

C7a-2017-0004

Area to be annexed.

(Approximately 212 acres of land out of the H.E. & W.T.R.R. Co. Survey No. 199 Abstract No. 2300, the R. L. Preece Survey No. 2, Abstract No. 2269, the E. R. McLean Survey No. 200, Abstract No. 2359, the L. East Survey No. 74, Abstract No. 2763, the D & W R.R. Co. Survey No. 71, Abstract No. 240, the W. R. Hobbs Survey No. 450, Abstract No. 375 and the I. & G.N.R.R. Co. Survey No. 42, Abstract No. 2113 in Travis County, Texas)

(Portion of River Place Water Storage Site, Portion of River Place Treatment Plant, Portion of River Place Section 1, Portion of Lot 4, Block C River Place Section 4, Portion of River Place Section 9 and Portion of River Place Section 26)

(Unplatted Land)

#### LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR FOUR TRACTS OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE CONTAINING APPROXIMATELY 6 ACRES OF LAND OUT OF THE R. L. PREECE SURVEY NO. 2, ABSTRACT NO. 2269 IN TRAVIS COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT TWO CONTAINING APPROXIMATELY 146 ACRES OF LAND OUT OF THE H.E. & W.T.R.R. SURVEY NO. 199, ABSTRACT NO. 2300, THE E. R. MCLEAN SURVEY NO. 200, ABSTRACT NO. 2359, THE L. EAST SURVEY NO. 74, ABSTRACT NO. 2763 IN TRAVIS COUNTY, TEXAS AND THE DAL. & WICH. R.R. CO. SURVEY NO. 71, ABSTRACT NO. 240 IN TRAVIS COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT THREE CONTAINING APPROXIMATELY 58 ACRES OF LAND OUT OF THE DAL. & WICH. R.R. CO. SURVEY NO. 71,

ABSTRACT NO. 240, THE W. R. HOBBS SURVEY NO. 450, ABSTRACT NO. 375 AND THE I. & G.N.R.R. SURVEY NO. 42, ABSTRACT NO. 2113 IN TRAVIS COUNTY, TEXAS AND THE TRACT HEREINAFTER DESCRIBED AS TRACT FOUR CONTAINING APPROXIMATELY 2 ACRES OF LAND OUT OF THE W. R. HOBBS SURVEY NO. 450, ABSTRACT NO. 375 IN TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 212 ACRES OF LAND ARE TO BE MADE PART OF THE CITY OF AUSTIN, SAID APPROXIMATE 212 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### TRACT ONE

BEING a portion of Lot 4, Block "C", River Place Section 4, a subdivision of record in Book 85, Pages 4D - 5B of the Plat Records of Travis County, Texas, and being all of said Lot 4, Block "C", River Place Section 4 lying north of Lots 1-3 and 5-8 of said Block "C" and a line connecting the northeast corner of said Lot 5, Block "C" and the northwest corner of said Lot 3, Block "C" containing approximately 6 acres of land.

#### TRACT TWO

BEGINNING at a point at the intersection of the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001) and the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005) at an angle point of a called 11.979 acre tract of land conveyed to The Maple Leaf Company, Ltd. By Special Warranty Deed recorded in Document No. 2001108791 of the Official Public Records of Travis County, Texas and of a called 1751.95 acre tract of land conveyed to The City of Austin by Special Warranty Deed recorded in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, departing the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005) and in a southerly, easterly and southwesterly line along the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001), crossing said 11.979 acre tract, a called 3.85 acre tract of land conveyed to River Place Municipal Utility District by Special Warranty Deed recorded in

Document No. 2002057440 of the Official Public Records of Travis County, Texas, Lot "A", Block 1, River Place Section 1, a subdivision of record in Book 84, Pages 103A - 105B of the Plat Records of Travis County, Texas, Lot 2, River Place Section 9, a subdivision of record in Book 85, Pages 96B - 97A of the Plat Records of Travis County, Texas, Lot 2, Block "A", River Place Water Storage Site, a subdivision of record in Book 84, Pages 189C - 190A of the Plat Records of Travis County, Texas and a called 90.650 acre tract of land conveyed to River Place Municipal Utility District by Special Warranty Deed recorded in Document No. 2002057440 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. 001130-44 (C7a-00-005), same being the southerly line of said 90.650 acre tract, also being the easterly line of said 1751.95 acre tract, for the southeast corner of the tract herein described;

THENCE, departing the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001) in a northerly and westerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005), same being a easterly and northerly line of said 1751.95 acre tract, common with the southerly line of said 90.650 acre tract to a point at the southwest corner of said 90.650 acre tract, same being an inside ell corner of said 1751.95 acre tract, 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. 001130-44 (C7a-00-005), same being an easterly line of said 1751.95 acre tract common with the westerly line of said 90.650 acre tract and said Lot "A", Block 1, River Place Section 1 and said Lot 2, River Place Section 9 to a point, for the northwest corner of the tract herein described;

THENCE, in a southeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005), same being a southerly line of said 1751.95 acre tract, common with the northeasterly line of said Lot "A", Block 1, River Place Section 1 to a point at an angle point of said Lot "A", Block 1, for the most easterly northeast corner of the tract herein described;

THENCE, in a southwesterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005), same being a westerly line of said 1751.95

acre tract, common in part with an easterly line of said Lot "A", Block 1, River Place Section 1 to a point at the northwest corner of said 11.979 acre tract, for an inside ell corner of the tract herein described;

THENCE, in a southeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005), same being a southerly line of said 1751.95 acre tract, common in part with the northerly line of said 11.979 acre tract to the POINT OF BEGINNING.

### TRACT THREE

BEGINNING at a point at the intersection of the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001) and the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005) on a southerly line of a called 1751.95 acre tract of land conveyed to The City of Austin by Special Warranty Deed recorded in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas, same being the northerly line of Lot 1, Block A, River Place Section 26, a subdivision of record in Document No. 200200255 of the Official Public Records of Travis County, Texas, for the northeast corner of the tract herein described;

THENCE, departing the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005) in a southerly and southeasterly direction along the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001), crossing said Lot 1, Block A, River Place Section 26, Lot 3, Block "A", River Place Treatment Plant, a subdivision of record in Book 84, Pages 188B - 188D of the Plat Records of Travis County, Texas, and Lot 127, River Place Section 15, a subdivision of record in Book 103, Pages 56 - 60 of the Plat Records of Travis County, Texas, to a point at the intersection of the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001) and the present corporate limit line of the City of Austin as described in the 1928 City Charter which is the 504.9 contour line;

THENCE, continuing in a southwesterly direction departing the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001) along the present corporate limit line of the City of Austin as described in the 1928 City Charter which is the 504.9 contour line, continuing

across said Lot 127, River Place Section 15 and said Lot 3, Block 'A', River Place Treatment Plant and into the interior of said Lot 1, Block A, River Place Section 26 to a point, for the southeast corner of the tract herein described;

THENCE, in a westerly direction along the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001), continuing across said Lot 1, Block A, River Place Section 26 to a point at the intersection of the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005) and the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001), same being an angle point in the west line of said Lot 1, Block A, River Place Section 26, also being an angle point in the easterly line of said 1751.95 acre tract, 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. 001130-44 (C7a-00-005), same being an easterly line of said 1751.95 acre tract, common with the westerly line of said Lot 1, Block A, River Place Section 26 to a point at the northwest corner of said Lot 1, Block A, River Place Section 26, same being an inside ell corner of said 1751.95 acre tract, for the northwest corner of the tract herein described;

THENCE, in an easterly direction along present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005), same being an southerly line of said 1751.95 acre tract, common with the northerly line of said Lot 1, Block A, River Place Section 26 to the POINT OF BEGINNING.

### **TRACT THREE**

BEING approximately 2 acres of land out of a called 2.60 acre tract of land conveyed to Herd Austin Realty by Warranty Deed recorded in Document No. 2015065380 of the Official Public Records of Travis County, Texas and being that portion lying north of the present corporate limit line of the City of Austin as described in the 1928 City Charter which is the 504.9 contour line.

"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  
10-02-2017

*Mary P. Hawkins 10-2-17*

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

REFERENCES

Austin Grid C-29, C-30, C-31, C-32 & D-32  
TCAD MAPS 1-3437, 1-3447, 1-4237, 1-4247 & 1-5137