



**Annexation - Conduct and Approve
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: 34
AGENDA DATE: Thu 06/10/2004
PAGE: 1 of 1

SUBJECT: Approve an ordinance on first reading only for the annexation of the Ribelin Ranch Area for limited purposes of planning and zoning. (Approximately 750 acres in Travis County north of the intersection of McNeil Drive and FM 2222).

AMOUNT & SOURCE OF FUNDING: Limited purpose annexation does not have a significant fiscal impact.

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Transportation, Planning **DIRECTOR'S**
DEPARTMENT: and Sustainability **AUTHORIZATION:** Austan Librach

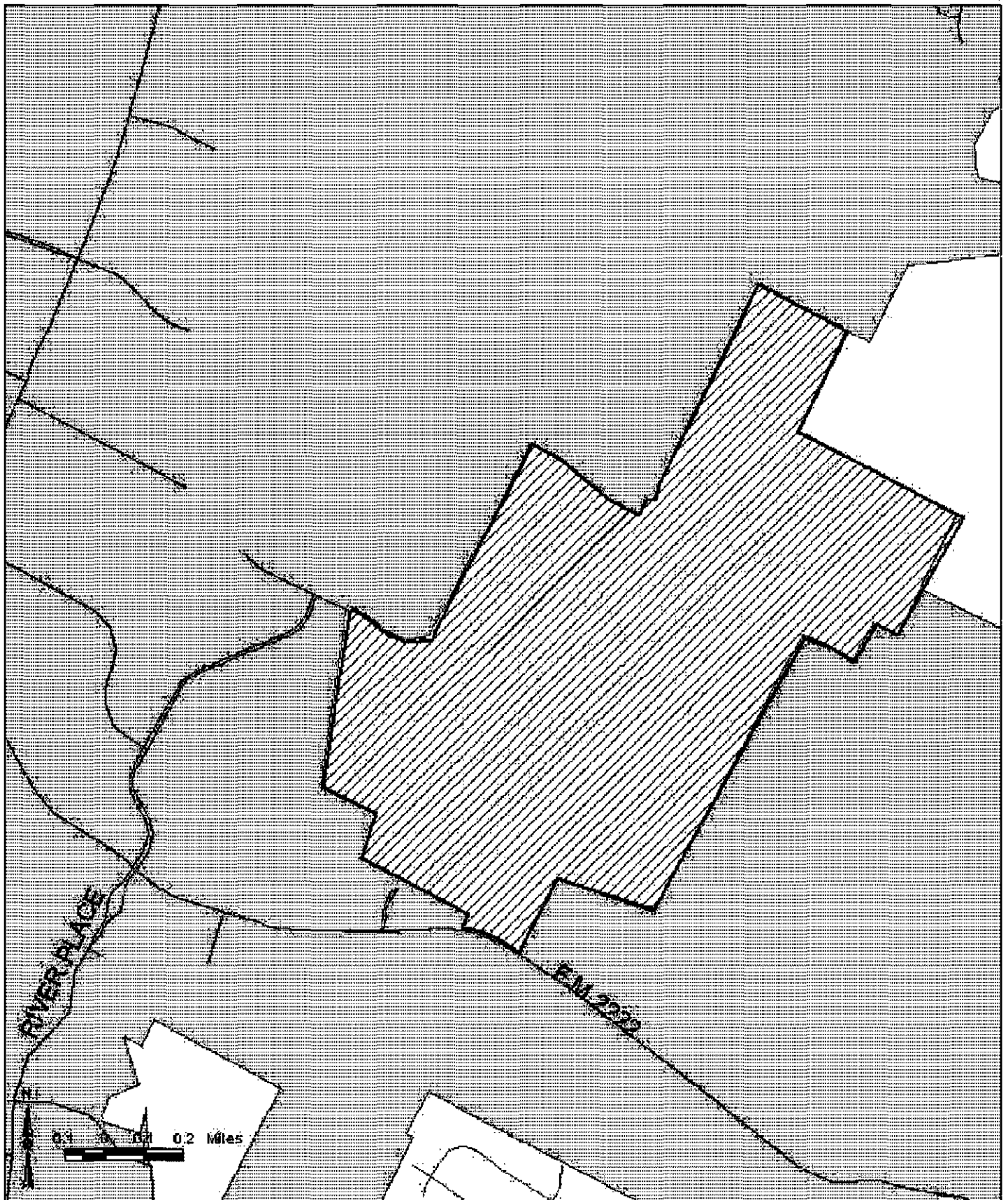
FOR MORE INFORMATION CONTACT: Ben Luckens, 974-2697; Virginia Collier, 974-2022;
Sylvia Arzola, 974-6448

PRIOR COUNCIL ACTION: Public hearings held on May 6, 2004 and May 13, 2004.

BOARD AND COMMISSION ACTION: N/A

Ribelin Ranch is being proposed for consensual limited purpose annexation and phased conversion to full purpose status. A PUD zoning case is currently in process for Ribelin Ranch.





An ordinance approving a regulatory plan for the area will be scheduled for consideration in conjunction with final approval of this annexation ordinance.



Ribelin Ranch

C7L-04-002

City of Austin
Transportation, Planning, & Sustainability Dept
March 18, 2004

-  Proposed Annexation Area
-  City of Austin - Full Purpose
-  City of Austin - Limited Purpose
-  City of Austin - ETJ

ORDINANCE NO.

AN ORDINANCE ANNEXING FOR THE LIMITED PURPOSES OF PLANNING AND ZONING ADDITIONAL TERRITORY ADJACENT TO THE CITY LIMITS OF THE CITY OF AUSTIN, CONSISTING OF APPROXIMATELY 748 ACRES OF LAND LOCATED IN TRAVIS COUNTY, TEXAS, AND REFERRED TO AS THE "RIBELIN RANCH" AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Council makes the following findings.

- (A) Notice of two public hearings concerning the limited purpose annexation of the territory described in Exhibit A, referred to as the Ribelin Ranch Area, was published in a newspaper of general circulation in the City of Austin and in the area to be annexed; and on the City of Austin internet website.
- (B) The public hearings were held on May 6, 2004 at 6:00 p.m. and on May 13, 2004 at 6:00 p.m. at the Lower Colorado River Authority, Hancock Building, 3700 Lake Austin Boulevard, Austin, Texas.
- (C) A report containing a planning study and regulatory plan for the territory to be annexed was prepared more than 10 days before the first public hearing.
- (D) Notice of the availability of the report was published twice in a newspaper of general circulation in the area to be annexed.
- (E) The public hearings were concluded after providing an opportunity for all persons present to be heard with respect to the proposed annexation.
- (F) The Regulatory Plan, as amended by City Council, shall be approved by separate ordinance.
- (G) The limited purpose annexation of this territory serves the interests of the current and future residents of the City of Austin.
- (H) All procedural requirements imposed by state law for the limited purpose annexation of the territory described in Exhibit A have been met.

PART 2. The present boundary limits of the City are amended to include the territory described in Exhibit A for limited purposes of planning and zoning. The territory is

within the extraterritorial jurisdiction and adjacent to the city limits of the City of Austin in Travis County, Texas. The territory is annexed into the City for the limited purposes of planning and zoning.

PART 3. The City Council declares that its purpose is to annex to the City of Austin each part of the area described in Exhibit A as provided in this ordinance, whether any other part of the described area is effectively annexed to the City. If this ordinance is held invalid as to any part of the area annexed to the City of Austin, that invalidity does not affect the effectiveness of this ordinance as to the remainder of the area.

If any area or lands included within the description of the area set out in Exhibit A are: (1) presently part of and included within the general limits of the City of Austin; (2) presently part of and included within the limits of any other city, town, or village; or (3) are not within the jurisdiction or power of the City of Austin to annex, then that area is excluded and excepted from the area annexed.

PART 4. This ordinance takes effect on _____, 2004.

PASSED AND APPROVED

_____, 2004

§
§
§

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Brown
City Clerk

TRACT 1

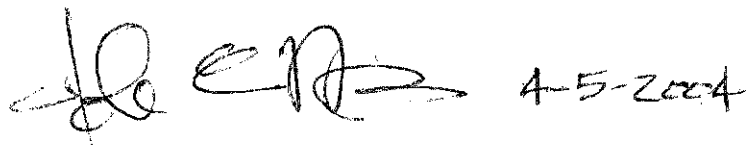
Being all of that certain 428.069 acre tract of land surveyed by Robert C. Watts, Texas Registered Professional Land Surveyor No. 4995, dated March 11, 2004, and described in attached Exhibit "A".

TRACT 2

Being all of that certain 319.709 acre tract of land surveyed by Phillip L. McLaughlin, Texas Registered Professional Land Surveyor No. 5300, dated February 19, 2002, and described in attached Exhibit "B".

