

04-138374cm/ag



WD 2004039131
6 PGS

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Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: Your social security number or your driver's license number.

GENERAL WARRANTY DEED

GF138374CM

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL BY THESE PRESENTS:

THAT THE UNDERSIGNED, **ISAAC WAYNE VALLEJO** and wife, **RITA ANN CASTILLO** 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:

Lot B, McANGUS ROAD ADDITION, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 69 at Page 28, Plat Records of Travis County, Texas, and being further 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 27th day of February, 2004.

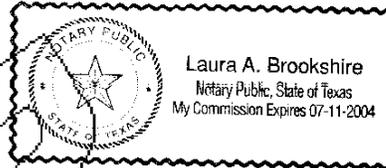
Isaac Wayne Vallejo
ISAAC WAYNE VALLEJO, Grantor
Rita Ann Castillo
RITA ANN CASTILLO, Grantor

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared ISAAC WAYNE VALLEJO and RITA ANN CASTILLO, 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.

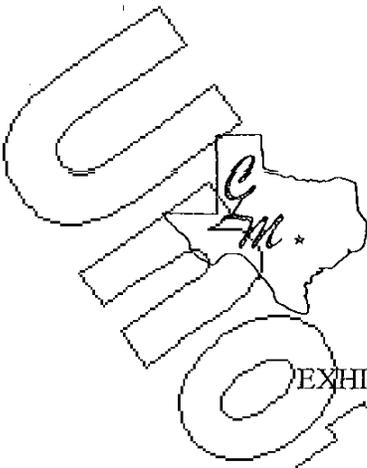
GIVEN UNDER MY HAND and seal of office this 27th day of February, 2004.

Laura Brookshire
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 # 53.0



MACIAS & ASSOCIATES, Inc.
LAND SURVEYORS

Isaac Wayne Vallejo
To
City of Austin

EXHIBIT "A"

LEGAL DESCRIPTION FOR PARCEL 53

BEING A ~~0.369~~ **0.369** ACRE (16,086 SQUARE FOOT) TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61 IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOT B, McANGUS ROAD ADDITION, A SUBDIVISION RECORDED IN VOLUME 69, PAGE 28, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT B BEING THAT SAME TRACT CONVEYED TO ISAAC WAYNE VALLEJO BY DEED RECORDED IN DOCUMENT NUMBER 2003011769, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.369 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ACCOMPANYING SKETCH:

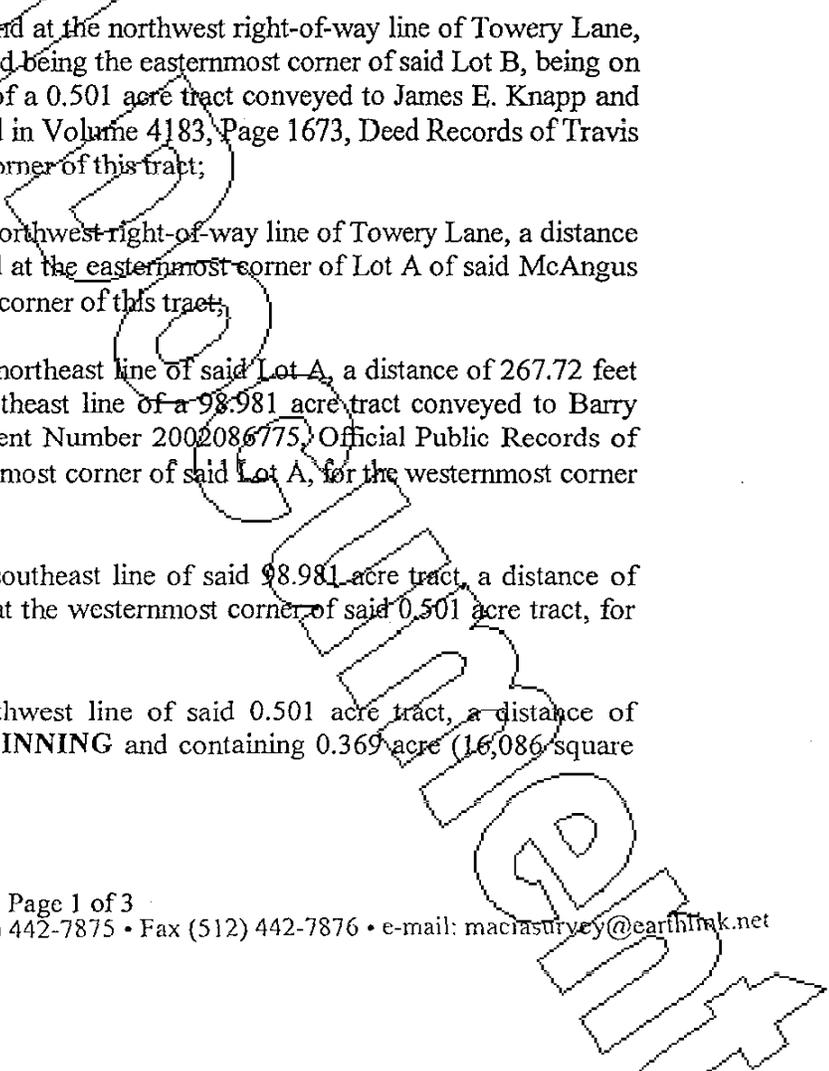
BEGINNING at a 1/2" iron rod found at the northwest right-of-way line of Towery Lane, a fifty (50) foot-wide right-of-way and being the easternmost corner of said Lot B, being on the, and at the southernmost corner of a 0.501 acre tract conveyed to James E. Knapp and wife, Fannie Knapp by deed recorded in Volume 4183, Page 1673, Deed Records of Travis County, Texas, for the easternmost corner of this tract;

THENCE, S28°04'22"W, with the northwest right-of-way line of Towery Lane, a distance of 59.89 feet to a 1/2" iron rod found at the easternmost corner of Lot A of said McAngus Road Addition, for the southernmost corner of this tract;

THENCE, N62°26'23"W, with the northeast line of said Lot A, a distance of 267.72 feet to a 1/2" iron pipe found in the southeast line of a 98.981 acre tract conveyed to Barry Beeson by deed recorded in Document Number 2002086775, Official Public Records of Travis County, Texas, at the northernmost corner of said Lot A, for the westernmost corner of this tract;

THENCE, N28°05'11"E, with the southeast line of said 98.981 acre tract, a distance of 60.29 feet to a 1/2" iron pipe found at the westernmost corner of said 0.501 acre tract, for the northernmost corner of this tract;

THENCE, S62°21'14"E, with southwest line of said 0.501 acre tract, a distance of 267.70 feet to the **POINT OF BEGINNING** and containing 0.369 acre (16,086 square feet) of land.



BEARING BASIS NOTE

Bearing basis refers 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.

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF TRAVIS

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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 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 18TH day of Sept, 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

MAPSCO 2003-707
Austin Grid No. N-12
TCAD Parcel ID. No. 03-3931-01-36
MACIAS AND ASSOCIATES, INC. PROJ. NO. 329-53-03

STANDARD LAND SURVEY

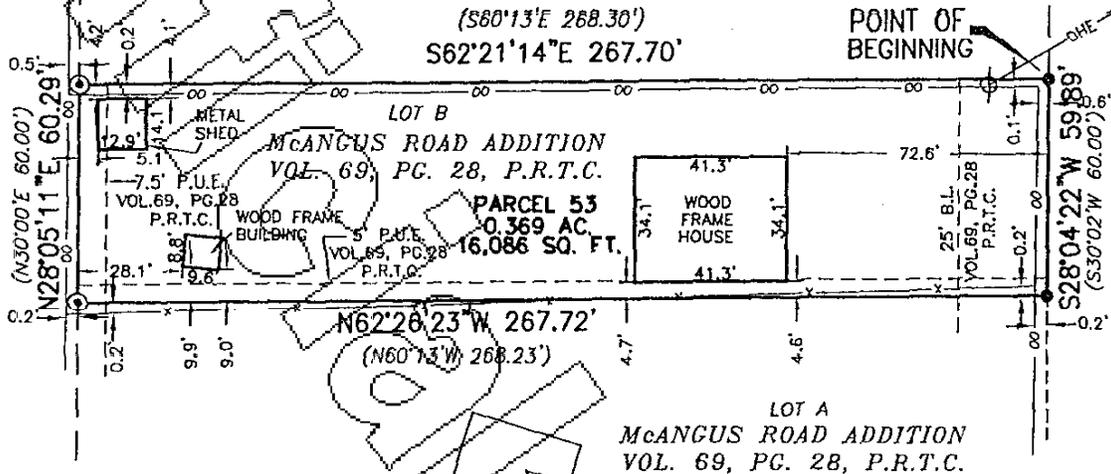
OF

A 0.369 ACRE TRACT OF LAND OUT OF THE NOEL M. BAINS SURVEY NO. 1, ABSTRACT NO. 61, TRAVIS COUNTY, TEXAS, AND BEING ALL OF LOT B, MCANGUS ROAD ADDITION, A SUBDIVISION RECORDED IN VOLUME 69, PAGE 28, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT B BEING THAT SAME TRACT CONVEYED TO ISAAC WAYNE VALLEJO BY DEED RECORDED IN DOCUMENT NO. 2003011769, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

NOEL M. BAIN SURVEY NO. 1
 ABSTRACT NO. 61

JAMES E. KNAPP AND WIFE,
 FANNIE KNAPP
 (0.501 AC)
 VOL. 4183, PG. 1673, D.R.T.C.

TRACT 3, KILGORE SUBDIVISION
 (UNRECORDED)



BARRY BEESON
 (98.981 AC)
 DOC. NO. 2002086775, O.P.R.T.C.

TOWERY LANE
 (50' R.O.W.)



(IN FEET)
 SCALE 1" = 50'

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ∅ UTILITY POLE
- x- BARBED-WIRE FENCE
- oo- BARBED-WIRE FENCE
- () RECORD INFORMATION
- OHE OVERHEAD ELECTRIC
- P.U.E. PUBLIC UTILITY EASEMENT
- O.P.R.T.C. OFFICIAL RECORDS OF TRAVIS COUNTY
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY

The easements recorded in Volume 430, Page 324, Volume 963, Page 638, Volume 1256, Page 48, and Volume 2684, Page 569, Deed Records of Travis County, Texas, do not affect this tract.

This tract is subject to a blanket easement recorded in Volume 1673, Page 425, Deed Records of Travis County, Texas.

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

REV. SEPT, 22, 03

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, GF No.138374CM, effective date: August 7, 2003

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: ISAAC WAYNE VALLEJO, CITY OF AUSTIN AND TO COMMONWEALTH LAND TITLE INSURANCE COMPANY.

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON FIELD MEASUREMENTS AND VISUAL INSPECTION, PHOTOGRAMMETRY TO SHOW IMPROVEMENTS AND OFFICE BOUNDARY ANALYSIS COMPUTATIONS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MACIAS & ASSOCIATES, INC.

Carmelo L. Macias Sept 18, 03
 CARMELO L. MACIAS
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333 DATE

DRAWING FILE: 32953.DWG
 JOB NO.: 329-53-03
 FIELD BOOK F.B.405, PG.13



MACIAS & ASSOCIATES, INC.
 LAND SURVEYORS
 5410 SOUTH 1ST STREET
 AUSTIN, TEXAS 78745 PH (512) 442-7875
 FAX (512) 442-7876 EMAIL: MACIASURVEY@CARTRONK.NET

Unofficial's Document

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2004 Mar 03 01:38 PM 2004039131

FERGUSONL \$24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS