

C7L-2012-008

Area to be annexed for
limited purpose.

Approximately 562.688 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 562.688 ACRES
OF LAND OUT OF THE JOSE ANTONIO NAVARRO
SURVEY, ABSTRACT NO. 18 IN TRAVIS
COUNTY, TEXAS; OF WHICH APPROXIMATELY
562.688 ACRES OF LAND ARE TO BE TAKEN
INTO AND MADE A PART OF THE CITY OF
AUSTIN, SAID APPROXIMATELY 562.688
ACRES BEING MORE PARTICULARLY DESCRIBED
AS "SOUTHEAST TRAVIS COUNTY MUD #3" BY
METES AND BOUNDS IN EXHIBIT "A"
ATTACHED HERETO:

Being all that certain tract of land called 562.688
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 3-3150, 3-3160, 3-3950 & 3-3960
Austin Grid R-12, S-12 & S-13

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 A PORTION OF THAT CERTAIN 74.590 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT NUMBER 2008139825, ALL OF THAT CERTAIN 23.841 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT NUMBER 2007154328, A PORTION OF THAT CERTAIN 290.812 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT NUMBER 2007160468, A PORTION OF THAT CERTAIN 161.518 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT NUMBER 2009141317 AND A PORTION OF THAT CERTAIN 362.872 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT NUMBER 2008082363 ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING 562.688 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod found at the southwest corner of said 23.841 acre Qualico CR, LP tract, also being the southernmost southeast corner of said 362.872 acre Qualico CR, LP tract, also being a point on the northern right-of-way line of Pearce Lane, a varying width public roadway, for the **POINT OF BEGINNING** of the herein described tract,

THENCE, with the southern boundary line of said 362.872 acre Qualico CR, LP tract and the northern right-of-way line of said Pearce Lane, N63°00'48"W, a distance of 183.67 feet to an iron rod found at the southwest corner of said 362.872 acre Qualico CR, LP tract, also being the southeast corner of said 290.812 acre Qualico CR, LP tract,

THENCE, with the southern boundary line of said 290.812 acre Qualico CR, LP tract and the northern right-of-way line of said Pearce Lane, the following three (3) courses and distances numbered 1 through 3,

1. N62°50'18"W, a distance of 259.97 feet to an iron rod found,
2. N62°24'59"W, a distance of 199.34 feet to an iron rod found and
3. N61°59'58"W, a distance of 669.48 feet to a calculated point for the southwest corner of the herein described tract,

THENCE, leaving the northern right-of-way line of said Pearce Lane, and crossing said 290.812 acre Qualico CR, LP tract and said 49.020 acre Century Ranch I, LP tract, the following nineteen (19) courses and distances, numbered 1 through 19,

1. N28°02'07"E, a distance of 720.75 feet to a calculated point,
2. N31°30'38"W, a distance of 170.81 feet to a calculated point of curvature to the left,
3. with said curve to the left having a radius of 535.00 feet, an arc length of 228.96 feet and whose chord bears N43°46'14"W, a distance of 227.21 feet to a calculated point,
4. N56°01'50"W, a distance of 475.38 feet to a calculated point of curvature to the right,
5. with said curve to the right having a radius of 20.00 feet, an arc length of 31.42 feet, and whose chord bears N11°01'50"W, a distance of 28.28 feet to a calculated point,
6. N33°58'10"E, a distance of 25.37 feet to a calculated point of curvature to the left,
7. with said curve to the left having a radius of 1143.00 feet, an arc length of 152.95 feet, and whose chord bears N30°08'09"E, a distance of 152.84 feet to a calculated point,
8. N40°56'29"E, a distance of 469.43 feet to a point,

9. N56°53'58"E, a distance of 865.12 feet to a point,
10. N80°38'54"E, a distance of 302.42 feet to a point,
11. N50°01'31"E, a distance of 223.20 feet to a point,
12. N14°09'53"E, a distance of 488.10 feet to a point,
13. N16°31'07"E, a distance of 26.41 feet to a point,
14. N08°11'43"E, a distance of 668.26 feet to a point,
15. N40°50'46"W, a distance of 58.27 feet to a point,
16. N22°14'54"E, a distance of 56.10 feet to a point,
17. N20°32'37"E, a distance of 151.41 feet to a calculated point of curvature to the left,
18. with said curve to the left having a radius of 1143.00 feet, an arc length of 397.93 feet, and whose chord bears N37°24'41"E, a distance 395.93 feet to a calculated point,
19. N27°26'16"E, a distance of 467.26 feet to a calculated point on the northern boundary line of said 290.812 acre Qualico CR, LP tract, also being located on the southern boundary line of that certain 130.5 acre tract of land conveyed to John Richards, Jr. in Volume 2807, Page 382 of the Deed Records of Travis County, Texas for the northwest corner of the herein described tract,

THENCE, with the northern boundary line of said 290.812 acre Qualico CR, LP tract and said 362.872 acre Qualico CR, LP tract, the following nine (9) courses and distances, numbered 1 through 9,

1. N75°19'19"E, a distance of 33.40 feet to a point,
2. N74°59'38"E, a distance of 231.78 feet to a point,
3. N87°19'49"E, a distance of 97.84 feet to a point,
4. N65°09'08"E, a distance of 331.76 feet to a point,
5. N54°26'47"E, a distance of 893.89 feet to a point,
6. N81°47'24"E, a distance of 654.16 feet to a point,
7. N16°08'07"W, a distance 200.20 feet to a point,
8. N71°43'37"E, a distance of 216.98 feet to a point and
9. S67°15'25"E, a distance of 246.43 feet to a point at the northernmost corner of said 362.872 acre Qualico CR, LP tract, also being a point on the western boundary line of that certain 147.806 acre tract of land conveyed to Gregory C. Weiss & Virginia G. Bassett in Document Number 2006186612, for the northernmost corner of the herein described tract,

THENCE, with the common boundary lines of said said 362.872 acre Qualico CR, LP tract and said Gregory C. Weiss & Virginia G. Bassett tract, the following two (2) courses and distances, numbered 1 and 2,

1. S29°46'38"W, a distance of 1015.44 feet to a point and
2. S63°19'24"E, a distance of 1970.74 feet to a calculated point on the northern boundary line of said 362.872 acre Qualico CR, LP tract, for the northeast corner of the herein described tract,

THENCE, leaving the said common boundary line and crossing said 362.872 acre Qualico CR, LP tract, said 161.518 acre Qualico CR, LP tract, and said 74.590 acre Qualico CR, LP tract, the following twelve (12) courses and distances, numbered 1 through 12,

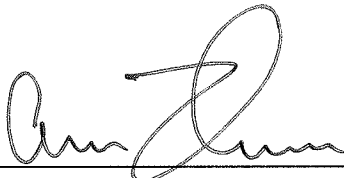
1. S30°19'13"W, a distance of 1597.94 feet to a calculated point,
2. S31°33'30"W, a distance of 578.23 feet to a calculated point,
3. S18°05'14"E, a distance of 633.66 feet to a calculated point,
4. S30°27'47"W, a distance of 295.08 feet to a calculated point,

5. S62°26'37"W, a distance of 544.11 feet to a calculated point,
6. S16°17'52"E, a distance of 1014.45 feet to a calculated point,
7. S55°53'27"E, a distance of 506.81 feet to a calculated point,
8. S08°39'51"W, a distance of 919.38 feet to a calculated point,
9. S45°54'29"W, a distance of 698.92 feet to a calculated point,
10. N84°08'57"W, a distance of 722.01 feet to a calculated point,
11. N77°46'45"W, a distance of 440.15 feet to a calculated point and
12. S59°39'27"W, a distance of 145.30 feet to an iron rod found on the northern right-of-way line of said Pearce Lane and the southern boundary line of said 74.590 acre Qualico CR, LP tract, for the southeast corner of the herein described tract,

THENCE, with the northern right-of-way line of said Pearce Lane and the southern boundary line of said 74.590 acre Qualico CR, LP tract and said 23.841 acre Qualico CR, LP tract, the following six (6) courses and distances, numbered 1 through 6,

