

ORDINANCE NO. 20110922-051

AN ORDINANCE NAMING PROPERTY THE KENT BUTLER ECOLOGICAL RESERVE AND WAIVING REQUIREMENTS UNDER CHAPTER 14-1 OF THE CITY CODE REGARDING THE NAMING OF A CITY FACILITY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Council finds that:

- (A) Current and future citizens of Austin owe a debt of gratitude and sincere appreciation to Kent Butler for his outstanding contributions and commitment to regional planning, environmental conservation, and particularly to protecting the endangered species of Central Texas.
- (B) Kent Butler was a visionary in regional planning and worked tirelessly to bring together people of diverse backgrounds to help solve complex environmental issues.
- (C) With his passing on May 13, 2011, the citizens of Austin lost a true friend who contributed greatly to preserving the environmental legacy of Central Texas through his efforts to establish the Balcones Canyonlands Conservation Plan (BCCP).
- (D) Kent Butler was an Associate Dean of the Community and Regional Planning Program at the University of Texas School of Architecture, and brought environmental science into the service of community and regional planning.
- (E) Kent Butler was instrumental in establishing the BCCP as a national model for endangered species habitat preservation, being the first multi-species and urban area effort which now encompasses over 29,000 acres of preserve.

PART 2. The name of the tract commonly known as the Ivanhoe Tract, more particularly described in Exhibit A, is hereby named the "Kent Butler Ecological Reserve".

PART 3. The Council waives applicable requirements of Chapter 14-1 of the City Code related to naming the property described in Exhibit A as the "Kent Butler Ecological Reserve".

PART 4. This ordinance takes effect on October 3rd, 2011.

PASSED AND APPROVED

September 22nd, 2011 §
 §
 § Lee Leffingwell
 Lee Leffingwell
 Mayor

APPROVED: Karen Kennard **ATTEST:** Shirley A. Gentry
 Karen Kennard Shirley A. Gentry
 City Attorney City Clerk

Exhibit A
Legal Description

DESCRIPTION

DESCRIPTION OF 942.272 ACRES OF LAND OUT OF THE S.P.R.R. CO. SURVEYS NO. 1, 3, AND 4 (THE WILLIAM PREECE SURVEY NO. 4), THE HEIRS OF WILLIAM L. SWAIN SURVEY NO. 810, AND THE ALEX E. PATTON SURVEY NO. 541, IN TRAVIS COUNTY, TEXAS, A PORTION OF WHICH IS ALSO IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN 947.827 ACRE TRACT DESCRIBED IN A DEED TO IVANHOE PROPERTIES, INC., OF RECORD IN VOLUME 11204, PAGE 1023, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 5.273 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS FOR RM 2222, OF RECORD IN VOLUME 11349, PAGE 649, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 942.272 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the southwest corner of this tract and of said Ivanhoe tract, same being the southeast corner of that certain tract described in a deed to 2222 Research Park, Ltd., of record in Volume 12297, Page 274, Real Property Records of Travis County, Texas, same also being in the north line of that certain tract described in a deed to Charles R. Turner, Trustee, of record in Volume 11327, Page 1122, Real Property Records of Travis County, Texas;

THENCE, with the west line of this tract and of said Ivanhoe tract, and the east line of said 2222 Research Park, Ltd. tract, generally with or near a fence, the following six courses numbered 1 through 6:

- 1.) N28°18'00"E 173.53 feet to a 1/2" iron rod found;
- 2.) N28°17'32"E 115.07 feet to a 1/2" iron rod found;
- 3.) N28°29'41"E 235.59 feet to a 1/2" iron rod found;
- 4.) N28°01'46"E 255.71 feet to a 1/2" iron rod found;
- 5.) N28°16'22"E 228.08 feet to a metal T-post in concrete found;
- 6.) N28°09'24"E 227.15 feet to a 1/2" iron rod found at the northeast corner of said 2222 Research Park, Ltd. tract, same being the most northerly southeast corner of that certain tract described in a deed to Ranch Partnership, Ltd., of record in Volume 9326, Page 1, Real Property Records of Travis County, Texas;

