(Lake Austin Shoreline Area)
Approximately 59 acres of land out of the Wilkenson Sparks Survey, Abstract No. 21 in Travis County, Texas.
(Portion of Tract 1 and 2 David S. Minter Addition, Portion of Lots 1, 4 and 5 Emerald Bay, Portion of Lot 1 Bee Cliffs, Portion of Lot A and Lot B, F & Q Subdivision, Portion of Los Altos Village Condominiums Amended, Portion of Lot 1 Westlake Cove Addition Confirming Plat, Portion of Lot 68-A and Tract B Resubdivision of Lots 66, 67 and 68 of Lakeshore Addition, Portion of Lot 24 Laguna Loma, Portion of Lots 9-12, 16-19, 32-53 and 64-65 Lake Shore Addition, Island Way Condominiums, Portion of Lot 2 Resubdivision of a Portion of Lots 20 and 21 Lake Shore Addition Subdivision, Portion of Lot 3 St. Tropez Yacht Club and Marina, Oak Harbor Condominiums, Portions of Lot 87A and 87B Amended Plat of Lots 85A, 87A-B and 87E St. Tropez P.U.D., Portion of Lot 87E-2 and 87E-1 Resubdivision of Lot 87E Amended Plat of Lots 85A, 87A-B & 87E St. Tropez P.U.D., Portion of Lot 1 and 2 Resubdivision of Lot 87C Amended Plat of Lots 87C and 87D St. Tropez P.U.D., St. Tropez Condominiums, Portion of Lot 86 St. Tropez P.U.D., Portion of Lot 1 Block A Resubdivision of a Portion of Lots 39 & 40 and Adjoining 40' Vacated Right-of-Way of Lake Shore Addition, Portion of Lots 4, 5, 6 and Lot CA-1 Island on Westlake (Including a Resubdivision of Lakeshore Addition Lots 54-58), Portion of Lago Villa, Resubdivision of Lots 8 & 9 Lago Villa, Portion of Amended Plat of Lot 10 Lago Villa, The Peninsula on Lake Austin Condominiums, Orleans Harbour Condominiums)
(Unplatted Land)

(Section of Westlake Drive, Lakeshore Drive; Rue De St. Raphael)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TWO TRACTS OF LAND CONTAINING APPOXIMATELY 59 ACRES OF LAND; THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE CONTAINING APPROXIMATELY 6 ACRES OUT OF THE WILKENSON SPARKS SURVEY, ABSTRACT NO. 21 IN TRAVIS COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT TWO CONTAINING APPROXIMATELY 53 ACRES OUT OF THE WILKENSON SPARKS SURVEY, ABSTRACT NO. 21 IN TRAVIS COUNTY, TEXAS; SAID APPROXIMATELY 59 ACRES BEING MADE UP OF TWO TRACTS OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract One:

BEGINNING [illegible] present corporate limit line of the 504.9 (MSL) contour line of Lake Austin, same being the northeast corner of the called 0.41 acre tract described in Volume 12[illegible] Page [illegible] Travis County, Texas, conveyed to Yim-Ping Meyer by Lot Line Adjustment of the Real Property Records of Travis County, Texas, same being the southeast corner of Lot 1A, Laguna Loma Section Two, a subdivision of record in Book 78, Page [illegible] of the Plat Records of Travis County, Texas, for the northeast corner and POINT OF BEGINNING of this tract;

THENCE, in a southwesterly direction along the present corporate limit line of the City of Austin, at the 504.9 (MSL) contour line of Lake Austin, same being the common dividing line of the said Wilkenson Sparks Survey and said Lot 1A, Laguna Loma Section Two, to a point for the northwest corner of said Lot 1A, Laguna Loma Section Two, same being an interior ell corner of said 0.41 acre tract, for an angle point of the herein described tract;

THENCE, in a southerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 681121-D, same being the common dividing line of said Walter Meyer and Yim-Ping Meyer 0.41 acre tract and said Lot 1A, Laguna Loma Section Two, passing the westerly common corner of the said Walter Meyer and Yim-Ping Meyer 0.41 acre tract and Lot 1A, Laguna Loma Section Two, same being the southwest corner of the tract described by Ordinance No. 681121-D and continuing along the southerly prolongation of said common dividing line with the present corporate limit line of the City of Austin as adopted by Ordinance No. 681121-D to a point at the centerline of Bee Creek, for the southeast corner of the herein described tract;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin with the centerline of Bee Creek to a point in the easterly right-of-way line of Westlake Drive;

THENCE, continuing in a northwesterly direction along the proposed corporate limit line of the City of Austin with the easterly right-of-way line of Westlake Drive, same being the westerly line of Lot 1, Westlake Cove Addition Confirming Plat, a subdivision of record in Book 82, Page 41 of the Plat Records of Travis County, Texas to a point at its intersection with the present corporate limit line of the City of Austin, being the 504.9 (MSL) contour line, for the northwest corner of the herein described tract;

