

C7a-2013-0002

Area to be annexed.

(Approximately 293 acres of land out of the C. W. Hudson Survey No. 43, Abstract No. 2301, Richard Haley Survey, Abstract No. 224, J. D. Cady Survey, Abstract No. 139, Calvin Rowell Survey, Abstract No. 396, H. W. Cocke Survey No. 83, Abstract No. 127, H. W. Cocke Survey No. 432, Abstract No. 128 in Travis and Hays Counties, Texas)
(Unplatted Land)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TWO TRACTS OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE CONTAINING APPROXIMATELY 238 ACRES OF LAND OUT OF THE C. W. HUDSON SURVEY NO. 43, ABSTRACT NO. 2301, RICHARD HALEY SURVEY, ABSTRACT NO. 224, J. D. CADY SURVEY, ABSTRACT NO. 139, CALVIN ROWELL SURVEY, ABSTRACT NO. 396, H. W. COCKE SURVEY NO. 83, ABSTRACT NO. 127 IN TRAVIS AND HAYS COUNTIES, TEXAS AND THE TRACT HEREINAFTER DESCRIBED AS TRACT TWO CONTAINING APPROXIMATELY 55 ACRES OF LAND OUT THE H. W. COCKE SURVEY NO. 83, ABSTRACT NO. 127 AND THE H. W. COCKE SURVEY NO. 432, ABSTRACT NO. 128 IN HAYS COUNTY, TEXAS; OF WHICH APPROXIMATELY 293 ACRES OF LAND ARE TO BE MADE PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 293 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT ONE

BEGINNING at a point on the easterly right-of-way line of F.M. Highway 1826 and the present corporate limit line of the City of Austin as adopted by Ordinance No. 020509-8 (Case No. C7a-02-008), at the most northerly northwest corner of a called 119.397 acre tract of land conveyed to Standard Pacific of Texas, Inc. by Special Warranty Deed recorded in Document No. 2011063666 of the

Official Public Records of Travis County, Texas, same being the most westerly southwest corner of Lot 262, Block A, Meridian Section F, a subdivision of record in Document No. 200900017 of the Official Public Records of Travis County, Texas, for the most northerly northwest corner of the tract herein described;

THENCE, in a southeasterly, easterly and northeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 020509-8 (Case No. C7a-02-008) with the southerly line of said Lot 262, Block A, Meridian Section F, common in part with the northerly line of said 119.397 acre tract to a point on the Travis - Hays County Line, being on the present corporate limit line of the City of Austin as adopted by Ordinance No. 971218-B (Case No. C7a-97-018), same being the common southerly corner of said Lot 262, Block A, Meridian Section F and Lot 259, Block A, Meridian Section D Phase 3, a subdivision of record in Document No. 200800070 of the Official Public Records of Travis County, Texas;

THENCE, continuing in a northeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 971218-B (Case No. C7a-97-018) with the southerly line of said Lot 259, Block A, Meridian Section D Phase 3, common in part with the northerly line of said 119.397 acre tract to a point on the on the northwesterly line of a tract being the remainder of a called 127.107 acre tract of land conveyed to Standard Pacific of Texas, Inc. by Special Warranty Deed recorded in Document No. 2011063666 of the Official Public Records of Travis County, Texas, same being the most northerly corner of said 119.397 acre tract and the most southerly southeast corner of said Lot 259, Block A, Meridian Section D Phase 3, for an outside ell corner of the tract herein described;

THENCE, in a southwesterly, easterly and southerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 971218-B (Case No. C7a-97-018) with the common line of said 119.397 acre tract and said tract being the remainder of a called 127.107 acre tract to a point on the Travis - Hays County Line, being the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 000323-91 (Case No. C71-00-002), for an inside ell corner of the tract herein described;

THENCE, in a southeasterly direction along the Travis - Hays County Line, common with the present corporate limit line of the City of Austin as adopted by Ordinance No. 971218-B (Case No. C7a-97-018) and the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 000323-91 (Case No. C71-00-002), crossing said tract being the remainder of a

called 127.107 acre tract, a called 2.2007 acre tract of land conveyed to Standard Pacific of Texas, Inc. by Special Warranty Deed recorded in Document No. 2011063666 of the Official Public Records of Travis County, Texas and a tract being the remainder of a called 50.241 acre tract of land conveyed to Liberty Bankers Life Insurance Company by Special Warranty Deed recorded in Document No. 2010146588 of the Official Public Records of Travis County, Texas to a point on the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-029 (Case No. C7a-2012-0002) and the westerly line of Lot 13, Block H, Avaña Phase One Section Two, a subdivision of record in Document No. 201300032 of the Official Public Records of Travis County, Texas for an outside ell corner of the tract herein described;

THENCE, in a southwesterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-029 (Case No. C7a-2012-0002) and the westerly line of said Lot 13, Block H, Avaña Phase One Section Two, common in part with an easterly line of said tract being the remainder of a 50.241 acre tract to a point at the most southerly southwest corner of said Lot 13, Block H, Avaña Phase One Section Two, same being the most westerly southeast corner of said tract being the remainder of a called 50.241 acre tract and the most easterly corner of a called 0.1577 acre tract of land conveyed to Standard Pacific of Texas, Inc. by Special Warranty Deed recorded in Document No. 2011063666 of the Official Public Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, in a northwesterly line along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-029 (Case No. C7a-2012-0002) with the northeast line of said 0.1577 acre tract, common with a southerly line of said tract being the remainder of a called 50.241 acre tract, and crossing said tract being the remainder of a called 127.107 acre tract and into the interior of said 2.2007 acre tract to a point for an inside ell corner of the tract herein described;

THENCE, in a southwesterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-029 (Case No. C7a-2012-0002), continuing across said 2.2007 acre tract to a point at an inside ell corner of said 2.2007 acre tract, same being the most northerly northeast corner of a tract being the northerly remainder of a called 30.074 acre tract of land conveyed to Liberty Bankers Life Insurance Company by Special Warranty Deed recorded in Document No. 2010146588 of the Official Public Records of Travis County, Texas;

THENCE, continuing in a southwesterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-029 (Case No. C7a-2012-0002) with the common line of said 2.2007 acre tract, the said tract being the northerly remainder of a called 30.074 acre tract, the southeasterly line of a tract being a remainder of a called 412.065 acre tract of land conveyed to 957 Circle C, LLC by Correction General Warranty Deed recorded in Document No. 2011036268 of the Official Public Records of Travis County, Texas and a westerly line of said tract being the remainder of a called 127.107 acre tract to a point on the easterly line of said tract being the northerly remainder of a called 30.074 acre at the southerly corner of said tract being a remainder of a called 412.065 acre tract, same being an outside ell corner of said tract being the remainder of a called 127.107 acre tract, for an inside ell corner of the tract herein described;

THENCE, in a southeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-029 (Case No. C7a-2012-0002) with the easterly line of said tract being the northerly remainder of a called 30.074 acre tract, common in part with a westerly line of said tract being the remainder of a called 127.107 acre tract to a point at the most northerly corner of a called 1.0009 acre tract of land conveyed to Standard Pacific of Texas, Inc. by Special Warranty Deed recorded in Document No. 2011063666 of the Official Public Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, in a southwesterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-029 (Case No. C7a-2012-0002) with the common line of said tract being the remainder of a called 30.074 acre tract and said 1.0009 acre tract to a point on the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 000323-91 (Case No. C71-00-002), same being the most easterly line of said 119.397 acre tract, said point also being the southeast corner of the northerly remainder of a called 30.074 acre tract and most westerly corner of said 1.0009 acre tract, for an inside ell corner of the tract herein described;

THENCE, in an easterly and southerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-029 (Case No. C7a-2012-0002), common in part with the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 000323-91 (Case No. C71-00-002) with the common line of said 119.397 acre tract and said 1.0009 acre tract to a point at the southwesterly corner of said 1.0009 acre tract, same being the most westerly northwest corner

of a tract being the southerly remainder of said called 30.074 acre tract, for an inside ell corner of the tract herein described;

THENCE, in a northeasterly and southeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-029 (Case No. C7a-2012-0002) with the common line of said 1.0009 acre tract and said tract being the southerly remainder of a called 30.074 acre tract to a point on the most southerly southwest line of said tract being the remainder of a called 127.107 acre tract, at the southeast corner of said 1.009 acre tract, same being the most easterly northeast corner of said tract being the remainder of a called 30.074 acre tract and the northwest corner of a called 5.568 acre tract of land conveyed to Veritas Academy by Special Warranty Deed recorded in Document No. 2013002416 of the Official Public Records of Travis County, Texas;

THENCE, in a southeasterly and northeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-029 (Case No. C7a-2012-0002) with the common line of said tract being the remainder of a called 127.107 acre tract and said 5.568 acre tract to a point on a cul-de-sac being the southern terminus of Escarpment Boulevard as dedicated by plat for said Avaña Phase One Section Two, same being the most easterly northwest corner of said 5.568 acre tract and an outside ell corner of said tract being the remainder of a called 127.107 acre tract, for an outside ell corner of the tract herein described;