1. N67°38'41"W, a distance of 186.74 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 1329.27 feet, an arc length of 478.34 feet and whose chord bears N57°19'42"W, a distance of 475.76 feet to an iron rod found,
3. N47°00'32"W, a distance of 562.30 feet to an iron rod found at a point of curvature to the left,
4. with said curve to the left having a radius of 1734.28 feet, an arc length of 501.54 feet and whose chord bears N55°27'23"W, a distance of 499.79 feet to an iron rod found,
5. N63°58'45"W, a distance of 167.98 feet to an iron rod found at a point of curvature to the right,
6. with said curve to the right having a radius of 6994.05 feet, an arc length of 222.75 feet and whose chord bears N63°26'01"W, a distance of 222.74 feet to the **POINT OF BEGINNING** and containing 562.688 acres of land.

Surveyed by:



27 Feb 2012

AARON V. THOMASON, R.P.L.S. NO. 6214

CARLSON, BRIGANCE & DOERING, INC.

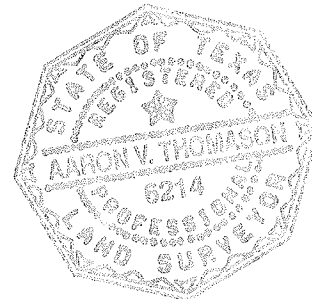
5501 West William Cannon

Austin, TX 78749

Ph: 512-280-5160

Fax: 512-280-5165

aaron@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE (4203)

EXHIBIT OF SOUTHEAST TRAVIS COUNTY MUD #3

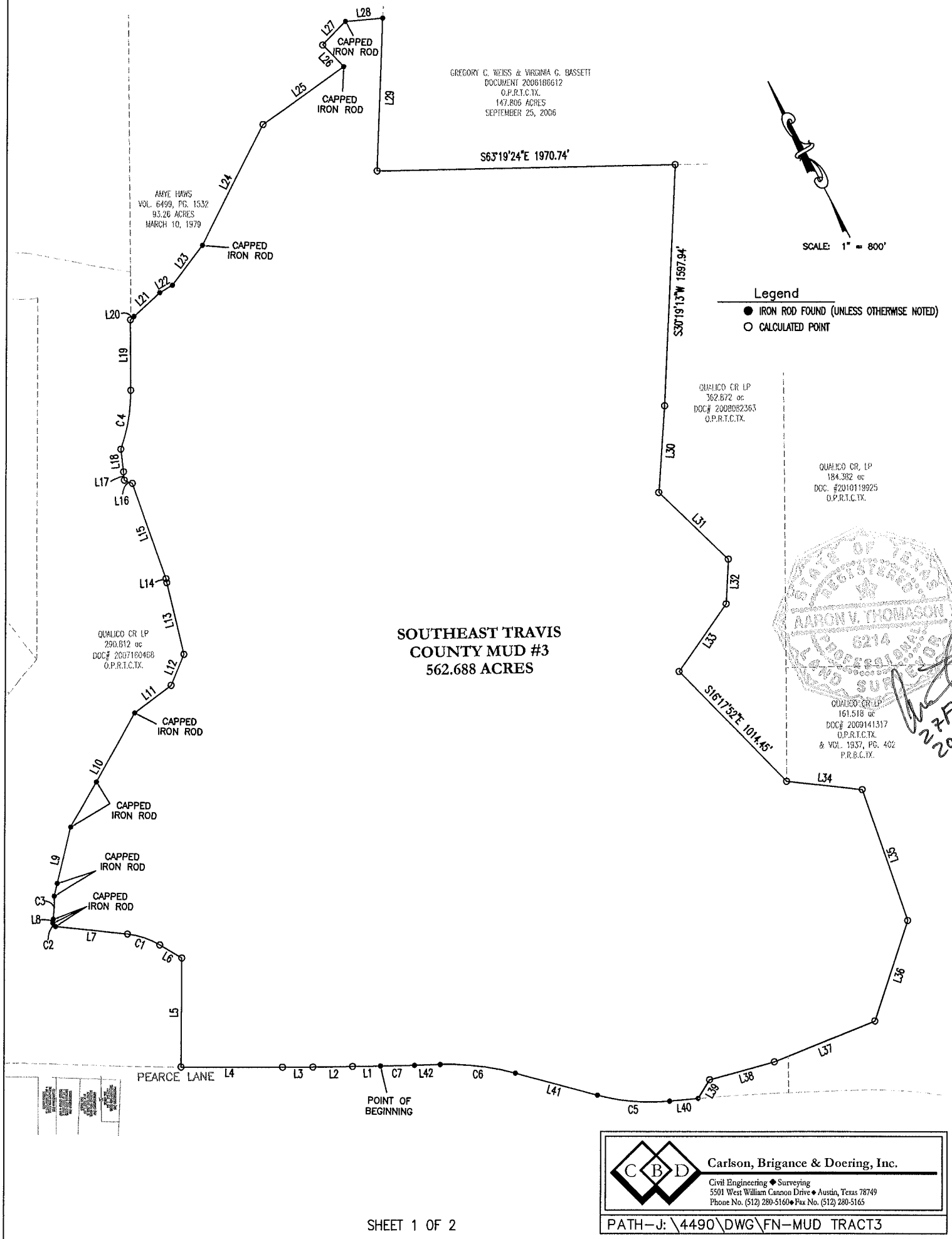
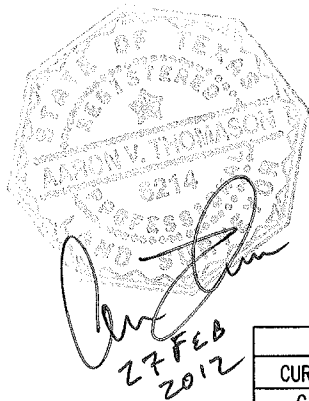


