

**CITY OF LIBERTY HILL  
RIO OAKS ANNEXATION**

**ORDINANCE NO. 2022-O-06.22-003**

**AN ORDINANCE OF THE CITY OF LIBERTY HILL, TEXAS TO VOLUNTARILY ANNEX INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE CITY OF LIBERTY HILL, TEXAS BEING APPROXIMATELY 56.004 ACRES OUT OF THE J.B. ROBINSON SURVEY, ABSTRACT 521 AND IDENTIFIED AS ASSESSOR'S PARCEL NUMBER R022832, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, LYING ADJACENT AND CONTIGUOUS TO THE PRESENT CITY LIMITS OF THE CITY OF LIBERTY HILL IN THE CITY'S ETJ IN WILLIAMSON COUNTY, INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING**

WHEREAS, the City of Liberty Hill, Texas (City) is a Type-A, General Law municipality with the rights and privileges thereto; and

WHEREAS, the City of Liberty Hill, Texas is authorized by State law to annex territory lying adjacent and contiguous to the incorporated municipal boundary (i.e., City Limits) of said City of Liberty Hill, Texas by Voluntary Annexation; and

WHEREAS, on June 1, 2022, the owners of certain land submitted a Petition for Voluntary Annexation (Exhibit "A"); and

WHEREAS, the area identified in Exhibit "A," is approximately 56.004 acres of land in the extraterritorial jurisdiction (ETJ) of the City that is adjacent and contiguous to the City Limits (Area); and

WHEREAS, the City Council of the City of Liberty Hill ("City Council") has conducted a public hearing on this, the 22<sup>nd</sup> day of June 2022, regarding annexation of the Area, and has provided all required notices within the timeframes established under Chapter 43 of the Texas Local Government Code; and

WHEREAS, the City has prepared a Municipal Service Plan for the area to be annexed in accordance with Section 43.056 of the Texas Local Government Code providing for municipal services to such area, which service plan was made available to the public and is attached hereto as Exhibit "B"; and

WHEREAS, the City Council deems it to be in the best interest of the citizens of the City to annex said territory into the City.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF  
THE CITY OF LIBERTY HILL, TEXAS:**

## **1. FINDINGS OF FACT**

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Liberty Hill, Texas, and are hereby approved and incorporated into the body of this Ordinance as if copied herein in their entirety.

## **2. ANNEXATION OF TERRITORY**

- A. The properties in the area described in Exhibit "A", which is attached hereto and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e., City Limits) of the City of Liberty Hill, and is made an integral part, hereof.
- B. The official map and boundaries of the City of Liberty Hill are hereby amended and revises so as to include the area annexed, and to reflect the expansion of the City's extraterritorial jurisdiction resulting from such annexation.
- C. A Municipal Service Plan has been prepared in accordance with applicable provisions of state law pertaining to annexation is attached hereto as Exhibit "B" and map of the serviceplan area attached as Attachment "A" and incorporated herein for all intents and purposes.
- D. The owners and inhabitants of the area herein annexed are entitled to all of the rights and privileges of other citizens of the City of Liberty Hill and are hereby bound by all acts, ordinances and other legal actions now in full force and effect and those that may be hereafter adopted or enacted.

## **3. EFFECTIVE DATE**

This Ordinance is effective, and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

## **4. FILING**

- A. The City Secretary is hereby instructed to include this Ordinance in the records of the City.
- B. The City Secretary is hereby instructed to have maps prepared depicting the new municipal boundaries and extraterritorial jurisdiction.
- C. The City Secretary is hereby instructed to file a certified copy of this Ordinance with the Williamson County Clerk.

## **5. SEVERABILITY**

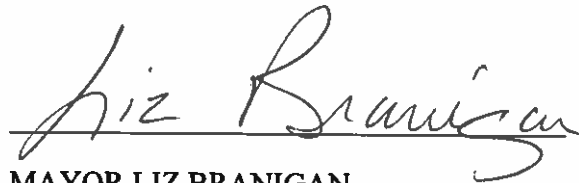
It is hereby declared to be the intention of the City Council of the City of Liberty Hill that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not

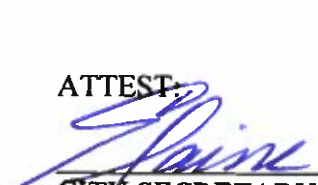
affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

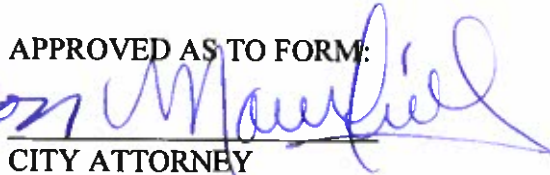
**6. PROPER NOTICE & MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED & APPROVED** this 22<sup>nd</sup> day of June 2022 by the City Council on a vote of 4 AYES; 0 NAYS; 0 ABSTENTIONS.

  
MAYOR LIZ BRANIGAN

ATTEST:  
  
CITY SECRETARY  
ELAINE SIMPSON

APPROVED AS TO FORM:  
  
CITY ATTORNEY



### FIELD NOTE DESCRIPTION

DESCRIPTION OF A 56.114 ACRES TRACT OF LAND LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 117.15 ACRE TRACT OF LAND CONVEYED TO PHILIP HOGAN AND WIFE, GINA RAE HOGAN IN A DEED RECORDED IN DOCUMENT NO. 2000007280 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 56.114 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a 1/2 inch iron rod with cap stamped "CUNNINGHAM-ALLEN INC" found in the north right of way line of County Road 263 (right of way varies) (no dedication found to date) and in the south line of said 117.15 acre tract for the southwest corner of that tract 9.802 acre tract of land conveyed to Williamson County, Texas in a Donation Special Warranty Deed recorded in Document No. 2016120724, of the Official Public Records of said County;

**THENCE**, with the south line of said 117.15 acre tract and the north right of way line of said County Road 263, the following two (2) courses and distances:

1. South 68°39'14" West, a distance of 1006.53 feet to 1/2 inch iron rod found;
2. South 69°05'36" West, a distance of 813.43 feet to 1/2 inch iron rod found in the approximate east line of 100 foot wide right of way conveyed to the City of Austin in a Quit Claim Deed recorded in Volume 1417, Page 282 of the Official Records of said County for the southwest corner of said 117.15 acre tract;

**THENCE**, North 31°37'05" West, with the west line of said 117.15 acre tract and the approximate east line of said City of Austin Rail Road 100 foot right-of-way, a distance of 1496.17 feet to a 1/2 inch iron rod with plastic cap stamped "CUNNINGHAM ALLEN INC" set, for the northwest corner of said 117.15 acre tract and the southwest corner of Lot 2, Block A, Capitol Aggregates Ltd Subdivision, of record in Document No. 2008080708, of said Official Public Records;

**THENCE**, with the north line of said 117.15 acre tract and the south line of said Lot 2 the following three (3) courses and distances:

1. North 68°53'06" East, passing at a distance of 487.20 feet, a 1/2 inch iron rod found 1.89 feet south of and perpendicular to said north line, and continuing for a total distance of 1338.73 feet to an angle corner of said 117.15 acre tract, from which a 1/2 inch iron rod found, bears South 20°58' East 0.17 feet;
2. North 20°55'00" West, a distance of 13.65 feet to a 1/2 inch iron rod found;
3. North 69°16'28" East, a distance of 21.47 feet to the northwest corner of said 9.802 acre tract, from which a 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found for the northwest corner of said 9.802 acre tract, bears North 69°16'28" East, a distance of 151.79 feet;

**THENCE**, departing said north line with the westerly line of said 9.802 acre tract the following thirteen (13) courses and distances:

---

Cunningham | Allen, Inc. · Engineers · Surveyors

3103 Bee Cave Road, Suite 202 · Austin, Texas 78746-6819 Tel: (512) 327-2946 · Fax: (512) 327-2973 ·

TBPE FIRM #: F-284 / TBPLS FIRM #: 10000900

1. With a non-tangent curve to the left, having a radius of 1075.00 feet, an arc length of 1020.05 feet, a delta angle of 54°22'02", and a chord which bears South 56°03'55" East, a distance of 982.21 feet to a 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found at the end of said curve;
2. South 83°14'56" East, a distance of 299.63 feet to 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found;
3. South 38°14'56" East, a distance of 35.11 feet;
4. South 06°45'13" West, a distance of 79.29 feet to 5/8 inch iron rod found at the beginning of curve to the right;
5. With said curve to the right, having a radius of 665.00 feet, an arc length of 282.93 feet, a delta angle of 24°22'37", and a chord which bears South 18°56'32" West, a distance of 280.80 feet to a 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found at the end of said curve;
6. South 20°03'58" East, a distance of 147.05 feet to 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found at the beginning of non-tangent curve to the left;
7. With said non-tangent curve to the left, having a radius of 785.00 feet, an arc length of 119.59 feet, a delta angle of 08°43'43", and a chord which bears North 33°28'46" East, a distance of 119.47 feet to a 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found at the end of said curve;
8. North 72°17'10" East, a distance of 28.87 feet to 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found;
9. South 63°04'13" East, a distance of 7.38 feet to 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found at the beginning of non-tangent curve to the right;
10. With said non-tangent curve to the right, having a radius of 175.00 feet, an arc length of 94.56 feet, a delta angle of 30°57'38", and a chord which bears South 48°58'19" East, a distance of 93.42 feet to a 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found at the beginning of non-tangent curve to the right;
11. With said non-tangent curve to the right, having a radius of 33.00 feet, an arc length of 54.06 feet, a delta angle of 93°51'10", and a chord which bears South 13°25'50" West, a distance of 48.21 feet to a 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found at the end of said curve;
12. South 60°03'35" West, a distance of 32.78 feet to 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found;
13. South 20°41'32" East, a distance of 7.47 feet to the **POINT OF BEGINNING** containing 56.114 acres of land within these metes and bounds.

Reference is hereby made to the plat of this tract accompanying this description.

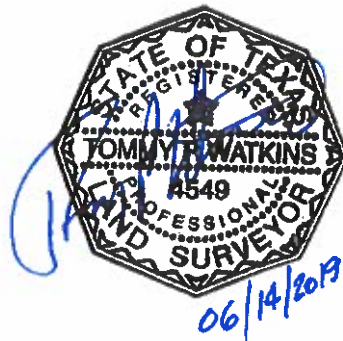
Bearing Basis: Texas Coordinate System of 1983, Central Zone (NAD\_83 (2011)). All distances were adjusted to the surface using a surface adjustment factor of 1.00014063298439.

