

**ORDINANCE NO. 20140828-038**

**AN ORDINANCE ANNEXING APPROXIMATELY 135.796 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, LOCATED IN TRAVIS COUNTY, TEXAS, AND REFERRED TO AS THE "CASCADES MUNICIPAL UTILITY DISTRICT NO. 1 ANNEXATION AREA" FOR THE LIMITED PURPOSES OF PLANNING AND ZONING ADDITIONAL TERRITORY ADJACENT TO THE CITY LIMITS OF THE CITY OF AUSTIN.**

**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 Cascades Municipal Utility District No. 1 (Cascades MUD No. 1) 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) The public hearings were held during City Council meetings on August 7 and August 28, 2014, and concluded after providing an opportunity for all persons present to be heard with respect to the proposed annexation.
- (C) The limited purpose annexation of this territory serves the interests of the current and future residents of the City of Austin.
- (D) 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.

**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)

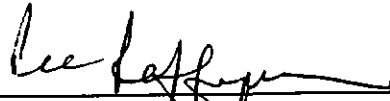
presently part of and included within the limits of any other city, town, or village; or (3) are not within the jurisdiction or power of the City of Austin to annex, then that area is excluded and excepted from the area annexed.

**PART 4.** This ordinance takes effect on December 17, 2014.

**PASSED AND APPROVED**

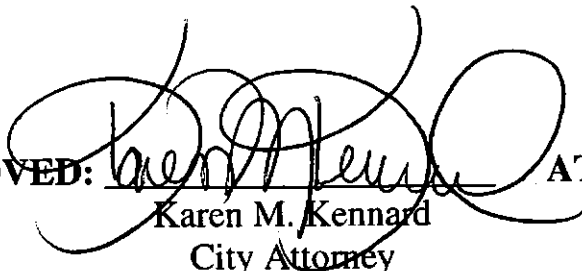
August 28, 2014

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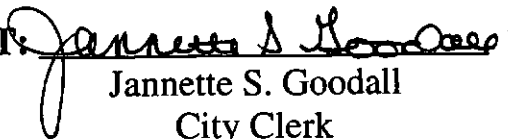
Lee Leffingwell  
Mayor

APPROVED:



Karen M. Kennard  
City Attorney

ATTEST:



Jannette S. Goodall  
City Clerk

## **EXHIBIT A**

C7L-2014-0001

Area to be annexed for  
Limited Purposes.

(Approximately 135.796 acres  
of land out of the Sanitiago  
Del Valle Grant, Abstract No.  
24 in Travis County, Texas)  
(Portion of St. Alban's  
Addition)  
(Unplatted Land)

### **LEGAL DESCRIPTION**

**LEGAL DESCRIPTION FOR TWO TRACTS OF LAND,  
THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE  
CONTAINING APPROXIMATELY 117.188 ACRES OF  
LAND OUT OF THE SANTIAGO DEL VALLE GRANT,  
ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS AND  
THE TRACT HEREINAFTER DESCRIBED AS TRACT TWO  
CONTAINING APPROXIMATELY 18.6 ACRES OF LAND  
OUT THE SANTIAGO DEL VALLE GRANT, ABSTRACT  
NO. 24 IN TRAVIS COUNTY, TEXAS; OF WHICH  
APPROXIMATELY 135.796 ACRES OF LAND ARE TO  
BE MADE PART OF THE CITY OF AUSTIN, SAID  
APPROXIMATELY 135.796 ACRES BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:**

#### **TRACT ONE**

BEING all of that called 117.188 acre tract of land described as "Grantor 1 Tracts: Tract 1" and conveyed to Onion Associates, Ltd. by Correction Joint Partnership Contribution General Warranty Deeds recorded in Document No. 2006146663 and Document No. 2006236625 of the Official Public Records of Travis County, Texas. Said 117.188 acre tract also being a portion of that called 135.796 acre tract of land described in Texas Senate Bill 1867, Section Two as "The Cascades Municipal Utility District No. 1".

#### **TRACT TWO**

BEING approximately 18.6 acres of land and consisting of a tract being a portion of Lot 1, St. Alban's Addition, a subdivision of

record in Book 86, Page 88C of the Plat Records of Travis County, Texas, all of that called 8.17 acre tract of land described as "Grantor 1 Tracts: Tract 2" and conveyed to Onion Associates, Ltd. by Correction Joint Partnership Contribution General Warranty Deeds recorded in Document No. 2006236625 of the Official Public Records of Travis County, Texas, all of that called 2.273 acre tract of land described as "Grantor 1 Tracts: Tract 3" and conveyed to Onion Associates, Ltd. by Correction Joint Partnership Contribution General Warranty Deeds recorded in Document No. 2006146663 and Document No. 2006236625 of the Official Public Records of Travis County, Texas and all of the 2 acre tract of land being a remainder tract out of that called 16.88 acre tract of land described as "Tract One" and conveyed to Protestant Episcopal Church Council of the Diocese of Texas by General Warranty Deed recorded in Volume 7640, Page 106 of the Deed Records of Travis County, Texas. Said 18.6 acre tract being a portion of a called 135.796 acre tract of land described in Texas Senate Bill No. 1867, Section Two as "The Cascades Municipal Utility District No. 1", Said 18.6 acre tract also being all of said 135.796 acre tract, save and except a called 117.188 acre tract of land described as "Grantor 1 Tracts: Tract 1" and conveyed to Onion Associates, Ltd. by Correction Joint Partnership Contribution General Warranty Deeds recorded in Document No. 2006146663 and Document No. 2006236625 of the Official Public Records of Travis County.

"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".

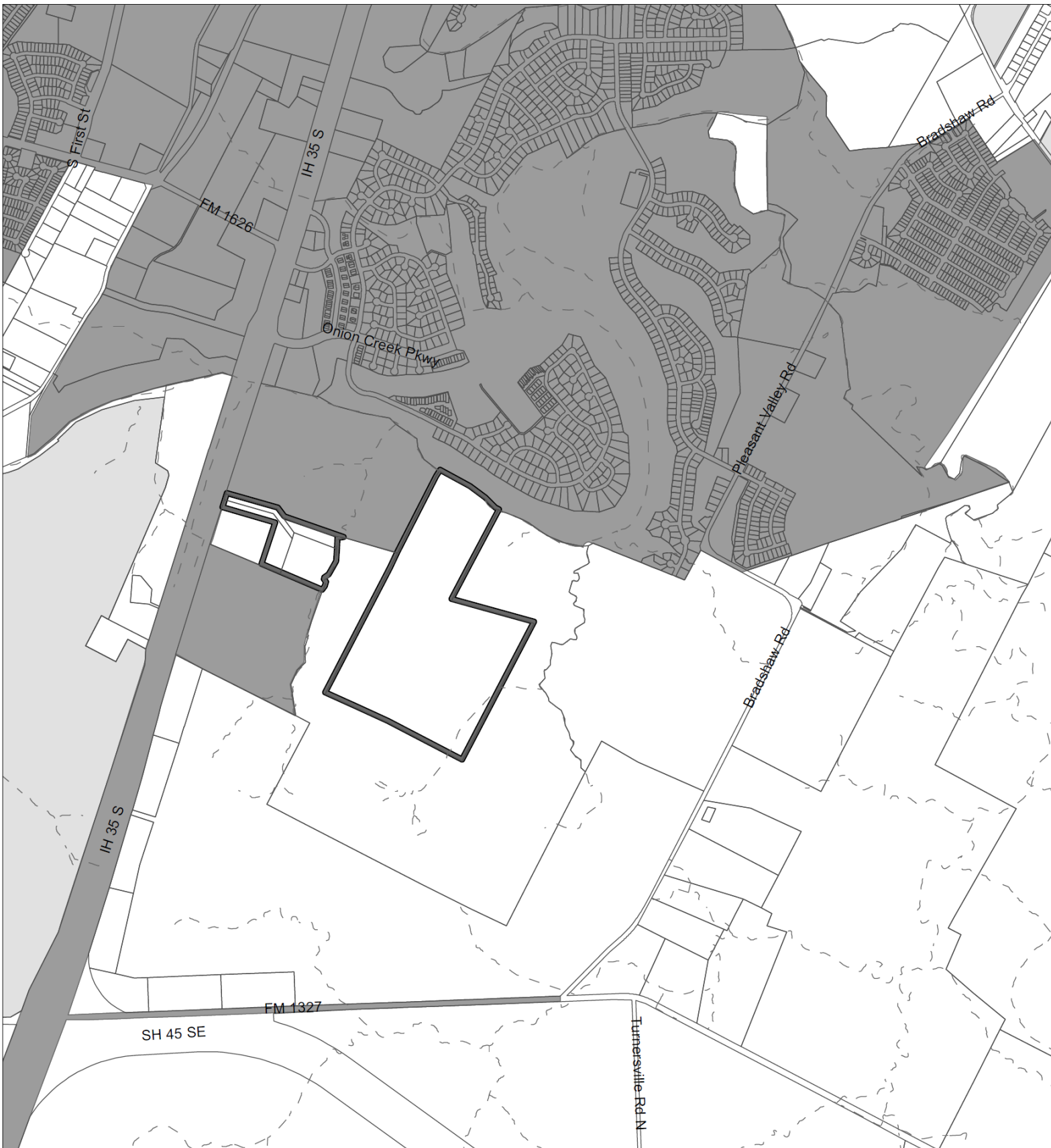
LEGAL DESCRIPTION: Mary P. Hawkins  
07-21-2014

*Mary P. Hawkins* 7-21-2014

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

REFERENCES

Austin Grid F-10 & G-10  
TCAD MAPS 4-4818




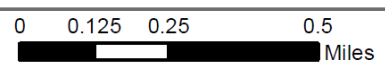
# Cascades Municipal Utility District No. 1

C7L-2014-0001



City of Austin  
Planning and Development Review  
October 28, 2013

- |                                                                                     |                 |                                                                                     |                        |
|-------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------|------------------------|
|  | Annexation Area |  | Austin Full Purpose    |
|  | Creeks          |  | Austin Limited Purpose |
|  | Parcels         |  | Austin ETJ             |



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 unless otherwise provided.

