04-2519000465/ag

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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

GF2519000465CM

THE STATE OF TEXAS §
§ KNOW ALL BY THESE PRESENTS:
COUNTY OF TRAVIS §

THAT THE UNDERSIGNED, **FREDRICK C. LANCASTER** and wife, **JAMELIA LANCASTER** of the County of Stone, State of Arkansas, 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:

Tract 1: Being an 11.020 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 – Tract 1" attached hereto and made a part hereof for description purposes.

Tract 2: Being a 5.016 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 – Tract 2" 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.

Unofficial Document

Unofficial Document

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 18th day of May, 2004.

Fredrick C. Lancaster
FREDRICK C. LANCASTER, Grantor

Jamelia Lancaster
JAMELIA LANCASTER, Grantor

STATE OF ARKANSAS §
§
COUNTY OF STONE §

BEFORE ME, the undersigned authority, on this day personally appeared **FREDRICK C. LANCASTER and JAMELIA LANCASTER**, 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 18th day of May, 2004.

OFFICIAL SEAL
JEAN A. ROCK
NOTARY PUBLIC - ARKANSAS
STONE COUNTY
MY COMMISSION EXPIRES: 07-11-2006

Jean A. Rock
Notary Public in and for the State of Arkansas

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 # 65.0

Form 707

MACIAS & ASSOCIATES, Inc.
LAND SURVEYORS

Fredrick C. Lancaster and wife, Jamelia Lancaster
To
City of Austin

EXHIBIT A -- TRACT 1

LEGAL DESCRIPTION FOR PARCEL 65

BEING AN 11.020 ACRE TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61, TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT CALLED 11.00 ACRES AS CONVEYED TO FREDRICK C. LANCASTER AND WIFE, JAMELIA LANCASTER IN VOLUME 5009, PAGE 525, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 11.020 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 northeast right-of-way line of McAngus Road, a seventy (70) foot-wide right-of-way, at the west corner of a 49.87 acre tract conveyed to George J. Vassar and Michael E. Vassar by deed recorded in Volume 11392, Page 110, Real Property Records of Travis County, Texas, for the south corner of this tract;

THENCE, N62°11'32"W, along the northeasterly right-of-way line of McAngus Road, a distance of 478.74 feet to a 1/2" iron rod found at the intersection of the northeasterly right-of-way line of McAngus Road with the southeasterly line of a private roadway, locally known as Vega Road, for the west corner of this tract;

THENCE, N28°00'48"E, with the southeasterly line of Vega Road, a distance of 1002.26 feet to a 1/2" iron rod found at the west corner a 5.0 acre tract conveyed to Fredrick C. Lancaster and wife, Jamelia Lancaster by deed recorded in Volume 7389, Page 214, Deed Records of Travis County, Texas, for the north corner of this tract;

THENCE, S62°25'02"E, with the southwesterly line of said 5.0 acre tract, a distance of 478.25 feet to a calculated point on the northwesterly line of said 49.87 acre tract, at the south corner of said 5.0 acre tract, for the east corner of this tract;

THENCE, S27°59'05"W, with northwesterly line of said 49.87 acre tract, a distance of 1004.13 feet to the **POINT OF BEGINNING** and containing 11.020 acres 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.

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • e-mail: maciasurvey@earthlink.net

UNOFFICIAL DOCUMENT

Unofficial Document

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 28TH day of AUGUST, 2003, A.D.

Carmelo L. Macias

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

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

STATE OF TEXAS
REGISTERED
CARMELO L. MACIAS
4333
PROFESSIONAL
LAND SURVEYOR

REFERENCES

MAPSCO 2003-707
Austin Grid No. N-12
TCAD Parcel ID. No. 03-3931-01-08
MACIAS AND ASSOCIATES, INC. PROJ. NO. 329-65-03

MACIAS & ASSOCIATES, Inc.
LAND SURVEYORS

Fredrick C. Lancaster and wife, Jamelia Lancaster
To
City of Austin

EXHIBIT A -- TRACT 2

LEGAL DESCRIPTION FOR PARCEL 66

BEING A 5.016 ACRE TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61, TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT CALLED 5.0 ACRES AS CONVEYED TO FREDRICK C. LANCASTER AND WIFE, JAMELIA LANCASTER IN VOLUME 7389, PAGE 214, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.016 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 north corner of an 11.00 acre tract conveyed to Fredrick C. Lancaster and wife, Jamelia Lancaster in Volume 5009, Page 525, Deed Records of Travis County, Texas, on the southeasterly line of a private roadway, locally known as Vega Road, for the west corner of this tract;

THENCE, N27°47'58"E, with the southeasterly line of Vega Road, a distance of 456.14 feet to a 1/2" iron rod found at the southwest corner of a 29.4 acre tract conveyed to W. A. Denton by deed recorded in Volume 3765, Page 997, Deed Records of Travis County, Texas, for the north corner of this tract;

THENCE, S62°25'02"E, with the southwesterly line of said 29.4 acre tract, a distance of 479.73 feet to a calculated point on the northwesterly line of a 49.87 acre tract conveyed to George J. Vassar and Michael E. Vassar in Volume 11392, Page 110 of the Real Property Records of Travis County, Texas, at the south corner of said 29.4 acre tract, for the east corner of this tract;

THENCE, S27°59'05"W, with the northwesterly line of said 49.87 acre tract, a distance of 456.14 feet to a calculated point at the east corner of said 11.00 acre tract, for the south corner of this tract, from said point, a 1/2" iron rod found on the northeasterly right-of-way line of McAngus Road, a seventy (70) foot-wide right-of-way, at the east corner of said 49.87 acre tract bears S27°59'05"W, 1004.13 feet;

THENCE, N62°25'02"W, with the northeasterly line of said 11.00 acre tract, a distance of 478.25 feet to the **POINT OF BEGINNING** and containing 5.016 acres of land.

5410 South 1st Street • Austin, Texas 78745 • (512) 442-7875 • Fax (512) 442-7876 • e-mail: maciasurvey@earthlink.net

UNOFFICIAL DOCUMENT

Unofficial Document

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 28TH day of AUGUST, 2003, A.D.

Carmelo L. Macias

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

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

STATE OF TEXAS
REGISTERED
CARMELO L. MACIAS
4333
PROFESSIONAL
LAND SURVEYOR

REFERENCES

MAPSCO 2003-707
Austin Grid No. N-12
TCAD Parcel ID. No. 03-3931-01-18
MACIAS AND ASSOCIATES, INC. PROJ. NO. 329-66-03

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2004 May 27 08:07 AM 2004101077
FERGUSONL $24.00
DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS