

ORDINANCE NO. 20130620-064

AN ORDINANCE ANNEXING FOR THE LIMITED PURPOSES OF PLANNING AND ZONING ADDITIONAL TERRITORY ADJACENT TO THE CITY LIMITS OF THE CITY OF AUSTIN, CONSISTING OF APPROXIMATELY 594 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, THE STEPHEN F. SLAUGHTER SURVEY NO. 1, ABSTRACT NO. 20, THE TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT NO. 785, THE JOSEPHUS S. IRVINE SURVEY NO. 4, ABSTRACT NO. 428, AND THE STEPHEN V. R. EGGLESTON SURVEY NO. 3, ABSTRACT NO. 11 LOCATED IN TRAVIS COUNTY, TEXAS, AND REFERRED TO AS THE "ESTANCIA HILL COUNTRY ANNEXATION AREA."

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Council makes the following findings.

- (A) Notice of two public hearings concerning the limited purpose annexation of the territory described in Exhibit A, referred to as the Estancia Hill Country Annexation Area, was published in a newspaper of general circulation in the City of Austin; in the area to be annexed; and on the City of Austin internet website.
- (B) A report containing a planning study and regulatory plan for the territory to be annexed was prepared more than 10 days before the first public hearing.
- (C) Notice of the availability of the report was published twice in a newspaper of general circulation in the area to be annexed.
- (D) The public hearings were held during City Council meetings, and concluded after providing an opportunity for all persons present to be heard with respect to the proposed annexation.
- (E) The Regulatory Plan shall be approved by separate ordinance.
- (F) The limited purpose annexation of this territory serves the interests of the current and future residents of the City of Austin.
- (G) All procedural requirements imposed by state law for the limited purpose annexation of the territory described in Exhibit A have been met.

PART 2. The present boundary limits of the City are amended to include the territory described in Exhibit A for limited purposes. The territory is within the extraterritorial

jurisdiction and adjacent to the city limits of the City of Austin in Travis County, Texas. The territory is annexed into the City for the limited purposes of planning and zoning.

PART 3. The City Council declares that its purpose is to annex to the City of Austin each part of the area described in Exhibit A as provided in this ordinance, whether any other part of the described area is effectively annexed to the City. If this ordinance is held invalid as to any part of the area annexed to the City of Austin, that invalidity does not affect the effectiveness of this ordinance as to the remainder of the area.

If any area or lands included within the description of the area set out in Exhibit A are: (1) presently part of and included within the general limits of the City of Austin; (2) presently part of and included within the limits of any other city, town, or village; or (3) are not within the jurisdiction or power of the City of Austin to annex, then that area is excluded and excepted from the area annexed.

PART 4. This ordinance takes effect on July 1, 2013.

PASSED AND APPROVED

_____ June 20 _____, 2013 §
 §
 §
 Lee Leffingwell
 Mayor

APPROVED: Karen M. Kennard **ATTEST:** Jannette S. Goodall
 City Attorney City Clerk

EXHIBIT A

C7L-2013-0001

Area to be annexed for
Limited Purpose Annexation.

(Approximately 593.631 acres
of land out of the Santiago
Del Valle Survey, Abstract
No. 24, the Stephen F.
Slaughter Survey No. 1,
Abstract No. 20, the Stephen
V. R. Eggleston Survey No. 3,
Abstract No. 11, the Josephus
S. Irvine Survey No. 4,
Abstract No. 428 and the
Trinidad Varcinas Survey No.
535, Abstract No. 785 in
Travis County, Texas)
(Unplatted Land)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TWO TRACTS OF LAND,
THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE
CONTAINING APPROXIMATELY 413.234 ACRES OF
LAND OUT OF THE SANTIAGO DEL VALLE SURVEY,
ABSTRACT NO. 24, THE STEPHEN F. SLAUGHTER
SURVEY NO. 1, ABSTRACT NO. 20 AND THE
TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT
NO. 785 IN TRAVIS COUNTY, TEXAS AND THE
TRACT HEREINAFTER DESCRIBED AS TRACT TWO
CONTAINING APPROXIMATELY 180.397 ACRES OF
LAND OUT OF THE JOSEPHUS S. IRVINE SURVEY
NO. 4, ABSTRACT NO. 428 AND THE STEPHEN V.
R. EGGLESTON SURVEY NO. 3, ABSTRACT NO. 11
IN TRAVIS COUNTY, TEXAS; OF WHICH
APPROXIMATELY 593.631 ACRES OF LAND ARE TO
BE MADE A PART OF THE CITY OF AUSTIN, SAID
APPROXIMATELY 593.631 ACRES BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

BEING approximately 413.234 acres of land being all of that
tract shown as "Tract 1" on a Preliminary Plan for a proposed
subdivision to be known as "Estancia Hill Country" (Case No.
C8J-2009-0142), Said proposed "Tract 1" being a portion of that

called 418.601 acre tract of land conveyed to SLF III - Onion Creek, L.P. by Special Warranty Deed recorded in Document No. 2007226648 of the Official Public Records of Travis County, Texas.

