C7a-2013-0011
Area to be annexed.
(Approximately 2164 acres of land out of the James Manor Survey No. 39, Abstract No. 528, the James Manor Survey No. 40, Abstract No. 546, the William H. Sanders Survey No. 54, Abstract No. 690, the James H. Manning Survey No. 37, Abstract No. 520, the Phillips McElroy Survey No. 18, Abstract No. 16 and the Mariguita Castro Survey No. 49, Abstract No. 161 in Travis County, Texas)
(Portions of Wildhorse Addition Section One and Blue Bluff Subdivision)
(Lindell Lane and Portions of S.H. 130, U.S. Hwy. 290, Parmer Lane, Old State Hwy. 20 A.K.A. Old Manor Road, Blue Bluff Lane, Bloor Road, Capital Metro Railroad)
(Unplatted Land)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR A TRACT OF LAND CONTAINING APPROXIMATELY 2164 ACRES OF LAND OUT THE JAMES MANOR SURVEY NO. 39, ABSTRACT NO. 528, THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, THE JAMES H. MANNING SURVEY NO. 37, ABSTRACT NO. 520, THE PHILLIPS MCELROY SURVEY NO. 18, ABSTRACT NO. 16 AND THE MARIGUITA CASTRO SURVEY NO. 49, ABSTRACT NO. 161 IN TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 2164 ACRES OF LAND ARE TO BE MADE PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 2164 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point on the present corporate limit line of the City of Manor as adopted by City of Manor Ordinance No. 233, being on the westerly right-of-way line of F.M. Hwy. 973 at the southeast corner of Lot 12, Block C, Wildhorse Creek Commercial, a subdivision of record in Document No. 200500205 of the Official Public Records of Travis County, Texas, same being the northeast corner of a tract being the remainder of a called 41.897 acre tract of land conveyed to Wild Horse Creekside Commercial, L.P. by Contribution Deed recorded in Document No. 2004189786 of the Official Public Records of Travis County, Texas, for the northeast corner of the tract herein described;

THENCE, in a southerly direction along the proposed corporate limit line of the City of Austin with the westerly right-of-way line of F.M. Hwy. 973, common in part with the easterly line of said tract being the remainder of a called 41.897 acre tract and a called 652.489 acre tract of land conveyed to Heart of Manor, LP by General Warranty Deed with Vendor's Lien recorded in Document No. 2007037703 of the Official Public Records of Travis County, Texas to a point on the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002);

THENCE, continuing in a southerly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002) with the westerly right-of-way line of F.M. Hwy. 973, common in part with the easterly line of said 652.489 acre tract to a point at the northeast corner of a remainder tract of land (called to contain 59.389 acres of land according to the Travis County Appraisal District) conveyed to the Ruth Hennig Trust by Special Warranty Deed recorded in Volume 12979, Page 2168 of the Real Property Records of Travis County, Texas, same being the most easterly southeast corner of said 652.489 acre tract, for an outside ell corner of the tract herein described;

THENCE, in a northwesterly and southwesterly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002) with the common line of said 652.489 acre tract and said Ruth Hennig Trust tract to a point on the easterly right-of-way line of State Hwy. 130 at the most southerly southeast corner of said 652.489 acre tract, same being the southwest corner of said Ruth Hennig Trust tract, for an outside ell corner of the tract herein described;

THENCE, in a northwesterly and southwesterly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002), crossing State Hwy. 130 to a point on the westerly right-

of-way line of State Hwy. 130, at the northwest corner of a tract of land (called to contain 137.6831 acres of land according to the Travis County Appraisal District) conveyed to the Ronald Bloom and Carol Anne Schryver Living Trust by Quitclaim Deed recorded in Document No. 2013096121 of the Official Public Records of Travis County, Texas, same being the northeast corner of a called 414.940 acre tract of land conveyed to Titan HOM, LLC by Special Warranty Deed with Vendor's Lien recorded in Document No. 2009045512 of the Official Public Records of Travis County, Texas;

THENCE, continuing in a southwesterly direction with the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002) with the common line of said 414.940 acre tract and said Ronald Bloom and Carol Anne Schryver Living Trust tract to the northeasterly right-of-way line of Bloor Road, same being the south corner of said 414.940 acre tract and the west corner of said Ronald Bloom and Carol Anne Schryver Living Trust tract;

THENCE, continuing in a southwesterly direction with the proposed corporate limit line of the City of with the southwesterly prolongation of the common line of said 414.940 acre tract and said Ronald Bloom and Carol Anne Schryver Living Trust tract to a point on the southwesterly right-of-way line of Bloor Road, being the present corporate limit line of the City of Austin adopted by Ordinance No. 680104-A and the northeasterly line of a called 402.07 acre tract of land conveyed to the City of Austin by Warranty Deed recorded in Volume 3428, Page 565 of the Deed Records of Travis County, Texas, for the most southerly southeast corner of the tract herein described;

THENCE, in a northwesterly direction along the present corporate limit line of the City of Austin adopted by Ordinance No. 680104-A with the southerly right-of-way line of Bloor Road, common in part with the northeasterly line of said 402.07 acre tract to a point at the northwest corner of said 402.07 acre tract;

THENCE, continuing in a northwesterly direction along the present corporate limit line of the City of Austin adopted by Ordinance No. 680104-A with the northwesterly prolongation of the southerly right-of-way line of Bloor Road to a point on the westerly right-of-way line of Blue Bluff Lane, also being in the southeasterly line of a City of Austin tract of land, for the most southerly southwest corner of the tract herein described;

THENCE, in a northeasterly direction along the present corporate limit line of the City of Austin adopted by Ordinance No. 680104-A with the westerly right-of-way line of Blue Bluff Lane,

common in part with the southeasterly line of said City of Austin tract (called to contain 304.77 acres of land according to the Travis County Appraisal District) to a point on the southerly right-of-way line of Lindell Lane, at the northeast corner of said City of Austin tract, for an inside ell tract of the tract herein described;

THENCE, in a northwesterly direction along the present corporate limit line of the City of Austin adopted by Ordinance No. 680104-A with the southerly right-of-way line of Lindell Lane, common in part with the northerly line of said City of Austin tract to a point on the present corporate limit line of the City of Austin (for limited purpose) adopted by Ordinance No. 020214-42 (Case No. C71-01-002);

THENCE, continuing in a northwesterly and westerly direction along the present corporate limit line of the City of Austin adopted by Ordinance No. 680104-A, common in part with the present corporate limit line of the City of Austin (for limited purpose) adopted by Ordinance No. 020214-42 (Case No. C71-01-002) with the southerly right-of-way line of Lindell Lane, common with the northerly line of said City of Austin tract to a point on the easterly right-of-way line of Decker Lane at the northwest corner of said City of Austin tract, for the most westerly southwest corner of the tract herein described;

THENCE, in a northeasterly direction along the proposed corporate limit line of the City of Austin with the southeasterly right-of-way line of Decker Lane, crossing Lindell Lane and the Capitol Metropolitan Transportation Authority railroad right-of-way (formerly Southern Pacific Railroad) to a point on the northerly right-of-way of said railroad at the southwest corner of a called 99.720 acre tract of land conveyed to Heart of Manor, LP by General Warranty Deed with Vendor's Lien recorded in Document No. 2007037703 of the Official Public Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, in an easterly direction along the proposed corporate limit line of the City of Austin with the northerly line of said railroad right-of-way, common in part with the southerly line of said 99.720 acre tract to a point on the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-033 (Case No. C7a-2012-0010), same being the southwest corner of a called 148.322 acre tract of land conveyed to BFI Waste Systems of North America, LLC by Special Warranty Deed recorded in Document No. 2011190882 of the Official Public Records of Travis County, Texas;

THENCE, continuing in an easterly and northeasterly direction along the present corporate limit line of the City of Austin as

adopted by Ordinance No. 20121108-033 (Case No. C7a-2012-0010) with the northerly and northwesterly line of said railroad right-of-way, common in part with the southerly and southeasterly line of said 148.322 acre tract to a point on the westerly right-of-way line of State Hwy. 130 at the northeast corner of said 148.322 acre tract, for an interior ell corner of the tract herein described;

THENCE, in a northwesterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-033 (Case No. C7a-2012-0010) with the westerly right-of-way line of State Hwy. 130, common in part with the easterly and northerly lines of said 148.322 acre tract and a called 13.075 acre tract of land conveyed to BFI Waste Systems of North America, LLC by Special Warranty Deed recorded in Document No. 2012131877 of the Official Public Records of Travis County, Texas to a point at the northwest corner of said 148.322 acre tract, same being the northeast corner of a called 5.408 acre tract of land conveyed to 290 & 130, LLC by Special Warranty Deed with Vendor's Lien recorded in Document No. 2005169042 of the Official Public Records of Travis County, Texas, for an interior corner of the tract herein described;

THENCE, in a southwesterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20121108-033 (Case No. C7a-2012-0010) with the common line of said 148.322 acre tract and said 5.408 acre tract to a point on the present corporate limit line of the City of Austin as adopted by Ordinance No. 20080214-016 (Case No. C7a-08-005) at the most southerly corner of said 5.408 acre tract, same being the most easterly corner of a called 12.852 acre tract of land conveyed to Decker Land Holdings, LP by Special Warranty Deed recorded in Document No. 2007226680 of the Official Public Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, in a northwesterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 20080214-016 (Case No. C7a-08-005) with the common dividing line of said 5.408 acre tract and said 12.852 acre tract to a point on the present southerly right-of-way line of U.S. Hwy. 290 at the common northerly corner of said 5.408 acre tract and said 12.852 acre tract;

THENCE, continuing in a northwesterly direction with the northwesterly prolongation of the common dividing line of said 5.408 acre tract and said 12.852 acre tract to the present corporate limit line of the City of Austin as adopted by Ordinance No. 860717-R (Case No. C7ar-86-003), same being the

former southerly right-of-way line of U.S. Hwy. 290, for the northwest corner of the tract herein described;

THENCE, in a northeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 860717-R (Case No. C7ar-86-003), common in part with the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002) and the former southerly right-of-way line of U.S. Hwy. 290 to a point at its intersection with the northwesterly prolongation of the easterly right-of-way line of Parmer Lane, same being on the westerly line of a tract of land (called to contain 23.9222 acres according to the Travis County Appraisal District) conveyed to The Butler Family Partnership, Ltd. by Special Warranty Deed recorded in Volume 12271, Page 872 of the Real Property Records of Travis County, Texas, for the most northerly corner of the tract herein described;

THENCE, in a southeasterly direction along the proposed corporate limit line of the City of Austin with said prolongated line, being the common line of Parmer Lane and said The Butler Family Partnership, Ltd. tract to a point on the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002), same being the former southerly right-of-way line of State Hwy. 20 (Old Manor Road), also being the northerly line of a 62,455 square foot right-of-way dedication conveyed to Travis County by Special Warranty Deed recorded in Document No. 2008029324 of the Official Public Records of Travis County, Texas at the southwest corner of said The Butler Family Partnership, Ltd. tract, for an inside ell corner of the tract herein described;

THENCE, in an easterly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002) with the former southerly right-of-way line of State Hwy. 20 (Old Manor Road), crossing the present right-of-way of State Hwy. 20 (Old Manor Road) to a point on the northerly line of a tract being the remainder of a called 101.486 acre tract of land conveyed to Whitney National Bank by Substitute Trustee's Deed and Bill of Sale recorded in Document No. 2012107273 of the Official Public Records of Travis County, Texas;

THENCE, continuing in an easterly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002) with the former southerly right-of-way line of State Hwy. 20 (Old Manor Road), common in part with the northerly line of said tract being the remainder of a called 101.486 acre tract to a point on the northerly right-of-way line of said Capitol

Metropolitan Transportation Authority railroad, for an outside ell corner of the tract herein described;

THENCE, in a southerly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002), crossing said railroad right-of-way to a point on the most northerly line of a called 100.00 acre tract of land conveyed to Texas WH200, LP by Special Warranty Deed recorded in Document No. 2010177691 of the Official Public Records of Travis County, Texas, for an inside ell corner of the tract herein described;

THENCE, in an easterly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002) with the southerly railroad right-of-way, common in part with the most northerly line of said 100.00 acre tract to a point at the most northerly northeast corner of said 100.00 acre tract, same being the most westerly northwest corner of a tract of land (called to contain 148.300 acres of land according to the Travis County Appraisal District) conveyed to the Ronald Bloom and Carol Anne Schryver Living Trust by Quitclaim Deed recorded in Document No. 2013096121 of the Official Public Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, in a southwesterly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002) with the westerly line of said Ronald Bloom and Carol Anne Schryver Living Trust tract, common in part with the most northerly east line of said 100.00 acre tract to a point at the southwest corner of said Ronald Bloom and Carol Anne Schryver Living Trust tract, same being an inside ell corner of said 100.00 acre tract, for an inside ell corner of the tract herein described;

THENCE, in a southeasterly direction along the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002) with the southerly line of said Ronald Bloom and Carol Anne Schryver Living Trust tract, common in part with the most easterly north line of said 100.00 acre tract and the northerly line of the aforementioned 652.489 acre tract, crossing Blue Bluff Lane to a point on the present corporate limit line of the City of Manor as adopted by Ordinance No. 169, said point being the west corner of a called 7.7 acre tract of land being the overlap of the Manor City Limits and the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002) as surveyed by George E. Hopkins, RPLS No. 4685 of Capital Surveying Company, Inc., dated

Austin 8, 2001, for an outside ell corner of the tract herein described;

THENCE, in a southeasterly direction along the present corporate limit line of the City of Manor as adopted by Ordinance No. 169, common in part with the southwesterly line of said 7.7 acre tract to a point on the present corporate limit line of the City of Austin (for limited purpose) as adopted by Ordinance No. 020214-42 (Case No. C71-01-002) in the interior of said 652.489 acre tract, same being the most southerly corner of said 7.7 acre tract;

THENCE, continuing in a southeasterly direction along the present corporate limit line of the City of Manor as adopted by Ordinance No. 169 and as adopted by Ordinance No. 233, common in part with the northerly lines of said 652.489 acre tract and a tract being the remainder of a called 41.897 acre tract and the southerly lines of Wildhorse Creek Subdivision Section One, a subdivision of record in Document No. 200200143 of the Official Public Records of Travis County, Texas and the aforementioned Wildhorse Creek Commercial to the POINT OF BEGINNING.

SAVE AND EXCEPT from the above described tract of land all that certain tract of land being the remainder of a called 327.35 acre tract of land, a called 150 acre tract of land and a called 4.13 acre tract of land conveyed to Bertram H. Bloor, Jr. by Partition Deed recorded in Volume 8251, Page 216 of the Deed 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: Mary P. Hawkins
09-26-2013

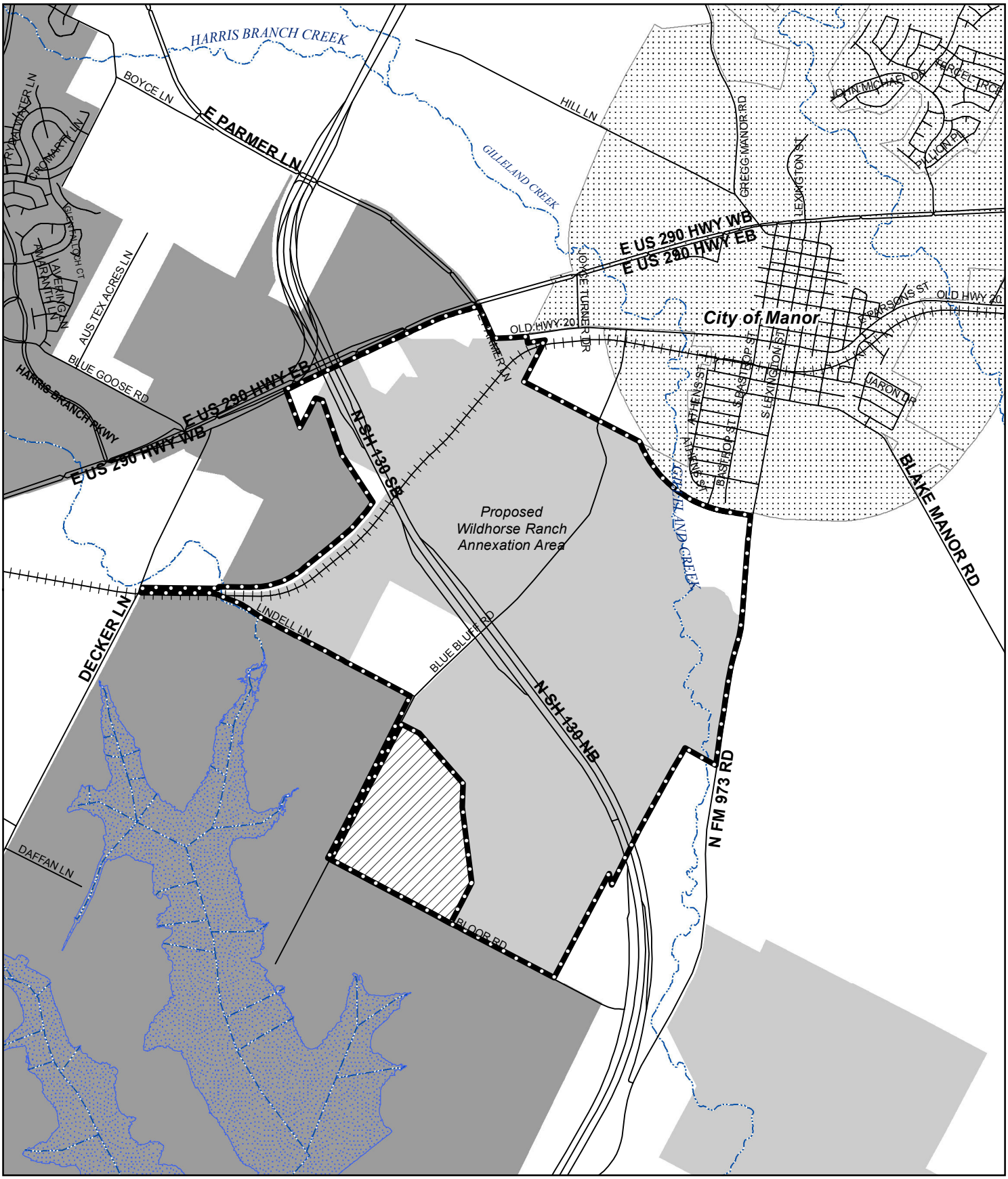
Mary P. Hawkins 10/7/13

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

REFERENCES

Austin Grid Q-27, R-25, R-26, R-27, R-28, S-25, S-26, S-27, S-28, T-26 & T-27

TCAD MAPS 2-1850, 2-2641, 2-2650, 2-2660 & 2-3450



Wildhorse Ranch Annexation Area

1 in = 3,000 feet

0 5001,000 2,000 3,000 Feet

LEGEND

- Wildhorse Ranch Annexation Area
- Bloor Annexation & Development Agreement Area
- Lakes
- Street
- Railroad (CAPCOG)
- Major Creek

Jurisdiction

- Austin Full Purpose
- Austin Limited Purpose
- Austin ETJ
- Other City or ETJ

N

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. All data by City of Austin except where otherwise indicated.

City of Austin
PDRD
October 11, 2013