

C7L-2012-006

Area to be annexed for limited purpose.

Approximately 187.720 Acres out of the Jose Antonio Navarro Survey, Abstract No. 18 in Travis County, Texas. (Unplatted Land)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR A TRACT OF LAND CONTAINING APPROXIMATELY 187.720 ACRES OF LAND OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18 IN TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 187.720 ACRES OF LAND ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 187.720 ACRES BEING MORE PARTICULARLY DESCRIBED AS "SOUTHEAST TRAVIS COUNTY MUD #1" BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO:

Being all that certain tract of land called 187.720 acres as surveyed by Aaron V. Thomason, R.P.L.S. No. 6214, State of Texas and signed February 27, 2012.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".

LEGAL DESCRIPTION: Mary P. Hawkins
03-05-2012

Mary P. Hawkins 3/5/12

APPROVED: Mary P. Hawkins, RPLS NO. 4433
Quality and Standards Management Division
Department of Public Works
City of Austin

REFERENCES

TCAD MAP 3-3950
Austin Grid R-11 & R-12

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT 18, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 54.350 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT NUMBER 2007154327, ALL OF THAT CERTAIN 110.263 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT NUMBER 2008139826 AND ALL OF THAT CERTAIN 23.106 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT NUMBER 2009141317, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 187.720 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found at the northeast corner of said 54.350 acre Qualico CR, LP tract, also being the northwest corner of Timber Hills Subdivision, a subdivision recorded in Book 72, Page 21 of the Plat Records of Travis County, Texas (P.R.T.C.TX.), also being a point located in the southern right-of-way line of Pearce Lane, a public roadway, for the northeast corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said Timber Hills Subdivision and said Qualico CR, LP tracts, the following six (6) courses and distances, numbered 1 through 6,

1. S27°56'54"W, a distance of 259.21 feet to an iron rod found ,
2. S27°34'16"W, a distance of 1900.84 feet to an iron rod found,
3. S27°39'26"W, a distance of 763.63 feet to an iron rod found,
4. S27°48'23"W, a distance of 644.68 feet to an iron rod found,
5. S27°43'28"W, a distance of 242.58 feet to an iron rod found and
6. S27°15'41"W, a distance of 252.18 feet to an iron rod found at the southeast corner of said 23.106 acre Qualico CR, LP tract for the southeast corner of the herein described tract,

THENCE, with the southern boundary line of said 23.106 acre Qualico CR, LP tract, and the northern boundary lines of that certain 67.70 acre tract of land conveyed to Billy J. Cannady, et. ux. in Volume 8080, Page 452 of the Deed Records of Travis County, Texas and that certain 25 acre tract of land conveyed to Bernard E. Stratman, Jr. in Volume 4488, Page 1362 of the Deed Records of Travis County, Texas, the following four (4) courses and distances, numbered 1 through 4,

1. N63°04'01"W, a distance of 214.78 feet to an iron rod found,
2. N62°26'16"W, a distance of 814.31 feet to an iron rod found,
3. N62°23'58"W, a distance of 121.87 feet to an iron rod found and
4. N62°25'02"W, a distance of 876.13 feet to an iron rod found at the southwest corner of said 23.106 acre Qualico CR, LP tract, for the southwest corner of the herein described tract,

THENCE, with the western boundary line of said all Qualico CR, LP tracts and that certain 46.041 acre tract of land conveyed to Son Dau Trust in Volume 12274, Page 200 in the Real Property Records of Travis County, Texas, N27°42'19"E, a distance of 4000.33 feet to an iron rod found at the northwest corner of said 54.350 acre Qualico CR, LP tract, for the northwest corner of the herein described tract,

THENCE, with the northern boundary line of said 54.350 acre Qualico CR, LP tract, S64°40'51"E, a distance of 1000.59 feet to an iron rod found, also being a point on the southern right-of-way of said Pearce Lane,

THENCE, continuing with the northern boundary line of said 54.350 acre Qualico CR, LP tract and the southern right-of-way of said Pearce Lane, the following two (2) courses and distances, numbered 1 and 2,

1. S64°40'52"E, a distance of 571.91 feet to an iron rod found at a point of curvature to the right,
2. with said curve to the right having a radius of 6411.14 feet, an arc length of 451.33 feet and whose chord bears, S62°50'33"E, a distance of 451.24 feet to the **POINT OF BEGINNING**, and containing 187.720 acres of land.