"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
04-05-2004



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

REFERENCES

TCAD MAPS 1-5127 & 1-5927
Austin Grid D-33, D-34, E-33, E-34, E-35 & F-34

C71-04-002

Area to be Annexed for
Limited Purposes.

(Approximately 747.778
acres of land out of the
S.P.R.R. Co. Survey No.
1, the John E. Linn
Survey No. 454, the A. E.
Patton Survey No. 539,
the J.W. Preece Survey
No. 2, the Wm. Bell
Survey No. 802, the John
E. Linn Survey No. 804
and the Wm. Preece Survey
No. 4 in Travis County,
Texas)

(Unplatted Land)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR TWO (2) TRACTS OF
LAND, TRACT ONE CONTAINING APPROXIMATELY
428.069 ACRES OF LAND OUT OF THE
S.P.R.R. CO. SURVEY NO. 1, THE A.E.
PATTON SURVEY NO. 539, THE J.W. PREECE
SURVEY NO. 2, THE WM. BELL SURVEY NO.
802, THE JOHN E. LINN SURVEY NO. 804,
THE JOHN E. LINN SURVEY NO. 454 AND THE
WM. PREECE SURVEY NO. 4 IN TRAVIS
COUNTY, TEXAS; TRACT TWO CONTAINING
APPROXIMATELY 319.709 ACRES OF LAND OUT
OF THE JOHN E. LINN SURVEY NO. 454 AND
THE S.P.R.R. CO. SURVEY NO. 1 IN TRAVIS
COUNTY, TEXAS; SAID TWO (2) TRACTS
CONTAINING APPROXIMATELY 747.778 ACRES OF
LAND ARE TO BE TAKEN INTO AND MADE A
PART OF THE CITY OF AUSTIN, FOR LIMITED
PURPOSES; SAID TWO (2) TRACTS OF LAND
CONTAINING APPROXIMATELY 747.778 ACRES
OF LAND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**428.069 ACRES
RIBELIN RANCH**

A DESCRIPTION OF 428.069 ACRES OF LAND OUT OF THE S.P.R.R. CO. SURVEY NO. 1, THE JOHN E. LINN SURVEY NO. 454, THE J.W. PREECE SURVEY NO. 2 AND THE A.E. PATTON SURVEY NO. 539 ABSTRACT 601, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 740.5 ACRE TRACT DESCRIBED AS PARCEL ONE AND ALL OF A 1.73 ACRE TRACT DESCRIBED AS PARCEL TWO IN STIPULATION OF UNDIVIDED INTERESTS IN LAND TO CHARLES RIBELIN, ET AL, OF RECORD IN VOLUME 9444, PAGE 251 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 428.069 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar with cap set in the north right-of-way line of R.M. 2222 (right-of-way width varies) for the southwest corner of said 1.73 acre tract, from which a ½" rebar found for Point of Curvature Station 86+33.5 of said R.M. 2222 bears along a curve to the left having a radius of 1482.40 feet, an arc length of 264.95 feet and chord of North 86°57'51" West, a distance of 264.60 feet;

THENCE North 28°07'40" East, with the west line of the 1.73 acre tract, passing at a distance of 10.36 feet a ½" rebar found for the southeast corner of Lot 1, Kallestad Laboratories Subdivision, a subdivision of record in Volume 87, Page 6D-7A of the Plat Records of Travis County, Texas, and continuing for a total distance of 183.57 feet to a ½" rebar found for the northeast corner of said Lot 1, being in the south line of the 740.5 acre tract;

THENCE with the north line of Kallestad Laboratories Subdivision and the south line of said 740.5 acre tract, the following two (2) courses:

1. North 62°07'56" West, a distance of 636.64 feet to a ½" rebar found;
2. North 62°07'15" West, a distance of 350.03 feet to a 5/8" rebar found for the northwest corner of Kallestad Laboratories Subdivision, being in the north termination of McNeil Road (120' right-of-way width) and the northeast corner of Austin Center/3M, a subdivision of record in Volume 87, Page 7B-7C of the Plat Records of Travis County, Texas;

THENCE with the north termination of McNeil Drive and the north lines of Lots 4, 3 and 2 of said Austin Center/3M subdivision and the south and west lines of the 740.5 acre tract, the following five (5) courses:

1. North 62°06'52" West, a distance of 608.03 feet to a 60D nail found;
2. North 17°08'47" East, a distance of 599.82 feet to a ½" rebar with cap set;
3. North 62°51'39" West, a distance of 802.36 feet to a ½" rebar found;
4. North 07°05'27" East, a distance of 332.70 feet to a 60D nail found;
5. North 06°55'25" East, a distance of 256.24 feet to a 60D nail found for the northeast corner of Lot 2, Austin Center/3M and the southeast corner of Lot 2, Four Points Centre P.U.D., a subdivision of record in Document No. 200200080 of the Official Public Records of Travis County, Texas;

THENCE with the east line of said Lot 2 and the west line of the 740.5 acre tract, the following three (3) courses:

1. North 06°56'08" East, a distance of 377.78 feet to a 60D nail found;
2. North 06°48'14" East, a distance of 978.92 feet to a 60D nail found;
3. North 06°59'28" East, a distance of 426.52 feet to a ½" rebar found for the northeast corner of Lot 2 and in the south line of a 1.3015 acre City of Austin Right-of-Way Vacation described in Volume 13241, Page 787 of the Real Property Records of Travis County, Texas;

THENCE with the south lines of said 1.3015 acre Right-of-Way Vacation being also the line described in a Boundary Line Agreement of record in Volume 8913, Page 222 of the Real Property Records of Travis County, Texas, the following two (2) courses:

1. South 64°27'45" East, a distance of 179.59 feet to a 5/8" rebar found;
2. South 62°31'01" East, a distance of 421.35 feet to a ½" rebar with cap set for the easternmost corner of the 1.3015 acre Right-of-Way Vacation and in the south line of Lot 1, W.T.P. NO. 4 Subdivision, a subdivision of record in Volume 86, Page 190D-191B;

THENCE with the south and east lines of said Lot 1, W.T.P. NO. 4 Subdivision and said Boundary Agreement Line the following thirteen (13) courses:

1. South 55°33'51" East, a distance of 46.37 feet to a ½" rebar with cap set;

2. South 66°09'08" East, a distance of 198.46 feet to a ½" rebar with cap set;
3. South 44°29'03" East, a distance of 72.53 feet to a 5/8" rebar found;
4. North 75°33'16" East, a distance of 99.37 feet to a ½" rebar with cap set;
5. North 80°13'23" East, a distance of 101.42 feet to a ½" rebar found;
6. North 76°43'58" East, a distance of 148.63 feet to a 5/8" rebar found;
7. North 27°22'21" East, a distance of 351.62 feet to a 5/8" rebar found;
8. North 31°24'24" East, a distance of 300.03 feet to a 5/8" rebar found;
9. North 27°07'13" East, a distance of 389.07 feet to a 5/8" rebar found;
10. North 27°45'57" East, a distance of 532.09 feet to a 5/8" rebar found;
11. North 27°24'36" East, a distance of 432.08 feet to a ½" rebar with cap found;
12. North 26°57'02" East, a distance of 400.95 feet to a 60D nail found;
13. North 27°23'56" East, a distance of 501.64 feet to a ½" rebar found in the south line of a 133.475 acre tract of land described in Volume 11905, Page 928 of the Real Property Records of Travis County, Texas, for the northeast corner of Lot 1 and a northwest corner of the 740.5 acre tract, from which a ½" iron pipe found in the south line of said 133.475 acre tract and the north line of Lot 1 bears North 59°39'33" West, a distance of 141.46 feet;

THENCE with the west lines of the 740.5 acre tract and the south lines of the 133.475 acre tract, the following eight (8) courses:

1. South 61°23'33" East, a distance of 269.87 feet to a 60D nail found;
2. South 51°47'17" East, a distance of 263.72 feet to a 60D nail found;
3. South 47°41'55" East, a distance of 267.27 feet to a ½" rebar with cap set;
4. South 52°17'26" East, a distance of 189.76 feet to a ½" iron pipe found;

5. South 47°21'27" East, a distance of 152.67 feet to a 60D nail found;
6. South 55°03'18" East, a distance of 79.33 feet to a 60D nail found;
7. South 58°59'20" East, a distance of 64.18 feet to a cotton spindle found;
8. South 63°54'37" East, a distance of 365.83 feet to a ½" pipe found for the southeast corner of the 133.475 acre tract;

THENCE with the west lines of the 740.5 acre tract and the east line of the 133.475 acre tract, the following two (2) courses:

1. North 29°05'27" East, a distance of 204.69 feet to a ½" iron pipe found;
2. North 82°40'23" East, a distance of 93.62 feet to a ½" iron pipe found;

THENCE over and across the 740.5 acre tract, the following twenty-four (24) courses:

1. South 58°08'11" East, a distance of 489.16 feet to a ½" rebar with cap set;
2. South 44°25'11" West, a distance of 275.04 feet to a nail with shiner set;
3. South 06°52'25" West, a distance of 174.89 feet to a nail with shiner set;
4. South 02°43'40" East, a distance of 340.83 feet to a nail with shiner set;
5. North 67°40'31" West, a distance of 202.08 feet to a nail with shiner set;
6. South 33°15'36" West, a distance of 157.78 feet to a ½" rebar with cap set;
7. North 85°08'03" West, a distance of 205.25 feet to a ½" rebar with cap set;
8. South 41°51'53" West, a distance of 692.31 feet to a ½" rebar with cap set;
9. South 07°04'09" West, a distance of 141.06 feet to a nail with shiner set;
10. South 78°59'12" West, a distance of 126.15 feet to a nail with shiner set;
11. South 37°21'14" West, a distance of 476.65 feet to a nail with shiner set;

12. South 16°11'39" East, a distance of 224.21 feet to a ½" rebar with cap set;
13. North 75°52'59" West, a distance of 43.01 feet to a nail with shiner set;
14. North 70°45'51" West, a distance of 270.11 feet to a nail with shiner set;
15. South 53°21'39" West, a distance of 137.57 feet to a ½" rebar with cap set;
16. South 09°18'45" East, a distance of 110.94 feet to a ½" rebar with cap set;
17. South 80°41'15" West, a distance of 677.00 feet to a ½" rebar with cap set;
18. South 09°18'45" East, a distance of 427.75 feet to a ½" rebar with cap set;
19. North 80°40'30" East, a distance of 1633.58 feet to a ½" rebar with cap set;
20. South 09°19'30" East, a distance of 50.00 feet to a ½" rebar with cap set;
21. North 80°40'30" East, a distance of 93.01 feet to a ½" rebar with cap set;
22. North 88°40'30" East, a distance of 93.01 feet to a ½" rebar with cap set;
23. North 01°19'30" West, a distance of 50.00 feet to a ½" rebar with cap set;
24. North 88°40'30" East, a distance of 1575.02 feet to a ½" rebar found in the east line of the 740.5 acre tract and the west line of a 942.272 acre tract of land described in Volume 13030, Page 1960 of the Real Property Records of Travis County, Texas;

THENCE with the east line of the 740.5 acre tract and the west line of said 942.272 acre tract, the following twenty (20) courses:

1. South 28°21'45" West, a distance of 84.03 feet to a cotton spindle found;
2. South 28°24'49" West, a distance of 137.35 feet to a 60D nail found;
3. South 28°32'09" West, a distance of 126.99 feet to a ½" rebar found;
4. South 28°30'32" West, a distance of 318.18 feet to a ½" rebar found;

5. South 28°06'17" West, a distance of 252.87 feet to a ½" rebar found;
6. South 28°27'33" West, a distance of 254.98 feet to a ½" rebar found;
7. South 29°16'34" West, a distance of 123.59 feet to a ½" rebar found;
8. South 26°14'35" West, a distance of 115.14 feet to a ½" rebar found;
9. South 27°31'43" West, a distance of 91.76 feet to a ½" rebar found;
10. South 27°52'03" West, a distance of 79.95 feet to a ½" rebar found;
11. South 26°58'26" West, a distance of 82.70 feet to a ½" rebar with cap set;
12. South 28°21'39" West, a distance of 137.46 feet to a ½" rebar found;
13. South 27°50'56" West, a distance of 114.43 feet to a ½" rebar with cap set;
14. South 29°05'50" West, a distance of 115.25 feet to a ½" rebar found;
15. South 28°24'20" West, a distance of 173.92 feet to a ½" rebar found;
16. South 28°34'08" West, a distance of 87.57 feet to a T-post in concrete found;
17. South 28°15'31" West, a distance of 254.75 feet to a ½" rebar found;
18. South 28°00'56" West, a distance of 105.25 feet to T-post in concrete found;
19. South 28°22'36" West, a distance of 212.93 feet to a ½" rebar found;
20. South 28°31'44" West, a distance of 195.65 feet to a ½" rebar found for the northeast corner of 32.76 acre tract of land described as Tract 1 and recorded in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas;

THENCE North 74°27'35" West, with the southeast line of the 740.5 acre tract and the north line of said 32.76 acre tract, a distance of 1351.34 feet to a ½" rebar found for the northwest corner of the 32.76 acre tract;