THENCE, in an easterly direction along the present corporate limit line of the City of Austin, same being the 504.9 (MSL) contour line, crossing said Lot 1, Westlake Cove Addition Confirming Plat, Los Altos Village Condominiums Amended, recorded in Declaration of Condominium in Volume 12333, Page 530 of the Real Property Records of Travis County, Texas, that certain called 0.4 acre tract of land referred to as "Second Tract" conveyed to Robert E. Price by deed recorded in Document No. 2002152483 of the Official Public Records of Travis County, Texas, Lot A and Lot B, F & Q Subdivision, a subdivision of record in Book 85, Pages 115A-115B of the Plat Records of Travis County, Texas, that certain called 0.922 acre tract of land conveyed to John D. Dollard by deed recorded in Volume 11223, Page 886 of the Real Property Records of Travis County, Texas, that certain called 0.811 acre tract of land conveyed to Gerard Barbra and Charles F. Slovacek,

III by deed recorded in Volume 12780, Page 1249 of the Real Property Records of Travis County, Texas, those certain called 0.439 acre and 0.899 acre tracts of land conveyed to Gretchen A. Woellner by deed recorded in Document No. 2007010942 of the Official Public Records of Travis County, Texas, that certain called 0.91 acre tract of land conveyed to Patrick J. Eichenseer by divorce decree recorded in Document No. 2007085146 of the Official Public Records of Travis County, Texas, that certain called 0.971 acre tract of land conveyed to Lynn O. Brooks by deed recorded in Document No. 2007136661 of the Official Public Records of Travis County, Texas, that certain called 1.02 acre tract of land conveyed to Thomas H. Blackwell and Carol L. Eix by deed recorded in Volume 13191, Page 1232 of the Real Property Records of Travis County, Texas and that certain called 1.11 acre tract of land conveyed to John W. Eagan and Myra D. Eagan by deed recorded in Volume 11721, Page 529 of the Real Property Records of Travis County, Texas, Lot 1, Bee Cliffs, a subdivision of record in Book 78, Page 175 of the Plat Records of Travis County, Texas, Lot 5, Lot 4 and Lot 1, Emerald Bay, a subdivision of record in Book 79, Page 384 of the Plat Records of Travis County, Texas, that certain called 1.518 acre tract of land conveyed to Raymond G. Schindler by deed recorded in Volume 11068, Page 835 of the Real Property Records of Travis County, Texas, that certain called 0.16 acre tract of land conveyed to Raymond G. Schindler by deed recorded in Volume 11068, Page 835 of the Real Property Records of Travis County, Texas, that certain called 0.310 acre tract of land conveyed to Raymond G. Schindler by deed recorded in Volume 12548, Page 112 of the Real Property Records of Travis County, Texas, Tract 2 and Tract 1, David S. Minter Addition, a subdivision of record in Book 86, Page 39B of the Plat Records of Travis County, Texas, that certain called 0.601 acre tract of land conveyed to Thomas G. Muir, Jr. by deed recorded in Volume 8997, Page 990 of the Real Property Records of Travis County, Texas, that certain called 0.277 acre tract of land conveyed to Chris R. Roberts by deed recorded in Document No. 2007059421 of the Official Public Records of Travis County, Texas and the aforementioned 0.41 acre tract of land to the Point of Beginning.

Tract Two:

Beginning at a point at the intersection of the present corporate limit line of the City of Austin, same being the 504.9 (MSL) contour line with the common dividing

line of Lot 68-A, Resubdivision of Lots 66, 67 & 68 of Lakeshore Addition, a subdivision of record in Book 47, Page 99 of the Plat Records of Travis County, Texas and Lot 69 of Lake Shore Addition, a subdivision of record in Book 47, Page 99 of the Plat Records of Travis County, Texas, for the northwest corner of the herein described tract;

THENCE, in an easterly direction in part along the common dividing line of said Lot 69, Lakeshore Addition and said Lot 68-A, Resubdivision of Lots 66, 67 & 68 of Lakeshore Addition, passing the easterly common corners of said Lot 69 and said Lot 68-A and continuing along the easterly prolongation of said common dividing line to a point in the submerged original gradient boundary of the Colorado River prior to the inundation and creation of Lake Austin by the construction of Tom Miller Dam, for the northeast corner of the herein described tract;

THENCE, in a southerly direction along the submerged gradient boundary of the Colorado River prior to the inundation and creation of Lake Austin by the construction of Tom Miller Dam to the intersection of said gradient boundary with the easterly prolongation of the northerly line of a tract describing a corporate limit line of the City of Austin as adopted by Ordinance No. 681121-D, for the southeasterly corner of the herein described tract;

THENCE, in a westerly direction along the easterly prolongation of the northerly line of a tract describing the corporate limit line of the City of Austin as adopted by Ordinance No. 681121-D, crossing into the interior of Lot 24, Laguna Loma, a subdivision of record in Book 76, Page 208 of the Plat Records of Travis County, Texas to a point on the 504.9 (MSL) contour line, for the southwest corner of the herein described tract;

THENCE, in a northerly direction along the present corporate limit line of the City of Austin, being the 504.9 (MSL) contour line, crossing said Lot 24, Laguna Loma, Portions of Lots 9-12, Lake Shore Addition, a subdivision of record in Book 3, Page 31 of the Plat Records of Travis County, Texas, that certain tract of land conveyed to Michael G. Haggerty by deed recorded in Volume 7862, Page 36 of the Deed Records of Travis County, Texas, Lot E, Island Way, a subdivision of record in Book 63, Page 83 of the Plat Records of Travis County, Texas, Island Way Condominiums, recorded in Declaration of Condominium in

Volume 13261, Page 760 of the Real Property Records of Travis County, Texas, Island Way (roadway), that certain called 0.703 acre tract of land (being a portion of Lots 14 and 15 of said Lake Shore Addition) as conveyed to Michael R. Murphy and Judy C. Murphy by deed recorded in Document No. 2002051775 of the Official Public Records of Travis County, Texas, Portions of Lots 16-19 of said Lake Shore Addition, Portion of Lot 2, Resubdivision of a Portion of Lots 20 and 21, Lake Shore Addition Subdivision, a subdivision of record in Volume 87, Page 132A of the Plat Records of Travis County, Texas, Lot 3, St. Tropez Yacht Club and Marina, a subdivision of record in Volume 86, Page 75D of the Plat Records of Travis County, Texas, West Lake Drive, Oak Harbor Condominiums, recorded in Declaration of Condominium in Volume 8147, Page 638 of the Deed Records of Travis County, Texas, Lot 87A, Amended Plat of Lots 85A, 87A-B and 87E, St. Tropez P.U.D., a subdivision of record in Volume 90, Pages 57-58 of the Plat Record of Travis County, Texas, Rue De St. Raphael (roadway), Lot 87B of said Amended Plat of Lots 85A, 87A-B and 87E, St. Tropez P.U.D., 87E-2, Resubdivision of Lot 87E, Amended Plat of Lots 85A, 87A-B & 87E, St. Tropez P.U.D., a subdivision of record in Document No. 200000214 of the Official Public Records of Travis County, Texas, Lot 87E-1 of said Resubdivision of Lot 87E, Amended Plat of Lots 85A, 87A-B & 87E, St. Tropez P.U.D., Lot 2, Resubdivision of Lot 87C, Amended Plat of Lot 87C and 87D,St. Tropez P.U.D., a subdivision of record in Volume 94, Pages 53-54 of the Plat Records of Travis County, Texas, St. Tropez Condominiums, recorded in Declaration of Condominium in Volume 12333, Page 1865 of the Real Property Records of Travis County, Texas, Lot 1 of said Resubdivision of Lot 87C, Amended Plat of Lot 87C and 87D, St. Tropez P.U.D., Lot 86, St. Tropez P.U.D., a subdivision of record in Book 85, Pages 111C-112B of the Plat Records of Travis County, Texas, Portions of Lots 32-37 of said Lake Shore Addition, that certain called 0.5 acre tract of land (being a portion of Lots 38 and 39 of said Lake Shore Addition) conveyed to David W. Depwe by deed recorded in Document No. 2000075021 of the Official Public Records of Travis County, Texas, Lot 1, Block A, Resubdivision of a Portion of Lots 39 & 40 and the Adjoining Vacated 40' Right-of-Way of Lake Shore Addition, a subdivision of record in Volume 95, Pages 262-263 of the Plat Records of Travis County, Texas, Lot 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 and Lot 53 of said Lake Shore Addition, Westlake Drive, Lot CA-1, Lot 4, Lot 5, Lot 6 and Lot CA-2, Island on Westlake, a subdivision of record

in Book 94, Pages 359-361 of the Plat Records of Tra County, Texas, the reserve lot, a private street, Lot Lot 4, Lot 6, Lot 7, Lot 11, Lot 12, Lot 13, Lot 14, Lot and Lot 3, Lago Villa, a subdivision of record in Book Page 28 of the Plat Records of Travis County, Texas, Lot and Lot 65 of said Lake Shore Addition, Tract Resubdivision of Lots 66, 67 & 68 of Lakeshore Addition, subdivision of record in Book 47, Page 99 of the P Records of Travis County, Texas and Lot 68-A of s Resubdivision of Lots 66, 67 & 68 of Lakeshore Addition the Point of Beginning.

"This document was prepared under 22 TAC 663.21, does reflect the results of an on the ground survey, and is to be used to convey or establish interests in r property except those rights and interests implied established by the creation or reconfiguration of boundary of the political subdivision for which it was prepared".

LEGAL DESCRIPTION: LEGAL DESCRIPTION

10-14-2008 10

10-14-2008

APPROVED: Engineering Services Division
Department of Public Works
City of Austin

REFERENCES

TCAD MAP 1-1711, 1-1909, 1-1911, 1-1913, 1-2109, 1-2307 & 1-2309

Austin Grid F-25, G-25 & G-26