THE STATE OF TEXAS   §  
                                   §        KNOWN ALL MEN BY THESE PRESENT  
COUNTY OF TRAVIS   §

That I, Tommy P. Watkins, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the month of June, 2019, under my direction and supervision.

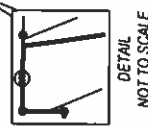
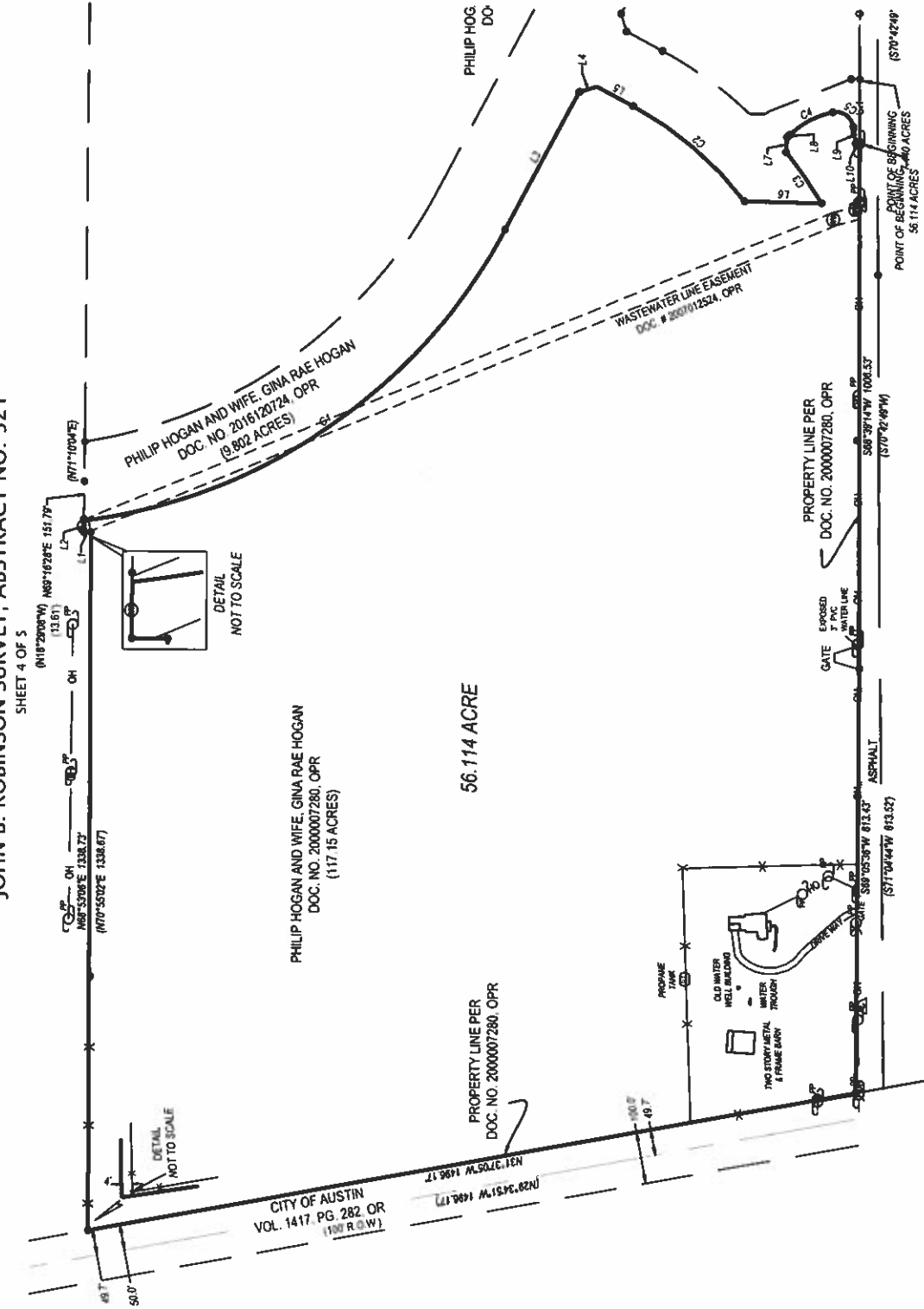
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 14th of June, 2019, A.D

Tommy P. Watkins, R.P.L.S.  
Texas Registration No. 4549



STANDARD LAND SURVEY OF 56.114 ACRES OF LAND OUT OF THE  
JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521

SHEET 4 OF 5



CITY OF AUSTIN  
VOL. 1417, PG. 282 OR  
(100 R.O.W.)

PROPERTY LINE PER  
DOC. NO. 2000007280, OPR

PHILIP HOGAN AND WIFE, GINA RAE HOGAN  
DOC. NO. 2000007280, OPR  
(117.15 ACRES)

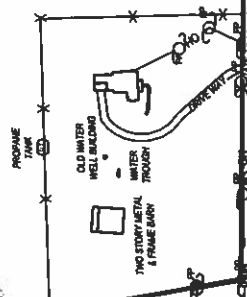
56.114 ACRE

PHILIP HOGAN AND WIFE, GINA RAE HOGAN  
DOC. NO. 2016120724, OPR  
(9.802 ACRES)

WASTEWATER LINE EASEMENT  
DOC. # 2007012524, OPR

PROPERTY LINE PER  
DOC. NO. 2000007280, OPR

ASPHALT



REFERENCE IS HEREBY MADE TO THE PLAT OF THIS TRACT  
ACCOMPANYING THIS DESCRIPTION

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM  
OF 1983, CENTRAL ZONE (NAD 83 (2011)). ALL DISTANCES  
WERE ADJUSTED TO THE SURFACE USING A SURFACE  
ADJUSTMENT FACTOR OF 1.00014063298439. (SURFACE =  
GRID X SURFACE ADJUSTMENT FACTOR)

**CA**  
CunninghamAllen  
Engineers & Surveyors  
1604 SEG. THREE FIVE TRAILS 000000  
© COPYRIGHT 2010 CUNNINGHAMALLEN, INC.

3103 Bee Cave Road  
Suite 202  
Austin, Texas 78746  
Tel. (512) 327-2946  
Fax: (512) 327-2973

D:\mwp\p15\31750791\region\frnd\Drawings\60151\Boundary.dwg Plotted by Tom.madsen Date: 6/16/2015 8:22:00 AM Layout: Boundary 56.114 AC. Page Size: A3x4 (Portrait) Plotter: HP DesignJet 650C

STANDARD LAND SURVEY OF 56.114 ACRES OF LAND OUT OF THE  
 JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521

SHEET 5 OF 5

**LEGEND**

- 1/4" IRON ROD W/CAP STAMPED 'CUNNINGHAM-ALLEN INC' SET
- 1/2" IRON ROD W/CAP STAMPED 'CUNNINGHAM-ALLEN INC' FOUND
- ▽ MAIL SET (AS NOTED)
- ▲ MASONRY NAIL FOUND
- MAIL FOUND (AS NOTED)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- ▲ RAIL ROAD SPIKE FOUND
- ▲ TADPOLE TYPE #1 MONUMENT FOUND
- UTILITY POLE
- SANITARY SEWER MANHOLE
- WATER METER
- △ CABLE JUNCTION BOX
- △ ELECTRIC JUNCTION BOX
- △ TELEPHONE JUNCTION BOX
- DOWN GUY
- WOOD FENCE
- OH OVERHEAD UTILITY
- UNDERGROUND COMMUNICATION LINES

REFERENCE IS HEREBY MADE TO THE PLAT OF THIS TRACT  
 ACCOMPANYING THIS DESCRIPTION

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM  
 OF 1983, CENTRAL ZONE (NAD\_83 (2011)). ALL DISTANCES  
 WERE ADJUSTED TO THE SURFACE USING A SURFACE  
 ADJUSTMENT FACTOR OF 1.00014063298439. (SURFACE =  
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3103 Bee Cave Road  
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Engineers & Surveyors  
 HOLDING STATE LICENSES  
 CUNNINGHAM-ALLEN ENGINEERS & SURVEYORS, INC.

TO HOGAN WYATT, LP

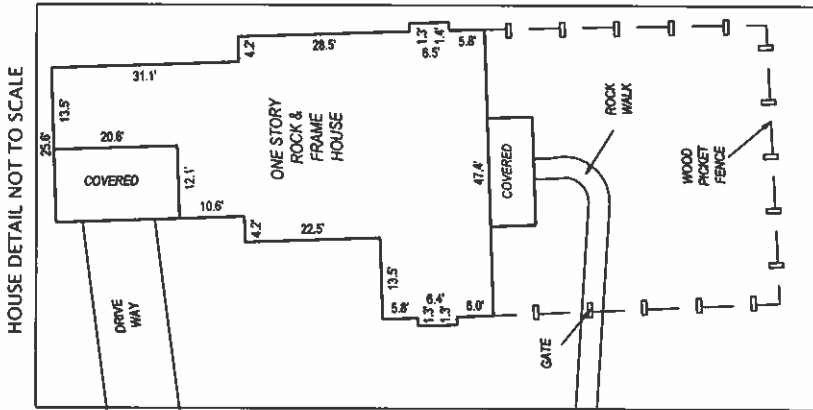
THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND IN JUNE, 2019, BY ME  
 OR UNDER MY SUPERVISION, THAT THIS PLAT REPRESENTS THE FACTS FOUND AT THE TIME  
 OF THE SURVEY, AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT  
 TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS  
 FOR A CATEGORY 1B, CONDITION II, BOUNDARY SURVEY.

TOMMY P. WATKINS, R.P.L.S.  
 TEXAS REG. NO. 4549

City of Liberty Hill

Page 8 of 10

56.004-acre tract



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	1075.00'	1020.05'	54°22'02"	S89°03'55"E	982.21'
C2	685.00'	282.33'	24°22'37"	S16°56'32"W	280.80'
C3	785.00'	119.59'	8°45'43"	N33°28'46"E	119.47'
C4	175.00'	94.38'	30°57'28"	S48°38'19"E	88.42'
C5	33.00'	54.06'	83°51'10"	S13°29'50"W	48.21'



**Exhibit "B"**  
**MUNICIPAL SERVICE PLAN**

Parcel: R022832  
Owner: Hogan Wyatt, LP

**POLICE**

Existing Services: Williamson County Sherriff's Office

Services to be Provided: Currently, the area is under the jurisdiction of the Williamson County Sheriff's Office. However, upon annexation, the City of Liberty Hill Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

**BUILDING INSPECTION**

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement and Building Inspection Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Liberty Hill.

