

04-138373cm/ag



WD 2004048887  
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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**

GF138373CM

THE STATE OF TEXAS

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§  
§

KNOW ALL BY THESE PRESENTS:

COUNTY OF TRAVIS

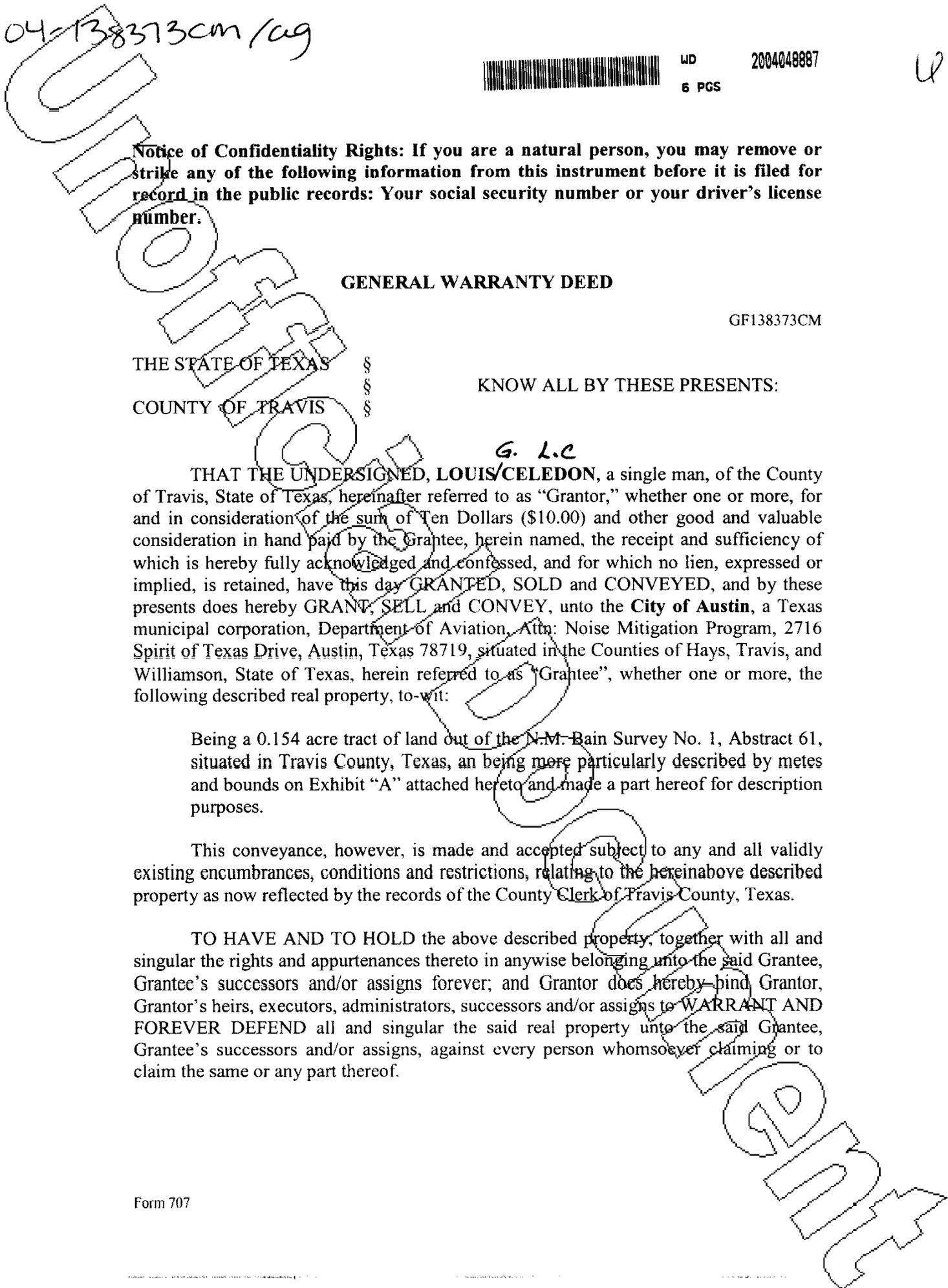
*G. L.C*

THAT THE UNDERSIGNED, **LOUIS CELEDON**, a single man, 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, Altn: 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 0.154 acre tract of land out of the N.M. Bain Survey No. 1, Abstract 61, situated in Travis County, Texas, an 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 12<sup>th</sup> day of March, 2004.

