

10-28-04
#12

C7a-04-016

Area to be Annexed.

(Approximately 165 acres of land out of the Phillip McElroy Survey No. 18 and the James Burleson Survey No. 19 in Travis County, Texas).

(The Woodlands - A Proposed Subdivision Case No. C8J-04-0028)

(Unplatted land)

(Portion of Decker Lane)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TWO TRACTS OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE CONTAINING APPROXIMATELY 164 ACRES OF LAND OUT OF THE PHILLIP McELROY SURVEY NO. 18 IN TRAVIS COUNTY, TEXAS AND THE TRACT HEREINAFTER DESCRIBED AS TRACT TWO CONTAINING APPROXIMATELY 1 ACRE OF LAND OUT OF THE PHILLIP McELROY SURVEY NO. 18 AND THE JAMES BURLESON SURVEY NO. 19 IN TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 165 ACRES OF LAND ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN, SAID 165 ACRES BEING MADE UP OF TWO TRACTS OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract 1

BEGINNING at a point at the intersection of the present corporate limit line of the City of Austin as adopted by Ordinance 850718-I (Case No. C7a-85-018), being a line five hundred feet (500.00') north of a parallel to the south right-of-way line of F.M. 969 with the east right-of-way line of Decker Lane, same being in the west line of that certain called 18.568 acre tract of land conveyed to Arthur Howard by deed recorded in Volume 3774 at

Page 1691 of the Deed Records of Travis County, Texas, for the southwest corner of the herein described tract;

THENCE, in a northeasterly direction with the proposed corporate limit line of the City of Austin, being the east right-of-way line of Decker Lane common in part with the northwesterly line of the said Howard 18.568 acre tract, and in part with the northwest of that certain called 0.959 acre tract of land conveyed to A.K. Nelson, et al. by deed recorded in Volume 13181 at Page 339 of the Real Property Records of Travis County, Texas to a point at the most westerly common corner of the said A.K. Nelson, et al. 0.959 acre tract and that certain called 67.338 acre tract of land conveyed to Baker Hughes Oilfield Operations, Inc. by deed recorded in Document No. 1999160709 of the Official Public Records of Travis County, Texas, for the most westerly northwest corner of the herein described tract;

THENCE, in a southeasterly direction with the proposed corporate limit line of the City of Austin, being the common dividing line of the said A.K. Nelson et al. 0.959 acre tract and the said Baker Hughes Oilfield Operations, Inc. 67.338 acre tract to a point in the westerly line of that certain called 2.606 acre tract of land conveyed to A.K. Nelson, Jr. by deed recorded in Volume 3605 at Page 1891 of said Deed Records at the common easterly corner of the said A.K. Nelson et al. 0.959 acre tract and the said Baker Hughes Oilfield Operations, Inc. 67.338 acre tract, for an inside ell corner of the herein described tract;

THENCE, in a northeasterly direction along the proposed corporate limit line of the City of Austin, being the southeasterly line of the said Baker Hughes Oilfield Operations, Inc. 67.338 acre tract common in part with the northwest line of the said A.K. Nelson, Jr. 2.606 acre tract, in part with the northwest line of that certain called 107.934 acre tract of land conveyed to A.K. Nelson, et al. by said deed recorded in Volume 13181 at Page 339, and in part with the northwesterly line of that certain called 23.325 acre tract of land conveyed to David W. Nelson, Trustee of the Eugene Nelson Trust by said deed recorded in Volume 13181 at Page 339 to a point in the south right-of-way line of Hog Eye Road at the northerly

common corner of the said Baker Hughes Oilfield Operations, Inc. 67.338 acre tract and the said David W. Nelson, Trustee 23.325 acre tract, for the northerly northwest corner of the herein described tract;

THENCE, in a southeasterly direction along the proposed corporate limit line of the City of Austin, being the south right-of-way line of Hog Eye Road, same being the north line of the said David W. Nelson, Trustee 23.325 acre tract to a point at the northerly common corner of the said David W. Nelson, Trustee 23.325 acre tract and that certain called 23.76 acre tract of land conveyed to Willis A. McVey, Trustee of the McVey Family Trust by deed recorded in Volume 12990 at Page 1024 of said Real Property Records, for the most northerly northeast corner of the herein described tract;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin, being the common dividing line of the said David W. Nelson, Trustee 23.325 acre tract and the said Willis A. McVey, Trustee 23.76 acre tract to a point in the northerly line of the said A.K. Nelson 107.934 acre tract at the common southerly corner of the said David W. Nelson, Trustee 23.325 acre tract and the said Willis A. McVey, Trustee 23.76 acre tract, for an inside ell corner of the herein described tract;

THENCE, in a southeasterly direction along the proposed corporate limit line of the City of Austin, being the common dividing line of the said A.K. Nelson, et al. 107.934 acre tract and the said Willis A. McVey, Trustee 23.76 acre tract to a point at the southeast corner of the said Willis A. McVey, Trustee 23.76 acre tract, same being an inside ell corner of the said A.K. Nelson, et al. 107.934 acre tract, for an inside ell corner of the herein described tract;

THENCE, in a northeasterly direction along the proposed corporate limit line of the City of Austin, being the common dividing line of the said A.K. Nelson, et al. 107.934 acre tract and the said Willis A. McVey, Trustee 23.76 acre tract to a point at the southwest corner of that

certain called 23.75 acre tract of land conveyed to Terry Lynn Smith Graham and Harvey Allen Smith in Document No. 75412 of the Travis County, Texas Probate Court Records, being an outside ell corner of the said A.K. Nelson, et al. 107.934 acre tract, for an outside ell corner of the herein described tract;

THENCE, in a southeasterly direction along the proposed corporate limit line of the City of Austin, being the common dividing line of the said A.K. Nelson, et al. 107.934 acre tract and the said Terry Lynn Smith Graham and Harvey Allen Smith 23.75 acre tract to a point in the northwest line of Imperial Valley Section II, a subdivision of record in Plat Book 50 at Page 62 of the Plat Records of Travis County, Texas at the easterly common corner of the said A.K. Nelson, et al. 107.934 acre tract and the said Terry Lynn Smith Graham and Harvey Allen Smith 23.75 acre tract, for the most easterly northeast corner of the herein described tract;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin, being common dividing line of the said A.K. Nelson, et al. 107.934 acre tract and Imperial Valley Section II to a point at the most easterly southeast corner of the said A.K. Nelson, et al. 107.934 acre tract, same being the northeast corner of Lot 1, Thunderbird Farms, a subdivision of record found in Plat Book 75 at Page 315 of said Plat Records, for the most easterly southeast corner of the herein described tract;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin, being a southerly line of the said A.K. Nelson' et al. 107.934 acre tract common in part with the northerly line of said Lot 1, Thunderbird Farms and in part with the northerly line of that certain called 12.856 acre tract of land conveyed to Patsy Jones by deed recorded in Volume 12009 at Page 2524 of said Real Property Records to a point at the northwest corner of the said Patsy Jones 12.856 acre tract, same being an inside ell corner of the said A.K. Nelson, et al. 107.934 acre tract, for an inside ell corner of the herein described tract;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin, being a southeasterly line of the said A.K. Nelson, et al. 107.934 acre tract common in part with northwesterly line of the said Patsy Jones 12.856 acre tract and in part with a northwesterly line of that certain called 9.813 acre tract of land conveyed to R & R Mobile Home Joint Venture by deed recorded in Volume 11851 at Page 1965 of said Real Property Records, and in part with the northwesterly lines of Lot 1 and Lot 2 Thunderbird Village, a subdivision of record found in Plat Book 55 at Page 33 of said Plat Records to a point at the intersection of the common dividing line of the said A.K. Nelson, et al. 107.934 acre tract and said Lot 1, Thunderbird Village with the present corporate limit line of the City of Austin as adopted by Ordinance 850718-I (Case No. C7a-85-018), being a line five hundred feet (500.00') north of a parallel to the south right-of-way line of F.M. 969, for the most southerly southeast corner of the herein described tract;

THENCE, in a northwesterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance 850718-I (Case No. C7a-85-018), being a line five hundred feet (500.00') north of a parallel to the south right-of-way line of F.M. 969 to the point of beginning, and containing approximately 164 acres of land more or less out of the Phillip McElroy Survey No. 18 in Travis County, Texas.

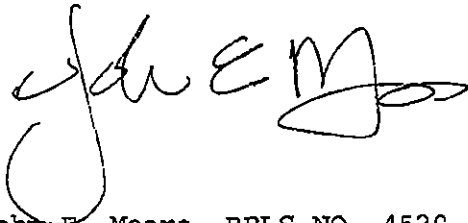
Tract 2

Being that portion of Decker Lane lying north of the present corporate limit line of the City of Austin as adopted by Ordinance 850718-I (Case No. C7a-85-018), being a line five hundred feet (500.00') north of a parallel to the south right-of-way line of F.M. 969, and lying south of a line being the northwesterly prolongation of the common dividing line of that certain called 0.959 acre tract of land conveyed to A.K. Nelson, et al. by deed recorded in Volume 13181 at Page 339 of the Real Property Records of Travis County, Texas and that certain called 67.338 acre

tract of land conveyed to Baker Hughes Oilfield Operations, Inc. by deed recorded in Document No. 1999160709 of the Official Public Records of Travis County, Texas, containing approximately 1 acre of land more or less out of the Phillip McElroy Survey No. 18 and the James Burleson Survey No. 19 in Travis County, Texas.

"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: John E. Moore
10-21-2004



10-21-2004

APPROVED: John E. Moore, RPLS NO. 4520
Engineering Services Division
Department of Public Works
City of Austin

REFERENCES

TCAD MAP NO's. 2-1031 & 2-1041
Austin Grid's P-22, P-23 & Q-23