



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

AGENDA ITEM NO.: 33
AGENDA DATE: Thu 06/10/2004
PAGE: 1 of 1

SUBJECT: Approve an ordinance on first reading only for the annexation of the Robinson Property Area for limited purposes of planning and zoning. (Approximately 6300 acres in Travis County and Williamson County between FM 1325, Parmer Lane and FM 620).

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

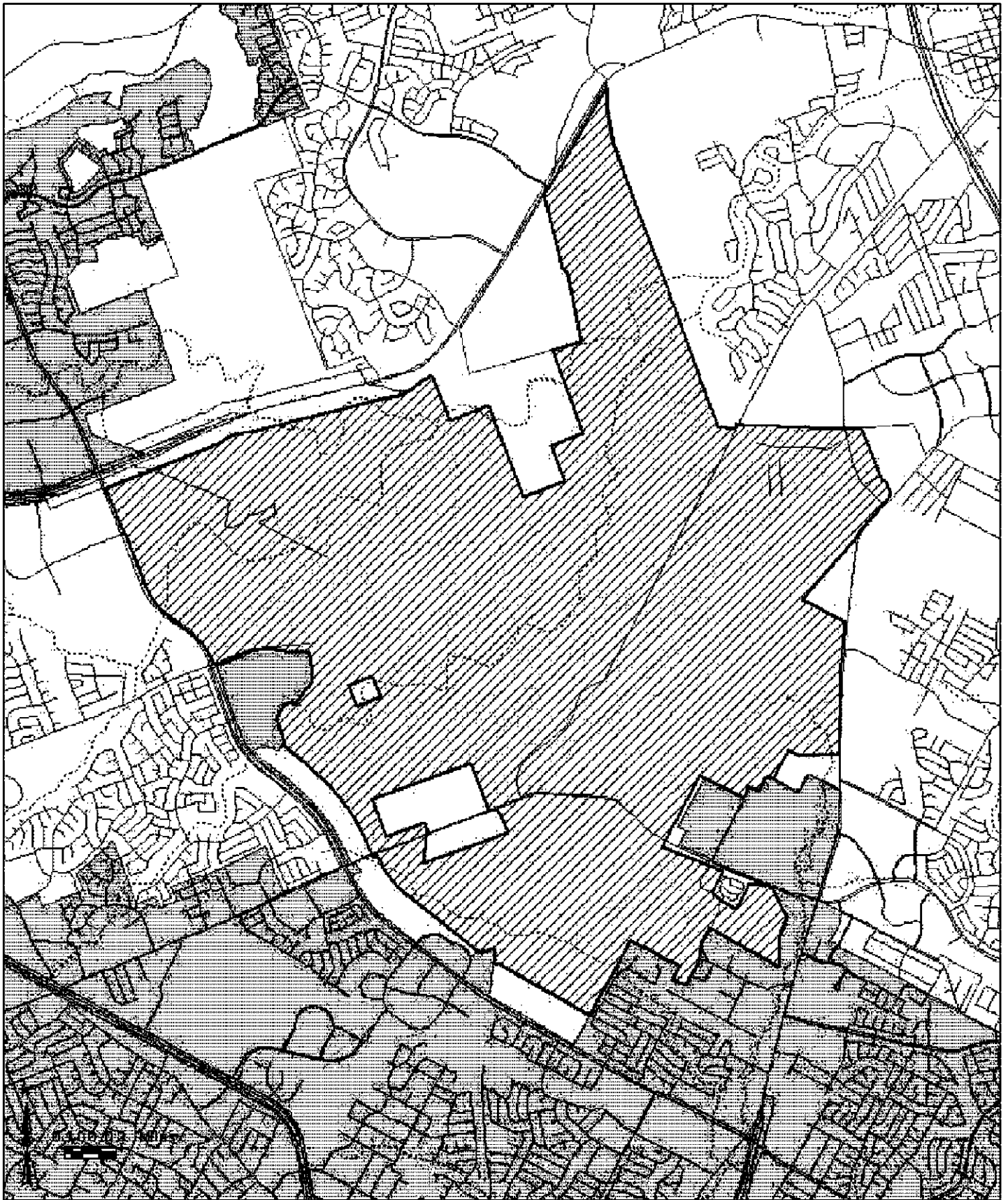
FOR MORE INFORMATION CONTACT: Ben Luckens, 974-2695; Virginia Collier, 974-2022;
Sylvia Arzola, 974-6448

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

BOARD AND COMMISSION ACTION: N/A

Robinson Ranch is being proposed for consensual limited purpose annexation with phased conversion to full purpose status.





An associated PUD zoning case, an Annexation and Development Agreement for the Robinson Property, and an ordinance approving a Regulatory Plan for the area will be scheduled for consideration in conjunction with final approval of this annexation ordinance.



Robinson Ranch

C7L-04-001

City of Austin
Transportation, Planning, & Sustainability Dept
March 23, 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 6,300 ACRES OF LAND LOCATED IN TRAVIS AND WILLIAMSON COUNTIES, TEXAS, AND REFERRED TO AS THE "ROBINSON PROPERTY" 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 Robinson Property 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 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 and Williamson Counties, 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

C71-04-001

Area to be Annexed for Limited Purposes.

(Approximately 6282 acres of land out of the Thomas P. Davy Survey No. 3, the Jacob M. Harrell Survey, the Malcom M. Hornsby Survey No. 2, the Malcom M. Hornsby Survey No. 4, the William Gorham Survey No. 1, the R.P. Trabue Survey, the Michael Pevetoe Survey, the Louis Kincheloe Survey No. 60 and the Richard West Survey all located in Williamson County, Texas, the William J. Baker Survey No. 10, the John McQueen Survey, the Phillip J. Allen Survey, the William W. Hornsby Survey No. 22, the William W. Hornsby Survey No. 77, the M.M. Hornsby Survey No. 76 and the Arthur Garner Survey No. 33 all located in Williamson and Travis County, Texas, the Louis Kincheloe Survey No. 21, the Francisco Garcia Survey No. 60, the Peter Conrad Survey No. 112, the Memucan Hunt Survey No. 105 and the Memucan Hunt Survey No. 107 located in Travis County, Texas).

(Unplatted land)

(Portions of McNeil Drive, Howard Lane, State Highway 45, Mopac (Loop 1), McNeil Road, Anderson Mill Road, McNeil-Merriltown Road, County Road 172) (Portion's of Southern Pacific Railroad (aka Austin Northwestern Railroad), and Union Pacific Railroad)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR APPROXIMATELY 6282 ACRES OF LAND OUT OF THE THOMAS P. DAVY SURVEY NO. 3, THE JACOB M. HARRELL SURVEY, THE MALCOLM M. HORNSBY SURVEY NO. 2, THE MALCOLM M. HORNSBY SURVEY NO. 4, THE WILLIAM GORHAM SURVEY NO. 1, THE R.P. TRABUE SURVEY, THE MICHAEL PEVETOE SURVEY, THE LOUIS KINCHELOE SURVEY NO. 60 AND THE RICHARD WEST SURVEY ALL LOCATED IN WILLIAMSON COUNTY, TEXAS, THE WILLIAM J. BAKER SURVEY NO. 10, THE JOHN McQUEEN SURVEY, THE PHILLIP J. ALLEN SURVEY, THE WILLIAM W. HORNSBY SURVEY NO. 22, THE WILLIAM W. HORNSBY SURVEY NO. 77, THE M.M. HORNSBY SURVEY NO. 76 AND THE ARTHUR GARNER SURVEY NO. 33 ALL LOCATED IN WILLIAMSON AND TRAVIS COUNTY, TEXAS, THE LOUIS KINCHELOE SURVEY NO. 21, THE FRANCISCO GARCIA SURVEY NO. 60, THE PETER CONRAD SURVEY NO. 112, THE MEMUCAN HUNT SURVEY NO. 105 AND THE MEMUCAN HUNT SURVEY NO. 107 ALL LOCATED IN TRAVIS COUNTY TEXAS; OF WHICH APPROXIMATELY 6282 ACRES OF LAND ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN, FOR LIMITED PURPOSES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point in the present limited purpose corporate limit line of the City of Austin as adopted by ordinance 841115-QQ (Case No. C7a-84-010), being the intersection of the present northeasterly right-of-way (200.00) line of Parmer Lane (FM 734) with a line five hundred (500.00) feet south of and parallel with the centerline of FM 620 as established by Texas Department of Highways and Public Transportation right-of-way map dated June 1946 (Control 683, Section 1, Job 1), for the northwest corner of the herein described tract;

THENCE, in a northeasterly direction with the present limited purpose corporate limit line of the City of Austin as adopted by ordinance 841115-QQ (Case No. C7a-84-010), being a line five hundred (500.00) feet south of and parallel with the centerline of FM 620 as established by said right-of-way map dated June 1946, crossing State Highway 45 to a point at the intersection of said line five hundred (500.00) feet south of and parallel with the centerline of FM 620 as established by said right-of-way map dated June 1946 with the southeasterly prolongation of the northeasterly line of Lot 3, Round Rock 10.5 Subdivision, a subdivision of record found in Cabinet M, Slides 20 through 21 inclusive of the Williamson County, Texas Plat Records, same being the southeasterly prolongation of the southwesterly line of those certain called 1.40 acre and 5,266 square foot tracts of land conveyed to Aaron T. Lee, et ux. by deed recorded in Volume 1710 at Page 231 of the Official Records of Williamson County, Texas, for an inside ell corner of the herein described tract;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin, leaving the said line five hundred (500.00) feet south of and parallel with the centerline of FM 620 as established by said right-of-way map dated June 1946 with said line being the southeasterly prolongation of the northeasterly line of said Lot 3 and the southwesterly line of the said Lee 1.40 acre and 5,266 square foot tracts to a point in the south line of the said Lee 5,266 square foot tract, same being the northwesterly line of that certain called 490.33 acre tract of land described as "Tract 1" conveyed to Robinson Ranch by deed recorded in Volume 1197 at Page 164 of said Official Records, also being in the southeasterly line of that certain tract disannexed by the City of Austin as adopted by ordinance 901213-C (Case No. C7ad-90-008) at the southeast corner of said Lot 3, same being the southwest corner of the said Lee 5,266 square foot tract, for an outside 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 that certain tract disannexed by the City of Austin as adopted by ordinance 901213-C (Case No. C7ad-90-008), same being a northwesterly line of the said

Robinson Ranch 490.33 acre tract common in part with the southeasterly line of the said Lee 5,266 square foot tract, in part with the southeasterly line of that certain called 2.645 acre tract of land conveyed to Hamid Zarafshani, et ux. in Document No. 2001014197 of the Official Public Records of Williamson County, Texas, in part with the southeasterly line of that certain called 0.974 acre tract of land conveyed to Letha M. Duncan by deed recorded in Volume 1001 at Page 224 of said Official Records, and in part with the southeasterly line of that certain called 0.977 acre tract of land conveyed to Collmann-Brueck Associates by deed recorded in Volume 1001 at Page 210 of said Official Records to a point in the westerly line of the remaining portion of that certain called 254.5 acre tract of land conveyed to Eugene Oscar Beck, et ux. by deed recorded in Volume 360 at Page 87 of the Deed Records of Williamson County, Texas at the southeast corner of the said Collmann-Brueck Associates 0.977 acre tract, same being the most northerly northeast corner of the said Robinson Ranch 490.33 acre tract, also being the most easterly southeast corner of that certain tract disannexed by the City of Austin as adopted by ordinance 901213-C (Case No. C7ad-90-008), and also being in the common dividing line of the Thomas P. Davy Survey No. 3 and the John McQueen Survey, 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 Thomas P. Davy Survey No. 3 and the John McQueen Survey, and the common dividing line of the said Beck 254.5 acre tract and said Robinson Ranch 490.33 acre tract to a point at the southwest corner of the said Beck 254.5 acre tract, same being an inside ell corner of the said Robinson Ranch 490.33 acre tract, and 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 Beck 254.5 acre tract and said Robinson Ranch 490.33 acre tract to a point in the westerly line of the remaining portion of that certain called 47.1008 acre tract of land described as "Tract I" conveyed to Frank Jeffreys Prewitt by deed recorded in Volume 2273 at Page 637 of said Official Records at the most southerly southeast

corner of the said Beck 254.5 acre tract, same being the most easterly northeast corner of the said Robinson Ranch 490.33 acre tract, also being in the common dividing line of the said John McQueen Survey and the Malcom M. Hornsby Survey No. 2, 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 John McQueen Survey and Malcom M. Hornsby Survey No. 2, same being the common dividing line of the said Robinson Ranch 490.33 acre tract and the said Frank Jeffreys Prewitt 47.1008 acre tract to a point in the north right-of-way (width varies) line of State Highway 45 at the common northerly corner of those certain called 99.601 acre and 6.633 acre tracts of land conveyed to Williamson County in Document No. 2003069820 and Document No. 2002062056 respectively of said Official Public Records, for a corner of the herein described tract;

THENCE, continuing in a southeasterly direction along the proposed corporate limit line of the City of Austin, being the common dividing line of the said John McQueen Survey and Malcom M. Hornsby Survey No. 2, same being the common dividing line of the said Williamson County 99.601 acre and 6.633 acre tracts, crossing said State Highway 45 to a point in the south right-of-way (width varies) line of State Highway 45 at the common southerly corner of the said Williamson County 99.601 acre and 6.633 acre tracts, same being the northwest corner of that certain called 11.186 acre tract of land conveyed to Williamson County in said Document No. 2002062056, also being a southeasterly line of the said Robinson Ranch 490.33 acre tract, for a corner of the herein described tract;

THENCE, continuing in a southeasterly direction along the proposed corporate limit line of the City of Austin, being the common dividing line of the said John McQueen Survey and Malcom M. Hornsby Survey No. 2, same being the common dividing line of the said Williamson County 11.186 acre tract and the said Robinson Ranch 490.33 acre tract to a point in the north line of Southern Pacific Railroad, said railroad right-of-way was conveyed to Capital Metropolitan

Transportation Authority by the City of Austin in a quitclaim deed recorded in Volume 13187 at Page 3118 of the Real Property Records of Travis County, Texas, at the southwest corner of the said Williamson County 11.186 acre tract, same being the southeast corner of the said Robinson Ranch 490.33 acre tract, for an angle point of the herein described tract;

THENCE, continuing in a southeasterly direction along the proposed corporate limit line of the City of Austin, leaving the common dividing line of the said John McQueen Survey and Malcom M. Hornsby Survey No. 2, and crossing Southern Pacific Railroad to a point in the south line of Southern Pacific Railroad at the northwest corner of that certain called 6.725 acre tract of land conveyed to Williamson County in Document No. 2002062346 of said Official Public Records, for an angle point of the herein described tract;

THENCE, continuing in a southeasterly direction along the proposed corporate limit line of the City of Austin, being the westerly line of the said Williamson County 6.725 acre tract common in part with a northeasterly line of that certain called 312.8 acre tract of land conveyed to Austin White Lime Company by deed recorded in Volume 442 at Page 51 of said Deed Records to a point at the northwest corner of that certain called 10.617 acre tract of land described as "Tract 2" in a deed to Richard C. Baker, A.H. Robinson, III and John Oscar Robinson, Co-Trustees of the Charlotte Robinson 1986 Family Trust in Document No. 2002065105 of said Official Public Records, same being the southwest corner of the said Williamson County 6.725 acre tract, also being the approximate common corner of the said Malcom M. Hornsby Survey No. 2 and the William Gorham Survey No. 1, 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 Williamson County 6.725 acre tract and the said Robinson et al. 10.617 acre tract, also being the common dividing line of the said Malcom M. Hornsby Survey No. 2 and the William Gorham Survey No. 1 to a point in the southwesterly line of Southern Pacific Railroad at the common easterly corner of the said Williamson County

6.725 acre tract and the said Robinson et al. 10.617 acre tract, for angle point of the herein described tract;

THENCE, continuing in a northeasterly direction along the proposed corporate limit line of the City of Austin, crossing the Southern Pacific Railroad with the common dividing line of the said Malcom M. Hornsby Survey No. 2 and the William Gorham Survey No. 1 to a point in the northeasterly line of Southern Pacific Railroad at the most westerly corner of that certain called 48.984 acre tract of land described as "Tract 1" in a deed to Richard C. Baker, A.H. Robinson, III and John Oscar Robinson, Co-Trustees of the Charlotte Robinson 1986 Family Trust in said Document No. 2002065105, same being the most southerly southwest corner of that certain called 18.123 acre tract of land conveyed to Williamson County in Document No. 2002062055 of said Official Public Records, for an angle point of the herein described tract;

THENCE, continuing in a northeasterly direction along the proposed corporate limit line of the City of Austin, being the common dividing line of the said Robinson et al. 48.984 acre tract and the said Williamson County 18.123 acre tract, also being the common dividing line of the said Malcom M. Hornsby Survey No. 2 and the William Gorham Survey No. 1 to a point at the southeast corner of the said Williamson County 18.123 acre tract, same being an inside ell corner of the said Robinson et al. 48.984 acre tract, for an inside ell corner of the herein described tract;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin, leaving the common dividing line of the said Malcom M. Hornsby Survey No. 2 and the William Gorham Survey No. 1, being the common dividing line of the said Robinson et al. 48.984 acre tract and the said Williamson County 18.123 acre tract to a point at the northwest corner of the said Robinson et al. 48.984 acre tract, same being the southwest corner of that certain called 1.304 acre tract of land described as "Tract 2" conveyed to Williamson County in Document No. 2002028789 of said Official Public Records, for an outside 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 Robinson et al. 48.984 acre tract and the said Williamson County 1.304 acre tract to a point in the westerly line of that certain called 612.5 acre tract of land described as "Tract 1" conveyed to Robinson Associates et al. by deed recorded in Volume 2251 at Page 635 of said Official Records, and called 631.95 acres described as "Tract 1" in a correction deed to Robinson Associates et al. in Volume 2512 at Page 467 of said Official Records at the common easterly corner of the said Robinson et al. 48.984 acre tract and the said Williamson County 1.304 acre tract, for an inside ell corner of the herein described tract;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin, with the common dividing line of the said Williamson County 1.304 acre tract and the said Robinson Associates et al. 631.995 acre tract to a point in the south right-of-way (width varies) line of State Highway 45 at the northeast corner of the said Williamson County 1.304 acre tract, same being the common southerly corner of those certain called 10.562 acre and 49.78 acre tracts of land conveyed to Williamson County in Document No. 2002028789 and Document No. 2003027707 respectively of said Official Public Records, for a corner of the herein described tract;

THENCE, continuing in a northwesterly direction along the proposed corporate limit line of the City of Austin, crossing State Highway 45 with the common dividing line of the said Williamson County 10.562 acre and 49.78 acre tracts to a point in the north right-of-way (width varies) line of State Highway 45 at the northerly common corner of the said Williamson County 10.562 acre and 49.78 acre tracts, same being in the common dividing line of the said Robinson Associates et al. 631.95 acre tract and that certain called 64.601 acre tract of land conveyed to Gene Allen Taylor by deed recorded in Volume 2549 at Page 596 of said Official Records, for a corner of the herein described tract;

