

C7a-2017-0003

Area to be annexed.

(Approximately 34 acres of
land out of the Walker Wilson
Survey No. 2, Abstract No. 27
in Travis County, Texas)

(Portion of Mooreland
Addition)

(Unplatted Land)

(Portions of Chappell Lane,
Mooreland Drive and Easy
Street)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR A TRACT OF LAND
CONTAINING APPROXIMATELY 34 ACRES OF LAND
OUT OF THE WALKER WILSON SURVEY NO. 2,
ABSTRACT NO. 27 IN TRAVIS COUNTY, TEXAS; OF
WHICH APPROXIMATELY 34 ACRES OF LAND ARE TO
BE MADE PART OF THE CITY OF AUSTIN, SAID
APPROXIMATELY 34 ACRES BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point a point of tangency of a curve to the left
at the intersection of the present northerly right-of-way line
of Chappell Lane and the present easterly right-of-way line of
Manchaca Road (also known as F.M. 2304), being on the present
corporate limit line of the City of Austin as adopted by
Ordinance No. 021205-51 (Case No. C7a-02-001), same being in the
southerly line of Lot 142, Block B of Canterbury Trails Section
V, a subdivision of record in Book 102, Page 292 of the Plat
Records of Travis County, Texas, for the northwest corner of the
tract herein described;

THENCE, in an easterly direction along the present corporate
limit line of the City of Austin as adopted by Ordinance No.
021205-51 (Case No. C7a-02-001) with the present northerly
right-of-way line of Chappell Road, common in part with the
southerly line of said Canterbury Trails Section V to a point in
the present corporate limit line of the City of Austin as
adopted by Ordinance No. 031204-28 (Case No. C7a-03-023), same

being the intersection of the present northerly right-of-way line of Chappell Lane and the northerly prolongation of the easterly right-of-way line of Mayo Street and the westerly line of Block A of Chappell Hill, a subdivision of record in Document No. 200400049 of the Official Public Records of Travis County, Texas, for the northeast corner of the tract herein described;

THENCE, in a southerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 031204-28 (Case No. C7a-03-023), same being the prolongation of the easterly right-of-way line of Mayo Street and westerly line of Block A of said Chappell Hill, passing the northwest corner of said Block A of said Chappell Hill and continuing with the easterly right-of-way line of Mayo Street and the westerly line of said Block A of said Chappell Hill, passing the southwest corner of Block A of said Chappell Hill, continuing across Mooreland Drive with the southerly prolongation of the easterly right-of-way line of Mayo Street and the westerly line of Block A of said Chappell Hill to a point on the southerly right-of-way line of Mooreland Drive, being the common north corner of Lot 3 and Lot 4, Block D of said Chappell Hill, for the most easterly southeast corner of the tract herein described;

THENCE, in a westerly direction continuing along the present corporate limit line of the City of Austin as adopted by Ordinance No. 031204-28 (Case No. C7a-03-023) with the southerly right-of-way line of Mooreland Drive, common in part with the northerly line of Block D of said Chappell Hill, the northerly terminus of Mary Hargrove Lane and Block E of said Chappell Hill to a point at the northwest corner of Block E of said Chappell Hill, same being the northeast corner of a called 0.861 acre tract of land (erroneously called 0.17 acre in current deeds - previous conveyance recorded in Volume 3293, Page 750 describes the correct acreage of 0.861 acre) conveyed to Jesse Gurley by Heir's Special Warranty Deeds recorded in Document No. 201003090 and Document No. 2010003091 of the Official Public Records of Travis County, Texas, for an inside ell corner of the tract herein described;

THENCE, in a southerly direction continuing along the present corporate limit line of the City of Austin as adopted by Ordinance No. 031204-28 (Case No. C7a-03-023) with the westerly line of Block "E" of said Chappell Hill, common in part with the easterly line of said 0.861 acre tract to a point on the present corporate limit line of the City of Austin as adopted by Ordinance No. 20071108-027 (Case No. C7a-07-016), at the

northeast corner of Lot 11, Block "D" of Morningside Subdivision, a subdivision of record in Document No. 200700191 of the Official Public Records of Travis County, Texas and the southeast corner of said 0.861 acre tract, for an outside ell corner of the tract herein described;

THENCE, in a westerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20071108-027 (Case No. C7a-07-016) with the northerly line of Block D of said Morningside Subdivision, common with the southerly line of said 0.861 acre tract, a called 0.17 acre tract of land referred to as "Tract II" and a called 0.861 acre tract of land referred to as "Tract I" conveyed to Vera Bruce by Warranty Deed recorded in Volume 9687, Page 838 of the Real Property Records of Travis County, Texas to a point on the easterly right-of-way line of Easy Street, at the northwest corner of Lot 1, Block D of said Morningside Subdivision and the southwest corner of said Bruce 0.861 acre tract for an inside ell corner of the tract herein described;

THENCE, in a southerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20071108-027 (Case No. C7a-07-016) with the easterly right-of-way line of Easy Street, common in part with the westerly line of Lot 1, Block D of said Morningside Subdivision to a point within the right-of-way of St. Stanislaws Drive being the intersection of the easterly right-of-way line of Easy Street and the easterly prolongation of the northerly line of Lot 8, Block E of said Morningside Subdivision and the southerly line of Lot 9, Block 5 of Mooreland Addition, a subdivision of record in Book 8, Page 134 of the Plat Records of Travis County, Texas, for the most southerly southeast corner of the tract herein described;

THENCE, in a westerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20071108-027 (Case No. C7a-07-016), same being the northerly line of Lot 8, Block E of said Morningside Subdivision and the southerly line of Lot 9 and Lot 8, Block 5 of said Mooreland Addition to a point on the present easterly right-of-way line of Manchaca Road, at the northwest corner of Lot 8, Block E of said Morningside Subdivision, for the southwest 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 Manchaca Road, crossing Lot 8, Block 5 of

said Mooreland Addition to the southwest corner of a called 0.797 acre tract of land conveyed to Rogyas, LLC by Warranty Deed with Vendor's Lien recorded in Document No. 2015088447 of the Official Public Records of Travis County, Texas;

THENCE, continuing in a northerly direction along the proposed corporate limit of the City of Austin with the present easterly right-of-way line of Manchaca Road, common in part with the westerly line of said 0.797 acre tract to a point of curvature of a curve to the right;

THENCE, in a northeasterly direction along the proposed corporate limit line of the City of Austin with said curve to the right, same being the present easterly right-of-way line of Manchaca Road and the northwesterly line of said 0.797 acre tract to a point of tangency on the southerly right-of-way line of Mooreland Drive;

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 Manchaca Road, crossing Mooreland Drive to a point of curvature on the southerly line of Lot 1, Block 1 of said Mooreland Addition;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin with said curve to the right, same being the present easterly right-of-way line of Manchaca Road, crossing into the interior of Lot 1, Block 1 of said Mooreland Addition to a point of tangency;

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 Manchaca Road, crossing Lots 1 through 13, inclusively, Block 1 of said Mooreland Addition to a point of curvature of a curve to the right;

THENCE, in a northeasterly direction along the proposed corporate limit line of the City of Austin with said curve to the right, same being the present easterly right-of-way line of Manchaca Road to a point of tangency on the present southerly line of Chappell Lane and the northerly line of Lot 13, Block 1 of said Mooreland Addition;

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 Manchaca Road, crossing Chappell Lane 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
09-01-2016

Mary P. Hawkins Revised 9-12-17

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

REFERENCES

Austin Grid E-12
TCAD MAPS 4-3623 & 4-3823