

C7a-07-021

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

Approximately 556 Acres out of the J.P. Whelin Survey No. 108, the Elias McMillan Survey No. 110, the Wesley Drummond Survey No. 109, the E.Q. Thompson Survey, Abstract No. 2156 and the L.C. Cunningham Survey No. 68 in Travis County, Texas.

(Vista Business Park Section I, Vista Business Park Section I-A, Vista Business Park II, Amended Plat of Lots 1 and 2 Block B Vista Business Park II, Amended Plat of Lots 2-5 Block "C" Vista Business Park Section I and Lots 1 and 6 Block "C" Vista Business Park Section II, Vista Business Park III, Rolm Business Park, Scarbrough Subdivision, North Park Section Two, Resubdivision of Lot 2 North Park Section Two, A Resub of Lot 1 Block C North Park Section Four, Replat of Lot 2 Block "A" North Park Section Two, Replat of Lot 25 Block "J" North Park Section Two, North Park Section Three-A, North Park Section Four, North Park Section Four-A, The Resubdivision of North Park Section Four-A Lots 3 4 and 5, North Park Section Six, Beva Subdivision, Buffalo

Framing, The Market at Three Points, Three Point Acres Section 1, Cinemark Subdivision, Second Amended Plat of Lot 1 Block A Three Point Acres Section 2 Revised and Lot 1 Block C Three Point Acres Section 1 and Amended Plat Lot 2 and Lot 3 Block A Three Point Acres Section 2 Revised and a Portion of Vacated Grand Street Right-Of-Way) (Unplatted Land)
(Long Vista Drive, Grand Street, Century Street, Portion of Interstate Highway No. 35, Portion of Grand Avenue Parkway, Portion of Wells Port Drive, Portion of Pecan Street (FM 1825), Portion of Vision Drive, Portion of Central Commerce Drive, Portion of Three Points Road,)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR APPROXIMATELY 556 ACRES OF LAND SITUATED IN THE J.P. WHELIN SURVEY NO. 108, THE ELIAS McMILLAN SURVEY NO. 110, THE WESLEY DRUMMOND SURVEY NO. 109, THE E.Q. THOMPSON SURVEY, ABSTRACT NO. 2156 AND THE L.C. CUNNINGHAM SURVEY NO. 68 IN TRAVIS COUNTY, TEXAS, OF WHICH APPROXIMATELY 556 ACRES OF LAND ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 556 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the present corporate limit line of the City of Austin as adopted by Ordinance 780914 (Case No.C7a-78-003), same being in the westerly right-of-way line of Interstate Highway No. 35, also being in the easterly line of that certain called 45.5825 acre tract of land conveyed to North IH-35 Business Park, LP by deed recorded in Document No. 2004075889 of the Official Public Records of Travis County, Texas, for the most southerly southwest corner of the herein described tract of land;

THENCE, in a northerly direction with the proposed corporate limit line of the City of Austin, along the present westerly right-of-way line of Interstate Highway No. 35 common, in part along the easterly line of the said North IH-35 Business Park, LP 45.5825 acre tract, in part along the easterly line of Pamela Heights, a subdivision of record found in Plat Book 11, Page 67 of the Plat Records of Travis County, Texas, crossing Three Points Road, in part along the easterly line of that certain called 7.3192 acre tract of land conveyed to Coshena IV, Ltd. by deed recorded in Document No. 1999062729 of the Official Public Records of Travis County, Texas to a point at the intersection of the westerly right-of-way line of Interstate Highway No, 35 with the southerly right-of-way line of Grand Avenue Parkway, same being the most easterly northeast corner of the said Coshena IV, Ltd. 7.3192 acre tract, for an inside ell corner of the herein described tract;

THENCE, in a westerly direction with the proposed corporate limit line of the City of Austin, along the southerly right-of-way line of Grand Avenue Parkway and the northerly line of the said Coshena IV, Ltd. 7.3192 acre tract to a point at the intersection of the southerly right-of-way line of Grand Avenue Parkway with the present easterly right-of-way line of Three Points Road, same being the northwest corner of the said Coshena IV, Ltd. 7.3192 acre tract, for an inside ell corner of the herein described tract of land;