THENCE, continuing in a northwesterly direction along the proposed corporate limit line of the City of Austin,

with the common dividing line of the said Robinson Associates et al. 631.95 acre tract and the said Taylor 64.601 acre tract to a point in the southerly line of that certain called 193.96 acre tract of land conveyed to HRI Development Corporation by deed recorded in Volume 1660 at Page 105 of said Official Records, same being a southerly line of Williamson County Municipal Utility District No. 2, also being a common dividing line of the said Malcom M. Hornsby Survey No. 2 and the John McQueen Survey at the northerly common corner of the said Robinson Associates et al. 631.95 acre tract and the said Taylor 64.601 acre tract, for an outside ell corner of the herein described tract;

THENCE, in a northeasterly direction along the proposed corporate limit line of the City of Austin, being a common dividing line of the said Malcom M. Hornsby Survey No. 2 and the John McQueen Survey, same being a common dividing line of the said HRI Development Corporation 193.96 acre tract and the said Robinson Associates et al. 631.95 acre tract, also being a southerly line of the said Williamson County Municipal Utility District No. 2 to a point at the southeast corner of the said HRI Development Corporation 193.96 acre tract, same being the southeast corner of said Williamson County Municipal Utility District No. 2, for an inside ell corner of the said Robinson Associates et al. 631.95 acre tract and herein described tract;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin, being the northeasterly line of the said HRI Development Corporation 193.96 acre tract common in part with the westerly line of the said Robinson Associates et al. 631.95 acre tract, and in part with the southwesterly line of that certain called 410.0 acre tract of land described in a deed to A.H. Robinson III, John Oscar Robinson and Richard C. Baker, Co-Trustees of the George and Virginia Robinson 1986 Family Trust by deed recorded in Volume 1996 at Page 52 of said Official Records, same being a northeasterly line of the said Williamson County Municipal Utility District No. 2 to a point in the southeasterly right-of-way (100.00') line of F.M. 620 as established by said right-of-way map dated June 1946 (Control 683, Section 1, Job 1) at the northeast corner of the said HRI Development Corporation 193.96 acre tract, same being the northwest corner of the said Robinson et al.

410.0 acre tract, for an outside 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 northwest line of the said Robinson et al. 410.0 acre tract, same being the southeasterly right-of-way (100.00') line of F.M. 620 as established by said right-of-way map dated June 1946 (Control 683, Section 1, Job 1) to a point offset fifty feet (50.00') southeast of and at a right angle to F.M 620 centerline station 374+11.8 as established by Texas Department of Highways and Public Transportation right-of-way map dated August 1980 (Control 683, Section 1, Job No. 16), for an angle point of the said Robinson et al. 410.0 acre tract and the herein described tract;

THENCE, continuing in a northeasterly direction along the proposed corporate limit line of the City of Austin, being the northwest line of the said Robinson et al. 410.0 acre tract, same being the southeasterly right-of-way (width varies) line of F.M. 620 as established by said right-of-way map dated August 1980 (Control 683, Section 1, Job No. 16) to a point offset sixty feet (60.00') southeast of and at a right angle to F.M 620 centerline station 377+33.01 as established by said right-of-way map dated August 1980 (Control 683, Section 1, Job No. 16), for an angle point of the said Robinson et al. 410.0 acre tract and herein described tract;

THENCE, continuing in a northeasterly direction along the proposed corporate limit line of the City of Austin, being the southeasterly right-of-way line (120.00') of F.M. 620 as established by said right-of-way map dated August 1980 (Control 683, Section 1, Job No. 16), being in part along the northwest line of the said Robinson et al. 410.0 acre tract, and in part along the northwest line of that certain called 340.00 acre tract of land described in a deed to Robinson Associates, et al. in Volume 1853 at Page 882 of said Official Records to a point in the present southwesterly extraterritorial jurisdiction (ETJ) line for the City of Round Rock, for the most northerly corner of the herein described tract;

THENCE, in a southerly and southeasterly direction along the proposed corporate limit line of the City of Austin, leaving the southeasterly right-of-way line (120.00') of F.M. 620 with the present southwesterly ETJ line for the City of Round Rock to a point in the northwesterly right-of-way (50.00) line of McNeil Road, same being the southeasterly line of the said Robinson Associates, et al. 631.95 acre tract of land described in said Volume 2512 at Page 467, 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 present southwesterly ETJ line for the City of Round Rock, same being the northwesterly right-of-way (50.00) line of McNeil Road, also being the southeasterly line of the said Robinson Associates, et al. 631.95 acre tract to a point at the southeast corner of that certain tract of land requested by the City of Round Rock to be released from the City of Austin ETJ by resolution dated January 4, 1996 (Case No. ETJ-96-002), for an outside ell corner of the herein described tract;

THENCE, in an easterly direction along the proposed corporate limit line of the City of Austin, being a northerly ETJ line of the City of Austin as adopted by said resolution dated January 4, 1996 (Case No. ETJ-96-002), crossing McNeil Road and the Union Pacific Railroad to a point in the present westerly right-of-way line of Williamson County Road No. 172 as dedicated in Volume 1130 at Page 547 and conveyed to Williamson County in Volume 1130 at Page 551 of said Official Records, same being the easterly line of that certain called 51.251 acre tract of land conveyed to Williamson County for State Highway 45 in Document No. 2003027710 of said Official Public Records, for an outside ell corner of the herein described tract;

THENCE, in a southerly direction along the proposed corporate limit line of the City of Austin, with the present westerly right-of-way line of said County Road No. 172, same being in part along the easterly line of the said Williamson County 51.251 acre tract conveyed for State Highway 45, same being the remaining portion of that certain called 523.74 acre tract of land described as "Tract 2(A) conveyed to

Robinson Ranch, et al. by deed recorded in Volume 2512 at Page 349 of said Official Records to a point at the intersection of the present westerly right-of-way line of County Road No. 172 and the northwesterly right-of-way (120.00') line of F.M. Highway No. 1325 as established by Texas State Highway Department right-of-way map dated December 1950 (Control 1376, Section 1 & 2, Job 1 & 2), for an outside ell corner of the herein described tract;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin, with the northwesterly right-of-way (120.00') line of F.M. Highway No. 1325 as established by said right-of-way map dated December 1950 (Control 1376, Section 1 & 2, Job 1 & 2), same being in part the southeasterly line of the said Robinson Associates, et al. 523.74 acre tract and in part with the easterly line of that certain called 143.488 acre tract of land described as "Tract 3" conveyed to Robinson Land Limited Partnership by deed recorded in Volume 12091 at Page 991 of said Real Property Records to a point at the northeast corner of a fifteen foot (15.00') wide strip of land dedicated for additional right-of-way by Rolling Oaks Subdivision, a subdivision of record found in Cabinet S, Slides 261 through 264 inclusive of the Plat Records of Williamson County, Texas, for an outside ell corner of the said Robinson Land Limited Partnership 143.488 acre tract and herein described tract;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin, leaving the northwesterly right-of-way (120.00') line of F.M. Highway No. 1325 as established by said right-of-way map dated December 1950 (Control 1376, Section 1 & 2, Job 1 & 2), being the common dividing line of the said Robinson Land Limited Partnership 143.488 acre tract and said Rolling Oaks Subdivision to a point in the common dividing line of the George W. Spear Survey No. 100 and the Richard West Survey at the northwest corner of said Rolling Oaks Subdivision, same being an inside ell corner of the said Robinson Land Limited Partnership 143.488 acre tract and herein described tract;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin, with the common

dividing line of the said Robinson Land Limited Partnership 143.488 acre tract and said Rolling Oaks Subdivision, also being the common dividing line of the George W. Spear Survey No. 100 and the Richard West Survey to a point at the southwest corner of the said Rolling Oaks Subdivision, same being the northwest corner of a 20.52 acre tract of land, being a remainder tract of that certain called 143.488 acre tract of land described as "Tract 3" conveyed to Robinson Associates, et al. by deed recorded in Volume 2511 at Page 178 of said Official Records, 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, leaving the common dividing line of the George W. Spear Survey No. 100 and the Richard West Survey with the common dividing line of said Rolling Oaks Subdivision and said the said Robinson Associates et al. 20.52 acre remainder tract to a point in the northwesterly right-of-way (120.00') line of F.M. Highway No. 1325 as established by said right-of-way map dated December 1950 (Control 1376, Section 1 & 2, Job 1 & 2) at the northeast corner of the said Robinson Associates et al. 20.52 acre remainder tract, same being the southeast corner of a fifteen foot (15.00') wide strip of land dedicated for additional right-of-way by said Rolling Oaks Subdivision, for an outside ell corner of the herein described tract;

THENCE, in a southerly direction along the proposed corporate limit line of the City of Austin, being the westerly right-of-way (120.00') line of F.M. Highway No. 1325 as established by said right-of-way map dated December 1950 (Control 1376, Section 1 & 2, Job 1 & 2) to a point at the northeast corner of that certain called 21.298 acre tract of land described as "Tract 1" conveyed to Dartagnan Partners L.P. in Document No. 2001043138 of the Official Public Records of Travis County, Texas, same being the most easterly southeast corner of that certain called 20 acre tract of land described as "Tract 4" conveyed to Robinson Land Limited Partnership by deed recorded in said Volume 12091 at Page 991, for an outside ell corner of the herein described tract;

THENCE, in a westerly direction along the proposed corporate limit line of the City of Austin, leaving the westerly right-of-way (120.00') line of F.M. Highway No. 1325 as established by said right-of-way map dated December 1950 (Control 1376, Section 1 & 2, Job 1 & 2) along the common dividing line of the said Dartagnan Partners L.P. 21.298 acre tract and the said Robinson Land Limited Partnership 20 acre tract, crossing Mopac Boulevard (Loop 1) to a point in the southeasterly line of that certain called 75.21 acre tract of land described as "Tract 5" conveyed to Robinson Land Limited Partnership by deed recorded in said Volume 12091 at Page 991, at the northwest corner of the said Dartagnan Partners L.P. 21.298 acre tract, same being the southwest corner of the said Robinson Land Limited Partnership 20 acre tract and 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 Robinson Land Limited Partnership 75.21 acre tract common in part with the west line of the said Dartagnan Partners LP. 21.298 acre tract and in part with the west line of that certain called 9.584 acre tract of land described as "Tract 2" conveyed to Dartagnan Partners L.P. in said Document No. 2001043138 to a point in the northerly right-of-way (width varies) line of McNeil-Merriltown Road at the southwest corner of the said Dartagnan Partners LP. 9.584 acre tract, same being in the present corporate limit line of the City of Austin as adopted by ordinance 801204-I (Case No. C7a-80-002), for an outside ell corner of the said Robinson Land Limited Partnership 75.21 acre tract and the herein described tract;

THENCE, in a southwesterly and northwesterly direction along the present corporate limit line of the City of Austin as adopted by ordinance 801204-I (Case No. C7a-80-002), being the northwesterly right-of-way (width varies) line of McNeil-Merriltown Road, same being the southerly line of the said Robinson Land Limited 75.21 acre tract to a point in the southeast line of that certain called 70.66 acre tract of land conveyed to Robinson Ranch by deed recorded in Volume 12561 at Page 1555 of said Real Property Records at the most southerly southwest corner of the said Robinson Land Limited Partnership 75.21 acre tract, for an inside ell corner of the herein described tract;

THENCE, in a southwesterly direction along the present corporate limit line of the City of Austin as adopted by ordinance 801204-I (Case No. C7a-80-002), being the northwesterly right-of-way (width varies) line of McNeil-Merriltown Road, same being the southeast line of the said Robinson Ranch 70.66 acre tract to a point at the intersection of the present corporate limit line of the City of Austin as adopted by ordinance 801204-I (Case No. C7a-80-002) with another corporate limit line of the City of Austin as adopted by ordinance 981210-M (Case No. C7a-98-009), same being at the southeast corner of the said Robinson Ranch 70.66 acre tract, also being the northeast corner of that certain called 6300 square foot tract of land conveyed to the City of Austin in Document No. 1999098817 of said Official Public Records for additional right-of-way of McNeil-Merriltown Road, for an outside ell 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 981210-M (Case No. C7a-98-009), leaving the northwesterly right-of-way (width varies) line of McNeil-Merriltown Road, being the southwest line of the said Robinson Ranch 70.66 acre tract common in part with the northerly line of the said City of Austin 6300 square foot tract and in part with the northerly line of Lot 3, Wells Branch Technology Park, a subdivision of record found in Document No. 200000062 of said Official Public Records to a point at the northwest corner of said Lot 3, Wells Branch Technology Park, same being the northeast corner of that certain called 6.845 acre tract of land conveyed to Austin White Lime Company, Ltd. by deed recorded in Volume 11552 at Page 712 of said Real Property Records, for a corner of the herein described tract;

THENCE, continuing in a northwesterly direction along the proposed corporate limit line of the City of Austin, being the common dividing line of the said Robinson Ranch 70.66 acre tract and the said Austin White Lime Company, Ltd. 6.845 acre tract to a point at the northwest corner of the said Austin White Lime Company, Ltd. 6.845 acre tract, same being the northeast corner of that certain called 3.39 acre tract of land conveyed to A.H. Robinson, et al. by deed recorded in Volume 10269 at Page 398 of said Real Property

Records, 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 the common dividing line of the said Austin White Lime Company, Ltd. 6.845 acre tract and the said A.H. Robinson, et al. 3.39 acre tract to a point at the northwest corner of Lot 1, Kiddie Acres, a subdivision of record found in Volume 87 at Page 104B of the Plat Records of Travis County, Texas, same being the southwest corner of the said Austin White Lime Company, Ltd. 6.845 acre tract, for an angle point of the herein described tract;

THENCE, continuing in a southwesterly direction along the proposed corporate limit line of the City of Austin, being the in part along the common dividing line of the said A.H. Robinson, et al. 3.39 acre tract and Lot 1, Kiddie Acres, crossing Howard Lane (width varies) and Southern Pacific Railroad with a line being the southerly prolongation of the common dividing line of the said A.H. Robinson, et al. 3.39 acre tract and said Lot 1, Kiddie Acres, to a point in south line of said Southern Pacific Railroad, same being the north line of that certain tract of land conveyed to Austin White Lime Company by deed recorded in Volume 7042 at Page 1291 of said Travis County Deed Records, 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 southerly line of said Southern Pacific Railroad, same being in part along the northerly line of the said Austin White Lime Company tract, crossing McNeil-Merriltown Road to a point at the most northerly corner of Lot 1, Ashton Woods, a subdivision of record found in Document No. 200200230 of said Official Public Records, for an outside ell corner of the herein described tract;

THENCE, in a southwesterly direction along the proposed corporate limit line of the City of Austin, leaving the southerly line of said Southern Pacific Railroad, being the westerly line of the said Lot 1, Ashton Woods to a point in

the present curving north right-of-way (width varies) line of McNeil Drive at the most westerly corner of said Lot 1, Ashton Woods, same being the northwest corner of that certain 0.081 acre tract dedicated for additional right-of-way for McNeil Drive by said plat of Ashton Woods, 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 present curving north right-of-way (width varies) line of McNeil Drive, same being a southwesterly line of said Lot 1, Ashton Woods to a point at the most easterly corner of the said 0.081 acre tract, for an angle point of said Lot 1, Ashton Woods and the herein described tract;

THENCE, in a southeasterly and northeasterly direction along the proposed corporate limit line of the City of Austin, being the southwesterly and southeasterly lines of said Lot 1, Ashton Woods to a point in the southerly line of said Southern Pacific Railroad at the most easterly corner of said Lot 1, Ashton Woods, same being the northwest corner of that certain called 46.5201 acre tract of land described as "Tract 2" conveyed to Robinson Land Limited Partnership by deed recorded in Volume 12091 at Page 991 of said Real Property Records, for an outside ell corner of the herein described tract;

THENCE, in a northeasterly direction along the proposed corporate limit line of the City of Austin, crossing said Southern Pacific Railroad to a point in the present corporate limit line of the City of Austin as adopted by ordinance 801204-I (Case No. C7a-80-002), being the north line of said Southern Pacific Railroad, same being the present southerly right-of-way (width varies) line of Howard Lane at the most westerly corner of that certain called 14.912 acre tract of land conveyed to the State of Texas for right-of-way for Mopac (Loop 1) in Document No. 2003141708 of said Official Public Records, for an angle point of the herein described tract;

THENCE, in a southeasterly direction along the present corporate limit line of the City of Austin as adopted by

ordinance 801204-I (Case No. C7a-80-002), leaving the northerly line of said Southern Pacific Railroad, being the present southerly right-of-way (row. varies) line of Howard Lane, same being the north line of the said State of Texas 14.912 acre tract to a point in the present corporate limit line of the City of Austin as adopted by ordinance 841220-B (Case No. C7a-83-008), for an angle point of the herein described tract;

THENCE, in a southeasterly and southwesterly direction along the present corporate limit line of the City of Austin as adopted by ordinance 841220-B (Case No. C7a-83-008), leaving the southerly right-of-way (width varies) line of Howard Lane and crossing the said State of Texas 14.912 acre tract and Southern Pacific Railroad, through the interior of the said Robinson Land Limited Partnership 46.5201 acre tract and that certain called 53.32 acre tract of land described as "Tract 2" conveyed to Robinson Land Limited Partnership by said deed recorded in Volume 12091 at Page 991 to a point in the north line of that certain called 5.448 acre tract of land conveyed to Helen Carolyn Creighton Fricke as Trustee of the H. Carolyn Creighton Fricke Living Trust in Document No. 2003262950 of said Official Public Records, same being the south line of the said Robinson Land Limited Partnership 53.32 acre tract, for an outside ell 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 841220-B (Case No. C7a-83-008) and by ordinance 840913-D (Case No. C7a-83-019), being the southerly line of the said Robinson Land Limited Partnership 53.32 acre tract common in part with the northerly line of the said Helen Carolyn Creighton Fricke 5.448 acre tract, in part with the north line of Lot 1, The Garth Subdivision, a subdivision of record found in Volume 80 at Page 241 of said Plat Records, in part with the north line of Lot 1, Dudley Estates, a subdivision of record found in Volume 79 at Page 239 of said Plat Records, in part with the north line of that certain called 9.52 acre tract of land conveyed to Thomas L. Hendrix, et ux. by deed recorded in Volume 9455 at Page 519 of said Real Property Records, in part with the north line of Lot 3, Oak Crest, a subdivision of record found in Volume 66 at Page 57 of said Plat Records, in part with the north

line of Lot 3, C.L. Sikes Subdivision, a subdivision of record found in Volume 77 at Page 110 of said Plat Records, and in part along the westerly prolongation of said common line to a point in the westerly right-of-way (width varies) line of McNeil Drive, same being in the east line of remaining portion of that certain called 18.0 acre tract of land conveyed to Alfred H. Robinson by deed recorded in Volume 1306 at Page 155 of said Deed Records, for an inside ell corner of the herein described tract;

THENCE, in a southwesterly direction along the present corporate limit line of the City of Austin as adopted by ordinance 840913-D (Case No. C7a-83-019), being the westerly right-of-way (width varies) line of McNeil Drive to a point in the easterly line of the said Alfred H. Robinson 18.0 acre tract at the most northerly corner of that certain called 1.50 acre tract of land conveyed to Austin White Lime Company by deed recorded in Volume 7042 at Page 1281 of said Deed Records, for an angle point of the herein described tract;

