

C7a-2016-0007

Area to be annexed.

(Approximately 46 acres of land out of the Walker Wilson Survey No. 2, Abstract No. 27 in Travis County, Texas)

(Smithfield Subdivision, Olympic Heights Outlot #2, The Foley Subdivision, Jackie's Gymnastics

Subdivision)

(Unplatted Land)

(Portions of Manchaca Road and Frate Barker Road)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR A TRACT OF LAND CONTAINING APPROXIMATELY 46 ACRES OF LAND OUT OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT NO. 27 IN TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 46 ACRES OF LAND ARE TO BE MADE PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 46 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point at the intersection of the present easterly right-of-way line of Manchaca Road (also known as F.M. 2304) and the easterly prolongation of the northerly line of Olympic Heights Outlot #2, a subdivision of record in Document No. 200700273 of the Official Public Records of Travis County, Texas and the southerly line of OFLP3 Subdivision, a subdivision of record in Document No. 201100011 of the Official Public Records of Travis County, Texas, same being the point of intersection of the present corporate limit line of the City of Austin as adopted by Ordinance No. 021121-52 (C7a-02-022) and the present corporate limit line of the City of Austin as adopted by Ordinance No. 021205-51 (C7a-02-001), same being in the westerly line of Lot 1, Block B of Ravenscroft Subdivision, a subdivision of record in Document No. 200700355 of the Official Public Records of Travis County, Texas, for the northeast 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. 021205-51 (C7a-02-001) with the present easterly right-of-way

line of Manchaca Road, common in part with the westerly line of Lot 1, Block B of said Ravenscroft Subdivision and Lot 142, Block B of Canterbury Trails Section V, a subdivision of record in Book 102, Page 292 of the Plat Records of Travis County, Texas to a point of curvature of a curve to the left;

THENCE, in a southeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 021205-51 (C7a-02-001) with said curve to the left, same being the present easterly right-of-way line of Manchaca Road and the southwesterly line of Lot 142, Block B of said Canterbury Trails Section V to a point of tangency on the present northerly right-of-way line of Chappell Lane;

THENCE, in a southerly direction along the proposed corporate limit line of the City of Austin with the present easterly right-of-way line of Manchaca Road, crossing Chappell Lane to a point on the northerly line of Lot 13, Block 1 of Mooreland Addition, a subdivision of record in Book 8, Page 134 of the Plat Records of Travis County, Texas at a point of curvature of a curve to the left;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin with said curve to the left, same being the present easterly right-of-way line, crossing into the interior of Lot 13, Block 1 of said Mooreland Addition to a point of tangency;

THENCE, in a southerly direction along the proposed corporate limit line of the City of Austin with the present easterly right-of-way line of Manchaca Road, crossing Lots 13 through 1, inclusively, Block 1 of said Mooreland Addition to a point of curvature of a curve to the left;

THENCE, in a southeasterly direction along the proposed corporate limit line of the City of Austin with said curve to the left, same being the present easterly right-of-way line of Manchaca Road to a point of tangency on the northerly line of Mooreland Drive;

THENCE, in a southerly direction along the proposed corporate limit line of the City of Austin with the present easterly right-of-way line of Manchaca Road, crossing Mooreland Drive to a point of curvature of a curve to the left on the northerly line of a called 0.797 acre tract of land conveyed to Rogyas, LLC by Warranty Deed with Vendor's Lien recorded in Document No. 2015088447 of the Official Public Records of Travis County, Texas;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin with said curve to the left, same being the present easterly right-of-way line of Manchaca Road and the northwesterly line of said 0.797 acre tract to a point of tangency on the westerly line of said 0.797 acre tract;

THENCE, in a southerly direction along the proposed corporate limit line of the City of Austin with the present easterly right-of-way line of Manchaca Road, common in part with the westerly line of said 0.797 acre tract to a point in the northerly line of Lot 8, Block 5 of said Mooreland Addition, at the southwest corner of said 0.797 acre tract;

THENCE, continuing in a southerly direction along the proposed corporate limit line of the City of Austin with the present easterly right-of-way line of Manchaca Road, crossing Lot 8, Block 5 of said Mooreland Addition to a point at the northwest corner of Lot 8, Block E of Morningside Addition, a subdivision of record in Document No. 200700191 of the Official Public Records of Travis County, Texas, same being in the present corporate limit line of the City of Austin as adopted by Ordinance No. 20071108-027 (Case No. C7a-07-016), 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 westerly prolongation of the southerly line of Lot 8, Block 5 of said Mooreland Addition and the northerly line of Lot 8, Block E of said Morningside Addition, crossing Manchaca Road to a point on the present westerly right-of-way line of said Manchaca Road, same being the easterly line of tract being the remainder of a called 14.15 acre tract of land conveyed to Joseph D. Christian by Warranty Deed with Vendor's Lien recorded in Volume 8058, Page 694 of the Deed Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, in a northerly direction along the proposed corporate limit line of the City of Austin with the present westerly right-of-way line of Manchaca Road, common in part with the easterly line of the remainder of said 14.15 acre tract to a point of curvature of a curve to the left;