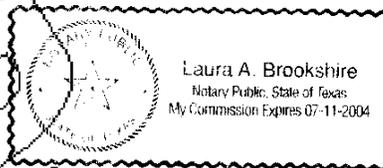
Louis G. Celedon  
LOUIS CELEDON, Grantor  
G. L.C

THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared LOUIS <sup>G. J.R.</sup> CELEDON, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this 12<sup>th</sup> day of March, 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, Suite 113  
Austin, Texas 78719

Project # N4062M  
Parcel # 51.0

**MACIAS & ASSOCIATES, Inc.**  
LAND SURVEYORS

138373CM

Louis Celedon  
To  
City of Austin

Exhibit "A"

**LEGAL DESCRIPTION FOR PARCEL 51**

BEING A 0.154 ACRE (6,717 SQUARE FOOT) TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61 IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT CALLED 0.154 ACRE AS CONVEYED TO LOUIS CELEDON BY DEED RECORDED IN VOLUME 8268, PAGE 604, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.154 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 on the northwesterly line of Towery Lane, a fifty (50) foot-wide right-of-way, and being the east corner of a tract known as "Tract C" as described in Last Will and Testament to Julio Celedon, Manuela Celedon Bausley and Celestino Celedon, recorded in Cause No. 60873, Probate Court Records of Travis County, Texas, said "Tract C" being out of that same being the north corner of a 0.696 acre tract described in a Quitclaim Deed from Julio Celedon and Celestino Celedon to Francisco Celedon, recorded in Volume 12457, Page 242, Real Property Records of Travis County, Texas, for the south corner of this tract;

**THENCE**, N62°16'19"W, with the northeasterly line of said "Tract C", a distance of 134.13 feet to a 1/2" iron rod found on the southeasterly line of Lot A, McAngus Road Addition, a subdivision recorded in Volume 69, Page 28, Plat Records of Travis County, Texas, and being the north corner of said "Tract C", for the west corner of this tract;

**THENCE**, N27°06'21"E, with the southeasterly line of said Lot A, a distance of 50.27 feet to a 1/2" iron rod found at an ell corner of the said Lot A, for the north corner of this tract;

**THENCE**, S62°00'36"E, with the southwesterly line of said Lot A, a distance of 134.76 feet to a 1/2" iron rod found on the northwesterly line of said Towery Lane, and being at a southerly corner of the said Lot A, for the east corner of this tract;

**THENCE**, S27°49'20"W, with the northwesterly right-of-way line of said Towery Lane, a distance of 49.65 feet to the **POINT OF BEGINNING** and containing 0.154 acre (6,717 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 19<sup>TH</sup> day of Sept., 2003, A.D.

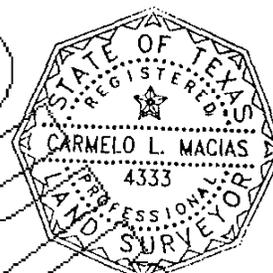
MACIAS & ASSOCIATES, INC.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745

*Carmelo L. Macias*

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

**REFERENCES**

MAPSCO 2000-707  
Austin Grid No. N-12  
TCAD Parcel ID. No. 03-3931-01-33  
MACIAS AND ASSOCIATES, INC. PROJ. NO. 329-51-03