TRACT 2

BEING approximately 180.397 acres of land shown as "Tracts 2 - 19" on a Preliminary Plan for a proposed subdivision to be known as "Estancia Hill Country" (Case No. C8J-2009-0142), Said proposed subdivision being a portion of that called 180.557 acre tract of land conveyed to SLF III - Onion Creek, L.P. by Special Warranty Deed recorded in Document No. 2007226648 of the Official Public Records of Travis County, Texas; said Tracts 2 - 19 as shown on Estancia Hill Country Preliminary Plan subsequently conveyed as follows: "Tract 2" being all of that called 10.007 acre tract of land conveyed to Sevensgreen One, Ltd. by General Warranty Deed recorded in Document No. 2009078591 of the Official Public Records of Travis County, Texas. "Tract 3" being all of that called 10.004 acre tract of land conveyed to Quartersage II, Ltd. by General Warranty Deed recorded in Document No. 2009078592 of the Official Public Records of Travis County, Texas. "Tract 4" being all of that called 10.003 acre tract of land conveyed to Reverde Three, Ltd. by General Warranty Deed recorded in Document No. 2009078593 of the Official Public Records of Travis County, Texas. "Tract 5" being all of that called 10.001 acre tract of land conveyed to Capitol Pointe, Ltd. by General Warranty Deed recorded in Document No. 2009078594 of the Official Public Records of Travis County, Texas. "Tract 6" being all of that called 10.003 acre tract of land conveyed to Stone Point Five, Ltd. by General Warranty Deed recorded in Document No. 2009078595 of the Official Public Records of Travis County, Texas. "Tract 7" being all of that called 10.003 acre tract of land conveyed to Saladia VI, Ltd. by General Warranty Deed recorded in Document No. 2009093810 of the Official Public Records of Travis County, Texas. "Tract 8" being 10.345 acres land, being all of that called 10.505 acre tract of land conveyed to Palo Grande Seven, Ltd. by General Warranty Deed recorded in Document No. 2009093811 of the Official Public Records of Travis County, Texas save and except 0.160 acre of land, being a portion of that called 181.31 acres of land conveyed to Harriet "Hatsy" Heep Shaffer by Partition Deed recorded in Document No. 2000089761 of the Official Public Records of Travis County, Texas and also described in Exhibit A-1 in Document No.

2007226648 of the Official Public Records of Travis County, Texas. "Tract 9" being all of that called 10.005 acre tract of land conveyed to High Point Green VIII, Ltd. by General Warranty Deed recorded in Document No. 2009093812 of the Official Public Records of Travis County, Texas. "Tract 10" being all of that called 10.002 acre tract of land conveyed to Golondrina Nine, Ltd. by General Warranty Deed recorded in Document No. 2009078599 of the Official Public Records of Travis County, Texas. "Tract 11" being all of that called 10.002 acre tract of land conveyed to X Cordoniz, Ltd. by General Warranty Deed recorded in Document No. 2009078600 of the Official Public Records of Travis County, Texas. "Tract 12" being all of that called 10.001 acre tract of land conveyed to Ciervo Eleven, Ltd. by General Warranty Deed recorded in Document No. 2009078601 of the Official Public Records of Travis County, Texas. "Tract 13" being all of that called 10.002 acre tract of land conveyed to Zagan XII, Ltd. by General Warranty Deed recorded in Document No. 2009078602 of the Official Public Records of Travis County, Texas. "Tract 14" being all of that called 10.002 acre tract of land conveyed to Thirteen Canard, Ltd. by General Warranty Deed recorded in Document No. 2009078603 of the Official Public Records of Travis County, Texas. "Tract 15" being all of that called 10.004 acre tract of land conveyed to Ruisseau XIV, Ltd. by General Warranty Deed recorded in Document No. 2009078604 of the Official Public Records of Travis County, Texas. "Tract 16" being all of that called 10.001 acre tract of land conveyed to Dindon Fifteen, Ltd. by General Warranty Deed recorded in Document No. 2009078605 of the Official Public Records of Travis County, Texas. "Tract 17" being all of that called 10.004 acre tract of land conveyed to Bois De Chene XVI, Ltd. by General Warranty Deed recorded in Document No. 2009078606 of the Official Public Records of Travis County, Texas. "Tract 18" being all of that called 10.004 acre tract of land conveyed to Etourneau Seventeen, Ltd. by General Warranty Deed recorded in Document No. 2009078607 of the Official Public Records of Travis County, Texas. "Tract 19" being all of that called 10.003 acre tract of land conveyed to Moineau XVIII, Ltd. by General Warranty Deed recorded in Document No. 2009078608 of the Official Public Records of Travis County, Texas.

"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".

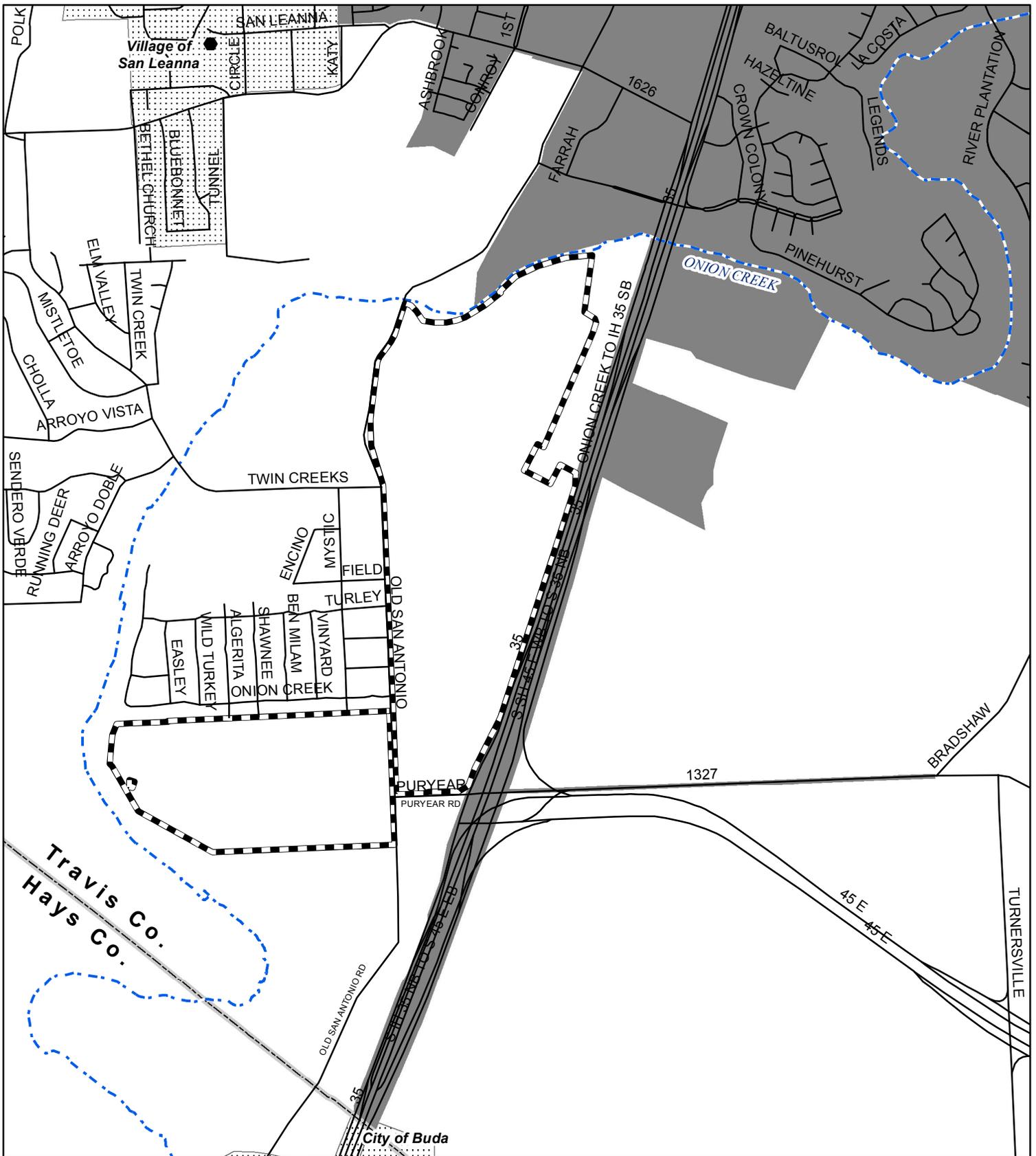
LEGAL DESCRIPTION: Mary P. Hawkins
01-31-2013

Mary P. Hawkins 1/31/13

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

REFERENCES

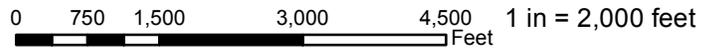
Austin Grid E-9, F-9, F-10 & F-11
TCAD MAPS 4-4818, 4-5618 & 4-5627



Estancia Limited Purpose Annexation Area



City of Austin
PDRD
January 25, 2013



LEGEND

- Annexation Area
- Street
- Major Creek

- CURRENT JURISDICTION**
- Austin Full Purpose
 - Austin Limited Purpose
 - Austin ETJ

- Other Municipality
- County Line



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.