THENCE, continuing with the west line of this tract and of said Ivanhoe tract, and the east line of said Ranch Partnership, Ltd. tract, generally with or near a fence, the following thirty-three courses numbered 7 through 39:

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- 7.) N28°31'06"E 195.63 feet to a 1/2" iron rod found;
- 8.) N28°21'37"E 213.08 feet to a metal T-post in concrete found;
- 9.) N28°01'59"E 105.13 feet to a 1/2" iron rod found;
- 10.) N28°14'39"E 254.79 feet to a metal T-post in concrete found;
- 11.) N28°03'44"E 87.37 feet to a 1/2" iron rod found;
- 12.) N28°31'51"E 173.96 feet to a 1/2" iron rod found;
- 13.) N29°07'23"E 115.27 feet to a 1/2" iron rod found;
- 14.) N27°50'51"E 114.43 feet to a 1/2" iron rod found;
- 15.) N28°25'50"E 137.56 feet to a 1/2" iron rod found;
- 16.) N26°58'21"E 82.70 feet to a 1/2" iron rod found;
- 17.) N27°52'10"E 79.94 feet to a 1/2" iron rod found;
- 18.) N27°33'31"E 91.79 feet to a 1/2" iron rod set;
- 19.) N26°18'09"E 115.22 feet to a 1/2" iron rod found;
- 20.) N29°13'14"E 123.48 feet to a 1/2" iron rod found;
- 21.) N28°27'50"E 255.03 feet to a 1/2" iron rod found;
- 22.) N28°05'51"E 252.90 feet to a 1/2" iron rod found;
- 23.) N28°31'28"E 318.08 feet to a 1/2" iron rod found;
- 24.) N28°15'26"E 138.47 feet to a 1/2" iron rod found;
- 25.) N28°45'24"E 125.90 feet to a spindle set in rock;
- 26.) N28°21'14"E 499.87 feet to a 1/2" iron rod found;
- 27.) N28°34'16"E 168.41 feet to a 1/2" iron rod found;
- 28.) N28°28'15"E 433.46 feet to a 1/2" iron rod found;
- 29.) S67°19'56"E 374.14 feet to a 1/2" iron rod found;
- 30.) S60°36'35"E 189.95 feet to a 1/2" iron rod found;
- 31.) S61°08'57"E 143.19 feet to an "X" set in rock;
- 32.) S56°33'05"E 36.21 feet to a 1/2" iron rod found;
- 33.) N28°32'54"E 571.19 feet to a 1/2" iron rod set;
- 34.) S62°08'55"E 88.56 feet to a 1/2" iron rod found;
- 35.) S61°53'20"E 223.10 feet to a 1/2" iron rod found;
- 36.) S61°46'59"E 281.24 feet to a 1/2" iron rod found;
- 37.) N27°49'45"E 145.05 feet to a 1/2" iron rod found;
- 38.) N27°55'23"E 214.81 feet to a 1/2" iron rod found;
- 39.) N27°54'21"E 328.70 feet to a 1/2" iron rod found at the northwest corner of this tract and of said Ivanhoe tract, same being at the southwest corner of that certain tract described in a deed to the Beard Family Partnership, of record in Volume 12640, Page 908, Real Property Records of Travis County, Texas;

THENCE, with the north line of this tract and of said Ivanhoe tract, and the south line of said Beard Family Partnership tract, generally with or near a fence, the following twenty-two courses numbered 40 through 61:

- 40.) S61°47'01"E 198.48 feet to a 1/2" iron rod found;
- 41.) S61°47'59"E 370.31 feet to a 1/2" iron rod set;
- 42.) S61°50'01"E 371.88 feet to a 1/2" iron rod found;
- 43.) S62°03'40"E 183.42 feet to a 1/2" iron rod found;
- 44.) S62°20'25"E 167.04 feet to a 1/2" iron rod found;
- 45.) S61°36'02"E 220.97 feet to a 1/2" iron rod found;
- 46.) S61°25'30"E 129.72 feet to a 1/2" iron rod found;
- 47.) S62°02'47"E 123.50 feet to a 1/2" iron rod found;
- 48.) S61°45'25"E 193.75 feet to a 1/2" iron rod found;
- 49.) S61°59'24"E 146.42 feet to a spindle set;
- 50.) S62°32'14"E 62.57 feet to a 1/2" iron rod found;
- 51.) S61°33'15"E 139.85 feet to a 1/2" iron rod found;
- 52.) S80°38'15"E 65.13 feet to a 1/2" iron rod found;
- 53.) S80°05'09"E 94.85 feet to a 1/2" iron rod found;
- 54.) S48°55'16"E 54.03 feet to a 1/2" iron rod found;
- 55.) S46°17'50"E 133.10 feet to a 1/2" iron rod found;
- 56.) S62°09'47"E 109.91 feet to a 3/4" iron pipe found;
- 57.) S62°37'42"E 205.73 feet to a 1/2" iron rod found;
- 58.) S61°21'41"E 57.93 feet to a 1/2" iron rod found;
- 59.) S61°23'12"E 130.15 feet to a 1/2" iron rod found;
- 60.) S62°15'38"E 139.86 feet to a 1/2" iron rod found;
- 61.) S61°58'44"E 670.54 feet to a 1/2" iron rod found the northeast corner of this tract and of said Ivanhoe tract, same being the southeast corner of said Beard Family Partnership tract, same also being in the west line of that certain tract described in a deed to the City of Austin, of record in Volume 12327, Page 878, Real Property Records of Travis County, Texas;

THENCE, with the east line of this tract and of said Ivanhoe tract, generally with or near a fence through course 67, the following twenty-seven courses numbered 62 through 88:

- 62.) with the west line of said City of Austin tract, S27°52'58"W 625.15 feet to a 1/2" iron rod found;
- 63.) with the west line of said City of Austin tract, S28°09'04"W at 55.11 feet passing 0.13 of one foot west of a 1/2" iron rod found at the most westerly or southwest corner of said City of Austin tract, same being the northwest corner of that certain tract described in a street deed to the City of Austin, of record in Volume 12397, Page 392, Real Property Records

- of Travis County, Texas, as staked on the ground and shown in Jester Point 2 Section 7, a subdivision of record in Book 94, Pages 318-319, Plat Records of Travis County, Texas, and continuing with the west line of said street deed tract as staked, at 145.13 feet passing 0.07 of one foot east of a 1/2" iron rod found at the southwest corner of said street deed tract as staked and the northwest corner of Lot 65, Block E, of said Jester Point 2 Section 7, and continuing with the west line of said Lot 65, and Lots 64, 63, and 62, Block E, of said Jester Point 2 Section 7, at 225.17 feet passing 0.09 of one foot east of a 1/2" iron rod found at the common rear corner of said Lots 65 and 64, at 305.11 feet passing a 1/2" iron rod found at the common rear corner of said Lots 64 and 63, at 385.13 feet passing 0.06 of one foot east of a 1/2" iron rod found at the common rear corner of said Lots 63 and 62, in all a total distance of 449.91 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 62;
- 64.) with the west line of Lots 62, 61, 60, 59, and 58, Block E, of Jester Point 2 Section 7, continuing with the west line of Lots 34 and 33, Block E, of said Jester Point 2 Section 6-B, a subdivision of record in Book 91, Pages 55-58, Plat Records of Travis County, Texas, and continuing with the west line of Lot 11, Block E, of said Jester Point 2 Section 7, S28°03'09"W at 101.22 feet passing 0.09 of one foot east of a 1/2" iron rod found at the common rear corner of said Lots 61 and 60, at 164.22 feet passing of a 1/2" iron rod found at the common rear corner of said Lots 60 and 59, at 314.19 feet passing 0.17 of one foot east of a 1/2" iron rod found at the common rear corner of said Lots 59 and 58, at 474.23 feet passing 0.14 of one foot east of a 1/2" iron rod found at the common rear corner of said Lots 58 and 34, at 599.20 feet passing 0.06 of one foot east of a 1/2" iron rod found at the common rear corner of said Lots 34 and 33, at 744.29 feet passing 0.17 of one foot west of a 1/2" iron rod found at the common rear corner of said Lots 33 and 11, same being the southwest corner of Lot 32, of said Jester Point 2 Section 6-B, in all a total distance of 824.40 feet to a 1/2" iron rod found at the southwest corner of said Lot 11, same being the northwest corner of Lot 10, Block E, of said Jester Point 2 Section 7;
- 65.) with the west line of said Lot 10, S26°56'33"W 102.66 feet to a 1/2" iron rod found an angle point in the west line of said Lot 10;
- 66.) with the west line of said Lot 10, S28°10'48"W 182.41 feet to a 1/2" iron rod found at the westerly corner of said Lot 10, same being the northeast corner of Lot 38, Block C, Canyon Ridge Phase A Section 3, a subdivision of record in Book 92, Pages 90-91, Plat Records of Travis County, Texas;

- 67.) with the north line of Lots 38 and 37, Block C, Canyon Ridge Phase A Section 3, N85°18'55"W at 68.03 feet passing 0.11 of one foot north of a 1/2" iron rod found at the common rear corner of said Lots 38 and 37, in all a total distance of 121.39 feet to a 1/2" iron rod found at an angle point in the north line of said Lot 37;
- 68.) with the north line of Lots 37, 36, and 35, Block C, Canyon Ridge Phase A Section 3, N81°39'08"W at 24.87 feet passing a 1/2" iron rod found at the common rear corner of said Lots 37 and 36, at 105.22 feet passing 0.44 of one foot north of a 1/2" iron rod found at or near the common rear corner of said Lots 36 and 35, in all a total distance of 141.80 feet to a 1/2" iron rod found at an angle point in the north line of said Lot 35;
- 69.) with the north line of said Lot 35, S86°57'47"W 103.29 feet to a 1/2" iron rod found at an angle point in the north line of said Lot 35;
- 70.) with the north line of Lots 35 and 34, Block C, Canyon Ridge Phase A Section 3, N76°53'09"W at 96.32 feet passing 0.05 of one foot north of a 1/2" iron rod found at the common rear corner of said Lots 35 and 34, in all a total distance of 121.52 feet to a 1/2" iron rod found at an angle point in the north line of said Lot 34;
- 71.) with the north line of said Lot 34, N87°18'38"W 162.47 feet to a 1/2" iron rod found at the northwest corner of said Lot 34;
- 72.) with the west line of said Lot 34, S04°15'27"E 152.45 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 34;
- 73.) with the west line of Lots 34 and 33, Block C, Canyon Ridge Phase A Section 3, S06°08'57"E 108.12 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 33;
- 74.) with the west line of Lots 33 and 32, Block C, Canyon Ridge Phase A Section 3, S07°47'11"E at 64.72 feet passing a 1/2" iron rod found at the common rear corner of said Lots 33 and 32, at 89.59 feet passing 0.07 of one foot west of a 1/2" iron rod found in the west line of said Lot 32, in all a total distance of 116.57 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 32;
- 75.) with the west line of Lots 32, 31, and 30, Block C, Canyon Ridge Phase A Section 3, S07°37'20"E at 33.96 feet passing a 1/2" iron rod found at the common rear corner of said Lots 32 and 31, at 115.46 feet passing a 1/2" iron rod found in the west line of said Lot 31, at 208.11 feet passing a 1/2" iron rod found at the common rear corner of said Lots 31 and 30, in all a total distance of 223.77 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 30;
- 76.) with the west line of said Lot 30, S17°34'24"E 88.77 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 30;