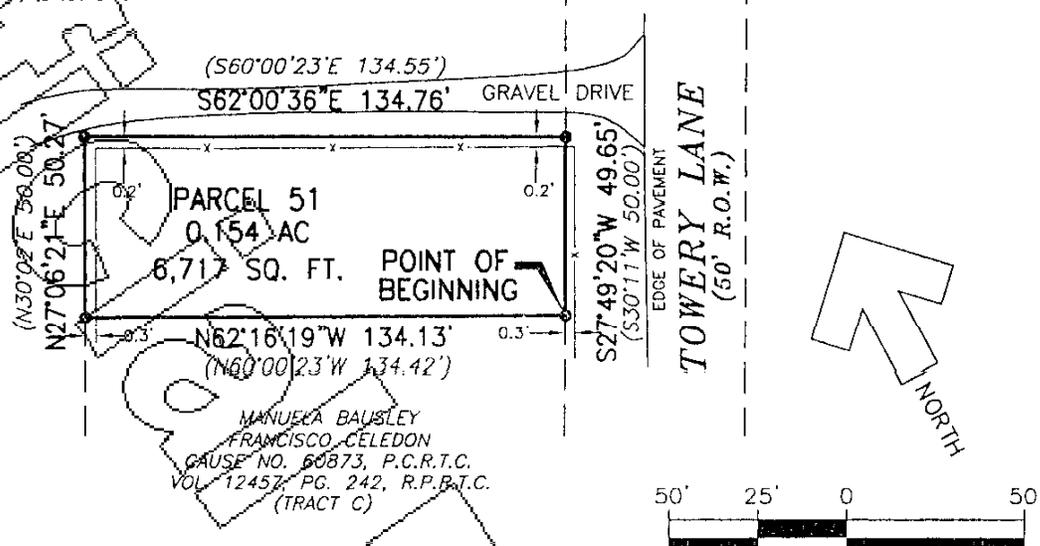
# LAND TITLE SURVEY

OF

A 0.154 ACRE TRACT OF LAND OUT OF THE NOEL M. BAINS SURVEY NO. 1, ABSTRACT NO. 61, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CALLED 0.154 ACRE AS CONVEYED TO LOUIS CELEDON, BY DEED RECORDED IN VOLUME 8268, PAGE 604, DEED RECORDS OF TRAVIS COUNTY, TEXAS

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

LOT A  
McANGUS ROAD ADDITION  
VOL. 69, PG. 28, P.R.T.C.



## LEGEND

- 1/2" IRON ROD FOUND
- x— BARBED WIRE FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- P.C.R.T.C. PROBATE COURT RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- ( ) 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

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

The easements recorded in Volume 430, Page 324, Volume 963, Page 638, Volume 1256, Page 4B, and Volume 2684, Page 569, Deed Records of Travis County, Texas, do not affect this tract.

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.138373CM, effective date: October 22, 2002.

No portion of this survey is within the 100-year flood plain boundary as shown on the Flood Insurance Rate Map Community - Panel Number 48483C0135-E effective date January 19, 2000.

STATE OF TEXAS }  
COUNTY OF TRAVIS }

TO: LOUIS CELEDON, CITY OF AUSTIN AND TO  
COMMONWEALTH LAND TITLE INSURANCE COMPANY.

DRAWING FILE: 32951.DWG  
JOB NO.: 329-51-03  
FIELD BOOK F.B.404, PG.55

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 BEST OF MY KNOWLEDGE.

MACIAS & ASSOCIATES, INC.

*Carmelo J. Macias* Sept 19, '03

CARMELO L. MACIAS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333

DATE

MACIAS & ASSOCIATES, INC.  
LAND SURVEYORS

★ ★ ★ ★ ★  
5410 SOUTH 1ST STREET  
AUSTIN, TEXAS 78745 PH. (512) 442-7875  
FAX (512) 442-7876 EMAIL: MACIASURVEY@ATTNLINK.NET



**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2004 Mar 16 01:22 PM 2004048887

FERGUSONL \$24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

Unofficial's Document