



**WHEREAS**, based on the City’s representations that the City will construct the Improvements at no cost to the County, the County did not object to the City’s proposed annexation of the Property.

**WHEREAS**, on October 7, 2025, Owner authorized the City to annex the Property into the City’s full-purpose jurisdiction and subsequently provided a written request for annexation and the City’s provision of municipal services to the Property.

**WHEREAS**, this Agreement is entered into pursuant to Chapter 43 of the Texas Local Government Code in order to address Owner’s request for annexation and the City’s provision of municipal services to the Property.

**WHEREAS**, Owner voluntarily enters into this Agreement and acknowledges that this Agreement is contingent upon, and shall become effective only upon, the City Council’s approval and adoption of an ordinance annexing the Property into the City’s full purpose jurisdiction.

**NOW, THEREFORE**, in consideration of the mutual covenants, conditions, and promises contained herein, and for 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 Code of the City of Austin, together with all its related administrative rules, technical criteria manuals, and amendments thereto.

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

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

“**Ordinances**” means the ordinances of the City.

“**Property**” means the approximately 9.776 acres of the Ross Road roadway and associated right-of way from the intersection of State Highway 71 East to approximately 381.35 feet south of Saint Thomas Drive and 107 feet of right-of-way width, described in “Exhibit A” attached hereto and incorporated herein for all purposes.

“**Term**” means the period commencing on the Effective Date and continuing until City services are available to the Property in accordance with this Agreement and applicable law.

**Section 1.02 Other Definitions.** All capitalized terms used but not defined in this Agreement shall have the meanings assigned 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, as amended from time to time, shall apply to development within the Property.

## ARTICLE III

### ANNEXATION

**Section 3.01 Annexation.**

- A. Owner and City agree that the Property shall be annexed for full purposes pursuant to the terms of this Agreement. Upon annexation, 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.
- B. Upon 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 Municipal Services.** Beginning on and after the Effective Date, the manner in which City departments will handle municipal services for the Property is set forth below:

- A. **Police Protection.** Austin Police will provide protection and law enforcement services to the Property.

- B. **Fire Protection.** Austin Fire will provide emergency and fire prevention services to the Property.
- C. **Emergency Medical Service.** Austin/Travis County Emergency Medical Services will provide emergency medical services to the Property.
- D. **Solid Waste Collection.** There are no residential customers on the Property, so no related services will be provided at this time.
- E. **Operation and Maintenance of Water and Wastewater Facilities.** Austin Water shall provide retail water service and wastewater service to areas of the Property 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.** Austin Transportation and Public Works will maintain public streets over which the City has jurisdiction, and, if necessary, will provide regulatory signage services on the Property.
- G. **Operation and Maintenance of Street Lighting.** Austin Transportation and Public Works will install street lighting on the Property. Austin Energy will maintain all of the street lighting installed by Austin Transportation and Public Works on the Property. Electric service to the street lighting on the Property shall be provided by Austin Energy, Bluebonnet Cooperative, or another electric provider, as applicable, based on the service territory designated by the Public Utility Commission of Texas.
- H. **Operation and Maintenance of Parks, Playgrounds, and Swimming Pools.** There are no public recreation facilities on the Property, so no related services will be provided at this time.
- I. **Operation and Maintenance of any Other Publicly Owned Facility, Building, or Service.** Applicable City departments will operate and maintain other publicly owned facilities, buildings, and services.
- J. **Watershed Protection.** Austin Watershed Protection will provide drainage planning and maintenance services to the Property.
- K. **Planning and Development Review.** Austin Planning and Austin Development Services 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.
- L. **Code Compliance.** In order to comply with City codes regarding land use regulations and the maintenance of structures, Austin Development Services' Code Compliance team will provide education, cooperation, enforcement, and abatement relating to code violations.
- M. **Library.** There are no residential customers on the Property, so there will be no related services provided at this time.
- N. **Public Health, Social, and Environmental Services.** Austin/Travis County Health and Human Services will provide services to the Property.

- O. **Electric Utility Service.** Austin Energy will continue to provide retail electric utility service to all areas which the City is authorized to serve under its Certificate of Convenience and Necessity issued by the Public Utility Commission of Texas.
- P. **Clean Community Services.** Austin Resource Recovery will provide clean community services to the Property.
- Q. **Capital Improvements Planning.** The Property will be included with other territory in connection with planning for new or expanded facilities, functions, and services.

This Section will be provided in accordance with state law, City policy and procedure.

## **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 it purports to own or use, and to perform all of its 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 its 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 the Property

**Section 6.09 Incorporation of Recitals and Exhibits.** The recitals set forth above and the attached exhibits are incorporated herein for all purposes.

***[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 \_\_\_\_\_, 2026, by \_\_\_\_\_, \_\_\_\_\_ of the City of Austin, a municipal corporation, on behalf of said municipal corporation.

[SEAL]

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

APPROVED AS TO FORM: City of Austin  
Law Department

\_\_\_\_\_  
JENNA SCHWARTZ, Assistant City Attorney

**OWNER:** **Travis County**, a political subdivision of the State of Texas

By:

\_\_\_\_\_  
Name: Andy Brown  
Title: Travis County Judge

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

356.781 / Service Agreement for Ross Road Annexation  
Commissioners Court Item # \_\_\_\_\_, APPROVED on \_\_\_/\_\_\_/2026.

AFTER SIGNING, PLEASE RETURN TO:

Nicole Corona  
City of Austin  
Planning Department  
PO Box 1088  
Austin, TX 78767

EXHIBIT "A"

9.776 Acre Parcel  
Portion of Ross Road to be Annexed  
J.A. Navarro Survey, Abstract No. 18  
Travis County, Texas

PROPERTY DESCRIPTION FOR A  
9.776 ACRE PARCEL (PORTION OF ROSS ROAD)

BEING a 9.776 acre (425,826 square foot) parcel of land out of the J.A. Navarro Survey, Abstract No. 18, in Travis County, Texas, being a portion of Ross Road, a 107 foot wide public right-of-way; said 9.776 acre (425,826 square foot) parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point at the northwest corner of this parcel, and the northeast corner of Del Valle Parkade Section 1 Amended Plat, a subdivision of record in Document No. 202100185, Official Public Records, Travis County, Texas (O.P.R.T.C.T.), being at the intersection of the existing west right-of-way line of Ross Road and the existing south right-of-way line of State Highway 71 (SH 71, varying width right-of-way), said POINT OF BEGINNING having Surface Coordinates of N=10,042,054.41, E=3,157,123.59;

1) THENCE, along the north line of this parcel, along the northerly terminus of Ross Road, and along the existing south right-of-way line of SH 71, **North 85°49'20" East 180.06 feet** to a calculated point at the northeast corner of this parcel, and the northwest corner of that tract described as 47.46 acres (Tract 3) conveyed to the Board of Trustees of the Del Valle Independent School District by General Warranty Deed, as recorded in Document No. 2017176155, O.P.R.T.C.T., being at the intersection of the existing east right-of-way line of Ross Road and the existing south right-of-way line of SH 71;

THENCE, along the east line of this parcel, the existing east right-of-way line of Ross Road, the west line of said 47.46 acre (Tract 3) Board of Trustees of the Del Valle Independent School District tract, the west line of those tracts described as 1.442 acres (Tract 2) and 3.695 acres (Tract 1) conveyed to the Board of Trustees of the Del Valle Independent School District by said General Warranty Deed, as recorded in said Document No. 2017176155, and the west line of that tract described as 150.0 acres conveyed to Del Valle Independent School District by General Warranty Deed, as recorded in Volume 13063, Page 1165, Real Property Records, Travis County, Texas (R.P.R.T.C.T.), the following seven courses, numbered 2 through 8:

2) **South 39°31'38" West 40.19 feet** to a calculated point,

3) with a curve to the right, whose delta angle is **57°53'09"**, radius is **1,050.54 feet**, an arc distance of **1,061.36 feet**, and the chord of which bears **South 25°49'43" West 1,016.80 feet** to a 1/2-inch iron rod with cap (illegible) found,

9.776 Acre Parcel  
Portion of Ross Road to be Annexed

- 4) **South 54°43'17" West 426.53 feet** to a 1/2-inch iron rod with "RPLS 1926" cap found,
- 5) with a curve to the left, whose delta angle is **26°55'49"**, radius is **950.00 feet**, passing at an arc distance of 100.60 feet a 1/2-inch iron rod with cap (illegible) found, passing at an additional arc distance of 98.85 feet a 1/2-inch iron rod with "KC ENG" cap found, continuing an additional arc distance of 246.97 feet for a total arc distance of **446.52 feet**, and the chord of which bears **South 41°15'40" West 442.42 feet** to a 1/2-inch iron rod with "KC ENG" cap found,
- 6) **South 27°48'41" West 1,084.75 feet** to a 1/2-inch iron rod with "KC ENG" cap found,
- 7) with a curve to the right, whose delta angle is **33°34'24"**, radius is **1,050.00 feet**, an arc distance of **615.26 feet**, and the chord of which bears **South 44°39'01" West 606.50 feet** to a 1/2-inch iron rod found with "KC ENG" cap found, and
- 8) **South 61°19'14" West 327.19 feet** to a 1/2-inch iron rod found at the southeast corner of this parcel, the southwest corner of said 150.0 acre Del Valle Independent School District tract, and the northwest corner of Berdoll Farms Phase One Section 4, a subdivision of record in Document No. 200100360, O.P.R.T.C.T.;
- 9) THENCE, along the south line of this parcel, crossing through the right-of-way of Ross Road, **North 55°25'03" West 120.10 feet** to a calculated point at the southwest corner this parcel, being in the existing west right-of-way line of Ross Road, and the east line of Lexington Parke Section One, a subdivision of record in Document No. 200400121, O.P.R.T.C.T.;

THENCE, along the west line of this parcel and the existing west right-of-way line of Ross Road, the east line of said Lexington Parke Section One subdivision, the east line of Amended Plat of Lots 9 and 10 Block A Berdoll Commercial Subdivision, a subdivision of record in Document No. 201100055, O.P.R.T.C.T., the east line of Berdoll Commercial Subdivision, a subdivision of record in Document No. 200800250, O.P.R.T.C.T., and the east line of said Del Valle Parkade Section 1 Amended Plat subdivision, the following nine (9) courses, numbered 10 through 18:

- 10) **North 61°22'40" East**, passing at a distance of 63.04 feet a 1/2-inch iron rod with "Delta Survey" cap found, passing an additional distance of 65.41 feet a 1/2-inch iron rod with "Delta Survey" cap found, continuing an additional distance of 252.90 feet for a total distance of **381.35 feet** to a 1/2-inch iron rod found,

9.776 Acre Parcel  
Portion of Ross Road to be Annexed

- 11) with a curve to the left, whose delta angle is **33°28'07"**, radius is **945.94 feet**, passing at an arc distance of 461.91 feet a 1/2-inch iron rod with "KC ENG" cap found, continuing an additional arc distance of 90.65 feet for a total arc distance of **552.56 feet**, and the chord of which bears **North 44°37'41" East 544.74 feet** to a calculated point,
- 12) **North 27°48'25" East**, passing at a distance of 9.97 feet a 1/2-inch iron rod found, continuing an additional distance of 460.01 feet for a total of distance of **469.98 feet** to a 1/2-inch iron rod with "Goodwin Lasiter" cap found;
- 13) **North 27°49'52" East 179.01 feet** to a 1/2-inch iron rod with cap (illegible) found,
- 14) **North 27°47'07" East**, passing at a distance of 284.99 feet a 1/2-inch iron rod with "Delta Surveying" cap found, continuing an additional distance of 150.70 feet for a total distance of **435.69 feet** to a calculated point,
- 15) with a curve to the right, whose delta angle is **26°55'49"**, radius is **1,057.31 feet**, passing at an arc distance of 29.31 feet a 1/2-inch iron rod with "KC ENG" cap found, passing at an additional arc distance of 148.40 feet a 1/2-inch iron rod found, passing at an additional arc distance of 164.90 feet a mag nail found, continuing an additional arc distance of 154.36 feet for a total arc distance of **496.96 feet**, and the chord of which bears **North 41°15'40" East 492.40 feet** to a calculated point,
- 16) **North 54°41'24" East 426.72 feet** to a calculated point,
- 17) with a curve to the left, whose delta angle is **57°01'34"**, radius is **943.00 feet**, passing at an arc distance of 36.05 feet a 1/2-inch iron rod with "4Ward Boundary" cap found, passing at an additional arc distance of 842.71 feet a 1/2-inch iron rod found, continuing an additional arc distance of 59.80 feet for a total arc distance of **938.56 feet**, and the chord of which bears **North 26°15'00" East 900.29 feet** to a calculated point, and

9.776 Acre Parcel  
Portion of Ross Road to be Annexed

18) **North 51°23'05" West 60.47 feet** to the POINT OF BEGINNING and containing 9.776 acres (425,826 square feet) of land within these metes and bounds.

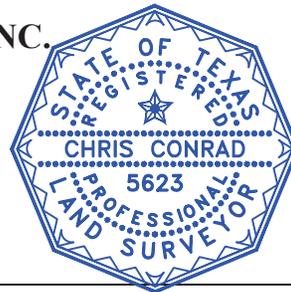
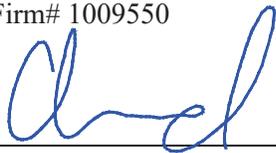
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (2011) EPOCH 2010.00. Coordinates shown hereon are Surface Coordinates and can be adjusted to Grid by dividing the Surface Adjustment Factor of 1.000100.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**

3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPELS Survey Firm# 1009550



06/11/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\LJA~22-018~Ross Rd North\Description\Annexation Parcel~9.776 Ac  
Issued 05/20/2025; Revised 06/11/2025

FIELD NOTES REVIEWED

BY:  DATE: 06/11/25

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 9.776 AC. OR 425,826 SQ. FT. OF LAND  
OUT OF THE J.A. NAVARRO SURVEY, ABSTRACT NO. 18  
TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'



APPROXIMATE LOCATION OF  
30' INGRESS/EGRESS  
EASEMENT  
VOL. 3481, PG. 999  
D.R.T.C.T.

P.O.B.  
SURFACE COORDINATE  
N=10,042,054.41  
E=3,157,123.59

STATE HIGHWAY 71 E  
(R.O.W. WIDTH VARIES)

EXISTING R.O.W.

EXISTING R.O.W.

DRAINAGE EASEMENT  
DOC. NO. 2012217208  
O.P.R.T.C.T.  
(2.33 AC.)

WATER LINE EASEMENT  
DOC. 2020145108  
O.P.R.T.C.T.

DEL VALLE PARKADE  
SECTION 1  
AMENDED PLAT  
DOC. NO. 202100185  
O.P.R.T.C.T.

BLOCK 1  
LOT 1A  
(6.3493 ACRES)

DRAINAGE EASEMENT  
DOC. NO. 2012217208  
O.P.R.T.C.T.  
(2.01 AC.)

9.776 AC. OR  
425,826 SQ. FT.

15' UTILITY EASEMENT  
VOL. 13041, PG. 757  
R.P.R.T.C.T.

APPROXIMATE LOCATION OF  
30' INGRESS/EGRESS  
EASEMENT  
VOL. 3481, PG. 999  
D.R.T.C.T.

BOARD OF TRUSTEES OF THE  
DEL VALLE INDEPENDENT SCHOOL DISTRICT  
DOC. NO. 2017176155  
O.P.R.T.C.T.  
TRACT 3  
(47.46 ACRE)  
NOVEMBER 2, 2017

ROSS ROAD  
(107' R.O.W. WIDTH)

SHEET 6 OF 10

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N85°49'20"E	180.06'
L2	S39°31'38"W	40.19'
L12	N51°23'05"W	60.47'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	1,061.36'	1,050.54'	57°53'09"	S25°49'43"W	1,016.80'
C6	938.56'	943.00'	57°01'34"	N26°15'00"E	900.29'

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	AUSTIN GRID#	R-15
DATE:	06/11/2025	TECH:	MM
PROJECT:	22-018	FIELD:	-
FIELD BOOK:	-	SHEET:	5 OF 10

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 9.776 AC. OR 425,826 SQ. FT. OF LAND  
OUT OF THE J.A. NAVARRO SURVEY, ABSTRACT NO. 18  
TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'

SHEET 5 OF 10



BLOCK 1  
LOT 1A  
(6.3493 ACRES)

DEL VALLE PARKADE  
SECTION 1  
AMENDED PLAT  
DOC. NO. 202100185  
O.P.R.T.C.T.

BLOCK 1  
LOT 2A  
(10.0955 ACRES)

20' WATER LINE EASEMENT  
DOC. NO. 202173170  
O.P.R.T.C.T.

9.776 AC. OR  
425,826 SQ. FT.

"4WARD BOUNDARY"  
A=36.05'

ROSS ROAD  
(107' R.O.W. WIDTH)

BOARD OF TRUSTEES OF THE  
DEL VALLE INDEPENDENT SCHOOL DISTRICT  
DOC. NO. 2017176155  
O.P.R.T.C.T.  
TRACT 3  
(47.46 ACRE)  
NOVEMBER 2, 2017

APPROXIMATE LOCATION OF  
30' INGRESS/EGRESS  
EASEMENT  
VOL. 3481, PG. 999  
D.R.T.C.T.

[A]  
BOARD OF TRUSTEES OF THE  
DEL VALLE INDEPENDENT SCHOOL DISTRICT  
DOC. NO. 2017176155  
O.P.R.T.C.T.  
TRACT 4  
(1 ACRE)  
NOVEMBER 2, 2017

BOARD OF TRUSTEES OF THE  
DEL VALLE INDEPENDENT SCHOOL DISTRICT  
DOC. NO. 2017176155  
O.P.R.T.C.T.  
TRACT 1  
(3.695 ACRES)  
NOVEMBER 2, 2017

[A]

LINE TABLE

LINE#	BEARING	DISTANCE
L3	S54°43'17"W	426.53'
L11	N54°41'24"E	426.72'

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	1,061.36'	1,050.54'	57°53'09"	S25°49'43"W	1,016.80'
C6	938.56'	943.00'	57°01'34"	N26°15'00"E	900.29'

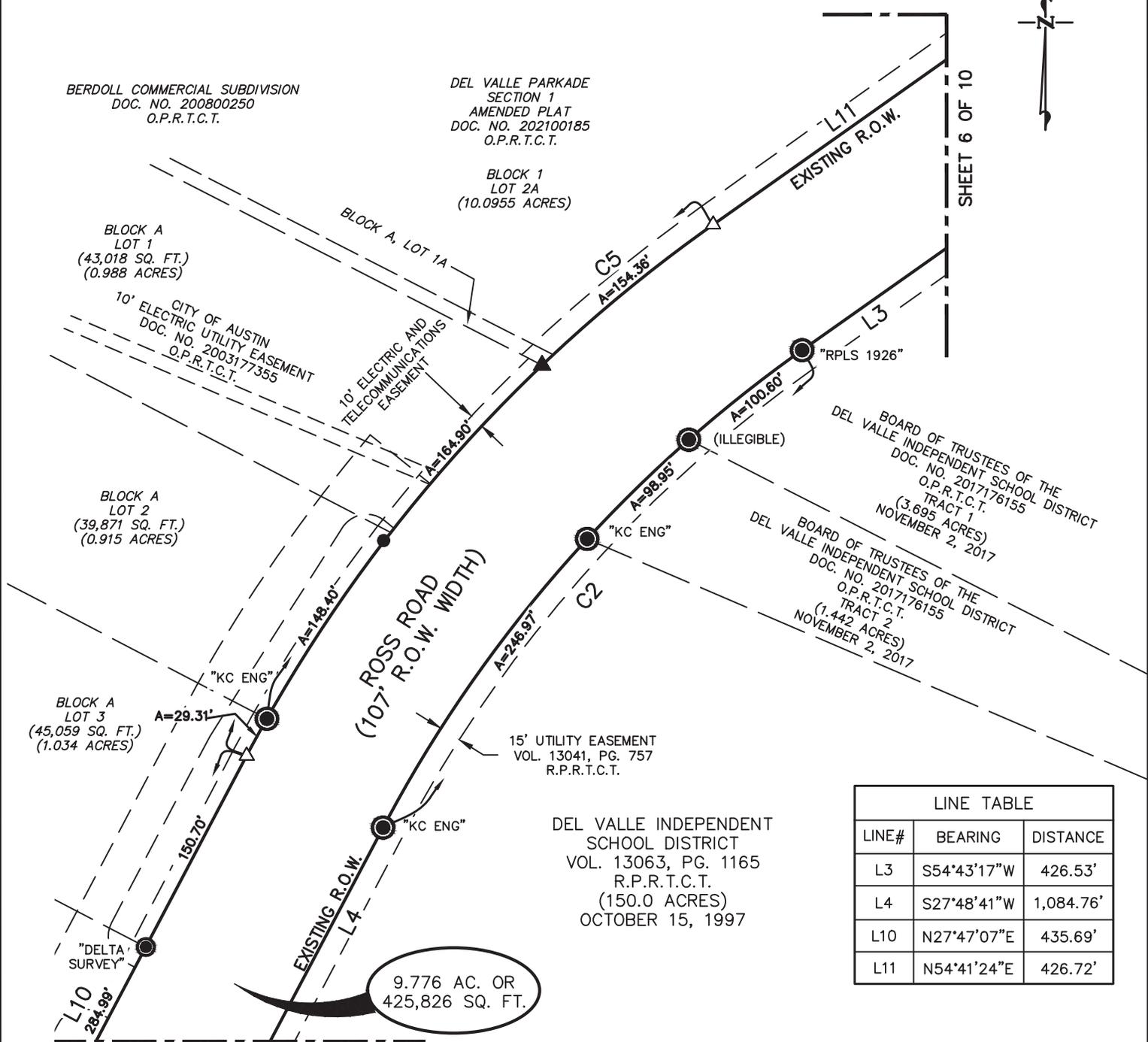


**McGRAY & McGRAY  
LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	AUSTIN GRID#	R-15
DATE:	06/11/2025	TECH:	MM
PROJECT:	22-018	FIELD:	-
FIELD BOOK:	-	SHEET:	6 OF 10

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 9.776 AC. OR 425,826 SQ. FT. OF LAND  
OUT OF THE J.A. NAVARRO SURVEY, ABSTRACT NO. 18  
TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'



SHEET 8 OF 10

SHEET 6 OF 10

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	S54°43'17"W	426.53'
L4	S27°48'41"W	1,084.76'
L10	N27°47'07"E	435.69'
L11	N54°41'24"E	426.72'

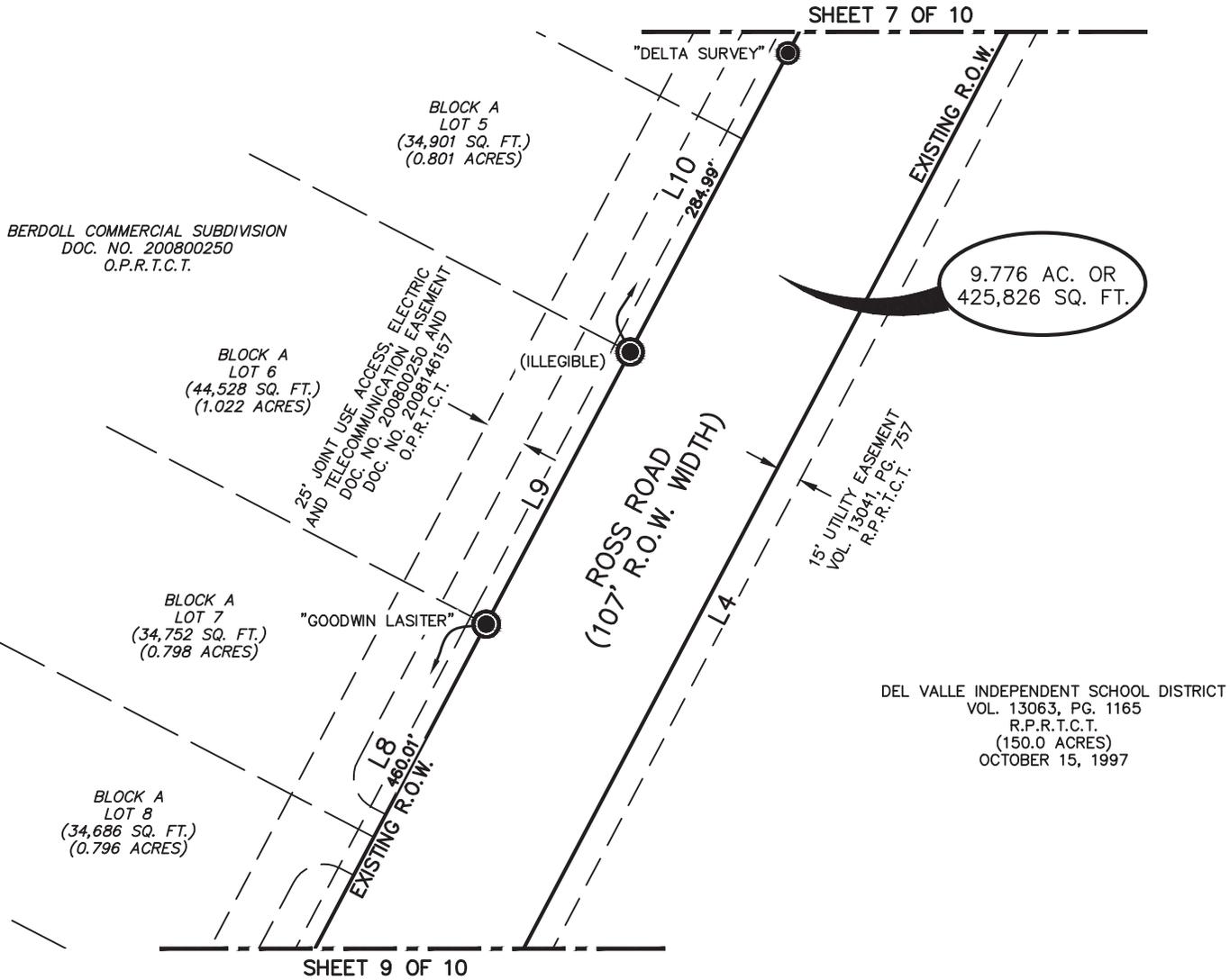
CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	446.52'	950.00'	26°55'49"	S41°15'40"W	442.42'
C5	496.96'	1,057.31'	26°55'49"	N41°15'40"E	492.40'

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
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TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	AUSTIN GRID#	R-15
DATE:	06/11/2025	TECH:	MM
PROJECT:	22-018	FIELD:	-
FIELD BOOK:	-	SHEET:	7 OF 10

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 9.776 AC. OR 425,826 SQ. FT. OF LAND  
OUT OF THE J.A. NAVARRO SURVEY, ABSTRACT NO. 18  
TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'



LINE TABLE		
LINE#	BEARING	DISTANCE
L4	S27°48'41"W	1,084.76'
L8	N27°48'25"E	469.98'
L9	N27°49'52"E	179.01'
L10	N27°47'07"E	435.69'

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**

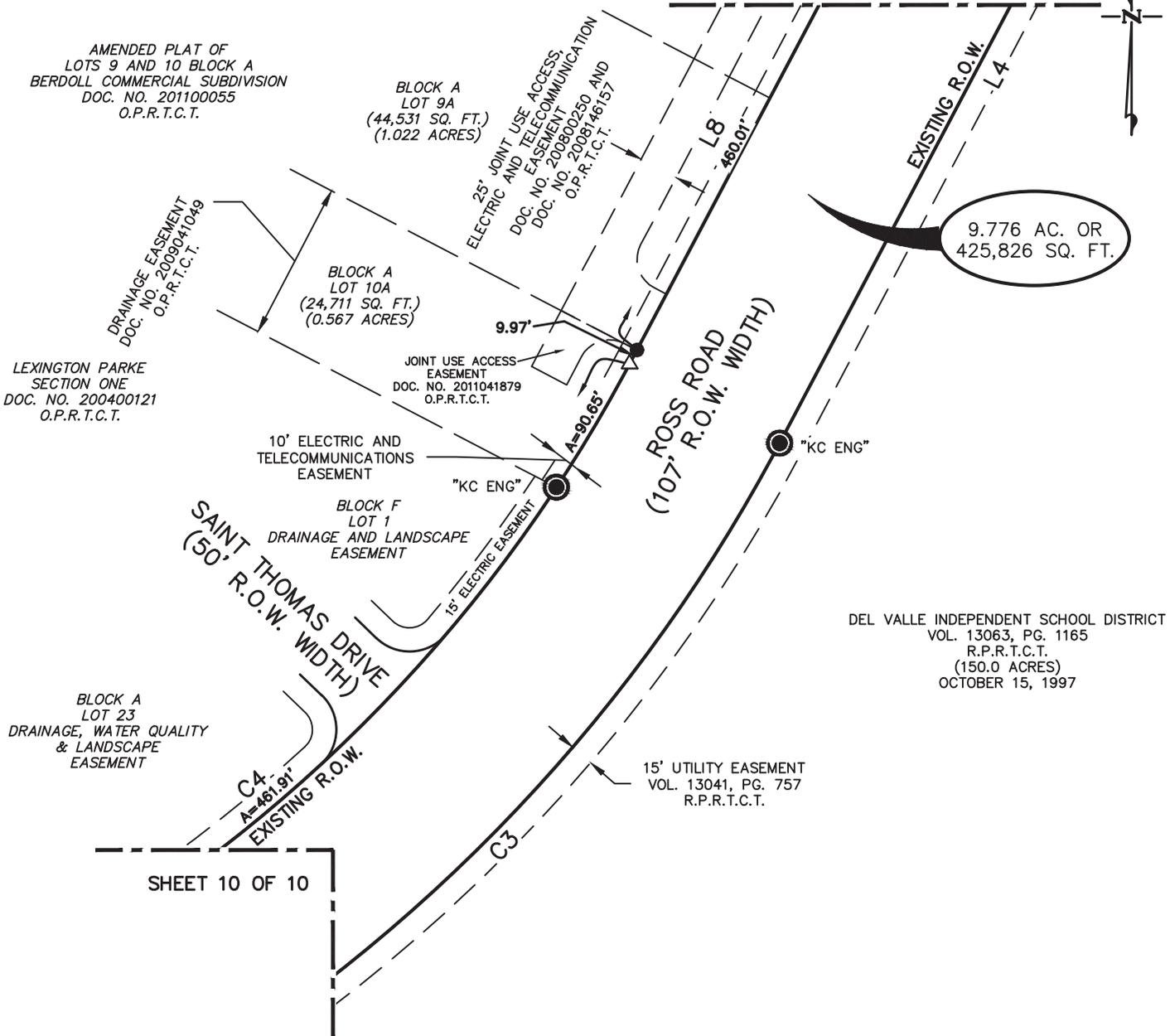
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	AUSTIN GRID#	R-15
DATE:	06/11/2025	TECH:	MM
PROJECT:	22-018	FIELD:	-
FIELD BOOK:	-	SHEET:	8 OF 10

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 9.776 AC. OR 425,826 SQ. FT. OF LAND  
OUT OF THE J.A. NAVARRO SURVEY, ABSTRACT NO. 18  
TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'

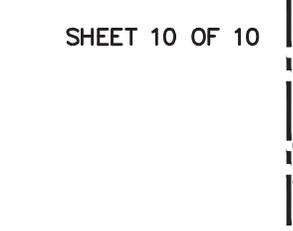
SHEET 8 OF 10



9.776 AC. OR  
425,826 SQ. FT.

DEL VALLE INDEPENDENT SCHOOL DISTRICT  
VOL. 13063, PG. 1165  
R.P.R.T.C.T.  
(150.0 ACRES)  
OCTOBER 15, 1997

15' UTILITY EASEMENT  
VOL. 13041, PG. 757  
R.P.R.T.C.T.



LINE TABLE		
LINE#	BEARING	DISTANCE
L4	S27°48'41"W	1,084.76'
L8	N27°48'25"E	469.98'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C3	615.26'	1,050.00'	33°34'24"	S44°39'01"W	606.50'
C4	552.56'	945.94'	33°28'07"	N44°37'41"E	544.74'

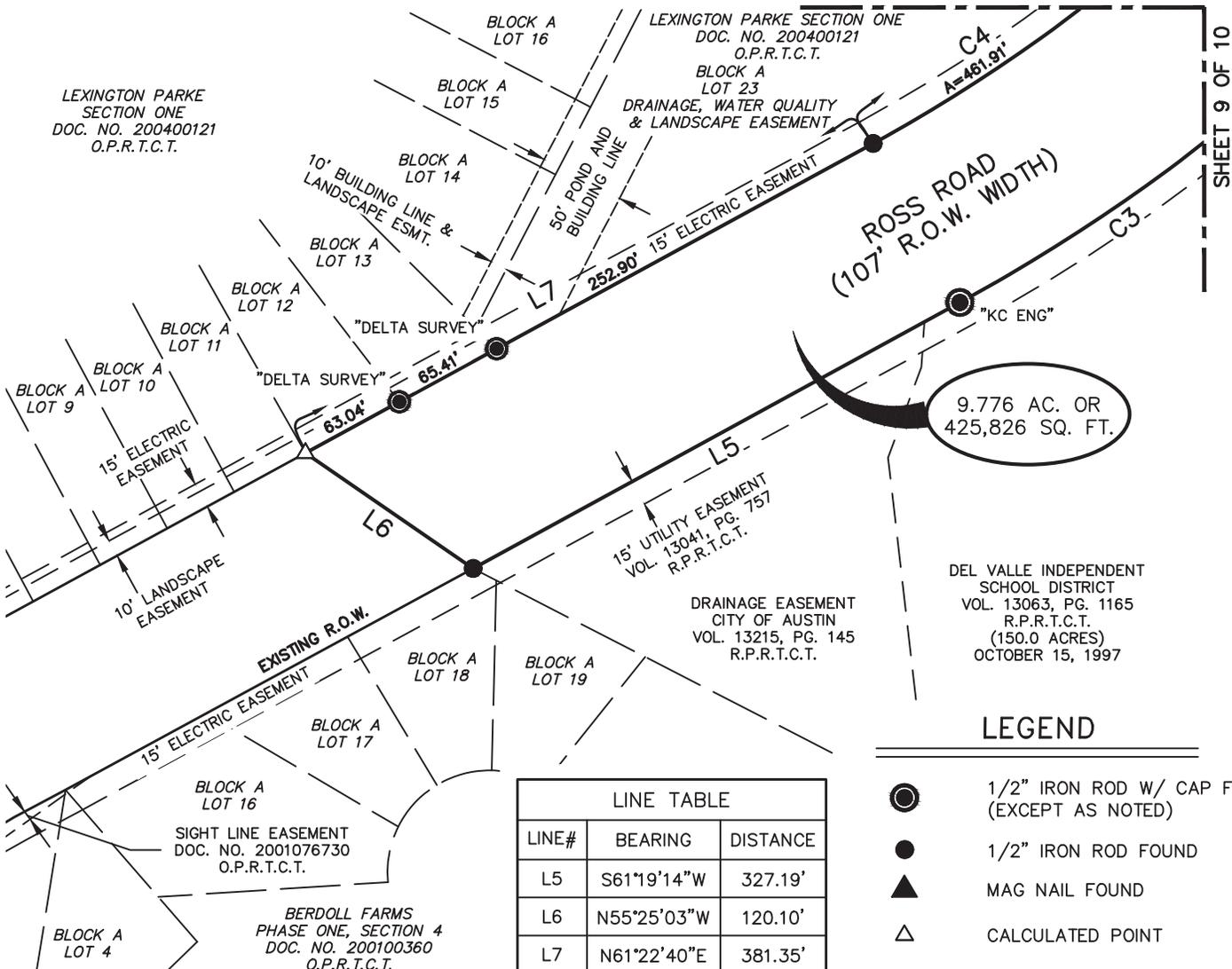
**McGRAY & McGRAY  
LAND SURVEYORS, INC.**  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
MCGRAY.COM (512) 451-8591  
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 100'	AUSTIN GRID#	R-15
DATE:	06/11/2025	TECH:	MM
PROJECT:	22-018	FIELD:	-
FIELD BOOK:	-	SHEET:	9 OF 10

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 9.776 AC. OR 425,826 SQ. FT. OF LAND  
OUT OF THE J.A. NAVARRO SURVEY, ABSTRACT NO. 18  
TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'

SHEET 9 OF 10



9.776 AC. OR  
425,826 SQ. FT.

DEL VALLE INDEPENDENT  
SCHOOL DISTRICT  
VOL. 13063, PG. 1165  
R.P.R.T.C.T.  
(150.0 ACRES)  
OCTOBER 15, 1997

**LEGEND**

- 1/2" IRON ROD W/ CAP FOUND (EXCEPT AS NOTED)
- 1/2" IRON ROD FOUND
- MAG NAIL FOUND
- CALCULATED POINT
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- VOL./PG. VOLUME/PAGE
- DOC. NO. DOCUMENT NUMBER
- PROPERTY LINE
- (.....) RECORD INFORMATION
- R.O.W. RIGHT OF WAY

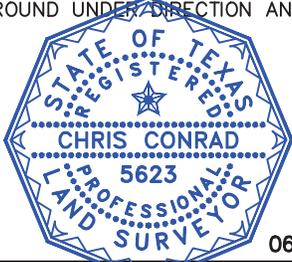
LINE TABLE		
LINE#	BEARING	DISTANCE
L5	S61°19'14"W	327.19'
L6	N55°25'03"W	120.10'
L7	N61°22'40"E	381.35'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C3	615.26'	1,050.00'	33°34'24"	S44°39'01"W	606.50'
C4	552.56'	945.94'	33°28'07"	N44°37'41"E	544.74'

NOTES:  
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE ADJUSTED TO GRID BY DIVIDING THE SURFACE ADJUSTMENT FACTOR OF 1.000100.  
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER DIRECTION AND SUPERVISION.

ISSUED: 05/20/2025  
REVISED: 06/11/2025



06/11/2025

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: There is a description to accompany this plat.

**McGRAY & McGRAY  
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SCALE:	1" = 100'	AUSTIN GRID#	R-15
DATE:	06/11/2025	TECH:	MM
PROJECT:	22-018	FIELD:	-
FIELD BOOK:	-	SHEET:	10 OF 10