

Easement Tract and remain of force and effect. Grantor warrants and represents that are no actions, proceedings, judgments, bankruptcies, liens, or executions filed or pending against the Grantor that would affect the Easement.

IN WITNESS WHEREOF, Grantor has caused this instrument to be effective on October 1, 2014.

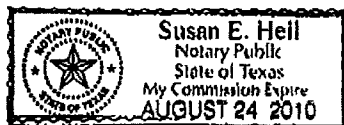
GRANTOR:

By: James F. Casey
Name: James Casey
Title: President

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

THIS INSTRUMENT was acknowledged before me on this 7th day of September, 2009, by James Casey, in the capacity of President of River Place Municipal Utility District, a Texas district, on behalf of that district.



Susan E. Heil
NOTARY PUBLIC, STATE OF TEXAS
SUSAN E. HEIL
PRINTED/TYPED NAME OF NOTARY

MY COMMISSION EXPIRES: 8-24-10

RETURN TO:
Sharon Smith
City of Austin Law Department
P.O. Box 1088
Austin, Texas 78767-1088

ACCEPTED AND AGREED:

CITY OF AUSTIN, TEXAS:

By: _____
Rudy Garza, Assistant City Manager
City of Austin

Date: _____

EASEMENT EXHIBIT 1
PROPERTY DESCRIPTION

 Lake

N
A

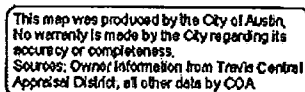


EXHIBIT E

LIST OF AMENITIES TO BE MAINTAINED BY LIMITED DISTRICT

STRATEGIC PARTNERSHIP AGREEMENT

Exhibit E
List of Amenities to be Maintained by Limited District

The District operates two parks: Sun Tree Park, located on River Place Boulevard and Sun Tree Drive; and Woodlands Park, located on Big View Drive across from the Boardwalk Pond. In addition the District operates a nature trail.

The District also is largely surrounded by and crisscrossed with natural wildness areas. The District includes approximately 329 acres of greenbelts, some improved and maintained with hiking trails and other amenities, and some simply in their natural state.

Sun Tree Park. This neighborhood facility, owned and maintained by the District, is located at River Place Boulevard and Sun Tree Drive. The Sun Tree Park is landscaped, especially in regard to seasonal plantings and hill country xeriscape.

Woodlands Park. The newest District park is Woodlands Park, which is designed as a peaceful place for walking or bicycling along gravel paths, picnicking, play time, and enjoying native plants and wildflowers throughout the park.

Nature Trail. The District maintains a nature trail that runs through the District. The trail follows the path of Panther Creek as it travels to Lake Austin. This nature trail is improved with trails, benches, steps, railings, and other amenities maintained by the District.

EXHIBIT F
ANNEXATION SERVICE PLAN

STRATEGIC PARTNERSHIP AGREEMENT

Exhibit F



CITY OF AUSTIN
ANNEXATION SERVICE PLAN

Case Name: River Place MUD Area
Subject to the Strategic
Partnership Agreement
Case Number: C7a-17-001
Date: July 29, 2009

INTRODUCTION

This Service Plan ("Plan") is made by the City of Austin, Texas ("City") in accordance with a Strategic Partnership Agreement ("SPA") between the City of Austin and River Place Municipal Utility District ("MUD"), pursuant to Texas Local Government Code Section 43.0751. This Plan relates to the annexation to the City of land ("annexation area") known as the River Place MUD Area. The River Place MUD was created in 1985 and consists of approximately 1,040 acres located in Travis County, Texas. This annexation area is located on River Place Boulevard and Big View Drive approximately one mile south of FM 2222. This area is currently located in the city's limited purpose jurisdiction and is adjacent to the City's full purpose jurisdiction along the north, west, and south sides and along portions of the eastern side.

The predominant land uses in the annexation area are greenbelt, single-family residential, and golf course in addition to a clubhouse, a park, water and wastewater treatment facilities, and undeveloped land. The annexation area is described by metes and bounds in Exhibit C of the SPA, of which this Plan is a part. The annexation area is also shown on the map in Exhibit C.

EFFECTIVE TERM

This Plan shall be in effect for a ten-year period commencing on the effective date of the annexation, unless otherwise stated in this Plan. Renewal of the Plan shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Plan and specifically renews this Plan for a stated period of time.

INTENT

It is the intent of the City of Austin that services under this Plan shall provide full municipal services as required and defined by the Texas Local Government Code.

The City reserves the right guaranteed to it by the Texas Local Government Code to amend this Plan if the City Council determines that changed conditions, subsequent occurrence or any other legally sufficient circumstances exist under the Local Government Code, or other Texas laws, to make this Plan unworkable, obsolete or unlawful.

SERVICE COMPONENTS

In General. This Plan includes three service components: (1) the Early Action Program, (2) Additional Services, and (3) a Capital Improvement Program.

As used in this Plan, providing services includes having services provided by any method or means by which the City extends municipal services to other parts of the City with topography, land use, and population density similar to this area. This may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract, in whole or in part. It may also include separate agreements with associations or similar entities.

1. EARLY ACTION PROGRAM

The following services will be provided in the annexation area commencing on the effective date of the annexation, unless otherwise noted.

- a. **Police Protection.** The Austin Police Department ("APD") will provide protection and law enforcement services in the annexation area. These services include:
 - normal patrols and responses;
 - handling of complaints and incident reports;
 - special units, such as, traffic enforcement, criminal investigations, narcotics, gang suppression, and special weapons and tactics team.
- b. **Fire Protection.** The Austin Fire Department ("AFD") will provide emergency and fire prevention services in the annexation area. These services include:
 - Fire suppression and rescue;
 - Emergency medical services first response for Austin Emergency Medical Services Department on life threatening medical emergencies;
 - Hazardous materials mitigation and regulation;
 - Emergency prevention and public education efforts;
 - Dive rescue;
 - Technical rescue;
 - Aircraft/rescue/firefighting;
 - Construction plan review;
 - Inspections;
 - Rescue/hazardous materials unit.

AFD serves as the first responder on life threatening emergencies for Austin EMS. All AFD personnel are certified at an Emergency Medical Technician ("EMT") level or higher. All engines (pumpers), ladder trucks, and rescue units carry Automatic External Defibrillators for use with heart attack victims.

- c. Emergency Medical Service The City of Austin/Travis County Emergency Medical Services ("EMS") Department will provide emergency medical services in the annexation area.

Austin/Travis County EMS will provide the following emergency and safety services to the annexation area:

- Emergency dispatch, pre-arrival First Aid instructions and coordination of other public safety support agencies
- Emergency paramedic ambulance response
- Medical rescue services

Austin/Travis County EMS is a mobile service provider, with units constantly moving throughout the system area. An ambulance is frequently dispatched from a location outside the station.

The Austin Fire Department will provide emergency medical first response to all patients in a life-threatening situation. All Austin Fire Department personnel are certified at the Emergency Medical Technician (EMT) level or higher and assist EMS personnel providing patient care.

- d. Maintenance of Water and Wastewater Facilities. Initially, water and wastewater service will be provided through existing facilities. The facilities will be maintained and operated by the City's Austin Water Utility as governed by standard policies and procedures, and under the provisions of the attached City service extension policy.

- e. Maintenance of Roads and Streets, Including Street Lighting. The Street and Bridge Division of the Public Works Department will maintain public streets over which the City has jurisdiction. These services include:

- Emergency pavement repair;
- Ice and snow monitoring of major thoroughfares;
- Street maintenance. Maintenance activities include crack seal, sealcoat, slurry seal, and PM overlay.
- Repair maintenance of public streets on an as-needed basis. Repair maintenance operations include pothole repair, filling depressions (level up), spot surface replacement, spot full-depth repair, and utility cut repairs;

The area is fully developed with existing residential streets. Any necessary street or bridge rehabilitation or reconstruction will be considered on a City-wide priority basis. The existing streets are performing adequately to serve the area at a comparable level of service to other City of Austin residential areas. Streets that have been dedicated and accepted for maintenance will be included in the city's preventative maintenance program. Preventative maintenance projects are prioritized on a City-wide basis and scheduled based on a variety of factors, including surface condition (distresses), rideability (smoothness), age, traffic volume, functional classification, and available funding.

If necessary, the Transportation Department will also provide regulatory signage services in the annexation area. Traffic signal, stop, and all other regulatory studies are conducted in conjunction with growth of traffic volumes. All regulatory signs and signals are installed

when warranted following an engineering study. Faded, vandalized, or missing signs are replaced as needed. "CALL BACK" service provided 24 hours a day, 365 days a year for emergency repair of critical regulatory signs.

Street lighting will be maintained in accordance with state law.

- f. Maintenance of Any Other Publicly-Owned Facility, Building, or Service. Should the City acquire any other facilities, buildings, or services necessary for municipal services located within the annexation area, an appropriate City department will provide maintenance services for them.

2. ADDITIONAL SERVICES

Certain services, in addition to the above services, will be provided within the annexation area. They are as follows:

- a. Watershed Protection Department. The City of Austin's Watershed Protection Department will provide drainage maintenance services in the Annexation area. Drainage planning and maintenance are fee-based services. Services currently provided by the department, in accordance with and as limited by applicable codes, laws, ordinances and special agreements, include:
- Water Quality Protection: Environmental Impact Assessments; Aquatic Endangered Species Protection; City Compliance with State and Federal Water Quality Regulations; Pollution Detection, Tracking and Forecasting; Stormwater Quality Education; Stormwater Treatment; Water Quality Education; Pollution Prevention and Reduction.
 - Watershed Protection Master Planning for Flood Hazard Mitigation, Streambank Restoration and Erosion Control, and Water Quality Protection
 - Flood Hazard Mitigation: Voluntary Floodplain Home Buyout Program; Regional Stormwater Management Evaluation; Creek Flood Hazard Mitigation; Localized Flood Hazard Mitigation; Flood Early Warning System; Floodplain Management.
 - Streambank Restoration and Erosion Management: Streambank Restoration and Erosion Management Services.
 - Infrastructure and Waterway Maintenance: Creek Vegetation Control; Erosion Repair; Open Waterway Maintenance; Pond Inspection and Maintenance; Storm Drain Cleaning; Storm Drain Rehabilitation; Town Lake Cleanup.
- b. Library. Upon annexation, residents may utilize all Austin Public Library facilities.
- c. Austin Health and Human Services Department/Travis County Health Department. Upon annexation, the following services will be available from the Department.
- investigation of public health related complaints including foodborne illness, recreational water quality and public swimming pools and spas,
 - enforcement of the City's smoking in public places ordinance and the minor's access to tobacco ordinance;
 - inspection of food establishments and child care facilities;
 - investigation of reported elevated blood lead levels in children;
 - animal services including leash law, pet licensing and rabies control;

- rodent and vector control consultation.
- d. Austin Energy. 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.
- e. Anti-litter Services. The Austin Solid Waste Services Department will provide anti-litter services in the annexed area. Anti-litter is a fee-based service. Services currently provided in the City include:
 - bulky item collection – twice per year; a notice to customers is provided in advance of the pickup date;
 - large brush collection – twice per year; a notice to customers is provided in advance of the pickup date;
 - street sweeping service – approximately six (6) times per year for streets with curb and gutter;
 - dead animal collection – dead animals are removed from roadways upon request;
 - household hazardous waste drop-off facility – use of facility on regularly scheduled days of operation
 - tall weed and grass and litter abatement programs

The City may collect anti-litter fees throughout the annexation area consistent with City policy.

- f. Other Services. All other City Departments with jurisdiction in the area will provide services according to City policy and procedure.

3. CAPITAL IMPROVEMENTS PROGRAM

The City will initiate the construction of capital improvements necessary for providing municipal services for the annexation area as necessary.

Each component of the Capital Improvement Program is subject to the City providing the related service directly. In the event that the related service is provided through a contract service provider, the capital improvement may not be constructed or acquired by the City but may be provided by the contract provider. The City may also lease buildings in lieu of construction of any necessary buildings.

- a. Police Protection. No capital improvements are necessary at this time to provide police services.
- b. Fire Protection. No capital improvements are necessary at this time to provide fire services.
- c. Emergency Medical Service. No capital improvements are necessary at this time to provide EMS services.
- d. Solid Waste Collection. No capital improvements are necessary at this time to provide solid waste collection services.
- e. Water and Wastewater Facilities. No capital improvements are anticipated at this time to provide water or wastewater service.

The majority of the land in the annexed area has been platted and will be subject to City regulations, State laws, and Federal permits regarding any future development. Water and wastewater services to new development and subdivisions will be provided according to the standard policies and procedures of the Austin Water Utility, which may require the developer of a new subdivision or site plan to install water and wastewater lines. The extension of water and sewer service will be provided in accordance with the attached water and wastewater service extension policy.

- f. Roads and Streets. No road or street related capital improvements are necessary at this time.
- g. Parks, Playgrounds and Swimming Pools. No capital improvements are necessary or anticipated at this time to provide services.
- h. Watershed Protection Department. No capital improvements are necessary or anticipated at this time to provide services.
- i. Street Lighting. No capital improvements are necessary at this time to provide services. Street lighting in new and existing subdivisions will be installed and maintained in accordance with the applicable standard policies and procedures.
- j. Other Publicly Owned Facilities, Building or Services: Additional Services. In general, other City functions and services, and the additional services described above can be provided for the annexation area by using existing capital improvements. Additional capital improvements are not necessary to provide City services.
- k. Capital Improvements Planning. The annexation area will be included with other territory in connection with planning for new or expanded facilities, functions, and services.

4. SERVICES TO BE PROVIDED BY LIMITED DISTRICT

The River Place Limited District, created under the Strategic Partnership Agreement, will provide the following services.

- a. Solid Waste Collection. River Place Limited District shall be responsible for providing solid waste and Single Stream recycling pick-up and disposal for the area during the existence of the Limited District. Services may be provided by District employees or by private solid waste service providers under contract with the District. A contract with a private service provider must be approved by the Director of the City's Solid Waste Services Department in writing prior to 03/01/2017.

Collection of Single Stream recycling as described in this service plan is also required. Single Stream recycling is defined as curbside collection of all recyclable containers and fiber products, from a single cart, emptied into a non-compartmentalized truck and processed at a Material Recovery Facility.

- b. Maintenance and Security in Parks and Playgrounds. The Limited District will retain ownership of the Amenities in the area as defined in the SPA, including community facilities, parks, greenbelts, other recreational facilities and associated buildings and structures owned by the District or the Limited District and located within the District Boundaries during the existence of the district. The district shall be responsible for providing security, maintenance, and any necessary capital improvements for all such parks and recreation facilities currently owned by River Place MUD. Security and maintenance services may be provided by district personnel or by private service providers under contract with the District.

Recreational facilities and area amenities, including parks, pools, and medians, that are privately owned, maintained, or operated, including those owned by a Home Owners' Association, will be unaffected by the annexation.

- c. Deed Restriction Enforcement. The River Place Limited District shall retain the authority of the River Place MUD under Texas law, as it may be amended, to enforce deed restrictions applicable to property within the boundaries of the District and any restrictive covenants to which the MUD is a party and at its option may enforce these restrictions.

5. SERVICES TO BE PROVIDED BY CITY IF LIMITED DISTRICT IS DISSOLVED

If the Limited District is dissolved or ceases to exist for any reason prior to the expiration of this service plan, the City shall provide the following services within 90 days of dissolution, or the date upon which the District ceases to exist:

- a. Solid Waste Collection. The Austin Solid Waste Services Department will provide services in the area. Services will be provided by City personnel or by solid waste service providers under contract with the City. Services to single family residences, including duplex, triplex, and fourplex dwelling units, will be provided in accordance to the then published program guidelines, frequencies and service levels
- b. Maintenance of Parks and Playgrounds. Ownership and title to all parks and recreational facilities then owned by the River Place Limited District shall vest in the City. The City will maintain such parks as recreational facilities. Services may be provided by the City Parks and Recreation Department or by private service providers under contract with the City.

Recreational facilities and area amenities, including parks, pools, and medians, that are privately owned, maintained, or operated will be unaffected by the annexation.

AMENDMENT: GOVERNING LAW

This Plan may not be amended or repealed except as provided by the Texas Local Government Code or other controlling law. Neither changes in the methods or means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Plan, and the City reserves the right to make such changes. This Plan is subject to and shall be interpreted in accordance with the Constitution and laws of the

United States of America and the State of Texas, the Texas Local Government Code, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

FORCE MAJEURE

In case of an emergency, such as force majeure as that term is defined in this Plan, in which the City is forced to temporarily divert its personnel and resources away from the annexation area for humanitarian purposes or protection of the general public, the City obligates itself to take all reasonable measures to restore services to the annexation area of the level described in this Plan as soon as possible. Force Majeure shall include, but not be limited to, acts of God, acts of the public enemy, war, blockages, insurrection, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrest and restraint of government, explosions, collisions and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City. Unavailability or shortage of funds shall not constitute Force Majeure for purposes of this Plan.

SUMMARY OF THE WATER AND WASTEWATER UTILITY SERVICE EXTENSION POLICY

The following information is a summary of the Austin Water Utility Service Extension Policy, Chapters 25-1 through 25-5 and 25-9 of the 2006 Austin Code of Ordinances, in conformance with the Texas Local Government Code requirement that the Plan have a summary of the service extension policy.

Water and wastewater service is only provided to lots that have been properly subdivided and platted or are a legal lot. For property that is required by subdivision regulations to construct water or wastewater facilities connecting to the City system, funding and construction of those facilities will remain the responsibility of the developer. If the specific undeveloped property does not have City water or wastewater service fronting the property, the owner may make an application for an extension of service to the Director of the Austin Water Utility for review. If the Director determines that adequate capacity is available, or will be, and if the project does not include City cost participation or reimbursement, and if the proposed facilities are a logical extension of the City's water and wastewater system and the requested extension otherwise meets the requirements of Chapter 25-9, the extension size, capacity, and routing may be approved by the Director for funding and construction by the developer.

Depending on the size of the new facilities and other conditions, with City Council approval, the City may reimburse the developer for part of the cost of constructing certain facilities as described in the City's applicable ordinances. With City Council approval, the City may cost participate by reimbursing costs associated with the oversize capacity of water and wastewater mains as described in the City's applicable ordinances. The actual calculation of the cost participation and reimbursement amounts, including limits and the schedules for the payments, are included in the Land Development Code.

**Annexation Service Plan
River Place MUD Area
Page 9 of 9**

For lots that have water or wastewater lines in the street fronting the lot, the owner may receive water or wastewater service by applying for a tap permit and paying any required fees. The new customers will be required to pay the impact fees and all connection fees. However, if the tap is purchased within two years of the completion of the line by the City, the impact fee will be waived.

As long as a property is using a septic system, the property owner remains responsible for the operation and maintenance of the septic system. If the septic system fails before the City sewer service is extended to the property, the property owner must repair the system. Under certain circumstances the Austin/Travis County Health and Human Services Department may require connection to the City sewer facilities.

This policy is set by the City Council and can be amended in the future by ordinance.

EXHIBIT 2

Exhibit 2

Section 1

C7L-09-001

Area to be annexed for limited purposes.

(Approximately 984 acres of land out of the D & W RR Co. Surveys No.71, the H.E. & W.T. RR Co. Survey No.199, and the W. R. Hobbs Surveys No.456 & 457, the R.L. Preece Survey No.2, the I & G.N. RR Co. Survey No. 42, the Charles Clark Survey No.612, the Leonard & Alvin East Survey No.74, the E.R. McLean Survey No.200 and the Day Land & Cattle Co. Survey No.1 in Travis County, Texas)

(River Place Section 2, River Place Section 2-A, River Place Section 2-B, River Place Section 2-C, River Place Section 3, Amended Plat Lot II Block H River Place Section 3, River Place Section 3-A, River Place Section 3-B, River Place Section 4-A, River Place Section 4-B, River Place Section 5, Amended Plat of River Place Section 5, River Place Section 6, River Place Section 7A, River Place Section 7B, River Place Section 7-C, River Place Section 8, River Place Section 10, River Place Section 11, River Place Section 12, River Place Section 13, River Place Section 14, River Place Section 15, River Place Section

21, River Place Section
22, The Resubdivision of
Lots 2 and 4 Block A of
River Place Golf Course
and Lot 178 Block A of
River Place Section 22,
Amended Plat of Lots 169
Block A River Place
Section 22, River Place
Section 23, River Place
Section 25,
Resubdivision of Lot 1
Block B River Place
Section 26, Amended Plat
of Lots 142, 143, 144 &
145 River Place Section
22, River Place Center,
The Preserve at River
Place Section 1, The
Villas at River Place,
The Overlook at River
Place, Resubdivision of
Lot 1 Block B River
Place Section 26, River
Place at Panther Hollow
Creek Phase I, portions
of River Place Section
1, portions of River
Place Section 4,
portions of River Place
Section 9, portions of
River Place Section 16,
portions of River Place
Section 17, portions of
River Place Section 26,
portions of River Place
Golf Course, portions of
River Place Treatment
Plant, portions of River
Place Water Storage
Site, (portions of River
Place Boulevard and
unplatted land) (River
Place MUD)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR APPROXIMATELY 984 ACRES OF LAND BEING OUT OF THE D & W RR CO. SURVEYS NO.71, THE H.E. & W.T. RR CO. SURVEY NO.199, THE W. R. HOBBS SURVEYS NO.456 & 457, THE R.L. PREECE SURVEY NO.2, THE I & G.N. RR CO. SURVEY NO.42, THE CHARLES CLARK SURVEY NO.612, THE LEONARD & ALVIN EAST SURVEY NO.74, THE E.R. MCLEAN SURVEY NO.200 AND THE DAY LAND & CATTLE CO. SURVEY NO.1 IN TRAVIS COUNTY, TEXAS, WHICH APPROXIMATELY 984 ACRES OF LAND ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT ONE:

BEGINNING, at a point at the intersection of the present corporate limit line of the City of Austin as adopted by Ordinance No. 010614-77 (Case No.C7a-01-010), the present corporate limit line of the City of Austin as adopted by Ordinance No. 000302-28 (Case No. C7a-00-002) and the present north line of the River Place MUD, also being in the east right-of-way line of River Place Boulevard and the west line of Lot 26, Block A, The Preserve at River Place Section 1, a subdivision of record in Document No. 200000108 of the Official Public Records of Travis County, Texas;

THENCE in a southerly direction following a line with the present corporate limit line of the City of Austin as adopted by an Ordinance No. 000302-28 (Case No. C7a-00-002), the present line of the River Place MUD, the east right-of-way line of River Place Boulevard and the west line of said Block A, The Preserve at River Place Section 1 to the southwest corner of Lot 43, Block A, said Preserve at River Place Section 1 and the northeast corner of Lot 1, Block A, River Place Section 2, a subdivision of record in Volume 85, Page 3D of the Plat Records of Travis County, Texas;

THENCE in a southeasterly direction following a line with the present corporate limit line of the City of Austin as adopted by Ordinance No. 000302-28 (Case No. C7a-00-002) and the River Place MUD, common with the northeast line of said Block A, River Place Section 2, the northeast line of a 30.494 acre tract described as Exhibit "K" in a Special Warranty Deed to River Place Municipal Utility District by Special Warranty Deed of record in Document No. 2002057440 of the Official Public Records of Travis County, Texas, the southwest line of said Block A, The Preserve at River Place Section 1, the southwest line of a 91.585 acre tract described as Exhibit "C" in a Correction Special Warranty Deed to RP Preserve Ltd., in Document No. 1999062334 of the Official Public Records of Travis County, Texas to the southernmost corner of said 91.585 acre tract and the southwest corner of a 467.5 acre tract described in a Special Warranty Deed to the City of Austin of record in Volume 11848, Page 1718 of the Deed Records of Travis County, Texas, same being the southernmost corner of the present corporate limit line of the City of Austin as adopted by Ordinance No. 000302-28 (Case No. C7a-00-002) and westernmost corner of the present corporate limit line of the City of Austin as adopted by Ordinance No. 961024-I (Case No. C7a-96-010);

THENCE continuing in a southeasterly direction following a line with the present corporate limit line of the City of Austin as adopted by Ordinance No. 961024-I (Case No. C7a-96-010) and the River Place MUD, common with the southwest line of said 467.5 acre tract and northeast line of said 30.494 acre tract to the southernmost corner of the present corporate limit line of the City of Austin as adopted by Ordinance No. 961024-I (Case No. C7a-96-010), the northeast corner of the present River Place MUD and an interior ell corner of the present limited purpose line of the City of Austin as adopted by Ordinance No. 851219-P (Case No. C7a-85-034) for the northeast corner of said 30.494 acre tract and also being the northwest corner of that certain tract described to Gary Webb of record in Document No. 2002081962 of the Official Public Records of Travis County, Texas, for the northeast corner of the herein described tract;

THENCE in a southwesterly direction with the present limited purpose line of the City of Austin as adopted by ordinance dated December 19, 1985 (Case No. C7a-85-034) and

the present River Place MUD, common with the southeast line of said 30.494 acre tract, the southeast line of Block A, River Place Section 8, a subdivision of record in Volume 96, Page 206 of the Plat Records of Travis County, Texas, the southeast line of Block C, River Place Section 7B, a subdivision of record in Volume 93, Page 29 of the Plat Records of Travis County, Texas, the southeast line of Block B, River Place Section 11, a subdivision of record in Volume 98, Page 314 of the Plat Records of Travis County, Texas, the northwest line of said tract described to Gary Webb in Document No. 2002081962, the northwest line of Replat of Lots 56, 57 & 58, Westminster Glen Phase 1-D, a subdivision of record in Volume 103, Page 22 of the Plat Records of Travis County, Texas, the northwest line of Westminster Glen Phase 1-D, a subdivision of record in Volume 101, Page 386 of the Plat Records of Travis County, Texas, the northwest line of Westminster Glen Phase 1-E, a subdivision of record in Volume 101, Page 389 of the Plat Records of Travis County, Texas and the Replat of Lot 82-84 & 88-90 Westminster Glen Phase 1-E, a subdivision of record in Volume 103, Page 24 of the Plat Records of Travis County, Texas to a point being the northernmost corner of Glenlake Phase 1, a subdivision of record in Volume 77, Page 233 of the Plat Records of Travis County, Texas, the northeast corner of Panther Hollow East, a subdivision of record in Volume 95, Page 122 of the Plat Records of Travis County, Texas and also being the easternmost corner of Block A, River Place Section 13, a subdivision of record in Volume 101, Page 235 of the Plat Records of Travis County, Texas, for an angle point of the herein described tract;

THENCE in a westerly direction with the present limited purpose line of the City of Austin as adopted by Ordinance No. 851219-P (Case No. C7a-85-034), the present River Place MUD, common with the north line of said Panther Hollow East and the south line of said River Place Section 13 to a point for the northwest corner of said Panther Hollow East and the northeast corner of Panther Hollow Creek Section I, a subdivision of record in Document No. 200400080 of the Official Public Records of Travis County, Texas;

THENCE continuing in a westerly direction with the present limited purpose line of the City of Austin as adopted by Ordinance No. 851219-P (Case No. C7a-85-034), the present River Place MUD, common with the north line of said Panther Hollow Creek Phase I, the north line of Panther Hollow

Creek Section II, a subdivision of record in Document No. 200600029 of the Official Public Records of Travis County, Texas, south line of said River Place Section 13, the south line of River Place at Panther Hollow Creek Phase I, a subdivision of record in Document No. 200400081 of the Official Public Records of Travis County, Texas, the south line of River Place Section 15, a subdivision of record in Volume 103, Page 55 of the Plat Records of Travis County, Texas and also being the south line of a 1.773 acre tract described by Special Warranty Deed to River Place MUD of record in Document No. 2002140426 of the Official Public Records of Travis County, Texas to the intersection of the present limited purpose line of the City of Austin as adopted by Ordinance No. 851219-P (Case No. C7a-85-034), the present River Place MUD and the present limited purpose line of the City of Austin as adopted by Ordinance No. 820506-D (Case No. C7a-82-002);

THENCE continuing in a westerly direction with the present River Place MUD and the present limited purpose line of the City of Austin as adopted by Ordinance No. 820506-D (Case No. C7a-82-002) to the intersection of present River Place MUD, the present limited purpose line of the City of Austin as adopted by Ordinance No. 820506-D (Case No. C7a-82-002) and the corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line for an angle point of the herein described tract;

THENCE in a southerly, westerly and northerly direction with the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line over and across the present River Place MUD, Lot 1, Block B, Resubdivision of Lot 1, Block B, River Place Section 26, a subdivision of record in Document No. 200600030 of the Official Public Records of Travis County, Texas, River Place Section 26, a subdivision of Record in Document No. 200200255 of the Official Public Records of Travis County, Texas to the intersection of the present River Place MUD, the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line, a west line of said River Place Section 15 and an east line of River Place Water Treatment Plant, a subdivision of record in Volume 84, Page 188B of the Plat Records of Travis County, Texas, for an angle point of the herein described tract;

THENCE in a northerly direction, departing the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line and continuing with the present River Place MUD, over and across said River Place Section 15 and said River Place Treatment Plant to the intersection of the present River Place MUD and the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with a north line of said River Place Section 26 and a south line of that certain 1,751.95 acre tract, known as the Cortana tract, described to the City of Austin by deed of record in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas for an angle point of the herein described tract;

THENCE continuing in a northerly direction with the present River Place MUD and said present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with said River Place Section 26, said 1,751.95 acre Cortana tract and a 90.650 acre tract described to River Place MUD by Special Warranty Deed of record in Document No. 2002057440 of the Official Public Records of Travis County, Texas to an angle point in the present River Place MUD, said present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with an east line of said 1,751.95 acre Cortana tract and west line of said 90.650 acre tract for an angle point of the herein described tract;

THENCE continuing in a northerly direction with the River Place MUD over and across said 90.650 acre tract, River Place Water Storage Site, a subdivision of record in Volume 84, Page 189C of the Plat Records of Travis County, Texas, River Place Section 9, a subdivision of record in Volume 85, Page 96B of the Plat Records of Travis County, Texas, River Place Section 1, a subdivision of record in Volume 84, Page 103A of the Official Public Records of Travis County, Texas to an angle point in a north line of Lot A, Block 1, said River Place Section 1, a south line of said 1,175.95 acre Cortana tract and also being an intersection of the River Place MUD and the corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005) for an angle point of the herein described tract;

THENCE in an easterly, northerly, westerly and easterly direction, continuing with the present River Place MUD and said corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a,00-005), common with a north line of said Lot A, Block 1, River Place Section 1, a north line of 11.979 acre tract described to the Maple Leaf Company, Ltd., of record in Document No. 2001108791 of the Official Public Records of Travis County, Texas, a north line of River Place Section 4-A, a subdivision of record in Volume 92, Page 285 of the Plat Records of Travis County, Texas, a west line of River Place Section 4, a subdivision of record in Volume 85, Page 4D of the Plat Records of Travis County, Texas and a south and east line of said 1,175.95 acre Cortana tract to the northernmost corner of Lot 8, Block C, said River Place Section 4 and the southwest corner of Lot 4, Block C, said River Place Section 4, for an angle point of the herein described tract;

THENCE in an easterly direction continuing with the present River Place MUD and said present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a,00-005), over and across said River Place Section 4 to the easternmost corner of said Lot 4, Block C, River Place Section 4, the southwest corner of Lot 22, Block C, River Place Section 23, a subdivision of record in Document No. 199900342 of the Official Public Records of Travis County, Texas for an angle point of the herein described tract;

THENCE continuing in an easterly direction with the present River Place MUD and said present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a,00-005), common with the north line of said River Place Section 4 and south line of said River Place Section 23 to the intersection of the north line of said River Place Section 4, south line of said River Place Section 23 and west right-of-way line of River Place Boulevard and continuing over and across said River Place Boulevard to the POINT OF BEGINNING, containing approximately 925 acres of land.

TRACT TWO:

BEGINNING, at the northernmost angle point in a west line of the present River Place MUD, an east line of the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with the west line of Lot 1, Block A, River Place Section 26, a subdivision of record in Document No. 200200255 of the Official Public Records of Travis County, Texas and an east line of that certain 1,751.95 acre tract known as the Cortana Tract, described to the City of Austin in by deed of record in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas for an angle point of the herein described tract;

THENCE departing present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005) and continuing in a northerly and easterly direction with a west line of the present River Place MUD to the intersection of the present River Place MUD and the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line;

THENCE continuing in a southerly, easterly and westerly direction with the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line to a point at the northernmost intersection of the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line, the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with an east line of said 1,751.95 acre Cortana tract and a west line of Lot 124, Block G, said River Place Section 17, for an angle point of the herein described tract;

THENCE departing said present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line and continuing in a northerly direction with said present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with an east line of said 1,751.95 acre Cortana tract, a west line of said Lot 124, Block G, River Place Section 17 and a west line of said

Lot 1, River Place Section 26 to the POINT OF BEGINNING, containing approximately 14 acres of land.

TRACT THREE:

BEGINNING, at a point for the southernmost intersection of an east line of the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with an east line of that certain 1,751.95 acre tract known as the Cortana Tract, described to the City of Austin in by deed of record in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas, the west line of Lot 124, Block G, River Place Section 17, a subdivision of record in Document No. 200500041 of the Official Public Records of Travis County, Texas and the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line;

THENCE departing the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), in a southerly and westerly direction over and across said River Place Section 17, River Place Section 16, a subdivision of record in Document No. 200100017 of the Official Public Records of Travis County, Texas, with the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line to a point of intersection with the common line of Lot 48, said River Place Section 16 and that certain 2.755 acre tract described to Randall Alan Miller by Special Warranty Deed of record in Document No. 2000047976 of the Official Public Records of Travis County, Texas for an angle point of the herein described tract;

THENCE departing the present corporate limit line of the City of Austin as described in the 1928 City Charter which line is the 504.9 contour line, in a northerly, easterly, westerly and southerly direction with the common lines of said River Place Section 16 and said 2.755 acre Miller tract to the point of intersection with the common line of Lot 49, River Place Section 16, said 2.755 acre Miller tract and the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is

the 504.9 contour line for an angle point of the herein described tract;

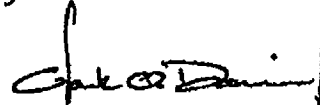
THENCE in a westerly direction over and across said River Place Section 16, with the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line to the point of intersection of a west line of Lot 52, said River Place Section 16 and an east line of Lot 1, Watersedge at River Place, a subdivision of record in Document No. 200500296 of the Official Public Records of Travis County, Texas for an angle point of the herein described tract;

THENCE departing the present corporate limit line of the City of Austin as described in the 1928 City Charter which line is the 504.9 contour line in a northerly direction with the common line of said Lot 52, River Place Section 16 and said Lot 1, Watersedge at River Place to an ell corner for westernmost corner of Lot 53, River Place Section 16 and also being in the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005) and an east line of said 1,751.95 acre Cortana Tract for an angle point of the herein described tract;

THENCE with the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with the west line of said River Place Section 16, River Place Section 17 and east line of said 1,751.95 acre Cortana tract to the POINT OF BEGINNING, containing approximately 45 acres of land.

"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: River Place MUD-C7L-09-001
08-04-2009

 08.06.2009

Clark O. Daniel, RPLS No.5861
Public Works Department
Engineering Services Division
City of Austin

REFERENCES

Austin Grid C29-32, D30-32
TCAD 13437, 13447, 14237, 14247, & 15137

Exhibit 2

Section 2

C7a-17-001

Area to be changed from
Limited Purpose Annexation to
a Full Purpose Annexation

(Approximately 1021 acres of
land out of the D & W RR Co.
Surveys No.71, the H.E. &
W.T. RR Co. Survey No.199,
and the W. R. Hobbs Surveys
No.456 & 457, the R.L. Preece
Survey No.2, the I & G.N. RR
Co. Survey No. 42, the
Charles Clark Survey No.612,
the Leonard & Alvin East
Survey No.74, the E.R. McLean
Survey No.200 and the Day
Land & Cattle Co. Survey No.1
in Travis County, Texas)

(River Place Section 2, River
Place Section 2-A, River
Place Section 2-B, River
Place Section 2-C, River
Place Section 3, Amended Plat
Lot II Block H River Place
Section 3, River Place
Section 3-A, River Place
Section 3-B, River Place
Section 4-A, River Place
Section 4-B, River Place
Section 5, Amended Plat of
River Place Section 5, River
Place Section 6, River Place
Section 7A, River Place
Section 7B, River Place
Section 7-C, River Place
Section 8, River Place
Section 10, River Place
Section 11, River Place
Section 12, River Place
Section 13, River Place
Section 14, River Place
Section 15, River Place
Section 21, River Place
Section 22, The Resubdivision
of Lots 2 and 4 Block A of
River Place Golf Course and

Lot 178 Block A of River Place Section 22, Amended Plat of Lots 169 Block A River Place Section 22, River Place Section 23, River Place Section 25, Resubdivision of Lot 1 Block B River Place Section 26, Amended Plat of Lots 142, 143, 144 & 145 River Place Section 22, River Place Center, The Preserve at River Place Section 1, The Villas at River Place, The Overlook at River Place, Resubdivision of Lot 1 Block B River Place Section 26, River Place at Panther Hollow Creek Phase I, Panther Hollow Creek Phase I, Panther Hollow Creek Phase II, portions of River Place Section 1, portions of River Place Section 4, portions of River Place Section 9, portions of River Place Section 16, portions of River Place Section 17, portions of River Place Section 26, portions of Lot 1, Block B, Resubdivision of Lot 1, Block B, River Place Section 26, portions of River Place Golf Course, portions of River Place Treatment Plant, portions of River Place Water Storage Site, portions of Watersedge at River Place, (portions of River Place Boulevard and unplatted land)(River Place MUD)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR APPROXIMATELY 1021 ACRES OF LAND BEING OUT OF THE D & W RR CO. SURVEYS NO.71, THE H.E. & W.T. RR CO. SURVEY NO.199, THE W. R. HOBBS SURVEYS NO.456 & 457, THE R.L. FREECE SURVEY NO.2, THE I & G.N. RR CO. SURVEY NO.42, THE CHARLES CLARK SURVEY NO.612, THE LEONARD & ALVIN EAST SURVEY NO.74, THE E.R. MCLEAN SURVEY NO.200 AND THE DAY LAND & CATTLE CO. SURVEY NO.1 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, WHICH APPROXIMATELY 1021 ACRES OF LAND ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT ONE:

BEGINNING, at a point at the intersection of the present corporate limit line of the City of Austin as adopted by Ordinance No. 010604-77 (Case No.C7a-01-010), the present corporate limit line of the City of Austin as adopted by Ordinance No. 000302-28 (Case No. C7a-00-002) and the present north line of the River Place MUD, also being in the east right-of-way line of River Place Boulevard and the west line of Lot 26, Block A, The Preserve at River Place Section 1, a subdivision of record in Document No. 200000108 of the Official Public Records of Travis County, Texas;

THENCE in a southerly direction following a line with the present corporate limit line of the City of Austin as adopted by Ordinance No. 000302-28 (Case No. C7a-00-002), the present line of the River Place MUD, the east right-of-way line of River Place Boulevard and the west line of said Block A, The Preserve at River Place Section 1 to the southwest corner of Lot 43, Block A, said Preserve at River Place Section 1 and the northeast corner of Lot 1, Block A, River Place Section 2, a subdivision of record in Volume 85, Page 3D of the Plat Records of Travis County, Texas;

THENCE in a southeasterly direction following a line with the present corporate limit line of the City of Austin as adopted by Ordinance No. 000302-28 (Case No. C7a-00-002) and the River Place MUD, common with the northeast line of said Block A, River Place Section 2, the northeast line of a 30.494 acre tract described as Exhibit "K" in a Special Warranty Deed to River Place Municipal Utility District by Special Warranty Deed of record in Document No. 2002057440 of the Official Public Records of Travis County, Texas, the southwest line of said Block A, The Preserve at River Place Section 1, the southwest line of a 91.585 acre tract described as Exhibit "C" in a Correction Special Warranty Deed to RP Preserve Ltd., in Document No. 1999062334 of the Official Public Records of Travis County, Texas to the southernmost corner of said 91.585 acre tract and the southwest corner of a 467.5 acre tract described in a Special Warranty Deed to the City of Austin of record in Volume 11848, Page 1718 of the Deed Records of Travis County, Texas, same being the southernmost corner of the present corporate limit line of the City of Austin as adopted by Ordinance No. 000302-28 (Case No. C7a-00-002) and westernmost corner of the present corporate limit line of the City of Austin as adopted by Ordinance No. 961024-I (Case No. C7a-96-010);

THENCE continuing in a southeasterly direction following a line with the present corporate limit line of the City of Austin as adopted by Ordinance No. 961024-I (Case No. C7a-96-010) and the River Place MUD, common with the southwest line of said 467.5 acre tract and northeast line of said 30.494 acre tract to the southernmost corner of the present corporate limit line of the City of Austin as adopted by Ordinance No. 961024-I (Case No. C7a-96-010), the northeast corner of the present River Place MUD and an interior ell corner of the present limited purpose line of the City of Austin as adopted by Ordinance No. 851219-P (Case No. C7a-85-034) for the northeast corner of said 30.494 acre tract and also being the northwest corner of that certain tract described to Gary Webb of record in Document No. 2002081962 for the northeast corner of the herein described tract;

THENCE in a southwesterly direction with the present limited purpose line of the City of Austin as adopted by Ordinance No. 851219-P (Case No. C7a-85-034) and the present River Place MUD, common with the southeast line of said 30.494 acre tract, the southeast line of Block A,

River Place Section 8, a subdivision of record in Volume 96, Page 206 of the Plat Records of Travis County, Texas, the southeast line of Block C, River Place Section 7B, a subdivision of record in Volume 93, Page 29 of the Plat Records of Travis County, Texas, the southeast line of Block B, River Place Section 11, a subdivision of record in Volume 98, Page 314 of the Plat Records of Travis County, Texas, the northwest line of said tract described to Gary Webb in Document No. 2002081962, the northwest line of Replat of Lots 56, 57 & 58, Westminster Glen Phase 1-D, a subdivision of record in Volume 103, Page 22 of the Plat Records of Travis County, Texas, the northwest line of Westminster Glen Phase 1-D, a subdivision of record in Volume 101, Page 386 of the Plat Records of Travis County, Texas, the northwest line of Westminster Glen Phase 1-E, a subdivision of record in Volume 101, Page 389 of the Plat Records of Travis County, Texas and the Replat of Lot 82-84 & 88-90 Westminster Glen Phase 1-E, a subdivision of record in Volume 103, Page 24 of the Plat Records of Travis County, Texas to a point being the northernmost corner of Glenlake Phase 1, a subdivision of record in Volume 77, Page 233 of the Plat Records of Travis County, Texas, the northeast corner of Panther Hollow East, a subdivision of record in Volume 95, Page 122 of the Plat Records of Travis County, Texas and also being the easternmost corner of Block A, River Place Section 13, a subdivision of record in Volume 101, Page 235 of the Plat Records of Travis County, Texas, for an angle point of the herein described tract;

THENCE in a westerly direction with the present limited purpose line of the City of Austin as adopted by Ordinance No. 851219-P (Case No. C7a-85-034) and the present River Place MUD, common with the north line of said Panther Hollow East and the south line of said River Place Section 13 to a point for the northwest corner of said Panther Hollow East and the northeast corner of Panther Hollow Creek Phase I, a subdivision of record in Document No. 200400080 of the Official Public Records of Travis County, Texas, for an angle point of the herein described tract;

THENCE departing said present River Place MUD and present limited purpose line of the City of Austin as adopted by Ordinance No. 851219-P (Case No. C7a-85-034), in a southerly direction with a west line of Panther Hollow East, common with an east line of said Panther Hollow Creek Phase I to the intersection of Panther Hollow East, Panther

Hollow Creek Phase I and River Pointe, a subdivision of record in Volume 86, Page 98B of the Plat Records of Travis County, Texas for an angle point of the herein described tract;

THENCE in a westerly direction with the common line of said Panther Hollow Creek Phase I and said River Pointe subdivision to the intersection of said Panther Hollow Creek Phase I, Panther Hollow Creek Phase II, a subdivision of record in Document No. 200600029 of the Official Public Records of Travis County, Texas and said River Pointe subdivision for an angle point of the herein described tract;

THENCE in a southerly direction with the common lines of said Panther Hollow Creek Phase II and said River Pointe subdivision to the intersection of Lot 4, Panther Hollow Creek Phase II, Lot 10, River Pointe subdivision, the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line and the present limited purpose Line of the City of Austin as adopted by Ordinance No. 820506-D (Case No. C7a-82-002), for an angle point of the herein described tract;

THENCE in a southerly direction with the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line, the present limited purpose Line of the City of Austin as adopted by Ordinance No. 820506-D (Case No. C7a-82-002), over and across said Panther Hollow Creek Phase II to the intersection of the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line, the present limited purpose Line of the City of Austin as adopted by Ordinance No. 820506-D (Case No. C7a-82-002) and said River Place MUD for an angle point of the herein described tract;

THENCE in a southerly, westerly and northerly direction with the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line, over and across present River Place MUD, said Panther Hollow Creek Phase II, Lot 1, Block B, Resubdivision of Lot 1, Block B, River Place Section 26, a subdivision of record in Document No. 200600030 of the Official Public Records of Travis County, Texas, Lot 1,

Block A, River Place Section 26, a subdivision of Record in Document No. 200200255 of the Official Public Records of Travis County, Texas and River Place Section 15, a subdivision of record in Volume 103, Page 56 of the Plat Records of Travis County, Texas, to the intersection with the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line and a west line of the River Place MUD, for an angle point of the herein described tract;

THENCE departing the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line and continuing with the present River Place MUD in a northerly direction over and across said River Place Section 15, River Place Treatment Plant, a subdivision of record in Volume 84, Page 188B of the Plat Records of Travis County, Texas and said Lot 1, Block A, River Place Section 26 to the intersection of the present River Place MUD and the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with a north line of said Lot 1, Block A, River Place Section 26 and a south line of that certain 1,751.95 acre tract, known as the Cortana tract, described to the City of Austin by deed of record in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas for an angle point of the herein described tract;

THENCE continuing in a northerly direction with the present River Place MUD and said present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with said River Place Section 26, said 1,751.95 acre Cortana tract and a 90.650 acre tract described to River Place MUD by Special Warranty Deed of record in Document No. 2002057440 of the Official Public Records of Travis County, Texas to an angle point in the present River Place MUD, said present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with an east line of said 1,751.95 acre Cortana tract and west line of said 90.650 acre tract for an angle point of the herein described tract;

THENCE continuing in a northerly direction with the River Place MUD over and across said 90.650 acre tract, River Place Golf Course, a subdivision of record in Volume 103,

Page 3 of the Plat Records of Travis County, Texas, River Place Water Storage Site, a subdivision of record in Volume 84, Page 189C of the Plat Records of Travis County, Texas, River Place Section 9, a subdivision of record in Volume 85, Page 96B of the Plat Records of Travis County, Texas, River Place Section 1, a subdivision of record in Volume 84, Page 103A of the Official Public Records of Travis County, Texas to an angle point in a north line of said Lot A, Block 1, River Place Section 1, a south line of said 1,175.95 acre Cortana tract and also being an intersection of the River Place MUD and the corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005) for an angle point of the herein described tract;

THENCE in an easterly, northerly, westerly and easterly direction, continuing with the present River Place MUD and said corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a,00-005), common with a north line of said Lot A, Block 1, River Place Section 1, a north line of an 11.979 acre tract described to The Maple Leaf Company, Ltd., of record in Document No. 201108791 of the Official Public Records of Travis County, Texas, a north line of River Place Section 4-A, a subdivision of record in Volume 92, Page 285 of the Plat Records of Travis County, Texas, a west line of River Place Section 4, a subdivision of record in Volume 85, Page 4D of the Plat Records of Travis County, Texas and a south and east line of said 1,175.95 acre Cortana tract to the northernmost corner of Lot 8, Block C, said River Place Section 4 and the southwest corner of Lot 4, Block C, said River Place Section 4, for an angle point of the herein described tract;

THENCE continuing in an easterly direction with the present River Place MUD and said present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a,00-005), over and across said River Place Section 4 to the easternmost corner of said Lot 4, Block C, River Place Section 4, the southwest corner of Lot 22, Block C, River Place Section 23, a subdivision of record in Document No. 199900342 of the Official Public Records of Travis County, Texas for an angle point of the herein described tract;

THENCE continuing in an easterly direction with the present River Place MUD and said present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 dated November 30, 2000 (Case No. C7a,00-005), common with the north line of said River Place Section 4 and south line of said River Place Section 23 to the intersection of the north line of said River Place Section 4, south line of said River Place Section 23 and west right-of-way line of River Place Boulevard and continuing over and across said River Place Boulevard to the POINT OF BEGINNING, containing approximately 961 acres of land.

TRACT TWO:

BEGINNING, at the northernmost angle point in a west line of the present River Place MUD, an east line of the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with the west line of Lot 1, Block A, River Place Section 26, a subdivision of record in Document No. 200200255 of the Official Public Records of Travis County, Texas and an east line of that certain 1,751.95 acre tract known as the Cortana Tract, described to the City of Austin in by deed of record in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas for an angle point of the herein described tract;

THENCE departing present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005) and continuing in a northerly and easterly direction with a west line of the present River Place MUD to the intersection of the present River Place MUD and the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line;

THENCE continuing in a southerly, easterly and westerly direction with the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line to a point at the northernmost intersection of the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line, the present corporate limit line of the City of Austin as adopted by Ordinance No.

001130-44 (Case No. C7a-00-005), common with an east line of said 1,751.95 acre Cortana tract and a west line of Lot 124, Block G, said River Place Section 17, for an angle point of the herein described tract;

THENCE departing said present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line and continuing in a northerly direction with said present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with an east line of said 1,751.95 acre Cortana tract, a west line of said Lot 124, Block G, River Place Section 17 and a west line of said Lot 1, River Place Section 26 to the POINT OF BEGINNING, containing approximately 14 acres of land.

TRACT THREE:

BEGINNING, at a point for the southernmost intersection of an east line of the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with an east line of that certain 1,751.95 acre tract known as the Cortana Tract, described to the City of Austin in by deed of record in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas, the west line of Lot 124, Block G, River Place Section 17, a subdivision of record in Document No. 200500041 of the Official Public Records of Travis County, Texas and the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line;

THENCE departing the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), in a southerly and westerly direction over and across said River Place Section 17, River Place Section 16, a subdivision of record in Document No. 200100017 of the Official Public Records of Travis County, Texas, with the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line to a point of intersection with the common line of Lot 48, River Place Section 16 and that certain 2.755 acre tract described to Randall Alan Miller by Special Warranty Deed of record in Document No. 2000047976

of the Official Public Records of Travis County, Texas for an angle point of the herein described tract;

THENCE departing the present corporate limit line of the City of Austin as described in the 1928 City Charter which line is the 504.9 contour line in a northerly, easterly, westerly and southerly direction with the common lines of said River Place Section 16 and said 2.755 acre Miller tract to the point of intersection with the common line of Lot 49, River Place Section 16, said 2.755 acre Miller tract and the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line for an angle point of the herein described tract;

THENCE in a westerly direction with the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line, over and across said River Place Section 16 and Lot 1, Watersedge at River Place, a subdivision of record in Document No. 200500296 of the Official Public Records of Travis County, Texas, to the intersection with the southwest line of the present corporate limit line of the City of Austin as described in the 1928 City Charter, which line is the 504.9 contour line, the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), an east line of said 1,751.95 acre Cortana Tract and the southwest line of said Lot 1, Watersedge at River Place subdivision for an angle point of the herein described tract;

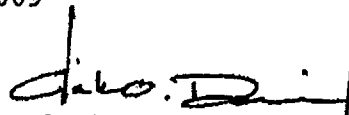
THENCE departing the present corporate limit line of the City of Austin as described in the 1928 City Charter which line is the 504.9 contour line in a northerly direction with the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with said Lot 1, Watersedge at River Place, River Place Section 16 and said Lot 1, Watersedge at River Place to an ell corner for westernmost corner of Lot 53, River Place Section 16 and an east line of said 1,751.95 acre Cortana Tract for an angle point of the herein described tract;

THENCE in an easterly direction with the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (Case No. C7a-00-005), common with the west

line of said River Place Section 16, River Place Section 17 and east line of said 1,751.95 acre Cortana tract to the POINT OF BEGINNING, containing approximately 46 acres of land.

"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: River Place MUD-C7a-17-001
08-04-2009

 08.06.2009
Clark O. Daniel, RPLS No.5861
Public Works Department
Engineering Services Division
City of Austin

REFERENCES

Austin Grid C29-32, D30-32
TCAD 13437, 13447, 14237, 14247, & 15137

EXHIBIT 3

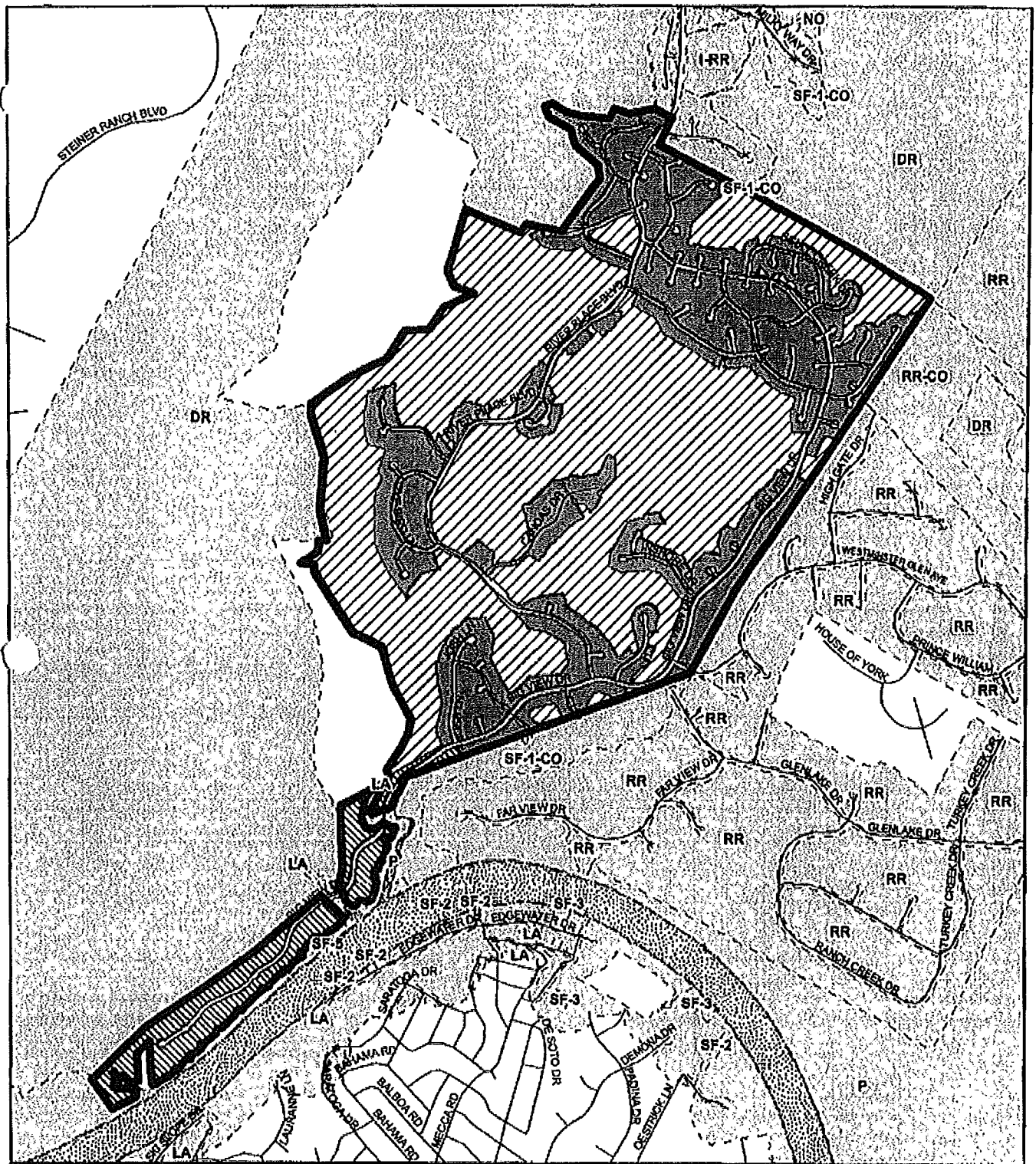


Exhibit 3
Interim Zoning Designation Map

Legend

Interim Designation

- I-LA
- I-RR
- I-SF-2

- Annexation Area
- Current Zoning District
- Lake Austin



City of Austin NPZD
 J. Chuter
 July 28, 2000





City of Austin

Study Report

Austin Water Utility Cost of Service Rate Study 2008



August 2009
2908083

Pathways to Lasting Solutions

REIDAK
CONSULTING
A DIVISION OF MALCOLM PIRNIE



August 17, 2009

Mr. Greg Meszaros
Director
Austin Water Utility
625 E. 10th Street, Suite 600
Austin, TX 78701

Re: Final Report: Volume I, Austin Water Utility Cost of Service Rate Study 2008

Dear Mr. Meszaros:

Attached is Volume I of the report on the Austin Water Utility Cost of Service Rate Study 2008. This report documents the study and presents our findings. In addition to this document, additional findings are presented in a separate volume. The separate volumes are:

- Volume I: *Austin Water Utility Cost of Service Rate Study 2008*. This volume contains the report of findings from the study.
- Volume II: *Issue Papers*. The Issue Papers presented to the Public Involvement Committee are included in this volume.

We sincerely appreciate the support we had throughout this study from you, your staff, and others at Austin Water Utility that assisted. Thank you for this opportunity to serve the City of Austin. Please call me if you have any questions

Very truly yours,

RED OAK CONSULTING

Paul L. Matthews
Principal Consultant

Enclosures
2908-083



Austin Water Utility

625 E. 10th Street, Suite 500 • Austin, TX 78701

Cost-of-Service Rate Study 2008

August 2009

Report Prepared By:



100 Congress Avenue, Suite 1485
Austin, TX 78701
(512) 494-1165

In Association With:



2908-083

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Austin Water Utility
Cost of Service Rate Study 2008
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