

GF-128387CM/ag

6

GENERAL WARRANTY DEED

GF128387CM

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL BY THESE PRESENTS:

THAT THE UNDERSIGNED, **JAMES KNAPP** and wife, **FANNIE KNAPP** of the County of Travis, State of Texas, 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, Department of Aviation, Attn: Noise Mitigation Program, 2716 Spirit of Texas Drive, Austin, Texas 78719, 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 a 0.501 acre tract of land out of the N.M. Bain Survey No. 1, Abstract 61, situated in Travis County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for description purposes.

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 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 successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 25th day of November, 2003.

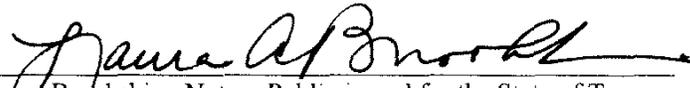
James Knapp
James Knapp, Grantor

Fannie Knapp
Fannie Knapp, Grantor

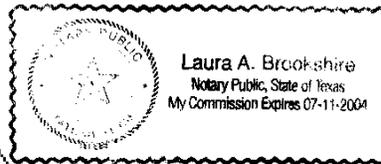
THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared **James Knapp and Fannie Knapp**, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and who acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this 25th day of November, 2003.



Laura Brookshire, Notary Public in and for the State of Texas



AFTER RECORDING RETURN TO:
Attn: Thomas Denney
City of Austin, Department of Aviation
ABIA Noise Mitigation Program
2716 Spirit of Texas Drive
Austin, Texas 78719

Project # N4062M
Parcel # 54.0

EXHIBIT "A"

MACIAS & ASSOCIATES, Inc.
LAND SURVEYORS

JAMES E. KNAPP AND FANNIE KNAPP
TO
CITY OF AUSTIN

FIELD NOTES FOR PARCEL NO. 54

DESCRIPTION OF A 0.501 ACRE (21,844 SQUARE FEET) TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61 IN TRAVIS COUNTY, TEXAS. SAID 0.501 BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO JAMES E. KNAPP AND WIFE, FANNIE KNAPP, AND DESCRIBED IN DEED VOLUME 4183, PAGE 1673 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.501 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ACCOMPANYING SKETCH:

BEGINNING, at a 1/4-inch iron rod found in the northwesterly right-of way line of Towery Lane (50' ROW), said point being the southernmost corner of said 0.501 acre tract, and the easternmost corner of Lot B, McAngus Road Addition, a subdivision recorded in book 69, page 28 of the plat records of Travis County, Texas for the most southerly corner hereof;

THENCE, N62°21'14"W with the southwesterly line of said 0.501 acre tract, and the northeasterly line of said Lot B, a distance of 267.70 feet to a 1/4-inch iron pipe found at the westernmost corner of said 0.501 acre tract, said point being the northernmost corner of said Lot B and in the southeasterly line of a 98.981 acre tract conveyed to Barry Beeson in instrument number 2002086775 of the official public records of Travis County, Texas;

THENCE, N27°54'29"E, with the northwesterly line of said 0.501 acre tract, and the southeasterly line of said 98.981 acre tract, for a distance of 81.57 feet to a 60D nail found at the northernmost corner of said 0.501 acre tract, said point being the westernmost corner of a 3.00 acre tract of land conveyed to Joe and Loma Woodworth in volume 4633, page 1371 of the deed records of Travis County, Texas;

THENCE, S62°21'14"E, with the northeasterly line of said 0.501 acre tract, and the southwesterly line of said 3.00 acre tract, for a distance of 267.90 feet to a calculated point at the easternmost corner of said 0.501 acre tract, said point being the southernmost corner of said 3.00 acre tract and in the northwesterly right-of way line of Towery Lane;

THENCE, S28°02'34"W, with the southeasterly line of said 0.501 acre tract, and along the northwesterly right-of way line of Towery Lane, 81.57 feet to the **POINT OF BEGINNING** and containing 0.501 acres (21,844 square feet) of land.

BEARING BASIS NOTE

Bearing basis refers to the Texas State Plane coordinate system, Central Zone, North American Datum of 1983. Distances are adjusted to surface. Scale factor to convert from surface to grid = 1.00002.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

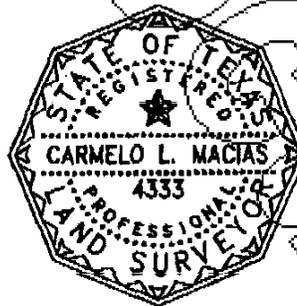
COUNTY OF TRAVIS

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby certify 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 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 28TH day of July, 2003, A.D.

MACIAS & ASSOCIATES, INC.
5410 South 1st Street
Austin, Texas 78745

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



References:
Volume 4183, page 1673
TCAD No. 03-3931-01-34
Page 2 of 3

LAND TITLE SURVEY

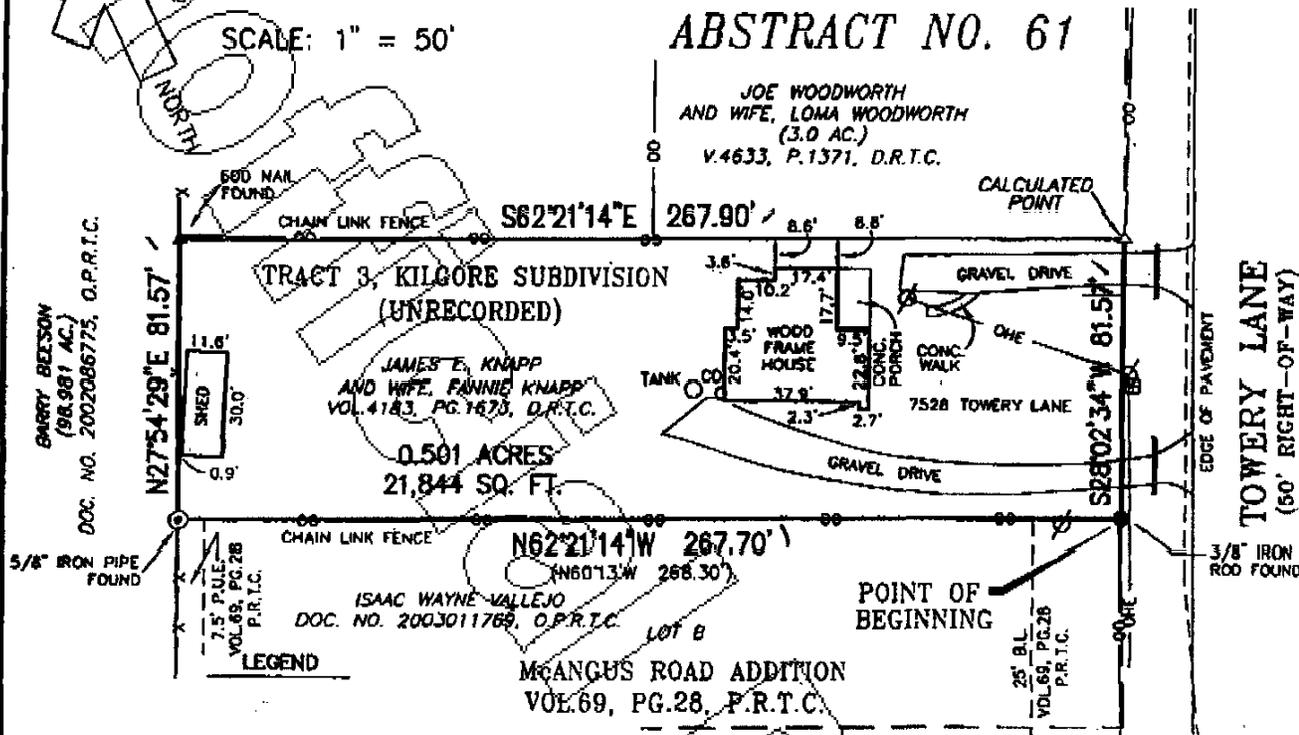
OF

A 0.501 ACRE TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61, TRAVIS COUNTY, TEXAS,
BEING THE SAME TRACT DESCRIBED IN A DEED TO JAMES E. KNAPP AND WIFE, FANNIE KNAPP, RECORDED IN VOLUME
4183, PAGE 1673, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NOEL M. BAIN SURVEY NO. 1

ABSTRACT NO. 61

SCALE: 1" = 50'



TOWERY LANE
(50' RIGHT-OF-WAY)

- | | | | |
|-----|----------------------|------------|--|
| • | 1/2" IRON ROD FOUND | OHE | OVERHEAD ELECTRIC |
| ⊙ | 1/2" IRON PIPE FOUND | P.U.E. | PUBLIC UTILITY EASEMENT |
| ⊠ | WATER METER | O.P.R.T.C. | OFFICIAL RECORDS OF TRAVIS COUNTY |
| ⊕ | ELECTRIC METER | R.P.R.T.C. | REAL PROPERTY RECORDS OF TRAVIS COUNTY |
| ⊙ | UTILITY POLE | D.R.T.C. | DEED RECORDS OF TRAVIS COUNTY |
| — | BARBED-WIRE FENCE | | |
| () | RECORD INFORMATION | | |

ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983/HARN. DISTANCES ARE ADJUSTED TO SURFACE SCALE FACTOR TO CONVERT FROM SURFACE TO GRID = 0.99998

The easements shown or noted and addressed on this survey are those listed in Schedule B of title commitment issued by Commonwealth Land Title Company of Austin, CF No. 128387CM, effective date: October 22, 2002.

The Right of Way Easement recorded in Volume 1673, Page 425, D.R.T.C., is a blanket easement and does affect this tract.

The Easements recorded in Volumes 2884, Page 569, D.R.T.C., Volume 963, Page 638 D.R.T.C., Volume 430, Page 324, D.R.T.C., and Volume 1256, Page 48, D.R.T.C., do not affect the tract shown hereon.

No portion of this survey is within the 100-year flood plain boundary as shown on the Flood Insurance Rate Map Community - Panel Number 48453C0135 F, effective date January 19, 2000.

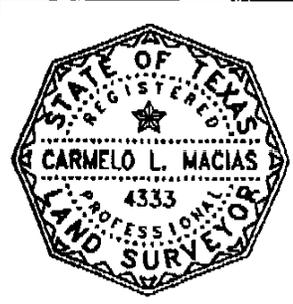
STATE OF TEXAS |
COUNTY OF TRAVIS |

TO: JAMES KNAPP AND WIFE, FANNIE KNAPP, CITY OF AUSTIN AND TO COMMONWEALTH LAND TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THIS PLAN CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

MACIAS & ASSOCIATES, INC.
Carmelo L. Macias July 28, 2003
CARMELO L. MACIAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333 DATE

DRAWING FILE: 3295403.DWG
JOB NO: 329-54-03
FIELD BOOK: F.B. 404, PG. 55



MACIAS & ASSOCIATES, INC.
LAND SURVEYORS

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5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745 PH. (512) 442-7875
FAX (512) 442-7874 EMAIL: MACIASURVEY@AOL.COM

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

12-01-2003 04:03 PM 2003278680
JUAREZY \$24.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Recorder's Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Unofficial Document