

**ORDINANCE NO.**

**AN ORDINANCE ANNEXING, FOR FULL PURPOSES, APPROXIMATELY 28.3 ACRES LOCATED AT 11122, 11204, 11208, AND 11216 CAMERON ROAD, LOCATED NORTH OF THE INTERSECTION OF CAMERON ROAD AND BLUE GOOSE ROAD, IN TRAVIS COUNTY, TEXAS, AND RATIFYING A WRITTEN SERVICES AGREEMENT WITH THE OWNER.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Council finds that:

- (A) Notice of the public hearing concerning annexation of the territory, attached as **Exhibit “1”**, was published in a newspaper of general circulation in the City of Austin and in the area to be annexed, and on the City of Austin website.
- (B) The public hearing was held on September 2, 2021, at 301 W. 2<sup>nd</sup> Street, Austin, Texas.
- (C) The public hearing was concluded after providing an opportunity for all persons present to be heard with respect to the proposed annexation.
- (D) The annexation, for full purposes, of the territory described in **Exhibit “A”** serves the interest of the current and future residents of the City of Austin.
- (E) All procedural requirements imposed by state law for the full-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 following territory, which is within the extraterritorial jurisdiction and adjacent to the city limits of the City of Austin in Travis County, Texas, and which is annexed into the City for full purposes:

Approximately 28.3 acres of land located at 11122, 11204, 11208, and 11216 Cameron Road, this area being more particularly described in **Exhibit “A”**.

**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 part of the area annexed to the City of Austin, the invalidity does not affect the effectiveness of this ordinance as to the remainder of the area.

1 If any area or lands included within the description of the area set out in **Exhibit “A”** are:  
2 (1) presently part of and included within the general limits of the City of Austin; (2)  
3 presently part of and included within the limits of any other city, town or village; or (3)  
4 are not within the jurisdiction of the City of Austin to annex, then that area is excluded  
5 and excepted from the area annexed.

6 **PART 4.** The City Council authorizes the ratification of a written services agreement,  
7 attached as Exhibit “B”, with the owner of the territory described in **Exhibit “A”**.

8 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2021.

9 **PASSED AND APPROVED**

10  
11 §  
12 §  
13 \_\_\_\_\_, 2021 § \_\_\_\_\_  
14 Steve Adler  
15 Mayor

16  
17  
18 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
19 Anne L. Morgan Jannette S. Goodall  
20 City Attorney City Clerk  
21  
22  
23

**NOTICE OF PUBLIC HEARING ON  
ANNEXATION**

A public hearing will be held by the City Council of Austin, Texas, for the Northwind Apartments annexation area. At the hearing, City Council will hear and consider comments on issues related to the full purpose annexation of land in Travis County.

Hearing date and location: September 2, 2021, meeting convenes at 10:00 AM at 301 W. 2nd St., Austin, TX 78701. All speakers must register in advance. Instructions for speaker registration and participation are available at the Austin City Council Meeting Information Center website at <https://www.austintexas.gov/council>.

Case C7a-2021-0003 Northwind Apartments annexation area (approximately 28.3 acres) is located in Travis County at 11122, 11204, 11208, and 11216 Cameron Rd. This area is currently in the City of Austin's extraterritorial jurisdiction adjacent to Austin City Council District 1. The proposed annexation area is currently used for agriculture but is subject to a zoning change request to MF-3, multi-family. The annexation will not have an impact on the boundaries of Austin's extraterritorial jurisdiction.

Additional information regarding this case is available on the City's website at <https://www.austintexas.gov/annexation>. For further information, contact Andrei Lubomudrov at (512) 974-7659.

8/19/21

0000655768-01

**Exhibit 1**

Exhibit A: Property  
Description

C7a-2021-0003  
Area to be annexed.  
(Approximately 28.321 acres of  
land out of the Lucas Munos  
Survey No. 55, Abstract No. 513  
in Travis County, Texas)  
(Unplatted Land)

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION FOR FOUR TRACTS OF LAND  
CONTAINING APPROXIMATELY 28.321 ACRES OF LAND,  
THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE  
CONTAINING APPROXIMATELY 2.696 ACRES OF LAND  
OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT  
NO. 513 IN TRAVIS COUNTY, TEXAS, THE TRACT  
HEREEINAFTER DESCRIBED AS TRACT TWO CONTAINING  
APPROXIMATELY 3.00 ACRES OUT OF THE LUCAS  
MUNOS SURVEY NO. 55, ABSTRACT NO. 513 IN  
TRAVIS COUNTY, TEXAS, THE TRACT HEREINAFTER  
DESCRIBED AS TRACT THREE CONTAINING  
APPROXIMATELY 14.02 ACRES OF LAND OUT OF THE  
LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513 IN  
TRAVIS COUNTY, TEXAS AND THE TRACT HEREINAFTER  
DESCRIBED AS TRACT FOUR CONTAINING  
APPROXIMATELY 8.605 ACRES OF LAND OUT OF THE  
LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513 IN  
TRAVIS COUNTY, TEXAS. SAID APPROXIMATELY  
28.321 ACRES BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

**TRACT ONE:**

**BEING** all of that certain called 2.696 acre tract of land conveyed  
to Esther P. Schroeder and Vicki Lynn Schroeder Miertschin,  
Trustees of the Schroeder Family Trust by Warranty Deed recorded  
in Document No. 2015185436 of the Official Public Records of  
Travis County, Texas.

**TRACT TWO:**

**BEING** all of that certain called 3.00 acre tract of land conveyed  
to Esther P. Schroeder by Warranty Deed recorded in Volume 12227,  
Page 493 of the Real Property Records of Travis County, Texas.

**TRACT THREE:**

**BEING** all of that certain called 14.02 acre tract of land conveyed to Kim N. Nguyen and Ngoan Nguyen by Warranty Deed with Vendor's Lien recorded in Volume 12322, Page 976 of the Real Property Records of Travis County, Texas of which Ngoan Nguyen conveyed his joint and undivided interest to Hai Nguyen by Gift Deed General Warranty Deed recorded in Document No. 2006091509 of the Official Public Records of Travis County, Texas.

**TRACT FOUR:**

**BEING** all of that certain called 8.587 acre tract referred to as "Tract 1" and all of that certain called 0.018 acre tract of land referred to as "Tract 2", both conveyed to DADMK, Inc. by General Warranty Deed recorded in Document No. 2018048840 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: Mary P. Hawkins  
4-01-2021

*Mary P. Hawkins 4-5-2021*

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

**REFERENCES**

Austin Grid P-30  
TCAD MAP 2-3431 & 2-4231

**NORTHWIND APARTMENTS WRITTEN AGREEMENT**  
**REGARDING SERVICES**

THE STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS                 §

This Written Agreement Regarding Services (the “**Agreement**”) is made and entered into by and among the **CITY OF AUSTIN, TEXAS**, a municipal corporation acting by and through its duly authorized City Manager (the “**City**”), and **DEVELOPMENT PARTNERS, LLC, KIM NGUYEN and HAI NGUYEN, ESTHER SCHROEDER, and THE SCHROEDER FAMILY TRUST**, as Owners of the Property at approximately 11122, 11204, 11208, and 11216 Cameron Road, including without limitation her or his successors, assigns, agents, and affiliated entities (“**Owners**”). By the signatures below, Owners warrant and represent that there are no other fee-simple owners of any portion of the Property and no other third parties holding a fee simple ownership interest therein.

**RECITALS**

- A. Owner owns approximately 28.3 acres of land located entirely in Travis, Texas described in the attached Exhibit “A” (“**Property**”).
- B. Owner requests to have the Property annexed into the City’s full purpose jurisdiction; Owner agrees to voluntarily enter into this Agreement.
- C. This Agreement is entered into pursuant to Chapter 43 of the Texas Local Government Code to address Owner’s request and the City’s provision of services.

**NOW, THEREFORE**, for and in consideration of the mutual agreements, covenants, and conditions contained in this Agreement, and other good and valuable consideration, the City and Owner agree as follows:

**ARTICLE I**

**DEFINITIONS**

**Section 1.01 Terms Defined in this Agreement.** In this Agreement, each of the following terms shall have the meanings indicated:

“**City Code**” means the City Code of Austin, together with all its related administrative rules and technical criteria manuals.

“**City Council**” means the City Council of the City or any other successor governing body.



**“Effective Date”** means the effective date of annexation.

**“Ordinances”** shall mean the ordinances of the City.

**“Term”** and similar references mean that this Agreement shall be in effect for a period of time commencing on the Effective Date and until City services are available in accordance with this Agreement.

**Section 1.02 Other Definitions.** All capitalized terms used but not defined in this Agreement shall have the meaning given to them in the City Code.

## **ARTICLE II**

### **APPLICABLE ORDINANCES**

**Section 2.01 Applicable Requirements.** Subject to and except as provided in Section 43.002 and Chapter 245 of the Texas Local Government Code, after the Effective Date, all of the City’s laws, ordinances, manuals, and administrative rules, including but not limited to the Land Development Code, regarding land development, as amended from time to time, shall apply to subdivisions within the Property.

## **ARTICLE III**

### **ANNEXATION**

#### **Section 3.01 Annexation.**

- A. Owner and City agree that the Property will be annexed for full purposes pursuant to the terms of this Agreement. If the Property is annexed pursuant to the terms of this Agreement, the City shall provide services to the Property pursuant to Chapter 43 of the Texas Local Government Code. Property voluntarily annexed pursuant to this Agreement may require infrastructure improvements to facilitate development, including but not limited to streets and roads, street and road drainage, land drainage, and water, wastewater, and other utility systems. Owner hereby acknowledges the provision of infrastructure improvements necessitated by proposed future development shall be the sole responsibility of the Owner and may be subject to City Council approval to the extent required by applicable provisions of the City Code.
- B. After full purpose annexation, all City ordinances, regulations, and requirements applicable in the City’s full purpose jurisdiction, including City taxation, shall apply to the Property.

## ARTICLE IV

### LIST OF SERVICES

**Section 4.01 Services the City Will Provide On and After the Effective Date of Annexation and Pursuant to Chapter 43 of the Texas Local Government Code.** All City Departments with jurisdiction in the area will provide services commencing on the Effective Date of annexation unless otherwise noted according to City policy and procedure.

- A. **Police Protection.** The Austin Police Department will provide protection and law enforcement services.
- B. **Fire Protection.** The Austin Fire Department will provide emergency and fire prevention services.
- C. **Emergency Medical Service.** The City of Austin/Travis County Emergency Medical Services Department will provide emergency medical services.
- D. **Solid Waste Collection.** Services will be provided pursuant to Chapter 43 of the Texas Local Government Code.
- E. **Operation and Maintenance of Water and Wastewater Facilities.** The City shall provide retail water service and wastewater service to areas that are not within the certificated service area of another utility. The facilities will be maintained and operated by Austin Water as governed by standard policies and procedures.
- F. **Operation and Maintenance of Roads and Streets, Including Street Lighting.** The Public Works Department will maintain public streets over which the City has jurisdiction. If necessary, the Transportation Department will also provide regulatory signage services. Street lighting will be maintained in accordance with the City of Austin ordinances, Austin Energy criteria, and state law.
- G. **Operation and Maintenance of Parks, Playgrounds, and Swimming Pools.** The Parks and Recreation Department will operate and maintain public parks, playgrounds, and swimming pools in accordance with the City Code and operating procedures.
- H. **Operation and Maintenance of any Other Publicly Owned Facility, Building, or Service.**
- I. **Watershed Protection.** The Watershed Protection Department, or successor department, will provide drainage planning and maintenance services in the annexation area.
- J. **Planning and Development Review.** The Housing and Planning Department and the Development Services Department (or successor departments) will provide comprehensive planning, land development, and building review and inspection services in accordance with and as limited by applicable codes, laws, ordinances and special agreements.



- K. **Code Compliance.** In order to comply with City codes regarding land use regulations and the maintenance of structures, the Austin Code Department, or successor department, will provide education, cooperation, enforcement, and abatement relating to code violations.
- L. **Library.** Upon annexation residents may utilize all Austin Public Library facilities and services.
- M. **Public Health, Social, and Environmental Services.** Upon annexation the Austin/Travis County Health and Human Services Department will provide services.
- N. **Electric Utility Service.** Austin Energy will continue to provide electric utility service to all areas which the City is authorized to serve by the Public Utility Commission of Texas.
- O. **Clean Community Services.** Austin Resource Recovery will provide clean community services.
- P. **Capital Improvements Planning.** The annexation area will be included with other territory in connection with planning for new or expanded facilities, functions, and services

## **ARTICLE V**

### **REPRESENTATIONS AND WARRANTIES**

#### **Section 5.01 Representations and Warranties of Owner.**

- A. **Organization and Good Standing.** Owner has full power and authority to conduct business as it is now being conducted, to own or use the properties and assets that she or he purports to own or use, and to perform all her or his obligations under this Agreement.
- B. **Authority; No Conflict.** This Agreement constitutes a legal, valid, and binding obligation of Owner, enforceable against Owner in accordance with its terms. Owner has the absolute and unrestricted right, power, authority, and capacity to execute and deliver this Agreement and to perform her or his obligations under this Agreement.

#### **Section 5.02 Representations and Warranties of the City.**

- A. **Organization and Good Standing.** The City is a duly organized and validly existing municipal corporation in good standing under the laws of the State of Texas, with full power and authority to conduct its business as it is now being conducted, to own or use the properties and assets that it purports to own or use, and to perform all its obligations under this Agreement.

- B. **Authority; No Conflict.** This Agreement constitutes a legal, valid, and binding obligation of the City, enforceable against the City in accordance with its terms. The City has the absolute and unrestricted right, power, authority, and capacity to execute and deliver this Agreement and to perform its obligations under this Agreement.

## **ARTICLE VI**

### **MISCELLANEOUS PROVISIONS**

**Section 6.01 Amendments to Agreement.** This Agreement may be amended only by a written agreement signed by the City and Owner.

**Section 6.02 Agreement Binds Successors and Runs with the Land.** This Agreement shall bind and inure to the benefit of the parties, their successors, and assigns. The terms of this Agreement shall constitute covenants running with the land comprising the Property and shall be binding on Owner.

**Section 6.03 Severability.** If any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties that the remainder of this Agreement shall not be affected.

**Section 6.04 Waiver.** Any failure by a party to insist upon strict performance by the other party of any material provision of this Agreement shall not be deemed a waiver of such provision or of any other provision of this Agreement, and such party shall have the right at any time(s) thereafter to insist upon strict performance of any and all of the provisions of this Agreement.

**Section 6.05 Applicable Law and Venue.** The construction and validity of this Agreement shall be governed by the laws of the State of Texas (without regard to conflicts of law principles). Venue for any dispute arising from or related to this Agreement shall be in Texas state district court and shall be in accordance with the Texas Civil Practice and Remedies Code.

**Section 6.06 Reservation of Rights.** To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws.

**Section 6.07 Counterparts.** This Agreement may be executed in multiple counterparts which shall be construed together as a single original instrument as though all parties had signed one instrument, and, when executed, each counterpart shall be binding upon and inure to the benefit of each of the parties executing the instrument whether or not all other parties have executed same.

**Section 6.08 Exhibits.**

Exhibit "A"     Description of Property

***[Signature and Acknowledgment Pages Follow]***

**EXECUTED** in multiple counterparts, each of which shall constitute an original, to be effective as of the Effective Date.

**CITY:**

**CITY OF AUSTIN,**

A home rule city and Texas municipal corporation

By:

\_\_\_\_\_  
\_\_\_\_\_, Assistant City Manager

Date: \_\_\_\_\_

Acknowledgement

THE STATE OF TEXAS  
COUNTY OF TRAVIS

THIS INSTRUMENT was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_

[SEAL]

\_\_\_\_\_  
Notary Public, State of Texas

APPROVED AS TO FORM:

City of Austin  
Law Department



\_\_\_\_\_  
LEE SIMMONS, Assistant City Attorney

OWNER:

DEVELOPMENT PARTNERS, LLC

By: 

Name: Jeffrey L. Kittle

Title: Manager

Date: 7/29/2021

Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~Texas~~ Indiana )

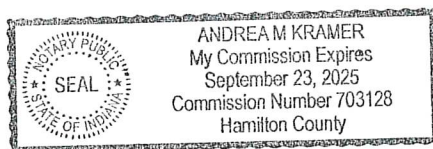
County of Hamilton )

On July 29th, 2021, before me, Andrea M. Kramer, a Notary Public, personally appeared Jeffrey L. Kittle, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Indiana that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Andrea M. Kramer





OWNER:

KIM NGUYEN and HAI NGUYEN

By: K. Nguyen  
Name: KIM N. NGUYEN  
Title: Owner  
Date: 4/23/2021

Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

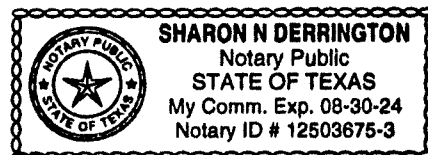
State of Texas )  
County of TRAVIS )

On April 23, 2021, before me, SHARON DERRINGTON, a Notary Public, personally appeared KIM NGUYEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sharon Derrington



OWNER:

KIM NGUYEN and HAI NGUYEN

By: [Signature]

Name: HAI NGUYEN

Title: OWNER

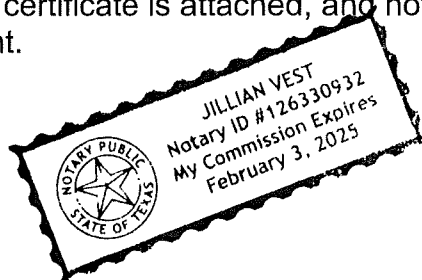
Date: 4/26/21

Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas )

County of Williamson )



On 4/26/21, before me, Jillian Vest, a Notary Public, personally appeared HAI NGUYEN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]

OWNER:

ESTHER SCHROEDER

By: *Esther Schroeder*  
Name: ESTHER SCHROEDER  
Title: OWNER  
Date: 4/27/2021

Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas )  
County of TRAVIS )

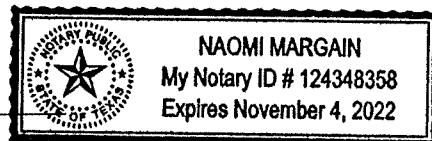
On 4/27/2021, before me, NAOMI MARGAIN, a Notary Public, personally appeared Esther Schroeder, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*Naomi Margain*



OWNER:

THE SCHROEDER FAMILY TRUST

By: [Signature]

Name: Vicki Miertschin

Title: trustee

Date: April 23, 2021

### Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas )

County of Tarrant )

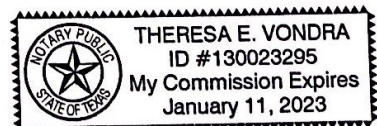
On April 23, 2021, before me, Theresa E. Vondra, a Notary Public, personally appeared Vicki Miertschin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ TEXAS that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Theresa E Vondra



AFTER SIGNING, PLEASE RETURN TO:

Andrei Lubomudrov  
City of Austin  
Housing and Planning Department  
PO Box 1088  
Austin, TX 78767



Exhibit A: Property  
Description

C7a-2021-0003

Area to be annexed.

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*Mary P. Hawkins 4-5-2021*

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

**REFERENCES**

Austin Grid P-30  
TCAD MAP 2-3431 & 2-4231