

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 53 (ZONING) OF THE CITY OF KYLE, TEXAS, FOR THE PURPOSE OF ASSIGNING ORIGINAL ZONING TO APPROXIMATELY 10.636 ACRES OF LAND FROM AGRICULTURE 'AG' TO RESIDENTIAL CONDOMINIUM DISTRICT 'R-1-C', 109.939 ACRES OF LAND TO SINGLE FAMILY RESIDENTIAL-3 'R-1-3', APPROXIMATELY 3.468 ACRES OF LAND TO NEIGHBORHOOD COMMERCIAL 'NC' AND 4.513 ACRES OF LAND TO COMMUNITY COMMERCIAL 'CC' FOR PROPERTY LOCATED APPROXIMATELY ½ MILE SOUTHEAST OF LEHMAN HIGH SCHOOL AT THE INTERSECTION OF BUNTON CREEK ROAD AND GOFORTH ROAD, IN HAYS COUNTY, TEXAS. (ROBERT AND KAREN SCHLORTT – Z-19-0037); AUTHORIZING THE CITY SECRETARY TO AMEND THE ZONING MAP OF THE CITY OF KYLE SO AS TO REFLECT THIS CHANGE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

SECTION 1. That the zoning district map of the City of Kyle adopted in Chapter 53 (Zoning) be and the same is hereby amended to assign original zoning to approximately 9.94 acres of land from Agriculture 'AG' to Residential Condominium 'R-1-C', 109.47 acres of land to Single Family Residential-3 'R-1-3', approximately 3.26 acres of land to Neighborhood Commercial and 4.80 acres of land to Community Commercial 'CC' for property located approximately ½ mile southeast of Lehman High School at the intersection on of Bunton Creek Road and Goforth Road, as shown on the property location map labeled Exhibit B.

SECTION 2. That the City Secretary is hereby authorized and directed to designate the tract of land zoned herein as such on the zoning district map of the City of Kyle and by proper endorsement indicate the authority for said notation.

SECTION 3. If any provision, section, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid (or for any reason unenforceable), the validity of the remaining portions of this Ordinance or the application to such other persons or sets of circumstances shall not be affected hereby, it being the intent of the City Council of the City of Kyle in adopting this Ordinance, that no portion hereof or provision contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion or provision.

SECTION 4. This Ordinance shall be published according to law and shall be and remain in full force and effect from and after the date of publication.

SECTION 5. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

READ, CONSIDERED, PASSED AND APPROVED ON FIRST READING by the City Council of Kyle at a regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Kyle at a regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Travis Mitchell, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Vetrano, City Secretary

# GOFORTH ROAD SUBDIVISION

## ZONING EXHIBIT

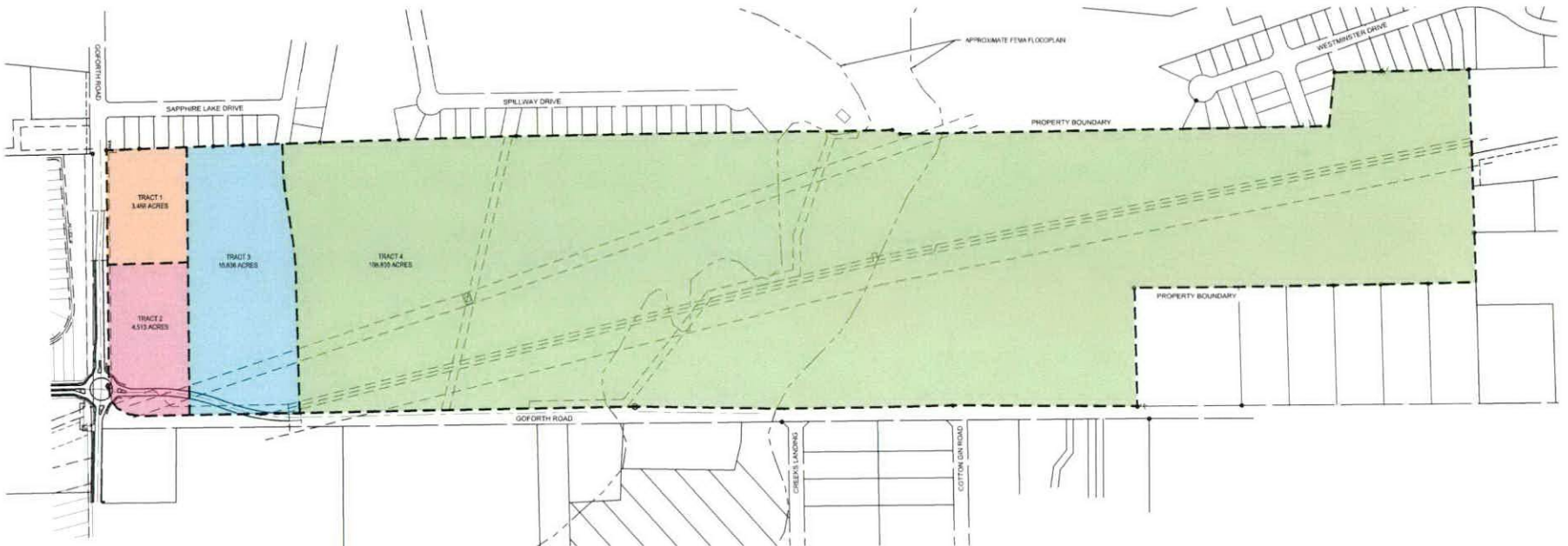
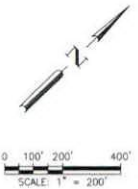


Exhibit A

**LEGEND**

- PARCEL LINE
- PROPOSED ZONING BOUNDARY
- PROPOSED R-1-C ZONING
- PROPOSED R-1-C ZONING
- PROPOSED CC ZONING
- PROPOSED NC ZONING

Current Zoning	Requested Zoning	Total Acreage
Agricultural (A)	R-1-C	10.656
Agricultural (A)	R-1-C	128.833
Agricultural (A)	NC	3.488
Agricultural (A)	CC	4.513
<b>Total</b>		<b>127.484</b>




**BCE, Inc.**  
 2300 NORTH MOFAC, SUITE 330  
 AUSTIN, TX 78721  
 TEL: 312.676.4665 • www.bceinc.com  
 EPCF Registration No. F-11048

LEGAL DESCRIPTION

FIELD NOTES FOR A 3.468 ACRE TRACT OF LAND OUT OF A 127.456 ACRE TRACT OF LAND OUT OF THE JOHN STEWART SURVEY, ABSTRACT NO. 14, HAYS COUNTY, TEXAS; BEING ALL OF A CALLED 80.30 ACRE TRACT OF LAND AS CONVEYED TO ROBERT E. SCHLORTT, JR. AND WIFE, KAREN STEUBING SCHLORTT BY DEED RECORDED IN VOLUME 262, PAGE 129 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND ALL OF A CALLED 46.476 ACRE TRACT OF LAND AS CONVEYED TO ROBERT E. SCHLORTT, JR. AND WIFE, KAREN S. SCHLORTT BY WARRANTY DEED/VENDOR'S LIEN RECORDED IN VOLUME 362, PAGE 708 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 3.468 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 "Haynie Consulting" found on the northeast right-of-way line of County Road No. 157 (a/k/a Bunton Creek Road) (width varies, no deed of record found), at the most southerly corner of SOUTHLAKE RANCH, PHASE ONE AMENDED FINAL PLAT, a subdivision recorded in Volume 10, Page 279 of the Plat Records of Hays County, Texas, and at the most westerly corner of the above described Schlortt 80.30 acre tract, for the most westerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the southeast line of said SOUTHLAKE RANCH, PHASE ONE AMENDED FINAL PLAT and the northwest line of said Schlortt 80.30 acre tract of land, N 42°36'07" E a distance of 325.10 feet to a point for the most northerly corner of the herein described tract;

THENCE, in southeast and southwest direction, crossing the aforementioned 127.456 acre tract, the following two (2) courses:

- 1) S 46°00'07" E a distance of 466.03 feet to a point for the most easterly corner of the herein described tract;
- 2) S 43°01'21" W a distance of 325.05 feet to a point on the aforementioned northeast right-of-way line of said Bunton Creek Road (County Road No. 157), for the most southerly corner of the herein described tract;

THENCE, coincident with the northeast right-of-way line of said Bunton Creek Road (County Road No. 157) and the southwest line of the aforementioned 127.456 acre tract, N 46°00'07" W a distance of 463.64 feet to the **POINT OF BEGINNING** and containing 3.468 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE, Inc., on January 3, 2019 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas South Central Zone. An exhibit plat accompanies this description. This document was prepared under 22 TAC §663.21 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.



*Dion P. Albertson*

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BGE, Inc.  
7330 San Pedro Ave, Suite 202  
San Antonio TX 78216  
Telephone: 210-581-3600  
TBPLS Licensed Surveying Firm No. 10194490

5/17/19  
Date

Client: DR Horton  
Date: May 17, 2019  
Job No: 6396-00

LEGAL DESCRIPTION

FIELD NOTES FOR A 4.513 ACRE TRACT OF LAND OUT OF A 127.456 ACRE TRACT OF LAND OUT OF THE JOHN STEWART SURVEY, ABSTRACT NO. 14, HAYS COUNTY, TEXAS; BEING ALL OF A CALLED 80.30 ACRE TRACT OF LAND AS CONVEYED TO ROBERT E. SCHLORTT, JR. AND WIFE, KAREN STEUBING SCHLORTT BY DEED RECORDED IN VOLUME 262, PAGE 129 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND ALL OF A CALLED 46.476 ACRE TRACT OF LAND AS CONVEYED TO ROBERT E. SCHLORTT, JR. AND WIFE, KAREN S. SCHLORTT BY WARRANTY DEED/VENDOR'S LIEN RECORDED IN VOLUME 362, PAGE 708 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 4.513 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod with cap stamped "Haynie Consulting" found on the northeast right-of-way line of County Road No. 157 (a/k/a Bunton Creek Road) (width varies, no deed of record found), at the most southerly corner of SOUTHLAKE RANCH, PHASE ONE AMENDED FINAL PLAT, a subdivision recorded in Volume 10, Page 279 of the Plat Records of Hays County, Texas, and at the most westerly corner of the above described Schlortt 80.30 acre tract, THENCE S 46°00'07" E coincident with said right-of-way line a distance of 463.64 feet to a point for the most westerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing said right-of-way line, in northeasterly and southeasterly direction, crossing the aforementioned 127.456 acre tract, the following two (2) courses:

- 1) N 43°01'21" E a distance of 325.05 feet to a point for the most northerly corner of the herein described tract;
- 2) S 46°00'07" E a distance of 615.64 feet to a point on the northwest right-of-way line of County Road No. 157 (a/k/a Goforth Road) (width varies, no deed of record found) for the most easterly corner of the herein described tract;

THENCE, with the northwest right-of-way line of said Goforth Road (County Road No. 157) the following four (4) courses:

- 1) S 43°37'47" W a distance of 199.71 feet to a MAG nail in asphalt found for an angle point;
- 2) S 53°15'57" W a distance of 47.61 feet to a MAG nail in asphalt found for an angle point;

- 3) S 71°43'42" W a distance of 51.13 feet to a disturbed MAG nail in asphalt found for the most southerly corner of the herein described tract; and
- 4) N 83°26'07" W a distance of 49.16 feet to a MAG nail in asphalt found on the northeast right-of-way line of said Bunton Creek Road (County Road No. 157), for an angle point of the herein described tract;

THENCE, with the northeast right-of-way line of said Bunton Creek Road (County Road No. 157) and the southwest line of said Schlortt 80.30 acre tract, N 49°37'24" W a distance of 50.11 feet to a 3/4-inch iron pipe found for an angle point;

THENCE, continuing with the northeast right-of-way line of said Bunton Creek Road (County Road No. 157), N 46°00'07" W a distance of 490.88 feet to the **POINT OF BEGINNING** and containing 4.513 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE, Inc., on January 3, 2019 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas South Central Zone. An exhibit plat accompanies this description. This document was prepared under 22 TAC §663.21 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.



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Date: May 17, 2019  
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LEGAL DESCRIPTION

FIELD NOTES FOR A 10.636 ACRE TRACT OF LAND OUT OF A 127.456 ACRE TRACT OF LAND OUT OF THE JOHN STEWART SURVEY, ABSTRACT NO. 14, HAYS COUNTY, TEXAS; BEING ALL OF A CALLED 80.30 ACRE TRACT OF LAND AS CONVEYED TO ROBERT E. SCHLORTT, JR. AND WIFE, KAREN STEUBING SCHLORTT BY DEED RECORDED IN VOLUME 262, PAGE 129 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND ALL OF A CALLED 46.476 ACRE TRACT OF LAND AS CONVEYED TO ROBERT E. SCHLORTT, JR. AND WIFE, KAREN S. SCHLORTT BY WARRANTY DEED/VENDOR'S LIEN RECORDED IN VOLUME 362, PAGE 708 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 10.636 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod with cap stamped "Haynie Consulting" found on the northeast right-of-way line of County Road No. 157 (a/k/a Bunton Creek Road) (width varies, no deed of record found); at the most southerly corner of SOUTHLAKE RANCH, PHASE ONE AMENDED FINAL PLAT; a subdivision recorded in Volume 10, Page 279 of the Plat Records of Hays County, Texas, and at the most westerly corner of the above described Schlortt 80.30 acre tract. **THENCE**, with the southeast line of said SOUTHLAKE RANCH, PHASE ONE AMENDED FINAL PLAT, N 42°36'07" E a distance of 325.10 feet to a point for the most westerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with the southeast line of said SOUTHLAKE RANCH, PHASE ONE AMENDED FINAL PLAT, N 42°36'07" E a distance of 389.01 feet to a point for the most northerly corner of the herein described tract;

THENCE, departing said southeast line in a southeasterly direction, crossing said 127.456 acre tract the following five (5) courses;

- 1) S 46°58'39" E a distance of 90.35 feet to a point for a point of curvature
- 2) Curving to the left with a radius of 1,000.00 feet, a central angle of 07°23'55", an arc length of 129.13 feet, a chord bearing of S 50°40'36" E, and a chord distance of 129.04 feet to a point for a point of tangency;
- 3) S 54°22'34" E a distance of 181.33 feet to a point for a point of curvature
- 4) Curving to the right with a radius of 1,000.00 feet, a central angle of 07°23'55", an arc length of 129.13 feet, a chord bearing of S 50°40'36" E, and a chord distance of 129.04 feet to a point for a point of tangency and;
- 5) S 46°58'39" E a distance of 561.40 feet to a point on the northwest right-of-way line of County Road No. 157 (a/k/a Goforth Road) (width varies, no deed of record found), for the most easterly corner of the herein described tract;



THENCE, with the northwest right-of-way line of said Goforth Road (County Road No. 157)  
S 43°37'47" W a distance of 447.44 feet to a point for the most southerly corner of the herein described tract,

THENCE, departing said northwest right-of-way line and crossing said 127.456 acre tract N 46°00'07" W a distance of 1,081.67 feet to the **POINT OF BEGINNING** and containing 10.636 acres of land, more or less.

I hereby certify that these notes were prepared by a survey made on the ground by BGE, Inc., on January 3, 2019 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas South Central Zone. An exhibit plat accompanies this description. This document was prepared under 22 TAC §663.21 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.



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*5/17/19*  
Date

Client: DR Horton  
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EXHIBIT A

GoForth Tract – 108.839 Acres  
Zoning Description  
Tract 4  
Job No. 6396-00

LEGAL DESCRIPTION

FIELD NOTES FOR A 108.839 ACRE TRACT OF LAND OUT OF A 127.456 ACRE TRACT OF LAND OUT OF THE JOHN STEWART SURVEY, ABSTRACT NO. 14, HAYS COUNTY, TEXAS; BEING ALL OF A CALLED 80.30 ACRE TRACT OF LAND AS CONVEYED TO ROBERT E. SCHLORTT, JR. AND WIFE, KAREN STEUBING SCHLORTT BY DEED RECORDED IN VOLUME 262, PAGE 129 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, AND ALL OF A CALLED 46.476 ACRE TRACT OF LAND AS CONVEYED TO ROBERT E. SCHLORTT, JR. AND WIFE, KAREN S. SCHLORTT BY WARRANTY DEED/VENDOR'S LIEN RECORDED IN VOLUME 362, PAGE 708 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 108.839 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod with cap stamped "Haynie Consulting" found on the northeast right-of-way line of County Road No. 157 (a/k/a Bunton Creek Road) (width varies, no deed of record found), at the most southerly corner of SOUTHLAKE RANCH, PHASE ONE AMENDED FINAL PLAT, a subdivision recorded in Volume 10, Page 279 of the Plat Records of Hays County, Texas, and at the most westerly corner of the above described Schlortt 80.30 acre tract. **THENCE**, with the southeast line of said SOUTHLAKE RANCH, PHASE ONE AMENDED FINAL PLAT, N 42°36'07" E a distance of 714.11 feet to a point for the most westerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with the southeast line of said SOUTHLAKE RANCH, PHASE ONE AMENDED FINAL PLAT and the northwest line of said Schlortt 80.30 acre tract, N 42°36'07" E a distance of 237.82 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing with the southeast line of said SOUTHLAKE RANCH, PHASE ONE AMENDED FINAL PLAT and the northwest line of said Schlortt 80.30 acre tract, N 42°45'50" E a distance of 675.60 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for corner;

THENCE, with the southeast line of said SOUTHLAKE RANCH, PHASE ONE AMENDED FINAL PLAT and partly with the northwest line of said Schlortt 80.30 acre tract and the northwest line of said Schlortt 46.476 acre tract, N 43°44'18" E a distance of 1,482.27 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the most easterly corner of said SOUTHLAKE RANCH, PHASE ONE AMENDED FINAL PLAT, and at the most southerly corner of a called 14.12 acre tract of land as conveyed to the City of Kyle by Special Warranty Deed recorded in Volume 2028, Page 772 of the Official Public Records of Hays County, Texas, for an angle point;

THENCE, with the northwest line of said Schlortt 46.476 acre tract and the southeast line of said City of Kyle 14.12 acre tract, N 43°11'57" E a distance of 60.52 feet to a 1/2-inch iron rod with cap stamped "Bush Surveying Inc" found for an angle point;

THENCE, continuing with the northwest line of said Schlortt 46.476 acre tract and the southeast line of said City of Kyle 14.12 acre tract, N 72°29'43" E a distance of 35.14 feet to a 1/2-inch iron rod found for an angle point;

THENCE, continuing with the northwest line of said Schlortt 46.476 acre tract and partly with the southeast line of said City of Kyle 14.12 acre tract and the southeast line of KENSINGTON TRAILS SUBDIVISION SECTION 5D FINAL PLAT, recorded in Document Number 17001547 of the Plat Records of Hays County, Texas, N 43°31'44" E a distance of 1,720.02 feet to a 1/2-inch iron rod found at an exterior corner of said KENSINGTON TRAILS SUBDIVISION SECTION 5D FINAL PLAT, and at an interior corner of said Schlortt 46.476 acre tract, for an interior corner of the herein described tract;

THENCE, with a southwest line of said Schlortt 46.476 acre tract and a northeast line of said KENSINGTON TRAILS SUBDIVISION SECTION 5D FINAL PLAT, N 39°16'55" W a distance of 219.36 feet to a 1/2-inch iron rod found at an interior corner of said KENSINGTON TRAILS SUBDIVISION SECTION 5D FINAL PLAT, and at an exterior corner of said Schlortt 46.476 acre tract, for an exterior corner of the herein described tract;

THENCE, with a northwest line of said Schlortt 46.476 acre tract and partly with a southeast line of said KENSINGTON TRAILS SUBDIVISION SECTION 5D FINAL PLAT and the southeast line of KENSINGTON TRAILS SUBDIVISION SECTION 5B AND 5C FINAL PLAT, recorded in Volume 16, Page 1 of the Plat Records of Hays County, Texas, N 43°30'02" E, pass a 1/2-inch iron rod found at the northeast corner of said KENSINGTON TRAILS SUBDIVISION SECTION 5D FINAL PLAT, and at the southeast corner of said KENSINGTON TRAILS SUBDIVISION SECTION 5B AND 5C FINAL PLAT at a distance of 189.02 feet, and continuing on for a total distance of 385.77 feet to a 1/2-inch iron rod found for an angle point;

THENCE, continuing with a northwest line of said Schlortt 46.476 acre tract and the southeast line of said KENSINGTON TRAILS SUBDIVISION SECTION 5B AND 5C FINAL PLAT, N 43°31'53" E a distance of 152.50 feet to a 1/2-inch iron rod found at the west corner of a called 2.5204 acre tract of land as conveyed to Bradley W. Odell by General Warranty Deed recorded in Document Number 18002748 of the Official Public Records of Hays County, Texas, and at the most northerly corner of said Schlortt 46.476 acre tract, for the most northerly corner of the herein described tract;

