

# *Village of Webberville*

Ordinance No. 2021-08

## **Las Monarcas Annexation Ordinance**

AN ORDINANCE OF THE VILLAGE OF WEBBERVILLE, TEXAS, TO VOLUNTARILY ANNEX BY REQUEST OF THE LAND OWNERS APPROXIMATELY 96.42 ACRES OF LAND OUT OF THE RICHARD M. DUTY SURVEY NO. 56, ABSTRACT 215 AND MATTHEW DUTY SURVEY NO. 10, ABSTRACT 10, AS DEPICTED IN EXHIBIT “A”, INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE VILLAGE OF WEBBERVILLE, TEXAS INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; FILING; REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.

**WHEREAS,** the Village of Webberville (“Village”) is a Type-A, General Law municipality located in Travis County, Texas with the rights and privileges thereto; and

**WHEREAS,** Section 43.0671 of the Texas Local Government Code authorizes a Type-A general law municipality to extend the boundaries of the municipality and annex area adjacent to the municipality by petition of area landowners in accordance with the procedural rules prescribed by Texas Local Government Code Chapter 43;

**WHEREAS,** the Village received a written petition requesting the voluntary annexation of the area described in Exhibit “A” by all land owners; and

**WHEREAS,** the area identified in Exhibit “A”, the approximate 96.42-acre parcel situated in the Richard M. Duty Survey No. 56, Abstract 215 and Matthew Duty Survey No. 10, Abstract 10, generally located east of Blake Manor Road, west of Webberwood Way, is adjacent and contiguous to the village limits.

**WHEREAS,** the area identified in Exhibit “A” approximately 96.42 acres is owned by 40 land owners as described in Travis County Deed Records by Instrument Numbers 2016080045, 2016102049, 2016102773, 2016104325, 2017047322, 2017159258, 2017196718, and 2018032369, who all joined in this petition for annexation.

**WHEREAS,** the Village Commission of the Village of Webberville (“Commission”) has conducted the required public hearing, held on December 15, 2021 regarding annexation of the area and has provided all required notices within the timeframes established by Chapter 43 of the Texas Local Government Code; and

**WHEREAS,** The Village has entered into a municipal service annexation agreement for the area to be annexed in accordance with Section 43.0672 of the Texas Local Government Code providing for agreed upon municipal services to such area; and

**WHEREAS,** the Village Commission deems it to be in the best interest of the citizens of the Village to annex said territory into the Village.

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COMMISSION OF THE VILLAGE OF WEBBERVILLE, TEXAS:**

**1. FINDINGS OF FACT**

All of the above premises are hereby found to be true and correct legislative and factual findings of the Village Commission of the Village of Webberville, Texas, and are hereby approved and incorporated into the body of this Ordinance as if copied herein in their entirety.

**2. ANNEXATION OF TERRITORY**

- A. The property in the area described in Exhibit “A”, which is attached hereto and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e., corporate limits) of the Village of Webberville, and is made an integral part, hereof.
- B. The official map and boundaries of the Village of Webberville are hereby amended and revised so as to include the area annexed, and to reflect the expansion of the Villages extraterritorial jurisdiction resulting from such annexation.
- C. A municipal service agreement was entered into between the village and the property owner with applicable provisions of state law pertaining to annexation.
- D. The owners and inhabitants of the area herein annexed are entitled to all of the rights and privileges of other citizens of the Village of Webberville and are hereby bound by all acts, ordinances, and other legal actions now in full force and effect and those that may be hereafter adopted or enacted.

**3. EFFECTIVE DATE**

This ordinance is effective, and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below:

**4. FILING**

- A. The Village Clerk is hereby instructed to include this Ordinance in the records of the Village.

- B. The Mayor is hereby instructed to have prepared maps depicting the new municipal boundaries and extraterritorial jurisdiction.
- C. The Mayor is hereby instructed to file a certified copy of this Ordinance with the Travis County Clerk.
- D. The Mayor is hereby instructed to submit by certified mail a copy of the annexation ordinance, with a map of the village that shows the change in boundaries, with the annexed portion clearly distinguished, resulting from the annexation to the Texas Comptroller's Office.

