

ORDINANCE NO. 2016-04

AN ORDINANCE AMENDING ORDINANCE NO. 2012-06 BY REZONING 14.87-ACRES OUT OF PART OF TRACT 6 (INSIDE CITY) OF THE SUSANO HERNANDEZ ABSTRACT, A0398 FROM ITS PRESENT DESIGNATION OF LIGHT COMMERCIAL—DISTRICT C-1, TO A DESIGNATION OF MEDIUM COMMERCIAL—DISTRICT C-2; ASSIGNING ORIGINAL MEDIUM COMMERCIAL—C-2 ZONING TO 11.93 ACRES OUT OF TRACT 3A OF THE FRANCISCO YBARBO ABSTRACT, A1018; ASSIGNING ORIGINAL MULTI-FAMILY RESIDENTIAL—DISTRICT R-3 ZONING TO 23.40-ACRES OUT OF TRACT 3A OF THE FRANCISCO YBARBO ABSTRACT, A1018; ASSIGNING ORIGINAL SINGLE-FAMILY RESIDENTIAL 1—DISTRICT R-3 ZONING TO 43.14-ACRES OUT OF TRACT 6 OF THE SUSANO HERNANDEZ ABSTRACT, A0398; ASSIGNING ORIGINAL SINGLE-FAMILY RESIDENTIAL 1—DISTRICT R-1 ZONING TO 115.05-ACRES OUT OF TRACT 3A OF THE FRANCISCO YBARBO ABSTRACT, A1018; PROVIDING A REPEALER CLAUSE; AND PROVIDING A SEVERABILITY CLAUSE;

WHEREAS, The Planning and Zoning Commission of the City of Burnet, on February 1, 2016, did conduct a public hearing for the purpose of taking public comment and making recommendation regarding original zoning assignments to 193.52-acres out of land described as the Honey Rock LTD tract; and

WHEREAS, The Planning and Zoning Commission, based on its review of the City's Future Land Use Plan, did find the proposed rezoning and original zoning assignments to be consistent with the City of Burnet Future Land Use Plan and the best public interest; and

WHEREAS, The Planning and Zoning Commission, based on its findings, did, by unanimous vote of members present, recommend approval of the requested original zoning assignments; and

WHEREAS, The City Council has given due consideration to the Planning and Zoning Commission recommendation regarding said rezoning and original zoning assignments; and

WHEREAS, Based on these findings, the City Council has determined that approval of said zone change and original zoning assignments will be consistent with the best public interest of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Original Medium Commercial—District C-2 Zoning Assigned.

That property identified as being 11.93-acre portion of Tract 3A of the Francisco Ybarbo ABS, A1018 and also more particularly described by metes and bounds in Exhibit A attached hereto and incorporated by reference for all purposes herein is hereby assigned an original zoning designation of Medium Commercial—District C-2.

Section 3. Original Multi-family Residential—District R-3 Zoning Assigned.

That property identified as being approximately 23.40 acres out of Tract 3A of the Francisco Ybarbo, ABS, A1018 and more particularly described by metes and bounds in Exhibit B attached hereto and incorporated by reference for all purposes herein is hereby assigned an original zoning designation of Multi-family Residential—District R-3.

Section 4. Original Single-family Residential—District 1 R-1 Zoning Assigned.

That property identified as being comprised of approximately 43.14-acres comprising part of Tract 6 out of the Susano Hernandez ABS A0398 and the adjoining approximately 115.05-acres out of Tract 3A of the Francisco Ybarbo ABS, A1018, said property being more particularly described by metes and bounds in Exhibit C attached hereto and incorporated for all purposes herein, is hereby assigned an original zoning designation of Single-family Residential 1—District R-1..

Section 5. Repealer. That other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

Section 6. Severability. That should any provisions of this ordinance be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

Section 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is 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 Meeting Act, Chapter. 551, Loc. Gov't. Code.

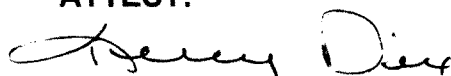
PASSED AND APPROVED on First Reading this 7 day of February, 2016.

FINALLY PASSED AND APPROVED on this 23 day of February, 2016.

CITY OF BURNET, TEXAS


Gary Widerman, Mayor

ATTEST:



Kelly Dix, City Secretary



EXHIBIT A

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11.56 ACRES

COUNTY OF BURNET:
STATE OF TEXAS:

FIELD NOTES to accompany a survey plat of a 11.56 acre tract out of the Susano Hernandez Survey No. 40, Abstract No. 398 and the Francisco Ybarbo Survey No. 39, Abstract No. 1018 in Burnet County, Texas and being a portion of that certain 670.36 acre tract of land described in a Warranty Deed with Vendor's Lien dated August 16, 2006, from Cherry Stone McKinnon to Honey Rock, L.P., recorded in Volume 1458, Page 346 of the Official Public Records of Burnet County, Burnet County, Texas. Basis of bearings for this survey is the Texas Lambert Grid, Central Zone, Nad83. Said 11.56 acres being further described by metes and bounds as follows:

BEGINNING at a computed point in the South line of a tract of land called TRACT II and described as 74.49 acres in a Special Warranty Deed with Vendor's Lien dated February 16, 2012 from First National Bank to Stephen L. Cox, recorded in Document No. 201201534, Official Public Records of Burnet County, Texas and the north line of said 670.36 acre tract, for the northwest corner hereof, from which a 3" metal fence corner post found at a reentrant corner of a 1 ft. wide strip of land, being a portion of that certain tract of land described as 666.23 acres in a Special Warranty Deed dated May 27, 1998, from Mark Fox and wife, Nona Fox to Billy Joe Fox and LaVonna Fox, recorded in Volume 798, Page 880 of the Official Public Records of Burnet County, Texas, and currently in the name of BJV Fox Holdings, L.P. as described in a Warranty Deed dated August 16, 2013, of record in Document No. 201307253, Official Public Records of Burnet County, Texas, bears $N02^{\circ}39'44''W$, a distance of 4124.79 feet;

THENCE, with the south line of said 74.49 acre tract and a northerly line of said 670.36 acre tract, with () courses and distances as follows:

- (1) $N84^{\circ}36'40''E$, a distance of 145.18 feet to a 27" oak tree found, for an angle point hereof;
- (2) $N89^{\circ}44'39''E$, a distance of 167.74 feet to a 60d in a 12" fence post found for an angle point hereof;
- (3) $S80^{\circ}52'43''E$, a distance of 117.07 feet to a computed point, being at or near the existing City Limit line for the City of Burnet, Texas and for the most southerly northeast corner hereof;

THENCE, $S18^{\circ}42'04''W$ with said existing City Limit line for the City of Burnet, Texas and the east line hereof, a distance of 1562.39 feet to a computed point in the north line of that certain 7.097 acre tract of land conveyed by William Travis Cozby and Jennifer Rae Cozby to Rose M. Woolsey and Michael D. Brasuel, Jr. in Document No. 201109883 of the Official Public Records of Burnet County, Texas and the south line of said 670.36 acre tract, for the southeast corner hereof;

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THENCE, N79°48'41"W with the north line of said 7.097 acre tract, the North line of that certain 10.932 acre tract of land conveyed by Timothy Patrick Lewis and Tamara L. Lewis to Robert L. Caldwell and wife, Judith A. Caldwell in Volume 849, Page 322 of the Official Public Records of Burnet County, Texas, the South line of said 670.36 acre tract and the South line hereof, a distance of 246.06 feet to a computed point for the southwest corner hereof;

THENCE, N12°20'41"E crossing said 670.36 acre tract with the West line hereof, a distance of 1474.64 feet to the POINT OF BEGINNING and calculated to contain 11.56 acres.

EXHIBIT B

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23.40 ACRES

COUNTY OF BURNET:
STATE OF TEXAS:

FIELD NOTES to accompany a survey plat of a 23.40 acre tract out of the Susano Hernandez Survey No. 40, Abstract No. 398 and the Francisco Ybarbo Survey No. 39, Abstract No. 1018 in Burnet County, Texas and being a portion of that certain 670.36 acre tract of land described in a Warranty Deed with Vendor's Lien dated August 16, 2006, from Cherry Stone McKinnon to Honey Rock, L.P., recorded in Volume 1458, Page 346 of the Official Public Records of Burnet County, Burnet County, Texas. Basis of bearings for this survey is the Texas Lambert Grid, Central Zone, Nad83. Said 23.40 acres being further described by metes and bounds as follows:

BEGINNING at a fence post found in the South line of a tract of land called TRACT II and described as 74.49 acres in a Special Warranty Deed with Vendor's Lien dated February 16, 2012 from First National Bank to Stephen L. Cox, recorded in Document No. 201201534, Official Public Records of Burnet County, Texas and the north line of said 670.36 acre tract, for the northwest corner hereof, from which a 3" metal fence corner post found at a reentrant corner of a 1 ft. wide strip of land, being a portion of that certain tract of land described as 666.23 acres in a Special Warranty Deed dated May 27, 1998, from Mark Fox and wife, Nona Fox to Billy Joe Fox and LaVonna Fox, recorded in Volume 798, Page 880 of the Official Public Records of Burnet County, Texas, and currently in the name of BJV Fox Holdings, LP, as described in a Warranty Deed dated August 16, 2013, of record in Document No. 201307253, Official Public Records of Burnet County, Texas, bears N10°53'21"E, a distance of 4364.97 feet;

THENCE, with the south line of said 74.49 acre tract and a northerly line of said 670.36 acre tract, with (9) courses and distances as follows:

- (1) S34°07'35"E, a distance of 24.37 feet to a fence post found, for an angle point hereof;
- (2) S54°19'54"E, a distance of 172.62 feet to a 18" oak tree found, for an angle point hereof;
- (3) S24°58'29"E, a distance of 38.33 feet to a 6" fence post found, for an angle point hereof;
- (4) N76°59'22"E, a distance of 19.00 feet to a 24" oak tree found, for an angle point hereof;
- (5) N62°04'56"E, a distance of 265.94 feet to a 10" fence post found, for an angle point hereof;
- (6) N53°11'39"E, a distance of 147.39 feet to a 8" fence post found, for an angle point hereof;
- (7) N55°48'37"E, a distance of 99.34 feet to a 36" oak tree found, for an angle point hereof;

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- (8) N81°51'56"E, a distance of 192.41 feet to a 8" fence post found, for an angle point hereof;
- (9) N83°55'38"E, a distance of 202.24 feet to a 4" fence post found, for an angle point hereof;
- (10) N84°36'40"E, a distance of 0.81 feet to a computed point for the northeast corner hereof;

THENCE, S12°20'41"W crossing said 670.36 acre tract with the east line hereof, a distance of 1474.64 feet to a computed point in the north line of that certain 10.932 acre tract of land conveyed by Timothy Patrick Lewis and Tamara L. Lewis to Robert L. Caldwell and wife, Judith A. Caldwell in Volume 849, Page 322 of the Official Public Records of Burnet County, Texas and the south line of said 670.36 acre tract, for the Southeast corner hereof;

THENCE, N79°48'41"W, a distance of 613.42 feet to a 1/2" iron rod found, for an angle point of said 10.932 acre tract, an angle point of said 670.36 acre tract and an angle point hereof;

THENCE, crossing said 670.36 acre tract with the west line hereof, with (11) courses and distances as follows:

- (1) N13°31'44"E, a distance of 144.51 feet to a computed in a curve to the right, from which the radius point of said curve to the right bears N13°31'44"E, a distance of 60.00 feet;
- (2) with said curve to the right, the radius of which is 60.00 feet, with a delta angle of 98°52'21", an arc length of 103.54 feet and a chord bearing of N27°02'06"W, with a distance of 91.16 feet, to a computed point for the P. T. of same and for the P. C. of a curve to the left, from which the radius point of said curve to left, bears N67°35'56"W, a distance of 25.00 feet;
- (3) with said curve to the left, the radius of which is 25.00 feet, with a delta angle of 35°53'45", an arc length of 15.66 feet and a chord bearing of N04°27'12"E, with a distance of 15.41 feet to a computed point for the P. T. of same and for the P. C. of a curve to the right, from which the radius point of said curve to the right bears N76°30'19"E, a distance of 300.00 feet;
- (4) with said curve to the right, the radius of which is 300.00 feet, with a delta angle of 36°42'37", an arc length of 192.22 feet and a chord bearing of N04°51'38"E, with a distance of 188.94 feet to a computed point for the P. T. of same;

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- (5) N23°12'56"E, a distance of 10.71 feet to a computed point for the P. C. of a curve to the left, from which the radius point of said curve to the left bears N66°47'04"W, a distance of 25.00 feet;
- (6) with said curve to the left, the radius of which is 25.00 feet, with a delta angle of 84°49'52", an arc length of 37.01 feet and a chord bearing of N19°12'00"W, with a distance of 33.73 feet to a computed point for the P. T. of same;
- (7) N24°00'29"E, a distance of 60.20 feet to a computed point for the P. C. of a curve to the right, from which the radius point of said curve to the right bears N28°56'40"E, a distance of 25.00 feet;
- (8) with said curve to the right, the radius of which is 470.00 feet, with a delta angle of 02°29'34", an arc length of 20.45 feet and a chord bearing of N59°48'33"W, with a distance of 20.45 feet to a computed point for the P. T. of same;
- (9) N58°33'46"W, a distance of 122.20 feet to a computed point for the P. C. of a curve to the left, from which the radius point of said curve to the left bears S31°26'14"W, a distance of 530.00 feet;
- (10) with said curve to the left, the radius of which is 530.00 feet, with a delta angle of 09°42'33", an arc length of 89.81 feet and a chord bearing of N63°25'03"W, with a distance of 89.71 feet to a computed point for an angle point hereof;
- (11) N08°21'22"E, a distance of 535.52 feet to the POINT OF BEGINNING and calculated to contain 23.40 acres.

EXHIBIT C

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158.19 ACRES

COUNTY OF BURNET:
STATE OF TEXAS:

FIELD NOTES to accompany a survey plat of a 158.19 acre tract out of the Susano Hernandez Survey No. 40, Abstract No. 398 and the Francisco Ybarbo Survey No. 39, Abstract No. 1018 in Burnet County, Texas and being a portion of that certain 670.36 acre tract of land described in a Warranty Deed with Vendor's Lien dated August 16, 2006, from Cherry Stone McKinnon to Honey Rock, L.P., recorded in Volume 1458, Page 346 of the Official Public Records of Burnet County, Burnet County, Texas. Basis of bearings for this survey is the Texas Lambert Grid, Central Zone, Nad83. Said 158.19 acres being further described by metes and bounds as follows:

BEGINNING at a 3" metal fence corner post found at a reentrant corner of a 1 ft. wide strip of land, being a portion of that certain tract of land described as 666.23 acres in a Special Warranty Deed dated May 27, 1998, from Mark Fox and wife, Nona Fox to Billy Joe Fox and LaVonna Fox, recorded in Volume 798, Page 880 of the Official Public Records of Burnet County, Texas, and currently in the name of BJV Fox Holdings, LP, as described in a Warranty Deed dated August 16, 2013, of record in Document No. 201307253, Official Public Records of Burnet County, Texas, for the Northeast corner hereof:

THENCE, S15°28'43"E, a distance of 388.62 feet to a 12" cedar fence post found at a northwesterly corner of a tract of land called TRACT I and described as 68.30 acres in a Special Warranty Deed with Vendor's Lien dated February 16, 2012 from First National Bank to Stephen L. Cox, recorded in Document No. 201201534 of the Official Public Records of Burnet County, Texas, for an angle point in the southerly line of said 666.23 acre tract and an angle point hereof:

THENCE, with the west line of said Cox TRACT I, the west line of a 3.98 acre tract, called TRACT 3 in a Warranty Deed with Vendor's Lien dated January 16, 2009, from Black Wolf Partners, Ltd. to Black Wolf - Joseph, Ltd., recorded in Document No. 200900783 of the Official Public Records of Burnet County, Texas, the west line of a tract of land called TRACT II and described as 74.49 acres in a Special Warranty Deed with Vendor's Lien dated February 16, 2012 from First National Bank to Stephen L. Cox, recorded in Document No. 201201534, Official Public Records of Burnet County, Texas, the east line of said 670.36 acre tract and the east line hereof, with (6) courses and distances as follows:

- (1) S25°28'11"E, a distance of 19.05 feet to an 18" Live Oak tree, for angle point hereof:
- (2) S07°53'19"W, a distance of 1062.43 feet to a 1/2" iron rod found stamped BERGMAN, for an angle point hereof:
- (3) S27°48'25"W, a distance of 652.02 feet to a 1/2" iron rod found, for an angle point hereof:

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- (4) S27°58'29"W, a distance of 610.14 feet to a 1/2" iron rod found, for an angle point hereof;
- (5) S37°49'20"W, a distance of 527.33 feet to a fence post found, for an angle point hereof;
- (6) S39°50'19"W, a distance of 478.75 feet to a 1/2" iron rod found, for the southwest corner of said 74.49 acre tract, an angle point of said 670.36 acre tract and an angle point hereof;

THENCE, with the south line of said 74.49 acre tract, a northerly line of said 670.36 acre tract and a northerly line hereof, with (19) courses and distances as follows:

- (1) S70°43'37"E, a distance of 182.69 feet to a 15" oak tree found, for an angle point hereof;
- (2) S34°02'30"E, a distance of 438.63 feet to a fence post found, for an angle point hereof;
- (3) S17°05'35"E, a distance of 199.95 feet to a fence post found, for an angle point hereof;
- (4) S05°05'52"E, a distance of 43.76 feet to a fence post found, for an angle point hereof;
- (5) S04°49'02"W, a distance of 61.29 feet to a fence post found, for an angle point hereof;
- (6) S11°59'26"W, a distance of 223.60 feet to a 1/2" iron rod found, for an angle point hereof;
- (7) S09°23'19"E, a distance of 4.35 feet to a fence post found, for an angle point hereof;

THENCE, leaving the south line of said 74.49 acre tract and crossing said 670.36 acre tract, with (10) courses and distances as follows:

- (1) S08°21'22"W, a distance of 535.52 feet to a computed point, for an angle point hereof and for the P. C. of a curve to the right, the radius of which bears S21°43'41"W, a distance of 530.00 feet;
- (2) with said curve to the right, the radius of which is 530.00 feet, with a delta angle of 09°42'33", an arc length of 89.81 feet and a chord bearing of S63°25'03"E, with a distance of 89.71 feet, to a computed point for the P. T. of same;

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- (3) S58°33'46"E, a distance of 122.20 feet to a computed point, for the P. C. of a curve to the left, from which the radius point of said curve to the left bears N31°26'14"E, a distance of 470.00 feet;
- (4) with said curve to the left, the radius of which is 470.00 feet, with a delta angle of 02°29'34", an arc length of 20.45 feet and a chord bearing of S59°48'33"E, with a distance of 20.45 feet to a computed point for the P.T. of same,
- (5) THENCE S24°00'29"W, a distance of 60.20 feet to a computed point for the P.C. of a curve to the right, from which the radius point of said curve to the S28°23'04"W, a distance of 25.00 feet;
- (6) with said curve to the right, the radius of which is 25.00 feet, with a delta angle of 84°49'52", an arc length of 37.01 feet and a chord bearing of S19°12'00"E, with a distance of 33.73 feet, to a computed point for the P. T. of same;
- (7) S23°12'56"W, a distance of 10.70 feet to a computed point, for the P. C. of a curve to the left, from which the radius point of said curve to the left bears S66°47'04"E, a distance of 300.00 feet;
- (8) with said curve to the left, the radius of which is 300.00 feet, with a delta angle of 36°42'37", an arc length of 192.22 feet and a chord bearing of S04°51'38"W, with a distance of 188.94 feet, to a computed point for the P. T. of same and for the P. C. of a curve to the right, from which the radius point of said curve to the right bears S76°30'19"W, a distance of 25.00 feet;
- (9) with said curve to the right, the radius of which is 25.00 feet, with a delta angle of 35°53'45", an arc length of 15.66 feet and a chord bearing of S04°27'12"W, with a distance of 15.41 feet to a computed point for the P. T. of same and for the P. C. of a curve to the left, from which the radius point of said curve to the left bears S67°35'56"E, a distance of 60.00 feet,
- (10) with said curve to the left, the radius of which is 60.00 feet, with a delta angle of 98°52'21", an arc length of 103.54 feet and a chord bearing of S27°02'06"E, with a distance of 91.16 feet, to a computed point, for the end of said curve;
- (11) S13°31'44"W, a distance of 144.51 feet to a 1/2" iron rod found in the north line of that certain 10.932 acre tract of land conveyed by Timothy Patrick Lewis and Tamara L. Lewis to Robert L. Caldwell and wife, Judith A. Caldwell in Volume 849, Page 322 of the Official Public Records of Burnet County, Texas and the south line of said 670.36 acre tract, for the southeast corner hereof.

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THENCE, S89°29'37"W with the north line of said 10.932 acre tract, the south line of said 670.36 acre tract and the south line hereof, a distance of 521.92 feet to a 60d nail found, for the northeast corner of that certain 13.174 acre tract of land, known as Tract II, conveyed by Pamela Susan Williams to Maryetta Williams in Document No. 201406904 of the Official Public Records of Burnet County, Texas, the northwest corner of said 10.932 acre tract and the southwest corner hereof;

THENCE, crossing said 670.36 acre tract with the west line hereof, with (38) courses and distances as follows:

- (1) N01°47'21"E, a distance of 149.61 feet to a computed point, for an angle point hereof;
- (2) N23°47'55"W, a distance of 379.06 feet to a computed point, for an angle point hereof;
- (3) N46°20'40"W, a distance of 181.72 feet to a computed point, for an angle point hereof;
- (4) N60°32'28"W, a distance of 277.37 feet to a computed point, for an angle point hereof;
- (5) N20°50'05"W, a distance of 232.45 feet to a computed point, for an angle point hereof;
- (6) N24°25'16"W, a distance of 314.10 feet to a computed point, for an angle point hereof;
- (7) N10°42'47"W, a distance of 175.49 feet to a computed point, for an angle point hereof;
- (8) N06°14'44"W, a distance of 224.87 feet to a computed point, for an angle point hereof;
- (9) N15°45'36"W, a distance of 141.54 feet to a computed point, for an angle point hereof;
- (10) N55°08'25"W, a distance of 140.55 feet to a computed point, for an angle point hereof;
- (11) S89°14'12"W, a distance of 131.07 feet to a computed point, for an angle point hereof;
- (12) S68°40'28"W, a distance of 120.05 feet to a computed point, for an angle point hereof;
- (13) N26°29'20"W, a distance of 127.51 feet to a computed point, for an angle point hereof;
- (14) N03°23'06"W, a distance of 569.06 feet to a computed point, for an angle point hereof;
- (15) N33°05'10"E, a distance of 143.62 feet to a computed point, for an angle point hereof;
- (16) N09°18'55"W, a distance of 224.46 feet to a computed point, for an angle point hereof;

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- (17) N02°44'29"E, a distance of 178.71 feet to a computed point, for an angle point hereof;
- (18) N10°05'22"E, a distance of 454.18 feet to a computed point, for an angle point hereof;
- (19) N28°11'32"E, a distance of 37.06 feet to a computed point, for an angle point hereof;
- (20) N52°36'41"E, a distance of 24.22 feet to a computed point, for an angle point hereof;
- (21) N87°18'33"E, a distance of 30.31 feet to a computed point, for an angle point hereof;
- (22) S56°51'10"E, a distance of 177.17 feet to a computed point, for an angle point hereof;
- (23) S83°45'02"E, a distance of 312.01 feet to a computed point, for an angle point hereof;
- (24) N77°38'25"E, a distance of 472.62 feet to a computed point, for an angle point hereof;
- (25) N43°22'49"E, a distance of 217.73 feet to a computed point, for an angle point hereof;
- (26) N25°59'10"E, a distance of 225.46 feet to a computed point, for an angle point hereof;
- (27) N03°47'32"E, a distance of 173.85 feet to a computed point, for an angle point hereof;
- (28) N29°38'34"W, a distance of 189.29 feet to a computed point, for an angle point hereof;
- (29) N39°35'21"W, a distance of 79.66 feet to a computed point, for an angle point hereof;
- (30) N35°38'02"W, a distance of 126.06 feet to a computed point, for an angle point hereof;
- (31) N34°21'06"W, a distance of 201.82 feet to a computed point, for an angle point hereof;
- (32) N26°03'32"W, a distance of 49.37 feet to a computed point, for an angle point hereof;
- (33) N18°11'33"W, a distance of 127.23 feet to a computed point, for an angle point hereof;
- (34) N20°14'22"W, a distance of 162.04 feet to a computed point, for an angle point hereof;
- (35) N06°44'03"W, a distance of 127.99 feet to a computed point, for an angle point hereof;
- (36) N24°21'50"W, a distance of 72.71 feet to a computed point, for an angle point hereof;

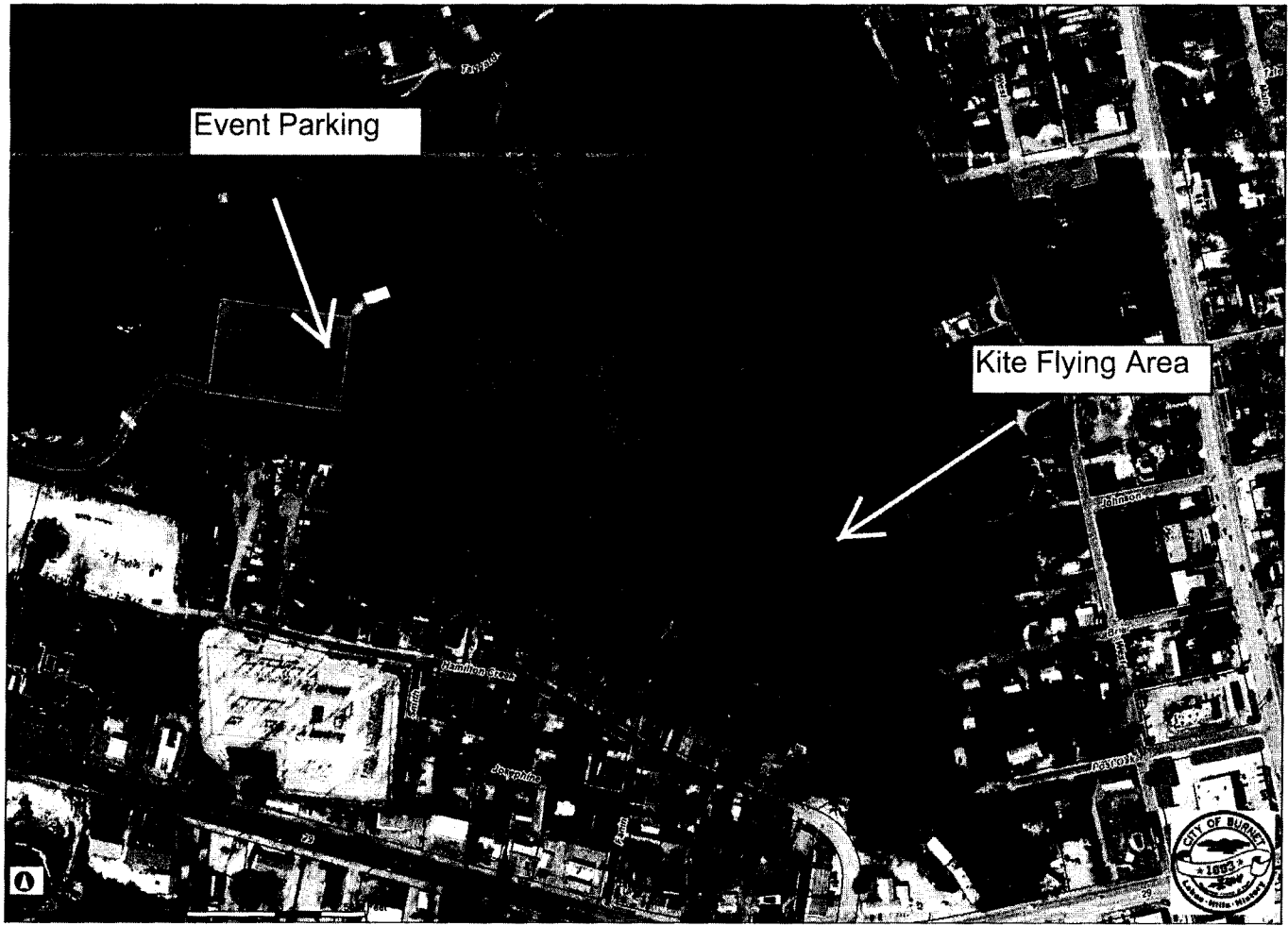

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- (37) N76°07'13"E, a distance of 116.62 feet to a computed point, for an angle point hereof.
- (38) N76°36'00"E, a distance of 132.19 feet to a computed point, for an angle point hereof.
- (39) N14°35'38"W, a distance of 30.01 feet to a 1/2" iron rod found in the north line of said 670.36 acre tract at the southeast corner of that certain 75.009 acre tract as described in a Warranty Deed with Vendor's Lien dated July 13, 1989, from Billy Joe Fox and Mark Fox to Glen Morris and wife, Susan Morrey Morris, recorded in Volume 460, Page 712 of the Real Property Records of Burnet County, Texas, the southwest corner of that certain Lot No. 8 as shown on the plat of A Short Form Plat of Lot 7 & 8, Delaware Springs, Section 15, Phase Three, recorded in Document No. 201405035, Official Public Records of Burnet County, Texas, the southwest corner of a 0.394 acre Easement tract described in a Non-Exclusive Utility Easement document dated May 9, 2011, from Billy Joe and LaVonna Fox to the City of Burnet, of record in Document No. 201103611, Official Public Records of Burnet County, Texas and the Northwest corner hereof.

THENCE, with the north line of said 670.36 acre tract and the north line hereof, the following (3) courses and distances

- (1) N76°37'11"E, with the south line of Lot No. 8 of said Delaware Springs, Section 15, Phase Three, a distance of 220.61 feet to a 1/2" iron rod capped RPLS 4452 found, for angle point hereof.
- (2) N76°43'55"E with the southern boundary line of said Delaware Springs, Section 15, Phase Three and a southerly line of said 666.23 acre tract, a distance of 848.03 feet to a 1/2" iron rod found, for angle point hereof.
- (3) N76°52'18"E, a distance of 380.01 feet to the POINT OF BEGINNING and calculated to contain 158.19 acres.

LEGEND

- City Limit
- City ETL
- Road Network
- BCAD Ownership

JC JONES & CARTER
CITY OF BURDEN CONSULTANTS

LAYOUT TITLE

Disclaimer
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EXHIBIT A