- 77.) with the west line of Lots 30, 29, and 28, Block C, Canyon Ridge Phase A Section 3, S25°38'32"E 184.45 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 28;
- 78.) with the west line of Lots 28 and 27, Block C, Canyon Ridge Phase A Section 3, S24°49'43"E at 49.10 feet passing a 1/2" iron rod found at the common rear corner of said Lots 28 and 27, in all a total distance of 122.54 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 27;
- 79.) with the west line of Lots 27, 26, 25, 24, and 23, Block C, Canyon Ridge Phase A Section 3, S25°49'13"E at 12.24 feet passing a 1/2" iron rod found at the common rear corner of said Lots 27 and 26, at 76.74 feet passing 0.11 of one foot west of a spindle found at the common rear corner of said Lots 26 and 25, at 240.51 feet passing a 1/2" iron rod found in the west line of said Lot 23, in all a total distance of 326.25 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 23;
- 80.) with the west line of Lots 23 and 22, Block C, Canyon Ridge Phase A Section 3, S20°46'21"E at 2.77 feet passing 0.06 of one foot west of a 1/2" iron rod found at the common rear corner of said Lots 23 and 22, in all a total distance of 85.10 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 22;
- 81.) with the west line of Lots 22 and 21, Block C, Canyon Ridge Phase A Section 3, S28°48'19"E 141.22 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 21;
- 82.) with the west line of Lots 21 and 20, Block C, Canyon Ridge Phase A Section 3, S32°52'42"E 185.18 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 20;
- 83.) with the west line of Lot 20, Block C, Canyon Ridge Phase A Section 3, and continuing with the west line of Lots 19, 16, and 12, Block C, Canyon Ridge Phase A Section 2, a subdivision of record in Book 88, Pages 176-177, Plat Records of Travis County, Texas, S36°12'53"E at 7.42 feet passing 0.14 of one foot east of a 1/2" iron rod found at the common rear corner of said Lot 20 and 19, at 48.01 feet passing a 1/2" iron rod found and at 68.92 feet passing 0.05 of one foot east of a 1/2" iron rod found, both in the west line of said Lot 16, at 181.16 feet passing a 1/2" iron rod found at the common rear corner of said Lots 16 and 12, in all a total distance of 211.46 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 12;
- 84.) with the west line of Lots 12 and 11, Block C, Canyon Ridge Phase A Section 2, S37°05'58"E at 12.84 feet passing a 1/2" iron rod found at the common rear corner of said Lots 12 and 11, at 58.50 feet passing a

- 1/2" iron rod found in the west line of said Lot 11, in all a total distance of 81.84 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 11;
- 85.) with the west line of Lots 11 and 10, Block C, Canyon Ridge Phase A Section 2, S38°54'36"E at 144.42 feet passing a 1/2" iron rod found and at 186.47 feet passing 0.89 of one foot west of a 1/2" iron rod found, both in or near the west line of said Lot 11, at 219.38 feet passing a 1/2" iron rod found at the common rear corner of said Lots 11 and 10, in all a total distance of 276.77 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 10;
- 86.) with the west line of said Lot 10, S39°00'59"E 114.09 feet to a 1/2" iron rod found at an angle point in the west line of said Lot 10;
- 87.) with the west line of Lots 10, 7, 6, 5, 4, and 1, Block C, Canyon Ridge Phase A Section 2, S39°11'09"E at 46.75 feet passing a 1/2" iron rod found at the common rear corner of said Lots 10 and 7, at 146.80 feet passing 0.06 of one foot west of a 1/2" iron rod found at the common rear corner of said Lots 7 and 6, at 266.75 feet passing 0.09 of one foot west of a 1/2" iron rod found at the common rear corner of said Lots 6 and 5, at 435.13 feet passing 0.08 of one foot west of a 1/2" iron rod found in the west line of said Lot 5, at 569.40 feet passing a 1/2" iron rod found at the common rear corner of said Lots 5 and 4, at 606.72 feet passing 0.07 of one foot east of a 1/2" iron rod found at the common rear corner of said Lots 4 and 1, in all a total distance of 756.53 feet to a 1/2" iron rod found at the southwest corner of said Lot 1, same being in the west line of Lot 13, Block A, Canyon Ridge Phase A Section One, a subdivision of record in Book 86, Pages 144B-144C, Plat Records of Travis County, Texas;
- 88.) with the west line of Lots 13 and 12, Block A, of said Canyon Ridge Phase A Section One, and continuing with the west line of the Park Lot 5, and Lot 6, Block A, Canyon Ridge Phase B, a subdivision of record in Book 93, Pages 5-9, Plat Records of Travis County, Texas, S39°02'46"W at 628.62 feet passing 0.06 of one foot east of a 1/2" iron rod found at the common rear corner of said Lots 12 and 5, at 1311.22 feet passing 0.08 of one foot east of a 1/2" iron rod found in the rear of said Lot 5, at 1678.58 feet passing 0.07 of one foot west of a 1/2" iron rod found at the common rear corner of said Lots 5 and 6, at 2258.18 feet passing 0.47 of one foot west of a 1/2" iron rod found in or near the west line of said Lot 6, in all a total distance of 2694.27 feet to a 1/2" iron rod found at the southeast corner of this tract and the southwest corner of said Lot 6, same also being in the north line of RM 2222, said point being the northeast corner of that strip of land out of the Ivanhoe tract described in a

deed to the State of Texas for RM 2222, of record in Volume 11349, Page 649, Real Property Records of Travis County, Texas;

THENCE, with the south line of this tract, the following thirteen courses numbered 89 through 101:

WITH the north line of said State of Texas tract and of RM 2222, crossing said Ivanhoe tract, courses 89 through 94:

- 89.) with a curve to the left whose radius is 2984.79 feet, an arc distance of 794.18 feet, the chord of which bears N58°17'09"W 791.84 feet to a brass disc found at the end of said curve;
- 90.) N65°54'01"W 373.24 feet to a brass disc found at the beginning of a curve;
- 91.) with said curve to the left whose radius is 2411.83 feet, an arc distance of 1056.42 feet, the chord of which bears N78°26'49"W 1048.00 feet to a brass disc found at the end of said curve;
- 92.) S89°00'32"W 306.35 feet to a brass disc found at the beginning of a curve;
- 93.) with said curve to the right whose radius is 1312.39 feet, an arc distance of 896.31 feet, the chord of which bears N71°25'55"W 878.99 feet to a brass disc found at the end of said curve;
- 94.) N53°48'41"W 1167.03 feet to a 5/8" iron rod found at the most westerly corner of said State of Texas tract, same being in the south line of said Ivanhoe tract, from which point a 3/4" iron rod found bears N74°42'29"W 1.31 feet;

WITH the south line of said Ivanhoe tract, courses 95 through 101:

- 95.) with the north line of RM 2222, N51°49'07"W 678.13 feet to a 1/2" iron rod found at the most easterly corner of that certain tract of land described in a deed to Hazel J. Herring, of record in Volume 6509, Page 174, Deed Records of Travis County, Texas, same being in the approximate center of that portion of old RM 2222 vacated by Minute Order No. 61569, October 1, 1968, as noted on a Texas Highway Department Right-of-way Map for additional right-of-way, for RM 2222, Control 2100, Section 1, Job 5, approved May 4, 1967;
- 96.) with the north line of said Herring tract, same being the approximate center of said vacated old RM 2222, N14°28'36"W 539.76 feet to a 1/2" iron rod found at an angle point in the north line of said Herring tract;
- 97.) with the curving north line of said Herring tract, same being the approximate center of said vacated old RM 2222, with said curve to the left whose radius is 408.86 feet, an arc distance of 402.74 feet,

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TRAVIS COUNTY, TEXAS

13030 1972

- the chord of which bears N42°43'49"W 386.65 feet to a 1/2" iron rod found at the end of said curve at the northwest corner of said Herring tract, same being the northeast corner of said Turner tract;
- 98.) with the north line of said Turner tract, same being the approximate center of said vacated old RM 2222, N70°36'28"W 180.75 feet to a 1/2" iron rod found at an angle point in the north line of said Turner tract;
- 99.) with the north line of said Turner tract, same being the approximate center of said vacated old RM 2222, N71°35'07"W 44.13 feet to a spindle set at an angle point in the north line of said Turner tract;
- 100.) with the north line of said Turner tract, crossing said vacated old RM 2222, N62°23'24"W 248.45 feet to a 1/2" iron rod found at an angle point in the north line of said Turner tract; and
- 101.) with the north line of said Turner tract, N62°13'27"W 460.69 feet to the POINT OF BEGINNING and containing 942.272 acres within these metes and bounds.

BEARING BASIS: NAD83 State Plane Coordinates

For Deed References not noted above, see attached DEED REFERENCE LIST that is Page 8 of 8 of this description or see the accompanying plat entitled "Survey Plat of 942.27 acres of land out of the S.P.R.R. Co. Surveys No. 1, 3, and 4 (the William Preece Survey No. 4), the Heirs of William L. Swain Survey No. 810, and the Alex E. Patton Survey No. 541, being partially in the City limits of Austin, Travis County, Texas, and partially in Travis County, Texas only".

SURVEYED BY: **McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Drive, Suite 6,

Austin, Texas 78731

(512)451-8591

Judith J. McGray 9-30-96 to 12-18-96
Judith J. McGray, Reg. Professional Land Surveyor No. 2093 Date

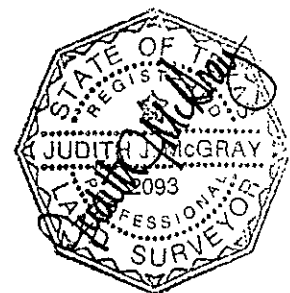
Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. 96242

FIELD NOTES REVIEWED

By Amelia G. Glover Date 2/4/97
Engineering Support Section
Department of Public Works
and Transportation

