

C7a-2014-0003

Area to be annexed.

(Approximately 422 acres of land out of the Noel M. Bain Survey No. 1, Abstract No. 61, the Santiago Del Valle Survey, Abstract No. 24, the Jonathan Bittick Survey No. 500, Abstract No. 54, the Garner Mayes Survey No. 501, Abstract No. 530, the Guillermo Nunez Survey No. 502, Abstract No. 585 and the William Lewis, Sr. Survey No. 2, Abstract No. 479 in Travis County, Texas)

(Portion of A. E. Olson Subdivision)

(Unplatted Land)

(Portions of F.M. 973 and Moore's Bridge Road)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR A TRACT OF LAND CONTAINING APPROXIMATELY 422 ACRES OF LAND OUT THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61, THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, THE JONATHAN BITTICK SURVEY NO. 500, ABSTRACT NO. 54, THE GARNER MAYES SURVEY NO. 501, ABSTRACT NO. 530, THE GUILLERMO NUNEZ SURVEY NO. 502, ABSTRACT NO. 585 AND THE WILLIAM LEWIS, SR. SURVEY NO. 2, ABSTRACT NO. 479 IN TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 422 ACRES OF LAND ARE TO BE MADE PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 422 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point on the present corporate limit line of the City of Austin as adopted by Ordinance No. 031120-36 (C7a-03-018), same being the intersection of the southeasterly right-of-way line of F.M. 973 and the northeasterly right-of-way line of Elroy Road, for the most easterly corner of the tract herein described;

THENCE, in a southerly direction along the southeasterly right-of-way line of F.M. 973, crossing Elroy Road to a point on the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 20100225-38 (C7L-10-002), same being the most westerly northwest corner of a tract being the remainder of a called 1.425 acre tract of land conveyed to SR Development, Inc. by Correction and Replacement Warranty Deed with Vendor's Lien recorded in Document No. 2004106868 of the Official Public Records of Travis County, Texas;

THENCE, continuing in a southwesterly direction along the present corporate city limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 20100225-38 (C7L-10-002) with the southeasterly right-of-way line of F.M. 973, common in part with the northwesterly line of said remainder of a called 1.425 acre tract and a called 1.075 acre tract of land conveyed to SR Development, Inc. by Deed without Warranty recorded in Document No. 2007087977 of the Official Public Records of Travis County, Texas to a point on the present corporate limit line of the City of Austin as adopted by Ordinance No. 860717-Q (C7a-86-002), same being the southwest corner of said 1.075 acre tract and the northwest corner of a called 61.300 acre tract of land conveyed to SR Development, Inc. by Correction and Replacement Warranty Deed with Vendor's Lien recorded in Document No. 2004106868 of the Official Public Records of Travis County, Texas;

THENCE, continuing in a southwesterly direction along the present corporate city limit line of the City of Austin as adopted by Ordinance No. 860717-Q (C7a-86-002) with the southeasterly right-of-way line of F.M. 973, common in part with the northwesterly line of said 61.300 acre tract and F.M 973 Acres, a subdivision of record in Book 80, Page 295 of the Plat Records of Travis County, Texas to a point on the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 20100225-38 (C7L-10-002), same being the southwest corner of said F.M. 973 Acres and the northwest corner of Lot 3, Linda Vista, a subdivision of record in Book 57, Page 91 of the Plat Records of Travis County, Texas;

THENCE, continuing in a southwesterly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 20100225-38 (C7L-10-002) with the southeasterly right-of-way line of F.M. 973, common in part with the northwesterly line of said Linda Vista and a called 3.03 acre tract of land conveyed to TSWG 130, LLC by Special Warranty Deed recorded in Document No. 2009091036 of the Official Public Records of Travis County, Texas to the most westerly northwest corner of a called 41.79 acre tract of land conveyed to Margaret Loeb (deceased) by Warranty Deed recorded in Volume 7263, Page 24 of the Deed Records of Travis County, Texas and listed in First Affidavit of Facts Concerning the Identity of Heirs recorded in Document No. 2010133616 of the Official Public Records of Travis County, Texas;

