

ORDINANCE NO. 485

AN ORDINANCE OF THE CITY OF BEE CAVE, TEXAS (“CITY”) AMENDING THE ZONING OF REAL PROPERTY, IN CONFORMANCE WITH THE CITY OF BEE CAVE COMPREHENSIVE PLAN, SECTION THREE-ONE, FUTURE LAND USE PLAN, FROM CURRENT ZONING AS AGRICULTURAL (AG) DISTRICT TO SUBURBAN RESIDENTIAL (R-2) DISTRICT FOR A 92.425 ACRE TRACT GENERALLY LOCATED SOUTHEAST OF THE SHOPS OF THE GALLERIA, BEE CAVE, TEXAS; AND WHICH TRACT OF LAND IS DESCRIBED AND DEPICTED IN EXHIBIT “A” ATTACHED HERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR FINDINGS OF FACT, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, the City of Bee Cave is lawfully incorporated as a Home-Rule municipality and the City Council is the governing body of the City; and

WHEREAS, the City Council seeks to provide for the orderly development of land and use of property within its corporate limits; and

WHEREAS, the City is empowered by Section 211.005 (Districts) of the Texas Local Government Code to divide the municipality into districts of a number, shape, and size the City Council considers best for carrying out the zoning purposes under state law; and within each district, the City Council may regulate the erection, construction, reconstruction, alteration, repair, or use of buildings, other structures, or land; and

WHEREAS, the zoning regulations must be uniform for each class or kind of building in a district, but the regulations may vary from district to district; and shall be adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for particular uses, with a view of conserving the value of buildings and encouraging the most appropriate use of land in the municipality; and

WHEREAS, the City recognizes its responsibility and authority to impose ordinances and controls that are necessary for the government of the City, its interest, welfare, and good order of the City; and

WHEREAS, pursuant to the City of Bee Cave Unified Development Code, Article 3, “Zoning Regulations” section 3.1.6.A, property that is annexed into the City will, by district and separate action of City Council, have an interim zoning of Agricultural (AG) District, and it is anticipated that AG zoned land will eventually be rezoned to another more permanent, zoning classification in the future; and

WHEREAS, section 3.2.6 of the Unified Development Code provides that the purpose of a Suburban Residential (R-2) District is intended to accommodate lower-density housing options while retaining a pedestrian-friendly, community feel with convenient access to commercial services; and

WHEREAS, the City of Bee Cave Comprehensive Plan (“Comprehensive Plan”), Future Land Use Plan provides that it shall serve as a guide for future land use patterns and that all aspects of the Comprehensive Plan “are implemented primarily through development regulations (zoning and subdivision ordinances)”; this area is designated as Suburban Neighborhood; and

WHEREAS, the Comprehensive Plan provides that low density housing is a complimentary land use within neighborhoods; and

WHEREAS, re-designating the zoning classification of the subject property described herein will protect the integrity and continuity of the Comprehensive Plan and such proposed land uses are consistent with the Comprehensive Plan; and

WHEREAS, the City of Bee Cave entered into a Development Agreement on December 13, 2016, with the owner of the property in accordance with the requirements of Local Gov’t Code section 43.035 which required zoning of the property with the filling of a permit application, subdivision plat or other development documents; and

WHEREAS, the Property is also subject to a “Consent Agreement” dated February 10, 2021 between the City of Bee Cave and the owner of the Property; and

WHEREAS, the Consent Agreement stipulates that its execution is considered a development application; and

WHEREAS, the City of Bee Cave Planning and Zoning Commission and the City of Bee Cave City Council (“City Council”), in compliance with the City of Bee Cave Unified Development Code section 3.1.8, Texas Local Government Code section 211.006(a), et seq., and all applicable laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held two public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council is of the opinion and finds that a zoning change as described herein should be granted and that the Comprehensive Zoning Ordinance and Map should be amended as set forth herein; and

WHEREAS, any protest made against the proposed change of Zoning Classification has been duly considered by the City Council; and

WHEREAS, the City Council finds that re-designating the real property described herein is prudent and, in accordance with Texas Local Government Code section 211.004(a)(3), will promote the health and general welfare of the City of Bee Cave and its citizens;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BEE CAVE, TEXAS:

SECTION 1. Findings of Fact. All of the above premises are hereby found to be true and correct legislative and factual findings of the City and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. Amendment. That the City Zoning Ordinance and Map of the City of Bee Cave, Texas, be and the same are hereby, amended so as to grant a change of zoning from Agricultural (AG) District to Suburban Residential (R-2) District for the 92.425-acre real property hereinafter described, and depicted in Exhibit "A," attached hereto.

SECTION 3. Severability. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjusted or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of Article 3, Zoning Regulations, of the City of Bee Cave Unified Development Code and Map as a whole.

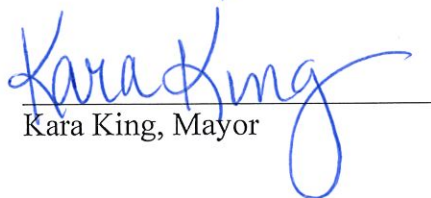
SECTION 4: Repealer. All ordinances or parts of ordinances in force when the provisions of this Ordinance become effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of such conflict.

SECTION 5. Notice and Meeting Clause. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public 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.


SECTION 6. Effective Date. That this Ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED by the City Council of the City of Bee Cave, Texas, on the 12th day of July, 2022.

CITY OF BEE CAVE, TEXAS


Kara King, Mayor

ATTEST:


Kaylynn Holloway, City Secretary

APPROVED AS TO FORM:



City Attorney

DENTON NAVARRO ROCHA BERNAL & ZECH, PC

Exhibit "A"

Property Description

EXHIBIT A-1
PROPERTY DESCRIPTION

DESCRIPTION OF A 92.425 ACRE (4,026,033 SQUARE FOOT) TRACT OF LAND SITUATED IN THE ORRAN WADE SURVEY NO. 540, ABSTRACT NO. 811, THE MATTHEW WILLIAMS SURVEY NO. 900, ABSTRACT NO. 823, THE I. & G.N.R.R. CO. SURVEY NO. 57, ABSTRACT NO. 2109, AND THE D. BOHLS SURVEY NO. 905, ABSTRACT NO. 129 IN TRAVIS COUNTY, TEXAS, SAID 92.425 ACRES BEING A PORTION OF THAT CALLED 126.55 ACRE TRACT OF LAND CONVEYED TO CASSANDRA INTERESTS, LTD. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2010054722 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 92.425 ACRE (4,026,033 SQUARE FOOT) TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found in the approximate center line of Little Barton Creek, for the southerly corner of Lot 10, Block "A", Shops At The Galleria, a subdivision of record in Document No. 200600169 of the Official Public Records of Travis County, Texas, same being the southerly corner of that 0.914 acre City of Bee Cave Annexation Tract described in City of Bee Cave Annexation Ordinance No. 03-12-09-A, also being the easterly corner of that called 4.029 acre tract of land conveyed to CCNG Development Company, LP by instrument recorded in Document No. 2014042527 of the Official Public Records of Travis County, Texas, also being an angle point in the easterly boundary line of that 24.622 acre City of Bee Cave Annexation Tract described in City of Bee Cave Annexation Ordinance No. 266 filed in Document No. 2015199747 of the Official Public Records of Travis County, Texas, also being the northeasterly corner of that called 20.975 acre tract of land (a portion of said 126.55 acre tract), reference Document No. 2001047246, also being in the northerly boundary line of said 126.55 acre tract, for an angle point in the herein described tract, and from which a 1/2" iron rod found in rock in the common boundary between said Lot 10, Block "A" and said 4.029 acre tract, same being in the common City of Bee Cave Annexation tract boundaries between said 0.914 acre and said 24.622 acre tracts bears N 06°10'53" W at a distance of 133.28 feet;

THENCE, departing said 4.029 acre tract, same being said 24.622 acre City of Bee Cave Annexation Tract, with the common boundary line between said Lot 10, Block "A", said 0.914 acre City of Bee Cave Annexation Tract and said 126.55 acre tract, same being in said approximate center line of Little Barton Creek, the following five (5) courses:

- 1) N 50°03'52" E for a distance of 135.83 feet to a calculated angle point;
- 2) N 80°44'50" E for a distance of 25.82 feet to a calculated angle point;
- 3) N 41°57'50" E for a distance of 43.22 feet to a calculated angle point;
- 4) N 49°15'10" E for a distance of 49.09 feet to a calculated angle point;
- 5) N 68°10'10" E for a distance of 8.50 feet to a calculated point, being in the southerly line of the original Village (City) of Bee Cave Corporate Limits (1,279.5 acre tract), same being in the southerly boundary line of said Lot 10, Block "A", for the most northerly corner of the herein described tract and a point of non-tangency of a curve to the right;

THENCE, departing said Lot 10, Block "A", same being said approximate center line of Little Barton Creek, through the interior of said 126.55 acre tract, with said original Village (City) of Bee Cave Corporate Limits, the following two (2) courses:

- 6) along said curve to the right having a delta angle of 10°36'59", a radius of 3319.73 feet, an arc length of 615.12 feet, and a chord which bears S 56°38'07" E at a distance of 614.24 feet, crossing said approximate center line of Little Barton Creek to a calculated point of tangency;

- 7) **S 51°19'39" E** for a distance of **127.88** feet to a calculated point, being in the westerly boundary line of Final Plat of Los Robles, a subdivision of record in Document No. 200100338 of the Official Public Records of Travis County, Texas, same being in the westerly boundary line of Lot 2, Block "A" of said subdivision conveyed to said CCNG Development Company, LP by instrument recorded in Document No. 2006079320 of the Official Public Records of Travis County, Texas, also being in the westerly boundary line of that City of Bee Cave Annexation of said Lot 2, Block "A" by Ordinance No. 05-07-26-A, for the northeasterly corner of the herein described tract;

THENCE, departing said original Village (City) of Bee Cave Corporate Limits, with the common boundary line between said 126.55 acre tract, in part with said Lot 2, Block "A", and in part with that called 0.333 acre tract of land out of said Lot 2, Block "A" conveyed to the Lower Colorado River Authority (LCRA) by instrument recorded in Document No. 2009020974 and corrected in Document No. 2010116430, both of the Official Public Records of Travis County, Texas, same being said City of Bee Cave Annexation Tract (Ordinance No. 05-07-26-A), the following eight (8) courses:

- 8) **S 06°50'20" W** for a distance of **16.62** feet to a calculated angle point;
- 9) **S 14°17'40" W** for a distance of **438.56** feet to a calculated angle point;
- 10) **S 35°54'00" W** for a distance of **124.49** feet to a calculated angle point;
- 11) **S 65°15'20" W** for a distance of **121.27** feet to a calculated point on line;
- 12) **S 65°15'20" W** for a distance of **28.45** feet to a calculated angle point;
- 13) **S 12°54'30" W** for a distance of **347.10** feet to a calculated angle point;
- 14) **S 02°13'50" W** for a distance of **107.04** feet to a calculated angle point;
- 15) **S 20°43'20" E**, at a distance of **240.94** feet, pass the northwesterly corner of said 0.333 acre tract, and continuing for a total distance of **343.52** feet to a calculated ell corner, being the southwesterly corner of said 0.333 acre tract in the northerly boundary line of that called 2.1778 acre tract of land conveyed to said CCNG Development Company, LP by instrument recorded in Document No. 20140026872 of the Official Public Records of Travis County, Texas;

THENCE, departing said 0.333 acre tract, with the common boundary line of said 126.55 acre tract and said 2.1778 acre tract, the following five (5) courses:

- 16) **S 73°36'40" W** for a distance of **44.38** feet to a calculated angle point;
- 17) **S 64°54'10" W** for a distance of **136.60** feet to a calculated angle point;
- 18) **S 10°12'30" W** for a distance of **103.90** feet to a calculated angle point;
- 19) **S 09°02'40" E** for a distance of **33.75** feet to a calculated angle point;
- 20) **S 44°42'40" W** for a distance of **25.23** feet to a calculated angle point in the said approximate center line of Little Barton Creek;

THENCE, continuing with said common boundary line of said 126.55 acre tract and said 2.1778 acre tract, with said approximate center line of Little Barton Creek, the following four (4) courses:

- 21) **S 51°10'40" E** for a distance of **30.33** feet to a calculated angle point;
- 22) **N 70°14'40" E** for a distance of **68.80** feet to a calculated angle point;
- 23) **S 83°02'30" E** for a distance of **91.26** feet to a calculated angle point;

24) **S 49°14'50" E** for a distance of **130.01** feet to a calculated angle point, being the most southerly corner of said 2.1778 acre tract, same being the most southerly southwest corner of that called 7.401 acre tract of land (Exhibit "A-1") conveyed to said CCNG Development Company, LP by instrument recorded in Document No. 2012221803 of the Official Public Records of Travis County, Texas;

THENCE, with the common boundary line of said 126.55 acre tract and said 7.401 acre tract, with said approximate center line of Little Barton Creek, the following five (5) courses:

25) **S 69°01'20" E** for a distance of **119.41** feet to a calculated angle point;

26) **S 56°05'20" E** for a distance of **175.64** feet to a calculated angle point;

27) **S 40°29'50" E** for a distance of **153.43** feet to a calculated angle point;

28) **S 49°31'40" E** for a distance of **115.51** feet to a calculated angle point;

29) **S 44°33'00" E** for a distance of **142.22** feet to a calculated ell corner, being the southerly corner of said 7.401 acre tract, same being the southwesterly corner of that called 47.81 acre tract of land (Tract 1) conveyed to Limestone Springs Properties L.P. by instrument recorded in Volume 12661, Page 42 of the Real Property Records of Travis County, Texas, also being the northwesterly corner of Lot 27, Block "A" 11505 TX 71, Phase 1, a subdivision of record in Document No. 200100286 of the Official Public Records of Travis County, Texas, said Lot 27, Block "A" being the southerly portion of said 126.55 acre tract, for the southeasterly corner of the herein described tract;

THENCE, departing said 7.401 acre tract and said 47.81 acre tract, through the interior of said 126.55 acre tract, same being the northerly line of said Lot 27, Block "A", the following four (4) courses:

30) **S 33°02'09" W** for a distance of **29.64** feet to a calculated angle point;

31) **S 53°30'19" W** for a distance of **217.12** feet to a calculated angle point;

32) **S 64°38'40" W** for a distance of **53.84** feet to a calculated angle point;

33) **S 59°47'20" W** for a distance of **76.77** feet to a calculated angle point, being an ell corner in the easterly boundary line of that called 35.132 acre tract of land conveyed to Synchro Realty, L.L.C. by instrument recorded in Document No. 2011036476 of the Official Public Records of Travis County, Texas, for the most southerly corner of the herein described tract, and from which a calculated angle point in the said easterly boundary line of said 35.132 acre tract, same being an angle point in both said 126.55 acre tract and said Lot 27, Block "A", bears **S 59°47'20" W** at a distance of **67.45** feet;

THENCE, departing said Lot 27, Block "A", same being said southerly portion of the 126.55 acre tract, with the common boundary line between said 126.55 acre tract and said 35.132 acre tract, the following nine (9) courses:

34) **N 30°12'40" W** for a distance of **85.08** feet to a calculated angle point;

35) **N 49°20'40" W** for a distance of **136.63** feet to a calculated angle point;

36) **N 36°33'00" W** for a distance of **195.96** feet to a calculated angle point;

37) **N 46°33'50" W** for a distance of **225.56** feet to a calculated angle point;

38) **N 34°28'00" W** for a distance of **148.83** feet to a calculated angle point;

39) **N 52°11'50" W** for a distance of **90.70** feet to a calculated angle point;

40) **N 76°47'00" W** for a distance of **159.22** feet to a calculated angle point;

41) **S 58°38'20" W** for a distance of **62.11** feet to a calculated angle point;

42) **S 21°59'20" E** for a distance of **86.88** feet to a calculated angle point, being the most northerly northeast corner of that called remainder of 179.82 acre tract (Exhibit "E") of land conveyed to CCNG Golf, L.L.C. by instrument recorded in Document No. 2011036477 of the Official Public Records of Travis County, Texas;

THENCE, departing said 35.132 acre tract, with the common boundary line between said 126.55 acre tract and said remainder of 179.82 acre tract, the following twenty-two (22) courses:

43) **S 82°53'40" W** for a distance of **237.22** feet to a calculated angle point;

44) **S 89°27'50" W** for a distance of **192.72** feet to a calculated angle point;

45) **S 80°02'30" W** for a distance of **286.47** feet to a calculated angle point;

46) **N 77°36'30" W** for a distance of **110.59** feet to a calculated angle point;

47) **S 88°50'10" W** for a distance of **135.67** feet to a calculated angle point;

48) **S 66°45'10" W** for a distance of **115.95** feet to a calculated angle point;

49) **S 41°55'20" W** for a distance of **82.46** feet to a calculated angle point;

50) **S 65°48'40" W** for a distance of **237.59** feet to a calculated angle point;

51) **S 40°00'50" W** for a distance of **104.94** feet to a calculated angle point;

52) **S 23°48'10" W** for a distance of **47.13** feet to a calculated angle point;

53) **N 65°10'20" W** for a distance of **99.27** feet to a calculated angle point;

54) **N 06°17'10" E** for a distance of **58.04** feet to a calculated angle point;

55) **N 09°52'50" W** for a distance of **188.07** feet to a calculated angle point;

56) **N 00°34'20" W** for a distance of **151.61** feet to a calculated angle point;

57) **N 32°38'50" W** for a distance of **222.66** feet to a calculated angle point;

58) **N 05°02'20" W** for a distance of **66.52** feet to a calculated angle point;

59) **N 12°14'00" W** for a distance of **132.54** feet to a calculated angle point;

60) **N 25°38'20" W** for a distance of **75.19** feet to a calculated angle point;

61) **N 07°35'30" W** for a distance of **253.14** feet to a calculated angle point;

62) **N 17°07'00" W** for a distance of **70.47** feet to a calculated angle point;

63) **N 26°43'10" W** for a distance of **88.42** feet to a calculated angle point;

64) **N 60°19'30" W** for a distance of **55.75** feet to a calculated angle point, same being the southeasterly corner of that called 2.0000 acre tract of land (Tract 1, Exhibit "A") conveyed to Daniel B. Porter by instrument recorded in Document No. 2007142594 of the Official Public Records of Travis County, Texas;

THENCE, departing said remainder of 179.82 acre tract, with the common boundary line between said 126.55 acre tract and said 2.0000 acre tract, the following six (6) courses:

- 65) N 55°46'00" E for a distance of 149.78 feet to a calculated angle point, for the most easterly corner of said 2.0000 acre tract;
- 66) N 21°52'20" W for a distance of 115.44 feet to a calculated angle point;
- 67) N 29°52'40" W for a distance of 210.32 feet to a calculated angle point, for the most northerly corner of said 2.0000 acre tract;
- 68) S 63°50'10" W for a distance of 149.12 feet to a calculated angle point;
- 69) S 32°32'00" W for a distance of 135.99 feet to a calculated angle point;
- 70) S 00°04'00" E for a distance of 123.06 feet to a calculated angle point, for the southwesterly corner of said 2.0000 acre tract in the northerly boundary line of said remainder of 179.82 acre tract;
- THENCE, departing said 2.000 acre tract, with the common boundary line between said 126.55 acre tract and said remainder of 179.82 acre tract, the following five (5) courses:
- 71) S 65°09'10" W for a distance of 129.48 feet to a calculated angle point;
- 72) N 86°17'20" W for a distance of 80.86 feet to a calculated angle point, for the southwesterly corner of the herein described tract;
- 73) N 02°43'10" E for a distance of 301.02 feet to a calculated angle point;
- 74) N 00°57'00" W for a distance of 19.54 feet to a calculated angle point;
- 75) N 16°14'10" E for a distance of 28.81 feet to a calculated angle point, being the southeasterly corner of that called 0.689 acre tract of land (Exhibit "A") conveyed to SO Master Builder II. L.P. by instrument recorded in Document No. 2008150599 of the Official Public Records of Travis County, Texas, same being an angle point in the northerly boundary line of said remainder of 179.82 acre tract;
- 76) THENCE, departing said remainder of 179.82 acre tract, with the common boundary line of said 0.689 acre tract and said 126.55 acre tract, N 16°14'10" E for a distance of 111.66 feet to a calculated point, being the southwesterly corner of that called 0.2000 acre tract of land conveyed to said Daniel B. Porter by instrument recorded in Document No. 2009022306 of the Official Public Records of Travis County, Texas, for an ell corner;
- 77) THENCE, departing said 0.689 acre tract, with the southerly boundary of said 0.2000 acre tract, S 73°45'50" E for a distance of 108.12 feet to the southeasterly corner of said 0.2000 acre tract, for an ell corner;
- 78) THENCE, with the common boundary line between said 126.55 acre tract and the easterly boundary lines of those 0.2000 acre tracts conveyed to said Daniel B. Porter by instruments recorded in said Document No. 2009022306, Document No. 2009022305, Document No. 2009022304, Document No. 2009022303 and Document No. 2006152718, all of the Official Public Records of Travis County, Texas, N 16°14'10" E for a distance of 415.82 feet, being the northeasterly corner of said 0.2000 acre tract (Document No. 2006152718), same being an angle point in the easterly boundary line of that called 22.083 acre tract of land (Exhibit "C") conveyed to West Travis County Municipal Utility District No. 6 by instrument recorded in Document No. 2013219445 of the Official Public Records of Travis County, Texas, for a calculated angle point;

79) **THENCE**, with the common boundary line between said 126.55 acre tract and said 22.083 acre tract, **N 02°19'56" W** for a distance of **60.32** feet to a calculated point in the approximate center line of said Little Barton Creek, being the northeasterly corner of said 22.083 acre tract, same being the southwesterly corner of said 20.975 acre tract of land (a portion of said 126.55 acre tract), same being the most southerly southeast corner of the remainder of Lot 4, Block "A", said Shops At The Galleria (Document No. 200600169), also being the southwesterly corner of said 24.622 acre City of Bee Cave Annexation Tract, for the northwesterly corner of the herein described tract;

THENCE, departing said 22.083 acre tract, same being said remainder of Lot 4, Block "A", through the interior of said 126.55 acre tract, with the southerly boundary line of said 20.975 acre tract, same being said 24.622 acre City of Bee Cave Annexation Tract, along the approximate center line of said Little Barton Creek, the following four (4) courses:

80) **S 69°48'56" E** for a distance of **234.94** feet to a calculated angle point;

81) **S 75°30'26" E** for a distance of **132.83** feet to a calculated angle point;

82) **N 74°52'34" E** for a distance of **73.04** feet to a calculated angle point;

83) **S 53°04'06" E** for a distance of **205.86** feet to a 5/8 inch iron rod found, for an angle point;

THENCE, departing said approximate center line of said Little Barton Creek, continuing through the interior of said 126.55 acre tract, with the southerly boundary line of said 20.975 acre tract, same being said 24.622 acre City of Bee Cave Annexation Tract, the following twelve (12) courses:

84) **N 26°23'04" E** for a distance of **95.97** feet to a boat spike found for an angle point;

85) **S 73°07'16" E** for a distance of **33.46** feet to a 1/2 inch iron rod in rock found for an angle point;

86) **S 26°25'04" W** for a distance of **58.90** feet to a 1/2 inch iron rod in rock found for an angle point;

87) **S 49°11'16" E** for a distance of **156.12** feet to an 80d nail found for an angle point;

88) **S 47°06'36" E** for a distance of **83.42** feet to an 80d nail found for an angle point;

89) **S 48°13'06" E** for a distance of **138.83** feet to an 80d nail found for an angle point;

90) **S 39°33'36" E** for a distance of **210.21** feet to an 80d nail found for an angle point;

91) **S 37°37'46" E** for a distance of **216.03** feet to an 80d nail found for an angle point;

92) **S 51°22'36" E** for a distance of **226.83** feet to an 80d nail found for an angle point;

93) **S 84°31'36" E** for a distance of **123.75** feet to an 80d nail found for an angle point;

94) **S 15°36'36" E** for a distance of **115.88** feet to a 1/2 inch iron rod found for a point on line;

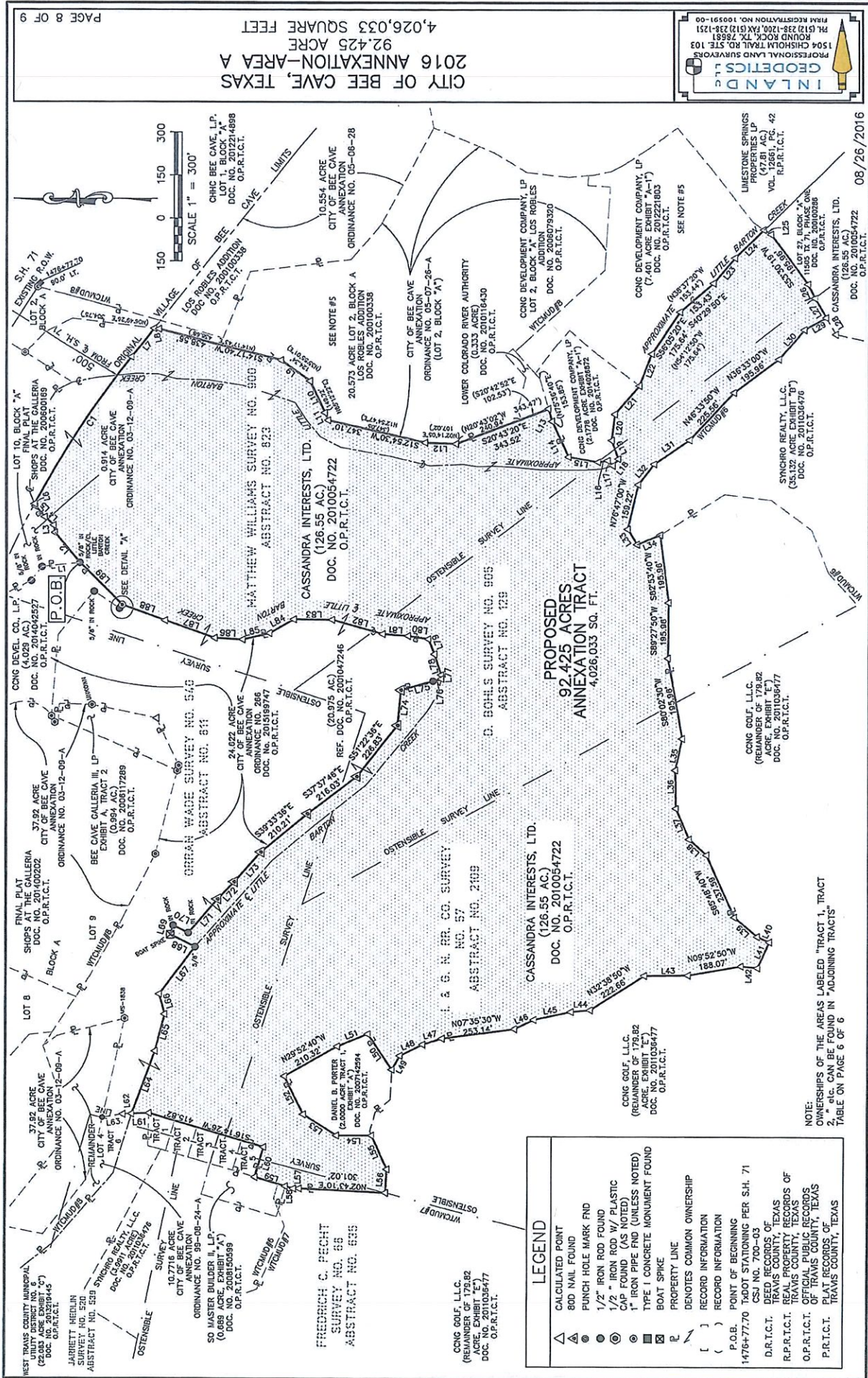
95) **N 15°36'36" W** for a distance of **29.92** feet to a calculated point in the said approximate center line of Little Barton Creek, for an angle point;

THENCE, with said approximate center line of said Little Barton Creek, continuing through the interior of said 126.55 acre tract, with the southerly boundary line of said 20.975 acre tract, same being said 24.622 acre City of Bee Cave Annexation Tract, the following thirteen (13) courses:

96) **N 87°28'34" E** for a distance of **14.56** feet to a calculated angle point;

97) **N 72°32'04" E** for a distance of **76.36** feet to a calculated angle point;

Exhibit A-2: Map of Annexation Area



LEGEND

- ▲ CALCULATED POINT
- △ 80D NAIL FOUND
- PUNCH HOLE MARK FND
- 1/2" IRON ROD FOUND
- ⊙ 1" IRON ROD W/ PLASTIC FOUND (AS NOTED)
- ⊕ 1" IRON PIPE FND (UNLESS NOTED)
- ⊞ TYPE I CONCRETE MONUMENT FOUND
- ⊠ BOAT SPIKE
- PROPERTY LINE
- DENOTES COMMON OWNERSHIP
- [] RECORD INFORMATION
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- 1476+77.70 CS# NO. 700-03 TADOT STATIONING PER S.H. 71
- D.R.I.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- 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
- P.L.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

NOTE: OWNERSHIPS OF THE AREAS LABELED "TRACT 1, TRACT 2, & 3" CAN BE FOUND IN "ADJOINING TRACTS" TABLE ON PAGE 9 OF 6

INLAND GEOMETICS, L.P.
 PROFESSIONAL LAND SURVEYORS
 1504 FOUND ROCK, TX 78683
 (512) 238-1200, FAX (512) 238-1251
 FIRM REGISTRATION NO. 100591-00

CITY OF BEE CAVE, TEXAS
2016 ANNEXATION-AREA A
92.425 ACRE
4,026,033 SQUARE FEET

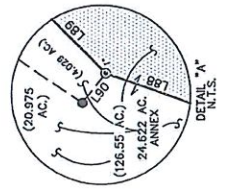


NO.	BEARING	DISTANCE
L74	S 84°31'35" E	123.75'
L75	(M64.31'20" W)	(123.75')
L76	S 15°36'35" E	115.08'
L77	(N15°36'20" W)	(115.08')
L78	S 15°36'35" E	29.92'
L79	(N15°36'20" W)	(29.92')
L80	S 87°34'54" E	57.18'
L81	(S00°31'40" W)	(57.18')
L82	S 08°59'44" E	72.16'
L83	(S09°00'00" W)	(72.16')
L84	S 04°10'24" E	87.48'
L85	(S04°10'40" W)	(87.48')
L86	S 15°31'44" E	183.41'
L87	(S15°32'00" W)	(183.41')
L88	S 00°31'24" E	132.29'
L89	(S00°31'40" W)	(132.29')
L90	S 29°07'06" W	97.98'
L91	(S29°06'50" E)	(97.98')
L92	S 13°28'38" W	96.43'
L93	(S13°28'20" E)	(96.43')
L94	S 03°10'24" E	96.33'
L95	(S03°10'40" W)	(96.33')
L96	S 19°21'10" W	184.11'
L97	(S19°21'30" W)	(184.11')
L98	S 18°23'14" E	158.84'
L99	(S18°23'30" W)	(158.84')
L100	S 45°06'39" E	208.19'
L101	(S47°00'00" W)	(208.25')
L102	S 52°08'53" W	15.84'
L103	(S52°15'40" E)	(15.92')
L104	(N50°22'40" W)	(15.92')

NO.	BEARING	DISTANCE
L51	N 21°32'20" W	115.44'
L52	S 89°01'20" E	149.12'
L53	S 69°50'10" W	135.89'
L54	S 20°04'00" W	135.89'
L55	S 65°09'10" W	129.48'
L56	S 86°17'20" W	60.66'
L57	N 00°57'00" W	19.54'
L58	N 16°14'10" E	26.81'
L59	(S16°14'10" W)	(111.84')
L60	S 73°45'50" E	108.12'
L61	(S02°13'05" E)	(60.05')
L62	N 02°19'56" W	60.32'
L63	(N02°19'40" W)	(30.82')
L64	N 09°01'36" W	73.48'
L65	(N09°01'20" W)	(73.48')
L66	S 69°48'56" E	234.94'
L67	(N69°48'40" W)	(234.94')
L68	S 75°30'26" E	132.83'
L69	(N75°30'10" W)	(132.83')
L70	S 74°04'00" E	74.04'
L71	(S74°04'08" W)	(205.86')
L72	(N53°03'50" W)	(205.86')
L73	S 26°23'04" E	95.97'
L74	(S26°23'20" W)	(95.97')
L75	S 75°07'16" E	33.46'
L76	(N75°07'00" W)	(33.46')
L77	S 26°25'04" W	58.90'
L78	(N26°25'20" E)	(58.90')
L79	S 49°11'16" E	156.12'
L80	(N49°11'00" W)	(156.12')
L81	S 47°06'36" E	83.42'
L82	(N47°06'20" W)	(83.42')
L83	S 48°13'06" E	138.83'
L84	(N48°12'50" W)	(138.83')

NO.	BEARING	DISTANCE
L21	S 89°01'20" E	119.41'
L22	S 46°31'40" E	115.81'
L23	(N47°39'20" W)	(115.82')
L24	S 44°33'00" E	142.22'
L25	(N42°40'20" W)	(142.21')
L26	S 33°02'08" W	29.64'
L27	(N33°01'32" E)	(29.63')
L28	S 64°38'40" W	53.84'
L29	(N64°39'07" E)	(45.46')
L30	(N62°47'50" E)	(8.39')
L31	S 59°47'20" W	76.77'
L32	(N59°47'18" E)	(67.45')
L33	(N59°47'20" W)	(67.45')
L34	S 30°12'40" W	85.08'
L35	N 49°20'40" W	136.63'
L36	S 34°28'00" W	148.83'
L37	N 52°11'50" W	90.70'
L38	S 95°36'20" W	82.11'
L39	(N95°36'20" W)	(82.11')
L40	S 71°36'20" W	48.68'
L41	S 68°54'10" W	115.95'
L42	(N68°54'10" W)	(115.95')
L43	S 41°55'20" W	82.46'
L44	(N41°55'20" W)	(104.94')
L45	S 23°48'10" W	47.13'
L46	(N23°48'10" W)	(47.13')
L47	N 05°10'20" W	58.04'
L48	(N05°10'20" W)	(58.04')
L49	S 00°34'20" W	151.61'
L50	(N00°34'20" W)	(151.61')
L51	N 12°14'00" W	66.52'
L52	(N12°14'00" W)	(66.52')
L53	N 25°39'20" W	75.19'
L54	(N25°39'20" W)	(75.19')
L55	N 17°07'00" W	70.47'
L56	(N17°07'00" W)	(70.47')
L57	N 26°43'10" W	88.42'
L58	(N26°43'10" W)	(88.42')
L59	N 60°19'30" W	55.75'
L60	(N60°19'30" W)	(55.75')
L61	S 55°46'00" E	149.78'

