

C7a-10-011

Area to be annexed.

Approximately 28 acres out of
the Walker Wilson Survey No.
2, Abstract No. 27 in Travis
County, Texas.

(Unplatted Land)

(Portions of F.M. 1626 and
Brodie Lane)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR A TRACT OF LAND
CONTAINING APPROXIMATELY 28 ACRES OF
LAND OUT OF THE WALKER WILSON SURVEY NO.
2, ABSTRACT NO. 27 IN TRAVIS COUNTY,
TEXAS, OF WHICH APPROXIMATELY 28 ACRES
OF LAND ARE TO BE TAKEN INTO AND MADE A
PART OF THE CITY OF AUSTIN. SAID
APPROXIMATELY 28 ACRES BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point on the northwesterly right-of-way line
of F.M. Highway 1626, at the northeast corner of a called
11.229 acre tract of land conveyed to Marbridge Foundation,
Inc. by Special Warranty Deed recorded in Volume 11566,
Page 929 of the Real Property Records of Travis County,
Texas, same being the southeast corner of a called 27.381
acre tract of land conveyed to Len-Buf Land Acquisitions of
Texas L.P. by Special Warranty Deed recorded in Document
No. 2009007610 of the Official Public Records of Travis
County, Texas, for the most southerly southeast corner of
the tract herein described;

THENCE, in a westerly, southerly and westerly direction
along the proposed corporate limit line of the City of
Austin with the centerline of Bear Creek, being the
southerly line of said 27.381 acre tract, common in part
with the northerly line of said 11.229 acre tract and a
called 83.54 acre tract of land conveyed to Marbridge
Foundation, Inc. by Gift Deed recorded in Volume 10850,
Page 361 of the Real Property Records of Travis County,
Texas, to a point at an inside ell corner of said 83.54
acre tract, for the most southerly southwest corner of the
tract herein described;

THENCE, in a northeasterly direction along the proposed corporate limit line of the City of Austin, being a northwesterly line of said 27.381 acre tract, common in part with the most northerly southeast line of said 83.54 acre tract, to a point at the intersection with the present corporate limit line of the City of Austin as adopted by Ordinance No. 011129-39 (Case No. C7a-01-019), same being an outside ell corner of said 83.54 acre tract and the most easterly southeast corner of a called 80.60 acre tract of land conveyed to the City of Austin by Warranty Deed recorded in Volume 13318, Page 1219 of the Real Property Records of Travis County, Texas;

THENCE, continuing in a northeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 011129-39 (Case No. C7a-01-019), being a northwesterly line of said 27.381 acre tract, common in part with the most easterly southeast line of said 80.60 acre tract, to a point at the northeast corner of said 80.60 acre tract, same being an inside ell corner of said 27.381 acre tract, for an inside ell corner of the tract herein described;

THENCE, in a northwesterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 011129-39 (Case No. C7a-01-019), being the northeasterly line of said 80.60 acre tract, common in part with the most westerly southwest line of said 27.381 acre tract, to a point at the intersection of another present corporate limit line of the City of Austin as adopted by Ordinance No. 20070621-022 (Case No. C7a-07-004), same being the southeast corner of Lot 26, Block F, Bridges at Bear Creek, Phase 2, Section 1, a subdivision of record in Document No. 200700070 of the Official Public Records of Travis County, Texas and the most northerly southwest corner of said 27.381 acre tract, for the most northerly southwest corner of the tract herein described;

THENCE, in a northeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20070621-022 (Case No. C7a-07-004), being the most northerly northwest line of said 27.381 acre tract, common in part with a southeasterly line of said Bridges at Bear Creek, Phase 2, Section 1, to a point at the southwest corner of Lot 9, Block H of said Bridges at Bear Creek,

Phase 2, Section 1, same being the northwest corner of said 27.381 acre tract, for the northwest corner of the tract herein described;

THENCE, in an easterly and southerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20070621-022 (Case No. C7a-07-004), being a northerly northeasterly line of said 27.381 acre tract, common in part with a southerly and westerly line of said Bridges at Bear Creek, Phase 2, Section 1, to a point at the southwest corner of Lot 49, Block F of said Bridges at Bear Creek, Phase 2, Section 1, same being an inside ell corner of said 27.381 acre tract, for an inside ell corner of the tract herein described;

THENCE, in an easterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20070621-022 (Case No. C7a-07-004), being a northerly line of said 27.381 acre tract, common in part with a southeasterly line of said Bridges at Bear Creek, Phase 2, Section 1, to a point on the present southwesterly right-of-way line of Brodie Lane, same being the southeast corner of Lot 51, Block F of said Bridges at Bear Creek, Phase 2, Section 1 and the northeast corner of said 27.381 acre tract, for an angle point in the most easterly north line of the tract herein described;

THENCE, in a northeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20070621-022 (Case No. C7a-07-004), crossing Brodie Lane to a point at the intersection of the present northeasterly right-of-way line of Brodie Lane and the present northwesterly right-of-way line of F. M. Highway 1626, same being the most southerly southwest corner of Lot 3B, Guajardo Subdivision, a subdivision of record in Book 85, Page 109A of the Plat Records of Travis County, Texas, for the most easterly northeast corner of the tract herein described;

THENCE, in a southeasterly direction along the proposed corporate limit line of the City of Austin, crossing into the present right-of-way of F.M. Highway 1626, radially to the curving northerly edge of pavement along F. M. Highway 1626, for the most easterly southeast corner of the tract herein described;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin, being the northwesterly curving edge of pavement of said F.M. Highway 1626, to a point at the intersection of the southeasterly prolongation of the southwesterly right-of-way line of Brodie Lane and said northerly edge of pavement, for an outside ell corner of the tract herein described;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin, continuing across the present right-of-way of F.M. Highway 1626 and the present right-of-way of Brodie Lane along a line being the prolongation of the northeasterly line of Lot 51, Block F of said Bridges at Bear Creek, Phase 2, Section 1, being a tangent portion of the southwesterly right-of-way line of Brodie Lane to a point at the Point of Curvature of a curve to the right in the southwesterly right-of-way line of Brodie Lane, same being the most easterly northeast corner of said 27.381 acre tract, for an inside ell corner of the tract herein described;

THENCE, in a southerly direction along the proposed corporate limit line of the City of Austin, being the curving southwesterly right-of-way line of Brodie Lane along said curve to the right to it's point of intersection with the present northwesterly right-of-way line of F.M. Highway 1626, to a Point of Reverse Curvature;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin, being the present northwesterly right-of-way line of F.M. Highway 1626 and the easterly line of said 27.381 acre 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
09-07-2010

Mary P. Hawkins 9/15/10

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

REFERENCES

WCAD Maps 04-4028, 04-4030, 04-4328 & 04-4330
Austin Grid D-11