THENCE, in a northwesterly direction along the proposed corporate limit line with said curve to the left, same being the present westerly right-of-way line of Manchaca Road and northeasterly line of said remainder of said 14.15 acre tract to a point of tangency on the present southerly right-of-way line of Frate Barker Road;

THENCE, in a westerly direction along the proposed corporate limit line of the City of Austin with the present southerly right-of-way line of Frate Barker Road, common in part with the northerly line of the remainder of said 14.15 acre tract, a called 3.267 acre tract of land conveyed to DBI Frate Barker, LP by Special Warranty Deed recorded in Document No. 2014177494 of the Official Public Records of Travis County, Texas to a point in the easterly line of Lot 92, Block E of Rancho Alto Phase I, a subdivision of record in Document No. 200600039 of the Official Public Records of Travis County, Texas, same being the present corporate limit line of the City of Austin as adopted by Ordinance No. 20051117-017 (Case No. C7a-05-011), at the

northwest corner of said 3.267 acre tract, for the southwest 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. 20051117-17 (Case No. C7a-05-011) with the northerly prolongation of the westerly line of said 3.267 acre tract and the easterly line of Lot 92, Block E of said Rancho Alto Phase I, crossing Frate Barker Road to a point in the present northerly right-of-way line of Frate Barker Road, same being the southerly line of Lot 53, Block B of Olympic Heights Section Two, a subdivision of record in Document No. 200200216 of the Official Public Records of Travis County, Texas and being in the present corporate limit line of the City of Austin as adopted by Ordinance No. 011101-40 (Case No. C7a-01-007), for an outside ell corner of the tract herein described;

THENCE, in an easterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 011101-40 (Case No. C7a-01-007) with the present northerly right-of-way line of Frate Barker Road, common in part with the southerly line of said Olympic Heights Section 2 to the southeast corner of Lot 53, Block B of said Olympic Heights Section 2, 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. 011101-40 (Case No. C7a-01-007) with the easterly line of said Olympic Heights Section 2, passing the southwest corner of Smithfield Subdivision, a subdivision of record in Document No. 201600023 of the Official Public Records of Travis County, Texas, continuing with the westerly line of said Smithfield Subdivision, a called 12.752 acre tract of land conveyed to DTTW Investments, LP by Warranty Deed recorded in Document No. 1999036452 of the Official Public Records of Travis County, Texas and The Foley Subdivision, a subdivision of record in Document No. 200200060 of the Official Public Records of Travis County, Texas to a point at the northwest corner of said The Foley Addition, same being the most southerly common corner of Lot 30 and Lot 31, Block B of said Olympic Heights Section 2, for the most westerly northwest corner of the tract herein described;

THENCE, in an easterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 011101-40 (Case No. C7a-01-007) with the northerly line of said The Foley Subdivision, common in part with the southerly line of Lot 30, Block B of said Olympic Heights Section 2 and Olympic Heights Section 1, a subdivision of record in Document No. 200200099 of the Official Public Records of Travis County, Texas to a point at the southwest corner of the aforementioned Olympic Heights Outlot #2, same being the southeast corner of Lot 17, Block B of said Olympic Heights Section 1, 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.

011101-40 (Case No. C7a-01-007) with the easterly line of Lot 17, Block B of said Olympic Heights Section 1, common with the westerly line of said Olympic Heights Outlot #2 to a point on the southerly line of the aforementioned OFLP3 Subdivision, at the most easterly northeast corner of said Lot 17, Block B of said Olympic Heights Section 1 and the northwest corner of said Olympic Heights Outlot #2, for the most northerly northwest corner of the tract herein described;

THENCE, in an easterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 01110140-40 (Case No. C7a-01-007) with the common line of Olympic Heights Outlot #2 and the southerly line of OFLP3 Subdivision, passing the present westerly right-of-way line of Manchaca road and continuing across Manchaca Road with the easterly prolongation of said common line 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
09-06-2016

Mary P. Hawkins 9/12/16

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

REFERENCES

Austin Grid D-12 & E-12
TCAD MAPS 4-3623, 4-3625, 4-3823 & 4-3825