

C7L-10-002

Area to be annexed for  
Limited Purpose.

---

(Approximately 34 acres of  
land out of the Noel M. Bain  
Survey No. 1, Abstract No. 61  
in Travis County, Texas.)  
(Linda Vista Subdivision)  
(Unplatted Land)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR FOUR (4) TRACTS  
OF LAND, THE TRACT HEREINAFTER  
DESCRIBED AS TRACT ONE CONTAINING  
APPROXIMATELY 0.9350 ACRES OUT OF THE  
NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO.  
61 IN TRAVIS COUNTY, TEXAS, THE TRACT  
HEREINAFTER DESCRIBED AS TRACT TWO  
CONTAINING APPROXIMATELY 1.075 ACRES  
OUT OF THE NOEL M. BAIN SURVEY NO. 1,  
ABSTRACT NO. 61 IN TRAVIS COUNTY,  
TEXAS, THE TRACT HEREINAFTER DESCRIBED  
AS TRACT THREE CONTAINING APPROXIMATELY  
3.03 ACRES OUT OF THE NOEL M. BAIN  
SURVEY NO. 1, ABSTRACT NO. 61 IN TRAVIS  
COUNTY, TEXAS, THE TRACT HEREINAFTER  
DESCRIBED AS TRACT FOUR CONTAINING  
APPROXIMATELY 28.89 ACRES OUT OF THE  
NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO.  
61 IN TRAVIS COUNTY, TEXAS, OF WHICH  
APPROXIMATELY 34 ACRES OF LAND ARE TO  
BE MADE A PART OF THE CITY OF AUSTIN,  
SAID APPROXIMATELY 34 ACRES BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT ONE:

Approximately 0.9350 Acres out of the Noel M. Bain Survey  
No. 1, Abstract No. 61 in Travis County, Texas, being the  
remainder of that certain 1.425 acre tract conveyed to SR  
Development, Inc., by Warranty Deed with Vendor's Lien of  
record in Document No. 2004088332 of the Official Public  
Records of Travis County, Texas and bounded on the west by  
the present east right-of-way line of FM 973, bounded on

the north and east by the present south and west right-of-way line of Elroy Road and bounded on the south by that certain 1.075 acre tract described as Exhibit A, conveyed to SR Development, Inc., by Deed without Warranty of record in Document No. 2007087977 of the Official Public Records of Travis County, Texas.

TRACT TWO:

Approximately 1.075 acres out of the Noel M. Bain Survey No. 1, Abstract No. 61 in Travis County, Texas, being that certain 1.075 acre tract described as Exhibit A and conveyed to SR Development, Inc., by Deed without Warranty of record in Document No. 2007087977 of the Official Public Records of Travis County, Texas.

TRACT THREE:

Approximately 3.03 acres out of the Noel M. Bain Survey No. 1, Abstract No. 61 in Travis County, Texas, being that certain tract described as Tract 2 and conveyed to TSWG 130, LLC, in a Special Warranty Deed of record in Document No. 2009091036 of the Official Public Records of Travis County, Texas and further described in a General Warranty Deed conveyed to the City of Austin of record in Document No. 2003205235 of the Official Public Records of Travis County, Texas.

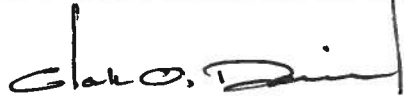
TRACT FOUR:

Approximately 28.89 acres of land out of the Noel M. Bain Survey No. 1, Abstract No. 61 in Travis County, Texas, being that certain tract of land known as Linda Vista, a subdivision of record in Volume 57, page 91 of the Plat 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: Clark O. Daniel, Jr., RPLS NO. 5861  
02-10-2010

---



APPROVED: Clark O. Daniel, Jr. RPLS NO. 5861  
Engineering Services Division  
Department of Public Works  
City of Austin

REFERENCES

TCAD MAP 3-3121, 3-3131, 3-3228 & 3-3230  
Austin Grid N-13