



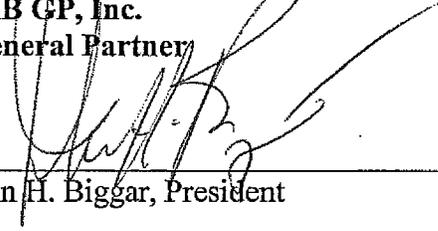
Grantee assumes the payment of ad valorem taxes and assessments for the current year and for subsequent years.

The consideration for this conveyance, receipt and sufficiency of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien express or implied is retained.

EXECUTED AND DELIVERED the 8<sup>th</sup> day of August, 2011.

**GRANTOR(S):**

**SH71 Partners, LP**  
**A Texas Limited Partnership**  
**By: JHB GP, Inc.**  
**General Partner**

By:   
John H. Biggar, President

**Grantee's Address:**

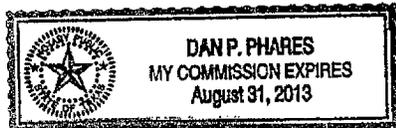
City of Austin  
Noise Mitigation Program  
2716 Spirit of Texas Drive  
Austin, TX 78719

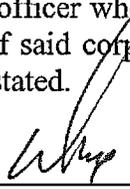
THE STATE OF TEXAS           §

COUNTY OF TRAVIS           §

This instrument was acknowledged before me this 8<sup>th</sup> day of August, 2011 by John H. Biggar, as President of JHB GP, Inc., as General Partner of SH71 Partners, LP, a Texas 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.

(SEAL)



  
Notary Public Signature



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

EXHIBIT " A "

March 30, 2010

**LEGAL DESCRIPTION**

DESCRIPTION OF A 6.391 ACRE (278,412 SQUARE FEET) TRACT OF LAND IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A NORTHERLY PORTION OF LOT 1, GREGG & BRYANT SUBDIVISION, OF RECORD IN VOLUME 32, PAGE 44 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS A 1.095 ACRE TRACT IN A WARRANTY DEED WITH VENDOR'S LIEN TO SH71 PARTNERS, LP, DATED AUGUST 16, 2007, AND RECORDED IN DOCUMENT NO. 2007153539 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL OF LOTS A AND B, THE FLOW ADDITION, A SUBDIVISION OF RECORD IN VOLUME 62, PAGE 19 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO DESCRIBED IN SAID DOCUMENT NO. 2007153539 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.391 ACRE (278,412 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 60d nail found inside a 1/2" iron pipe in the southeast right-of-way line of Shapard Lane (60-foot right-of-way), for the north corner of Lot 2 of said Gregg & Bryant Subdivision, same being the west corner of said northerly portion of Lot 1 of Gregg & Bryant Subdivision, also being the west corner of said 1.095 acre tract;

**THENCE** North 42°14'38" East, with the southeast right-of-way line of said Shapard Lane and the northwest lines of said northerly portion of Lot 1 and said 1.095 acre tract, a distance of 379.61 feet to a 5/8" iron rod with plastic cap stamped "RPLS 1753" found for the north corner of said northerly portion of said Lot 1 and said 1.095 acre tract;

**THENCE** South 60°53'01" East, in part with the northeast lines of said northerly portion of Lot 1 and said 1.095 acre tract, passing at a distance of 128.71 feet, a 5/8" iron rod found for the east corner of said northerly portion of Lot 1 and said 1.095 acre tract, also being the north corner of Lot A of said The Flow Addition, and in part with the southwest right-of-way line of Flow Lane (60-foot right-of-way), same being the northeast line of said Lot A, for a total distance of 582.71 feet to a 60d nail found inside a 1/2" iron pipe at the intersection of the southwest right-of-way line of said Flow Lane, with the northwest right-of-way line of Del Valle Street (60-foot right-of-way), for the beginning of a curve in the northeast line of said Lot A;

**THENCE** with the northwest right-of-way line of said Del Valle Street and the southeast lines of said Lots A and B, the following three (3) courses:

1. With a curve to the right, having an arc length of 36.26 feet, a radius of 20.00 feet, and a chord which bears South 08°06'19" East, a distance of 31.49 feet to a 1" iron rod found at the end of said curve;
2. South 43°03'35" West, a distance of 464.60 feet to a 5/8" iron rod found at the beginning of a curve;
3. With a curve to the right, having an arc length of 23.36 feet, a radius of 25.14 feet, and a chord which bears North 86°50'55" West, a distance of 22.53 feet to a disturbed 5/8" iron rod found at the end of said curve, same being at the intersection of the northeast right-of-way line of State Highway 71 (right-of-way varies), with the northwest right-of-way line of said Del Valle Street, also being a southerly corner of said Lot B, from which a TxDOT Type I concrete monument found (record station 1109+81.64, 48.27 left) at an angle point in the northeast right-of-way line of said State Highway 71, bears South 60°55'54" East, a distance of 1491.41 feet;

**THENCE** North 60°55'54" West, with the northeast right-of-way line of said State Highway 71 and the southwest line of said Lot B, a distance of 453.16 feet to a calculated point for the west corner of said Lot B, same being the south corner of the southerly portion of Lot 1 of said Gregg & Bryant Subdivision, also being the south corner of a 0.16 acre tract described in Document No. 2007026439 of the Official Public Records of Travis County, Texas, from which a 5/8" iron rod with plastic cap stamped "RPLS 1753" found bears South 42°07'21" West, a distance of 0.64 feet, and also from which calculated corner a TxDOT Type II brass disk found (record station 1088+59.76, 81.86 left) in the northeast right-of-way line of said State Highway 71, bears North 60°55'54" West, a distance of 185.96 feet;

**THENCE** North 42°07'21" East, with the northwest line of said Lot B, same being the southeast lines of said southerly portion of Lot 1 and said 0.16 acre tract, a distance of 120.05 feet to a disturbed 5/8" iron rod found for the east corner of said southerly portion of Lot 1 and said 0.16 acre tract, same being the south corner of said northerly portion of Lot 1 and said 1.095 acre tract;

**THENCE** North 61°04'25" West, with the southwest lines of said northerly portion of Lot 1 and said 1.095 acre tract, in part with the northeast lines of said southerly portion of Lot 1 and said 0.16 acre tract, and in part with the northeast line of Lot 2 of said Gregg & Bryant Subdivision, a distance of 129.61 feet to the **POINT OF BEGINNING** and containing 6.391 acres (278,412 square feet) of land.

BEARING BASIS NOTE

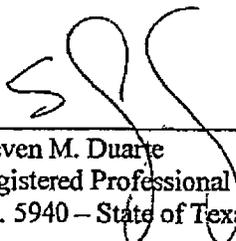
The bearings described herein are Texas State Plane Grid Bearings, (Central Zone-4203, NAD 83/93 HARN). Project control points were established from City of Austin reference point "N-17-2001" having coordinate values of N=10,051,825.66, E=3,142,357.32. Date of Survey: 12/10/09.

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

That I, Steven M. Duarte, 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 30th day of March, 2010, A.D.

Macias & Associates, L.P.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875

  
\_\_\_\_\_  
Steven M. Duarte  
Registered Professional Land Surveyor  
No. 5940 – State of Texas

3/30/10

REFERENCES  
MAPSCO 2009 647-K  
Austin Grid No. N-17  
TCAD PARCEL ID NO. 03-1430-0204  
MACIAS & ASSOCIATES, L.P.,  
PROJECT NO. 329-114-09



Exhibit "B" to Special Warranty Deed

Easement as shown on the plat and dedication recorded in Volume 62, Page 19, Plat Records, Travis County, Texas:

Purpose: Public Utility  
Location: 5' along the northwest property line (Lots A and B, The Flow Addition)

Easement as shown on the plat and dedication recorded in Volume 62, Page 19, Plat Records, Travis County, Texas:

Purpose: Sanitary Sewer  
Location: 5' X 150' along a portion of the southwest property line (Lot B, The Flow Addition)

Easement as shown on the plat and dedication recorded in Volume 62, Page 19, Plat Records, Travis County, Texas:

Purpose: Electric  
Location: 5' running in a northeasterly direction (Lot B, The Flow Addition)

Sanitary Sewer Easement granted to the City of Austin by instrument recorded in Volume 3835, Page 1989, Deed Records, Travis County, Texas and as shown on the plat recorded in Volume 62, Page 19, Plat Records, Travis County, Texas. (Lot B, The Flow Addition)

Easement granted to the City of Austin by instrument recorded in Volume 4277, Page 524, Deed Records, Travis County, Texas. (Blanket)

Multi-Service Agreement recorded in Volume 8622, Page 374, Real Property Records, Travis County, Texas. (Lots A and B, The Flow Addition)

Any manufactured home or house trailer on the land

Rights of Parties in Possession

Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana Debeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

August 09 2011 10:49 AM

FEE: \$ 36.00 2011115257