

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on
this 28th day of June, 2004.


HOWARD LESLIE BEAVER, Grantor


MARY LEE BEAVER ANDERSON, Grantor

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared
HOWARD LESLIE BEAVER and MARY LEE BEAVER ANDERSON, 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 as their free act and deed.

GIVEN UNDER MY HAND and seal of office this 28th day of June, 2004.


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 # 72.0

MACIAS & ASSOCIATES, Inc.
LAND SURVEYORS

EXHIBIT "A"

Howard Leslie Beaver and
Mary Lee Beaver Anderson
To
City of Austin

LEGAL DESCRIPTION FOR PARCEL 72 (VEGA ROAD)

BEING A 2.064 ACRE TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61 IN TRAVIS COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A 75 ACRE TRACT KNOWN AS "FIRST TRACT" AS CONVEYED TO H. A. BEAVER BY DEED RECORDED IN VOLUME 2714, PAGE 599, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND LOCALLY KNOWN AS VEGA ROAD, A PRIVATE ROADWAY; SAID 2.064 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 southwesterly line of said 75 acre tract and the northeasterly right-of-way line of McAngus Road, a 70-foot wide right-of-way, and at the southwest corner of an 11.00 acre tract conveyed to Fredrick C. Lancaster and wife, Jamelia Lancaster by deed recorded in Volume 5009, Page 525, Deed Records of Travis County, Texas, for the south corner of this tract, from said point, a 1/2" iron rod found at the south corner of said 11.00 acre tract and also being the south corner of said 75 acre tract bears, S62°11'32"E, 478.74 feet;

THENCE, N63°05'17"W, with the southwesterly line of said 75 acre tract and the northwesterly right-of-way line of McAngus Road, a distance of 49.20 feet to a 1/2" iron rod found at the southeast corner of a 5.003 acre tract conveyed to Jose A. Mairena and wife, Adriana Davila Mairena by deed recorded in Document No. 20000178053, Official Public Records of Travis County, Texas, for the west corner of this tract,

THENCE, Northeasterly, with the northwesterly line of Vega Road, the following three (3) courses:

- 1) N27°52'47"E, a distance of 456.28 feet to a 1/2" iron rod found at the east corner of said 5.003 acre tract and the south corner of Lot 1, Vega Subdivision, a subdivision recorded in Volume 91, Page 201, Plat Records of Travis County, Texas, for an angle point;

2) N27°57'06"E, a distance of 227.45 feet to a 1/2" iron rod found at the east corner of said Lot 1 and the south corner of Lot 2 of said Vega Subdivision, for an angle point;

3) N27°54'13"E, at 227.71 feet, pass a calculated point at the east corner of said Lot 2 and the south corner of a 5.00 acre tract conveyed to Eloisa Saldana by deed recorded in Document Number 2002038114, Official Public Records of Travis County, Texas, and at 683.51 feet, pass a calculated point at the east corner of said 5.00 acre tract and the south corner of a 4.6 acre tract conveyed to W. A. Denton and wife, Margie Mae Denton by deed recorded in Volume 5680, Page 1756, Deed Records of Travis County, Texas, and continuing a total distance of 1104.01 feet to a calculated point on the southwesterly line 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, at the east corner of said 4.6 acre tract, for the north corner of this tract;

THENCE, S63°10'43"E, with the southwesterly line of said 29.4 acre tract, a distance of 49.69 feet to a calculated point at an interior corner of said 29.4 acre tract, for the east corner of this tract;

THENCE, with the southeasterly line of Vega Road, the following two (2) courses:

- 1) S27°47'58"W, at 329.43 feet, pass a 1/2" iron rod found at a corner of said 29.4 acre tract and the north corner of 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, and continuing a total distance of 785.57 feet to a 1/2" iron rod found at the west corner of said 5.0 acre tract and the north corner of said 11.00 acre tract, for an angle point;
- 2) S28°00'48"W, a distance of 1002.26 feet to the **POINT OF BEGINNING** and containing 2.064 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.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2004 Jun 30 03:39 PM 2004125887

EVANSK \$22.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

Unofficial's Document