THENCE, with the northeast line of said Schlortt 46.476 acre tract and partly with the southwest line of said Odell 2.5204 acre tract, the southwest line of a called 3.9765 acre tract of land as conveyed to Claude E. Odell by General Warranty Deed recorded in Document Number 16019715 of the Official Public Records of Hays County, Texas, the southwest line of a called 1.0952 acre tract of land as conveyed to Brandon Odell by General Warranty Deed recorded in Document Number 18002769 of the Official Public Records of Hays County, Texas and a southwest line of SOUTHBEND I, a subdivision recorded in Volume 13, Page 15 of the Plat Records of Hays County, Texas, S 47°10'57" E, pass a 1/2-inch iron rod with cap stamped "Hayes RPLS 5730" found at the common south corner of said Odell 2.5204 acre tract and said Odell 3.9765 acre tract at a distance of 342.97 feet, pass a 1/2-inch iron rod found for the common south corner of said Odell 1.0952 acre tract and said SOUTHBEND I at a distance of 662.18 feet, and continuing on for a total distance of 862.78 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at an interior corner of said SOUTHBEND I, at the most easterly corner of said Schlortt 46.476 acre tract, for the most easterly corner of the herein described tract;

THENCE, with a northwest line of said SOUTHBEND I and a southeast line of said Schlortt 46.476 acre tract the following six (6) courses:

- 1) S 43°30'36" W a distance of 190.33 feet to a 1/2-inch iron rod found for an angle point;
- 2) S 43°39'16" W a distance of 190.08 feet to a 1/2-inch iron rod found for an angle point;
- 3) S 43°27'33" W a distance of 190.33 feet to a 1/2-inch iron rod found for an angle point;
- 4) S 43°31'43" W a distance of 190.41 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 5) S 43°39'43" W a distance of 190.91 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point; and
- 6) S 44°06'18" W a distance of 417.79 feet to a 1/2-inch iron rod found at the most westerly corner of said SOUTHBEND I, and at an interior corner of said Schlortt 46.476 acre tract, for an interior corner of the herein described tract;

THENCE, a southwest line of said SOUTHBEND I and a northeast line of said Schlortt 46.476 acre tract, S 46°44'56" E a distance of 478.14 feet to a 1/2-inch iron rod found on the northwest right-of-way line of County Road No. 157 (a/k/a Goforth Road) (width varies, no deed of record found), at the most southerly corner of said SOUTHBEND I, and at an exterior corner of said Schlortt 46.476 acre tract, for an exterior corner of the herein described tract, from which a 1/2-inch iron rod found for the common east corner of Lot 1 and Lot 2 of said SOUTHBEND I, bears N 44°09'26" E a distance of 418.72 feet;

THENCE, with the southeast line of said Schlortt 46.476 acre tract and said Schlortt 80.30 acre tract and the northwest right-of-way line of said Goforth Road (County Road No. 157) the following five (5) courses:

- 1) S 44°47'25" W a distance of 737.80 feet to a 1/2-inch iron rod found for an angle point;
- 2) S 43°12'07" W a distance of 300.14 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set at the most southerly corner of said Schlortt 46.476 acre tract, and at the most easterly corner of said Schlortt 80.30 acre tract, for an angle point;
- 3) S 43°50'13" W a distance of 404.32 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 4) S 45°29'19" W a distance of 575.88 feet to a disturbed 3/4-inch iron pipe found for an angle point;
- 5) S 43°37'47" W a distance of 1,348.56 feet to a point for the most southerly corner of the herein described tract;

THENCE, departing said northwest right-of-way line in a northeasterly direction, crossing said 127.456 acre tract the following five (5) courses;

- 1) N 46°58'39" W a distance of 561.40 feet to a point for a point of curvature;
- 2) Curving to the left with a radius of 1,000.00 feet, a central angle of 07°23'55", an arc length of 129.13 feet, a chord bearing of N 50°40'36" W, and a chord distance of 129.04 feet to a point for a point of tangency;
- 3) N 54°22'34" W a distance of 181.33 feet to a point for a point of curvature;
- 4) Curving to the right with a radius of 1,000.00 feet, a central angle of 07°23'55", an arc length of 129.13 feet, a chord bearing of N 50°40'36" W, and a chord distance of 129.04 feet to a point for a point of tangency;
- 5) N 46°58'39" W a distance of 90.35 feet to the **POINT OF BEGINNING** and containing 108.839 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE, Inc., on January 3, 2019 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas South Central Zone. An exhibit plat accompanies this description. This document was prepared under 22 TAC §663.21 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.



*Dion P. Albertson*

RPLS No. 4963

5/17/19  
Date

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# Exhibit B

Z-19-0037 1901 Goforth Rd 127.46 Acres

