

EXHIBIT A:

McKinney Falls and Burleson
Annexation Area

C7a-2020-0002

Area to be annexed.

(Approximately 56 acres of
land out of the Santiago Del
Valle Survey, Abstract No. 24
in Travis County, Texas)
(Unplatted Land)

LEGAL DESCRIPTION

**LEGAL DESCRIPTION FOR A TRACT OF LAND
CONTAINING APPROXIMATELY 56 ACRES OF LAND
OUT OF THE SANTIAGO DEL VALLE SURVEY,
ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS; OF
WHICH APPROXIMATELY 56 ACRES OF LAND ARE TO
BE MADE PART OF THE CITY OF AUSTIN, SAID
APPROXIMATELY 56 ACRES BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING at a point in the present corporate limit line of the City of Austin as adopted by Ordinance No. 851219-G (Case No. C7a-85-023), same being the southwest right-of-way line of Burleson Road at the most northerly northwest corner of a 229.712 acre tract of land described in Special Warranty Deed recorded in Document No. 2010195929 of the Official Public Records of Travis County, Texas, same being the east corner of Lot 1, 7005 Burleson Industrial Subdivision, a subdivision of record in Document No. 201600144 of the Official Public Records of Travis County, Texas, for the most northerly northwest corner of the tract herein described;

THENCE, in a southeasterly direction along the southwest right-of-way line of Burleson Road, same being the most northerly northeast line of said 229.712 acre tract, to the most northerly east corner of said 229.712 acre tract, same being the north corner of Joe K. Smith Subdivision, a subdivision of record in Book 56, Page 26 of the Plat Records of Travis County Texas, for the most northerly east corner of the tract herein described;

THENCE, in a southwesterly direction along the common line of said 229.712 acre tract and said Joe K. Smith Subdivision to the west corner of said Joe K. Smith Subdivision, for an interior corner of said 229.712 acre tract and the tract herein described;

THENCE, in a southeasterly direction along the northeast line of said 229.712 acre tract, common in part with the southwest line of said Joe K. Smith Subdivision and the southwest line of Amended Plat of Omni/Burleson Amended Plat of Lots 1 and 3, Omni Business Park, a subdivision of record in Document No. 202000033 of the Official Public Records of Travis County, Texas, to the north corner of a 2.000 acre tract of land conveyed to Chall, Ltd. by Special Warranty Deed recorded in Volume 13091, Page 3691 of the Real Property Records of Travis County, Texas, for the most southerly east corner of the northerly residue of said 229.712 acre tract and the tract herein described;

THENCE, in a southwesterly and southerly direction along the common line of said 2.00 acre tract and the northerly residue of said 229.712 acre tract to a point on the north right-of-way line of McKinney Falls Parkway to the southwest corner of said 2.00 acre tract, for the southeast corner of the northerly residue of said 229.712 acre tract and the tract herein described;

THENCE, in a westerly direction along the north right-of-way line of McKinney Falls Parkway, common in part with the south line of the northerly residue of said 229.712 acre tract to the southeast corner of a 33.900 acre tract of land conveyed to the Board of Trustees of the Del Valle Independent School District by Special Warranty Deed recorded in Document No. 2002068034 of the Official Public Records of Travis County, Texas for the most southerly southwest corner of the northerly residue of said 229.712 acre tract and the tract herein described;

THENCE, in a northerly and northwesterly direction along the common line of said 33.900 acre tract and the northerly residue of said 229.712 acre tract to a point in the present corporate limit line of the City of Austin as adopted by Ordinance No. 861211-U (Case No. C7a-86-011), same being the east line of a 18.008 acre tract of land conveyed to the Del Valle Independent School District by Warranty Deed recorded in Volume 4184, Page 2120 of the Deed Records of Travis County, Texas, same being the south corner of Burleson Office Subdivision, a subdivision of record in Book 91, Pages 397-398 of the Plat Records of Travis County, Texas, at the north corner of said 33.900 acre tract, for the most westerly southwest corner of the northerly residue of said 229.712 acre tract and the tract herein described;

THENCE, in a northerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 861211-U (Case No. C7a-86-011), common in part with the west

line of said 229.712 acre tract and the east line of said 18.008 acre tract to the intersection of the present corporate limit line of the City of Austin as adopted by Ordinance No. 861211-U (Case No. C7a-86-011) and another present corporate limit line of the City of Austin as adopted by Ordinance No. 011101-41 (Case No. C7a-01-021), same being the east corner of said 18.008 acre tract and the south corner of Burleson Office Subdivision, a subdivision of record in Book 91, Pages 397-398 of the Plat Records of Travis County, Texas, for an angle point in the west line of said 229.712 acre tract and the tract herein described;

THENCE, in a northeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 011101-41 (Case No. C7a-01-021), common in part with a northwest line of said 229.712 acre tract and the southeast line of said Burleson Office Park and Telecom Office Park, a subdivision of record in Document No. 200100308 of the Official Public Records of Travis County, Texas to a point on the southwest line of said 7005 Burleson Industrial Subdivision, at the most southerly east corner of said Telecom Office Park, for the most westerly north corner of said 229.712 acre tract and the tract herein described;

THENCE, in a southeasterly direction along the most westerly northeast line of said 229.712 acre tract, common in part with the southwest line of said 7005 Burleson Industrial Subdivision to the south corner of said 7005 Burleson Industrial Subdivision, for an interior corner of said 229.712 acre tract and the tract herein described;

THENCE, in a northeasterly direction along the most northerly northwest line of said 229.712 acre tract, common in part with the southeast line of said 7005 Burleson Industrial Subdivision to the POINT OF BEGINNING and containing approximately 56 acres, more or less.

"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

07-08-2020

Mary P. Hawkins 7/8/20

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

REFERENCES

Austin Grid K-15
TCAD MAP 4-3-2311