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GENERAL WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL BY THESE PRESENTS:

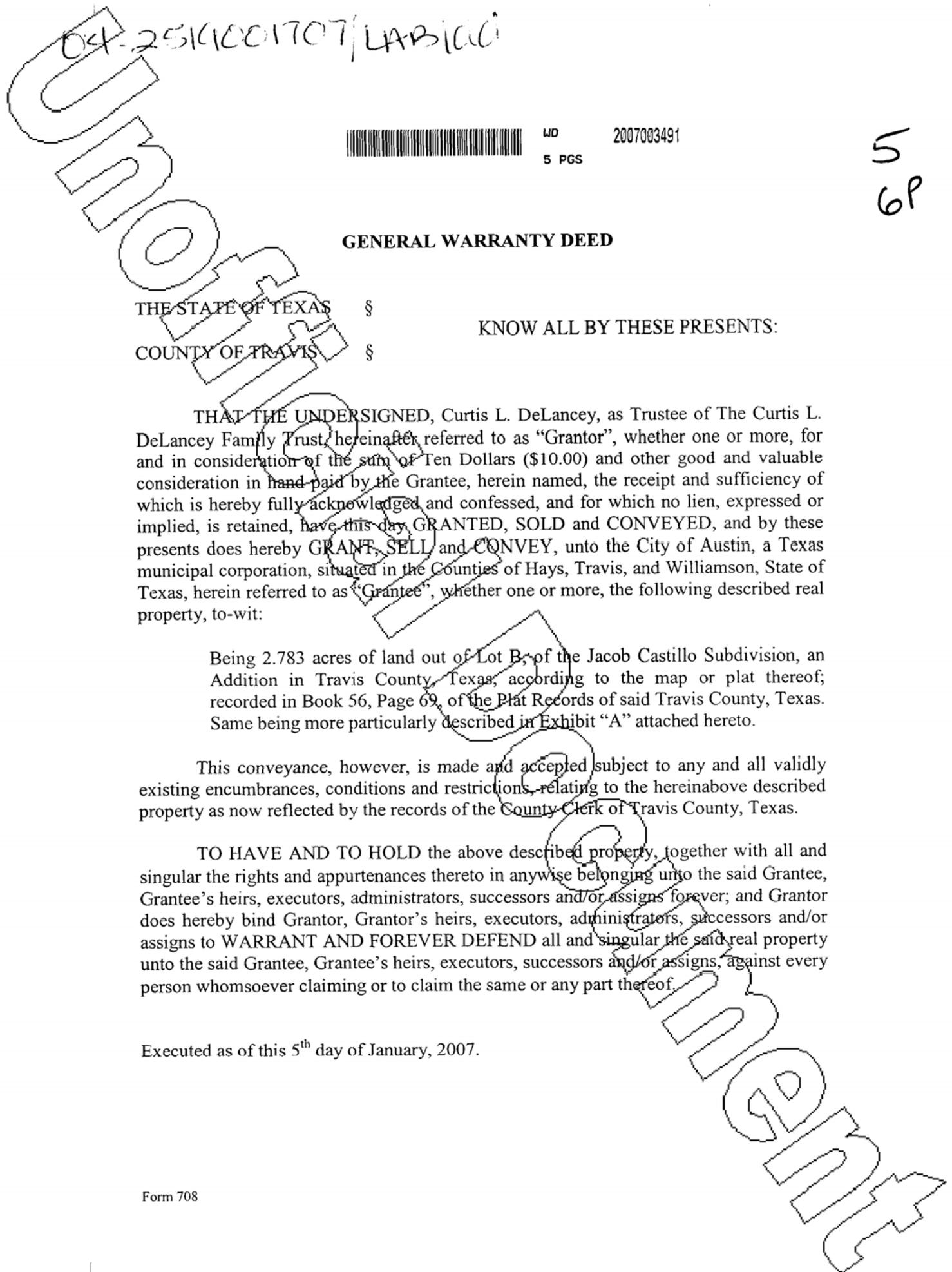
THAT THE UNDERSIGNED, Curtis L. DeLancey, as Trustee of The Curtis L. DeLancey Family Trust, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY, unto the City of Austin, a Texas municipal corporation, situated in the Counties of Hays, Travis, and Williamson, State of Texas, herein referred to as "Grantee", whether one or more, the following described real property, to-wit:

Being 2.783 acres of land out of Lot B, of the Jacob Castillo Subdivision, an Addition in Travis County, Texas, according to the map or plat thereof; recorded in Book 56, Page 69, of the Plat Records of said Travis County, Texas. Same being more particularly described in Exhibit "A" attached hereto.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Travis County, Texas.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said real property unto the said Grantee, Grantee's heirs, executors, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Executed as of this 5th day of January, 2007.



**CURTIS L. DELANCEY, AS TRUSTEE OF THE
CURTIS L. DELANCEY FAMILY TRUST**

Curtis L. DeLancey Trustee
By: Curtis L. DeLancey, As Trustee

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned, a Notary Public on this day personally appeared Curtis L. DeLancey, as Trustee of The Curtis L. DeLancey Family Trust known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to be the act of said corporation for the purposes and consideration therein expressed and the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of January, 2007.

Laura A. Brookshire
NOTARY PUBLIC in and for
The State of Texas



AFTER RECORDING RETURN TO:
City of Austin – Aviation Department
Attention: Melinda Ruby
2716 Spirit of Texas Drive, Room 113
Austin, Texas 78719

CURTIS L. DELANCEY
TO
CITY OF AUSTIN

SEPTEMBER 27, 2006

LEGAL DESCRIPTION

DESCRIPTION OF A 2.783 ACRE TRACT OF LAND OUT OF LOT B, JACOB CASTILLO SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 56, PAGE 69, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.783 ACRE TRACT BEING ALL OF THAT SAME 2.83 ACRE TRACT DESCRIBED IN A WARRANTY DEED EXECUTED JULY 21, 1983 TO CURTIS L. DELANCEY, RECORDED IN VOLUME 10910, PAGE 986, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAVE & EXCEPT A 0.055 ACRE TRACT DESCRIBED IN A WARRANTY DEED EXECUTED APRIL 22, 1999 TO PINNACLE TOWERS, INC., RECORDED IN DOCUMENT NO. 1999111681, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.783 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found on the east line of a 3.35 acre tract referred to as Tract No. 62 (formerly No. 8) as described in a General Warranty Deed dated December 13, 1952 to the United States of America, recorded in Volume 1317, Page 76, Deed Records of Travis County, Texas, and on the west line of said Lot B, at the northwest corner of said 2.83 acre tract and at the southwest corner of a 2.848 acre tract described in a deed to the City of Austin, recorded in Volume 12377, Page 1287, Real Property Records of Travis County, Texas, for the northwest corner of this tract, from said point, a concrete monument with aluminum cap found at an angle point on the common line between said 3.35 acre tract and said 2.848 acre tract, bears N 00°06'51" E, 26.84 feet;

THENCE, S 57°17'58" E, across said Lot B, with the north line of said 2.83 acre tract and the south line of said 2.848 acre tract, a distance of 1409.79 feet to a calculated point at the northwest corner of said 0.055 acre tract, for the most northerly northeast corner of this tract, from said point, a magnetic nail found at the most southerly northeast corner of said Lot B, the northeast corner of said 0.055 acre tract, the northeast corner of said 2.83 acre tract, the southeast corner of said 2.848 acre tract and at the southeast corner of Lot A of said Jacob Castillo Subdivision, bears S 57°17'58" E, 60.00 feet;

THENCE, S 25°05'23" W, continuing across said Lot B, with the west line of said 0.055 acre tract, a distance of 40.00 feet to a 1/2" iron rod with plastic cap found at the southwest corner of said 0.055 acre tract, for an interior corner of this tract;

THENCE, S 57°17'58" E, continuing across said Lot B, with the south line of said 0.055 acre tract, a distance of 60.00 feet to a 5/8" iron rod found on the west right-of-way line of Johnson Road (General Aviation Avenue), a varying width right-of-way, and on the east line of said Lot B, at the southeast corner of said 0.055 acre tract, for the most southerly northeast corner of this tract, from said point, a mag nail found at the most southerly northeast corner of said Lot B, the northeast corner of said 0.055 acre tract, the northeast corner of said 2.83 acre tract, the southeast corner of said 2.848 acre tract and at the southeast corner of Lot A of said Jacob Castillo Subdivision, bears N 25°05'23" E, 40.00 feet;

THENCE, S 25°05'23" W, with the west line of Johnson Road, the east line of said Lot B and the east line of said 2.83 acre tract, a distance of 49.77 feet to a 1/2" iron rod found on the north line of a 5.695 acre tract described in a deed to the City of Austin, recorded in Volume 12373, Page 828, Real Property Records of Travis County, Texas, at the southeast corner of said Lot B and at the southeast corner of said 2.83 acre tract, for the southeast corner of this tract;

THENCE, N 57°00'29" W, with the south line of said Lot B, the south line of said 2.83 acre tract and the north line of said 5.695 acre tract, a distance of 1429.22 feet to a 1/2" iron rod with plastic cap set on the east line of said 3.35 acre tract, at the southwest corner of said Lot B, the southwest corner of said 2.83 acre tract and at the northwest corner of said 5.695 acre tract, for the southwest corner of this tract;

THENCE, N 00°00'50" W, with the west line of said Lot B, the west line of said 2.83 acre tract and the east line of said 3.35 acre tract, a distance of 97.11 feet to the **POINT OF BEGINNING** and containing 2.783 acres of land.

BEARING BASIS NOTE

The bearings described herein are based on two brass disk monuments found in the centerline at both ends of the primary runway of the Austin-Bergstrom International Airport known as Runway 17R-35L, having an assumed bearing of North.

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during May, 2006 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 27th day of September, 2006, A.D.

MACIAS & ASSOCIATES, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

Carmelo L. Macias
Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas



REFERENCES

MAPSCO 2003 676M
Austin Grid No. MM-14
TCAD PARCEL ID NO. 03-3121-0305
MACIAS & ASSOCIATES, INC., PROJECT NO. 329-3968-06

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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

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BARTHOD \$32.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS