.31'
L4	N71°08'48"W	143.38'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	25°30'45"	518.20'	230.74'	N20°39'29"W	228.84'
C2	21°03'51"	401.67'	147.67'	N22°52'54"W	146.84'

SURVEYOR'S NOTES:

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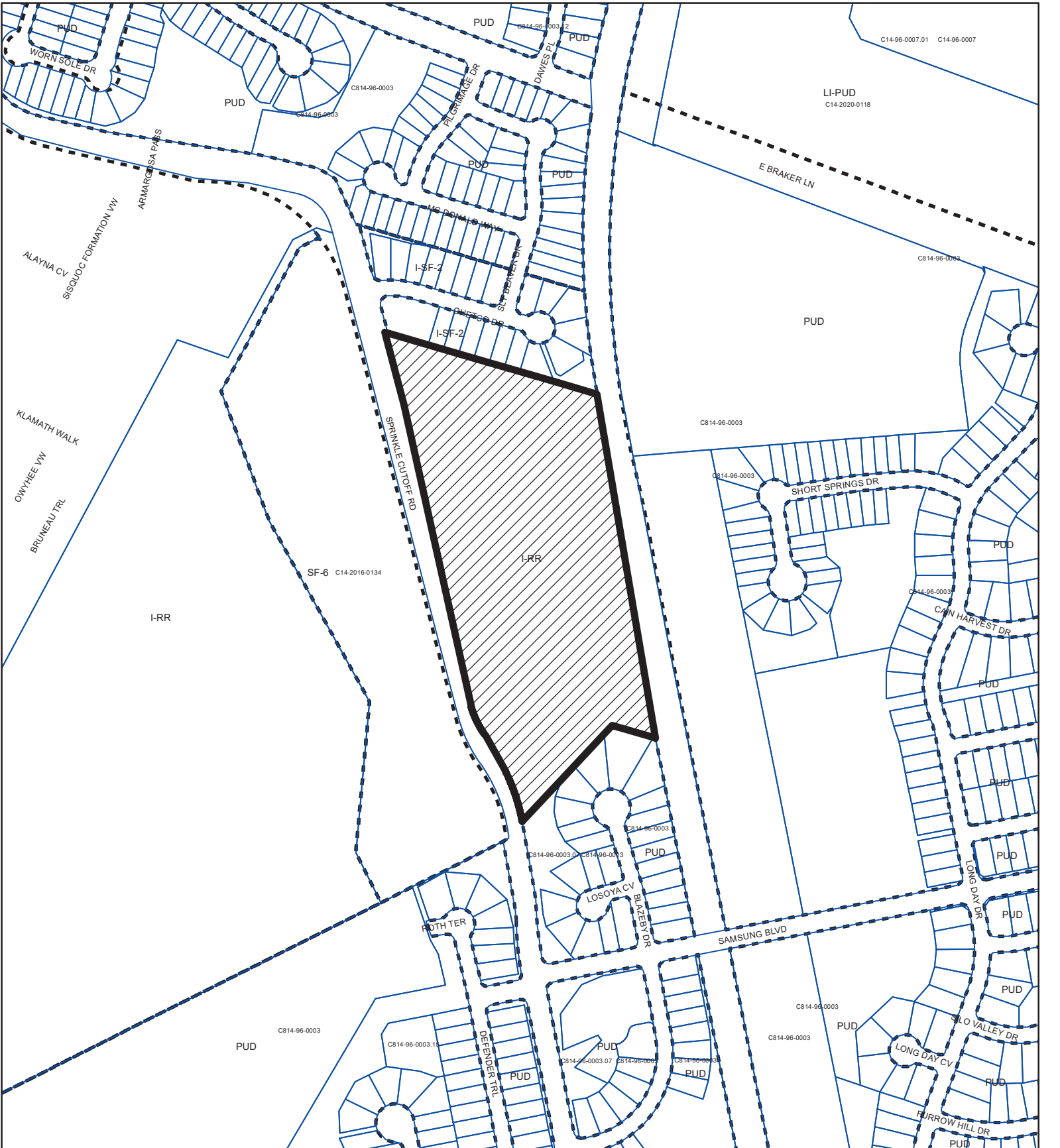


**LINE & CURVE TABLE FOR A
 A REZONING EXHIBIT OF
 TRACT 1 - 16.45 ACRES
 BEING A PORTION OF THE
 LUCAS MUNOS SURVEY, ABSTRACT 513
 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

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N/A	ZKP	JKA	2/18/2022	069402600	3 OF 3



ZONING Exhibit B

ZONING CASE#: C14-2022-0014



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 2/9/2022