**5. SEVERABILITY**

It is hereby declared to be intention of the Village Commission that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses,, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

**6. PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

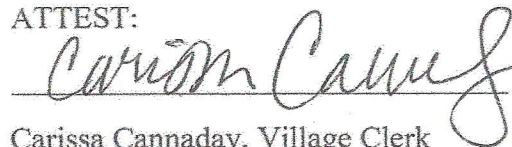
PASSED AND APPROVED this the 15<sup>th</sup> day of December 2021, by a vote of 3 (ayes) to 0 (nays), and 0 (abstentions) of the Village Commission of the Village of Webberville, Texas.

THE VILLAGE OF WEBBERVILLE:



Hector Gonzales, Mayor

ATTEST:



Carissa Cannaday, Village Clerk

APPROVED AS TO FORM:

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Alessandra Gad, Assistant Village Attorney

**EXHIBIT “A”**

**LEGAL DESCRIPTION**

**OF A 96.415-ACRE TRACT OF LAND LOCATED IN THE RICHARD M. DUTY SURVEY NO. 56, ABSTRACT 215 AND MATTHEW DUTY SURVEY NO. 10, ABSTRACT 10 IN TRAVIS COUNTY TEXAS; SAID 96.415-ACRE TRACT BEING COMPRISED OF NINE (9) TRACTS OF LAND DESCRIBED AS “TRACT C”, “TRACT D”, “TRACT E”, “TRACT F”, “TRACT I”, “TRACT J”, “TRACT L”, “TRACT M” AND “TRACT N” (SEE SURVEYOR’S NOTE AT END OF DESCRIPTION); SAID “TRACT C” BEING A CALLED 10.01-ACRE TRACT AND HAVING BEEN CONVEYED TO PEDRO HERNANDEZ SALINAS BY WRAPAROUND GENERAL WARRANTY DEED WITH VENDOR’S LIEN RECORDED IN DOCUMENT NO. 2016102049 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID “TRACT D” BEING A CALLED 10.01-ACRE TRACT AND HAVING BEEN CONVEYED TO JEANNETE ALVAREZ AND ORLANDO UGALDE BY WRAPAROUND GENERAL WARRANTY DEED WITH VENDOR’S LIEN RECORDED IN DOCUMENT NO. 2017196718 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID “TRACT E” BEING A CALLED 10.01-ACRE TRACT AND HAVING BEEN CONVEYED TO ROSALVA FLOREZ DE JESUS, FELICIANO TIMOTEO HUINAC, ALFREDO RODRIGUEZ JUAREZ, GERARDO RODRIGUEZ JUAREZ, MARCELINO CUEVAS RODRIGUEZ AND GRISELDA ACOSTA SALINAS BY WRAPAROUND GENERAL WARRANTY DEED WITH VENDOR’S LIEN RECORDED IN DOCUMENT NO. 2017159258 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID “TRACT F” BEING A CALLED 16.34-ACRE TRACT AND HAVING BEEN CONVEYED TO GABRIEL MORALES, RUBEN MORALES, CARLOS MORALES AND RICARDO VERTIZ BY WRAPAROUND GENERAL WARRANTY DEED WITH VENDOR’S LIEN RECORDED IN DOCUMENT NO. 2016102773 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID “TRACT I” BEING CALLED A 10.01-ACRE TRACT AND HAVING BEEN CONVEYED TO MARCIAL AVILES JAIMES, FERNANDO GOROSTIETA JAIMES, MARIA GUADALUPE OSORIO, JOSE JUAN CUIRIZ LEDEZMA, YOLANDA AVILES JAIMES, RAUNEL AVILES JAIMES AND ROSALINDA HERNANDEZ GOMEZ BY WRAPAROUND GENERAL WARRANTY DEED WITH VENDOR’S LIEN RECORDED IN DOCUMENT NO. 2016102130 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO HAVING BEEN CONVEYED TO MIGUEL HERNANDEZ BENITEZ BY CASH GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2018032369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID “TRACT J” BEING CALLED A 10.01-ACRE TRACT AND HAVING BEEN CONVEYED TO MARCIAL AVILES JAIMES, FERNANDO GOROSTIETA JAIMES, MARIA GUADALUPE**

**OSORIO, JOSE JUAN CUIRIZ LEDEZMA, YOLANDA AVILES JAIMES, RAUNELAVILES JAIMES AND ROSALINDA HERNANDEZ GOMEZ BY WRAPAROUND GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2016102130 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID "TRACT L" BEING A CALLED 10.01-ACRE TRACT AND HAVING BEEN CONVEYED TO ARNULFO DENOVA AND MOISES DENOVA BY WRAPAROUND WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2017047322 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID "TRACT M" BEING A CALLED 10.01-ACRE TRACT AND HAVING BEEN CONVEYED TO NOE TORRES ESCALERA, JAVIER ESCALERA AND AMELIA PINEDA BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2016080045 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND SAID "TRACT N" BEING A CALLED 10.01-ACRE TRACT AND HAVING BEEN CONVEYED TO EDUARDO VENEGAS, MIGUEL GARCIA, ALEJANDRO LOPEZ, JOSE J. OROZCO, MARICELA ZAVALA AND LORENA LUESA BY WRAPAROUND GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2016104325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 96.415-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** on a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found on the easterly right-of-way line of Blake-Manor Road (right-of-way width varies), being the most westerly corner of a called 10.01-acre tract of land, called "Tract B" (see surveyor's note) and having been conveyed to Efrain Pineda in Document No. 2016098830 of the Official Public Records of Travis County, Texas, same being the northwest corner of the above-described "Tract C" conveyed to Pedro Hernandez Salinas in Document No. 2016102049 of said Official Public Records; said ½-inch diameter iron rod with a plastic cap found having Texas Coordinate System of 1983, (Central Zone 4203, NAD83, U.S. Survey Feet), values of N=10,062,456.44 and E=3,193,331.01 for the northwest corner of the herein described tract;

**THENCE** departing said easterly right-of-way line, with the northerly boundary line of said "Tract C", same being the southerly boundary line of said "Tract B", the following two (2) courses and distances:

- 1) **South 50°05'35" East for a distance of 899.68 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at an angle point of this tract;
- 2) **South 43°54'03" East for a distance of 226.68 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at the most southerly corner of said "Tract B", same being a re-entrant corner of said "Tract C", for re-entrant corner of this tract;

**THENCE** with the easterly boundary line of said "Tract B" and the easterly boundary line of a called 10.01-acre tract of land, called "Tract A" (see surveyor's note) having been conveyed to Alberto Amaro and Sandra Villa in Document No. 2017170924 of said Official Public Records, same being a westerly boundary line of said "Tract C", **North 28°21'23" East**, pass at a distance of 527.21 feet a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at the most easterly corner of said "Tract B", same being the most southerly corner of said "Tract A", continuing for a total distance of **914.26 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at the most northerly corner of said "Tract C" same being the most easterly corner of said "Tract A", being also in the southwesterly boundary line of Lot 8 of Webberville Oaks, a subdivision according to the plat recorded in Volume 87, Page 144C of the Plat Records of Travis County, Texas, for the most northerly corner of this tract;

**THENCE** with the northerly boundary lines of said "Tract C" and the above-described "Tract D" conveyed to Jeannete Alvarez and Orlando Ugalde in Document No. 2017196718 of said Official Public Records, the above-described "Tract E" conveyed to Rosalva Florez De Jesus, Feliciano Timoteo Huinac, Alfredo Rodriguez Juarez, Gerardo Rodriguez Juarez, Marcelino Cuevas Rodriguez and Griselda Acosta Salinas in Document No. 2017159258 of said Official Public Records and the above-described "Tract F" conveyed to Gabriel Morales, Ruben Morales, Carlos Morales and Ricardo Vertiz in Document No. 2016102773 of said Official Public Records, respectively, same being in part with said southerly boundary line of Lot 8 and the southerly boundary lines of Lot 7 and Lot 6 of said Webberville Oaks, respectively, **South 61°38'48" East**, pass at a distance of 385.43 feet a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at the most easterly corner of said "Tract C" same being the most northerly corner of said "Tract D", pass at a distance of 728.16 feet a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at the most easterly corner of said "Tract D" same being the most northerly corner of said "Tract E", pass at a distance of 1,035.84 feet a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at the most easterly corner of said "Tract E" same being the most northerly corner of said "Tract F", continuing for a total distance of **1,535.46 feet** to a 2-inch diameter metal fence post found at the most easterly corner of said "Tract F", same being the most southerly corner of said Lot 6 of Webberville Oaks and being also in the westerly boundary line of Lot 5 of Webberwood Ridge, Section 1, a subdivision according to the plat recorded in Volume 96, Page 318 of said Plat Records, for the most easterly corner of this tract;

**THENCE** with the easterly boundary line of said "Tract F", in part with said westerly boundary line of Lot 5 of Webberwood Ridge, Section 1 and with the westerly boundary line of Lot 4 of said Webberwood Ridge, Section 1, the following six (6) courses and distances:

- 1) **South 27°17'35" West for a distance of 697.34 feet** to a ½-inch diameter iron rod found at an angle of this tract;
- 2) **South 30°53'06" West for a distance of 199.66 feet** to a ½-inch diameter iron rod found at an angle of this tract;

- 3) **South 20°31'54" West for a distance of 73.14 feet** to a ½-inch diameter iron rod found at an angle of this tract;
- 4) **South 37°54'30" West for a distance of 189.21 feet** to a ½-inch diameter iron rod found at an angle of this tract;
- 5) **South 41°09'44" West for a distance of 138.82 feet** to a ½-inch diameter iron rod found at an angle of this tract;
- 6) **South 32°37'19" West for a distance of 89.43 feet** to a 5/8-inch diameter iron rod found bent at the most southerly corner of said "Tract F", same being the most northerly corner of the above-described "Tract J" having been conveyed to Marcial Aviles Jaimes, Fernando Gorostieta Jaimes, Maria Guadalupe Osorio, Jose Juan Cuiriz Ledezma, Yolanda Aviles Jaimes and Raunel Aviles in Document No. 2016102130 of said Official Public Records and the most easterly corner of the above-described "Tract I" having been conveyed to Marcial Aviles Jaimes, Fernando Gorostieta Jaimes, Maria Guadalupe Osorio, Jose Juan Cuiriz Ledezma, Yolanda Aviles Jaimes, Raunel Aviles in Document No. 2016102130 of said Official Public Records and also having been conveyed to Miguel Hernandez Benitez in Document No. 2018032369 of said Official Public Records, same being the most westerly corner of said Lot 4 of Webberwood Ridge, Section 1, for re-entrant corner of this tract;

**THENCE** with the northerly boundary line of said "Tract J", same being the southerly boundary line of said Lot 4 of Webberwood Ridge, Section 1 and with the southerly boundary line of Lot 3 of Webberwood Ridge, Section 1, respectively, **South 51°13'17" East for a distance of 750.61 feet** to a ½-inch diameter iron rod found at the most easterly corner of said "Tract J", being in said southerly boundary line of Lot 3 of Webberwood Ridge, Section 1, being also the most northerly corner of Lot 15 of Webberwood, Section 2, a subdivision of record in Volume 75, Page 370 of said Plat Records of Travis County, Texas, for the most easterly corner of this tract;

**THENCE** with the easterly boundary line of said "Tract J", in part with the easterly boundary line of the above-described "Tract M" having been conveyed to Noe Torres Escalera, Javier Escalera and Amelia Pineda in Document No. 2016080045 of said Official Public Records of Travis County, Texas and the westerly boundary line of said Lot 15 of Webberwood, Section 2, **South 26°57'13" West**, pass at a distance of 393.97 feet a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at the most southerly corner of said "Tract J" same being the most easterly corner of said "Tract N", continuing for a **total distance of 495.79 feet** to an iron rod with an aluminum cap stamped "SCHRAMM RPLS 4805" found at the most westerly corner of said Lot 15 of Webberwood, Section 2, same being the most northerly corner of Lot 14 of said of Webberwood, Section 2, for an angle point of this tract;

**THENCE** continuing with the easterly boundary line of "Tract M", same being the westerly boundary line of said Lot 14 of Webberwood, Section 2, **South 26°55'44" West for a distance of 369.63 feet** to a ½-inch diameter iron rod found at the most westerly corner of said Lot 14,

same being the most northerly corner of Lot 13 of said Webberwood, Section 2, for an angle point of this tract;

**THENCE** continuing in part with said easterly boundary line of "Tract M" and in part with the westerly boundary line of said Lot 13 of Webberwood, Section 2, **South 27°01'04" West for a distance of 65.61 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at the most southerly corner of said "Tract M", same being the most easterly corner of the above-described "Tract N" conveyed to Eduardo Venegas, Miguel Garcia, Alejandro Lopez, Jose J. Orozco, Maricela Zavala and Lorena Luesa in Document No. 2016104325 of said Official Public Records of Travis County, Texas, being also an angle point in said westerly boundary line of Lot 13 of Webberwood, Section 2, for an angle point of this tract;  
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**THENCE** with the easterly boundary line of said "Tract N", same being said westerly boundary line of Lot 13 of Webberwood, Section 2, the following two (2) courses and distances:

- 1) **South 26°53'33" West for a distance of 151.06 feet** to a ½-inch diameter iron rod found at an angle point of said "Tract N", same being an angle point of said Lot 13, for an angle point of this tract;
- 2) **South 26°51'49" West for a distance of 197.31 feet** to a ½-inch diameter iron rod found at an angle point of said "Tract N", same being the most westerly corner of said Lot 13, being also the most northerly corner of Lot 12 of said Webberwood, Section 2, for an angle point of this tract;

**THENCE** continuing with said easterly boundary line of "Tract N", same being the westerly boundary line of said Lot 12 of Webberwood, Section 2, **South 28°36'38" West for a distance of 9.40 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at a southeast corner of said "Tract N", same being the most easterly corner of a called 2.963-acre tract of land conveyed to Manor Hill Cemetery Association in Document No. 2007129826 of said Official Public Records, for an angle point of this tract;

**THENCE** departing said westerly boundary line of Lot 12 of Webberwood, Section 2, with the southerly boundary line of said "Tract N", same being the northerly boundary line of said 2.963-acre tract, **South 86°53'48" West for a distance of 461.06 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at an angle point in said southerly boundary line of "Tract N", same being the southeast corner of a called 1.00-acre tract of land being the remainder of a called 178-acre tract of land conveyed to Mary Manor Standifer and Richard McLaurin Standifer in Volume 4430, Page 1177 of the Deed Records of Travis County, Texas, for an angle point of this tract;

**THENCE** departing said northerly boundary line of the 2.963-acre tract, continuing a southerly boundary line of "Tract N" and with the boundary line of said 1.00-acre remainder of a 178-acre tract, the following three (3) courses and distances:

- 1) **North 03°10'23" West for a distance of 156.45 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at an angle point being the northeast corner of said 1.00-acre remainder of a 178-acre tract, for an angle point of this tract;
- 2) **North 84°25'17" West for a distance of 251.00 feet** to a ½-inch diameter iron rod found at an angle point being the northwest corner of said 1.00-acre remainder of a 178-acre tract, for an angle point of this tract;
- 3) **South 02°43'51" East for a distance of 193.94 feet** to a ½-inch diameter iron rod found at an angle point being the southwest corner of said 1.00-acre remainder of a 178-acre tract, being also the northwest corner of a called 1.73-acre tract of land conveyed to Joseph J. Manor Cemetery Association in Volume 9150, Page 72 of the Real Property Records of Travis County, Texas, for an angle point of this tract;

**THENCE** an easterly boundary line of "Tract N", same being the westerly boundary line of said 1.73-acre tract conveyed to Joseph J. Manor Cemetery Association, **South 02°44'45" East for a distance of 334.02 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 5209" set at an angle point in said boundary line of "Tract N", being the southwest corner of said 1.73-acre tract, for an angle point of this tract;

**THENCE** continuing with a northerly boundary line of "Tract N", same being the southerly boundary line of said 1.73-acre tract and the southerly boundary line of the afore-mentioned 2.963-acre tract conveyed to Manor Hill Cemetery Association, respectively, **North 87°06'04" East for a distance of 513.53 feet** to a ½-inch diameter iron rod found at the most northerly corner of the right-of-way of Sandy Brown Lane (50-foot right-of-way width), being an angle point of said boundary line of "Tract N", same being the southeast corner of said 2.963-acre tract and being the southwest corner of said Lot 12 of Webberwood, Section 2, for an angle point of this tract;

**THENCE** continuing with said boundary line of "Tract N" and with the boundary line of said "Tract M", respectively, same being the westerly right-of-line of said Sandy Brown Lane, **South 27°53'58" West**, pass at a distance of 24.74 feet a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at a southerly corner of said "Tract N", same being a northerly corner of said "Tract M", continuing for a **total distance of 48.90 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 5209" set at a southerly corner of said "Tract M", being also the northeast corner of Lot 3 of Standifer Acres, a subdivision according to the plat recorded in Volume 89, Page 27 of the Plat Records of Travis County, Texas, for a southerly corner of this tract;

**THENCE** with a southerly boundary line of said "Tract M", same being the northerly boundary line of said Lot 3 of Standifer Acres, **South 87°05'28" West for a distance of 530.59 feet** to a ½-inch diameter iron rod found at a southwest corner of said "Tract M", same being the southeast corner of Lot 4 of said Standifer Acres, for an angle point of this tract;

**THENCE** departing said northerly boundary line of Lot 3, with a westerly boundary line of said "Tract M", same being the easterly boundary line of said Lot 4 of Standifer Acres, **North 02°40'20" West for a distance of 375.56 feet** to a ½-inch diameter iron rod found at an angle point in said westerly boundary line of "Tract M", same being an angle point in said easterly boundary line of Lot 4, for an angle point of this tract;

**THENCE** continuing with the westerly boundary line of said "Tract M", in part with said easterly boundary line of Lot 4 and in part with the easterly boundary line of Lot 5 of said Standifer Acres, **North 13°18'00" West**, pass at a distance of 182.27 feet a ½-inch diameter iron rod found at the most northerly corner of said Lot 4, same being the most easterly corner of said Lot 5, continuing for a **total distance of 602.09 feet** to a ½-inch diameter iron rod found at an angle point in said westerly boundary line of "Tract M", same being an angle point in said easterly boundary line of Lot 5, for an angle point of this tract;

**THENCE** continuing with the westerly boundary line of said "Tract M", in part with said easterly boundary line of Lot 5 and in part with the easterly boundary line of Lot 6 of said Standifer Acres, **North 14°44'29" East for a distance of 193.55 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693", found at an angle point in said boundary line of "Tract M", same being an angle point in the southerly boundary line of the above-described "Tract L" conveyed to Arnulfo Denova and Moises Denova in Document No. 2017047322 of said Official Public Records, being also the northeast corner of said Lot 6 of Standifer Acres, for an angle point of this tract;

**THENCE** with the southerly boundary line of said "Tract L", same being the northerly boundary line of said Lot 6, **North 72°01'50" West for a distance of 807.46 feet** to a ½-inch diameter iron rod found on said easterly right-of-way line of Blake-Manor Road, at the southwest corner of said "Tract L", same being the northwest corner of said Lot 6, for an angle point of this tract;

**THENCE** with said easterly right-of-way line of Blake-Manor Road, same being the westerly boundary line of said "Tract L", the following three courses and distances:

- 1) **North 08°02'04" West for a distance of 236.57 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 5209" set for an angle point of this tract;
- 2) **North 01°19'47" West for a distance of 184.69 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 5209" set for an angle point of this tract;
- 3) **North 04°37'40" East for a distance of 60.75 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at the northwest corner of said "Tract L", same being the southwest corner of a called 10.01-acre tract of land, called "Tract K" (see surveyor's note) and having been conveyed to Jeronimo H. Franco, Juan Gonzalez, Jaime Valdez and Miguel Cornelio in Document No. 2016109164 of the Official Public Records of Travis County, Texas, for an angle point of this tract;

**THENCE** departing said easterly right-of-way line of Blake-Manor Road, with the northerly boundary line of said "Tract L", same being the southerly boundary line of said "Tract K", **South 62°47'59" East for a distance of 1,420.78 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at the northeast corner of said "Tract L", same being the southeast corner of said "Tract K", being also in the westerly boundary line of said "Tract M", for an angle point of this tract;

**THENCE** with said westerly boundary line of "Tract M", same being the easterly boundary line of said Tract K", **North 23°44'26" East for a distance of 255.15 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at the northwest corner of said "Tract M", same being the northeast corner of said "Tract K", same being an angle point in the southerly boundary line of said "Tract J", for an angle point of this tract;

**THENCE** with said southerly boundary line of "Tract J", same being the northerly boundary line of said "Tract K", the following three (3) courses and distances:

- 1) **North 60°26'13" West for a distance of 808.99 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 5209" set for an angle point of this tract;
- 2) **North 51°06'32" West for a distance of 248.32 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found for an angle point of this tract;
- 3) **North 65°23'21" West for a distance of 492.97 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found on said easterly right-of-way line of Blake-Manor Road, being a westerly corner of said "Tract J", same being the northwest corner of said "Tract K", for an angle point of this tract;

**THENCE** with said easterly right-of-way line of Blake-Manor Road, same being the westerly boundary line of said "Tract J", **North 02°37'44" West for a distance of 33.58 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at a westerly corner of said "Tract J", same being a westerly corner of said "Tract I", for an angle point of this tract;

**THENCE** continuing with said easterly right-of-way line of Blake-Manor Road, same being the westerly boundary line of said "Tract I", **North 03°15'34" West for a distance of 33.94 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at a westerly corner of said "Tract I", same being the most westerly corner of a called 10.00-acre tract of land, called "Tract H" (see surveyor's note) and having been conveyed to Rigoberto Martinez Castillo in Document No. 2018027205 of the Official Public Records of Travis County, Texas, for an angle point of this tract;

**THENCE** with the northerly boundary line of said "Tract I", same being the southerly boundary line of said "Tract H", the following two (2) courses and distances:

- 1) **South 65°24'06" East for a distance of 531.93 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found for an angle point of this tract;

- 2) **South 51°07'14" East for a distance of 257.72 feet** to a magnetic nail with shiner set in the concrete footing of a wood fence corner post at a re-entrant corner of said "Tract I", same being the most southerly corner of said "Tract H", for an angle point of this tract;

**THENCE** with the westerly boundary line of said "Tract I", same being the easterly boundary line of said "Tract H", **North 50°23'30" East for a distance of 712.77 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at a most northerly corner of said "Tract I", same being the most easterly corner of said "Tract H", being also a point in the southerly boundary line of said "Tract F", for an angle point of this tract;

**THENCE** with said southerly boundary line of "Tract F", same being the northerly boundary line of said "Tract H", the northerly boundary line of a called 10.00-acre tract of land, called "Tract G" (see surveyor's note) being a remainder portion of a called 146.447-acre tract of land conveyed to Austin 512, LLC in Document No. 2016017537 of the Official Public Records of Travis County, Texas and the northerly boundary lines of Lot 3, Lot 4 and Lot 5 of Litton Subdivision, as shown on the plat recorded in Volume 95, Page 397 of said Plat Records of Travis County, Texas, respectively, the following three (3) courses and distances:

- 1) **North 50°04'30" West**, pass at a distance of 248.21 feet a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found on the most northerly corner of said "Tract H", same being the most easterly corner of said "Tract G", continuing for a **total distance of 676.14 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found for an angle point of this tract;
- 2) **North 43°55'23" West for a distance of 596.32 feet** to a 60d nail found in a fence post being the most northerly corner of said "Tract G", same being the most easterly corner of Lot 3 of said Litton Subdivision, for an angle point of this tract;
- 3) **North 50°05'11" West**, pass at an approximate distance of 828 feet the most northerly corner of Lot 5 of said Litton Subdivision, being also an angle point in said easterly right-of-way line of Blake-Manor Road, continuing for a **total distance of 832.76 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found on said easterly right-of-way line of Blake-Manor Road, being the most westerly corner of said "Tract F", for an angle point of this tract;

**THENCE** with said easterly right-of-way line of Blake-Manor Road, same being the westerly boundary line of said "Tract F" and said Tract E", **North 05°35'48" East**, pass at a distance of 36.21 feet a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at a corner of said "Tract F", same being the most westerly corner of said "Tract E", continuing for a **total distance of 59.67 feet** to a ½-inch diameter iron rod with a plastic cap stamped "RPLS 5209" set for an angle point in said easterly right-of-way line of Blake-Manor Road, same being an angle point in the westerly boundary line of said "Tract E", for an angle point of this tract;

**THENCE** continuing with said easterly right-of-way line of Blake-Manor Road, same being said westerly boundary line of "Tract E" and the westerly boundary lines of said "Tract D" and said

"Tract C", respectively, North 18°49'16" East, pass at a distance of 11.49 feet a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at the common corner of said "Tract E" and said "Tract D", pass at a distance of 43.80 feet a ½-inch diameter iron rod with a plastic cap stamped "RPLS 3693" found at the common corner of said "Tract D" and said "Tract C", continuing for a total distance of 75.70 feet to the POINT OF BEGINNING and containing 96.415 acres of land.

SURVEYOR'S NOTES

1) Tracts C, D, E, F, I, J, L, M, and N are the letter designations that were given to these nine tracts of land as shown on a "Land Title and Partition Survey" dated March 23, 2017 performed by Samford & Associates, Inc. for Austin 512, LLC, owners of the original called 146.447-acre tract. Tracts A, B, G, H and K also appear on the Samford and Associates, Inc. survey.

2) This Metes and Bounds Description accompanies a survey plat (Page 11 of 11)

BEARING BASIS NOTE

Bearing Basis established using the Texas Coordinate System of 1983  
(Central Zone- 4203)



3/28/2019

Jackie Lee Crow  
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