

PETITION FOR CONSENT 2011 MAR 30 PM 2 48
TO THE CREATION OF A ROAD DISTRICT

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF AUSTIN,
TEXAS:

The undersigned, **Northwoods Avery Ranch, LLC**, a Texas limited liability company (the "*Petitioner*"), holding title to the land described below, respectfully petitions the City Council of the City of Austin, Texas, for its written consent to the creation of a road district over the land and, in support thereof, would show the following:

I.

The name of the proposed District is NORTHWOODS ROAD DISTRICT NO. 1 ("*District*").

II.

The District will be created and organized under the terms and provisions of Article III, Section 52 of the Constitution of Texas and Chapter 257 of the Texas Transportation Code and Subchapter B of Chapter 1471 of the Texas Government Code.

III.

The District will contain a total of approximately 181.954 acres of land, more or less, situated in Williamson County, Texas. All of the land proposed to be included in the District is located within the City of Austin, Texas (the "*City*"). All of the land proposed to be included may properly be included in the District. The land proposed to be included within the District is described as follows:

Being a 181.954 acre tract or parcel of land, described by metes and bounds in Exhibit "A", attached hereto and incorporated herein by reference.

IV.

Petitioner holds title to all of the land proposed to be included within the District and is the owner of a majority in value of such land, as indicated by the tax rolls of Williamson County, Texas.

V.

The general nature of the work to be done by the District at the present time is the design, construction, acquisition, maintenance and operation of certain streets and roadways both within and outside boundaries of the District for the benefit of the residents in the District and all taxable property within the District.

VI.

A preliminary investigation has been made to determine the cost of the proposed District's project, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$10,000,000.

VII.

Petitioner, by submission of this Petition, request the City's consent to the creation of the District containing the land described in this Petition.

WHEREFORE, Petitioner prays that this petition be heard and that your Honorable Body duly pass and approve an ordinance or resolution granting consent to the creation of the District and authorizing the inclusion of the land described herein within the District.

RESPECTFULLY SUBMITTED this 23 day of February, 2011.

NORTHWOODS AVERY RANCH, LLC
(a Texas limited liability company)

By: 
Glenn Aaronson, Manager

STATE OF TEXAS

§
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COUNTY OF TRAVIS

This instrument was acknowledged before me, the undersigned authority, this 23 day of February, 2011, by Glenn Aaronson, Manager of Northwoods Avery Ranch, LLC, a Texas limited liability company, on behalf of said limited liability company.


Notary Public ★ State of Texas

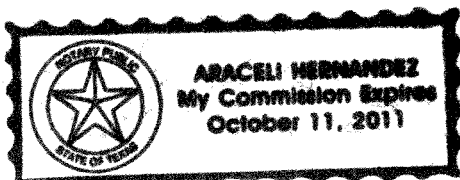


EXHIBIT "A"

Being a 181.954 acre tract of land, out of the RACHEL SAUL LEAGUE, SURVEY NO. 551, situated in Williamson County, Texas, being all of that certain 177.63 acre tract conveyed to Northwoods Avery Ranch, LLC, by deed of record in Document No. 2009049201 of the Official Public Records of Williamson County, Texas, and a portion of that certain remainder of Tract 1 – 104.79 acres of land conveyed to Fleur Land, Ltd., by deed of record in Document No. 9815649 of the Official Public Records of Williamson County, Texas; said 181.954 acres being more particularly described by metes and bounds in Exhibit "A-1" attached hereto and made a part hereof.

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Exhibit "A"

EXHIBIT "A-1"

181.954 ACRES
AVERY STATION

FN. NO. 10-251(KWA)
DECEMBER 21, 2010
BPI JOB NO. 1713-05.91

DESCRIPTION

OF A 181.954 ACRE TRACT OF LAND OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 177.63 ACRE TRACT CONVEYED TO NORTHWOODS AVERY RANCH, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2009049201 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN REMAINDER OF TRACT 1 - 104.79 ACRES OF LAND CONVEYED TO FLEUR LAND, LTD., BY DEED OF RECORD IN DOCUMENT NO. 9815649 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 181.954 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod with cap found in the northerly right-of-way line of Lakeline Boulevard (R.O.W. varies), being in the westerly line of that certain tract of land conveyed to Capital Metropolitan Transportation Authority (100' Railroad R.O.W.), by Deed of record in Document No. 2000020773 of said Official Public Records, for the southeasterly corner of said 177.63 acre tract and hereof;

THENCE, along said northerly right-of-way line of Lakeline Boulevard, for the southerly line of said 177.63 acre tract and hereof, the following seven (7) courses and distances:

- 1) S71°07'49"W, a distance of 620.38 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the right;
- 2) Along said curve, having a radius of 25.00 feet, a central angle of 87°38'53", an arc length of 38.24 feet, and a chord of which bears N64°54'00"W, a distance of 34.62 feet to a 1/2 inch iron rod found at the end of said curve;
- 3) N21°15'35"W, a distance of 28.27 feet to a 1/2 inch iron rod found for an angle point;
- 4) S68°59'00"W, a distance of 105.00 feet to a 1/2 inch iron rod found for an angle point;
- 5) S20°57'18"E, a distance of 29.94 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the right;
- 6) Along said curve, having a radius of 25.07 feet, a central angle of 91°43'59", an arc length of 40.15 feet, and a chord of which bears S24°54'41"W, a distance of 35.99 feet to a 1/2 inch iron rod found at the end of said curve;

Exhibit "A-1"

- 7) S71°07'27"W, a distance of 662.76 feet to a 1/2 inch iron rod found at the southwesterly corner of said 177.63 acre tract, being the southeasterly corner of said Remainder of Tract 1 - 104.79 acres, for the southwesterly corner hereof;

THENCE, leaving said northerly right-of-way line of Lakeline Boulevard, in part along the westerly line of said 177.63 acre tract and in part over and across said Remainder of Tract 1 - 104.79 acres, with the westerly lines hereof, the following nine (9) courses and distances:

- 1) N18°33'57"W, a distance of 266.61 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N18°57'45"W, a distance of 847.69 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S72°06'17"W, a distance of 151.64 feet to a 1/2 inch iron rod with cap set for an angle point;
- 4) S31°14'40"W, a distance of 124.24 feet to a 1/2 inch iron rod with cap set for an angle point;
- 5) S60°34'23"W, a distance of 113.65 feet to a 1/2 inch iron rod with cap set for an angle point;
- 6) S62°44'03"W, a distance of 133.31 feet to a 1/2 inch iron rod with cap set for an angle point;
- 7) S64°37'57"W, a distance of 79.68 feet to a 1/2 inch iron rod with cap set for an angle point;
- 8) S64°06'24"W, a distance of 172.78 feet to a 1/2 inch iron rod with cap set for an angle point;
- 9) S69°14'22"W, a distance of 43.54 feet to a 1/2 inch iron rod with cap set in the easterly line of that certain tract of land conveyed to the State of Texas, by Deed of record in Volume 1723, Page 855 of said Official Records, being the westerly line of said Remainder of Tract 1 - 104.79 acres, for an angle point hereof, from which a 1/2 inch iron rod found in the northerly right-of-way line of Lakeline Boulevard (R.O.W. width varies), being the southeasterly corner of Lot 1, Block "B", Parkline Section II, a subdivision of record in Cabinet "K", Slides 11-14 of the Plat Records of Williamson County, Texas, also being the southwesterly corner of said Remainder of Tract 1 - 104.79 acres bears S20°45'38"E, a distance of 983.84 feet;

Exhibit "A-1"

THENCE, N20°45'38"W, along the easterly line of said State of Texas tract, for the westerly line of said Remainder of Tract 1 - 104.79 acres, said 177.63 acre tract and hereof, a distance of 2204.87 feet to a 1/2 inch iron rod found in the southerly line of that certain Remainder of Tract 2 - 92.657 acres of land conveyed to Continental Homes of Texas, L.P., by Deed of record in Document No. 2004043865 of said Official Public Records, for the northwesterly corner of said 177.63 acre tract and hereof;

THENCE, N69°01'07"E, along the southerly line of said 92.657 acre tract, the southerly line of Avery Ranch Far West, Phase Two, Section Four, a subdivision of record in Cabinet DD, Slides 265-267 of the Plat Records of Williamson County, Texas, the southerly line of Avery Ranch Far West, Phase Two, Section Three, a subdivision of record in Cabinet DD, Slides 87-90 of said Plat Records, and the southerly terminus of Staked Plains Drive (90' R.O.W.), a distance of 2790.81 feet to a 1/2 inch iron rod at the northwesterly corner of that certain tract of land conveyed to LCRA Transmissions Services Corporation, by Deed of record in Document No. 2003022895 of said official Public Records, for the northeasterly corner of said 177.63 acre tract and hereof;

THENCE, leaving the southerly line of Avery Ranch Far West, Phase Two, Section Three, along the westerly and southerly lines of said LCRA Transmissions Services Corporation tract, for a portion of the easterly line of said 177.63 acre tract and hereof, the following three (3) courses and distances:

- 1) S20°59'16"E, a distance of 115.13 feet to a 1/2 inch iron rod found for an angle point;
- 2) S57°10'21"E, a distance of 575.73 feet to a 1/2 inch iron rod found for an angle point;
- 3) S88°56'19"E, a distance of 129.95 feet to a 1/2 inch iron rod found in the westerly line of said Capital Metropolitan Transportation Authority (100' Railroad R.O.W.) tract, being the beginning of a non-tangent curve to the right, for an angle point hereof;

THENCE, leaving said LCRA Transmissions Services Corporation tract, along said Capital Metropolitan Transportation Authority (100' Railroad R.O.W.) tract, for a portion of the easterly line of said 177.63 acre tract and hereof, the following three (3) courses and distances:

- 1) Along said curve, having a radius of 4575.32 feet, a central angle of 05°33'25", an arc length of 443.75 feet, and a chord of which bears S03°50'25",W, a distance of 443.58 feet to a 1/2 inch iron rod found at the end of said curve;

Exhibit "A-1"

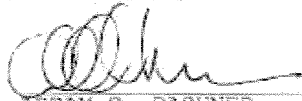
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- 2) S04°33'22"W, a distance of 1523.99 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the left;
- 3) Along said curve, having a radius of 2020.25 feet, a central angle of 24°49'56", an arc length of 875.58 feet and a chord of which bears S 05°35'04" E a distance of 868.74 feet to the **POINT OF BEGINNING**, containing an area of 181.954 acres (7,925,936 square feet of land, more or less, within these metas and bounds.

BEARING BASIS: IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD 83(93) CENTRAL ZONE, UTILIZING THE LCRA GPS SURVEY CONTROL NETWORK.

I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.
ENGINEERING SOLUTIONS
221 WEST SIXTH STREET
SUITE 600
AUSTIN, TEXAS 78701


ABRAM C. DASHNER DATE 12-21-10
R.P.L.S. NO. 5901
STATE OF TEXAS

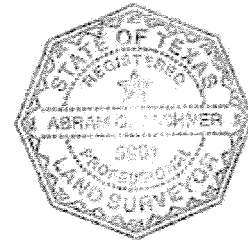
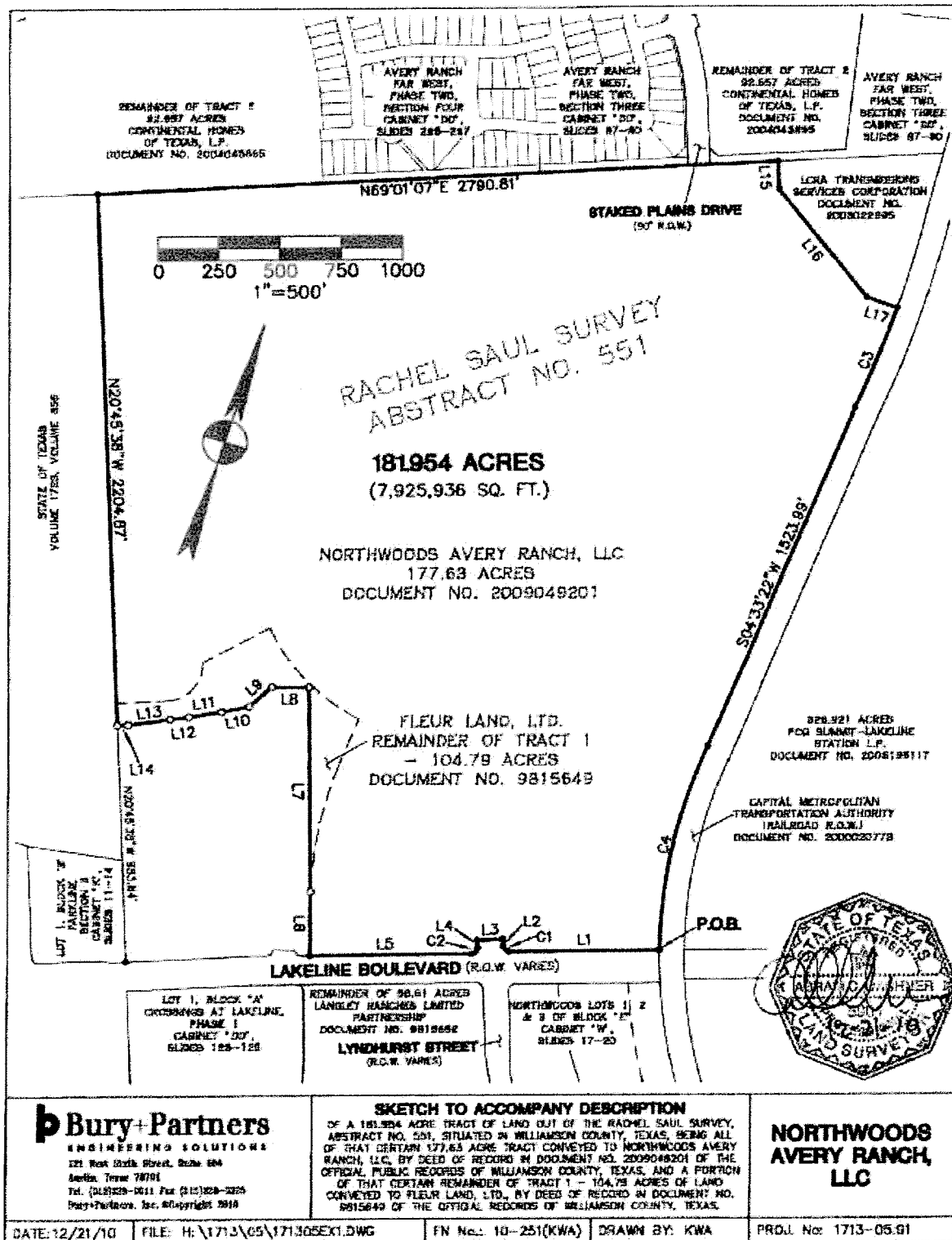


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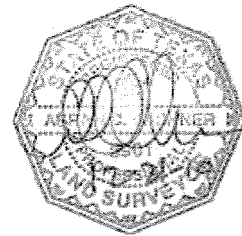


LINE TABLE

LINE	BEARING	LENGTH
L1	S71°07'49"W	620.38
L2	N21°15'30"W	28.27
L3	S88°58'00"W	105.00
L4	S20°57'18"E	29.84
L5	S71°07'27"W	662.78
L6	N18°33'57"W	266.81
L7	N18°57'45"W	847.69
L8	S72°06'17"W	151.84
L9	S31°14'40"W	124.24
L10	S60°34'23"W	113.85
L11	S62°44'03"W	133.31
L12	S64°37'57"W	79.88
L13	S64°08'24"W	172.78
L14	S69°14'22"W	43.54
L15	S20°59'16"E	115.13
L16	S57°10'21"E	575.73
L17	S88°56'19"E	129.95

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	87°38'53"	25.00	38.24	34.82	N64°54'00"W
C2	91°43'58"	25.07	40.15	35.99	S24°54'41"W
C3	5°33'25"	4575.32	443.75	443.58	S03°50'25"W
C4	24°49'56"	2020.25	875.58	868.74	S05°35'04"E



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ENGINEERING SOLUTIONS
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SKETCH TO ACCOMPANY DESCRIPTION
OF A 181.854 ACRE TRACT OF LAND OUT OF THE RACHEL SALL SURVEY, ABSTRACT NO. 551, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 177.63 ACRE TRACT CONVEYED TO NORTHWOODS AVERY RANCH, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2008048201 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN REMAINDER OF TRACT 1 - 184.79 ACRES OF LAND CONVEYED TO FLEUR LAND, LTD., BY DEED OF RECORD IN DOCUMENT NO. 8815848 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.

**NORTHWOODS
AVERY RANCH,
LLC**

DATE: 12/21/10	FILE: H:\1713\05\171305EXT.DWG	FN No.: 10-251(KWA)	DRAWN BY: KWA	PROJ. No: 1713-05.91
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Exhibit "A-1"