

ORDINANCE NO. 20100826-021

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 234 ACRES OF LAND OUT OF THE REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15 LOCATED IN TRAVIS COUNTY, TEXAS, AND REFERRED TO AS THE "INDIAN HILLS ANNEXATION 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 Indian Hills Annexation Area, was published in a newspaper of general circulation in the City of Austin; in the area to be annexed; and on the City of Austin internet website.
- (B) 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.
- (C) Notice of the availability of the report was published twice in a newspaper of general circulation in the area to be annexed.
- (D) The public hearings were held during City Council meetings, and concluded after providing an opportunity for all persons present to be heard with respect to the proposed annexation.
- (E) The Regulatory Plan shall be approved by separate ordinance.
- (F) The limited purpose annexation of this territory serves the interests of the current and future residents of the City of Austin.
- (G) 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. 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.

EXHIBIT A

C7L-10-004

Area to be annexed for
Limited Purpose.

(Approximately 233.88 acres
of land out of the Reuben
Hornsby Survey No. 17,
Abstract No. 15 in Travis
County, Texas.)
(Unplatted Land)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR FIVE (5) TRACTS
OF LAND, THE TRACT HEREINAFTER
DESCRIBED AS TRACT ONE CONTAINING
APPROXIMATELY 143.36 ACRES OUT OF THE
REUBEN HORNSBY SURVEY NO. 17, ABSTRACT
NO. 15 IN TRAVIS COUNTY, TEXAS, THE
TRACT HEREINAFTER DESCRIBED AS TRACT
TWO CONTAINING APPROXIMATELY 68.99
ACRES OUT OF THE REUBEN HORNSBY SURVEY
NO. 17, ABSTRACT NO. 15 IN TRAVIS
COUNTY, TEXAS, THE TRACT HEREINAFTER
DESCRIBED AS TRACT THREE CONTAINING
APPROXIMATELY 7.17 ACRES OUT OF THE
REUBEN HORNSBY SURVEY NO. 17, ABSTRACT
NO. 15 IN TRAVIS COUNTY, TEXAS, THE
TRACT HEREINAFTER DESCRIBED AS TRACT
FOUR CONTAINING APPROXIMATELY 7.18
ACRES OUT OF THE REUBEN HORNSBY SURVEY
NO. 17, ABSTRACT NO. 15 IN TRAVIS
COUNTY, TEXAS, THE TRACT HEREINAFTER
DESCRIBED AS TRACT FIVE CONTAINING
APPROXIMATELY 7.18 ACRES OUT OF THE
REUBEN HORNSBY SURVEY NO. 17, ABSTRACT
NO. 15 IN TRAVIS COUNTY, TEXAS OF WHICH
APPROXIMATELY 233.88 ACRES OF LAND ARE
TO BE MADE A PART OF THE CITY OF
AUSTIN, SAID APPROXIMATELY 233.88 ACRES
BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

TRACT ONE:

Approximately 143.36 acres out of the Reuben Hornsby Survey No. 17, Abstract No. 15 in Travis County, Texas, being that certain 149.45 acre tract described as Tract One and conveyed to Club Deal 116-Indian Hills, Tx, Limited Partnership, in a General Warranty Deed of record in Document No. 2005232159 of the Official Public Records of Travis County, Texas, save and except that certain 6.09 acres out of the Reuben Hornsby Survey No. 17, Abstract No. 15 in Travis County, Texas, described in Volume 3292, Page 591 of the Deed Records of Travis County, Texas.

TRACT TWO:

Approximately 68.99 acres out of the Reuben Hornsby Survey No. 17, Abstract No. 15 in Travis County, Texas, being that certain 149.45 acre tract described as Tract Two and conveyed to Club Deal 116-Indian Hills, Tx, Limited Partnership, in a General Warranty Deed of record in Document No. 2005232159 of the Official Public Records of Travis County, Texas.

TRACT THREE:

Approximately 7.17 acres out of the Reuben Hornsby Survey No. 17, Abstract No. 15 in Travis County, Texas, being that certain 7.17 acre tract described as Tract Three and conveyed to Club Deal 116-Indian Hills, Tx, Limited Partnership, in a General Warranty Deed of record in Document No. 2005232159 of the Official Public Records of Travis County, Texas.

TRACT FOUR:

Approximately 7.18 acres out of the Reuben Hornsby Survey No. 17, Abstract No. 15 in Travis County, Texas, being that certain 7.18 acre tract described as Tract Four and conveyed to Club Deal 116-Indian Hills, Tx, Limited Partnership, in a General Warranty Deed of record in Document No. 2005232159 of the Official Public Records of Travis County, Texas.

TRACT FIVE:

Approximately 7.18 acres out of the Reuben Hornsby Survey No. 17, Abstract No. 15 in Travis County, Texas, being that certain 7.18 acre tract described as Tract Five and conveyed to Club Deal 116-Indian Hills, Tx, Limited Partnership, in a General Warranty Deed of record in Document No. 2005232159 of the Official Public Records of Travis County, Texas.

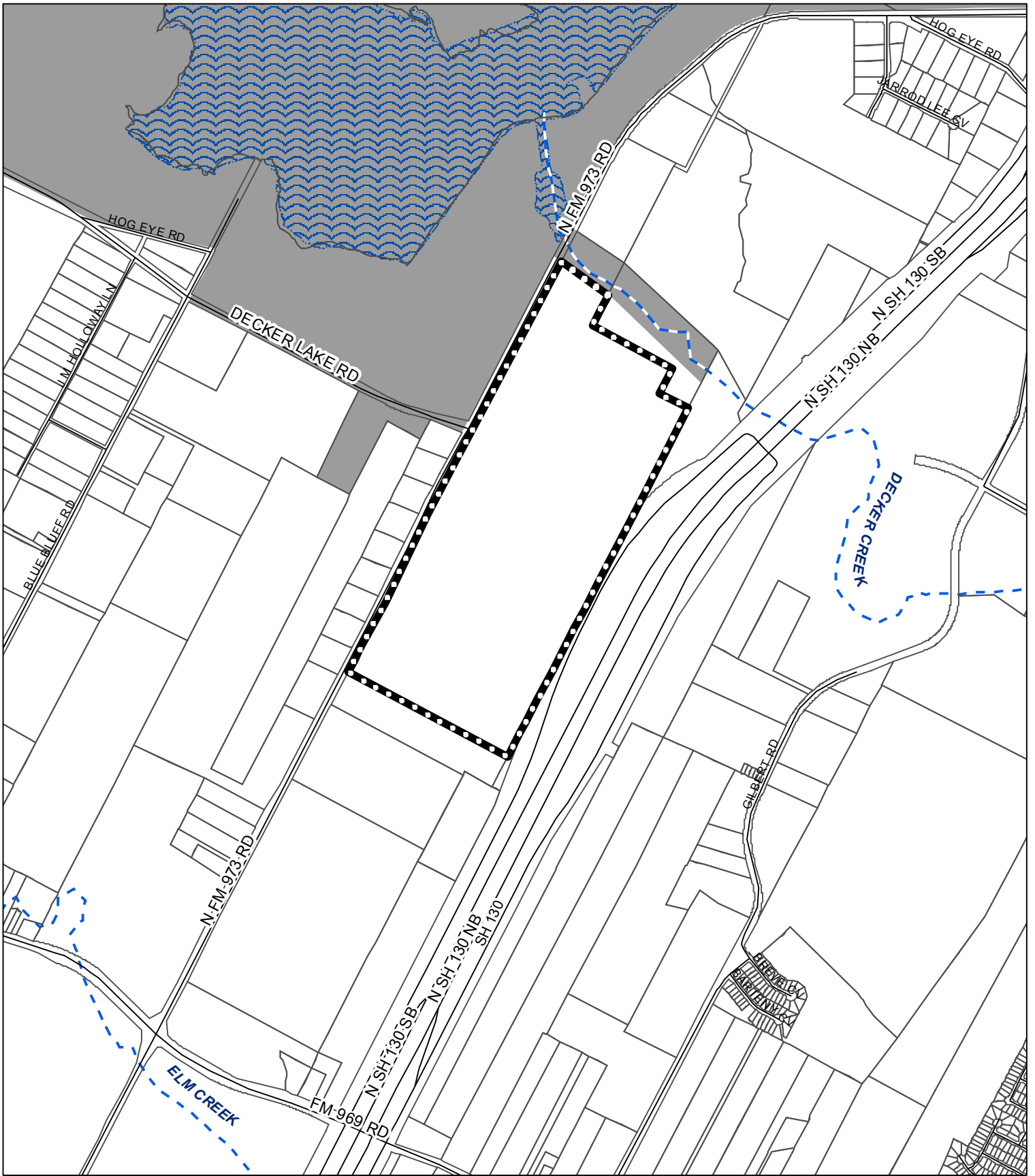
"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".



LEGAL DESCRIPTION: Clark O. Daniel, Jr., RPLS NO. 5861
Engineering Services Division
Department of Public Works
City of Austin
07-14-2010

REFERENCES

TCAD MAP 2-1041, 2-1050, 2-0241 & 2-0250
Austin Grid R-22 & R-23



Indian Hills Annexation Area **Limited Purpose - Planning and Zoning** **C7L-10-004**



City of Austin PDRD
 J. Chuter
 July 23, 2010



Legend

- Street
- Annexation Area
- Lot Line
- Major Creek

Current Jurisdiction

- Austin Full Purpose
- Austin Limited Purpose
- Austin ETJ

0 500 1,000 2,000 3,000 Feet