

C7L-2012-009

Area to be annexed for  
limited purpose.

Approximately 378.452 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 378.452 ACRES  
OF LAND OUT OF THE JOSE ANTONIO NAVARRO  
SURVEY, ABSTRACT NO. 18 IN TRAVIS  
COUNTY, TEXAS; OF WHICH APPROXIMATELY  
378.452 ACRES OF LAND ARE TO BE TAKEN  
INTO AND MADE A PART OF THE CITY OF  
AUSTIN, SAID APPROXIMATELY 378.452  
ACRES BEING MORE PARTICULARLY DESCRIBED  
AS "SOUTHEAST TRAVIS COUNTY MUD #4" BY  
METES AND BOUNDS IN EXHIBIT "A"  
ATTACHED HERETO:

Being all that certain tract of land called 378.452  
acres as surveyed by Aaron V. Thomason, R.P.L.S. No. 6214,  
State of Texas and signed January 14, 2011.

"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

02-24-2012

*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 3-3160 & 3-3960  
Austin Grid S-11, S-12, T-12, S-13 & T-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, A PORTION OF THAT CERTAIN 362.872 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT NUMBER 2008082363, ALL OF THAT CERTAIN 184.382 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT NUMBER 2010119925 AND A PORTION OF THAT CERTAIN 161.518 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT NUMBER 2009141317 ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING 378.452 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at an iron rod found at the southeast corner of said 74.590 acre Qualico CR, LP tract, also being the southwest corner of said 161.518 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 74.590 acre Qualico CR, LP tract and the northern right-of-way line of said Pearce Lane, the following two (2) courses and distances numbered 1 and 2,

1. N64°19'11"W a distance of 92.92 feet to an iron rod found at the point of curvature to the left,
2. with said curve to the left having a radius of 9419.72 feet, an arc length of 502.24 feet, and whose chord bears N65°59'24"W, a distance of 502.18 feet to an iron rod found,

**THENCE**, leaving the northern right-of-way line of said Pearce Lane, and crossing said 74.590 acre Qualico CR, LP tract, the said 161.518 acre Qualico CR, LP tract, and the 362.872 acre Qualico CR, LP tract, the following twelve (12) courses and distances, numbered 1 through 12,

1. N59°39'27"E, a distance of 145.30 feet to a calculated point,
2. S77°46'45"E, a distance of 440.15 feet to a calculated point,
3. S84°08'57"E, a distance of 722.01 feet to a calculated point,
4. N45°54'29"E, a distance of 698.92 feet to a calculated point,
5. N08°39'51"E, a distance of 919.38 feet to a calculated point,
6. N55°53'27"W, a distance of 506.81 feet to a calculated point,
7. N16°17'52"W, a distance of 1014.45 feet to a calculated point,
8. N62°26'37"E, a distance of 544.11 feet to a calculated point,
9. N30°27'47"E, a distance of 295.08 feet to a calculated point,
10. N18°05'14"W, a distance of 633.66 feet to a calculated point,
11. N31°33'30"E, a distance of 578.23 feet to a calculated point,
12. N30°19'13"E, a distance of 1597.94 feet to an iron rod found on the north line of said 362.872 acre Qualico CR, LP tract, and in the south line of a 147.806 acre tract conveyed to Gregory C. Weiss and Virginia G. Bassett tract, recorded in Document Number 2006186612,

**THENCE**, with the common southern boundary line of said 147.806 acre Gregory C. Weiss and Virginia G. Bassett tract and the northern boundary line of said 362.872 acre Qualico CR, LP tract, S63°19'24"E, a distance of 699.61 feet to the northwest corner of said 184.382 Qualico CR, LP tract,

**THENCE**, with the common southern boundary line of said 147.806 acre Gregory C. Weiss and Virginia G. Bassett tract and the northern boundary line of said 184.382 acre Qualico CR, LP tract, S63°21'31"E, a distance of 2403.99 feet to an iron rod found at the northeast corner of said 184.382 acre Qualico CR, LP tract, also being in the westerly right-of-way line of Wolfe Lane, a varying width public roadway,

**THENCE**, with the common boundary line of said 184.382 acre Qualico CR, LP tract and the west right-of-way line of said Wolfe Lane, the following nine (9) courses and distances, numbered 1 through 9,

1. S28°41'05"W, a distance of 93.30 feet to an iron rod found,
2. S28°01'16"W, a distance of 387.32 feet to an iron rod found,
3. S27°56'22"W, a distance of 289.74 feet to an iron rod found,
4. S27°35'22"W, a distance of 341.84 feet to an iron rod found,
5. S27°21'56"W, a distance of 191.88 feet to an iron rod found,
6. S26°52'52"W, a distance of 541.29 feet to an iron rod found,
7. S27°04'44"W, a distance of 1120.79 feet to an iron rod found,
8. S27°32'04"W, a distance of 329.70 feet to an iron rod found,
9. S27°38'13"W, a distance of 195.47 feet to an iron rod found, in the west right-of-way line of said Wolfe Lane and in the west line of said 161.518 acre Qualico CR, LP tract,

