

C7a-10-006

Area to be annexed.

Approximately 18 acres out of
the Walker Wilson Survey No.
2, Abstract No. 27 in Travis
County, Texas.

(M. C. Graham Subdivision)

(Unplatted land)

(Oak Valley Road)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR A TRACT OF LAND
CONTAINING APPROXIMATELY 18 ACRES OF
LAND OUT OF THE WALKER WILSON SURVEY NO.
2, ABSTRACT NO. 27 IN TRAVIS COUNTY,
TEXAS, OF WHICH APPROXIMATELY 18 ACRES
OF LAND ARE TO BE TAKEN INTO AND MADE A
PART OF THE CITY OF AUSTIN. SAID
APPROXIMATELY 18 ACRES BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point on the present corporate limit line of the City of Austin as adopted by Ordinance No. 841115-LL (Case No. C7a-83-017), being the present easterly right-of-way line of Old Manchaca Road, at the southwest corner of Lot 5, Block B, Ford Oaks, a subdivision of record in Book 4, Page 264 of the Plat Records of Travis County, Texas, same being the northwest corner of the remaining portion of a called 3.79 acre tract of land conveyed to Michael and Rebecca J. Shanahan by Correction Warranty Deed recorded in Document No. 2002034159 of the Official Public Records of Travis County, Texas, for the northwest corner of the tract herein described;

THENCE, in an easterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 841115-LL (Case No. C7a-83-017), being the southerly line of said Ford Oaks and A Resubdivision of a Portion of Ford Oaks, a subdivision of record in Book 9, Page 170 of the Plat Records of Travis County, Texas, common in part with the northerly line of the remaining portion of said 3.79 acre tract, a called 1.886 acre tract of land conveyed to B J Dennis Irrevocable Trust B Dated February 1 2000 by Warranty Deed recorded in Document No. 2007181937 of the Official Public Records of Travis County, Texas and the most westerly north line of a called 3.95 acre tract of land conveyed to Walter G. and Georgia S. Grossman by Warranty

Deed with Vendor's Lien recorded in Volume 6811, Page 801 of the Deed Records of Travis County, Texas, to a point at the southeast corner of Lot 7B, Block B of said A Resubdivision of a Portion of Ford Oaks, same being the southwest corner of Lot 8, Block B of said Ford Oaks and an inside ell corner of said 3.95 acre tract;

THENCE, continuing in an easterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 841115-LL (Case No. C7a-83-017), crossing said 3.95 acre tract with the southerly line of said Lot 8 and Lot 9A, Block B of said A Resubdivision of a Portion of Ford Oaks, to a point at the southeast corner of said Lot 9A, same being the southwest corner of Lot 9B, Block B of said A Resubdivision of a Portion of Ford Oaks and an inside ell corner of said 3.95 acre tract;

THENCE, continuing in an easterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 841115-LL (Case No. C7a-83-017), being the southerly line of said Lot 9B, common in part with the most easterly north line of said 3.95 acre tract, to a point at the northwest corner of a called 2.954 acre tract of land owned by Lela Galloway according to the Travis Central Appraisal District, same being the most easterly northeast corner of said 3.95 acre tract, 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, being the easterly line of said 3.95 acre tract, a called 50' x 50' tract of land conveyed to Marvin C. and Nina S. Graham by General Warranty Deed recorded in Document No. 2009208778 of the Official Public Records of Travis County, Texas and a called 0.925 acre tract of land conveyed to Eddie Mayfield and Leila Mayfield by Warranty Deed recorded in Volume 10334, Page 579 of the Real Property Records of Travis County, Texas, common in part with the west line of said 2.954 acre tract, a called 3.00 acre tract of land conveyed to Marvin Bloomquist by Warranty Deed recorded in Document No. 2000183155 of the Official Public Records of Travis County, Texas, a called 2.904 acre tract of land conveyed to Herbert and Laverne Van Shellenbeck by Special Warranty Deed recorded in Volume 11839, Page 649 of the Real Property Records of Travis County, Texas, a called 2.856 acre tract of land owned by Robert R. Ceder according to the Travis Central Appraisal District, previously conveyed to Marvin C. and Nina Sue Graham by deed recorded in Volume 5331, Page 1749 of the Deed Records of Travis County, Texas and a called 2.93 acre tract of land conveyed to Equity Trust Company by Warranty Deed with Vendor's Lien recorded in Document No. 2009185499 of the Official Public Records of Travis County, Texas, to a point at the northeast corner of a called 3.558 acre tract of land conveyed to Al Dwayne

Spiller by Special Warranty Deed recorded in Document No. 2006202080 of the Official Public Records of Travis County, Texas, same being the southeast corner of said 0.925 acre tract, for the southeast corner of the tract herein described;

THENCE, in a westerly direction along the proposed corporate limit line of the City of Austin, being the southerly line of said 0.925 acre tract, a called 0.58 acre tract of land conveyed to Marvin D. and Nina S. Graham by General Warranty Deed recorded in Document No. 2009193904 of the Official Public Records of Travis County, Texas, the remaining portion of a called 3.67 acre tract of land conveyed to M. C. and Nina S. Graham by deed recorded in Volume 3926, Page 1756 of the Deed Records of Travis County, Texas and a called 3.00 acre tract of land conveyed to Marvin C. and Nina Sue Graham by deed recorded in Volume 2623, Page 527 of the Deed Records of Travis County, Texas, common in part with the northerly line of said 3.558 acre tract and a northerly line of the remaining portion of a called 9.49 acre tract of land conveyed to Ione S. and Thomas Lee Hendrick by Executor's Special Warranty Deed recorded in Volume 10052, Page 223 of the Real Property Records of Travis County, Texas, to a point on the easterly line of Lot 3, Block A, M. C. Graham Subdivision, a subdivision recorded in Book 95, Pages 350-351 of the Plat Records of Travis County, Texas, same being the most southerly southwest corner of said 3.00 acre tract and an outside ell corner of said 9.49 acre tract, for an inside ell corner of the tract herein described;

THENCE, in a southerly direction along the proposed corporate limit line of the City of Austin, being the easterly line of said Lot 3, common in part with the most northerly west line of said 9.49 acre tract, to a point at the southeast corner of said Lot 3, same being an inside ell corner of said 9.49 acre tract, for an inside ell corner of the tract herein described;

THENCE, in a westerly direction along the proposed corporate limit line of the City of Austin, being the southerly line of said Lot 3, common in part with a northerly line of said 9.49 acre tract, to a point on the present easterly right-of-way line of Old Manchaca Road, same being the southwest corner of said Lot 3, for the southwest corner of the tract herein described;

THENCE, in a northerly direction along the proposed corporate limit line of the City of Austin, being the present easterly right-of-way of Old Manchaca Road, common in part with the westerly line of said Lot 3, to a point of intersection with the present corporate limit line of the City of Austin as adopted by Ordinance No. 841115-LL (Case No. C7a-83-017);

THENCE, continuing in a northerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 841115-LL (Case No. C7a-83-017), being the present easterly right-of-way line of Old Manchaca Road, common in part with the westerly line of said M. C. Graham Subdivision, said 3.00 acre tract, the western terminus of a fifty (50') foot wide roadway known as Oak Valley Road dedicated to the public by deed recorded in Volume 1971, Page 532 of the Deed Records of Travis County, Texas and the aforementioned 3.79 acre tract, to the POINT OF BEGINNING.

"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

08-30-2010

Mary P. Hawkins 9/15/10

APPROVED: Mary P. Hawkins, RPLS NO. 4433
Engineering Services Division
Department of Public Works
City of Austin

REFERENCES

TCAD MAPS 04-3021 & 04-3023
Austin Grid E-14