**PLANNING AND ZONING**

Existing Services: Extra Territorial Jurisdiction review authority as identified in the Unified Development Code and authorized by the Texas Local Government Code Chapter 212, Section 212.003.

Services to be Provided: The Planning Department's responsibility for regulating development and land use through the administration of the City of Liberty Hill Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Liberty Hill's Subdivision Ordinance. These services can be provided within the department's current budget and staffing.

**STREET**

Existing Services: County Street Maintenance

Services to be Provided: Maintenance to the street facilities will be provided by the City of Liberty Hill upon the effective date of the annexation. This service can be provided within the current budget appropriation.

**WATER SERVICE**

Existing Services: None

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

**SANITARY SEWER SERVICE**

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

**MISCELLANEOUS**

All other applicable municipal services will be provided to the area in accordance with the City of Liberty Hill's established policies governing extension of municipal services to newly annexed areas.

**APPROVAL AND TERM OF SERVICE PLAN**

Upon completion of the public hearings at which this service plan is presented for public inspection and consideration, this service plan shall be attached to the ordinance annexing the territory described above and approved as part of the ordinance.

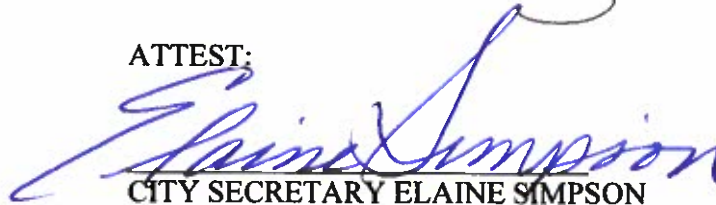
This service plan shall become effective upon the final approval of the ordinance annexing the territory described above.

This service plan shall be valid for a period not to exceed ten years from the date of annexation.

**SUBMITTED** on this the 22<sup>nd</sup> day of June 2022 for public inspection and consideration and for approval by the City Council of the City of Liberty Hill, Williamson County, Texas.

  
MAYOR LIZ BRANIGAN

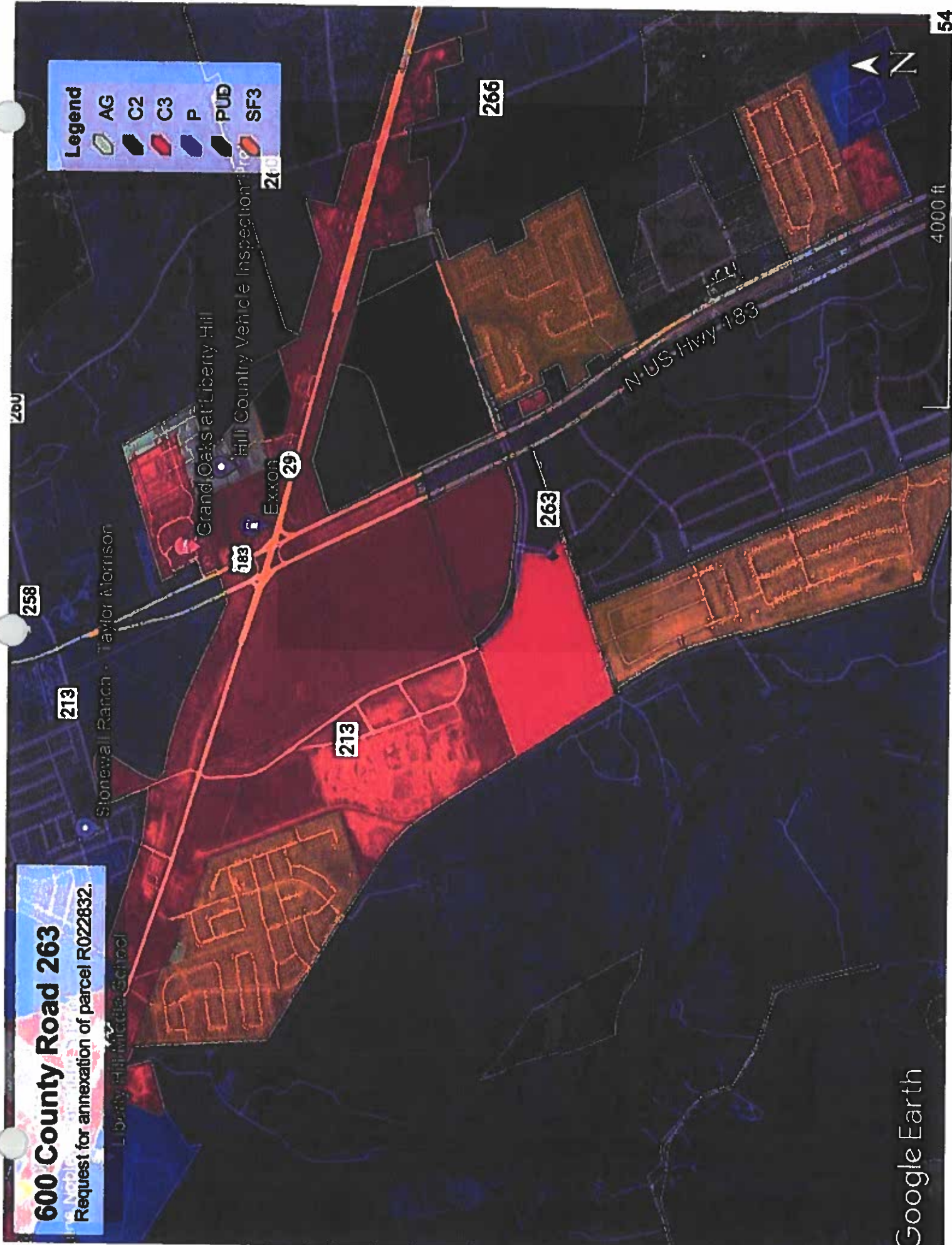
ATTEST:

  
CITY SECRETARY ELAINE SIMPSON

# 600 County Road 263

Request for annexation of parcel R022832.

Legend	
	AG
	C2
	C3
	P
	PUD
	SF3



**RESOLUTION SETTING A PUBLIC HEARING ON A PROPOSED  
ANNEXATION**

RESOLUTION NO. 2022-06.01-004  
Rio Oaks

A RESOLUTION SETTING A DATE, TIME, AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF LIBERTY HILL, TEXAS, AND AUTHORIZING AND DIRECTING THE MAYOR TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LIBERTY HILL, TEXAS:

SECTION 1. On the 22<sup>nd</sup> day of June 2022, at 6:00 p.m. at the Liberty Hill Municipal Courthouse, 2801 Ranch Rd 1869, Liberty Hill, TX 78642, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City of Liberty Hill, Texas of the following described property, to-wit:

**Approximately 56.004 acres out of the J.B. Robinson Survey,  
Abstract 521 and identified as Assessor's Parcel Number  
R022832, specifically, locally addressed as 600 County Road  
263, Williamson County, Liberty Hill, TX, 78642.**

SECTION 2. The Mayor of the City of Liberty Hill authorizes this notice of hearing to be published once in a newspaper having general circulation in the city and in the above-described territory not more than twenty days nor less than ten days prior to the date of such public hearing, in accordance with the Municipal Annexation Act.

PASSED AND APPROVED this the 1st day of June, 2022.

  
\_\_\_\_\_  
Mayor

ATTEST.

  
\_\_\_\_\_  
City Secretary








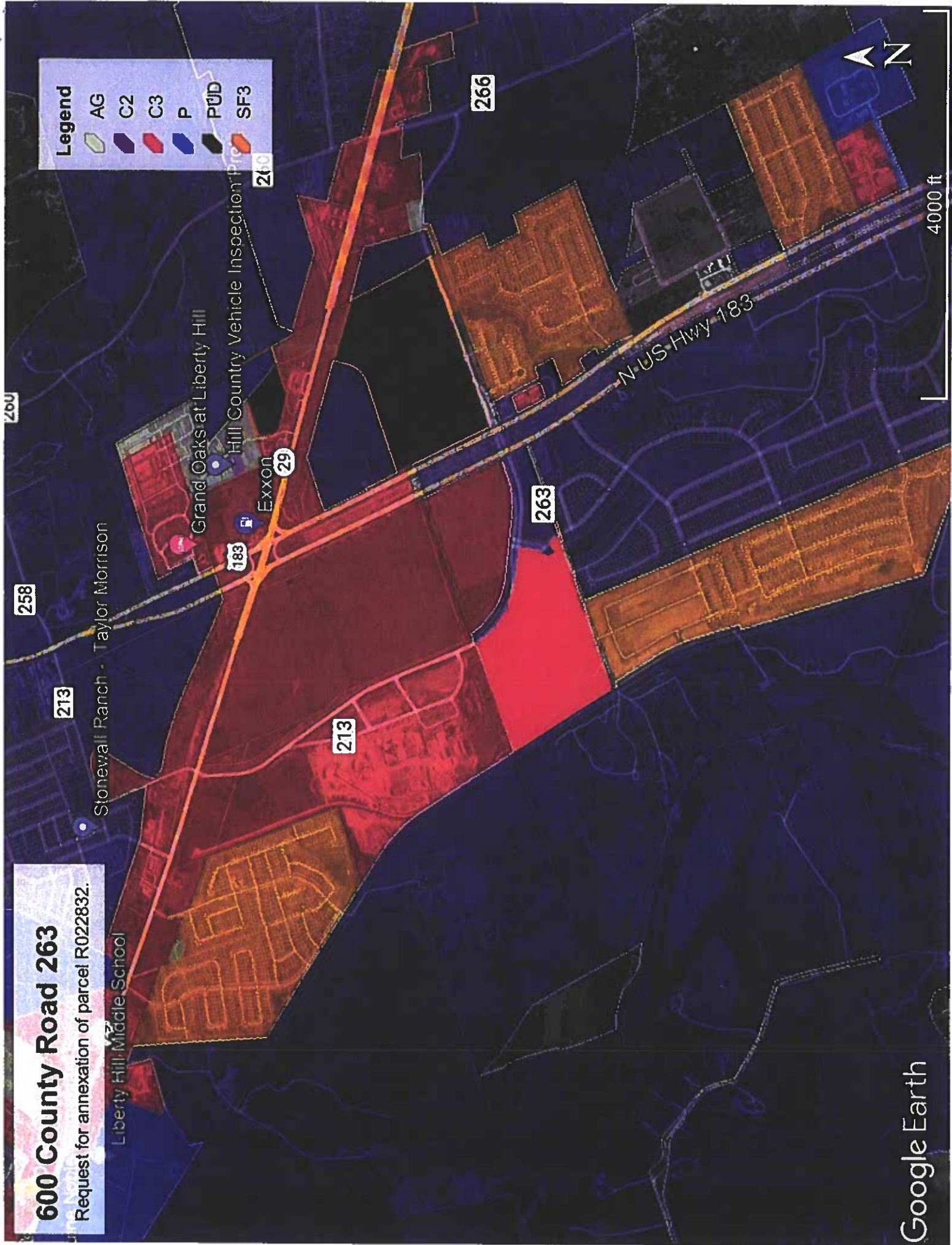


# 600 County Road 263

Request for annexation of parcel R022832.

**Legend**

	AG
	C2
	C3
	P
	PUD
	SF3





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5. With said curve to the right, having a radius of 665.00 feet, an arc length of 282.93 feet, a delta angle of 24°22'37", and a chord which bears South 18°56'32" West, a distance of 280.80 feet to a 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found at the end of said curve;
6. South 20°03'58" East, a distance of 147.05 feet to 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found at the beginning of non-tangent curve to the left;
7. With said non-tangent curve to the left, having a radius of 785.00 feet, an arc length of 119.59 feet, a delta angle of 08°43'43", and a chord which bears North 33°28'46" East, a distance of 119.47 feet to a 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found at the end of said curve;
8. North 72°17'10" East, a distance of 28.87 feet to 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found;
9. South 63°04'13" East, a distance of 7.38 feet to 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found at the beginning of non-tangent curve to the right;
10. With said non-tangent curve to the right, having a radius of 175.00 feet, an arc length of 94.56 feet, a delta angle of 30°57'38", and a chord which bears South 48°58'19" East, a distance of 93.42 feet to a 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found at the beginning of non-tangent curve to the right;
11. With said non-tangent curve to the right, having a radius of 33.00 feet, an arc length of 54.06 feet, a delta angle of 93°51'10", and a chord which bears South 13°25'50" West, a distance of 48.21 feet to a 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found at the end of said curve;
12. South 60°03'35" West, a distance of 32.78 feet to 1/2 inch iron rod with cap stamped "WILLIAMSON COUNTY" found;
13. South 20°41'32" East, a distance of 7.47 feet to the **POINT OF BEGINNING** containing 56.114 acres of land within these metes and bounds.

Reference is hereby made to the plat of this tract accompanying this description.

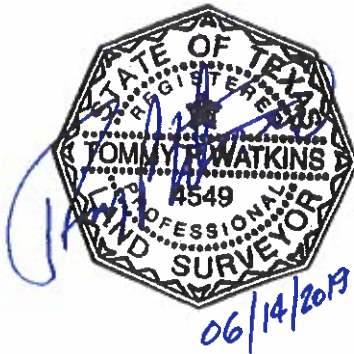
Bearing Basis: Texas Coordinate System of 1983, Central Zone (NAD\_83 (2011)). All distances were adjusted to the surface using a surface adjustment factor of 1.00014063298439.

THE STATE OF TEXAS §  
§ KNOWN ALL MEN BY THESE PRESENT  
COUNTY OF TRAVIS §

That I, Tommy P. Watkins, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the month of June, 2019, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 14th of June, 2019, A.D

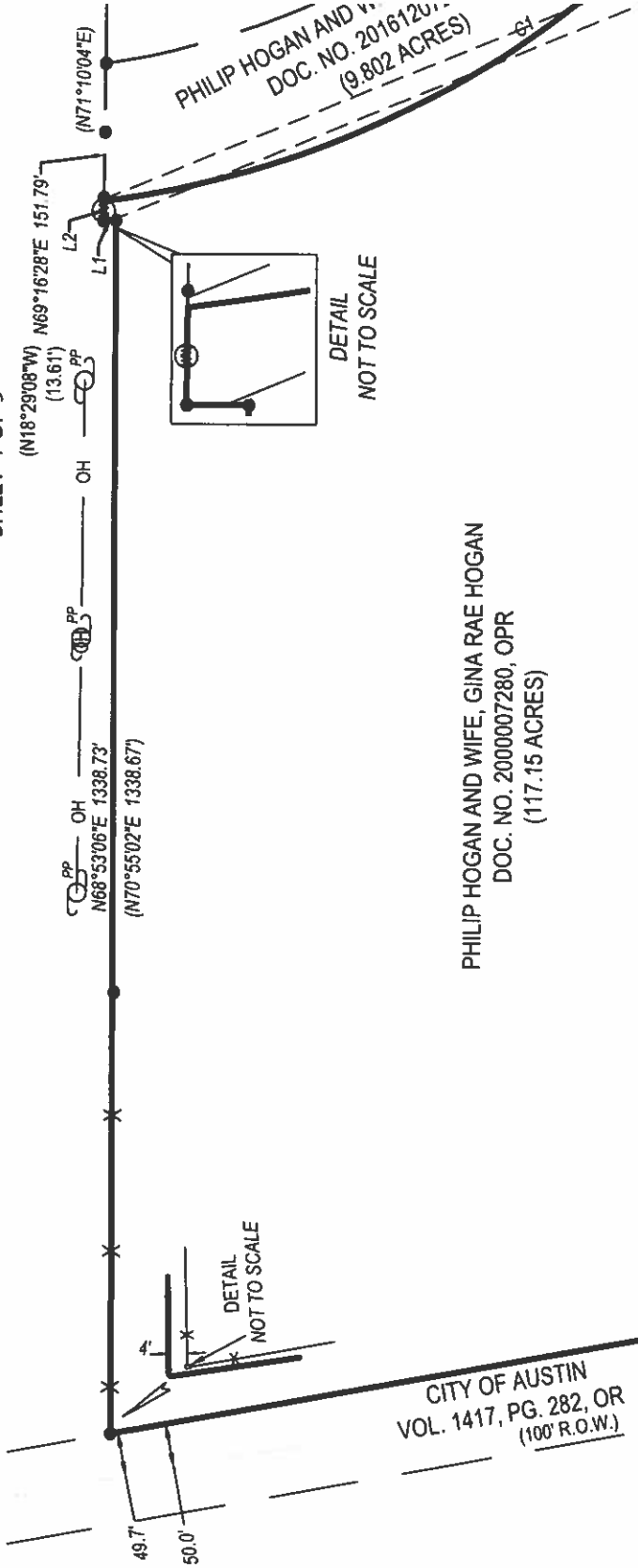
Tommy P. Watkins, R.P.L.S.  
Texas Registration No. 4549





STANDARD LAND SURVEY OF 56.114 ACRES OF LAND OF  
 JOHN B. ROBINSON SURVEY, ABSTRACT NO. 52

SHEET 4 OF 5



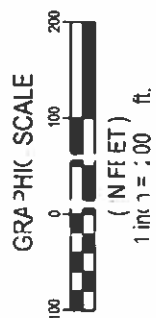
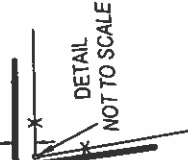
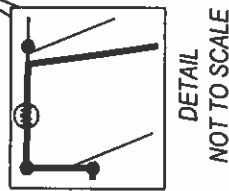
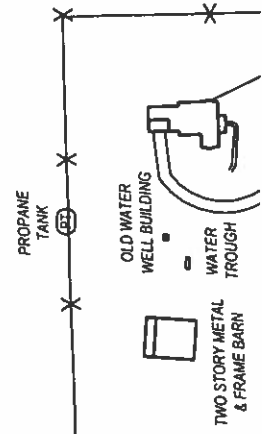
PHILIP HOGAN AND WIFE,  
 DOC. NO. 2016120, -  
 (9.802 ACRES)

PHILIP HOGAN AND WIFE, GINA RAE HOGAN  
 DOC. NO. 2000007280, OPR  
 (117.15 ACRES)

56.114 ACRE

PROPERTY LINE PER  
 DOC. NO. 2000007280, OPR

CITY OF AUSTIN  
 VOL. 1417, PG. 282, OR  
 (100' R.O.W.)



STANDARD LAND SURVEY OF 56.114 ACRES OF LAND OUT  
 JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521-  
 SHEET 5 OF 5

**LEGEND**

- 1/2" IRON ROD W/CAP STAMPED "CUNNINGHAM-ALLEN INC" SET
- 1/2" IRON ROD W/CAP STAMPED "CUNNINGHAM-ALLEN INC" FOUND
- ▽ NAIL SET (AS NOTED)
- ▲ MASONRY NAIL FOUND
- ▲ NAIL FOUND (AS NOTED)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- ▲ RAIL ROAD SPIKE FOUND
- TxDOT TYPE II MONUMENT FOUND
- ⊕ UTILITY POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ WATER METER
- ⊕ CABLE JUNCTION BOX
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ TELEPHONE JUNCTION BOX
- DOWN GUY
- WOOD FENCE
- OH OVERHEAD UTILITY
- UNDERGROUND COMMUNICATION LINES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N20°55'00"W	13.65'
L2	N69°16'28"E	21.47'
L3	S83°14'56"E	299.63'
L4	S38°14'56"E	35.11'
L5	S06°45'13"W	79.29'
L6	S20°03'58"E	147.05'
L7	N72°17'10"E	28.87'
L8	S63°04'13"E	7.38'
L9	S60°03'35"W	32.78'
L10	S20°41'32"E	7.47'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C1	1075.00'	1020.05'	54°22'02"	S56°03'55"E	982.21'
C2	665.00'	282.93'	24°22'37"	S18°56'32"W	280.80'
C3	785.00'	119.59'	8°43'43"	N33°28'46"E	119.47'
C4	175.00'	94.56'	30°57'38"	S48°58'19"E	93.42'
C5	33.00'	54.06'	93°51'10"	S13°25'50"W	48.21'

REFERENCE IS HEREBY MADE TO THE PLAT OF THIS TRACT  
 ACCOMPANYING THIS DESCRIPTION

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM  
 OF 1983, CENTRAL ZONE (NAD\_83 (2011)). ALL DISTANCES