

04-2519000135/08



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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

GF2519000135CM

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL BY THESE PRESENTS:

THAT THE UNDERSIGNED, **Francisco Celedon**, of Travis County, Texas, a married man dealing in his separate property of which no part is his homestead, and **Manuela Celedon Bausley**, a single woman of the County of San Bernardino, State of California, 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 0.151 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 28th day of April, 2004.

Francisco Celedon
Francisco Celedon, Grantor

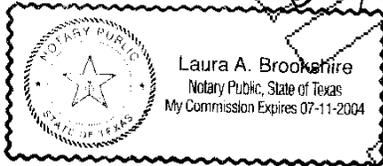
Manuela Celedon Bausley
Manuela Celedon Bausley, Grantor

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared **Francisco 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 6th day of May 2004.

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

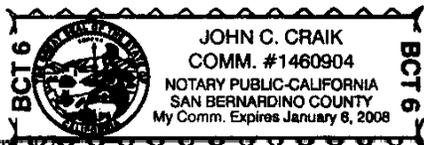


CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

THE STATE OF CALIFORNIA §
§
COUNTY OF SAN BERNARDINO §

BEFORE ME, the undersigned notary public, on the 28th day of April, 2004 personally appeared **Manuela Celedon Bausley**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

John C. Craik
(Signature of Notarial Officer)
Notary Public for the State of California



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 # 71.0

MACIAS & ASSOCIATES, Inc.

LAND SURVEYORS

Francisco Celedon and Manuela Bausley

To

City of Austin

Exhibit "A"

LEGAL DESCRIPTION FOR PARCEL 71

BEING A 0.151 ACRE (6,572 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 KNOWN AS "TRACT C" AS DESCRIBED IN LAST WILL AND TESTAMENT TO JUNO CELEDON, MANUELA CELEDON BAUSLEY AND CELESTINO CELEDON, RECORDED IN CAUSE NUMBER 60873, PROBATE COURT RECORDS OF TRAVIS COUNTY, TEXAS, SAID "TRACT C" BEING OUT OF THAT SAME 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; SAID 0.151 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 in the northwesterly right-of-way line of Towery Lane, a fifty (50) foot-wide right-of-way, also being the south corner of a 0.154 acre tract conveyed to Louis Celedon by deed recorded in Volume 8268, Page 604, Deed Records of Travis County, Texas, for the east corner of this tract;

THENCE, S28°01'28"W, with the northwesterly right-of-way line of said Towery Lane, a distance of 48.86 feet to a calculated point at the east corner of a tract known as "Tract B" as described in Last Will and Testament to Antonio Celedon, recorded in Cause No. 60873, Probate Court Records of Travis County, Texas, for the south corner of this tract, from said point, a 1/2" iron rod found at the northwest corner of the intersection of McAngus Road, a seventy (70) foot-wide right-of-way and said Towery Lane bears, S28°10'28"W, 178.07 feet;

THENCE, N62°26'34"W, with the northeasterly line of said "Tract B", a distance of 133.83 feet to a calculated point in 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 B", for the west corner of this tract, from said point, a 1/2" iron pipe found in the northeasterly right-of-way line of said McAngus

Road and at the south corner of said Lot A, McAngus Road Addition, bears S27°40'51"W, 177.67 feet;

THENCE, N27°40'51"E, with the southeasterly line of said Lot A, a distance of 49.25 feet to a 1/2" iron rod found at the west corner of said 0.154 tract, for the east corner of this tract;

THENCE, S62°16'19"E, with southwesterly line of said 0.154 acre tract, a distance of 134.13 feet to the **POINT OF BEGINNING** and containing 0.151 acre (6,572 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

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

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 19TH 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 1999-707
Austin Grid No. N-12
TCAD Parcel ID. No. 03-3931-01-25
MACIAS AND ASSOCIATES, INC. PROJ. NO. 329-71-03



STANDARD LAND SURVEY

OF

A 0.151 ACRE TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61 IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT KNOWN AS "TRACT C" AS DESCRIBED IN LAST WILL AND TESTAMENT TO JULIO CELEDON, MANUELA CELEDON BAUSLEY AND CELESTINO CELEDON, RECORDED IN CAUSE NUMBER 60873, PROBATE COURT RECORDS OF TRAVIS COUNTY, TEXAS, SAID "TRACT C" BEING OUT OF THAT SAME 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.



(IN FEET)
SCALE 1" = 50'

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- x— BARBED WIRE FENCE
- 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 1873, Page 425, Deed Records of Travis County, Texas.

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.

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.128289CM, effective date: October 22, 2002.

STATE OF TEXAS }
COUNTY OF TRAVIS }

TO: FRANCISCO CELEDON AND MANUELA BAUSLEY, 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 19, '03
CARMELO L. MACIAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333 DATE



LOUIS CELEDON
(0.154 AC.)
VOL. 8268, PG. 604, D.R.T.C.

(S60°00'23"E 134.42')
S62°16'19"E 134.13'

(TRACT C)
PARCEL 71
0.151 AC.
6,572 SQ. FT.

POINT OF BEGINNING

N62°26'34"W 133.83'

(TRACT B)
ANTONIO CELEDON
CAUSE NO. 60873
P.C.R.T.C.

(TRACT A)
FRANCISCO CELEDON
CAUSE NO. 60873
P.C.R.T.C.

McANGUS ROAD

(70' R.O.W.)

REV. SEPT 22, '03

No portion of this survey is within the 100-year flood plain boundary as shown on the Flood Insurance Rate Map Community - Panel Number 48453C0138-F, effective date January 19, 2000.

DRAWING FILE: 32971.DWG

JOB NO.: 329-71-03

FIELD BOOK F.B.405, PG.12

MACIAS & ASSOCIATES, INC.
LAND SURVEYORS

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

PARCEL NO. 71

Unofficial Document

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2004 May 10 12:53 PM 2004088095

EVANSK \$26.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS