

C7a-2016-0003

Area to be annexed.

(Approximately 246 acres of land out of the Alexander Walter Survey No. 67, Abstract No. 791 and the Samuel Cushing Survey No. 70, Abstract No. 164 in Travis County, Texas)
(Unplatted Land)
(Portion of Crystal Bend Drive)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR FOUR TRACTS OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE CONTAINING APPROXIMATELY 241.01 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, THE TRACT HEREINAFTER DESCRIBED AS TRACT TWO CONTAINING APPROXIMATELY 0.517 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, THE TRACT HEREINAFTER DESCRIBED AS TRACT THREE CONTAINING APPROXIMATELY 0.1671 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791 AND THE TRACT HEREINAFTER DESCRIBED AS TRACT FOUR CONTAINING APPROXIMATELY 4 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791 AND THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164 IN TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 246 ACRES OF LAND ARE TO BE MADE PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 246 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT ONE

BEING approximately 241.01 acres as shown on a Preliminary Plan for a proposed subdivision to be known as "Entrada Subdivision" (Case No. C8J-2008-0168) and being all of that called 148.61 acre tract of land conveyed to HM Pfluger, Ltd. by Special Warranty Deed with Vendor's Lien recorded in Document No. 2006238002 of the Official Public Records of Travis County, Texas and all of that called 92.40 acre tract of land conveyed to HM Pfluger, Ltd.

By Special Warranty Deed with Vendor's Lien recorded in Document No. 2006238003 of the Official Public Records of Travis County, Texas.

TRACT TWO

BEING all of that called 0.517 acre tract of land conveyed to Manville Water Supply Corporation by Special Warranty Deed recorded in Document No. 2005026391 of the Official Public Records of Travis County, Texas.

TRACT THREE

BEING all of that remaining portion of a called 150 acre tract of land conveyed to C. K. and Margaret Murchison by deed recorded in Volume 853, Page 439 of the Deed Records of Travis County, Texas and now being called 0.1671 acres owned by the C. K. and Margaret Murchison Estate according to the Travis Central Appraisal District (TCAD Property ID 788362 and 788363).

TRACT FOUR

BEING approximately 4 acres of land being that portion of Crystal Bend Drive bounded on the west by the easterly right-of-way line of Immanuel Road and bounded on the east by the southerly prolongation of the easterly line of said proposed Entrada Subdivision and the westerly line of Lot 37, Block C of Cantarra Section IIIB A Small Lot Subdivision, a subdivision of record in Document No. 201600067 of the Official Public Records of Travis County, Texas, same being the present corporate limit line of the City of Austin as adopted by Ordinance No. 20151217-079 (Case No. C7a-2015-008).

"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
08-31-2016

Mary P. Hawkins 9/12/16

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

REFERENCES

Austin Grid P-34, Q-33, Q-34 & Q-35
TCAD Maps 2-5141, 2-5931 & 2-5941