

C7a-07-003

Area to be annexed.

(Approximately 19 acres of
land out of the Santiago Del
Valle Grant in Travis County,
Texas).

(Unplatted land)

(Portions of Nuckol's Crossing
Road and Thaxton Road)

(Proposed Golden Sunset
Boulevard)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR THREE TRACTS OF
LAND, THE TRACT HEREINAFTER DESCRIBED AS
TRACT ONE CONTAINING APPROXIMATELY
15.604 ACRES OF LAND SITUATED IN THE
SANTIAGO DEL VALLE GRANT IN TRAVIS
COUNTY, TEXAS, THE TRACT HEREINAFTER
DESCRIBED AS TRACT TWO CONTAINING
APPROXIMATELY 1.153 ACRES OF LAND
SITUATED IN THE SANTIAGO DEL VALLE GRANT
IN TRAVIS COUNTY, TEXAS, TEXAS AND THE
TRACT HEREINAFTER DESCRIBED AS TRACT
THREE CONTAINING APPROXIMATELY 1.9
ACRES OF LAND SITUATED IN THE SANTIAGO
DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS,
OF WHICH APPROXIMATELY 19 ACRES ARE TO BE
TAKEN INTO AND MADE A PART OF THE CITY
OF AUSTIN, SAID APPROXIMATELY 19 ACRES
OF BEING MADE UP OF THREE TRACTS OF LAND
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract One

Being all of that certain called 15.604 acre tract of
land situated in the Santiago Del Valle Grant conveyed to
the Austin Independent School District by deed recorded in
Document 2006099949 of the Official Public Records of Travis
County, Texas.

Tract Two

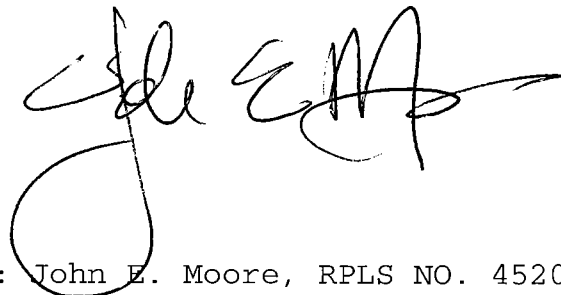
Being all of that certain 1.153 acre tract of land situated in the Santiago Del Valle Grant to be dedicated for right-of-way purposes (Proposed Golden Sunset Boulevard) as described by metes and bounds as attached and prepared by Robert C. Watts, R.P.L.S. dated November 6, 2006.

Tract Three

Being that portion of the present right-of-ways of Nuckol's Crossing Road and Thaxton Road lying southwest of the present corporate limit line of the City of Austin as adopted by Ordinance 730726 (Case No. C7a-73-40) and bounded on the southerly end by a line being the northwesterly prolongation of the last course along the west line of the 1.153 acre tract referenced as "Tract Two" above.

"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: John E. Moore
02-16-2007

A handwritten signature in black ink, appearing to read 'John E. Moore', with a large, stylized loop at the end.

APPROVED: John E. Moore, RPLS NO. 4520
Engineering Services Division
Department of Public Works
City of Austin

REFERENCES

TCAD MAP NO's. 3-3901 & 4-3908
Austin Grid's H-12 & H-13



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**1.153 ACRES
GOODNIGHT RANCH
PROPOSED GOLDEN SUNSET BOULEVARD**

A DESCRIPTION OF 1.153 ACRES (50211 SQ. FT.) OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 2.495 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH L.P., DATED MAY 26, 2006 AND RECORDED UNDER DOCUMENT NO. 2006099945 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 679.66 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO MVE VENTURE, LTD., DATED MAY 2, 2006 AND RECORDED UNDER DOCUMENT NO. 2005078856 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.153 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the northeast corner of the said 2.495 acre tract, same being the northwest corner of a 15.604 acre tract described in a deed of record under Document No. 2006099949 of the Official Public Records of Travis County, Texas, also being the southwest corner of Lot 1, Gentry Estates, a subdivision of record in Volume 75, Page 88 of the Plat Records of Travis County, Texas, also being an angle point in the south right-of-way line of Nuckols Crossing Road (right-of-way with varies);

THENCE with the east line of the 2.495 acre tract, same being the west line of the said 15.604 acre tract, the following two (2) courses and distances:

1. South $31^{\circ}49'52''$ West, a distance of 11.02 feet to a 1/2" rebar with plastic "Chaparral Boundary" cap found;
2. Along a curve to the left, having a radius of 1050.00 feet, a delta angle of $34^{\circ}28'31''$, an arc length of 631.79 feet, and a chord which bears South $14^{\circ}35'36''$ West, a distance of 622.31 feet to a 1/2" rebar with cap set, from which a 1/2" rebar with plastic "Chaparral Boundary" cap found bears South $12^{\circ}21'43''$ East, a chord distance of 378.42 feet;

THENCE South $87^{\circ}37'43''$ West, crossing the 2.495 acre tract, a distance of 70.00 feet to a 1/2" rebar with cap set in the west line of the 2.495 acre tract, same being in the east line of a remainder of the said 679.66 acre tract, from which a 1/2" rebar with plastic "Chaparral Boundary" cap found bears South $12^{\circ}21'12''$ East, a chord distance of 378.42 feet;

THENCE with the west line of the 2.495 acre tract, the following six (6) courses and distances:

1. Along a curve to the right, having radius of 1120.00 feet, a delta angle of $00^{\circ}24'28''$, an arc length of 7.97 feet, and a chord which bears North $02^{\circ}25'24''$ West, a distance of 7.97 feet to a 1/2" rebar with plastic "Chaparral Boundary" cap found;
2. Along a curve to the left, having radius of 25.00 feet, a delta angle of $89^{\circ}09'38''$, an arc length of 38.90 feet, and a chord which bears North $46^{\circ}47'59''$ West, a distance of 35.10 feet to a 1/2" rebar with plastic "Chaparral Boundary" cap found;
3. North $01^{\circ}22'48''$ West, a distance of 60.00 feet to a 1/2" rebar with plastic "Chaparral Boundary" cap found;
4. North $88^{\circ}37'12''$ East, a distance of 3.68 feet to a 1/2" rebar with plastic "Chaparral Boundary" cap found;
5. Along a curve to the left, having a radius of 25.00 feet, a delta angle of $85^{\circ}19'48''$, an arc length of 37.23 feet, and a chord which bears North $45^{\circ}57'18''$ East, a distance of 33.89 feet to a 1/2" rebar with plastic "Chaparral Boundary" cap found;
6. Along a curve to the right, having radius of 1120.00 feet, a delta angle of $06^{\circ}23'23''$, an arc length of 124.90 feet, and a chord which bears North $06^{\circ}29'06''$ East, a distance of 124.84 feet to a 1/2" rebar with cap set;

THENCE crossing the remainder of 679.66 acres, the following four (4) courses and distances:

1. Along a curve to the left, having radius of 25.00 feet, a delta angle of $84^{\circ}22'46''$, an arc length of 36.82 feet, and a chord which bears North $32^{\circ}30'36''$ West, a distance of 33.58 feet to a 1/2" rebar with cap set;
2. North $74^{\circ}41'59''$ West, a distance of 5.25 feet to a 1/2" rebar with cap set;
3. North $15^{\circ}18'01''$ East, a distance of 38.00 feet to a 1/2" rebar with cap set;
4. Along a curve to the left, having radius of 25.00 feet, a delta angle of $91^{\circ}12'29''$, an arc length of 39.80 feet, and a chord which bears North $59^{\circ}41'46''$ East, a distance of 35.73 feet to a 1/2" rebar with cap set in the west line of the 2.495 acre tract;


THENCE with the west line of the 2.495 acre tract, the following six (6) courses and distances:

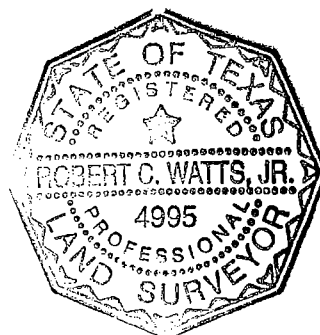
1. Along a curve to the right, having radius of 1120.00 feet, a delta angle of $03^{\circ}30'13''$, an arc length of 68.49 feet, and a chord which bears North $15^{\circ}50'38''$ East, a distance of 68.47 feet to a 1/2" rebar with plastic "Chaparral Boundary" cap found;
2. Along a curve to the left, having radius of 25.00 feet, a delta angle of $92^{\circ}17'43''$, an arc length of 40.27 feet, and a chord which bears North $28^{\circ}33'07''$ West, a distance of 36.06 feet to a 1/2" rebar with plastic "Chaparral Boundary" cap found;
3. North $15^{\circ}18'01''$ East, a distance of 50.00 feet to a 1/2" rebar with plastic "Chaparral Boundary" cap found;
4. South $74^{\circ}41'59''$ East, a distance of 8.41 feet to a 1/2" rebar with plastic "Chaparral Boundary" cap found;
5. Along a curve to the left, having a radius of 25.00 feet, a delta angle of $82^{\circ}40'53''$, an arc length of 36.08 feet, and a chord which bears North $63^{\circ}57'34''$ East, a distance of 33.03 feet to a 1/2" rebar with plastic "Chaparral Boundary" cap found;
6. Along a curve to the right, having radius of 1120.00 feet, a delta angle of $06^{\circ}31'08''$, an arc length of 127.43 feet, and a chord which bears North $25^{\circ}52'42''$ East, a distance of 127.36 feet to a 1/2" rebar with cap set;

THENCE North $18^{\circ}27'26''$ West, crossing the remainder of 679.66 acres, a distance of 27.49 feet to a 1/2" rebar with cap set in the north line of the 679.66 acre tract, same being the south right-of-way line of Nuckols Crossing Road, from which a 1-3/4" iron pipe found bears North $85^{\circ}18'25''$ West, a distance of 77.47 feet;

THENCE South $85^{\circ}18'25''$ East, with the north line of the 679.66 acre tract and the north line of the 2.495 acre tract, same being the south right-of-way line of Nuckols Crossing Road, passing at a distance of 22.68 feet passing a 1/2" rebar with plastic "Chaparral Boundary" cap found at the northwest corner of the 2.495 acre tract, and continuing for a total distance of 101.03 feet to the **POINT OF BEGINNING**, containing 1.153 acres of land, more or less.

Surveyed on the ground in November 2006. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 483-002-PL1-ANNEX.


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



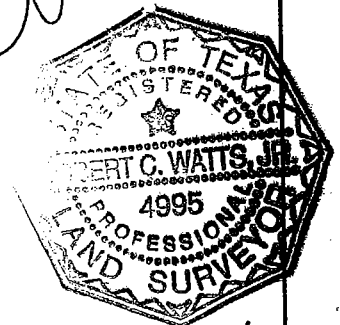
11-6-06

SKETCH TO ACCOMPANY A DESCRIPTION OF 1.153 ACRES (50211 SQ. FT.) OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 2.495 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH L.P., DATED MAY 26, 2006 AND RECORDED UNDER DOCUMENT NO. 2006099945 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 679.66 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO MVE VENTURE, LTD., DATED MAY 2, 2006 AND RECORDED UNDER DOCUMENT NO. 2005078856 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE,
1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
483-002-PL1-ANNEX.

LINE TABLE			
No.	BEARING	LENGTH	RECORD LINE
L1	S31°49'52"W	11.02'	(S31°49'52"W 11.02')
L2	S87°37'43"W	70.00'	
L3	N01°22'48"W	60.00'	(N01°22'48"W 60.00')
L4	N88°37'12"E	3.68'	(N88°37'12"E 3.68')
L5	N74°41'59"W	5.25'	
L6	N15°18'01"E	38.00'	
L7	N15°18'01"E	50.00'	(N15°18'01"E 50.00')
L8	S74°41'59"E	8.41'	(S74°41'59"E 8.41')
L9	N18°27'26"W	27.49'	
L10	S85°18'25"E	101.03'	(S85°18'25"E 78.35')
L11	N85°18'25"W	77.47'	(N85°18'25"W 178.50')



11-6-06

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	34°28'31"	1050.00'	325.79'	631.79'	622.31'	S14°35'36"W	(S04°52'33"W 951.92')
C2	0°24'28"	1120.00'	3.98'	7.97'	7.97'	N02°25'24"W	(N12°08'58"W 386.27')
C3	89°09'38"	25.00'	24.64'	38.90'	35.10'	N46°47'59"W	(N46°47'59"W 35.10')
C4	85°19'48"	25.00'	23.04'	37.23'	33.89'	N45°57'18"E	(N45°57'18"E 33.89')
C5	6°23'23"	1120.00'	62.52'	124.90'	124.84'	N06°29'06"E	(N07°17'14"E 156.14')
C6	84°22'46"	25.00'	22.66'	36.82'	33.58'	N32°30'36"W	
C7	91°12'29"	25.00'	25.53'	39.80'	35.73'	N59°41'47"E	
C8	3°30'13"	1120.00'	34.25'	68.49'	68.47'	N15°50'38"E	(N15°27'20"E 83.65')
C9	92°17'43"	25.00'	26.02'	40.27'	36.06'	N28°33'07"W	(N28°33'07"W 36.06')
C10	82°40'53"	25.00'	21.99'	36.08'	33.03'	N63°57'35"E	(N63°57'35"E 33.03')
C11	6°31'08"	1120.00'	63.78'	127.43'	127.36'	N25°52'42"E	(N26°35'33"E 155.23')
C12	19°26'06"	1050.00'	179.81'	356.17'	354.46'	S12°21'43"E	(S04°52'33"W 951.92')
C13	19°27'08"	1120.00'	191.97'	380.25'	378.42'	S12°21'12"E	(S12°08'58"E 386.27')

DATE OF SURVEY: NOV. 2006
PLOT DATE: 11/06/2006
DRAWING NO.: 483-002-PL1-ANNEX
PROJECT NO.: 483-002
SHEET 1 OF 2

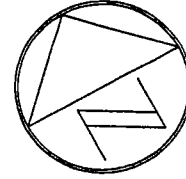
Chaparral

PORTION OF
679.66 ACRES
MVE VENTURE, LTD.
(2005078856)

LOT 1
GENTRY ESTATES
(75/88)

P.O.B.

NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)



1"=100'

679.66 ACRES
MVE VENTURE, LTD.
(2005078856)

15.604 ACRES
AUSTIN INDEPENDENT SCHOOL DISTRICT
(2006099949)

PORTION OF 2.495 ACRES
AUSTIN GOODNIGHT RANCH L.P.
(2006099945)

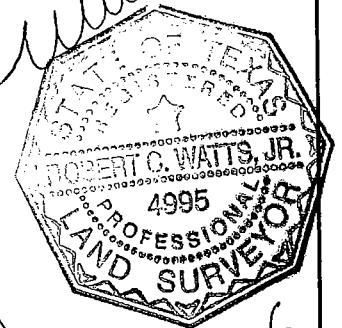
PORTION OF 679.66 ACRES
MVE VENTURE, LTD.
(2005078856)

1.153 ACRES
(50211 SQ. FT.)
PROPOSED GOLDEN SUNSET BOULEVARD

LEGEND

- 1/2" REBAR FOUND
- CHAP 1/2" REBAR WITH PLASTIC "CHAPARRAL BOUNDARY" CAP FOUND
- 1/2" REBAR WITH PLASTIC "CHAPARRAL BOUNDARY" CAP SET
- ⊙ 1-3/4" IRON PIPE FOUND
- () RECORD INFORMATION

175.000 ACRES
BENCHMARK LAND
DEVELOPMENT, INC.
(2005078857)



DATE OF SURVEY: NOV. 2006
PLOT DATE: 11/06/2006
DRAWING NO.: 483-002-PL1-ANNEX
PROJECT NO.: 483-002
SHEET 2 OF 2

Chaparral

AUSTIN GOODNIGHT RANCH L.P.
(2006099945)

11-6-06