

C7a-08-009

Area to be annexed.

Approximately 74 acres of land out of the William Frampton Survey No. 122, Abstract No. 230 in Williamson County, Texas.

(Portion of Lot 1 First American Addition, Hidden Meadows, Acres West, Acres West Sec. 2 and Resubdivision of Part of Block A Acres West, Chapel of the Hills, Z.F.B. Subdivision, Bethany Subdivision 1, Bethany Two, Woodlands at Lake Creek, Cottages at Lake Creek Condominiums)

(Unplatted Land)

(Portion of Anderson Mill Road)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TWO TRACTS OF LAND CONTAINING APPROXIMATELY 74 ACRES OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE CONTAINING APPROXIMATELY 14 ACRES OF LAND OUT OF THE WILLIAM FRAMPTON SURVEY NO. 122, ABSTRACT NO. 230 IN WILLIAMSON COUNTY, TEXAS AND THE TRACT HEREINAFTER DESCRIBED AS TRACT TWO CONTAINING APPROXIMATELY 60 ACRES OF LAND OUT OF THE WILLIAM FRAMPTON SURVEY NO. 122, ABSTRACT NO. 230 IN WILLIAMSON COUNTY, TEXAS; OF WHICH APPROXIMATELY 74 ACRES OF LAND ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 74 ACRES BEING MADE UP OF TWO TRACTS OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract One

Beginning at the intersection of the present northerly right-of-way line of Hidden Meadow Drive and the present corporate limit line of the City of Austin as adopted by Ordinance No. 770512-A (Case No. C7a-77-003), same being in the north line of Hidden Meadows, a subdivision of record found in Cabinet B, Slides 361-362 of the Plat Records of Williamson County, Texas, for the most northerly 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 No. 770512-A (Case No. C7a-77-003), crossing said Hidden Meadow Drive, said subdivision of Hidden Meadows and First American Addition, a subdivision of record in Cabinet G, Slide 327 of the Plat Records of Williamson County, Texas to a point in the southerly line of said Hidden Meadows Subdivision, same being in the northwesterly line of The Woods of Anderson Mill, Section Three, a subdivision of record in Cabinet D, Slide 174 of the Plat Records of Williamson County, Texas;

THENCE, in a southwesterly direction with the proposed corporate limit line of the City of Austin, in part along the southeasterly line of said First American Addition and in part with the southeasterly line of said Hidden Meadows common in part with the northwesterly line of said The Woods of Anderson Mill, Section Three, in part the northwesterly line of The Woods of Anderson Mill, a subdivision of record in Cabinet C, Slide 133 of the Plat Records of Williamson County, Texas and in part with the northwesterly line of The Woodland Village of Anderson Mill, Section One, a subdivision of record in Cabinet C, Slides 78-80 of the Plat Records of Williamson County, Texas to a point in the east line of Lot 28, Block C of said The Woodland Village of Anderson Mill, Section One at the southwest corner of Lot 5, Block A of said Hidden Meadows, same being the northwest corner of Lot 14, Block C of said The Woodland Village of Anderson Mill, Section One, for the southerly corner of the herein described tract;

THENCE, in a northwesterly direction with the proposed corporate limit line of the City of Austin along the westerly line of said Hidden Meadows common in part with the most northeasterly line of said The Woodland Village of Anderson Mill, Section One and in part with the northeasterly line of Village One at Anderson Mill, a

subdivision of record in Cabinet C, Slides 42-44 of the Plat Records of Williamson County, Texas to a point at the northwest corner of Lot 4, Block A of said Hidden Meadows, same being the southerly corner of Hymeadow Estates No. 2, a subdivision of record in Cabinet E, Slides 375-376 of the Plat Records of Williamson County, Texas, for the northwest corner of the herein described tract;

THENCE, in a northeasterly direction with the proposed corporate limit line of the City of Austin along the northwesterly line of said Hidden Meadows common in part with the southeasterly line of said Hymeadow Estates No. 2, crossing Hymeadow Drive, in part with the southeasterly line of Lot 1, J.M.K. Subdivision, a subdivision of record in Cabinet E, Slides 303-304 of the Plat Records of Williamson County, Texas, in part with the southeasterly line of Hymeadow Office Condominiums, as described in Declaration of Condominium of record in Book 1082, Page 77 of the Official Records of Williamson County, Texas (being out of Lots 2 and 3 of said J.M.K. Subdivision and in part with the southeasterly line of the Amended Plat of Anderson Mill Medical Center, a subdivision of record in Cabinet CC, Slide 176 of the Plat Records of Williamson County, Texas to the Point of Beginning.

Tract Two

Beginning at the intersection of the present corporate limit line of the City of Austin as adopted by Ordinance No. 770512-A (Case No. C7a-77-003) and the southeasterly line of said The Woods of Anderson Mill, a subdivision of record in Cabinet C, Slide 133 of the Plat Records of Williamson County, Texas, same being in the northwesterly line of that tract of land being the remainder of 16.053 acres as conveyed to Cathyville, Ltd. by deed recorded in Volume 870, Page 1 of the Deed Records of Williamson County, Texas, for the northeast 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 No. 770512-A (Case No. C7a-77-003), crossing the said Cathyville, Ltd. Remainder tract and Acres West, a subdivision of record in Cabinet B, Slide 45 of the Plat Records of Williamson County, Texas to a point in the present corporate limit line of the City of Austin as adopted by Ordinance No. 831208-I (Case No. C7a-80-020A),

same being in the northerly line of Lot 1, Anderson Mill Commercial Addition, a subdivision of record in Cabinet D, Slides 360-361 of the Plat Records of Williamson County, Texas, for an outside ell corner of the herein described tract;

THENCE, in a southwesterly direction with the present corporate limit line of the City of Austin as adopted by Ordinance No. 831208-I (Case No. C7a-80-020A) along the southerly line of said Acres West, same being the northerly line of said Lot 1, Anderson Mill Commercial Addition to a point at the northeast corner of a portion of said Anderson Mill Commercial Addition dedicated for street purposes as shown on said plat recorded in Cabinet D, Slides 360-361, for an inside ell corner of the herein described tract;

THENCE, in a southeasterly, southwesterly and northwesterly direction with the present corporate limit line of the City of Austin as adopted by Ordinance No. 831208-I (Case No. C7a-80-020A) around said portion of Anderson Mill Commercial Addition dedicated for street purposes to a point on the south line of Lot 19, Block A of said Acres West, for an inside ell corner of the herein described tract;

THENCE, in a westerly direction with the present corporate limit line of the City of Austin as adopted by Ordinance No. 831208-I (Case No. C7a-80-020A) along a southerly line of said Acres West common with the northwesterly line of said Lot 1, Anderson Mill Commercial Addition to a point at the northwest corner of said Lot 1, Anderson Mill Commercial Addition, same being the northeast corner of Lot 2, Chapel of the Hills, a subdivision of record in Cabinet F, Slide 201 of the Plat Records of Williamson 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 Austin as adopted by Ordinance No. 831208-I (Case No. C7a-80-020A) along the westerly line of said Anderson Mill Commercial Addition common with the easterly line of said Chapel of the Hills to a point in the north right-of-way line of Anderson Mill Road at the southwest corner of Lot 2 of said Anderson Mill Commercial Addition, same being the southeast corner of Lot 1 of said Chapel of the Hills, for the southeast corner of the herein described tract;

THENCE, in a southwesterly direction with the proposed corporate limit line of the City of Austin along the northerly right-of-way line of Anderson Mill Road and the southerly line of said Chapel of the Hills, Z.F.B. Subdivision, a subdivision recorded in Cabinet J, Slides 227-228 of the Plat Records of Williamson County, Texas, Bethany Two, a subdivision of record in Cabinet Z, Slides 326-328 of the Plat Records of Williamson County, Texas and Bethany Subdivision I, a subdivision recorded in Cabinet M, Slides 317-318 of the Plat Records of Williamson County, Texas to a point at the southwest corner of said Bethany Subdivision, same being the southeast corner of Lot 31, Block D, The Woodland Village of Anderson Mill, Section II, Phase 2, a subdivision of record in Cabinet C, Slides 204-207 of the Plat Records of Williamson County, Texas, for the southwest corner of the herein described tract;

THENCE, in a northwesterly direction with the proposed corporate limit line of the City of Austin along the east line of Lot 31, Block D of said The Woodland Village of Anderson Mill, Section II, Phase 2 common with the westerly line of said Bethany Subdivision I to a point in the south line of Lot 26, Block D of said The Woodland Village of Anderson Mill, Section II, Phase 2 at the northwest corner of said Bethany Subdivision, for the most westerly northwest corner of the herein described tract;

THENCE, in an northeasterly direction with the proposed corporate limit line of the City of Austin along a southeasterly line of said The Woodland Village of Anderson Mill, Section II, Phase 2 common with the northerly line of said Bethany Subdivision to a point at the southeast corner of Lot 18, Block D of said The Woodland Village of Anderson Mill, Section II, Phase 2, same being the northeast corner of said Bethany Subdivision, also being the northwest corner of said Bethany Two and the southwest corner of the Cottages at Lake Creek Condominiums described in Declaration of Condominium recorded in Document No. 2006054487 of the Official Public Records of Williamson County, Texas (being out of the Woodlands of Lake Creek, a subdivision of record in Cabinet BB, Slides 96-98 of the Plat Records of Williamson County, Texas), for an inside ell corner of the herein described tract;

THENCE, in a northwesterly direction with the proposed corporate limit line of the City of Austin along the southeasterly line of said The Woodland Village of Anderson Mill, Section II, Phase 2 and the west line of said

Cottages at Lake Creek Condominiums and said Woodlands of Lake Creek to a point in the south line of Lot 14, Block D, The Woodland Village of Anderson Mill, Section One, a subdivision of record in Cabinet C, Slides 78-80 of the Plat Records of Williamson County, Texas at the northeast corner of Lot 16, Block D of said The Woodland Village of Anderson Mill, Section II, Phase 2, same being the northwest corner of said Cottages at Lake Creek Condominiums and said Woodlands of Lake Creek, for the most northerly northwest corner of the herein described tract;

THENCE, in a northeasterly direction with the proposed corporate limit line of the City of Austin, in part along the southeast line of said The Woodland Village of Anderson Mill, Section One and said The Woods of Anderson Mill common in part with the northwesterly line of said Cottages at Lake Creek Condominiums, the said Woodlands of Lake Creek and the said Cathyville, Ltd. Remainder tract to the Point of Beginning.

"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
10-13-2008

 10-13-2008

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

REFERENCES

WCAD MAP 4-7428 & 4-8218
Austin Grid F-37 & F-38