THENCE, continuing in a southwesterly direction along the present corporate limit line of the City of Austin as adopted by ordinance 840913-D (Case No. C7a-83-019), leaving the westerly right-of-way (row. varies) line of McNeil Drive with the easterly line of the said Alfred H. Robinson 18.0 acre tract common in part with the westerly line of the said Austin White Lime Company 1.50 acre tract, in part with the westerly line of that certain called 1.088 acre tract of land conveyed to James H. Shackelford, et ux. by deed recorded in Volume 13201 at Page 56 of said Real Property Records, in part with the westerly line of that certain called 0.50 acre tract of land conveyed to David A. Schofield in Document No. 1999137138 of said Official Public Records, and in part with the westerly line of that certain called 1.50 acre tract of land conveyed to David A. Schofield by deed recorded in Volume 11697 at Page 533 of said Real Property Records to a point in the north line of Lot 10, Plaza Granados, a subdivision of record found in Volume 91 at Page's 11 through 15 inclusive of said Plat Records at the southeast corner of the said Alfred H. Robinson 18.0 acre tract, same being the southwest corner of the said David A. Schofield 1.50 acre tract, for an outside ell 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 840913-D (Case No. C7a-83-019), being the common dividing line of the said Alfred H. Robinson 18.0 acre tract and said Lot 10, Plaza Granados to a point in the east line of Lot 10, Block A, McNeil Estates, a subdivision of record found in Volume 82 at Page's 116 through 117 inclusive of said Plat Records at the southwest corner of the said Alfred H. Robinson 18.0 acre tract, same being the northwest corner of said Lot 10, Plaza Granados, for an outside ell corner of the herein described tract;

THENCE, in a northeasterly direction along the present corporate limit line of the City of Austin as adopted by ordinance 840913-D (Case No. C7a-83-019), being the west line of the said Alfred H. Robinson 18.0 acre tract common with the southeasterly line of said McNeil Estates to a point at the easterly common corner of Lots 11 and 12, Block A of said McNeil Estates, for an inside ell 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 840913-D (Case No. C7a-83-019), being the northeasterly line of said McNeil Estates to a point at the northwest corner of Lot 25, Block A of said McNeil Estates, for an inside ell corner of the herein described tract;

THENCE, in a southwesterly direction along the present corporate limit line of the City of Austin as adopted by ordinance 840913-D (Case No. C7a-83-019), being the northwesterly line of said McNeil Estates to a point at the southwest corner of Lot 29, Block A of said McNeil Estates, same being the northwest corner of Lot 1, Block A, Northwood IV, a subdivision of record found in Volume 76 at Page 176 of said Plat Records, for an angle point of the herein described tract;

THENCE, continuing in a southwesterly direction along the present corporate limit line of the City of Austin as adopted by ordinance 760603-A (Case No. C7a-76-006), being the northwesterly line of said Northwood IV to a point at

the southwest corner of Lot 13, Block C of said Northwood IV, for an inside ell corner of the herein described tract;

THENCE, in a southeasterly direction along the present corporate limit line of the City of Austin as adopted by ordinance 760603-A (Case No. C7a-76-006), being the southwesterly line of said Lot 13, Block C of said Northwood IV to a point at the northwest corner of Lot 1, Block I, Preston Oaks Section Three, a subdivision of record found in Volume 97 at Pages 356 through 358 inclusive of said Plat Records, for an outside ell corner of the herein described tract;

THENCE, in a southwesterly direction along the present corporate limit line of the City of Austin as adopted by ordinance 940224-B (Case No. C7a-94-001), being the northwesterly line of said Preston Oaks Section Three to a point in the western terminus of Destinys Gate Drive at the intersection of the northwesterly line of said Preston Oaks Section Three with a line one-thousand feet (1000.00') north of and parallel to the present north right-of-way (200.00') line of Parmer Lane (F.M. 734), same being in the present northeasterly limited purpose corporate limit line of the City of Austin as adopted by ordinance 980827-C (Case No. C71-98-002), for the 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 line one-thousand feet (1000.00') north of and parallel to the present north right-of-way (200.00') line of Parmer Lane (F.M. 734), same being the present northeasterly limited purpose corporate limit line of the City of Austin as adopted by ordinance 980827-C (Case No. C71-98-002) to a point in the east line of Union Pacific Railroad, for an inside ell corner of the herein described tract;

THENCE, in a southerly direction along the proposed corporate limit line of the City of Austin, with the east line of Union Pacific Railroad, being the present northeasterly limited purpose corporate limit line of the City of Austin as adopted by ordinance 980827-C (Case No. C71-98-002) to a point at the intersection of the east line

of Union Pacific Railroad with a line one-thousand feet (1000.00') north of and parallel to the old north right-of-way (120.00') line of Parmer Lane (F.M. 734), for an outside ell corner of the herein described tract;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin, crossing the Union Pacific Railroad, being the present northeasterly limited purpose corporate limit line of the City of Austin as adopted by ordinance 980827-C (Case No. C71-98-002) to a point in the present corporate limit line of the City of Austin as adopted by ordinance 010830-65 (Case No. C7a-01-003) at the intersection of the west line of Union Pacific Railroad with a line one-thousand feet (1000.00') north of and parallel to the old north right-of-way (120.00') line of Parmer Lane (F.M. 734), same being in the southeast line of Lot 1, Block A, The Lodge at Walnut Creek Phase II, a subdivision of record found in Document No. 200100285 of said Official Public Records, for an outside ell corner of the herein described tract;

THENCE, in a northerly direction along the present corporate limit line of the City of Austin as adopted by ordinance 010830-65 (Case No. C7a-01-003), being the west line of the Union Pacific Railroad common with the southeast line of said Lot 1, Block A, The Lodge at Walnut Creek Phase II to a point at the northeast corner of said Lot 1, Block A, The Lodge at Walnut Creek Phase II, for an inside ell corner of the herein described tract;

THENCE, in a northwesterly and southwesterly direction along the present corporate limit line of the City of Austin as adopted by ordinance 010830-65 (Case No. C7a-01-003), leaving the west line of the Union Pacific Railroad, being the northeasterly and northwesterly line of said Lot 1, Block A, The Lodge at Walnut Creek Phase II to a point in the present northeasterly limited purpose corporate limit line of the City of Austin as adopted by ordinance 980827-C (Case No. C71-98-002), same being a line one-thousand feet (1000.00') north of and parallel to the old north right-of-way (120.00') line of Parmer Lane (F.M. 734), for an outside ell corner of the herein described tract;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin, being a line one-thousand feet (1000.00') north of and parallel to the old north right-of-way (120.00') line of Parmer Lane (F.M. 734), same being the present northeasterly limited purpose corporate limit line of the City of Austin as adopted by ordinance 980827-C (Case No. C71-98-002) to a point in the northwesterly right-of-way (100.00') line of McNeil Drive, 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 the present northeasterly limited purpose corporate limit line of the City of Austin as adopted by ordinance 980827-C (Case No. C71-98-002), being the northwesterly right-of-way (100.00') line of McNeil Drive to a point at the intersection of said northwesterly right-of-way line of McNeil Drive with a line one-thousand feet (1000.00') north of and parallel to the old south right-of-way (120.00') line of Parmer Lane (F.M. 734), for an outside ell corner of the herein described tract;

THENCE, leaving the northwesterly right-of-way (100.00') line of McNeil Drive in a northwesterly direction along the proposed corporate limit line of the City of Austin, being the present northeasterly limited purpose corporate limit line of the City of Austin as adopted by ordinance 980827-C (Case No. C71-98-002), being a line one-thousand feet (1000.00') north of and parallel to the old south right-of-way (120.00') line of Parmer Lane (F.M. 734) to a point in the present corporate limit line of the City of Austin as adopted by ordinance 030828-30 (Case No. C7a-03-017), same being the southeasterly line of Lot 1, Block A, Motorola Parmer Lane Subdivision Amended, a subdivision of record found in Cabinet R at Slide's 264 through 267 inclusive of the Plat Records of Williamson County, Texas, for an outside ell corner of the herein described tract;

THENCE, in a northerly direction along the present corporate limit line of the City of Austin as adopted by ordinance 030828-30 (Case No. C7a-03-017), same being the southeasterly and easterly line of said Lot 1, Block A, Motorola Parmer Lane Subdivision Amended to a point at the northeast corner of said Lot 1, Block A, Motorola Parmer

Lane Subdivision Amended, for an inside ell corner of the herein described tract;

THENCE, in a westerly direction along the present corporate limit line of the City of Austin as adopted by ordinance 030828-30 (Case No. C7a-03-017), being the northerly line of said Lot 1, Block A, Motorola Parmer Lane Subdivision Amended to a point of curvature of the southerly right-of-way (120.00') line of Anderson Mill Road at the most northerly northwest corner of said Lot 1, Block A, Motorola Parmer Lane Subdivision Amended, for a corner of the herein described tract;

THENCE, continuing in a westerly direction along the present corporate limit line of the City of Austin as adopted by ordinance 030828-30 (Case No. C7a-03-017), leaving the south right-of-way (120.00') line of Anderson Mill Road with the westerly prolongation of the previous line to a point in the present northeasterly right-of-way (200.00') line of Parmer Lane (F.M. 734), for an outside ell corner of the herein described tract;

THENCE, in a northwesterly direction along the proposed corporate limit line of the City of Austin, being the present northeasterly right-of-way (200.00') line of Parmer Lane (F.M. 734) to the point of beginning, and containing approximately 6,437 acres of land **Save & Except** the following ten (10) tracts of land containing approximately 155 acres of land.

Save & Except Tracts:

Tract 1

Being all of Lot 1, Northwest Roman Catholic Parish Addition, a subdivision of record found in Book 87, Page 115B through 115C inclusive of the Plat Records of Travis County, Texas.

Tract 2

Being all of that certain called 66.889 acre tract of land situated in the Arthur Garner Survey No. 33 in Williamson and Travis County Texas conveyed to the Round Rock Independent School District by deed recorded in Volume 1300, Page 629 of the Official Records of Williamson County, Texas.

Tract 3

Being all of that certain called 30.0 acre tract of land situated in the Arthur Garner Survey No. 33 and the William J. Baker Survey No. 10 in Williamson and Travis County Texas conveyed to the Round Rock Independent School District by deeds recorded in Volume 12814, Page 1046 and Volume 12855, Page 1335 of the Real Property Records of Travis County, Texas.

Tract 4

Being all of that certain called 13.17 acre tract of land situated in the Peter Conrad Survey No. 112 in Travis County Texas conveyed to Presbyterian Church of the Hills, Inc. in Document No. 1999034510 of the Official Public Records of Travis County, Texas.

Tract 5

Being all of those certain called 1.0 acre and 2.0 acre tracts of land situated in the Peter Conrad Survey No. 112 in Travis County Texas conveyed to V.R. Sanders by deeds recorded in Volume 2718, Page 16 and Volume 2461, Page 422 respectively of the Deed Records of Travis County, Texas.

Tract 6

Being all of that certain called 7.0481 acre tract of land situated in the Peter Conrad Survey No. 112 in Travis County Texas conveyed to Sovran Acquisition LP by deed recorded in

Volume 13215, Page 816 of the Real Property Records of Travis County, Texas.

Tract 7

Being all of that certain called 1.012 acre tract of land situated in the Peter Conrad Survey No. 112 in Travis County Texas conveyed to Russ H. Blancken, et ux. by deed recorded in Volume 13215, Page 779 of the Real Property Records of Travis County, Texas.

Tract 8

Being all of that certain called 6.58 acre tract of land situated in the Peter Conrad Survey No. 112 in Travis County Texas conveyed to Robert R. Cahill and Larry W. Cahill by deed recorded in Volume 13383, Page 81 of the Real Property Records of Travis County, Texas.

Tract 9

Being all of that portion of McNeil Drive right-of-way (100.00') lying northeast of a line connecting the most southerly corner of the above mentioned Round Rock Independent School District 66.889 acre tract and the northwest corner of the above mentioned Lot 1, Northwest Roman Catholic Parish Addition, and lying southwest of a line connecting the most easterly corner of the above mentioned Round Rock Independent School District 66.889 acre tract and the northeast corner of the above mentioned Robert R. Cahill and Larry W. Cahill 6.58 acre tract.


Tract 10

Being all of that certain called 12.5 acre tract of land situated in the Louis Kincheloe Survey No. 60 in Williamson County Texas conveyed to Douglas Raley by Document No. 9744902 of the Official Records of 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
05-14-2004



5/14/2004

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

REFERENCES

TCAD MAP NO's.

1-7508, 1-8308, 2-6701, 2-6711, 2-7501, 2-7511 & 2-8311

WCAD MAP NO's.

3-5907, 3-5917, 3-6707, 3-6717, 3-7507, 3-7517, 4-6608 & 4-7408

Austin Grid's

H38-H40, J36-J40, K36-K42 & L36-L40