

C7a-07-025

Area to be changed from Limited and ETJ to a Full Purpose Annexation.

Approximately 48 acres of land out of the Louis Fritz Survey No. 291, the M.W. Riordan Survey No. 74 and the Leonard & Alvin East Survey No. 74 in Travis County, Texas.

(Unplatted Land)

(Portion of F.M. Highway 620)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TWO TRACTS OF LAND, THE TRACT OF LAND HEREINAFTER DESCRIBED AS TRACT ONE CONTAINING APPROXIMATELY 40.43 ACRES OF LAND OUT OF THE LOUIS FRITZ SURVEY NO. 291 AND THE M.W. RIORDAN SURVEY NO. 74 IN TRAVIS COUNTY, TEXAS, AND THE TRACT OF LAND HEREINAFTER DESCRIBED AS TRACT TWO CONTAINING APPROXIMATELY 8 ACRES OF LAND OUT OF THE LOUIS FRITZ SURVEY NO. 291 AND THE LEONARD & ALVIN EAST SURVEY NO. 74 IN TRAVIS COUNTY, TEXAS, OF WHICH APPROXIMATELY 48 ACRES OF LAND ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN, AND BEING MADE UP OF THE TWO TRACTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract One

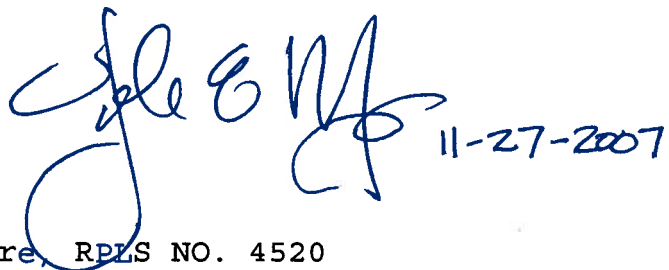
Being all of that certain 40.43 acre tract of land situated in the Louis Fritz Survey No. 291 and the M.W. Riordan Survey No. 74 in Travis County, Texas described by metes and bounds as prepared by David Paul Carr, R.P.L.S. and attached as Exhibit "A".

Tract Two

Being that portion of the present right-of-way of F. M. Highway 620, being bounded on the north by the present corporate limit line of the City of Austin as adopted by Ordinance 971204-I (Case No. C7a-97-010), bounded on the east in part by the present corporate limit line of the City of Austin as adopted by Ordinance 931209-A (Case No. C7a-93-007) and Ordinance 001130-44 (Case No. C7a-00-005), bounded on the south by a line perpendicular to the existing southeasterly right-of-way of F. M. Highway 620 and intersecting the most southerly corner of the said 40.43 acre tract of land referenced as "Tract One" above, and bounded on the west by the southeasterly line of the said 40.43 acre tract referenced as "Tract One" 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
11-27-2007



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

REFERENCES
TCAD MAP 1-5137
Austin Grid C-33

DESCRIPTION

BEING A 40.43 TRACT OF LAND SITUATED IN THE LOUIS FRITZ SURVEY NUMBER 291, ABSTRACT NUMBER 280 AND THE M.W. RIORDAN SURVEY NUMBER 74, ABSTRACT NUMBER 2629 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF THAT 42.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO JOHN E. & JOHN M. JOSEPH, TRUSTEES, RECORDED IN VOLUME 11175, PAGE 150, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.). SAID 40.43 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4-inch iron pipe found for the southeast corner of a call 0.8697 acre tract described in a deed to MCPMT, Ltd., as recorded in Document No. 2003087287 and Document No. 2003087288, Official Public Records of Travis county, Texas, (O.P.R.T.C.T.) and to Daphene Clarke, recorded in Volume 13249, Page 2981 (R.P.R.T.C.T.), being the northeast corner of the said 42.00 acre tract and being in the west right-of-way line of Ranch to Market Road 620 (R.M. 620), for the northeast corner of the herein described tract;

THENCE with said west right-of-way line common with the east line of the said 42.00 acre tract for the following two (2) courses and distances:

1. **S 22°33'55" W** for a distance of **398.88** feet to a 1-inch iron rod found for the Point of Curvature of a non-tangent curve to the left,
2. Along said non-tangent curve to the left, passing through a central angle of **12°05'15"** to a 1-inch iron rod found for the Point of Non-tangency, said curve having a radius of **1479.26** feet, an arc length of **312.08** feet, and a long chord bearing **S 16°29'56" W** for a distance of **311.50** feet,

THENCE with the west line of a called 1.581 acre tract (Parcel 52A) to the State of Texas, described in Cause No. 2244 recorded under Document No. 1999071544 (O.P.R.T.C.T.), common with the east line of the remainder of said 42.00 acre tract for the following five (5) courses and distances:

1. **S 33°22'59" W** for a distance of **324.42** feet to a 1-inch iron rod found for angle point,
2. **S 51°40'01" W** for a distance of **275.20** feet to a 1/2-inch iron rod found for angle point,
3. **S 63°39'43" W** for a distance of **286.08** feet to a 1/2-inch iron rod with cap found for angle point,
4. **S 68°39'23" W** for a distance of **399.90** feet to a cotton gin spindle set for angle point,
5. **S 69°23'24" W** for a distance of **273.29** feet to a 1/2-inch iron rod with cap found for the southeast corner of the said 42.00 acre tract, and of the herein described tract,

THENCE with the south line of the said 42.00 acre tract, common with the north line of a called 1751.865 acre tract described in a deed to the City of Austin recorded in Volume 11848, Page 1718 (R.P.R.T.C.T.), **N 62°28'52" W** for a distance of **49.82** feet to a 3/4 inch iron pipe found for the southwest corner of the said 42.00 acre tract, also being an easterly corner of a call 393.1037 acre tract described in a deed to The Commanche Trail Conservation Fund, recorded in Volume 11960, Page 1074 (R.P.R.T.C.T.), same being the southwest corner of the herein described tract;

THENCE with the southwest line of the said 42.00 acre tract common with a northeast line of the said 393.1037 acre tract, **N 20°25'32" W** for a distance of **1140.76** feet to a 1/2-inch iron rod found on a southerly line of a call 273.933 acre tract described in a deed to Robert H. Theriot, recorded in Volume 13294, Page 1317 (R.P.R.T.C.T.), being a corner of the said 393.1037 acre tract and being the west corner of the said 42.00 acre tract, and of the herein described tract;

THENCE with the southerly line of the said 273.933 acre tract common with a northerly line of the said 42.00 acre tract, **S 62°20'58" E** for a distance of **693.55** feet to an "X" found scribed in rock for the southeast corner of the said 273.933 acre tract, being an interior ell corner of the said 42.00 acre tract and of the herein described tract;

THENCE with the west line of the said 42.00 acre tract, common with the east line of the said 273.933 acre tract, **N 26°59'52" E** passing at a distance of 794.50 feet, and to the left 0.48 feet, a 1/2-inch iron rod with cap stamped "McAngus" found, for a total distance of **1210.75** feet to a 1/2-inch iron rod with cap found for the southwest corner of a Cellular Antenna Lease Site, recorded in Volume 9382, Page 661 (R.P.R.T.C.T.), for an exterior ell corner of the herein described tract, from which a 3/4 inch iron pipe found on the south line of a 34.85 acre tract described in a deed to MCPMT, Ltd. recorded under Document No. 2003087287 (O.P.R.T.C.T.), bears **N 26°59'10" E**, a distance of 50.01 feet, said iron pipe being called in said Volume 11175, Page 150 (R.P.R.T.C.T.), as marking the north corner of the said Louis Fritz Survey and the east corner of the D.J. Riordan Survey No. 76, Abstract 2618, and being on the south line of the Alex Dunlap Survey No. 805, Abstract No. 224;

THENCE with the south line of the said Cellular Antenna Lease Site common with a northerly line of the said 42.00 acre tract, **S 61°48'00" E** for a distance of **50.02** feet to a 1/2-inch iron rod found for the southeast corner of said Lease Site, being an interior ell corner of the said 42.00 acre tract and of the herein described tract;

THENCE with the east line of said Lease Site, common with the west line of the said 42.00 acre tract, **N 26°59'05" E** for a distance of **49.97** feet to a 1/2-inch iron rod found on the south line of the said 34.85 acre tract for the northeast corner of said Lease Site being the northwest corner of the said 42.00 acre tract and of the herein described tract;

THENCE with the south line of the said 34.85 acre tract and the said 0.8697 acre tract, common with the north line of the said 42.00 acre tract, **S 61°47'49" E** for a distance of **830.77** feet to the **POINT OF BEGINNING** and containing 40.43 acres of land, more or less.