THENCE, in a southeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-029 (Case No. C7a-2012-0002) with the southern terminus of Escarpment Boulevard, common in part with the most easterly northeast line of said 5.568 acre tract to a point on the most northerly northwest line of a called 62.354 acre tract of land conveyed to Standard Pacific of Texas, Inc. by Special Warranty Deed recorded in Document No. 2013128832 of the Official Public Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin with the common line of said 5.568 acre tract and said 62.354 acre tract to a point at the most westerly northwest corner of said 62.354 acre tract, same being the most easterly northeast corner of a called 54.674 acre tract of land conveyed to Veritas Academy by Special Warranty Deed of Gift recorded in Document No. 2013005297 of the Official Public

Records of Travis County, Texas, for an inside ell corner of the tract herein described;

THENCE, in a southeasterly and southwesterly direction along the proposed corporate limit line of the City of Austin with the common line of said 62.354 acre tract and said 54.674 acre tract to a point on the most northerly northwest line of a called 185.857 acre tract of land conveyed to the City of Austin by Special Warranty Deed recorded in Document No. 2011128479 of the Official Public Records of Travis County, Texas at the most westerly southwest corner of said 62.354 acre tract, for an outside ell corner of the tract herein described;

THENCE, in a southwesterly and southerly direction along the proposed corporate limit line of the City of Austin with the common line of said 54.674 acre tract and said 185.857 acre tract to a point at the southeast corner of said 54.674 acre tract, same being the most westerly northeast corner of a called 21.333 acre tract of land conveyed to Standard Pacific of Texas, Inc. by Special Warranty Deed recorded in Document No. 2013128832 of the Official Public Records of Travis County, Texas, for the southeast corner of the tract herein described;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin with the common line of said 54.674 acre tract and said 21.333 acre tract and the common line of a called 36.353 acre tract and a tract being the remainder of a called 15.6046 acre tract to a point on the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 000323-91 (Case No. C71-00-002), also being on the northeasterly line of a called 1325.0 acre tract of land conveyed to the City of Austin by Special Warranty Deed recorded in Volume 1473, Page 961 of the Official Public Records of Hays County, Texas at the southwest corner of said 54.674 acre tract and the northwest corner of said tract being the remainder of a called 15.6046 acre tract for the southwest corner of the tract herein described;

THENCE, in a northwesterly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 000323-91 (Case No. C71-00-002) with the common line of said 54.674 acre tract and said 1325.0 acre tract to a point for an outside ell corner of the tract herein described;

THENCE, in an easterly, northerly and northwesterly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 000323-91 (Case No. C71-00-002), crossing said 54.674 acre tract to a point on the easterly line of a called 108.50 acre tract of land conveyed to R Bar C, L.L.C. by Warranty Deed recorded in Volume 2027, Page 799

of the Official Public Records of Hays County, Texas, for an outside ell corner of the tract herein described;

THENCE, in a northerly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 000323-91 (Case No. C71-00-002) with the common line of said 54.674 acre tract and said 108.50 acre tract to a point for an outside ell corner of the tract herein described;

THENCE, in a northeasterly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 000323-91 (Case No. C71-00-002), crossing said 54.674 acre tract to a point on the northerly line of said 54.674 acre tract, at the southwest corner of said 119.397 acre tract, same being an outside ell corner of said 108.50 acre tract;

THENCE, in a northerly, northwesterly, westerly and northwesterly direction along the proposed corporate limit line of the City of Austin with the common line of said 119.397 acre tract with said 108.50 acre tract and a 5.67 acre tract of land conveyed to John J. Gorman, IV and Tamra I. Gorman by General Warranty Deed with First and Second Vendor's Liens recorded in Volume 2027, Page 749 of the Official Public Records of Hays County, Texas to a point on the easterly right-of-way of F.M. Highway 1826 at the most westerly northwest corner of said 119.397 acre tract, same being the most northerly northeast corner of said 5.67 acre tract, for an outside ell corner of the tract herein described;

THENCE, in a northeasterly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 000323-91 (Case No. C71-00-002) with the easterly right-of-way of F.M. Highway 1826, common in part with the most northwesterly line of said 119.397 acre tract to the POINT OF BEGINNING.