NO.	BEARING	DISTANCE
L1	N 05°10'53" W	131.26'
L2	(S04°20'10" E)	(131.27')
L3	S 50°03'52" E	135.83'
L4	(S50°03'53" W)	(135.83')
L5	N 80°44'50" E	25.82'
L6	(S80°40'07" W)	(25.74')
L7	N 41°57'50" E	43.22'
L8	(S41°58'03" W)	(43.22')
L9	N 49°15'10" E	49.09'
L10	(S49°15'40" W)	(49.11')
L11	(S68°10'40" E)	(8.50')
L12	(S68°10'40" W)	(8.50')
L13	S 31°19'39" E	127.66'
L14	(N31°19'39" W)	(127.66')
L15	(N66°49'26" E)	(124.49')
L16	S 82°54'00" W	174.27'
L17	S 82°15'20" W	21.27'
L18	(N82°13'50" W)	(107.04')
L19	(N82°14'05" E)	(107.04')
L20	S 73°36'40" W	44.39'
L21	(S73°36'40" W)	(44.39')
L22	(N66°46'50" E)	(136.59')
L23	S 10°12'30" W	103.90'
L24	(N10°12'30" E)	(103.90')
L25	S 09°02'40" E	33.75'
L26	(N09°02'40" W)	(33.75')
L27	S 44°42'40" W	25.23'
L28	(N44°42'40" W)	(25.23')
L29	(N46°35'20" E)	(30.33')
L30	S 91°10'40" E	(30.33')
L31	(N91°18'00" W)	(68.00')
L32	(S72°07'20" W)	(68.00')
L33	S 83°02'50" E	91.26'
L34	(N83°02'50" W)	(91.26')
L35	S 49°14'50" E	130.01'
L36	(N49°14'50" W)	(130.01')



- NOTES:
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE. DISTANCES ARE SURFACE DISTANCES.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE ABSTRACT. THERE MAY BE OTHER INSTRUMENTS OF RECORD THAT AFFECT THIS TRACT NOT DEPICTED HEREON.
 - THE DANIEL B. PORTER 2.00 ACRE TRACT DEPICTED HEREON HAS A BLANKET ACCESS EASEMENT AS PER DOCUMENT NO. 2002192835 OF THE OFFICIAL PUBLIC RECORDS THAT AFFECTS THE PROPOSED ANNEXATION AREA SHOWN HEREON.
 - EASEMENTS PLATTED OR OTHERWISE WERE NOT ADDRESSED HEREON.
 - ADJOINER LOTS - LOT 2, BLOCK "A", FINAL PLAT OF LOS ROBLES OWNED BY CONG DEVELOPMENT COMPANY, LP - CONG DEVELOPMENT COMPANY, LP 7.401 ACRE TRACT AND - CONG DEVELOPMENT COMPANY, LP 2.1778 AC TRACT ARE NOW SUBJECT TO "DECLARATION OF CONDOMINIUM REGIME" RECORDED IN DOCUMENT NO. 2014059249 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREON WAS DETERMINED BY A SURVEY MADE PARTIALLY ON THE GROUND AND PARTIALLY FROM RECORD INFORMATION UNDER MY DIRECT SUPERVISION.

Lawrence M. Russo 09/09/2016 DATE

LAWRENCE M. RUSSO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9060
INLAND GEODETICS, LLC
P.M. REGISTRATION NO. 100591-00
ROUND ROCK, TX 78681

LEGEND

- △ CALCULATED POINT
- ▲ 800 NAIL FOUND
- PUNCH HOLE MARK FND
- ⊙ 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD W/ PLASTIC CAP FOUND (AS NOTED)
- ⊕ 1" IRON PIPE FND (UNLESS NOTED)
- ⊖ TYPE I CONCRETE MONUMENT FOUND
- ⊘ BOAT SPIKE
- ⊙ PROPERTY LINE
- ⊖ DENOTES COMMON OWNERSHIP
- [] RECORD INFORMATION
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- 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
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS

TRACT	OWNER	ADJOINING TRACTS	ACREAGE	RECORD INFO.
TRACT 1	DANIEL B. PORTER		0.2000 ACRES	DOC. No. 2006152718 O.P.R.T.C.T.
TRACT 2	DANIEL B. PORTER		0.2000 ACRES	DOC. No. 2006022303 O.P.R.T.C.T.
TRACT 3	DANIEL B. PORTER		0.2000 ACRES	DOC. No. 2005092304 O.P.R.T.C.T.
TRACT 4	DANIEL B. PORTER		0.2000 ACRES	DOC. No. 2009022305 O.P.R.T.C.T.
TRACT 5	DANIEL B. PORTER		0.2000 ACRES	DOC. No. 2009022306 O.P.R.T.C.T.
TRACT 6	REMAINDER LOT 4, BLOCK "A", SHOPS AT THE GALLERIA			DOC. No. 2014002022 O.P.R.T.C.T.

NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C1	10°36'59"	3319.73'	615.12'	614.24'	556°38'07"E