**THENCE**, with the common boundary line of said 161.518 acre Qualico CR, LP tract and the west right-of-way line of said Wolfe Lane, the following two (2) courses and distances, numbered 1 and 2,

1. S27°17'41"W, a distance of 103.86 feet to an iron rod found,
2. S27°06'59"W, a distance of 2038.07 feet to a calculated point,

**THENCE**, leaving right-of-way line of said Wolfe Lane and crossing said 161.518 acre Qualico CR, LP tract, S39°14'43"W, a distance of 856.86 feet to an iron rod found in the south line of said 161.518 acre Qualico CR, LP tract, also being in the northerly right-of-way line of said Pearce Lane, for the point of curvature to the left,

**THENCE**, with the common boundary line of said 161.518 acre Qualico CR, LP tract and the north right-of-way line of said Pearce Lane, the following six (6) courses and distances, numbered 1 through 6,

1. with said curve to the left having a radius of 2576.23 feet, an arc length of 451.04 feet, and whose chord bears N46°34'33"W, a distance of 450.46 feet to an iron rod found,
2. N51°35'30"W, a distance of 194.12 feet to an iron rod found at the point of curvature to the left,
3. with said curve to the left having a radius of 8327.42 feet, an arc length of 502.55 feet, and whose chord bears N53°20'29"W, a distance of 502.47 feet to an iron rod found,
4. N55°04'13"W, a distance of 181.98 feet to an iron rod found at the point of curvature to the left,
5. with said curve to the left having a radius of 3174.03 feet, an arc length of 506.11 feet, and whose chord bears N59°48'40"W, a distance of 505.58 feet to an iron rod found and

6. N64°22'45"W, a distance of 434.44 feet to the **POINT OF BEGINNING**, and containing 378.452 acres of land.

Surveyed by:



14 Jan 2011

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

**SETSTONE SURVEYING**

5501 West William Cannon

Austin, TX 78749

Ph: 512-282-0170

Fax: 512-280-5165

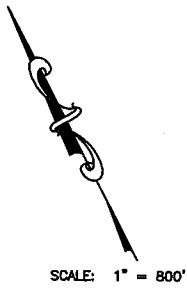
aaron@setstone.net



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

# EXHIBIT OF SOUTHEAST TRAVIS COUNTY MUD #4

GREGORY C. WEISS & VIRGINIA G. BASSETT  
DOCUMENT 2006186612, O.P.R.T.C.TX.  
147.806 ACRES  
SEPTEMBER 25, 2006



## Legend

- IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CALCULATED POINT

QUALICO CR LP  
362.872 ac  
DOC# 2008082363  
O.P.R.T.C.TX.

**SOUTHEAST TRAVIS  
COUNTY MUD #4  
378.452 ACRES**

QUALICO CR LP  
23.841 ac  
DOC# 2007154328  
O.P.R.T.C.TX.

QUALICO CR LP  
74.596 ac  
DOC# 2008159825  
O.P.R.T.C.TX.

QUALICO CR LP  
161.513 ac  
DOC# 2009141317  
O.P.R.T.C.TX.  
& VOL 1937, PG. 402  
P.R.B.C.TX.

WOLFE LANE

POINT OF  
BEGINNING



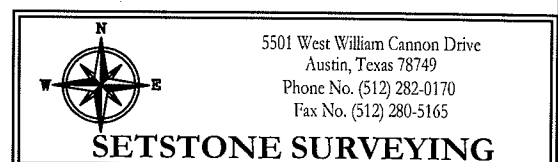
5501 West William Cannon Drive  
Austin, Texas 78749  
Phone No. (512) 282-0170  
Fax No. (512) 280-5165

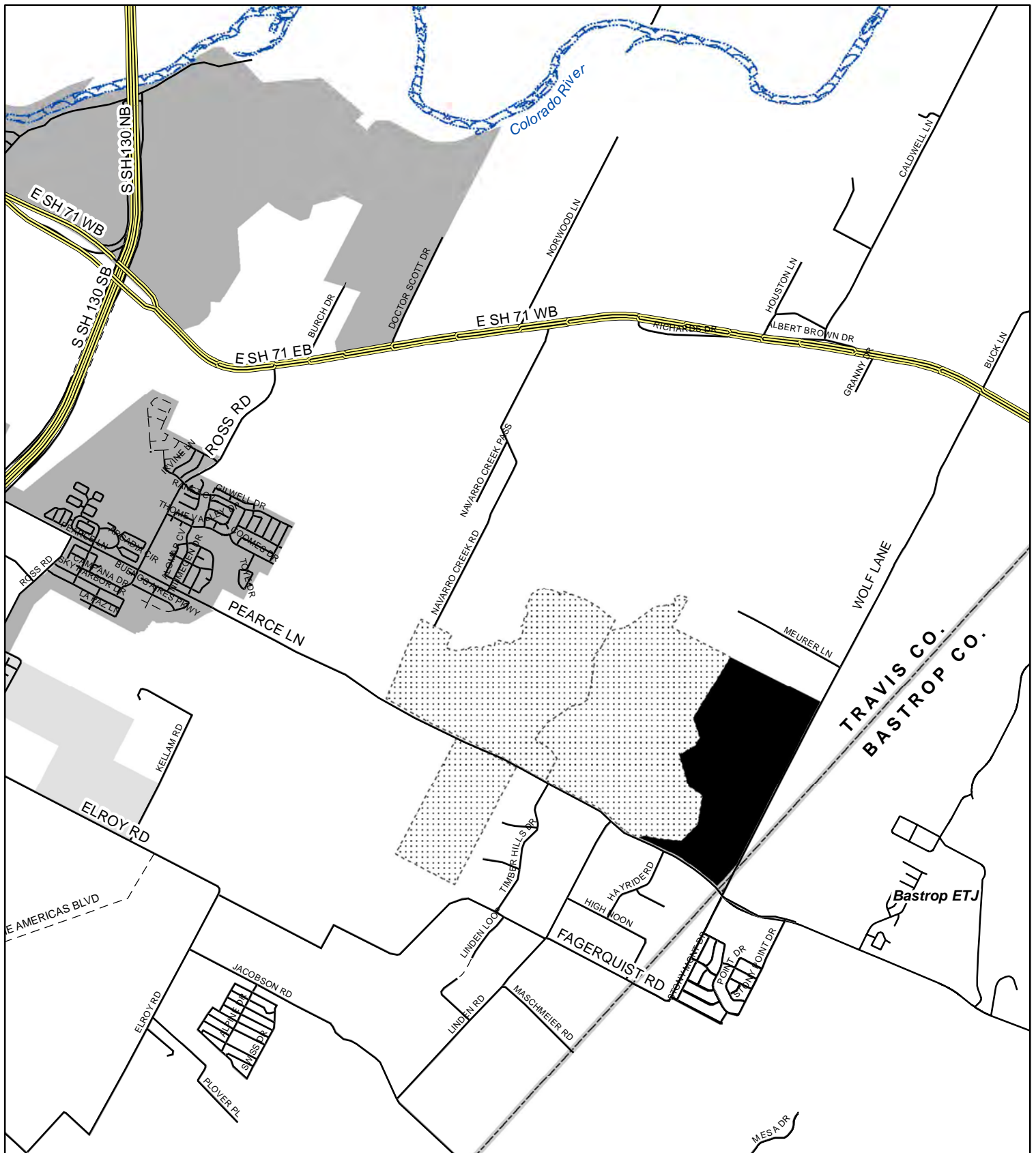
**SETSTONE SURVEYING**

# EXHIBIT OF SOUTHEAST TRAVIS COUNTY MUD #4

LINE TABLE		
LINE	LENGTH	BEARING
L1	145.30	N59°39'27"E
L2	440.15	S77°46'45"E
L3	722.01	S84°08'57"E
L4	698.92	N45°54'29"E
L5	919.38	N08°39'51"E
L6	506.81	N55°53'27"W
L7	1014.45	N16°17'52"W
L8	544.11	N62°26'37"E
L9	295.08	N30°27'47"E
L10	633.66	N18°05'14"W
L11	578.23	N31°33'30"E
L12	1597.94	N30°19'13"E
L13	699.61	S63°19'24"E
L14	2403.99	S63°21'31"E
L15	93.30	S28°41'05"W
L16	387.32	S28°01'16"W
L17	289.74	S27°56'22"W
L18	341.84	S27°35'22"W
L19	191.88	S27°21'56"W
L20	541.29	S26°52'52"W
L21	1120.79	S27°04'44"W
L22	329.70	S27°32'04"W
L23	195.47	S27°38'13"W
L24	103.86	S27°17'41"W
L25	2038.07	S27°06'59"W
L26	856.86	S39°14'43"W
L27	194.12	N51°35'30"W
L28	181.97	N55°04'13"W
L29	434.43	N64°22'45"W
L30	92.92	N64°19'11"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	2576.23'	451.04'	450.46'	N46°34'33"W	226.10
C2	8327.42'	502.55'	502.47'	N53°20'29"W	251.35
C3	3174.03'	506.11'	505.58'	N59°48'40"W	253.59
C4	9419.72'	502.24'	502.18'	N65°59'24"W	251.18





# **Southeast Travis County Municipal Utility District No. 4** **Annexation Area** **C7L-2012-0009**



City of Austin PDRD  
J. Chuter  
March 26, 2012

## **LEGEND**

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

## **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.