THENCE with the east line of the 740.5 acre tract and the west line of the 32.76 acre

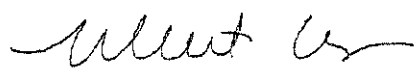
tract, the following two (2) courses:

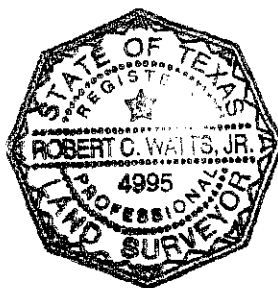
1. South 26°16'44" West, a distance of 628.20 feet to a 60D nail found;
2. South 26°23'26" West, a distance of 323.37 feet to a ½" rebar with cap set for a southeast corner of the 740.5 acre tract, the southwest corner of the 32.76 acre tract, the northeast corner of the 1.73 acre tract and the northwest corner of a 0.31 acre tract of land described as Tract 2 and recorded in Volume 12297, Page 274 of the Real Property Records of Travis County, Texas;

THENCE South 26°43'14" West, with the east line of the 1.73 acre tract and the west line of said 0.31 acre tract, a distance of 109.68 feet to a ½" rebar with cap set in the north right-of-way line of R.M. 2222 for the southwest corner of the 0.31 acre tract and the southeast corner of the 1.73 acre tract, from which a ½" rebar found for Point of Tangency Station 94+67.4 of R.M. 2222 bears along a curve to the right having a radius of 1482.40, an arc length of 12.06 feet and chord of South 58°58'02" East, a distance of 12.06 feet;

THENCE with the north right-of-way line of R.M. 2222 and the south line of the 1.73 acre tract, along a curve to the left having a radius of 1482.40 feet, an arc length of 585.85 feet and chord which bears North 70°31'19" West, a distance of 582.05 feet to the **POINT OF BEGINNING**, containing 428.069 acres of land, more or less.

Surveyed on the ground February, 2004. Bearing Basis is Grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing No. 328-001-T1.


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



3-11-04



Robert
Watts

Contract 9443-1724

**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-476-7103
Fax: 512-476-7105

510 South Congress Ave.
Suite B-100
Austin, Texas 78704

**319.709 ACRES
RIBELIN RANCH**

A DESCRIPTION OF 319.709 ACRES OF LAND OUT OF THE S.P.R.R. CO. SURVEY NO. 1 AND THE JOHN E. LINN SURVEY NO. 454, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 740.5 ACRE TRACT DESCRIBED IN STIPULATION OF UNDIVIDED INTERESTS IN LAND TO CHARLES RIBELIN, ET AL, IN VOLUME 9444, PAGE 251 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 319.709 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{3}{4}$ " iron pipe found in the westerly line of a 133.475 acre tract described in a Special Warranty Deed to the City Of Austin in Volume 11905, Page 928 of the Real Property Records of Travis County, Texas, at the southwesterly corner of a 150.78 acre tract described in a Special Warranty Deed to the City of Austin in Volume 11632, Page 1198 of the Real Property Records of Travis County, Texas for the northwesterly corner of said 740.5 Acre Tract and hereof;

THENCE with the southerly line of said 150.78 Acre Tract, same being the northerly line of said 740.5 Acre Tract and hereof, generally with or near a fence, the following six (6) courses:

1. South 72°28'20" East, a distance of 13.58 feet to a $\frac{1}{2}$ " rebar with cap set;
2. South 66°02'01" East, a distance of 75.16 feet to a $\frac{1}{2}$ " rebar with cap set;
3. South 62°05'02" East, a distance of 200.34 feet to a $\frac{1}{2}$ " rebar with cap set;
4. South 60°59'14" East, a distance of 591.05 feet to a $\frac{1}{2}$ " rebar with cap set;
5. South 61°16'20" East, a distance of 424.39 feet to a 60d nail found in a 12" Cedar;
6. South 58°14'13" East, a distance of 32.58 feet to a $\frac{3}{4}$ " iron pipe found in the westerly line of a 240 acre tract described in a Deed to Joe w. Neal, Et Ux in Volume 1139, Page 176 of the Deed Records of Travis County, Texas, conveyed to Horse Thief Hollow Ranches, Ltd. by Warranty Deed in Volume 12590, Page 1908 of the Real Property Records of Travis County, Texas, save and except a 52.95 acre tract described in a Deed to A.F. Moeckel in Volume 602, Page 39 of the Deed Records of Travis County, Texas;

THENCE continuing with the northerly line of said 740.5 Acre Tract, same being in part the westerly line of said 240 Acre Tract and the northerly line of said 52.95 Acre Save and Except Tract, generally with or near a fence, the following eleven (11) courses:

1. South 28°47'00" West, a distance of 158.63 feet to a ½ " rebar with cap set;
2. South 27°35'22" West, a distance of 229.21 feet to a ½ " rebar with cap set;
3. South 28°08'40" West, a distance of 333.26 feet to a ½ " rebar with cap set;
4. South 28°47'54" West, a distance of 493.28 feet to a ½ " rebar with cap set;
5. South 20°03'43" West, a distance of 24.66 feet to a ½ " rebar with cap set;
6. South 28°16'33" West, a distance of 254.52 feet to a ½ " rebar with cap set;
7. South 16°43'31" West, a distance of 27.35 feet to a ½ " rebar found at the northwesterly corner of said 52.95 Acre Save and Except Tract;
8. South 62°54'34" East, a distance of 453.90 feet to a ½ " rebar with cap set;
9. South 62°08'13" East, a distance of 518.34 feet to a ½ " rebar with cap set;
10. South 61°55'08" East, a distance of 1,231.91 feet to a ½ " rebar with cap set;
11. South 62°33'26" East, a distance of 191.96 feet to a ½ " rebar found in the westerly line of a 184 acre tract described in a Deed to the Veterans Land Board in Volume 1147, Page 499 of the Deed Records of Travis County, Texas, conveyed to Horse Thief Hollow Ranches, Ltd. by Warranty Deed in Volume 12590, Page 1908 of the Real Property Records of Travis County, Texas, at the northeasterly corner of said 740.5 Acre Tract, said 52.95 Acre Save and Except Tract and hereof;

THENCE continuing with the easterly line of said 740.5 Acre Tract, same being in part the westerly line of said 184 Acre Tract, in part the westerly line of a 33.40 acre tract described in a Warranty Deed with Vendor's Lien to Beard Family Partnership in Volume 12640, Page 908 of the Real Property Records of Travis County, Texas and in part the westerly line of a 942.272 acre tract described in a Special Warranty Deed to the City of Austin in Volume 13030, Page 1960 of the Real Property Records of Travis County, Texas, generally with or near a fence the following seventeen (17) courses:

1. South 27°58'08" West, a distance of 466.73 feet to a ½ " rebar with cap set;
2. South 28°19'02" West, a distance of 154.62 feet to a ½ " rebar with cap set at the northwesterly corner of said 33.40 Acre Tract;
3. South 28°19'02" West, a distance of 369.62 to a ½" rebar found at the southwesterly corner of said 33.40 Acre Tract, same being the most northerly northwest corner of said 942.272 Acre Tract;
4. South 27°56'11" West, a distance of 328.72 feet to a ½ " rebar found;
5. South 27°55'14" West, a distance of 214.78 feet to a ½ " rebar found;
6. South 27°53'52" West, a distance of 144.97 feet to a ½ " rebar found;
7. North 61°47'04" West, a distance of 281.03 feet to a ½ " rebar found;
8. North 61°54'39" West, a distance of 223.13 feet to a ½ " rebar found;
9. North 62°09'07" West, a distance of 88.56 feet to a ½ " rebar found;
10. South 28°32'18" West, a distance of 571.14 feet to a ½ " rebar found;
11. North 56°37'09" West, a distance of 36.19 feet to an "x" in rock found;
12. North 61°08'09" West, a distance of 143.20 feet to a ½ " rebar found;
13. North 60°37'38" West, a distance of 190.03 feet to a ½ " rebar found;
14. North 67°19'11" West, a distance of 373.98 feet to a ½ " rebar found at the most westerly northwest corner of said 942.272 Acre Tract;

15. South 28°29'24" West, a distance of 433.50 feet to a ½" rebar found;
16. South 28°33'53" West, a distance of 168.40 feet to a ½" rebar found;
17. South 28°20'50" West, a distance of 415.81 feet to a ½" rebar with cap set in the southerly line of a Transmission Line Easement described in a Deed to Lower Colorado River Authority in Volume 611, Page 616 of the Deed Records of Travis County, Texas, for the southeasterly corner hereof;

THENCE continuing over and across said 740.5 Acre Tract with the southerly line of said Transmission Line Easement the following six (6) courses:

1. South 88°40'30" West, a distance of 1575.02 feet to a ½" rebar with cap set;
2. South 01°19'30" East, a distance of 50.00 feet to a ½" rebar with cap set;
3. South 88°40'30" West, a distance of 93.01 feet to a ½" rebar with cap set;
4. South 80°40'30" West, a distance of 93.01 feet to a ½" rebar with cap set;
5. North 09°19'30" West, a distance of 50.00 feet to a ½" rebar with cap set;
6. South 80°40'30" West, a distance of 1633.58 feet to a ½" rebar with cap set for the southwesterly corner hereof;

THENCE North 09°18'45" West, continuing over and across said 740.5 Acre Tract, a distance of 427.75 feet to a ½" rebar with cap set in the northerly line of a Transmission Line Easement described in a Deed to Lower Colorado River Authority in Volume 649, Page 370 of the Deed Records of Travis County, Texas;

THENCE North 80°41'15" East, continuing over and across said 740.5 Acre Tract, with the northerly line of said Transmission Line Easement described in Volume 649, Page 370, a distance of 677.00 feet to a ½" rebar with cap set;

THENCE continuing over and across said 740.5 Acre Tract the following sixteen (16) courses:

1. North 09°18'45" West, a distance of 110.94 feet to a ½" rebar with cap set;
2. North 53°21'39" East, a distance of 137.57 feet to a concrete nail set;

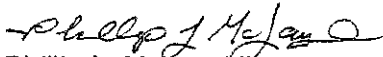
3. South 70°45'51" East, a distance of 270.11 feet to a concrete nail set;
4. South 75°52'59" East, a distance of 43.01 feet to a ½" rebar with cap set;
5. North 16°11'39" West, a distance of 224.21 feet to a concrete nail set;
6. North 37°21'14" East, a distance of 476.65 feet to a concrete nail set;
7. North 78°59'12" East, a distance of 126.15 feet to a concrete nail set;
8. North 07°04'09" East, a distance of 141.06 feet to a ½" rebar with cap set;
9. North 41°51'53" East, a distance of 692.31 feet to a ½" rebar with cap set;
10. South 85°08'03" East, a distance of 205.25 feet to a ½" rebar with cap set;
11. North 33°15'36" East, a distance of 157.78 feet to a concrete nail set;
12. South 67°40'31" East, a distance of 202.08 feet to a concrete nail set;
13. North 02°43'40" West, a distance of 340.83 feet to a concrete nail set;
14. North 06°52'25" East, a distance of 174.89 feet to a concrete nail set;
15. North 44°25'11" East, a distance of 275.04 feet to a ½" rebar with cap set;
16. North 58°08'11" West, a distance of 489.16 feet to an iron pipe found in the easterly line of said 133.475 Acre Tract;

THENCE continuing with the easterly line of said 133.475 Acre Tract, same being the westerly line of said 740.5 Acre Tract, generally with or near a fence, the following fifteen (15) courses:

1. North 18°58'11" East, a distance of 248.35 feet to a 60d nail found in a 11" Elm Tree;
2. North 39°08'47" East, a distance of 58.10 feet to a ¾" iron pipe found;
3. North 30°29'50" East, a distance of 501.42 feet to a ¾" iron pipe found;

4. North 31°50'01" East, a distance of 210.94 feet to a ¾" iron pipe found;
5. North 52°45'23" East, a distance of 33.74 feet to a 60d nail found in a 7" Cedar Tree;
6. North 25°57'39" East, a distance of 48.34 feet to a 60d nail found in a 8" Cedar Tree;
7. North 17°54'45" East, a distance of 139.74 feet to a 60d nail found in a 15" Cedar Tree;
8. North 23°15'22" East, a distance of 70.51 feet to a 60d nail found in a 16" Cedar Tree;
9. North 28°06'13" East, a distance of 516.70 feet to a ¾" iron pipe found;
10. North 28°15'06" East, a distance of 118.21 feet to a ½" rebar with cap found;
11. North 27°00'42" East, a distance of 653.71 feet to a 60d nail found;
12. North 27°15'53" East, a distance of 114.35 feet to a 60d nail found;
13. North 26°55'30" East, a distance of 107.39 feet to a 60d nail found;
14. North 26°38'20" East, a distance of 239.50 feet to a ¾" iron pipe found;
15. North 33°08'06" East, a distance of 91.34 feet to the **POINT OF BEGINNING**, containing 319.709 acres of land, more or less.

Surveyed on the ground January and February, 2002. Bearing Basis is Grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network.


Phillip L. McLaughlin
Registered Professional Land Surveyor
State of Texas No. 5300