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13030 1973



DEED REFERENCES - REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS			
LOT	BLK	OWNER	VOL/PG
JESTER POINT 2 SECTION 7, BK. 94 PG. 318-319			
LOTS 65-58	BLK E	JESTER LIMITED PARTNERSHIP LOT 65 SAVE & EXCEPT V. 10902 P. 669	12535/0080
JESTER POINT 2 SECTION 6-B, BK. 91 PG. 55-58			
LOT 34	BLK E	BENJAMIN R. GARZA, JR & WIFE, LISA R. WOODY GARZA	12174/0827
LOT 33	BLK E	CLYDE REAGAN SETTLE JR. & JANET MARIE SETTLE, HUSBAND & WIFE	12285/0902
LOT 32	BLK E	DENNIS S. PASSOVOY, ET UX ADELE T. PASSOVOY	12180/1095
JESTER POINT 2 SECTION 7, BK. 94 PG. 318-319			
LOTS 11-10	BLK E	JESTER LIMITED PARTNERSHIP	12535/0080
CANYON RIDGE PHASE A SECTION 3, BK. 92 PG. 90-91			
LOT 38	BLK C	MICHAEL R. JONES AND WIFE WENDY W. JONES	12635/1539
LOT 37	BLK C	HEYL HOMES, INC.	12793/0336
LOT 36	BLK C	HEYL HOMES, INC.	12589/0747
LOT 35	BLK C	THOMAS M. SMITH AND MERCENE K. SMITH	12740/2063
LOT 34	BLK C	DAVID FAULKNER AND WIFE, LESLEY FAULKNER	12656/3142
LOT 33	BLK C	SCOTT L. WINTERS AND SPOUSE, HONEY I. WINTERS	12766/1230
LOT 32	BLK C	HEYL HOMES, INC.	12589/0750
LOT 31	BLK C	JAY L. LEISERSON AND SPOUSE, JOYCE L. LEISERSON	12706/1025
LOT 30	BLK C	HEYL HOMES, INC.	12589/0744
LOT 29	BLK C	BEARD FAMILY PARTNERSHIP	11312/1101
LOT 28	BLK C	HEYL HOMES, INC.	12589/0741
LOTS 27-26	BLK C	BEARD FAMILY PARTNERSHIP	11312/1101
LOT 25	BLK C	LESLIE P. HAUCK AND DIANE M. HAUCK, HUSBAND AND WIFE	12763/1767
LOT 24	BLK C	GREGORY SELLS BUILDER	12655/0908
LOT 23	BLK C	STEPHEN W. ATKINS AND DEBRA L. ATKINS, HUSBAND AND WIFE	12797/1644
LOT 22	BLK C	BEARD FAMILY PARTNERSHIP	11312/1101
LOT 21	BLK C	DAVID A. KERR AND POH GEOK ONG, HUSBAND AND WIFE	12702/2527
LOT 20	BLK C	JAMES C. BERGQUIST AND SPOUSE MARTHA E. BERGQUIST	12762/1528
CANYON RIDGE PHASE A SECTION 2, BK. 88 PG. 176-177			
LOT 19	BLK C	RONALD L. MORSE AND SPOUSE, KAREN V. MORSE	12254/1585
LOT 16	BLK C	JEFFREY MARK SHAPIRO AND EMILY JANE SHAPIRO	12169/2411
LOT 12	BLK C	SAMUEL HAYES ROGERS	12377/1104
LOT 11	BLK C	S. MICHAEL DUNN AND KRISTIN M. DUNN	12609/1144
LOT 10	BLK C	ELSIE BEARD HUNT	11312/1094*
LOT 7	BLK C	BRIAN ANDERS AND WIFE, ELIZABETH Y. ANDERS	12466/1408
LOT 6	BLK C	MARK ROYCROFT, AND WIFE LAURA ROYCROFT	12778/1563
LOT 5	BLK C	MICHAEL J. VAN HOY, ET UX PATRICIA A. VAN HOY	12139/2340
LOT 4	BLK C	IRA DAVID BAXTER	12212/0047
LOT 1	BLK C	NORMAN R. FULLER AND WIFE, DIANA LYNN FULLER	11202/1414
CANYON RIDGE PHASE A SECTION ONE, BK. 86 PG. 144B-144C			
LOT 13	BLK A	CAROL A. BIGGAR	11254/0578
LOT 12	BLK A	JOHN R. SCHMIDT, A SINGLE MAN AND TERRY J. SIMON, A SINGLE MAN	10439/0199
CANYON RIDGE PHASE B, BK. 93 PG. 5-9			
LOT 5 AREA 1, 2, & 3 PARK	BLK A	THE CITY OF AUSTIN	12146/1672
LOT 6	BLK A	BEARD FAMILY PARTNERSHIP	12477/0854

- * 2. This deed actually calls for Lot 10, Block B, Canyon Ridge Phase A Section 2. However, the Travis County Appraisal District is taxing Elsie Beard Hunt for Lot 10, Block C. In addition, there is also a deed to Donald E. Freeman for Lot 10, Block B, Canyon Ridge Phase A Section 2 in Volume 12486, Page 482. The Travis County Appraisal District is taxing Donald E. Freeman for Lot 10, Block B.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13030 1974