Surveyed by:  27 FEB 2012
AARON V. THOMASON, R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160 Fax: 512-280-5165
aaron@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD83, CENTRAL ZONE (4203)

EXHIBIT OF SOUTHEAST TRAVIS COUNTY MUD #1

QUALICO CR LP
85.733 ac.
DOC# 2607156323
O.P.R.T.C.T.X.

QUALICO CR LP
4.022 ac.
DOC# 2607160466
O.P.R.T.C.T.X.

QUALICO CR LP
299.812 ac.
DOC# 2607160466
O.P.R.T.C.T.X.

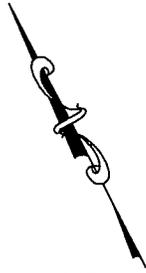
PEARCE LANE

S64°40'51"E 1000.59'

S64°40'52"E 571.91'

C1

POINT OF BEGINNING



SCALE: 1" = 600'

AINN HARRIS &
ROBERT BACHADO JR.
46.00 ACRES
I.D.# 271890

SON DAU TRUST
C/O BRENDA J. SWINNEY TRUSTEE
46.041 ACRES
VOL. 122774 FC. 02000

GLORIE HERRERA W 2.479 ACRES OF LOT 1
TIMBER HILLS SUBDIVISION I.D.# 0339600160000
ALEX & FRANCIS HERRERA E 2.479 ACRES OF LOT 1
TIMBER HILLS SUBDIVISION I.D.# 0339600160000
BARCOS (LOT 2, LESS 1/4 AC. &
W 1/4 AC.) 3.954 ACRES TRIMBER HILLS
SUBDIVISION I.D.# 0339600160000

Legend

- IRON ROD FOUND
- CALCULATED POINT

**SOUTHEAST TRAVIS
COUNTY MUD #1
187.720 ACRES**

N27°42'19"E 4000.33'

S27°34'16"W 1900.84'

S27°39'26"W 763.63'

S27°48'23"W 644.68'

N62°25'02"W 876.13'

L5

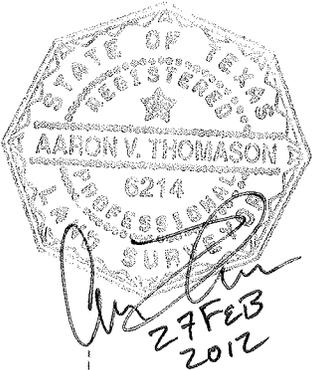
N62°26'16"W 814.31'