EXHIBIT OF SOUTHEAST TRAVIS COUNTY MUD #3

LINE TABLE		
LINE	LENGTH	BEARING
L1	183.67	N63°00'48"W
L2	259.97	N62°50'18"W
L3	199.34	N62°24'59"W
L4	669.48	N61°59'58"W
L5	720.75	N28°02'07"E
L6	170.81	N31°30'38"W
L7	475.38	N56°01'50"W
L8	25.37	N33°58'10"E
L9	469.43	N40°56'29"E
L10	865.12	N56°53'58"E
L11	302.42	N80°38'54"E
L12	223.20	N50°01'31"E
L13	488.10	N14°09'53"E
L14	26.41	N16°31'07"E
L15	668.26	N08°11'43"E
L16	58.27	N40°50'46"W
L17	56.10	N22°14'54"E
L18	151.41	N20°32'37"E
L19	467.26	N27°26'16"E
L20	33.40	N75°19'19"E
L21	231.78	N74°59'38"E
L22	97.84	N87°19'49"E
L23	331.76	N65°09'08"E
L24	893.89	N54°26'47"E
L25	654.16	N81°47'24"E
L26	200.20	N16°08'07"W
L27	216.98	N71°43'37"E
L28	246.43	S67°15'25"E
L29	1015.44	S29°46'38"W
L30	578.23	S31°33'30"W
L31	633.66	S18°05'14"E
L32	295.08	S30°27'47"W
L33	544.11	S62°26'37"W
L34	506.81	S55°53'27"E
L35	919.38	S08°39'51"W
L36	698.92	S45°54'29"W
L37	722.01	N84°08'57"W
L38	440.15	N77°46'45"W
L39	145.30	S59°39'27"W
L40	186.74	N67°38'41"W
L41	562.30	N47°00'32"W
L42	167.98	N63°58'45"W

