

C7a-09-007

Area to be annexed.

(Approximately 184 acres of land out of the Sanitago Del Valle Survey, Abstract No. 24 in Travis County, Texas)

(Portion of Martin Shaw Subdivision)

(Unplatted Land)

(Portions of McKinney Falls Parkway and Shaw Lane)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TWO TRACTS OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT "A" CONTAINING APPROXIMATELY 168 ACRES OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS AND THE TRACT HEREINAFTER DESCRIBED AS TRACT "B" CONTAINING APPROXIMATELY 16 ACRES OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, OF WHICH APPROXIMATELY 184 ACRES OF LAND ARE TO BE MADE A PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 184 ACRES BEING MADE UP OF THE FOLLOWING TWO TRACTS OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract "A"

BEGINNING at a point at the intersection of the centerline of Onion Creek and the westerly right-of-way line of McKinney Falls Parkway, same being the south corner of the residue of a 0.71 acre tract of land conveyed as follows: to Merle Goodnight, Trustee by deed recorded in Volume 4189, Page 191 of the Deed Records of Travis County, Texas; an undivided 25.8396% interest to MVE Venture by Special Warranty Deed Recorded in Volume 11443, Page 723 of the Real Property Records of Travis County, Texas; an undivided 1.4364% interest to MVE Venture by Special Warranty Deed recorded in Volume 11443, Page 740 of the Real Property Records of Travis County, Texas; to Pap Realty Partnership by Warranty Deed with Vendor's Lien recorded in Volume 11893, Page 350 of the Real Property Records of Travis County, Texas; an undivided 6.0573% interest to CMG Partnership, Ltd. by Warranty Deed recorded in Volume 12463, Page 384 of the Real Property Records of Travis County, Texas; an undivided 6.0573% interest to WP & AP, Ltd. by Special Warranty Deed recorded in Document No. 2001094252 of the Official Public Records of Travis County, Texas and to WP & AP, Ltd. by Special Warranty Deed recorded in Document No. 2002063439 of the Official Public Records of Travis

County, Texas for the southwest corner of the herein described tract;

THENCE, in a northeasterly direction along the westerly right-of-way line of McKinney Falls Parkway, common in part with the southeast line of the residue of said 0.71 acre tract and the southerly residue of a called 229.712 acre tract of land conveyed the same as said 0.71 acre tract, the southeast line of a 1.571 acre tract of land and the southeast line of a 33.900 acre tract of land, both conveyed to the Board of Trustees of the Del Valle Independent School District by Special Warranty Deed recorded in Document No. 2002068034 of the Official Public Records of Travis County, Texas to a point of intersection of the westerly right-of-way line of McKinney Falls Parkway and the northwesterly prolongation of the northeasterly line of an unrecorded 73.61 acre tract of land being a portion of a 103.92 acre tract of land conveyed to City of Austin by Special Warranty Deed recorded in Document No. 2008106633 of the Official Public Records of Travis County, Texas. Said 73.61 acre tract surveyed by Phillip M. Craft, R.P.L.S. No. 4463, Infrastructure Records and Surveying, Austin Water Utility and dated September 17, 2009;

THENCE, in a southeasterly direction along the northwesterly prolongation of the northeast line of said 73.61 acre tract, crossing McKinney Falls Parkway to a point on the easterly right-of-way line of McKinney Falls Parkway, on the northwest line of said 103.92 acre tract, at the northwest corner of said 73.61 acre tract;

THENCE, continuing in a southeasterly direction, crossing said 103.92 acre tract with the north line of said 73.61 acre tract to a point on the southeast line of said 103.92 acre tract, same being the northwest line of Lot 5, Martinshaw Subdivision, a subdivision of record in Book 7, Page 27 of the Plat Records of Travis County, Texas, at the north corner of a 46.09 acre tract of land referred to as "Tract No. 1", conveyed to City of Austin by Warranty Deed recorded in Volume 6451, Page 2379 of the Deed Records of Travis County, Texas and the west corner of a 23.91 acre tract of land conveyed to City of Austin by Corporate Warranty Deed recorded in Volume 6808, Page 1360 of the Deed Records of Travis County, Texas;

THENCE, in a southeasterly direction crossing said Lot 5 and Lot 5-A of said Martinshaw Subdivision, along the common line of said 46.09 acre tract and said 23.91 acre tract, crossing Shaw Lane to a point on the southeast right-of-way line of Shaw Lane, same being the northwest line of a 35.43 acre tract of land referred to as "Tract No. 2", conveyed to the City of Austin by Warranty Deed recorded in Volume 6451, Page 2379 of the Deed Records of Travis County, Texas for an interior corner of the herein described tract;

THENCE, in a northeasterly direction along the southeast right-of-way line of Shaw Lane, common in part with the northwest line of said 35.43 acre tract, Lot 6 and Lot 6-A of said Martinshaw Subdivision to the north corner of said 35.43 acre tract, same being the west corner of a 11.9596 acre tract of land conveyed to

Granite Construction Co. by Warranty Deed recorded in Volume 6770, Page 636 of the Deed Records of Travis County, Texas, for the most easterly northwest corner of the tract herein described;

THENCE, in a southeasterly direction, crossing Lot 6 with the common line of said 35.43 acre tract and said 11.9596 acre tract to a point on the southeast line of Lot 6, same being the northwest line of a 41.90 acre tract of land conveyed to Mary Jane Ross Perkoff and Johnny Shane Ross by Warranty Deed recorded in Document No. 2008166829 of the Official Public Records of Travis County, Texas, at the east corner of said 35.43 acre tract and the south corner of said 11.9596 acre tract for the east corner of the tract herein described;

THENCE, in a southwesterly direction with the northwest line of said 41.90 acre tract, same being the southeast line of said 35.43 acre tract, common in part with the southeast line of Lot 6 to a point in the centerline of Onion Creek for the southeast corner of the tract herein described;

THENCE, in a westerly direction along the centerline of Onion Creek to a point at the southeast corner of a 1.16 acre tract of land conveyed to the City of Austin by Deed without Warranty recorded in Document No. 2008106634 of the Official Public Records of Travis County, Texas;

THENCE, continuing in a westerly direction along the centerline of Onion Creek, common in part with the south line of said 1.16 acre tract to a point on the easterly right-of-way line of McKinney Falls Parkway, at the west corner of said 1.16 acre tract;

THENCE, continuing in a westerly direction along the centerline of Onion Creek, crossing McKinney Falls Parkway to the POINT OF BEGINNING and containing approximately 168 acres of land, more or less.

Tract "B"

BEGINNING at a point in the present corporate limit line of the City of Austin as adopted by Ordinance No. 861211-U (Case No. C7a-86-011), same being in the westerly right-of-way line of McKinney Falls Parkway and in the easterly line of a 574.809 acre tract of land conveyed to Texas Parks and Wildlife Department by Warranty Deed recorded in Volume 4191, Page 1562 of the Deed Records of Travis County, Texas, at the south corner of a 0.041 acre tract of land conveyed to Texas Parks and Wildlife Department by Deed without Warranty recorded in Volume 13076, Page 124 of the Real Property Records of Travis County, Texas for the south corner of the tract herein described;

THENCE, in a northerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 861211-U (Case No. C7a-86-011), same being the east line of said 574.809 acre tract, common in part with the west line of said 0.041 acre tract, the west line of a 1.578 acre tract of land and

the west line of a 1.239 acre tract, the latter two also conveyed by said deed recorded in Volume 13076, Page 124 of the Real Property Records of Travis County, Texas and the west line of the westerly residue of a 126-3/4 acre tract of land conveyed to Charles Madison by deed recorded in Volume 244, Page 75 of the Deed Records of Travis County, Texas to a point in the centerline of Onion Creek for the most northerly corner of the tract herein described;

THENCE, in a southeasterly direction, continuing along the present corporate limit line of the City of Austin as adopted by Ordinance No. 861211-U (Case No. C7a-86-011), same being the centerline of Onion Creek to the westerly right-of-way of McKinney Falls Parkway for the easterly corner of the herein described tract;

THENCE, in a southerly direction along the westerly right-of-way line McKinney Falls Parkway, same being the east line of said Madison tract, said 1.239 acre tract, said 1.578 acre tract and said 0.041 acre tract to the POINT OF BEGINNING and containing approximately 16 acres, more or less.

"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
10-13-09

Mary P. Hawkins 10/13/09

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

REFERENCES

Austin Grid K-15 & L-15
TCAD MAPS 3-2311 & 3-3111