THENCE, in a southwesterly direction with the proposed corporate limit line of the City of Austin, along the present easterly right-of-way line of Three Points Road, same being the northwesterly line of the said Coshena IV, Ltd. 7.3192 acre tract to a point at the most westerly southwest corner of the said Coshena IV, Ltd. 7.3192 acre tract, for an angle point of the herein described tract of land;

THENCE, continuing in a southwesterly direction with the proposed corporate limit line of the City of Austin, crossing Three Points Road to a point in the south right-of-way line of Three Points Road at the northwest corner of Lot 11, Block 3 of said Pamela Heights, for an angle point of the herein described tract;

THENCE, continuing in a southwesterly direction with the proposed corporate limit line of the City of Austin, being in part along the northwesterly line of said Pamela Heights common, in part with the southeasterly line of Lot 1, Block G, Vista Business Park III, a subdivision of record found in Plat Book 100, Page 125 of the Plat Records of Travis County, Texas, in part with the southeasterly line of Lots 4, 5 and 6, Block E, Vista Business Park Section I, a subdivision of record found in Plat Book 86, Page's 56D-57D of the Plat Records of Travis County, Texas and in part with the southeasterly line of Lot 1, Vista Business Park Section I-A, a subdivision of record found in Plat Book 87, Page's 89C-89D of the Plat Records of Travis County, Texas to a point at the southeast corner of said Lot 1, Vista Business Park Section I-A, same being the northeast corner of Lot 11, Block I, Wells Branch Phase E Section Three a subdivision of record found in Plat Book 85, Page's 183B-183C of the Plat Records of Travis County, Texas, for an outside ell corner of the herein described tract;

THENCE, in a northwesterly direction with the proposed corporate limit line of the City of Austin, being in part along the northerly line of said Wells Branch Phase E Section Three and in part with the northerly line of Wells Branch Phase W-2A, a subdivision of record found in Plat

Book 92, Page's 81-82 of the Plat Records of Travis County, Texas common, in part with the southwesterly line of said Lot 1, Vista Business Park Section I-A, in part with the southwesterly line of Lots 1 and 2, Block E and Lot 2, Block A of said Vista Business Park Section I and in part along the southwesterly line of said Lot 1, Vista Business Park Section I-A, in part with the southwesterly line of Lot 1, Block A, Vista Business Park II, a subdivision of record found in Plat Book 91, Page's 241-244 of the Plat Records of Travis County, Texas to a point in the present southeasterly right-of-way line of Bratton Lane at the southwest corner of said Lot 1, Block A, Vista Business Park II, for the southwest corner of the herein described tract;

THENCE, in a northeasterly direction with the proposed corporate limit line of the City of Austin, along the southeasterly right-of-way line of Bratton Lane common, in part with the northwesterly line of said Lot 1, Block A, Vista Business Park II, crossing Long Vista Drive, in part with the northwesterly line of Lots 1-A and 2-A, Block B, Amended Plat of Lots 1 and 2, Block B Vista Business Park II, a subdivision of record found in Plat Book 97, Page's 341-342 of the Plat Records of Travis County, Texas, crossing Grand Avenue Parkway, in part with the northwesterly line of Lot 1, Amended Plat of Lots 2-5, Block C Vista Business Park Section I and Lots 1 and 6 Block C Vista Business Park II, a subdivision of record found in Document No. 200300002 of the Official Public Records of Travis County, Texas, crossing Long Vista Drive, in part along the northwesterly line of Lot 1, Block D of said Vista Business Park II and in part with the northwesterly line of Scarbrough Subdivision, a subdivision of record found in Document No. 200000267 of the Official Public Records of Travis County, Texas to a point at the most southerly southwest corner of The Bell Subdivision, a subdivision of record found in Document No. 200200250 of the Official Public Records of Travis County, Texas, same being the northwest corner of Lot 1, Block A of said Scarbrough Subdivision, for the northwest corner of the herein described tract;

THENCE, in a southeasterly direction with the proposed corporate limit line of the City of Austin, being the northeasterly line of said Scarbrough Subdivision common, in part with the southwesterly line of said The Bell Subdivision and in part with the southwesterly line of Lots 1-4, Royston Lane Ltd, a subdivision of record found in Plat Book 76, Page 355 of the Plat Records of Travis County, Texas to a point in the present westerly right-of-way line of Interstate Highway No. 35 at the northeast corner of Lot 2, Block A of said Scarbrough Subdivision, same being the southeast corner of said Lot 1, Royston Lane LTD Subdivision, for an angle point of the herein described tract;

THENCE, continuing in a northeasterly direction with the proposed corporate limit line of the City of Austin, crossing Interstate Highway No. 35 along a line perpendicular to the existing easterly right-of-way line of Interstate Highway No. 35, same being a southwesterly line of Lot 1, Block A, Greenlawn 35 Business Center, a subdivision of record found in Document No. 200100352 of the Official Public Records of Travis County, Texas to a point in the said common dividing line of Interstate Highway No. 35 and said Lot 1, Block A, Greenlawn 35 Business Center, for an outside ell corner of the herein described tract;

THENCE, in a southeasterly direction with the proposed corporate limit line of the City of Austin, along the present easterly right-of-way line of Interstate Highway No. 35 and the northbound access lane of said Interstate Highway No. 35 common, in part with the southwest line of said Lot 1, Block A, Greenlawn 35 Business Center, in part with the southwest line of that certain called 1.469 acre tract of land conveyed to Ranchero Trust by deed recorded in Document No. 2001031405 of the Official Public Records of Travis County, Texas, in part with the southwest line of that certain called 3.445 acre tract of land conveyed to Mack and Betty Laughlin by deed recorded in Volume 12674, Page 108 of the Real Property Records of Travis County, Texas, crossing Waukesha Drive, in part with the southwest line of Lot 1, Block A, Waukesha-Pearce Industrial Park, a subdivision of record found in Plat Book 92, Page's 393-395

of the Plat Records of Travis County, Texas, in part with the southwest line of Lots 1 and 2, Block A, Co-Com Cable/HCT Properties Ltd., a subdivision of record found in Document No. 200000366 of the Official Public Records of Travis County, Texas, in part with the southwest line of that certain called 2.793 acre tract of land conveyed to Neles E, Kincaid, et al. by deed recorded in Document No. 2003294862 of the Official Public Records of Travis County, Texas to a point at the southwest corner of the said Neles E, Kincaid, et al. 2.793 acre tract, same being the northwest corner of Lot 1, Block A, North Park, Section Two, a subdivision of record found in Plat Book 85, Page's 161D-162A of the Plat Records of Travis County, Texas, for an inside ell corner of the herein described tract;

THENCE, in a easterly direction with the proposed corporate limit line of the City of Austin, being in part along the southerly line of the said Neles E, Kincaid, et al. 2.793 acre tract, in part along the southerly line of Lot 4, Block B, Replat of Blocks A, B and C, Central Commerce Park, a subdivision of record found in Plat Book 101, Page's 176-178 of the Plat Records of Travis County, Texas, crossing Central Commerce Drive, in part along the southerly line of Lot 3, Block C of said Replat of Blocks A, B and C, Central Commerce Park common, in part with the northerly line of said Lot 1, Block A, North Park, Section Two, in part with the north line of Lot 2, Block A, Replat of North Park, Section Two, Lot 2, Block A, a subdivision of record found in Document No. 200000268 of the Official Public Records of Travis County, Texas and in part with a northerly line of Lot 25, Block J, Replat of North Park, Section Two, Lot 25, Block J, a subdivision of record found in Document No. 199900309 of the Official Public Records of Travis County, Texas to a point at the southeast corner of said Lot 3, Block C, Replat of Blocks A, B and C, Central Commerce Park, same being an angle point in the northerly line of said Lot 25, Block J, Replat of North Park, Section Two, Lot 25, Block J, for a inside ell corner of the herein described tract;

THENCE, in a northeasterly direction with the proposed corporate limit line of the City of Austin, being a common dividing line of said Lot 3, Block C, Replat of Blocks A, B

and C, Central Commerce Park and Lot 25, Block J, Replat of North Park, Section Two, Lot 25, Block J to a point in the present corporate limit line of the City of Pflugerville at the most northerly corner of said Lot 25, Block J, Replat of North Park, Section Two, Lot 25, Block J, same being the southwest corner of Lot 14, Block J, North Park, Section One, a subdivision of record found in Plat Book 85, Page's 115C-116C of the Plat Records of Travis County, Texas, for an outside ell corner of the herein described tract;

THENCE, in a southeasterly direction with the present corporate limit line of the City of Pflugerville, being the proposed corporate limit line of the City of Austin, along a northeasterly line of said Lot 25, Block J, Replat of North Park, Section Two, Lot 25, Block J, same being a southwesterly line of Block J, of said North Park, Section One to a point in the curving northerly right-of-way line of Grand Avenue Parkway at the southeast corner of Lot 25, Block J, Replat of North Park, Section Two, Lot 25, Block J, same being the southwest corner of Lot 24, Block J of said North Park, Section One, for an angle point of the herein described tract;

THENCE, in a southeasterly direction with the present corporate limit line of the City of Pflugerville, being the proposed corporate limit line of the City of Austin, crossing Grand Avenue Parkway along a line radial to the curving southerly right-of-way line of Grand Avenue Parkway right-of-way to a point in the curving southerly right-of-way line of Grand Avenue Parkway, same being in the northerly line of Lot 3, Block C, North Park, Section Four, a subdivision of record found in Plat Book 86, Page's 13A-13C of the Plat Records of Travis County, Texas, for an inside ell corner of the herein described tract;

THENCE, in an easterly direction with the present corporate limit line of the City of Pflugerville, being the proposed corporate limit line of the City of Austin, along the southerly right-of-way line of Grand Avenue Parkway, in part along the northerly line of Lot 3 and 4, Block C of said North Park, Section Four, crossing White River Boulevard to a point at the intersection of the southerly

right-of-way line of Grand Avenue Parkway with the easterly right-of-way line of White River Boulevard, same being the most northerly northeast corner of North Park, Section Six, a subdivision of record found in Plat Book 85, Page's 186C-186D of the Plat Records of Travis County, Texas, also being the most northerly northwest corner of Lot 1, Block A, Resubdivision of Lot 1, Block G, North Park, Section Five-A, a subdivision of record found in Plat Book 98, Page's 171-172 of the Plat Records of Travis County, Texas, for an outside ell corner of the herein described tract;

THENCE, in a southeasterly direction with the present corporate limit line of the City of Pflugerville, being the proposed corporate limit line of the City of Austin, along the easterly right-of-way line of White River Boulevard common with the westerly line of said Lot 1, Block A, Resubdivision of Lot 1, Block G, North Park, Section Five-A to a point at the most westerly southwest corner of said Lot 1, Block A, Resubdivision of Lot 1, Block G, North Park, Section Five-A, same being the northwest corner of Lot 2, Block G, North Park-Section Three-A, a subdivision of record found in Plat Book 86, Page's 144D-145A of the Plat Records of Travis County, Texas, for an inside ell corner of the herein described tract;

THENCE, in a southeasterly direction with the present corporate limit line of the City of Pflugerville, being the proposed corporate limit line of the City of Austin, along the common dividing line of said Lot 1, Block A, Resubdivision of Lot 1, Block G, North Park, Section Five-A and said Lot 2, Block G, North Park-Section Three-A to a point at the most southerly southwest corner of said Lot 1, Block A, Resubdivision of Lot 1, Block G, North Park, Section Five-A, same being the northwest corner of that certain called 3.636 acre tract of land conveyed to Joseph S. Berli by deed recorded in Document No. 2004176626 of the Official Public Records of Travis County, Texas, for the most easterly northeast corner of the herein described tract;

THENCE, in an easterly direction with the present corporate limit line of the City of Pflugerville, being the

proposed corporate limit line of the City of Austin, along the common dividing line of said Lot 1, Block A, Resubdivision of Lot 1, Block G, North Park, Section Five-A and the said Joseph S. Berli 3.636 acre tract to a point in the west right-of-way line of Pflugerville Loop at the southeast corner of Lot 4, Block A, of said Resubdivision of Lot 1, Block G, North Park, Section Five-A, same being the northeast corner of the said Joseph S. Berli 3.636 acre tract, for the most easterly northeast corner of the herein described tract;

THENCE, in a southwesterly direction with the present corporate limit line of the City of Pflugerville, being the proposed corporate limit line of the City of Austin, along the west right-of-way line of Pflugerville Loop common in part with the southeasterly line of the said Joseph S. Berli 3.636 acre tract and in part with the southeasterly line of said Lot 2, Block G, North Park, Section Three-A to a point at the most easterly southeast corner of said Lot 2, Block G, North Park, Section Three-A, same being the intersection of the west right-of-way line of Pflugerville Loop with the northeasterly right-of-way line of Central Commerce Drive, for an angle point of the herein described tract;

THENCE, continuing in a southwesterly direction with the present corporate limit line of the City of Pflugerville, being the proposed corporate limit line of the City of Austin, crossing Central Commerce Drive along a line being the southwesterly prolongation of a tangent line at the terminus of the southeasterly line of said Lot 2, Block G, North Park, Section Three-A to a point in the southwesterly right-of-way line of Central Commerce Drive, same being in the northeasterly line of that certain called 1.50 acre tract of land conveyed to the Robert and Dolly Newton Family Limited Partnership deed recorded in Document No. 2004109632 of the Official Public Records of Travis County, Texas, for an inside ell corner of the herein described tract;

THENCE, in a southerly direction with the present corporate limit line of the City of Pflugerville, being the

proposed corporate limit line of the City of Austin, in part along the southwesterly right-of-way line of Central Commerce Drive and the westerly right-of-way line of Pflugerville Loop common, in part with the said northeasterly and easterly line of the said Robert and Dolly Newton Family Limited Partnership 1.50 acre tract, in part with the southeasterly line of that certain called 5.3948 acre tract of land conveyed to Travis County Emergency Services District #2 by deed recorded in Document No. 2006050876 of the Official Public Records of Travis County, Texas, in part with the southeasterly line of that certain called 3.00 acre tract of land conveyed to Tom P. Joseph by deed recorded in Volume 12278, Page 1018 of the Real Property Records of Travis County, Texas, and in part with the southeasterly line of that certain called 7.88 acre tract of land conveyed to Austin Windermere, LP by deed recorded in Document No. 2004241800 of the Official Public Records of Travis County, Texas to a point at the southeast corner of the said Austin Windermere, LP 7.88 acre tract, same being the intersection of the westerly right-of-way line of Pflugerville Loop with the present northerly right-of-way line of F.M. 1825 (Pecan Street West), for an outside ell corner of the herein described tract;

THENCE, in a westerly direction with the proposed corporate limit line of the City of Austin, along the northerly right-of-way line of F.M. 1825 (Pecan Street West) common with the southwesterly line of the said Austin Windermere, LP 7.88 acre tract to a point at the southwest corner of the said Austin Windermere, LP 7.88 acre tract, same being the southeast corner of that certain called 2.00 acre tract of land conveyed to The Perry Company by deed recorded in Volume 11745, Page 672 of the Real Property Records of Travis County, Texas, for an angle point of the herein described tract;

THENCE, in a southwesterly direction with the proposed corporate limit line of the City of Austin, crossing Three Points Road to a point at the intersection of the northerly right-of-way line of F.M. 1825 (Pecan Street West) with the southerly right-of-way line of Three Points Road, same being the easterly corner of that certain called 0.25 acre

tract of land conveyed to J.B. Marshall by deed recorded in Volume 8494, Page 65 of the Deed Records of Travis County, Texas, for an angle point of the herein described tract;

THENCE, continuing in a southwesterly direction with the proposed corporate limit line of the City of Austin, along the north or northwesterly right-of-way line of F.M. 1825 (Pecan Street West) common, in part with the southeasterly line of the said J.B. Marshall 0.25 acre tract, in part with the southerly line of that certain called 0.220 acre tract of land conveyed to Jack Payne by deed recorded in Volume 11764, Page 2431 of the Real Property Records of Travis County, Texas, in part with the southerly line of that certain called 0.40 acre tract of land conveyed to B.J. Electric, Inc. by deed recorded in Document No. 2002044045 of the Official Public Records of Travis County, Texas, in part with the southerly line of that certain called 0.85 acre tract of land conveyed to Pecan West Development, LLC by deed recorded in Document No. 2006206597 of the Official Public Records of Travis County, Texas, in part with the southerly line of that certain called 1.604 acre tract of land conveyed to Jack Payne by deed recorded in Volume 11862, Page 290 of the Official Public Records of Travis County, Texas, and in part with the southeast line of that certain called 0.75 acre tract of land conveyed to Charles A. Parker and Gladys Parker by deed recorded in Volume 4362, Page 1115 of the Deed Records of Travis County, Texas to a point at the most southerly corner of the said Charles A. Parker and Gladys Parker 0.75 acre tract, same being the intersection of the northwesterly right-of-way line of F.M. 1825 (Pecan Street West) with the northeasterly right-of-way line of Vision Drive, for an inside ell corner of the herein described tract;

THENCE, in a southeasterly direction with the proposed corporate limit line of the City of Austin, crossing F.M. 1825 (Pecan Street West) along a line radial to the present southeasterly right-of-way line of F.M. 1825 (Pecan Street West) to a point in the southeasterly right-of-way line of F.M. 1825 (Pecan Street West), same being in the northerly line of Lot 1, Spring Willow Subdivision Section Three, a subdivision of record found in Plat Book 76, Page 240 of

the Plat Records of Travis County, Texas, for an outside ell corner of the herein described tract;

THENCE, in a southerly direction with the proposed corporate limit line of the City of Austin, along the present southeasterly right-of-way line of F.M. 1825 (Pecan Street West) common with the northwesterly line of said Lot 1, Spring Willow Subdivision Section Three to a point in the present corporate limit line of the City of Austin as adopted by Ordinance 971120-J (Case No. C7a-97-014) at the intersection of the southeasterly right-of-way line of F.M. 1825 (Pecan Street West) with the southeasterly prolongation of the northerly line of Lot 1A, Block A, Amended Plat of Lots 1 and 5, Block A Cinemark Subdivision, a subdivision of record found in Plat Book 101, Page's 50-51 of the Plat Records of Travis County, Texas common with the southerly line of Lots 1-6, Block A, Three Point Acres Section 1, a subdivision of record found in Plat Book 7, Page 173 of the Plat Records of Travis County, Texas, for an outside ell corner of the herein described tract;

THENCE, in a northwesterly direction with the present corporate limit line of the City of Austin as adopted by Ordinance 971120-J (Case No. C7a-97-014), crossing F.M. 1825 (Pecan Street West), in part with common dividing line of said Lot 1A, Amended Plat of Lots 1 and 5, Block A Cinemark Subdivision and said Lots 1-6, Block A, Three Point Acres Section 1 and said southeasterly prolongation of said common line to a point in the present easterly right-of-way line of Grand Street, for an inside ell corner of the herein described tract;

THENCE, in a southerly direction with the present corporate limit line of the City of Austin as adopted by Ordinance 971120-J (Case No. C7a-97-014), along the present easterly and southerly right-of-way line of Grand Street, common with the westerly line of said Lot 1A, Block A, Amended Plat of Lots 1 and 5, Block A Cinemark Subdivision to a point in a northerly line of Lot 5A, Block A of said Amended Plat of Lots 1 and 5, Block A Cinemark Subdivision at the most easterly corner of Lot B-1, Second Amended Plat of Lot 1, Block A, Three Point Acres, Section 2 Revised and

Lot 1, Block C, Three Point Acres Section 1 and Amended Plat Lot 2 and Lot 3, Block A, Three Point Acres, Section 2 Revised and a Portion of Vacated Grand Street Right-Of-Way, a subdivision of record found in Plat Book 90, Page 349 of the Plat Records of Travis County, Texas, same being an outside ell corner of the said Lot 1A, Block A, Amended Plat of Lots 1 and 5, Block A Cinemark Subdivision, for an inside ell corner of the herein described tract;

THENCE, in a southeasterly direction with the present corporate limit line of the City of Austin as adopted by Ordinance 971120-J (Case No. C7a-97-014), along the westerly line of said Lot 1A, Block A, Amended Plat of Lots 1 and 5, Block A Cinemark Subdivision, common in part with the easterly line of said Lot B-1, Second Amended Plat of Lot 1, Block A, Three Point Acres Section 2 Revised and Lot 1, Block C, Three Point Acres Section 1 and Amended Plat Lots 2 and 3, Block A, Three Point Acres, Section 2 Revised and a Portion of Vacated Grand Street Right-Of-Way and the Easterly line of Lot 4, Block A, Cinemark Subdivision, a subdivision of record found in Plat Book 97, Page's 109-110 of the Plat Records of Travis County, Texas to a point in the northwesterly line of Lot 5A, Block A, of said Amended Plat of Lots 1 and 5, Block A Cinemark Subdivision at the southwest corner of said Lot 1A, Block A, Amended Plat of Lots 1 and 5, Block A Cinemark Subdivision, same being the southeast corner of said Lot 4, Block A, Cinemark Subdivision, for an inside ell corner of the herein described tract;

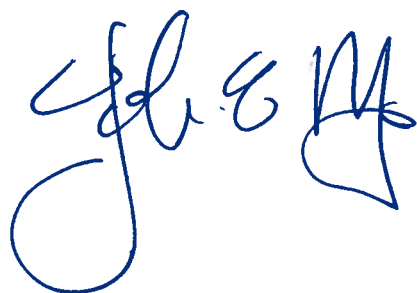
THENCE, in a northwesterly direction with the present corporate limit line of the City of Austin as adopted by Ordinance 971120-J (Case No. C7a-97-014), being the common dividing line of said Lot 4, Block A, Cinemark Subdivision and said Lot 5A, Block A of said Amended Plat of Lots 1 and 5, Block A Cinemark Subdivision to a point in the present easterly right-of-way line of Interstate Highway No. 35 at the common westerly corner of said Lot 4, Block A, Cinemark Subdivision and said Lot 5A, Block A, Amended Plat of Lots 1 and 5, Block A Cinemark Subdivision, for an inside ell corner of the herein described tract;

THENCE, in a southerly direction with the present corporate limit line of the City of Austin as adopted by Ordinance 971120-J (Case No. C7a-97-014), along the present easterly right-of-way line of Interstate Highway No. 35 common, in part with the westerly line of said Lot 5A, Block A, Amended Plat of Lots 1 and 5, Block A Cinemark Subdivision, in part with the westerly line of that certain called 3.775 acre tract of land conveyed to Priesmeyer Family, LP by deed recorded in Volume 13091, Page 1 of the Real Property Records of Travis County, Texas, and in part with the westerly line of Lots 1A and 1B, Block A, Resubdivision of Lots 1 and 7 of the Resubdivision of Lots 1, 6 and 7 Three Points Common, a subdivision of record found in Document No. 200200142 of the Official Public Records of Travis County, Texas to a point in the present corporate limit line of the City of Austin as adopted by Ordinance 780914 (Case No. C7a-78-003), for the most southerly southeast corner of the herein described tract;

THENCE, in a northwesterly direction with the present corporate limit line of the City of Austin as adopted by Ordinance 780914 (Case No. C7a-78-003), crossing Interstate Highway No. 35 to the Point of Beginning containing approximately 559 acres of land, **SAVE & EXCEPT** approximately 2.892 acres of land out of the E.Q. Thompson Survey, Abstract 2156 in Travis County, Texas, being all of that certain called 5.1142 acre tract of land conveyed to Coshena III, Ltd. By deed recorded in Volume 13339, Page 187 of the Real Property Records of Travis County, Texas **SAVE & EXCEPT** that certain called 2.216 acre tract of land out of the said Coshena III, Ltd. 5.1142 acre tract as described in a memorandum of lease recorded in Document No. 2004092584 of the Official Public Records of Travis County, Texas, leaving a total area to be annexed of approximately 556 acres of land.

"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



11-27-2007

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

REFERENCES

TCAD Maps 2-6721, 2-7521 & 2-7531
Austin Grids M-37, M-38, M-39, N-37, N-38 & N-39