

04-130305 cm/LAB/dd

**SPECIAL WARRANTY DEED**



WD 2006185188  
3 PGS

STATE OF TEXAS §  
COUNTIES OF TRAVIS §

3

**DATE:** September 22, 2006

**GRANTOR(S):** Derek S. Lin Family Limited Partnership, a Texas Limited Partnership

**GRANTOR'S MAILING ADDRESS:** ~~5402 S. Scout Island Cir.~~ 3215 Windsor Road  
(including county) Austin, Texas ~~78731~~ 78703  
Travis County, Texas

**GRANTEE:** City of Austin, a Texas municipal corporation situated in the Counties of Travis and Williamson, State of Texas

**GRANTEE'S MAILING ADDRESS:**

City of Austin  
Noise Mitigation Program  
2716 Spirit of Texas Drive  
Austin, Texas 78719

**CONSIDERATION:** TEN DOLLARS AND NO/100 (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

**PROPERTY :**

Tract One: Lot One-A (1-A), RESUBDIVISION OF LOT ONE (1), BERGSTROM VILLAGE NUMBER ONE AMENDED, an Addition in TRAVIS County, Texas, according to the map or plat thereof recorded in Volume 74, Page 97, of the Plat Records of TRAVIS County, Texas.

Tract Two: Lots A, B, C, D, and E, BERGSTROM VILLAGE NUMBER FOUR, an Addition in TRAVIS County, Texas, according to the map or plat thereof recorded in Volume 79, Page 387, of the Plat Records of TRAVIS County, Texas.

Tract Three: Lot One (1), BERGSTROM VILLAGE NUMBER TWO, an Addition in TRAVIS County, Texas, according to the map or plat thereof recorded in Volume 74, Page 56, of the Plat Records of TRAVIS County.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

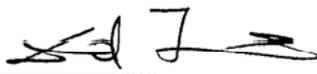
This conveyance is made and accepted subject, subordinate and inferior to the easements, covenants and other matters and exceptions filed or record, but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the warranty herein contained.

Grantor(s) for the consideration and subject to the reservations from and exceptions to conveyance and warranty, **GRANTS, SELLS, and CONVEYS** to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to **have and hold** it to Grantee, Grantee's executors, administrators, and successors, or assigns forever. Grantor(s) hereby binds Grantor(s) and Grantor's, executors, administrators, and successors to **WARRANT AND FOREVER DEFEND** all and singular the Property to Grantee and Grantee's executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by through or under Grantor(s), but not otherwise.

When the context requires, singular nouns and pronouns, include the plural.

**GRANTOR(S):**

**DEREK S. LIN FAMILY LIMITED PARTNERSHIP**

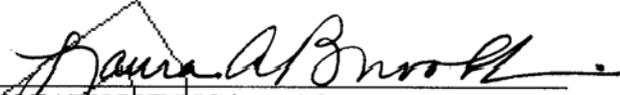
By:   
Derek S. Lin, as Director and Sole Shareholder of  
Maple Brook Corporation, as General Partner

STATE OF TEXAS §  
COUNTIES OF TRAVIS §

Before me, the undersigned, a Notary Public on this day personally appeared, Derek S. Lin, as Director and Sole Shareholder of Maple Brook Corporation, as General Partner of the Derek S. Lin Family Limited Partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to be the act of said corporation for the purposes and consideration therein expressed and the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22<sup>nd</sup> day of September, 2006.



  
NOTARY PUBLIC in and for  
The State of Texas

**AFTER RECORDING, RETURN TO:**

City of Austin  
Noise Mitigation  
2716 Spirit of Texas Drive, Room 113  
Austin, Texas 78719

Project # N4062M  
Parcel # 111.0

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



2006 Sep 22 04:07 PM 2006185188

GUERREROR \$24.00

DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY TEXAS