



7

GENERAL WARRANTY DEED

THE STATE OF TEXAS §

KNOW ALL BY THESE PRESENTS:

COUNTY OF TRAVIS §

THAT THE UNDERSIGNED, Dennis R. Worsham and Belinda P. Worsham, of the County of TRAVIS, State of Texas, 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 23.172 acres of land, more or less, out of the SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24, in TRAVIS County, Texas, being the same property conveyed to Dennis R. Worsham by deed recorded in/under 11037/552 of the Real Property Records of TRAVIS County, Texas; said 23.172 acre tract of land being more particularly described in Exhibit "A" attached hereto.

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 heirs, executors, administrators, 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 heirs, executors, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

DUPLICATE

Executed as of this 2nd day of March, 2007.

DENNIS R. WORSHAM

Dennis R. Worsham

By: Dennis R. Worsham

BELINDA P. WORSHAM

Belinda P. Worsham

By: Belinda P. Worsham

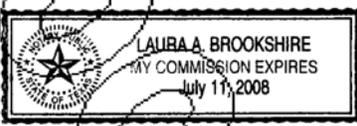
THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned, a Notary Public on this day personally appeared Dennis R. Worsham, 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 2nd day of March, 2007

Laura A. Brookshire
NOTARY PUBLIC in and for
The State of Texas



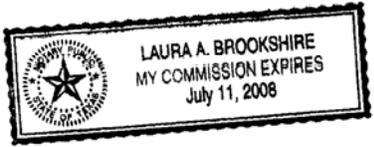
THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned, a Notary Public on this day personally appeared Belinda P. Worsham, 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 2nd day of March, 2007

Laura A. Brookshire
NOTARY PUBLIC in and for
The State of Texas



AFTER RECORDING RETURN TO:

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

Project # N4062M
Parcel # 77.0

Unofficial Draft Document


MACIAS & ASSOCIATES, Inc.
LAND SURVEYORS

DENNIS R. WORSHAM
TO
CITY OF AUSTIN
September 15, 2006

DESCRIPTION FOR PARCEL 77

DESCRIPTION OF A 23.172 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, AND BEING ALL THAT 23.250 ACRE TRACT DESCRIBED IN A DEED DATED SEPTEMBER 28, 1989 TO DENNIS R. WORSHAM, RECORDED IN VOLUME 11037, PAGE 552, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 23.172 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set on the east right-of-way line of U.S. Highway 183 (Colton Road), a varying width right-of-way, at the northwest corner of said herein described 23.172 acre tract and at the southwest corner of a 39.50 acre tract described in a deed to Marmik, Ltd., recorded in Document No. 1999112609, Official Public Records of Travis County, Texas;

THENCE, S 71°53'05" E, with the common line between said 23.172 acre tract and said 39.50 acre tract, a distance of 2432.43 feet to a 1/2" iron rod found at an interior corner of said 23.172 acre tract and at the southeast corner of said 39.50 acre tract;

THENCE, N 08°50'06"E, continuing with the common line between said 23.172 acre tract and said 39.50 acre tract, a distance of 161.89 feet to a 1-1/2" iron pipe found with plastic cap stamped "Bush Surveying Inc.", on the west line of a 18.88 acre tract in a deed to the United States of America of record in Volume 6054 Page 953 of the Deed Records of Travis County, Texas;

THENCE, with the common line between said 23.172 acre tract and said 18.88 acre tract the following two (2) courses:

- 1) S03°11'38"E. a distance of 463.15 feet to a 1/2" iron pipe found at an interior corner of said 23.172 acre tract and the southwest corner of said 18.88 acre tract, for an interior corner of this tract;
- 2) N86°51'01"E, at 445.33 feet, pass a 1/2" iron pipe found, a total distance of 542.19 feet to a calculated point on the approximate centerline of Cottonmouth Creek, and on a north line of a 27.790 acre tract described in a deed to Jimmy Nassour recorded in Document No. 2002094559, Official Public Records of Travis County, Texas, at the northeast corner of said 23.172 acre tract, for the northeast corner of this tract;

23.172 Acre

THENCE, with the approximate centerline of Cottonmouth Creek and the common line between said 23.172 acre tract and said 27.790 acre tract, the following six (6) courses:

- 1) S 01°16'06" E, a distance of 142.91 feet to a calculated point;
- 2) S 19°24'24" W, a distance of 244.47 feet to a calculated point;
- 3) S 62°40'31" W, a distance of 199.63 feet to a calculated point;
- 4) N 82°54'34" W, a distance of 138.74 feet to a calculated point;
- 5) N 32°08'31" W, a distance of 310.94 feet to a calculated point on the east line of a 4.540 acre tract describe in a deed to S.M. Heacock and F.A. Heacock recorded in Volume 2865, Page 528 of the Deed Records of Travis County, Texas;

THENCE, N28°52'54"E, with the common line between said 23.172 acre tract and said 4.540 acre tract, a distance of 98.52 feet to a 60d nail found at an interior corner of said 23.172 acre tract, and at the northeast corner of said 4.540 acre tract;

THENCE, N71°40'03"W, with the south line of said 23.172 acre tract, at 536.65 feet, pass a 3/4" iron pipe found at the northwest corner of said 4.540 acre tract and at the northeast corner of a 35.723 acre tract described in a deed to Don H. Baker, recorded in Volume 13374, Page 2516, Real Property Records Travis County, Texas, at 2,093.73 feet, pass a 1/2" iron rod found, at the northwest corner of said 35.723 acre tract, and at the northeast corner of a 7.70 acre tract as described in a deed to Santos Fuentes recorded in Volume 5593, Page 449, Deed Records of Travis County, Texas, and continuing a total distance of 2,574.11 feet to a 1/2" iron rod set on the east right-of-way line of said U.S. Highway 183 (Colton Road), for the southwest corner of this tract;

THENCE, N 09°01'51"E, with the east right-of-way line of U.S. Highway 183 (Colton Road), at 241.93 feet, pass a TxDOT Type I concrete monument found, continuing a total distance of 321.76 feet to the **POINT OF BEGINNING** and containing 23.172 acres of land.

BEARING BASIS NOTE

The bearings shown herein are based on the north line of said 23.250 acre tract having a bearing of N71°53'05" W.

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Carmelo E. Macias, a Registered Professional Land Surveyor, do hereby certify 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 during February 2006, under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 15TH day of September 2006, A.D.



Macias & Associates, Inc.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

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

REFERENCES
MAPSCO 2003 676L
CITY OF AUSTIN GRID No. MM-14
TCAD PARCEL ID NO. 03-3121-0641
MACIAS & ASSOCIATES, INC., PROJECT NO. 329-76-06

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2007 Mar 05 10:17 AM 2007038415

ESPINOZAC \$40.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

Unofficial Document