L4

MAE SUE RICHARDS
11979/159
25.62 ACRES

BERNARD E.
STRATMAN, JR.
4488/1362
25 ACRES

BILLY J.
CANNADAY, et ux.
8080/452
67.70 ACRES

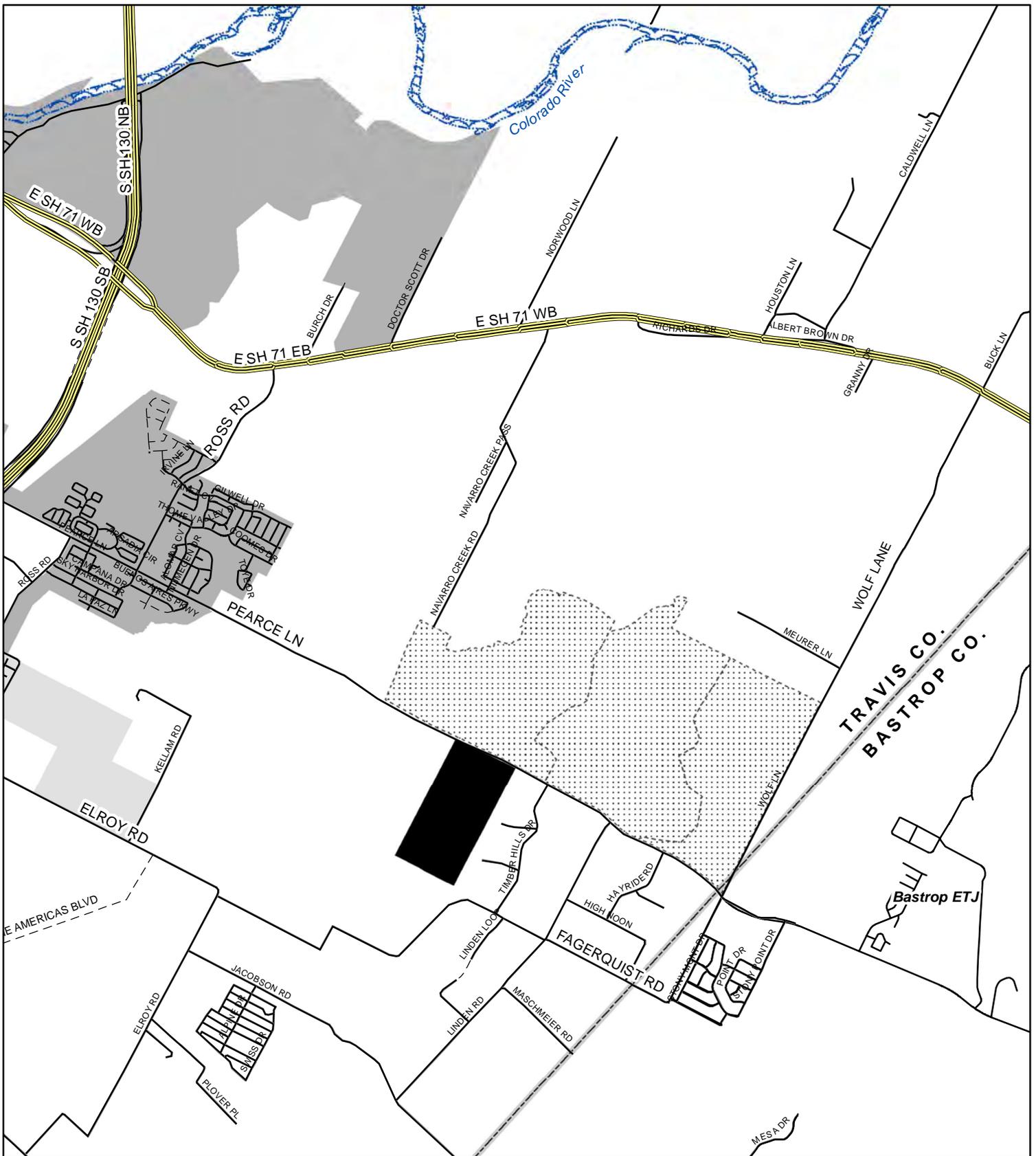


LINE TABLE		
LINE	LENGTH	BEARING
L1	259.21	S27°56'54"W
L2	242.58	S27°43'28"W
L3	252.18	S27°15'41"W
L4	214.78	N63°04'01"W
L5	121.87	N62°23'58"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	6411.14'	451.33'	451.24'	S62°50'33"E	225.76

Carlson, Brigrance & Doering, Inc.
Civil Engineering ♦ Surveying
5501 West William Cannon Drive ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

PATH-J:\4488\DWG\FN-MUD TRACT1



**Southeast Travis County Municipal Utility District No. 1
Annexation Area
C7L-2012-0006**



City of Austin PDRD
J. Chuter
March 26, 2012

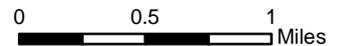
LEGEND

- Annexation Area
- Other Southeast Travis County MUD
- Water Body
- County Line

CURRENT JURISDICTION

- Austin Full Purpose
- Austin Limited Purpose
- Austin ETJ - Agri Development Agmt
- Austin ETJ

- Highway
- Street - Built
- Street - Platted, Unbuilt



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

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

Sources: All data by COA unless otherwise provided.