

EXHIBIT

C7a-2012-0003

Area to be annexed.

(Approximately 146 acres of land out of the Alexander Walters Survey No. 67, Abstract No. 791, the Samuel Cushing Survey No. 70, Abstract No. 164 and the Memucan Hunt Survey No. 88, Abstract No. 397 in Travis County, Texas)

(Portion of Media Square Subdivision, Dessau Hall Subdivision, Portion of Replat of Valex Estates, Resubdivision of Lots 13 and 14 Block B Dessau Business Park Section One, Amended Plat of Lots 1 and 2 Block D Dessau Business Park Section Two, Resubdivision of Lot 1 Dessau Point, Dessau Park II, Dessau Business Park Section One and Wheeler Addition)

(Unplatted Land)

(Portions of Railroad, Dessau Road, Lazyridge Drive, Immanuel Road, Gregg Lane, Old Gregg Lane and East Howard Lane)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR APPROXIMATELY 146 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164 AND THE MEMUCAN HUNT SURVEY NO. 88, ABSTRACT NO. 397 IN TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 146 ACRES OF LAND ARE TO BE MADE A PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 146 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the present westerly right-of-way line of Dessau Road, being the easterly line of Harris Ridge Phase 4 Section A-1, a subdivision of record in Book 97, Pages 177 - 178 of the Plat Records of Travis County, Texas, at the intersection of the present corporate limit line of the City of Austin as adopted by Ordinance No. 940908-M (Case No. C7a-94-010) with another corporate limit line of the City of Austin as adopted by Ordinance No. 041028-10 (Case No. C7a-04-014), for the southwest 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. 940908-M (Case No. C7a-94-010) with the present westerly right-of-way line of Dessau Road to a point at the intersection of the present westerly right-of-way of Dessau Road and the present corporate limit line of the City of Austin as adopted by Ordinance No. 940908-M (Case No. C7a-94-010), with the westerly prolongation of the northerly line of the Dessau Hall Subdivision, a subdivision of record in Book 96, Pages 103 - 104 of the Plat Records of Travis County, Texas, same being in the easterly line of Wright Subdivision, a subdivision of record in Document No. 200500047 of the Official Public Records of Travis County, Texas, for the most westerly northwest corner of the tract herein described;

THENCE, in an easterly direction along the proposed corporate limit line of the City of Austin, crossing Dessau Road, to a point at the northwest corner of said Dessau Hall Subdivision and the southwest corner of a called 5.3534 acre tract of land conveyed to Robin J. Lieberman by Special Warranty Deed recorded in Document No. 20111900070 of the Official Public Records of Travis County, Texas;

THENCE, continuing in an easterly direction along the proposed corporate limit line of the City of Austin, being the northerly line of said Dessau Hall Subdivision, common with the southerly line of said 5.3534 acre tract to a point in the present westerly right-of-way of a railroad conveyed to the State of Texas by Special Warranty Deed recorded in Volume 11339, Page 2005 of the Real Property Records of Travis County, Texas at the northeast corner of said Dessau Hall Subdivision and the southeast corner of said 5.3534 acre tract;

THENCE, continuing in an easterly direction along the proposed corporate limit line of the City of Austin, crossing said

railroad with the easterly prolongation of the common line of said Dessau Hall Subdivision and said 5.3534 acre tract to a point at it's intersection with the present easterly right-of-way line of said railroad, same being the westerly line of a called 5.027 acre tract of land conveyed to Hahn Tran and Huong Nguyen by Warranty Deed with Vendor's Lien recorded in Document No. 2006160902 of the Official Public Records of Travis County, Texas, for an inside ell corner of the tract herein described;

THENCE, in a northerly direction along the proposed corporate limit line of the City of Austin with the westerly line of said 5.027 acre tract, common in part with the present easterly right-of-way line of said railroad, to the northwest corner of said 5.027 acre tract and the southwest corner of a called 3.6687 acre tract of land conveyed to James M. Moore and Brenda L. Moore, Trustees of the James M. Moore and Brenda L. Moore Living Trust by General Warranty Deed recorded in Document No. 2005019124 of the Official Public Records of Travis County, Texas for an outside ell corner of the tract herein described;

THENCE, in an easterly direction along the proposed corporate limit line of the City of Austin, being the northerly line of said 5.027 acre tract, common with the southerly line of said 3.6687 acre tract to a point in the present westerly right-of-way line of Lazyridge Drive at the northeast corner of said 5.027 acre tract and the southeast corner of said 3.6687 acre tract;

THENCE, continuing in an easterly direction along the proposed corporate limit line of the City of Austin, crossing Lazyridge Drive with the easterly prolongation of the common line of said 5.027 acre tract and said 3.6687 acre tract to a point at its intersection with the present easterly right-of-way of line of Lazyridge Drive, being the westerly line of Dessau Business Park II, a subdivision of record in Document No. 200100244 of the Official Public Records of Travis County, Texas for an inside ell corner of the tract herein described;

THENCE, in a northerly direction along the proposed corporate limit line of the City of Austin with the present easterly right-of-way of line of Lazyridge Drive, common in part with the westerly lines of said Dessau Business Park II and Wheeler Addition, a subdivision of record in Document No. 200300028 of the Official Public Records of Travis County, Texas to the northwest corner of said Wheeler Addition, same being the southwest corner of a called 22.00 acre tract of land conveyed

to Pflugerville I.S.D. by deed recorded in Volume 9988, Page 588 of the Real Property Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, in an easterly direction along the proposed corporate limit line of the City of Austin with the southerly line of said 22.00 acre tract, common in part with the northerly line of said Wheeler Addition and a westerly north line of Lot 7, Block "E" of said Dessau Busi, same being an interior ell corner in the westerly line of said Lot 7, Block "E" of said Dessau Business Park II, for an interior ell corner of the tract herein described;

THENCE, in a northerly direction along the proposed corporate limit line of the City of Austin with the easterly line of said 22.00 acre tract, common in part with the northernmost westerly line of said Dessau Business Park II and the westerly line of Dessau Business Park Section One, a subdivision of record in Book 102, Pages 296 - 297 of the Plat Records of Travis County, Texas to a point in the present southerly right-of-way line of Crystal Bend Drive at the northwest corner of said Dessau Business Park Section One, for the most northerly northwest corner of the tract herein described;

THENCE, in an easterly direction along the proposed corporate limit line of the City of Austin with the present southerly right-of-way line of Crystal Bend Drive common with the northerly line of said Dessau Business Park Section One to the northeast corner of said Dessau Business Park Section One, same being the northwest corner of Bee Hill Addition, a subdivision of record in Book 76, Page 311 of the Plat Records of Travis County, Texas, for the northeast corner of the tract herein described;

THENCE, in a southerly direction along the proposed corporate limit line of the City of Austin with the easterly lines of said Dessau Business Park Section One, said Dessau Business Park II, Amended Plat of Lots 1 and 2 Block D Dessau Business Park Section Two, a subdivision of record in Document No. 200800057 of the Official Public Records of Travis County, Texas and Resubdivision of Lot 1 Dessau Point, a subdivision of record in Document No. 200800190 of the Official Public Records of Travis County, Texas, common in part with the westerly lines of said Bee Hill Addition and Mike Johnson Addition, a subdivision of record in Book 77, Pages 279 - 280 of the Plat Records of Travis County, Texas, to the southeast corner of Lot 2A of said

Resubdivision of Lot 1 Dessau Point, same being the northeast corner of Media Square Subdivision, a subdivision of record in Book 79, Page 167 of the Plat Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, in a westerly direction along the proposed corporate limit line of the City of Austin with the southerly line of Lot 2A of said Resubdivision of Lot 1 Dessau Point common with the northerly line of said Media Square Subdivision to the northerly common corner of Lots 1 and 2 of said Media Square Subdivision, 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 with the common line of Lots 1 and 2 of said Media Square Subdivision to a point of intersection with the present northerly right-of-way line of Gregg Lane for the most easterly southeast corner of the tract herein described;

THENCE, in a westerly, northerly and northwesterly direction along the proposed corporate limit line of the City of Austin with the present northerly and easterly right-of-way line of Gregg Lane and with the southerly remainder line of said Lot 1, Media Square Subdivision and along the southwesterly line of said Resubdivision of Lot 1 Dessau Point to a point at its intersection with the easterly prolongation of the common line of Lots 1 and 2, Block A of Replat of Valex Estates, a subdivision of record in Document No. 200600008 of the Official Public Records of Travis County, Texas, for an inside ell corner of the tract herein described;

THENCE, in a westerly direction along the proposed corporate limit line of the City of Austin with the easterly prolongation of the common line of said Lots 1 and 2, Block A of Replat of Valex Estates, crossing Gregg Lane to the easterly common corner of Lots 1 and 2, Block A of said Replat of Valex Estates;

THENCE, continuing in a westerly direction along the proposed corporate limit line of the City of Austin with the common line of Lots 1 and 2, Block A of said Replat of Valex Estates to the westerly common corner of said Lots 1 and 2, Block A of said Replat of Valex Estates, same being the northeast corner of Whittington Addition No. 2, a subdivision of record in Book 80, Page 16 of the Plat Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, continuing in a westerly direction along the proposed corporate limit line of the City of Austin with the southerly line of Lot 2, Block A of said Replat of Valex Estates and the northerly line of said Whittington Addition No. 2 to the easterly common corner of Lots 2 and 6, Block A of said Replat of Valex Estates for an outside ell corner of the tract herein described;

THENCE, in a northerly and westerly direction along the proposed corporate limit line of the City of Austin with the common line of Lots 2 and 6, Block A of said Replat of Valex Estates to a point in the present easterly right-of-way line of Old Gregg Lane, at the westerly common corner of Lots 2 and 6, Block A of said Replat of Valex Estates, for an outside ell corner of the tract herein described;

THENCE, in a northerly direction along the proposed corporate limit line of the City of Austin with the present easterly right-of-way line of Old Gregg Lane and the westerly line of Lot 2, Block A of said Replat of Valex Estates to the northwest corner of said Lot 2, Block A of said Replat of Valex Estates, same being the intersection of the present easterly right-of-way line of Old Gregg Lane with the present southerly right-of-way line of Gregg Lane, for an inside ell corner of the tract herein described;

THENCE, in a westerly direction along the proposed corporate limit line of the City of Austin, crossing Old Gregg Lane to the northeast corner of Saathoff Subdivision, a subdivision of record in Book 41, Page 31 of the Plat Records of Travis County, Texas, same being the intersection of the present westerly right-of-way line of Old Gregg Lane and the present southerly right-of-way line of Gregg Lane;

THENCE, continuing in a westerly direction along the proposed corporate limit line of the City of Austin with the northerly line of said Saathoff Subdivision and the present southerly right-of-way line of Gregg Lane to a point in the present easterly right-of-way line of said railroad conveyed to the State of Texas at the northwest corner of said Saathoff Subdivision, 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 with the present easterly right-of-way line of said railroad and the westerly line of said Saathoff Subdivision to a point at the intersection of the

present easterly right-of-way line of said railroad and the westerly line of said Saathoff Subdivision with the easterly prolongation of the southerly line of a called 13.790 acre tract of land conveyed to Dessau-Howard, L.L.C., by General Warranty Deed recorded in Document No. 2007209733 of the Official Public Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, in a westerly direction along the proposed corporate limit line of the City of Austin with the easterly prolongation of the southerly line of said 13.790 acre tract, crossing said railroad to the southeast corner of said 13.790 acre tract and the northeast corner of a called 4.828 acre tract of land conveyed to Mercedes S. Hernandez by Quitclaim Deed recorded in Document No. 1999108944 of the Official Public Records of Travis County, Texas;

THENCE, continuing in a westerly direction along the proposed corporate limit line of the City of Austin with the southerly line of said 13.790 acre tract and the northerly line of said 4.828 acre tract to a point on the present easterly right-of-way line of Dessau Road, at the southwest corner of said 13.790 acre tract, same being the northwest corner of said 4.828 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 with the present easterly right-of-way line of Dessau Road to a point on the present corporate limit line of the City of Austin as adopted by Ordinance No. 041028-10 (Case No. C7a-04-014), for the southeast corner of the tract herein described;

THENCE, in a westerly along the present corporate limit line of the City of Austin as adopted by Ordinance No. 041028-10 (Case No. C7a-04-014), crossing Dessau Road 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
08-06-2013

Mary P. Hawkins 8/6/13

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

REFERENCES

Austin Grid P-33 & P-34
TCAD MAPS 2-5433, 2-5633, 2-5636, 2-5638, 2-5833, 2-5836 &
2-5838