

C7a-07-009

Area to be annexed.

(Approximately 239 acres of land out of the Santiago Del Valle Grant in Travis County, Texas).

(Unplatted land)

(Portion of Nuckols Crossing Road)

### **LEGAL DESCRIPTION**

**LEGAL DESCRIPTION FOR TWO TRACTS OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE CONTAINING APPROXIMATELY 233.392 ACRES OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND THE TRACT HEREINAFTER DESCRIBED AS TRACT TWO CONTAINING APPROXIMATELY 5.6 ACRES OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, WHICH APPROXIMATELY 239 ACRES ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 239 ACRES OF LAND BEING MADE UP OF TWO TRACTS OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

#### **Tract One**

Being all of that certain 233.392 acre tract of land situated in the Santiago Del Valle Grant as described by metes and bounds prepared by Robert Watts, R.P.L.S. dated March 12, 2007 attached herein.

#### **Tract Two**

Being approximately 5.6 acres of land situated in the Santiago Del Valle Grant, and being that portion of the present right-of-way of Nuckols Crossing Road adjoining a portion of the northwesterly line of the 233.392 acre tract referenced as "Tract One" above, and bounded on the southerly end by a line connecting the northeast corner of

that certain called 1.477 acre tract of land conveyed to Charles C. Spradling and Yvonne F. Spradling, Trustees of the Spradling Revocable Trust in Document No. 2003115738 of the Official Public Records of Travis County, Texas and the southeast corner of that certain called 40.052 acre tract of land conveyed to the City of Austin in Document No. 2000121255 of said Official Public Records, and bounded on the north by the present corporate limit line of the City of Austin as adopted by Ordinance 20070405-008 (Case No. C7a-07-003).

"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".

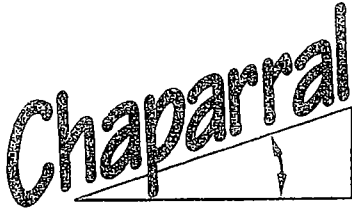
LEGAL DESCRIPTION: John E. Moore  
04-18-2007

A handwritten signature in black ink, appearing to read 'John E. Moore', with a large, stylized flourish extending from the bottom right.

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, J-12 & J-13



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

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

2807 Manchaca Road  
Building One  
Austin, Texas 78704

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**GOODNIGHT RANCH 233.392 ACRES  
BALANCE OF PROPERTY LOCATED  
NORTH OF PROPOSED SLAUGHTER LANE**

A DESCRIPTION OF 233.392 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF AN 85.600 ACRE TRACT OF LAND CONVEYED TO AUSTIN GOODNIGHT RANCH, L.P. IN A CASH WARRANTY DEED DATED JUNE 30, 2006 AND RECORDED IN DOCUMENT NO. 2006197891 OF THE OFFICIAL PUBLIC RECORDS; BEING A PORTION OF A 175.000 ACRE TRACT OF LAND CONVEYED TO BENCHMARK LAND DEVELOPMENT, INC. IN A SPECIAL WARRANTY DEED EXECUTED MAY 02, 2005 AND RECORDED IN DOCUMENT NO. 2005078857 OF THE OFFICIAL PUBLIC RECORDS; BEING A PORTION OF A 679.66 ACRE TRACT OF LAND CONVEYED TO MVE VENTURE, LTD. IN A SPECIAL WARRANTY DEED DATED MAY 02, 2005 AND RECORDED IN DOCUMENT NO. 2005078856 OF THE OFFICIAL PUBLIC RECORDS; BEING ALL OF A 26.519 ACRE TRACT AND A PORTION OF A 2.495 ACRE TRACT OF LAND CONVEYED TO AUSTIN GOODNIGHT RANCH, L.P. IN A SPECIAL WARRANTY DEED EXECUTED MAY 26, 2006 AND RECORDED IN DOCUMENT NO. 2006099945 OF THE OFFICIAL PUBLIC RECORDS; AND BEING ALL OF A 2.031 ACRE TRACT OF LAND CONVEYED TO AUSTIN GOODNIGHT RANCH, L.P. IN A SPECIAL WARRANTY DEED EXECUTED JANUARY 31, 2006 AND RECORDED IN DOCUMENT NO. 2006022592 OF THE OFFICIAL PUBLIC RECORDS, ALL OF TRAVIS COUNTY, TEXAS; SAID 233.392 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found for an angle point in the south right-of-way line of Nuckols Crossing Road (70' right-of-way width), being in the west line of the said 85.600 acre tract, being also the northeast corner of a 1.477 acre tract of land described in Document No. 2003115738 of the Official Public Records of Travis County, Texas;

**THENCE** with the common line of Nuckols Crossing Road, the said 85.600 acre tract, and the said 679.66 acre tract, the following eight (8) courses:

1. North 27°13'23" East, a distance of 107.04 feet to a 1/2" rebar found;
2. North 36°26'26" East, a distance of 98.94 feet to a 3/4" iron pipe found;
3. North 27°09'55" East, a distance of 1122.38 feet to a 3/4" iron pipe found;

4. Along a curve to the right, a delta angle of  $90^{\circ}14'38''$ , having a radius of 136.02 feet, an arc length of 214.24 feet, and a chord which bears North  $72^{\circ}14'38''$  East, a distance of 192.77 feet to a  $3/4$ " iron pipe found;
5. South  $62^{\circ}37'40''$  East, a distance of 734.70 feet to a nail found in a fence post;
6. Along a curve to the left, a delta angle of  $16^{\circ}36'07''$ , having a radius of 990.40 feet, an arc length of 286.98 feet, and a chord which bears South  $70^{\circ}56'14''$  East, a distance of 285.97 feet to a  $1/2$ " rebar found;
7. South  $79^{\circ}14'59''$  East, a distance of 1170.39 feet to a  $3/4$ " iron pipe found;
8. South  $85^{\circ}18'25''$  East, a distance of 77.47 feet to a  $1/2$ " rebar with "Chaparral 4995" cap set, from which a  $1/2$ " rebar found for an angle point in the south right-of-way line of Nuckols Crossing, being the northeast corner of the said 2.495 acre tract, being the northwest corner of a 15.604 acre tract of land described in Document No. 2006099949 of the Official Public Records of Travis County, Texas, being also 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, bears South  $85^{\circ}18'25''$  East, a distance of 101.03 feet;

**THENCE** South  $18^{\circ}27'26''$  East over and across the said 679.66 acre tract, a distance of 27.49 feet to a  $1/2$ " rebar with "Chaparral 4995" cap set in the west line of the said 2.495 acre tract;

**THENCE** with the west line of the said 2.495 acre tract, along a curve to the left, a delta angle of  $06^{\circ}31'08''$ , having a radius of 1120.00 feet, an arc length of 127.43 feet, and a chord which bears South  $25^{\circ}52'42''$  West, a distance of 127.36 feet to a  $1/2$ " rebar with "Chaparral 4995" cap set;

**THENCE** over and across the said 2.495 acre tract, along a curve to the left, a delta angle of  $05^{\circ}01'24''$ , having a radius of 1120.00 feet, an arc length of 98.19 feet, and a chord which bears South  $20^{\circ}06'26''$  West, a distance of 98.16 feet to a  $1/2$ " rebar with "Chaparral 4995" cap set;

**THENCE** with the west line of the said 2.495 acre tract, along a curve to the left, a delta angle of  $04^{\circ}16'49''$ , having a radius of 1120.00 feet, an arc length of 83.67 feet, and a chord which bears South  $15^{\circ}27'20''$  West, a distance of 83.65 feet to a  $1/2$ " rebar with "Chaparral 4995" cap set;

**THENCE** over and across the said 2.495 acre tract, along a curve to the left, a delta

angle of  $02^{\circ}01'52''$ , having a radius of 1120.00 feet, an arc length of 39.70 feet, and a chord which bears South  $12^{\circ}17'59''$  West, a distance of 39.70 feet to a 1/2" rebar with "Chaparral 4995" cap set;

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

1. Along a curve to the left, a delta angle of  $07^{\circ}59'39''$ , having a radius of 1120.00 feet, an arc length of 156.27 feet, and a chord which bears South  $07^{\circ}17'14''$  West, a distance of 156.14 feet to a 1/2" rebar with "Chaparral 4995" cap set;
2. Along a curve to the right, a delta angle of  $85^{\circ}19'48''$ , having a radius of 25.00 feet, an arc length of 37.23 feet, and a chord which bears South  $45^{\circ}57'18''$  West, a distance of 33.89 feet to a 1/2" rebar with "Chaparral 4995" cap set;
3. South  $88^{\circ}37'12''$  West, a distance of 3.68 feet to a 1/2" rebar with "Chaparral 4995" cap set;
4. South  $01^{\circ}22'48''$  East, a distance of 60.00 feet to a 1/2" rebar with "Chaparral 4995" cap set;
5. Along a curve to the right, a delta angle of  $89^{\circ}09'38''$ , having a radius of 25.00 feet, an arc length of 38.90 feet, and a chord which bears South  $46^{\circ}47'59''$  East, a distance of 35.10 feet to a 1/2" rebar with "Chaparral 4995" cap set;
6. South  $02^{\circ}25'24''$  East, a distance of 7.97 feet to a 1/2" rebar with "Chaparral 4995" cap set;

**THENCE** North  $87^{\circ}37'43''$  East over and across the said 2.495 acre tract, a distance of 70.00 feet to a 1/2" rebar with "Chaparral 4995" cap set in the east line of the said 2.495 acre tract, being the west line of the said 15.604 acre tract;

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

1. Along a curve to the left, a delta angle of  $19^{\circ}26'06''$ , having a radius of 1050.00 feet, an arc length of 356.17 feet, and a chord which bears South  $12^{\circ}21'43''$  East, a distance of 354.46 feet to a 1/2" rebar with "Chaparral 4995" cap set;
2. South  $22^{\circ}04'46''$  East, a distance of 217.30 feet to a 1/2" rebar with "Chaparral

4995" cap set for the southwest corner of the said 15.604 acre tract, being a northwest corner of the said 26.519 acre tract;

**THENCE** with the common line of the said 26.519 acre tract and the said 15.604 acre tract, the following three (3) courses:

1. North 89°49'06" East, a distance of 173.88 feet to a 1/2" rebar with "Chaparral 4995" cap set;
2. North 84°49'06" East, a distance of 389.86 feet 1/2" rebar with "Chaparral 4995" cap set;
3. North 00°06'16" East, a distance of 814.03 feet to a 1/2" rebar with "Chaparral 4995" cap set for a northwest corner of the said 26.519 acre tract, being the northeast corner of the said 15.604 acre tract, being also in the south line of Lot 1, of said Gentry Estates;

**THENCE** South 61°01'04" East with the north line of the said 26.519 acre tract and the south line of Lot 1, of said Gentry Estates, a distance of 484.73 feet to a 3/4" iron pipe found for the southeast corner of Lot 1, of said Gentry Estates, being the southwest corner of a 14.76 acre tract of land described in Document No. 2006060951 of the Official Public Records of Travis County, Texas;

**THENCE** South 61°02'12" East with the north line of the said 26.519 acre tract, the north line of the said 2.031 acre tract, and the south line of the said 14.76 acre tract, a distance of 549.85 feet to a 1/2" rebar found for the northeast corner of the said 2.031 acre and 26.519 acre tracts, being the southeast corner of the said 14.76 acre tract, being also in the west line of a 236.54 acre tract of land described in Document No. 2003099256 of the Official Public Records of Travis County, Texas;

**THENCE** South 26°18'36" West with the east line of the said 2.031 acre tract, the east line of the said 26.519 acre tract, the east line of the said 679.66 acre tract, and the west line of the said 236.54 acre tract, a distance of 2775.71 feet to a 1/2" rebar with "Chaparral 4995" cap set, from which a 1/2" iron pipe found in the east line of the said 679.66 acre tract, being the west line of the said 236.54 acre tract, bears South 26°18'36" West, a distance of 580.24 feet;

**THENCE** over and across the said 679.66 acre tract and the said 175.000 acre tract, the following four (4) courses:

1. Along a curve to the right, a delta angle of 09°33'19", having a radius of

1346.00 feet, an arc length of 224.47 feet, and a chord which bears North 45°13'58" West, a distance of 224.21 feet to a 1/2" rebar with "Chaparral 4995" cap set;

2. North 40°27'19" West, a distance of 766.01 feet to a 1/2" rebar with "Chaparral 4995" cap set;
3. Along a curve to the left, a delta angle of 56°15'18", having a radius of 1470.00 feet, an arc length of 1443.30 feet, and a chord which bears North 68°34'58" West, a distance of 1386.02 feet to a 1/2" rebar with "Chaparral 4995" cap set;
4. South 83°17'23" West, a distance of 423.21 feet to a 1/2" rebar with "Chaparral 4995" cap set for a southeast corner of the said 85.600 acre tract;

**THENCE** South 83°17'23" West with the south line of the said 85.600 acre tract, a distance of 752.67 feet to a 1/2" rebar with "Chaparral 4995" cap set;

**THENCE** over and across the said 85.600 acre tract, the following two (2) courses:

1. South 83°17'23" West, a distance of 224.58 feet to a 1/2" rebar with "Chaparral 4995" cap set;
2. Along a curve to the right, a delta angle of 15°22'38", having a radius of 2680.00 feet, an arc length of 719.27 feet, and a chord which bears North 89°01'18" West, a distance of 717.11 feet to a 1/2" rebar with "Chaparral 4995" cap set in the north line of the said 85.600 acre tract;

**THENCE** over and across the said 175.000 acre tract, along a curve to the right, a delta angle of 01°16'06", having a radius of 2680.00 feet, an arc length of 59.33 feet, and a chord which bears North 80°41'56" West, a distance of 59.33 feet to a 1/2" rebar with "Chaparral 4995" cap set in the west line of the said 175.000 acre tract, being the east line of a 67.95 acre tract of land described in Document No. 2002232017 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found in the west line of the said 85.600 acre tract, being the east line of the said 67.95 acre tract, bears South 26°54'47" West, a distance of 147.68 feet;

**THENCE** North 26°54'47" East with the west line of the said 175.000 acre tract and the east line of the said 67.95 acre tract, a distance of 1458.21 feet to a 1/2" rebar found for the southeast corner of the said 1.477 acre tract;

**THENCE** North 26°55'30" East with the west line of the said 175.000 acre tract, the west line of the said 85.600 acre tract, and the east line of the said 1.477 acre tract, a distance of 364.88 feet to the **POINT OF BEGINNING**, containing 233.392 acres of land, more or less.

Surveyed on the ground March 16, 2005. Bearing Basis: Grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 471-001-REM-1.

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



SKETCH TO ACCOMPANY A DESCRIPTION OF 233.392 ACRES IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF AN 85.600 ACRE TRACT OF LAND CONVEYED TO AUSTIN GOODNIGHT RANCH, L.P. IN A CASH WARRANTY DEED DATED JUNE 30, 2006 AND RECORDED IN DOCUMENT NO. 2006197891 OF THE OFFICIAL PUBLIC RECORDS; BEING A PORTION OF A 175.000 ACRE TRACT OF LAND CONVEYED TO BENCHMARK LAND DEVELOPMENT, INC. IN A SPECIAL WARRANTY DEED EXECUTED MAY 02, 2005 AND RECORDED IN DOCUMENT NO. 2005078857 OF THE OFFICIAL PUBLIC RECORDS; BEING A PORTION OF A 679.66 ACRE TRACT OF LAND CONVEYED TO MVE VENTURE, LTD. IN A SPECIAL WARRANTY DEED DATED MAY 02, 2005 AND RECORDED IN DOCUMENT NO. 2005078856 OF THE OFFICIAL PUBLIC RECORDS; BEING ALL OF A 26.519 ACRE TRACT AND A PORTION OF A 2.495 ACRE TRACT OF LAND CONVEYED TO AUSTIN GOODNIGHT RANCH, L.P. IN A SPECIAL WARRANTY DEED EXECUTED MAY 26, 2006 AND RECORDED IN DOCUMENT NO. 2006099945 OF THE OFFICIAL PUBLIC RECORDS; AND BEING ALL OF A 2.031 ACRE TRACT OF LAND CONVEYED TO AUSTIN GOODNIGHT RANCH, L.P. IN A SPECIAL WARRANTY DEED EXECUTED JANUARY 31, 2006 AND RECORDED IN DOCUMENT NO. 2006022592 OF THE OFFICIAL PUBLIC RECORDS, ALL OF TRAVIS COUNTY, TEXAS.

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	(RECORD CHORD)
C1	90°14'38"	136.02'	136.60'	214.24'	192.77'	N72°14'38"E	(N75°57'20"E 192.71')
C2	16°36'07"	990.40'	144.50'	286.98'	285.97'	S70°56'14"E	(S67°14'40"E 286.03')
C3	6°31'08"	1120.00'	63.78'	127.43'	127.36'	S25°52'42"W	
C4	5°01'24"	1120.00'	49.13'	98.19'	98.16'	S20°06'26"W	
C5	4°16'49"	1120.00'	41.86'	83.67'	83.65'	S15°27'20"W	
C6	2°01'52"	1120.00'	19.85'	39.70'	39.70'	S12°17'59"W	
C7	7°59'39"	1120.00'	78.26'	156.27'	156.14'	S07°17'14"W	
C8	85°19'48"	25.00'	23.04'	37.23'	33.89'	S45°57'18"W	
C9	89°09'38"	25.00'	24.64'	38.90'	35.10'	S46°47'59"E	
C10	19°26'06"	1050.00'	179.81'	356.17'	354.46'	S12°21'43"E	
C11	9°33'19"	1346.00'	112.50'	224.47'	224.21'	N45°13'58"W	
C12	56°15'18"	1470.00'	785.81'	1443.30'	1386.02'	N68°34'58"W	
C13	15°22'38"	2680.00'	361.81'	719.27'	717.11'	N89°01'18"W	
C14	1°16'06"	2680.00'	29.67'	59.33'	59.33'	N80°41'56"W	

LINE TABLE			
No.	BEARING	LENGTH	(RECORD)
L1	N27°13'23"E	107.04'	(N30°56'10"E 106.89')
L2	N36°26'26"E	98.94'	(N40°12'40"E 99.24')
L3	S85°18'25"E	77.47'	
L4	S18°27'26"E	27.49'	
L5	S88°37'12"W	3.68'	
L6	S01°22'48"E	60.00'	
L7	S02°25'24"E	7.97'	
L8	N87°37'43"E	70.00'	
L9	S22°04'46"E	217.30'	
L10	N89°49'06"E	173.88'	
L11	N84°49'06"E	389.86'	
L12	S61°01'04"E	484.73'	
L13	S61°02'12"E	549.85'	(S57°20'20"E 549.78')
L14	N26°55'30"E	364.88'	(N30°35'40"E 364.76')
L15	S85°18'25"E	101.03'	
L16	N61°01'04"W	638.56'	
L17	S26°54'47"W	147.68'	

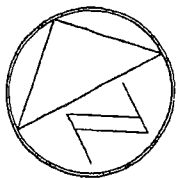
LEGEND	
●	1/2" REBAR FOUND
○	1/2" REBAR WITH "CHAPARRAL 4995" CAP SET
⊙	IRON PIPE FOUND (SIZE NOTED)
▲	NAIL FOUND IN FENCE POST

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

ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 471-001-REM-1.

DATE OF SURVEY: 03/16/05  
PLOT DATE: 03/12/07  
DRAWING NO.: 471-001-REM-1  
PROJECT NO.: 471-001  
DRAWN BY: JBE  
SHEET 1 OF 3

*Chaparral*



1" = 400'

# NUCKOLS CROSSING ROAD (70' R.O.W.)

## NUCKOLS CROSSING ROAD (70' R.O.W.)

### SANTIAGO DEL VALLE GRANT

85.600 ACRES  
AUSTIN GOODNIGHT  
RANCH, L.P.  
(2006197891)

175.000 ACRES  
BENCHMARK LAND  
DEVELOPMENT, INC.  
(2005078857)

233.392 ACRES

1.477 ACRES  
SPRADLING  
REVOCABLE TRUST  
(2003115738)

67.95 ACRES  
THOMSON FAMILY  
LIMITED  
PARTNERSHIP  
(2002232017)

175.000 ACRES, BENCHMARK LAND DEVELOPMENT, INC.  
(2005078857)

679.66 ACRES  
MVE VENTURE, LTD.  
(2005078856)

85.600 ACRES  
AUSTIN GOODNIGHT  
RANCH, L.P.  
(2006197891)

DATE OF SURVEY: 03/16/05  
PLOT DATE: 03/12/07  
DRAWING NO.: 471-001-REM-1  
PROJECT NO.: 471-001  
DRAWN BY: JBE  
SHEET 2 OF 3

Chaparral

