

## EXHIBIT A

C7a-2015-0009

Area to be annexed.

(Approximately 135 acres of land  
out of the James Shelton Survey,  
Abstract No. 552 in Williamson  
County, Texas)

(Unplatted Land)

(Portions of Pearson Ranch Road  
and Iveans Way)

### LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR FOUR TRACTS OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE CONTAINING APPROXIMATELY 60.422 ACRES OF LAND OUT OF THE JAMES SHELTON SURVEY, ABSTRACT NO. 552 IN WILLIAMSON COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT TWO CONTAINING APPROXIMATELY 66.600 ACRES OF LAND OUT OF THE JAMES SHELTON SURVEY, ABSTRACT NO. 552 IN WILLIAMSON COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT THREE CONTAINING APPROXIMATELY 7.6 ACRES OF LAND OUT OF THE JAMES SHELTON SURVEY, ABSTRACT NO. 552 IN WILLIAMSON COUNTY, TEXAS AND THE TRACT HEREINAFTER DESCRIBED AS TRACT FOUR CONTAINING APPROXIMATELY 0.7 ACRES OF LAND OUT OF THE JAMES SHELTON SURVEY, ABSTRACT NO. 552 IN WILLIAMSON COUNTY, TEXAS; OF WHICH APPROXIMATELY 135 ACRES OF LAND ARE TO BE MADE PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 135 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### TRACT ONE

BEING approximately 60.422 acres as shown on Preliminary Plan for Heritage Oaks at Pearson Ranch East (Case No. C8J-2014-0058) and being all of that called 60.422 acre tract of land conveyed to England Ranch NE Limited Partnership by Special Warranty Deed recorded in Document No. 2012078048 of the Official Public Records of Williamson County, Texas.

## **TRACT TWO**

BEING approximately 66.600 acres as shown on Preliminary Plan for Heritage Oaks at Pearson Ranch West (Case No. C8J-2014-0059) and being all of that called 66.600 acre tract of land conveyed to England Ranch NW Limited Partnership by Special Warranty Deed recorded in Document No. 2012078044 of the Official Public Records of Williamson County, Texas.

## **TRACT THREE**

BEING approximately 7.6 acres of land being that portion of Pearson Ranch Road bounded on the north by the southerly right-of-way line of Avery Ranch Boulevard, same being the present corporate limit line of the City of Austin as adopted by Ordinance No. 010927-75 (Case No. C7a-01-005) and bounded on the south by the southeasterly prolongation of the southerly right-of-way of Iveans Way to a point on the easterly right-of-way line of Pearson Ranch Road.

## **TRACT FOUR**

BEING approximately 0.7 acre of land being the portion of Iveans Way bounded on the east by the westerly right-of-way line of Pearson Ranch Road and bounded on the west by the westerly line of Pearson Ranch Section One, a subdivision of record in Document No. 2011029172 of the Official Public Records of Williamson County, Texas, same being the present corporate limit line of the City of Austin as adopted by Ordinance No. 20101216-028 (Case No. C7a-10-012).

"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".

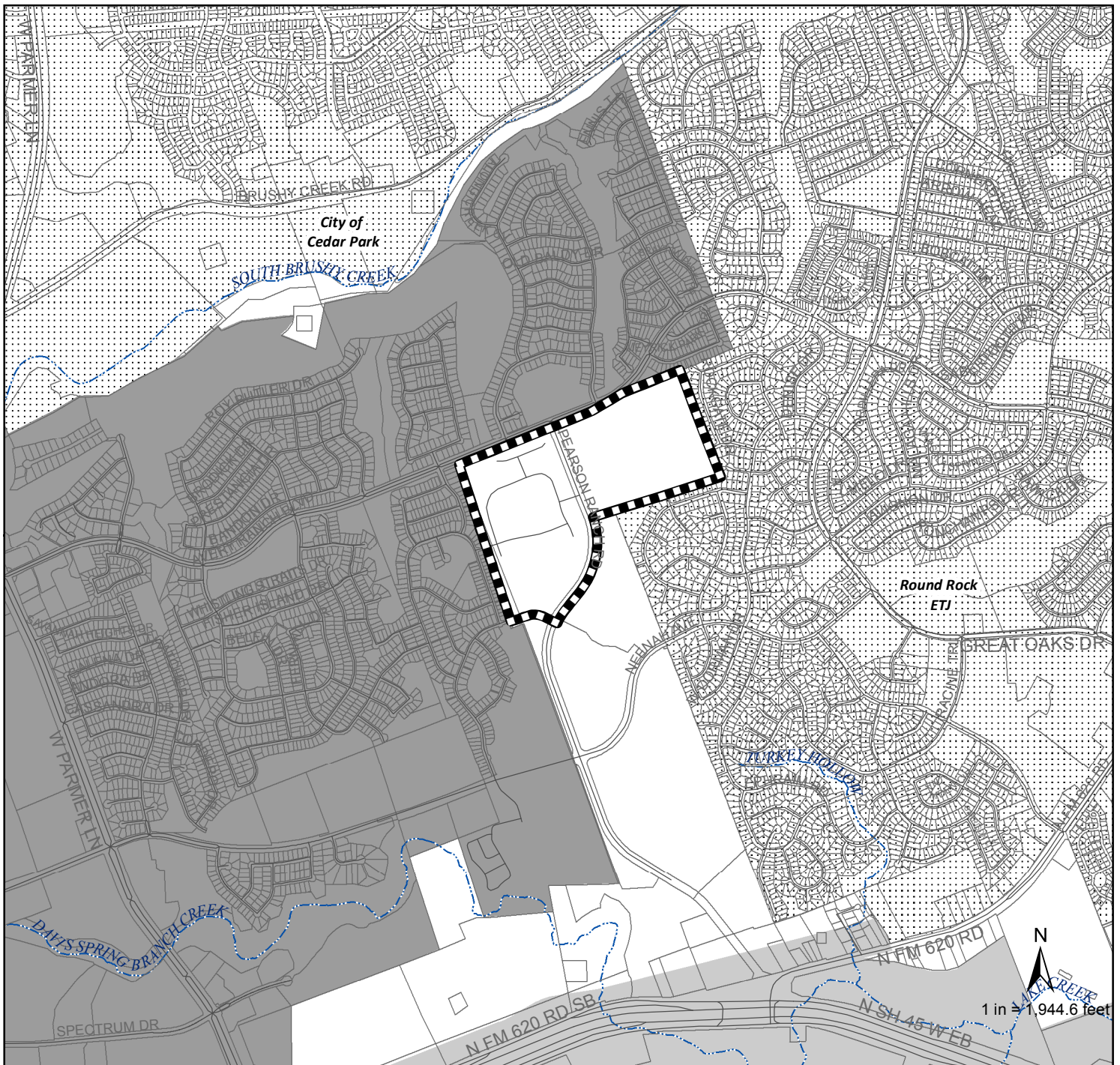
LEGAL DESCRIPTION: Mary P. Hawkins  
09-17-2015

*Mary P. Hawkins 10-21-15*





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

REFERENCES

Austin Grid H-41, H-42 & J-42  
WCAD Property ID R329313 & R504073







## Heritage Oaks at Pearson Ranch Annexation Area

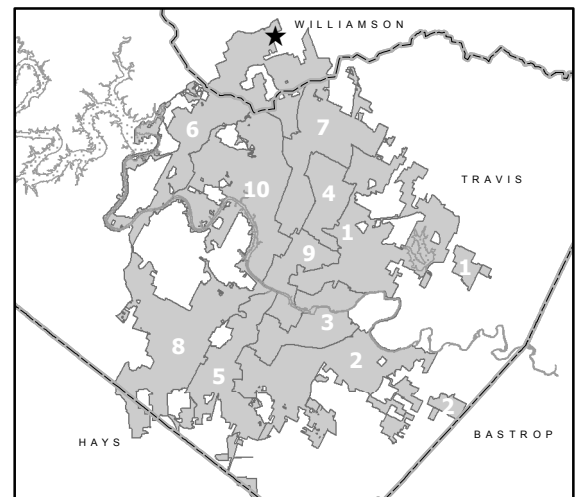
-  Heritage Oaks at Pearson Ranch Annexation Area
-  Parcels
-  Streets
-  Major Creeks

This product has been produced by the Planning and Zoning Department 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.

### Jurisdictions

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

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.



City of Austin  
Planning and Zoning Department  
August 21, 2015

**Heritage Oaks at Pearson Ranch Area in  
Relation to 2015 Austin City Council Districts**