

C7L-2012-007

Area to be annexed for limited purpose.

Approximately 475.159 Acres out of the Jose Antonio Navarro Survey, Abstract No. 18 in Travis County, Texas. (Unplatted Land)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR A TRACT OF LAND CONTAINING APPROXIMATELY 475.159 ACRES OF LAND OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18 IN TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 475.159 ACRES OF LAND ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 475.159 ACRES BEING MORE PARTICULARLY DESCRIBED AS "SOUTHEAST TRAVIS COUNTY MUD #2" BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO:

Being all that certain tract of land called 475.159 acres as surveyed by Aaron V. Thomason, R.P.L.S. No. 6214, State of Texas and signed February 27, 2012.

"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
03-05-2012

Mary P. Hawkins 3/5/12

APPROVED: Mary P. Hawkins, RPLS NO. 4433
Quality and Standards Management Division
Department of Public Works
City of Austin

REFERENCES

TCAD MAP 3-3150 & 3-3950
Austin Grid R-12, R-13, S-12 & S-13

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NUMBER 18, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE FULLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN 290.812 ACRE TRACT OF LAND CONVEYED TO QUALICO CR LP IN DOCUMENT NUMBER 2007160468 AND ALSO BEING A PORTION OF THAT CERTAIN 49.020 ACRE TRACT OF LAND CONVEYED TO QUALICO CR, LP IN DOCUMENT NUMBER 2011118411 AND ALSO BEING ALL OF THAT CERTAIN 4.022 ACRE TRACT OF LAND CONVEYED TO QUALICO CR LP IN DOCUMENT NUMBER 2007160469 AND ALSO BEING ALL OF THAT CERTAIN 95.733 ACRE TRACT OF LAND CONVEYED TO QUALICO CR LP IN DOCUMENT NUMBER 2007154323 AND ALSO BEING ALL OF THAT CERTAIN 73.515 ACRE TRACT OF LAND CONVEYED TO QUALICO CR LP IN DOCUMENT NUMBER 2008139824 AND ALSO BEING ALL OF THAT CERTAIN 49.021 ACRE TRACT OF LAND CONVEYED TO QUALICO CR LP IN DOCUMENT NUMBER 2009141318 AND ALSO BEING A PORTION OF THAT CERTAIN 49.021 ACRE TRACT OF LAND CONVEYED TO QUALICO CR LP IN DOCUMENT NUMBER 2010119926 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 475.159 ACRES OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped iron rod found at the southeast corner of said 95.733 acre tract, also being the southwest of said 4.022 acre tract also being a point on the northern right-of-way line of Pearce Lane, a varying width public right-of-way, for the southerly line and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the northern right-of-way line of said Pearce Lane and the southern boundary line of said 95.733 acre Qualico CR LP tract the following seven (7) courses and distances, numbered 1 through 7,

1. N64°40'44"W, a distance of 1194.42 feet to an iron rod found,
2. N85°36'44"W, a distance of 13.29 feet to an iron rod found,
3. N07°39'01"E, a distance of 5.00 feet to an iron rod found,
4. N64°36'43"W, a distance of 245.18 feet to an iron rod found at a point of curvature to the right,
5. With said curve to the right having a radius of 9757.39 feet, an arc length of 498.25 feet and whose chord bears, N62°54'51"W, a distance of 498.19 feet to an iron rod found,
6. N61°02'28"W, a distance of 1090.04 feet to a capped iron rod found at a point of curvature to the right,
7. With said curve to the right having a radius of 5314.70 feet, an arc length of 79.60 feet and whose chord bears, N60°39'14"W, a distance of 79.60 feet to a capped iron rod found at the southeast boundary corner of a 2.92 acre tract of land conveyed to Pablo T. Rodriguez and Ana M. Rodriguez recorded with ID Number 297631 of the Official Public Records of Travis County, Texas for the southeast corner of the herein described tract,

THENCE, leaving the northern right-of-way line of said Pearce Lane and along the common boundary line of said 95.733 acre Qualico CR LP tract, said 73.515 acre tract and said 2.92 acre tract, N22°16'28"E, a distance of 1672.61 feet to an iron rod found at the southeast property corner of a 230.56 acre tract of land conveyed to AE Johanson LTD., recorded with ID Number 297614 of the Official Public Records of Travis County, Texas,

THENCE, with the common boundary line said 230.56 acre tract and said 73.515 acre Qualico CR LP tract the following two (2) courses and distances, numbered 1 and 2,

1. N27°20'48"E, a distance of 492.76 feet to an iron rod found,
2. N27°20'09"E, a distance of 493.30 feet to an pipe found at the southwest property corner of a 4.288 acre tract of land conveyed to Heliodoro Reyes and Aquilino Cruz recorded with ID Number 297656 of the Official Public Records of Travis County, Texas,

THENCE, with the common boundary line of said 73.515 acre Qualico CR LP tract and said 4.288 acre tract and a 4.549 acre tract of land conveyed to Raymundo Constancio recorded with ID Number 297638 of the Official Public

Records of Travis County, Texas, S62°41'21"E, a distance of 1053.43 feet to an iron rod found at the westerly boundary line of a 149.50 acre tract of land conveyed to Danlandco, LTD., recorded in Volume 12849, Page 602 of the Official Public Records of Travis County, Texas,

THENCE, with the common boundary line of said 73.515 acre Qualico CR LP tract and said 149.50 acre tract, S27°16'12"W, a distance of 420.94 feet to a point at the westerly property corner of said 49.021 acre Qualico CR LP tract, recorded in Document No. 2009141318 of the Official Public Records of Travis County, Texas,

THENCE, with the common boundary line of said 149.50 acre tract and said 49.021 acre Qualico CR LP tract and meanders with the creek the following twenty (20) courses and distances, numbered 1 through 20,

1. S65°52'11"E, a distance of 146.51 feet to a point,
2. S78°52'45"E, a distance of 183.75 feet to a point,
3. S87°04'30"E, a distance of 94.84 feet to a point,
4. N74°52'33"E, a distance of 228.09 feet to a point,
5. S71°55'39"E, a distance of 35.48 feet to a point,
6. N65°28'54"E, a distance of 109.08 feet to a point,
7. S85°58'17"E, a distance of 118.84 feet to a point,
8. N79°36'57"E, a distance of 55.58 feet to a point,
9. S76°05'41"E, a distance of 184.39 feet to a point,
10. N42°02'49"E, a distance of 91.77 feet to a point,
11. N70°25'47"E, a distance of 76.81 feet to a point,
12. N85°41'37"E, a distance of 87.02 feet to a point,
13. S66°58'18"E, a distance of 134.03 feet to a point,
14. N62°00'42"E, a distance of 35.56 feet to a point,
15. N04°49'48"E, a distance of 83.72 feet to a point,
16. N24°49'58"E, a distance of 69.43 feet to a point,
17. N63°40'55"E, a distance of 65.81 feet to a point,
18. N83°34'57"E, a distance of 59.77 feet to a point,
19. S57°51'02"E, a distance of 89.45 feet to a point,
20. S81°54'18"E, a distance of 212.36 feet to a point on the easterly boundary line of said 149.50 acre tract and at the south westerly property corner of said 49.021 acre Qualico CR LP tract recorded in Document No. 2010119926 same being the most northerly property corner of said 49.021 acre Qualico CR LP tract recorded in Document No. 2008139824 all of the Official Public Records of Travis County, Texas,

THENCE, with the common boundary line of said 49.021 acre Qualico CR LP tract recorded in Document No. 2010119926 of the Official Public Records of Travis County, Texas and said 149.50 acre tract, N89°48'04"E, a distance of 79.85 feet to a point on the easterly boundary line of a 115.00 acre tract of land conveyed to Danlandco, LTD., recorded in Volume 12839, Page 791 of the Official Public Records of Travis County, Texas,

THENCE, with the common boundary line of said 149.50 acre tract and said 49.020 acre Century Ranch I, LP tract and said 49.021 acre Qualico CR LP tract recorded in Document No. 2010119926 of the Official Public Records of Travis County, Texas and meanders with the creek the following twenty six (26) courses and distances, numbered 1 through 26,

1. N68°48'09"E, a distance of 70.70 feet to a point,
2. N32°18'18"E, a distance of 58.65 feet to a point,
3. S83°08'38"E, a distance of 68.94 feet to a point,
4. N59°25'36"E, a distance of 100.62 feet to a point,
5. N30°36'04"E, a distance of 128.12 feet to a point,
6. N16°59'56"E, a distance of 108.76 feet to a point,
7. N00°18'16"E, a distance of 73.73 feet to a point,
8. N28°22'18"W, a distance of 98.35 feet to a point,

9. N50°03'12"E, a distance of 134.33 feet to a point,
10. N17°07'53"W, a distance of 104.77 feet to a point,
11. N17°58'32"E, a distance of 100.64 feet to a point,
12. N62°01'43"E, a distance of 80.07 feet to a point,
13. N23°05'24"E, a distance of 52.33 feet to a point,
14. N02°42'46"W, a distance of 142.46 feet to a point,
15. N23°29'54"W, a distance of 96.37 feet to a point,
16. N32°44'57"E, a distance of 103.55 feet to a point,
17. N24°04'26"E, a distance of 321.89 feet to a point,
18. N56°22'04"E, a distance of 270.51 feet to a point,
19. N79°08'51"E, a distance of 138.45 feet to a point,
20. S60°42'38"E, a distance of 61.41 feet to a point,
21. S80°00'53"E, a distance of 190.79 feet to a point,
22. S48°03'50"E, a distance of 24.33 feet to a point,
23. S79°48'01"E, a distance of 65.40 feet to a point,
24. S67°01'03"E, a distance of 186.92 feet to a point,
25. S09°51'34"E, a distance of 47.71 feet to a point,
26. S20°33'35"W, a distance of 28.59 feet to a point at the southeast property corner of said 115.00 acre tract same being the northerly boundary line of said 49.020 acre tract and the westerly boundary line of said 290.812 acre tract,

THENCE, with the common boundary line of said 115.00 acre tract and said 290.812 acre tract, N27°39'15"E, a distance of 152.76 feet to a point at the southwest property corner of a 130.50 acre tract of land conveyed to John Richards Jr., recorded in Volume 2807, Page 382 of the Official Public Records of Travis County, Texas,

THENCE, with the common boundary line of said 290.812 acre Qualico CR LP tract and said 130.50 acre tract the following seven (7) courses and distances, numbered 1 through 7,

1. S69°10'47"E, a distance of 687.67 feet to a point,
2. S62°30'03"E, a distance of 161.88 feet to a point,
3. S61°10'38"E, a distance of 87.12 feet to a point,
4. S59°53'21"E, a distance of 223.25 feet to a point,
5. S51°14'10"E, a distance of 323.72 feet to a point,
6. S50°08'52"E, a distance of 97.37 feet to a point,
7. S52°41'23"E, a distance of 263.41 feet to a point at the southeast property corner of said 130.50 acre tract and also being on the westerly boundary line of a 93.26 acre tract of land conveyed to Amye Haws recorded in Volume 6499, Page 1532, of the Official Public Records of Travis County, Texas,

THENCE, crossing said 290.812 acre Qualico CR LP tract and said 49.020 acre Century Ranch I, LP tract the following nineteen (19) courses and distances, numbered 1 through 19,

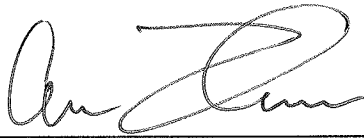
1. S27°26'16"W, a distance of 785.97 feet to a point of curvature to the right,
2. With said curve to the right having a radius of 1143.00 feet, an arc length of 397.93 feet and whose chord bears, S37°24'41"W, a distance of 395.93 feet to an capped iron rod found,
3. S20°32'37"W, a distance of 151.41 feet to a point,
4. S22°14'54"W, a distance of 56.10 feet to a point,
5. S40°50'46"E, a distance of 58.27 feet to a point,
6. S08°11'43"W, a distance of 668.26 feet to a point,
7. S16°31'07"W, a distance of 26.41 feet to a point,
8. S14°09'53"W, a distance of 488.10 feet to a point,
9. S50°01'31"W, a distance of 223.20 feet to a point,
10. S80°38'54"W, a distance of 302.42 feet to a capped iron rod found,

11. S56°53'58"W, a distance of 523.33 feet at a capped iron rod found continuing a total distance of 865.12 feet to a capped iron rod found,
12. S40°56'29"W, a distance of 382.51 feet at a capped iron rod found continuing a total distance of 469.43 feet to a capped iron rod found, at a point of curvature to the right,
13. With said curve to the right having a radius of 1143.00 feet, an arc length of 152.95 feet and whose chord bears, S30°08'09"W, a distance of 152.84 feet to a capped iron rod found,
14. S33°58'10"W, a distance of 25.37 feet to an capped iron rod found and point of curvature to the left,
15. With said curve to the left having a radius of 20.00 feet, an arc length of 31.42 feet and whose chord bears, S11°01'50"E, a distance of 28.28 feet to an capped iron rod found,
16. S56°01'50"E, a distance of 475.38 feet to a point of curvature to the right,
17. With said curve to the right having a radius of 535.00 feet, an arc length of 228.96 feet and whose chord bears, S43°46'14"E, a distance of 227.21 feet to a point,
18. S31°30'38"E, a distance of 170.81 feet to a point,
19. S28°02'07"W, a distance of 720.75 feet to a point on the northern right-of-way line of said Pearce Lane,

THENCE, with the common boundary line of said 290.812 acre Qualico CR LP tract and the northern right-of-way line of said Pearce Lane, the following six (6) courses and distances, numbered 1 through 6,

1. N61°59'58"W, a distance of 136.87 feet to a point of curvature to the right,
2. With said curve to the right having a radius of 7861.27 feet, an arc length of 292.21 feet and whose chord bears, N60°55'19"W, a distance of 292.20 feet to a point,
3. N59°52'27"W, a distance of 419.81 feet to an capped iron rod found and point of curvature to the left,
4. With said curve to the left having a radius of 6565.50 feet, an arc length of 553.32 feet and whose chord bears, N62°17'18"W, a distance of 553.15 feet to an iron rod found,
5. N64°43'45"W, a distance of 536.71 feet to an iron rod found at the southeast property corner of said 4.022 acre tract and
6. N64°43'44"W, a distance of 394.63 feet to the **POINT OF BEGINNING** and containing 475.159 acres of land,

Surveyed by:



27 FEB 2012

AARON V. THOMASON, R.P.L.S. NO. 6214

CARLSON, BRIGANCE & DOERING, INC.

5501 West William Cannon

Austin, TX 78749

Ph: 512-280-5160

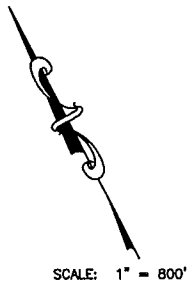
Fax: 512-280-5165

aaron@cbdeng.com

BEARING BASIS: QUALICO CR LP, DOC# 2008082363

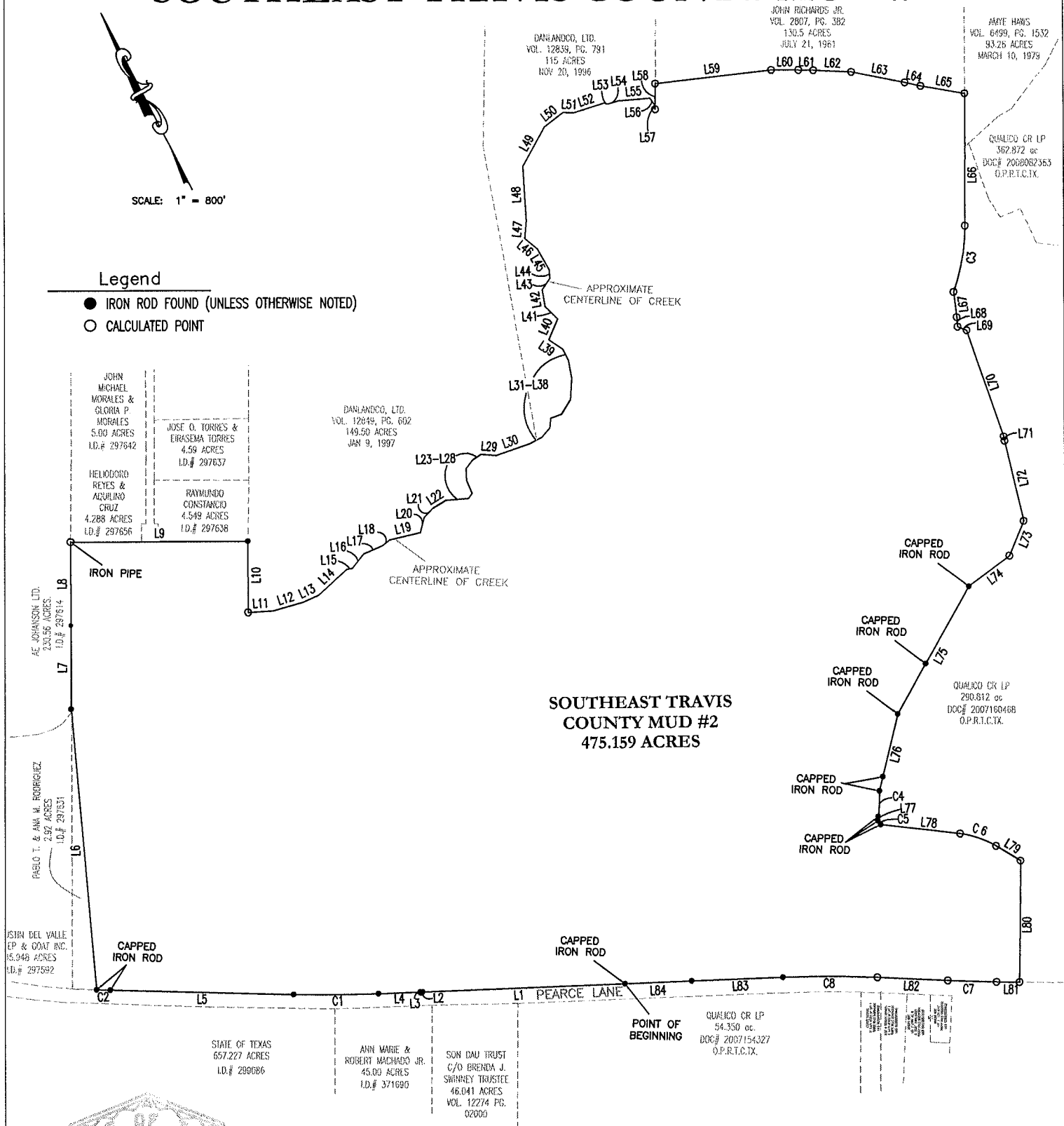


EXHIBIT OF SOUTHEAST TRAVIS COUNTY MUD #2



Legend

- IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- CALCULATED POINT



STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
LAND SURVEYOR
27 FEB 2012

Carlson, Brigrance & Doering, Inc.

Civil Engineering • Surveying

5501 West William Cannon Drive • Austin, Texas 78749

Phone No. (512) 280-5160 • Fax No. (512) 280-5165

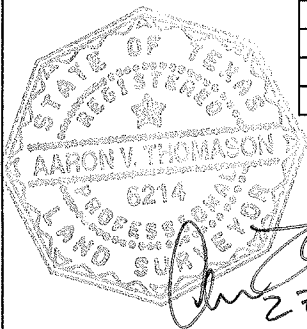
PATH-J: \4489\DWG\FN-MUD TRACT2

EXHIBIT OF SOUTHEAST TRAVIS COUNTY MUD #2

LINE TABLE		
LINE	LENGTH	BEARING
L1	1194.42	N64°40'44"W
L2	13.29	N85°36'44"W
L3	5.00	N07°39'01"E
L4	245.18	N64°36'43"W
L5	1090.04	N61°02'28"W
L6	1672.61	N22°16'28"E
L7	492.76	N27°20'48"E
L8	493.30	N27°20'09"E
L9	1053.43	S62°41'21"E
L10	420.94	S27°16'12"W
L11	146.51	S65°52'11"E
L12	183.75	S78°52'45"E
L13	94.84	S87°04'30"E
L14	228.09	N74°52'33"E
L15	35.48	S71°55'39"E
L16	109.08	N65°28'54"E
L17	118.84	S85°58'17"E
L18	55.58	N79°36'57"E
L19	184.39	S76°05'41"E
L20	91.77	N42°02'49"E
L21	76.81	N70°25'47"E
L22	87.02	N85°41'37"E
L23	134.03	S66°58'18"E
L24	35.56	N62°00'42"E
L25	83.72	N04°49'48"E
L26	69.43	N24°49'58"E
L27	65.81	N63°40'55"E
L28	59.77	N83°34'57"E
L29	89.45	S57°51'02"E
L30	212.36	S81°54'18"E
L31	79.85	N89°48'04"E
L32	70.70	N68°48'09"E
L33	58.65	N32°18'18"E
L34	68.94	S83°08'38"E
L35	100.62	N59°25'36"E
L36	128.12	N30°36'04"E
L37	108.76	N16°59'56"E
L38	73.73	N00°18'16"E
L39	98.35	N28°22'18"W
L40	134.33	N50°03'12"E
L41	104.77	N17°07'53"W
L42	100.64	N17°58'32"E

LINE TABLE		
LINE	LENGTH	BEARING
L43	80.07	N62°01'43"E
L44	52.33	N23°05'24"E
L45	142.46	N02°42'46"W
L46	96.37	N23°29'54"W
L47	103.55	N32°44'57"E
L48	321.89	N24°04'26"E
L49	270.51	N56°22'04"E
L50	138.45	N79°08'51"E
L51	61.41	S60°42'38"E
L52	190.79	S80°00'53"E
L53	24.33	S48°03'50"E
L54	65.40	S79°48'01"E
L55	186.92	S67°01'03"E
L56	47.71	S09°51'34"E
L57	28.59	S20°33'35"W
L58	152.76	N27°39'15"E
L59	687.67	S69°10'47"E
L60	161.88	S62°30'03"E
L61	87.12	S61°10'38"E
L62	223.25	S59°53'21"E
L63	323.72	S51°14'10"E
L64	97.37	S50°08'52"E
L65	263.41	S52°41'23"E
L66	785.97	S27°26'16"W
L67	151.41	S20°32'37"W
L68	56.10	S22°14'54"W
L69	58.27	S40°50'46"E
L70	668.26	S08°11'43"W
L71	26.41	S16°31'07"W
L72	488.10	S14°09'53"W
L73	223.20	S50°01'31"W
L74	302.42	S80°38'54"W
L75	865.12	S56°53'58"W
L76	469.43	S40°56'29"W
L77	25.37	S33°58'10"W
L78	475.38	S56°01'50"E
L79	170.81	S31°30'38"E
L80	720.75	S28°02'07"W
L81	136.87	N61°59'58"W
L82	419.81	N59°52'27"W
L83	536.71	N64°43'45"W
L84	394.63	N64°43'44"W

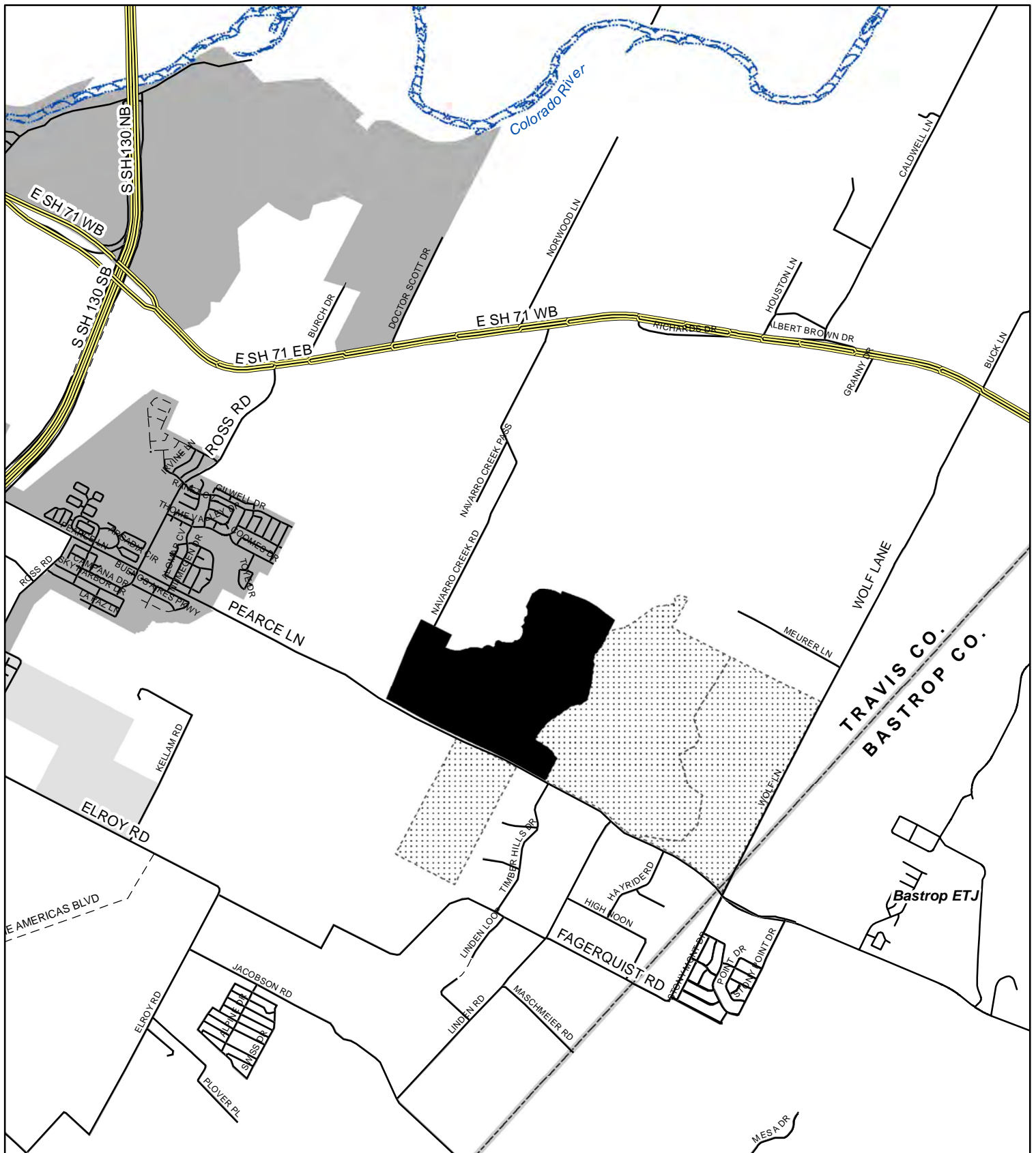
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	9757.39'	498.25'	498.19'	N62°54'51"W	249.18
C2	5314.70'	79.60'	79.60'	N60°39'14"W	39.80
C3	1143.00'	397.93'	395.93'	S37°24'41"W	201.00
C4	1143.00'	152.95'	152.84'	S30°08'09"W	76.59
C5	20.00'	31.42'	28.28'	S11°01'50"E	20.00
C6	535.00'	228.96'	227.21'	S43°46'14"E	116.26
C7	7861.27'	292.21'	292.20'	N60°55'19"W	146.12
C8	6565.50'	553.32'	553.15'	N62°17'18"W	276.82



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PATH-J: \4489\DWG\FN-MUD TRACT2



Southeast Travis County Municipal Utility District No. 2 Annexation Area C7L-2012-0007



City of Austin PDRD
J. Chuter
March 26, 2012

LEGEND

- Annexation Area
- Other Southeast Travis County MUD
- Water Body
- County Line

CURRENT JURISDICTION

- Austin Full Purpose
- Austin Limited Purpose
- Austin ETJ - Agri Development Agmt
- Austin ETJ



- Highway
- Street - Built
- Street - Platted, Unbuilt

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Sources: All data by COA unless otherwise provided.