

C7a-2019-0004

Area to be annexed.

(Approximately 68.8 acres of land out of the Santiago Del Valle Survey, Abstract No. 24 in Travis County, Texas)

(Unplatted Land)

(Portion of McKinney Falls Parkway and former Scenic Loop Road)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TWO TRACTS OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE CONTAINING APPROXIMATELY 68.399 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS AND THE TRACT HEREINAFTER DESCRIBED AS TRACT TWO CONTAINING APPROXIMATELY 0.4 ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS OF WHICH APPROXIMATELY 68.8 ACRES OF LAND ARE TO BE MADE A PART OF THE CITY OF AUSTIN. SAID APPROXIMATELY 68.8 ACRES BEING MADE UP OF THE FOLLOWING TWO TRACTS OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract One

BEING all of that certain called 68.399 acre tract of land described by metes and bounds in a survey by Abel P. Stendahl, R.P.L.S. No. 6754 of Kimley-Horn and Associates, Inc., dated August 14, 2019. Said 68.399 acre tract being comprised of the remainder of a called 10.18 acre tract of land and the remainder of a called 8.18 acre tract of land conveyed to Carl Steven Alexander, Jr. by General Warranty Deed recorded in Document No. 2011163261 of the Official Public Records of Travis County, Texas, a called 23.734 acre tract of land and a called 29 acre tract of land conveyed to Snilloc Properties, LLC by General Warranty Deed recorded in Document No. 2010127691 of the Official Public Records of Travis County, Texas.

Tract Two

BEING the portion of McKinney Falls Parkway right-of-way and former Scenic Loop Road right-of-way, bounded on the west by the present corporate limit line of the City of Austin as adopted by Ordinance No. 870423-E (Case No. C7a-86-011), same being the original east line of a called 574.809 acre tract of land conveyed to Texas Parks and Wildlife Department by Warranty Deed recorded in Volume 4191, Page 1562 of the Deed Records of Travis County, Texas, bounded on the east by the west line of said 68.399 acre tract, same being the most northerly west line of the remainder of said 10.18 acre tract and the east right-of-way line of McKinney Falls Parkway and former Scenic Loop Road, bounded on the south by the northwesterly prolongation of a southwest line of said 68.399 acre tract, same being the most northerly southwest line of the remainder of said 10.18 acre tract and the northeast line of a called 0.0736 acre tract of land conveyed to Guillermo Palomino by General Warranty Deed recorded in Document No. 2011163262 of the Official Public Records of Travis County, Texas and bounded on the north by the south right-of-way line of Dee Gabriel Collins Road.

"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
11-21-2019

Mary P. Hawkins 11/21/19

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

REFERENCES

Austin Grid K-14
TCAD MAP 3-3111

**A METES AND BOUNDS
DESCRIPTION OF A
68.399 ACRE TRACT OF LAND**

BEING a 68.399 acre (2,979,466 square feet) tract of land situated in the Santiago Del Valle Survey, Abstract No. 24, Travis County, Texas; being all of a called 23.734 acre tract of land described as Tract 1 and a called 29 acre tract of land described as Tract 4 in instrument to Snilloc Properties LLC recorded in Document No. 2010127691 of the Official Public Records of Travis County; also being all of a tract of land described in instrument to Carl Steven Alexander, Jr. recorded in Document No. 2011163261 of the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the intersection of easterly right-of-way line of McKinney Falls Parkway (variable width) and the southerly right-of-way line of Dee Gabriel Collins Road (variable width) marking the west corner of a called 0.865 acre tract of land described in instrument to Gerard Ritz and Marylene Ritz recorded in Volume 12579, Page 1495 of the Official Public Records of Travis County, same being the western-most northwest corner or said Alexander tract;

THENCE, along the boundary of said 0.865 acre tract the following three (3) courses and distances:

1. South 63°04'44" East, 275.27 feet to a point for corner;
2. North 26°59'39" East, 154.67 feet to a point for corner;
3. North 63°00'21" West, 211.75 feet to a point for corner on the southerly right-of-way line of aforesaid Dee Gabriel Collins Road;

THENCE, along the southerly right-of-way line of said Dee Gabriel Collins Road the following two (2) courses and distances:

1. North 33°05'22" East, 227.49 feet to a point for corner;
2. North 47°55'49" East, 33.08 feet to the northwest corner of a called 2.00 acre tract of land described in instrument to Kimberly Collins Pierce recorded in Volume 11423, Page 703 of the Official Public Records of Travis County;

THENCE, South 63°01'35" East, along the southwesterly line of said 2.00 acre tract, at a distance of 14.20 feet pass a 1/2-inch iron rod found on line, continuing for a total distance of 795.18 feet to a point for corner;

THENCE, North 27°00'07" East, 1051.50 feet along the southeasterly line of said 2.00 acre tract and along the southeasterly line of a called 6.00 acre tract of land described in instrument to Kimberly Collins Pierce recorded in Volume 11423, Page 700 of the Official Public Records of Travis County, to a 1/2-inch iron rod found marking the northwest corner of aforesaid Tract 1 on the southerly right-of-way line of aforesaid Dee Gabriel Collins Road;

THENCE, along the southerly right-of-way line of said Dee Gabriel Collins Road the following four (4) courses and distances:

1. North 81°15'52" East, 270.92 feet to a 1/2-inch iron rod found for corner;
2. North 83°56'47" East, 136.21 feet to a 1/2-inch iron rod found for corner;
3. North 89°37'22" East, at a distance of 161.33 feet pass a 1/2-inch iron rod found marking the northeast corner of said Tract 1, same being the northwest corner of aforesaid Tract 4, continuing for a total distance of 202.62 feet to a 1/2-inch iron rod found for corner;
4. South 75°36'42" East, 551.37 feet to a 1/2-inch iron rod found marking the northeast corner of said Tract 4, same being the western-most northwest corner of a called 9.935 acre tract of land described as Tract VIII in instrument to the Collins Family Trust recorded in Document No. 2011082345 of the Official Public Records of Travis County;

DESCRIPTION CONTINUED ON SHEET 2 OF 3.



EXHIBIT - 68.399 ACRES
SANTIAGO DEL VALLE SURVEY,
ABSTRACT NO. 25
TRAVIS COUNTY, TEXAS

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AS
8/14/2019

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		Scale N/A	Drawn by APS	Checked by JGM	Date 8/14/2019	Project No. 068705909	Sheet No. 1 OF 3

CONTINUING FROM SHEET 1 OF 3.

THENCE, South 26°58'06" West, 1966.11 feet, departing the southerly right-of-way line of said Dee Gabriel Collins Road, along the northwesterly line of said Tract VIII and along the northwesterly line of a called 22.065 acre tract of land described in said instrument to the Collins Family Trust to a 60D nail found marking the southwest corner of said Tract I on the northeasterly line of a called 29 acre tract of land described in instrument to Ella Lee Myers Collins recorded in Document No. 201082344 of the Official Public Records of Travis County;

THENCE, along the boundary of said 29 acre tract the following two (2) courses and distances:

1. North 63°13'54" West, 178.03 feet to a 3/4-inch iron rod found for corner;
2. South 27°22'30" West, 489.18 feet to the east corner of Lot 1, Block A of McKinney Falls Subdivision, plat of which recorded in Document No. 201800107 of the Official Public Records of Travis County;

THENCE, along the northeasterly line of said Lot 1 the following two (2) courses and distances:

1. North 62°12'09" West, at a distance of 396.65 feet pass a 1/2-inch iron rod found marking the west corner of said Tract 4, same being the south corner of aforesaid Tract 1, continuing for a total distance of 872.07 feet to a 1/2-inch iron rod found marking the west corner of said Tract 1, same being the south corner of aforesaid Alexander tract;
2. North 62°17'53" West, 452.95 feet to a 1/2-inch iron rod with a plastic cap stamped "B&G SURVEYING" found marking the southern-most west corner of said Alexander tract, same being the eastern-most north corner of said Lot 1, same also being the south corner of a called 1.000 acre tract of land described in instrument to Guillermo Palomino recorded in Document No. 2010161807 of the Official Public Records of Travis County;

THENCE, along the boundary of said 1.000 acre tract the following two (2) courses and distances:

1. North 27°29'25" East, 242.73 feet to a 1/2-inch iron rod found for corner;
2. North 62°25'30" West, 150.18 feet to a 1/2-inch iron rod with a plastic cap stamped "PRECISION SURVEYING" found marking the south corner of a called 0.736 acre tract of land described in instrument to Guillermo Palomino recorded in Document No. 2011163262 of the Official Public Records of Travis County;

THENCE, along the boundary of said 0.736 acre tract the following two (2) courses and distances:

1. North 27°34'30" East, 15.00 feet to a point for corner;
2. North 62°25'30" West, 217.56 feet to a point for corner on the easterly right-of-way line of aforesaid McKinney Falls Parkway;

THENCE, along the easterly right-of-way line of said McKinney Falls Parkway the following four (4) courses and distances:

1. North 4°40'09" East, 68.50 feet to a point for corner;
2. North 8°27'39" East, 56.43 feet to a point for corner;
3. North 12°30'39" East, 90.48 feet to a point for corner;
4. North 18°15'23" East, 63.10 feet to the POINT OF BEGINNING, and containing 68.399 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.