THENCE, continuing in a southwesterly direction along the proposed corporate limit line of the City of Austin with the southeasterly right-of-way line of F.M. 973, common in part with the northwesterly line of said 41.79 acre tract and a called 88.557 acre tract of land conveyed to John T. Boyd by Warranty Deed recorded in Document No. 2009056797 of the Official Public Records of Travis County, Texas to a point at the intersection of the northeasterly right-of-way line of McAngus Road and the southeasterly right-of-way line of F.M. 973, same being the southwest corner of said 88.557 acre tract;

THENCE, continuing in a southwesterly direction along the proposed corporate limit line of the City of Austin with the southeasterly right-of-way line of F.M. 973, crossing McAngus Road to the northwest corner of a called 3.06 acre tract of land conveyed to Betty Hinton Gomez by Warranty Deed recorded in Document No. 1999126384 of the Official Public Records of Travis County, Texas for an angle point of the tract herein described;

THENCE, in a westerly and southwesterly direction along the proposed corporate limit line of the City of Austin with the southeasterly right-of-way line of F.M. 973, common in part with the northwesterly line of said 3.06 acre tract, a called 3.09 acre tract of land conveyed to Beatrice Alamaraz Amezcuita by Quitclaim Deeds recorded in Document No. 2008195045 and Document No. 2008195046 of the Official Public Records of Travis County, Texas and a called 1.02 acre tract of land owned by Mary S. Gonzalez and listed in Affidavits of Death and Heirship recorded in Document No. 2009096411 and Document No. 2009096412 of the Official Public Records of Travis County, Texas to a point on the curving easterly right-of-way line of F.M. 812 (100' Right-of-Way), for the most southerly corner of the tract herein described;

THENCE, in a northerly and northwesterly direction along the proposed corporate limit line of the City of Austin with the curving easterly and northeasterly right-of-way line of F.M. 812, crossing the southerly terminus of said F.M. 973 to its intersection with a point on the southwesterly line of a called 293.94 acre tract of land conveyed to the City of Austin by Final Judgment recorded in Document No. 2001108909 of the Official Public Records of Travis County, Texas;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin with the northeasterly right-of-way line of F.M. 812, common in part with the southwesterly line of said 293.94 acre tract to the southwest corner of said 293.94 acre tract, same being the southeast corner of a called 71.20 acre tract of land conveyed to IESI TX Landfill, LP by Special Warranty Deed with Vendor's Lien recorded in Document No. 2001161867 of the Official Public Records of Travis County, Texas, for the southwest corner of the tract herein described;

THENCE, in a northeasterly direction along the proposed corporate limit line of the City of Austin with the westerly line of said 293.94 acre tract, common in part with the easterly line of said 71.20 acre tract to the northeast corner of said 71.20 acre tract, also being the southeast corner of a called 67.07 acre tract of land owned by the City of Austin and described in Notice of Lis Pendens recorded in Volume 8475, Page 936 of the Deed Records, 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 northerly line of said 71.20 acre tract, common with the southerly line of said 67.07 acre tract to point on the easterly line of Onion Bluff, a subdivision of record in Document No. 200000015 of the Official Public Records of Travis County, Texas, at the southwest corner of said 67.07 acre tract, same being the northwest corner of said 71.20 acre tract, for an outside ell corner of the tract herein described;

THENCE, in a northerly, easterly and northeasterly direction along the proposed corporate limit line of the City of Austin with the westerly line of said 67.07 acre tract, common in part with the easterly line of said Onion Bluff and a southeasterly east line of a called 40.54 acre tract of land conveyed to Travis County, Texas by Warranty Deed recorded in Volume 8672,

Page 571 of the Real Property Records of Travis County, Texas to the northwest corner of said 67.07 acre tract, same being an inside ell corner of said 40.54 acre tract, for the northwest corner of the tract herein described;

THENCE, in a southeasterly, northeasterly and easterly direction along the proposed corporate limit line of the City of Austin with the northerly line of said 67.07 acre tract and the southerly line of said 40.54 acre tract to a point on the westerly line of said 293.94 acre tract, at the northeast corner of said 67.07 acre tract, same being the southeast corner of said 40.54 acre tract, 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 293.94 acre tract, common in part with the easterly line of said 40.54 acre tract to a point on the southerly line of a called 33.75 acre tract of land conveyed to Travis County by Warranty Deed recorded in Volume 6955, Page 325 of the Deed Records of Travis County, Texas, at the northwest corner of said 293.94 acre tract, same being the most easterly northeast corner of said 40.54 acre tract, for an outside ell corner of the tract herein described;

THENCE, in an easterly and southeasterly direction along the proposed corporate limit line of the City of Austin with the northerly line of said 293.94 acre tract and a called 29.30 acre tract of land conveyed to the City of Austin by Warranty Deed recorded in Volume 11386, Page 1941 of the Real Property Records of Travis County, Texas, common in part with the southerly line of said 33.75 acre tract and a called 14.18 acre tract of land conveyed to Travis County by Warranty Deed recorded in Volume 6955, Page 351 of the Deed Records of Travis County, Texas to a point, at a common angle point of said City of Austin 29.30 acre tract and said Travis County 14.18 acre tract, for an angle point of the tract herein described;

THENCE, in an easterly direction along the proposed corporate limit line of the City of Austin with the northerly line of said 29.30 acre tract to a point for an angle point of the tract herein described;

THENCE, in a northerly direction along the proposed corporate limit line of the City of Austin, crossing Moore's Bridge Road to the most southerly southwest corner of a called 2.359 acre tract of land conveyed to Travis County, Texas by Deed Without Warranty recorded in Document No. 2009051081 of the Official

Public Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, in a southeasterly direction along the proposed corporate limit line of the City of Austin with the southerly line of said 2.359 acre tract to a point being one thousand (1000') feet west of and perpendicular to the easterly right-of-way line of F.M. 973, for an inside ell corner of the tract herein described;

THENCE, in a northerly and northeasterly direction along the proposed corporate limit line of the City of Austin with a line running one thousand (1000') feet west of and parallel to the easterly right-of-way line of F.M. 973, crossing through said 2.359 acre tract, a tract being the remainder of a called 8.47 acre tract of land conveyed to Ruben L. and Emily N. Michalk by deed recorded in Volume 4516, Page 1436 of the Deed Records of Travis County, Texas and a called 5.29 acre tract of land conveyed to County of Travis by Warranty Deed recorded in Volume 6955, Page 351 of the Deed Records of Travis County, Texas to a point on the southerly right-of-way line of Burleson Road, for an outside ell corner of the tract herein described;

THENCE, in a southeasterly direction along the proposed corporate limit line of the City of Austin with the southerly right-of-way line of Burleson Road, common in part with the northeasterly line of said 5.29 acre tract, a called 0.26 acre tract of land conveyed to Carolyn Michalk by Warranty Deed with Vendor's Lien recorded in Document No. 2002064102 of the Official Public Records of Travis County, Texas and Lot 1, A. E. Olson Subdivision recorded in Book 22, Page 1 of the Plat Records of Travis County, Texas to a point on the northwesterly right-of-way line of F.M. 973, at the northeast corner of said Lot 1, A. E. Olson Subdivision, for an inside ell corner of the tract herein described;

THENCE, in a northeasterly direction along the proposed corporate limit line of the City of Austin with the northwesterly right-of-way line of F.M. 973, crossing Burleson Road to a point on the present corporate limit line as adopted by Ordinance No. 961024-K (C7a-96-015) and the present corporate limit line as adopted by Ordinance No. 031120-36 (C7a-03-018), same being the southeast corner of Lot 3, A. E. Olson Subdivision, for an outside ell corner of the tract herein described;

THENCE, along the present corporate limit line as adopted by Ordinance No. 961024-K (C7a-96-015) and the present corporate

limit line as adopted by Ordinance No. 031120-36 (C7a-03-018), crossing F.M. 973 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".

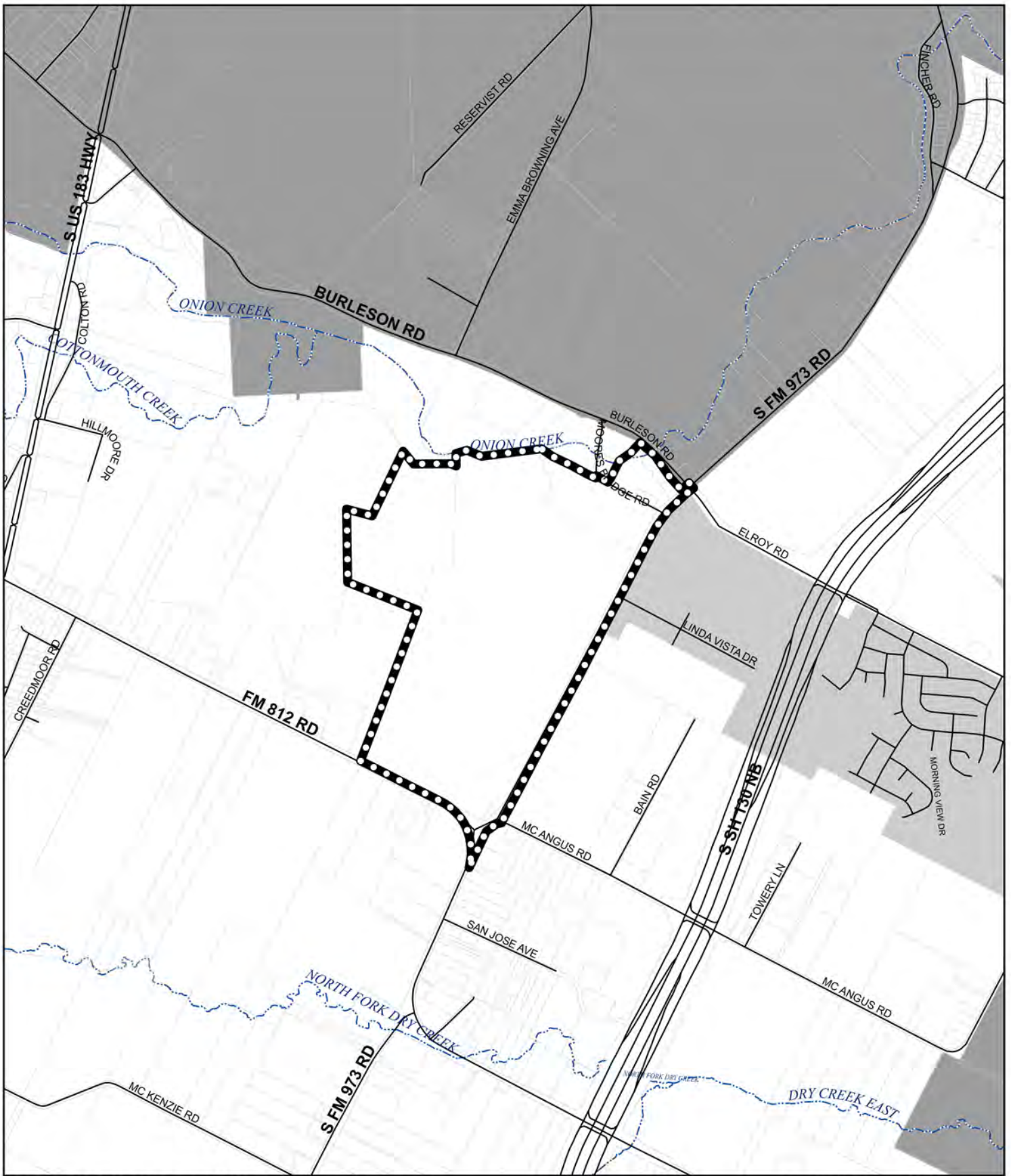
LEGAL DESCRIPTION: Mary P. Hawkins
09-10-2014

Mary P. Hawkins 10/13/14

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

REFERENCES

Austin Grid M-12, M-13, M-14, N-13 & N-14
TCAD MAPS 3-3121, 3-3131 & 3-3921



COA FM 812 Landfill Annexation Area

LEGEND

- Annexation Area
- Lakes
- Street
- Railroad (CAPCOG)
- Major Creek

Jurisdiction

- Austin Full Purpose
- Austin Limited Purpose
- Austin ETJ
- Other City or ETJ

1 in = 2,000 feet



0 500 1,000 2,000 Feet

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 for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. All data by City of Austin except where otherwise indicated.



City of Austin
PDRD
September 1, 2014