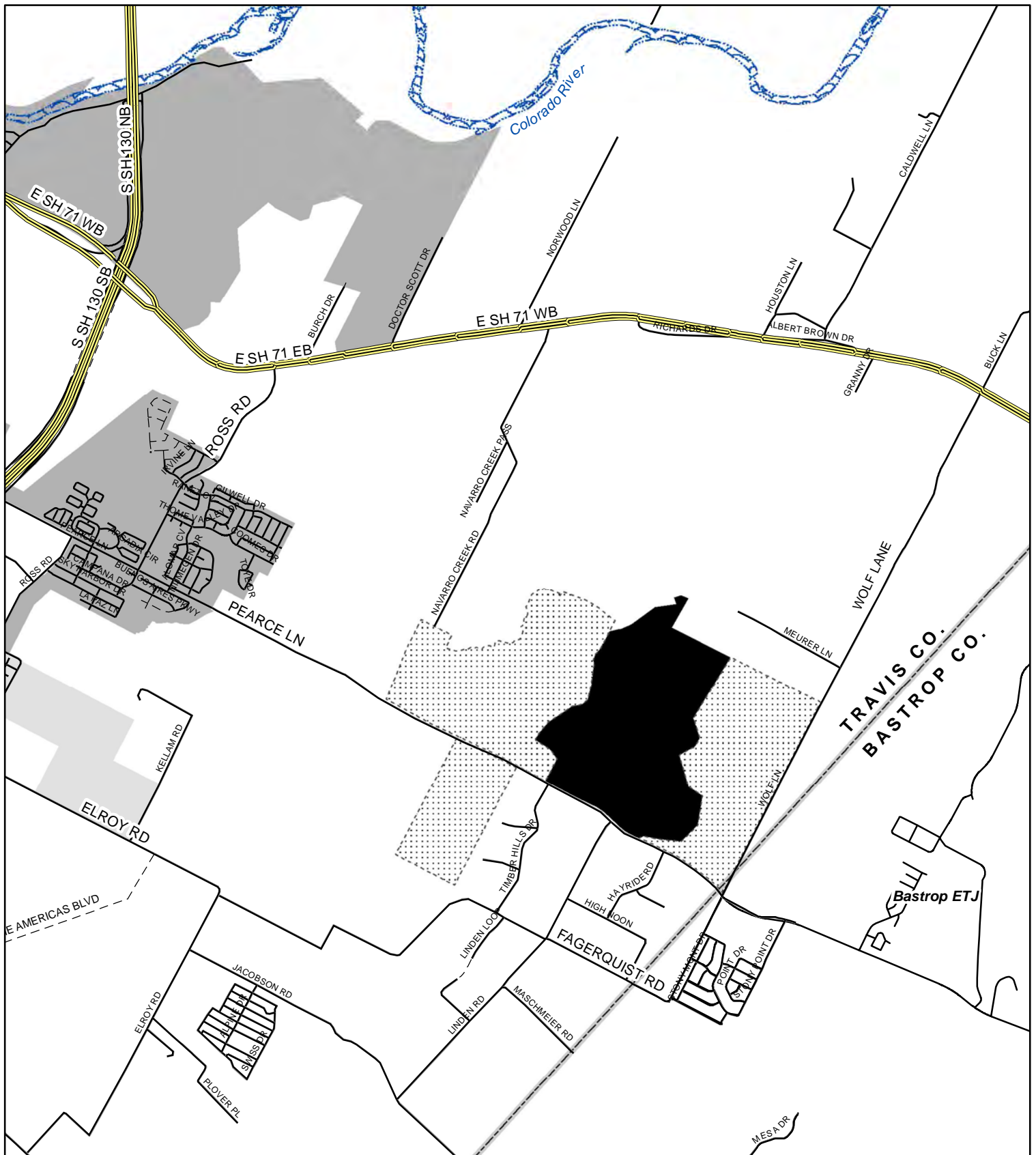


CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	535.00'	228.96'	227.21'	N43°46'14"W	116.26
C2	20.00'	31.42'	28.28'	N11°01'50"W	20.00
C3	1143.00'	152.95'	152.84'	N30°08'09"E	76.59
C4	1143.00'	397.93'	395.93'	N37°24'41"E	201.00
C5	1329.27'	478.34'	475.76'	N57°19'42"W	241.78
C6	1734.28'	501.54'	499.79'	N55°27'23"W	252.53
C7	6994.05'	222.75'	222.74'	N63°26'01"W	111.39

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: \4490\DWG\FN-MUD TRACT3



Southeast Travis County Municipal Utility District No. 3 Annexation Area C7L-2012-0008



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

N

0 0.5 1 Miles

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.