TRACT TWO

BEGINNING at point on the Travis - Hays County Line, also being the present corporate limit line of the City of Austin as adopted by Ordinance No. 971218-B (Case No. C7a-97-018), the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-029 (Case No. C7a-2012-0002) and the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 000323-91 (Case No. C71-00-002), also being in the easterly right-of-way line of Escarpment Boulevard as dedicated by plat for Avaña Phase One Section Two, a subdivision of record in Document No. 201300032 of the Official Public Records of Travis County, Texas and the northwesterly line of a called

40.177 acre tract of land conveyed to Liberty Bankers Life Insurance Company by Special Warranty Deed recorded in Document No. 2010146588 of the Official Public Records of Travis County, Texas at the most westerly northwest corner of a tract being the remainder of a called 49.743 acre tract of land conveyed to Standard Pacific of Texas, Inc. by Special Warranty Deed recorded in Document No. 2011167750 of the Official Public Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, in a southeasterly direction along the Travis - Hays County Line with the present corporate limit line of the City of Austin as adopted by Ordinance No. 971218-B (Case No. C7a-97-018) and the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 000323-91 (Case No. C71-00-002), crossing said 40.177 acre tract and said tract being the remainder of a called 49.743 acre tract to a point on the westerly line of a called 283 acre tract of land conveyed to Ira J. Yates by Special Warranty Deed recorded in Volume 11042, Page 933 of the Real Property Records of Travis County, Texas, for the northeast corner of the tract herein described;

THENCE, in a southerly and southeasterly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 000323-91 (Case No. C71-00-002) with the common line of said tract being the remainder of a called 49.743 acre tract and said 283 acre tract to a point at the southeast corner of said tract being the remainder of a called 49.743 acre tract and the most easterly northeast corner of a called 185.857 acre tract of land conveyed to the City of Austin by Special Warranty Deed recorded in Document No. 2011128479 of the Official Public Records of Travis County, Texas, for the southeast corner of the tract herein described;

THENCE, in a westerly direction along the proposed corporate limit line of the City of Austin with the common line of said tract being the remainder of a called 49.743 acre tract and said 185.857 acre tract to a point on the most easterly line of a called 62.354 acre tract of land conveyed to Standard Pacific of Texas, Inc. by Special Warranty Deed recorded in Document No. 2013128832 of the Official Public Records of Travis County, Texas at the most easterly northwest corner of said 185.857 acre tract, for an outside ell corner of the tract herein described;

THENCE, in a northerly, northwesterly, southwesterly, northwesterly and northeasterly direction along the proposed corporate limit line of the City of Austin with the common line of said tract being the remainder of a called 49.743 acre tract and said 62.354 acre tract to a point at an outside ell corner of said

62.354 acre tract, same being the southwest corner of a called 0.9168 acre tract of land conveyed to Standard Pacific of Texas, Inc. by Special Warranty Deed recorded in Document No. 2013128832 of the Official Public Records of Travis County, Texas, for an inside ell corner of the tract herein described;

THENCE, in a northerly and northwesterly direction along the proposed corporate limit line of the City of Austin with the common line of said 62.354 acre tract and said 0.9168 acre tract to a point at a common corner of said 62.354 acre tract, said 0.9168 acre tract and said tract being the remainder of a called 49.743 acre tract, for an inside ell corner of the tract herein described;

THENCE, in a westerly, northwesterly and northeasterly direction along the proposed corporate limit line of the City of Austin with the common line of said 62.354 acre tract and said tract being the remainder of a called 49.743 acre tract to a point on a cul-de-sac being the southern terminus of Escarpment Boulevard, also being the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-029 (Case No. C7a-2012-0002) at the most northerly northeast corner of said 62.354 acre tract, same being an outside ell corner of said tract being the remainder of a called 49.743 acre tract, for an outside ell corner of the tract herein described;

THENCE, in a northeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-029 (Case No. C7a-2012-0002) with the southeasterly line of Escarpment Boulevard, common in part with the most westerly northwest line of said tract being the remainder of a called 49.743 acre tract to the POINT OF BEGINNING.

"This document was prepared under 22 TAC 663.21, does not reflect the result 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
09-25-2013

Mary P. Hawkins 10/7/13

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

REFERENCES

Austin Grid WZ-13, WZ-14, A-13 & A-14
TCAD MAP 4-3157

HCAD PROPERTIES ID'S R97584, R97586, R97587, R97588, R97591,
R97592, R97594, R97595, R97596, R97597, R13651, R13694, R136127,
R136128, R136131, R136268, R136727, R13701 & R15209