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WD 2006180769

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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.

**CORRECTED
GENERAL WARRANTY DEED**

Grantors: Arnulfo Cruz and Maria E. Cruz *CRUZ MC*



WD 2006216372

5 PGS

Grantor's Mailing Address (including county):

9310 FM Road 812
Austin, Travis County, Texas 78719

Grantee: City of Austin, a municipal corporation situated in Hays, Travis and Williamson Counties, Texas

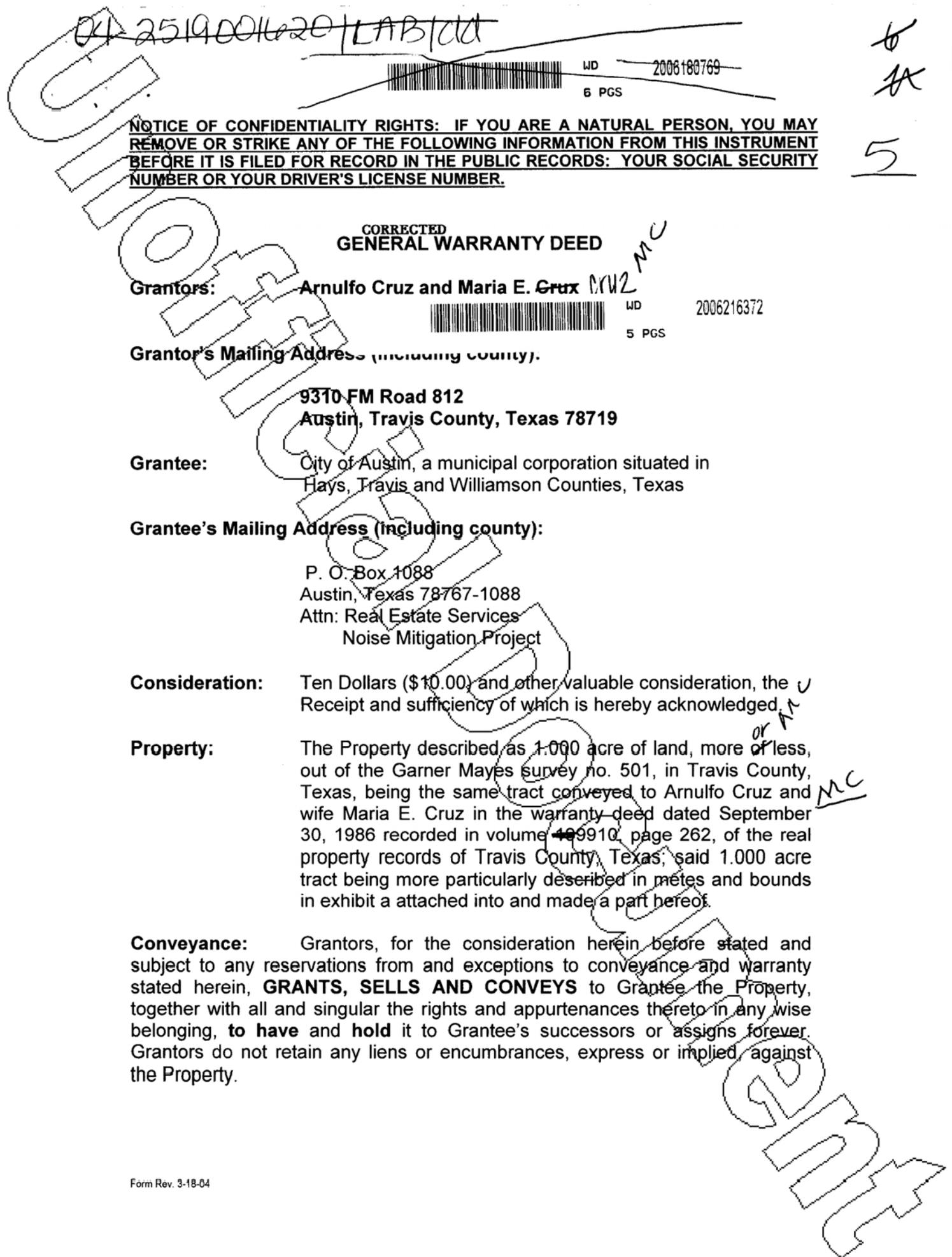
Grantee's Mailing Address (including county):

P. O. Box 1088
Austin, Texas 78767-1088
Attn: Real Estate Services
Noise Mitigation Project

Consideration: Ten Dollars (\$10.00) and other valuable consideration, the Receipt and sufficiency of which is hereby acknowledged. *u*

Property: The Property described as 1.000 acre of land, more or less, out of the Garner Mayes survey no. 501, in Travis County, Texas, being the same tract conveyed to Arnulfo Cruz and wife Maria E. Cruz in the warranty deed dated September 30, 1986 recorded in volume ~~409910~~ *or A*, page 262, of the real property records of Travis County, Texas, said 1.000 acre tract being more particularly described in metes and bounds in exhibit a attached into and made a part hereof. *MC*

Conveyance: Grantors, for the consideration herein before stated and subject to any reservations from and exceptions to conveyance and warranty stated herein, **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's successors or assigns forever. Grantors do not retain any liens or encumbrances, express or implied against the Property.

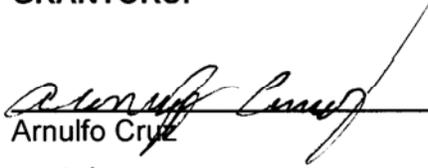


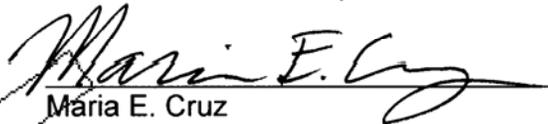
Grantors binds Grantors and Grantor's heirs, executors, administrators, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part hereof.

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

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on September 15, 2006.

GRANTORS:


Arnulfo Cruz

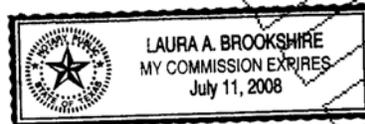

Maria E. Cruz

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on September 15, 2006 by Arnulfo Cruz and Maria E. Cruz.

[SEAL]


Notary Public, State of Texas





MACIAS & ASSOCIATES, Inc.
LAND SURVEYORS

Exhibit "A"

Arnulfo and Maria E. Cruz
to
City of Austin

LEGAL DESCRIPTION

DESCRIPTION OF A 1.000 ACRE TRACT OF LAND OUT OF THE GARNER MAYES SURVEY, NO. 501, IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 1.00 ACRE TRACT CONVEYED TO ARNULFO CRUZ AND WIFE, MARIA E. CRUZ IN A WARRANTY DEED WITH VENDOR'S LIEN DATED SEPTEMBER 30, 1986, RECORDED IN VOLUME 9910, PAGE 262, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.000 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod found on the northwest line of Lot 1, Block A, Onion Bluff, a subdivision recorded in Document No. 200000615, Official Public Records of Travis County, Texas, and at the easternmost corner of a 40.753 acre tract conveyed to Central Texas Refuse, Inc., recorded in Document No. 2002160977, Official Public Records of Travis County, Texas, for the southernmost corner of this 1.000 tract;

THENCE, N 60°31'31" W, with the northeast line of said 40.753 acre tract and the southwest line of said 1.000 acre tract, at 20.06 feet pass a 3/8" iron rod found at the northernmost corner of said 40.753 acre tract, and at the easternmost corner of a 4.00 acre tract conveyed to Central Texas Refuse, Inc., recorded in Volume 10257, Page 484, Real Property Records of Travis County, Texas, and continuing with the northeast line of said 4.00 acre tract and the southwest line of said 1.000 acre tract, a total distance of 200.23 feet to a 1/2" iron rod found at an exterior corner of a 27.790 acre tract conveyed to Jimmy Nassour, Trustee, recorded in Document No. 2002094559, Official Public Records of Travis County, Texas, for the westernmost corner of this 1.000 tract;

THENCE, N 29°32'23" E, with the common line of said 27.790 acre tract and said 1.000 acre tract, a distance of 217.58 feet to a 1/2" iron rod in concrete found at an interior corner of said 27.790 acre tract, for the northernmost corner of this 1.000 tract;

THENCE, S 60°35'44" E, with the common line of said 27.790 acre tract and said 1.000 acre tract, a distance of 200.07 feet to a 1/2" iron rod found on northwest line of said Lot 1, Block A, Onion Bluff, at an exterior corner of said 27.790 acre tract, and the easternmost corner of this 1.000 tract;

THENCE, S 29°30'00" W, with the northwest line of said Lot 1, Block A, Onion Bluff and the southeast line of said 1.000 acre tract a distance of 217.84 feet to the **POINT OF BEGINNING** and containing 1.000 acre of land.

EASEMENT NOTE: The above described tract is subject to the Access Easement of record in Volume 3148, Page 1077, Deed Records of Travis County, Texas and the Access Easements of record in Volume 9910, Page 262 and Volume 8637, Page 95 both of the Real Property Records of Travis County, Texas.

BEARING BASIS NOTE

Bearings are base on the southeast line of the 1.00 acre tract conveyed to Arnulfo Cruz and wife Maria E. Cruz, as recorded in Volume 9910, Page 262, Real Property Records of Travis County, Texas.

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 22nd day of June, 2006, 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

- Volume 9910, Page 262, Real Property Records of Travis County, Texas
- Volume 10257, Page 484, Real Property Records of Travis County, Texas
- MAPSCO 2003 676-Q
- Austin Grid No. M-14
- TCAD Parcel ID. No. 03-3121-06-55
- MACIAS AND ASSOCIATES, INC. PROJ. NO. 329-78-06

AFTER RECORDING, RETURN TO:

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

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Sep 18 04:18 PM 2006180769

MORALESB \$36.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Nov 07 03:16 PM 2006216372

RANEYJ \$32.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS