C7a-09-004
Area to be annexed.
(Approximately 22 acres of land out of the John Applegait Survey No. 58, Abstract No. 29 in Travis County, Texas)
(Resubdivision of Joe G. Aldridge Subdivision)
(Unplatted Land)
(Aldridge Drive and Portion of Ferguson Lane)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR SEVEN TRACTS OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE CONTAINING APPROXIMATELY 5.3 ACRES OF LAND OUT OF THE JOHN APPLEGAIT SURVEY NO. 58, ABSTRACT NO. 29 IN TRAVIS COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT TWO CONTAINING APPROXIMATELY 5.373 ACRES OF LAND OUT OF THE JOHN APPLEGAIT SURVEY NO. 58, ABSTRACT NO. 29 IN TRAVIS COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT THREE CONTAINING APPROXIMATELY 8.997 ACRES OF LAND OUT OF THE JOHN APPLEGAIT SURVEY NO. 58, ABSTRACT NO. 29 IN TRAVIS COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT FOUR CONTAINING APPROXIMATELY 0.949 ACRES OF LAND OUT OF THE JOHN APPLEGAIT SURVEY NO. 58, ABSTRACT NO. 29 IN TRAVIS COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT FIVE CONTAINING APPROXIMATELY 0.674 ACRE OF LAND OUT OF THE JOHN APPLEGAIT SURVEY NO. 58, ABSTRACT NO. 29 IN TRAVIS COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT SIX CONTAINING APPROXIMATELY 0.4 ACRE OF LAND OUT OF THE JOHN APPLEGAIT SURVEY NO. 58, ABSTRACT NO. 29 IN TRAVIS COUNTY, TEXAS AND THE TRACT HEREINAFTER DESCRIBED AS TRACT SEVEN CONTAINING APPROXIMATELY 0.4

ACRE OF LAND OUT OF THE JOHN APPLEGAIT SURVEY NO. 58, ABSTRACT NO. 29 IN TRAVIS COUNTY, TEXAS OF WHICH APPROXIMATELY 22 ACRES OF LAND ARE TO BE MADE A PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 22 ACRES BEING MADE UP OF THE FOLLOWING SIX TRACTS OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract One

Being all of that tract of land platted as ``Resubdivision of Joe G. Aldridge Subdivision'', a subdivision of record in Book 46, Page 61 of the Plat Records of Travis County, Texas.

Tract Two

Being all of that certain called 5.3727 acre tract of land referred to as ``Tract Two'' and conveyed to Brown Lane Properties, Inc. by Warranty Deed with Vendor's Lien recorded in Volume 8730, Page 246 of the Real Property Records of Travis County, Texas.

Tract Three

Being all of that certain called 8.997 acre tract of land conveyed to Ferguson Lane Business Park, L.P. by Special Warranty Deed with Vendor's Lien recorded in Document No. 2001213077 of the Official Public Records of Travis County, Texas.

Tract Four

Being all of that certain called 0.949 acre tract of land conveyed to Commercial Square, Ltd. by General Warranty Deed recorded in Volume 12862, Page 460 of the Real Property Records of Travis County, Texas.

Tract Five

Being all of that certain 0.674 acre tract of land conveyed to Deepak Bajaj by General Warranty Deed with

Vendor's Lien recorded in Document No. 2008141508 of the Official Public Records of Travis County, Texas.

Tract Six

Being all of Aldridge Drive as shown on plat for ``Resubdivision of Joe G. Aldridge Subdivision'', a subdivision of record in Book 46, Page 61 of the Plat Records of Travis County, Texas. Said Aldridge Drive being conveyed to Travis County by Right-of-Way Deed recorded in Volume 3634, Page 73 of the Deed Records of Travis County.

Tract Seven

Being that portion of Ferguson Lane bounded on the north by the southeasterly prolongation of the most southerly northeast line of the 8.997 acre tract of land described as ``Tract Three'' above and bounded on the south by the easterly prolongation of the most southerly line of said 8.997 acre tract.

"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
08-28-09

Mary P. Hawkins 8/28/09

APPROVED: Mary P. Hawkins, RPLS No. 4433
Engineering Services Division
Department of Public Works
City of Austin

REFERENCES
Austin Grid M-29
TCAD MAPS 2-3523, 2-3526, 2-3723 & 2-3726