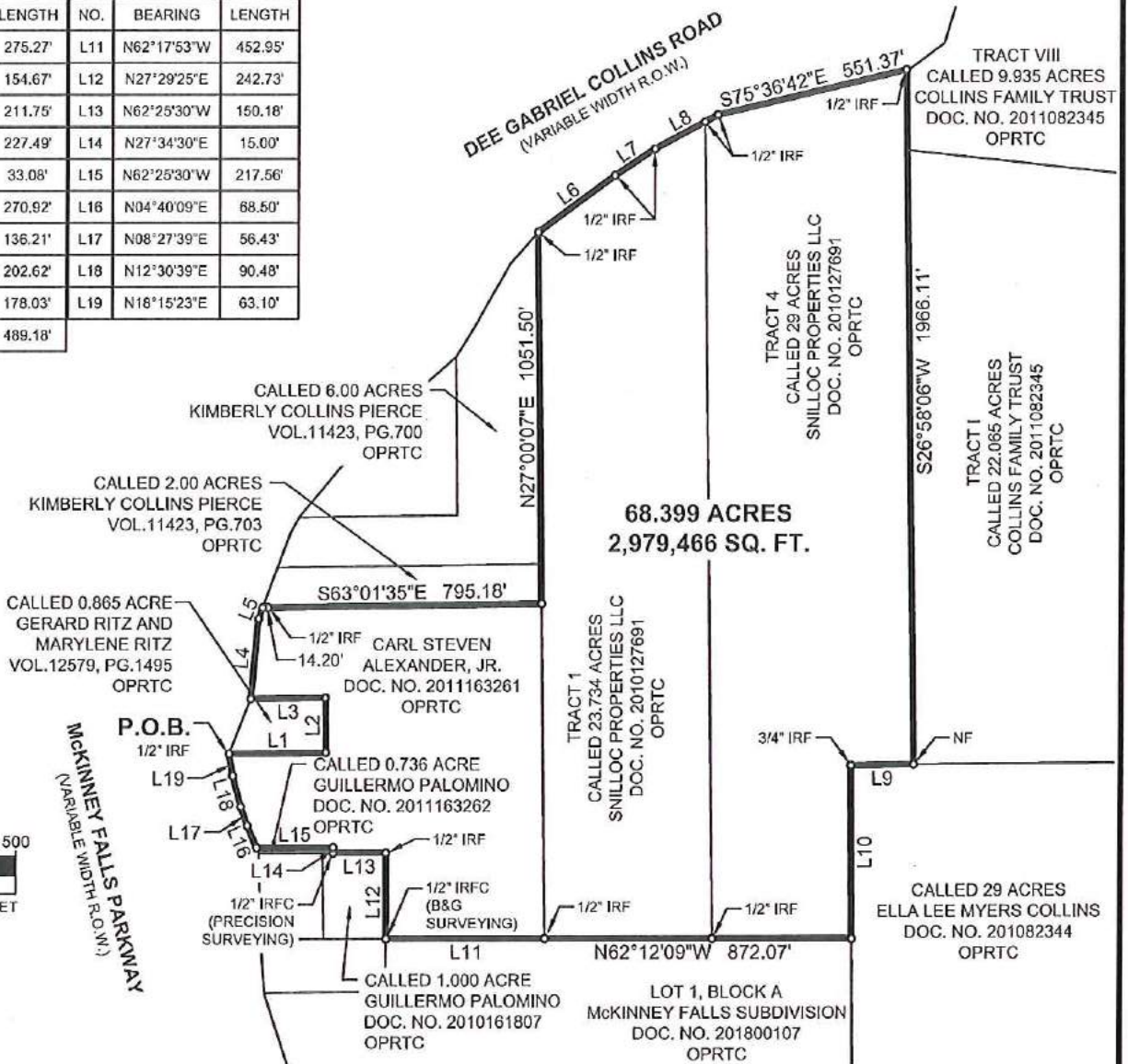
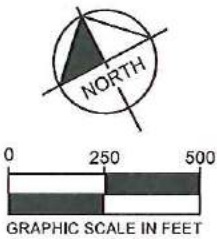
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.		
N/A	APS	JGM	8/14/2019	088705909	2 OF 3		

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S63°04'44"E	275.27'	L11	N62°17'53"W	452.95'
L2	N26°59'39"E	154.67'	L12	N27°29'25"E	242.73'
L3	N63°00'21"W	211.75'	L13	N62°25'30"W	150.18'
L4	N33°05'22"E	227.49'	L14	N27°34'30"E	15.00'
L5	N47°55'49"E	33.08'	L15	N62°25'30"W	217.56'
L6	N81°15'52"E	270.92'	L16	N04°40'09"E	68.50'
L7	N83°56'47"E	136.21'	L17	N08°27'39"E	56.43'
L8	N89°37'22"E	202.62'	L18	N12°30'39"E	90.48'
L9	N63°13'54"W	178.03'	L19	N18°15'23"E	63.10'
L10	S27°22'30"W	489.18'			



LEGEND:
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
NF = 60D NAIL FOUND
OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

NOTES:
The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet.



Abel P. Stendahl
8/14/2019

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	APS	JGM	8/14/2019	068705909	3 OF 3



McKinney Falls Parkway at Dee Gabriel Collins Road Annexation Area

-  FULL PURPOSE ANNEXATION AREA
-  FULL PURPOSE
-  LIMITED PURPOSE
-  EXTRATERRITORIAL JURISDICTION



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