

C7a-13-0007

Area to be annexed.

(Approximately 178 acres of land out of the Howell T. Davis Survey No. 30, Abstract No. 214 in Travis County, Texas)

(Portions of U.S. Hwy. 290, U.S. Hwy. 183, Manor Road, Springdale Road and Duke Road)

(Unplatted Land)

#### LEGAL DESCRIPTION

**LEGAL DESCRIPTION FOR A TRACT OF LAND CONTAINING APPROXIMATELY 178 ACRES OF LAND OUT THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214 IN TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 178 ACRES OF LAND ARE TO BE MADE PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 178 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING at a point in the present corporate limit line of the City of Austin as adopted by Ordinance No. 971120-K (Case No. C7a-97-017) at an inside ell corner of a tract of land being the remainder tract of that called 176.74 acre tract of land of which an undivided fifty percent (50%) interest was conveyed to JP Morgan Chase Bank, as trustee of the Frederic Clarke Morse, Jr. Exempt Family Trust by Distribution Conveyance recorded in Document No. 2004113210 of the Official Public Records of Travis County, Texas, also being the southwest corner of a tract of land being the remainder tract of Lot 5, Block "A", 290/Tuscany Business Park, a subdivision of record in Book 101, Pages 65-67 of the Plat Records of Travis County, Texas, for an inside ell corner of the tract herein described.

THENCE, in a northerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 971120-K (Case No. C7a-97-017) with an easterly line of said tract of land being the remainder tract of a called 176.74 acre tract and the easterly line of a called 0.076 acre tract of land conveyed to 1825 Fortview, Inc. by Warranty Deed recorded in

Document No. 2011115706 of the Official Public Records of Travis County, Texas, common with the westerly lines of said tract of land being the remainder tract of Lot 5 and a tract of land being the remainder tract of Lot 6, Block "A", 290/Tuscany Business Park to a point on the present southerly right-of-way line of U.S. Highway 290;

THENCE, continuing in a northerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 971120-K (Case No. C7a-97-017), crossing into the right-of-way of U.S. Highway 290 to a point on the present corporate limit line of the City of Austin as adopted by Ordinance No. 850718-G (Case No. C7a-85-016), described therein as being a line two hundred fifty (250.00') feet south of the Texas Highway Department Centerline of U.S. Highway 290, for an outside ell corner of the tract herein described;

THENCE, in a westerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 850718-G (Case No. C7a-85-016), described therein as being said line two hundred fifty (250.00') feet south of the Texas Highway Department Centerline of U.S. Highway 290 to a point on the present corporate limit line of the City of Austin as adopted by Ordinance No. 20070621-026 (C7a-07-010), same being the most northerly corner of a called 16.32 acre tract of land conveyed to the State of Texas by Agreed Judgment in Condemnation Proceeding recorded in Document No. 2006144438 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 present corporate limit line of the City of Austin as adopted by Ordinance No. 20070621-026 (C7a-07-010) to a point on the present southerly right-of-way line of U.S. Highway 290, same being the northerly line of said tract of land being the remainder tract of a called 176.74 acre tract at the most easterly corner of said 16.32 acre tract, for an inside ell corner of the tract herein described;

THENCE, in a southwesterly, southerly and southeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20070621-026 (C7a-07-010) with the present southerly right-of-way line of U.S. Highway 290 and the northeasterly right-of-way line of U.S. Highway 183, common in part with the common line of said tract of land being the remainder tract of a called 176.74 acre tract and said 16.32 acre tract to the most southerly corner of said 16.32 acre tract, for an inside ell corner of the tract herein described;

THENCE, in northwesterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20070621-026 (C7a-07-010) with the most southerly southeast line of said 16.32 acre tract, common with the former northeasterly right-of-way line of U.S. Highway 183 and the present northeasterly right-of-way line of U.S. Highway 183 to an inside ell corner of said 16.32 acre tract, for an outside ell corner of the tract herein described;

THENCE, in a southerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20070621-026 (C7a-07-010), same being an easterly line of said 16.32 acre tract to a point on the present corporate limit line of the City of Austin as adopted by Ordinance No. 690410-B, same being the former northeasterly right-of-way line of U.S. Highway 183 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. 690410-B, same being the former northeasterly right-of-way line of U.S. Highway 183 to a point at the intersection of the former northeasterly right-of-way line of U.S. Highway 183 and the northwesterly right-of-way line of Manor Road for the most southerly 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. 690410-B, same being northwesterly right-of-way line of Manor Road, common in part with the most easterly southeast line of said tract of land being the remainder tract of a called 176.74 acre tract;

THENCE, in a southeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 690410-B, crossing Manor Road to a point on the present corporate limit line of the City of Austin as adopted by Ordinance No. 711111-O, same being the southeasterly right-of-way line of Manor Road for an outside ell corner of the tract herein described;

THENCE, in a northeasterly direction along the present corporate limit lines of the City of Austin as adopted by Ordinance No. 711111-O, Ordinance No. 20111208-029 (Case No. C7a-11-003) and Ordinance No. 041118-13 (Case No. C7a-04-021), same being the southeasterly right-of-way line of Manor Road and Springdale Road, common in part with the northwesterly lines of First Resubdivision Tract No. 2 Bluestein Shopping Center, a subdivision of record in Book 83, Pages 211C - 211D of the Plat

Records of Travis County, Texas, a called 58.534 acre tract of land conveyed to Kanton Labaj by Contable's Deed recorded in Document No. 2011028822 of the Official Public Records of Travis County, Texas, Manor Commercial Section One, a subdivision of record in Book 100, Pages 107 - 108 of the Plat Records of Travis County, Texas and Northeast Commercial Business Park Section Two, a subdivision of record in Book 80, Page 145 of the Plat Records of Travis County, Texas, Northeast Business Park Section One, a subdivision of record in Book 80, Page 148 of the Plat Records of Travis County, Texas to the northwest corner of Lot 1, Northeast Commercial Business Park Section One, same being the southwest corner of Lot 1, Block A, Ferguson Commercial Section 1, a subdivision of record in Book 97, Pages 378-379 of the Plat Records of Travis County, Texas, for the most easterly northeast corner of the tract herein described;

THENCE, in a northwesterly direction along the along the present corporate limit of the City of Austin as adopted by Ordinance No. 041118-13 (Case No. C7a-04-021), crossing Springdale Road to the most easterly corner of said tract of land being the remainder tract of a called 176.74 acre tract, same being the southeast corner of Lot 1, Springdale Commercial II, a subdivision of record in Book 79, Page 46 of the Plat Records of Travis County, Texas;

THENCE, continuing in a northwesterly direction along the present corporate limit of the City of Austin as adopted by Ordinance No. 041118-13 (Case No. C7a-04-021), same being the common line between said Lot 1, Springdale Commercial II and said tract of land being the remainder tract of a called 176.74 acre tract to a point in the present corporate limit line of the City of Austin as adopted by Ordinance No. 971120-K (Case No. C7a-97-017), same being the southwest corner of said Lot 1, Springdale Commercial II and the southeast corner of a tract of land being the remainder tract of Lot 4, Block A of said 290/Tuscany Business Park;

THENCE, continuing in a northwesterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 971120-K (Case No. C7a-97-017) same being the common line of said tract of land being the remainder tract of a called 176.74 acre tract and said 290/Tuscany Business Park to the POINT OF BEGINNING.

**SAVE AND EXCEPT:**

BEGINNING at a point in the northwesterly right-of-way line of Springdale Road at the northeast corner of Lot 2, Block "A", Spring Creek Commercial Park, a subdivision of record in Book 65, Page 23 of the Plat Records of Travis County, Texas, for the northeast corner of the tract herein described;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin with the northwesterly right-of-way line of Springdale Road, common in part with the southeast line of said Spring Creek Commercial Park to a point at the intersection of the southerly right-of-way line of Duke Road and the northwesterly right-of-way line of Springdale Road, same being an outside ell corner of said tract of land being the remainder tract of a called 176.74 acre tract for the southeast corner of the tract herein described;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin with the southwesterly right-of-way line of Duke Road, common with an interior line of said tract of land being the remainder tract of a called 176.74 acre tract to a point at the intersection of the southwesterly prolongation of the common line of the aforementioned 5.08 acre tract and a called 5.999 acre tract of land conveyed to John J. Panak and Jeffrey J. Panak by Warranty Deed recorded in Volume 12201, Page 1977 of the Real Property Records of Travis County, Texas and the southwesterly right-of-way line of Duke Road, for the southwest corner of the tract herein described;

THENCE, in a northeasterly direction along the proposed corporate limit line of the City of Austin with said prolonged line and common line of said 5.08 acre tract and said 5.999 acre tract to a point on an interior line of said tract of land being the remainder tract of a called 176.74 acre tract at the northwest corner of said 5.999 acre tract, same being the northeast corner of said 5.08 acre tract, for the northwest corner of the tract herein described;

THENCE, in a southeasterly direction along the proposed corporate limit line of the City of Austin with an interior line of said tract of land being the remainder tract of a called 176.74 acre tract, common in part with the northeasterly lines of said 5.999 acre tract, Duke Road Commercial, a subdivision of record in Book 91, Pages 94 - 95 of the Plat Records of Travis County, Texas and said Spring Creek Commercial Park to the POINT OF BEGINNING.

"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  
09-30-2013

*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 M-27, N-26 & N-27  
TCAD MAP 2-2621