



DEED 2008048466  
6 PGS

Zoning Case No. C14-2007-0229

**STREET DEED**

**STATE OF TEXAS**  
**COUNTY OF TRAVIS**

§  
§ **KNOW ALL MEN BY THESE PRESENTS**  
§

That Ellen N. Smith, also known as Ellen Nelson Smith, of Travis County, 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, to Grantor in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-1088, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

A 3,376 square feet tract of land, more or less, being out of the William Cannon League Survey in Travis County, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the 18 day of March, 2008.

**GRANTOR:**

Ellen N. Smith,  
also known as Ellen Nelson Smith

By: 

Sue Ellen Smith,  
also known as Sue Ellen Smith Crossfield,  
Attorney-in-Fact

3-20-08  
43

THE STATE OF TEXAS

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§

COUNTY OF TRAVIS

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This instrument was acknowledged before me on this the 18<sup>th</sup> day of March, 2008, by Sue Ellen Smith, also known as Sue Ellen Smith Crossfield, as attorney-in-fact on behalf of Ellen N. Smith, also known as Ellen Nelson Smith.



Patricia M. Petrach  
Notary Public, State of Texas

Address of Grantors:

2808 Fall Creek Drive  
Spicewood, TX 78669

**AFTER RECORDING RETURN TO:**

City of Austin  
Law Department  
P.O. Box 1088  
Austin, Texas 78767-1088  
Attn: Diana Minter, Paralegal

# HOLT CARSON, INC.

## PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD  
AUSTIN, TEXAS 78704  
TELEPHONE: (512) 442-0990  
FACSIMILE: (512) 442-1084

FIELD NOTE DESCRIPTION OF 3,376 SQUARE FEET OF LAND OUT OF THE WILLIAM CANNON LEAGUE SURVEY IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (2.00 ACRE) TRACT OF LAND AS CONVEYED TO WILLIAM E. SMITH AND WIFE, ELLEN SMITH, BY DEED RECORDED IN VOLUME 964 PAGE 473 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron pipe found in the North right-of-way line of Crow Lane and in the West line of that certain (2.00 acre) tract of land as conveyed to William E. Smith and wife, Ellen Smith, by deed recorded in Volume 964 Page 473 of the Deed Records of Travis County, Texas, and in the Southeast line of that certain (0.782 acre) tract of land formerly owned by Robert H Mott, as conveyed to him by deed recorded in Volume 3311 Page 1882 of the Deed Records of Travis County, Texas, for the Southeast corner of Lot 2, Mott Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 35 Page 16 of the Plat Records of Travis County, Texas, and for the Northeast corner of that certain ten feet (10') wide strip of land dedicated for "Street Widening" by said plat of Mott Addition, and being the **PLACE OF BEGINNING** of the herein described tract of land, and from which a 1/2" iron pipe found in the North right-of-way line of Crow Lane for the Southwest corner of said Lot 2, Mott Addition, bears S 77 deg 46' 14" W 394.14 ft.;

THENCE leaving the North right-of-way line of Crow Lane with the common line of said Lot 2, Mott Addition, and said Smith (2.00 acre) tract, N 38 deg. 19' E 7.87 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northwest corner of this tract of land,

THENCE crossing the interior of said Smith (2 00 acre) tract with the North line of this tract, N 77 deg. 46' 14" E 225 60 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc ." in the East line of said Smith (2.00 acre) tract and in the West line of that certain (0.378 acre) tract of land dedicated for additional right-of-way for Crow Lane on the map or plat of Stassney Heights South Section Two, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 99 Page 272 of the Plat Records of Travis County, Texas, and being the Northeast corner of this tract, and from which a 1/2" iron rod found for a Northwesterly corner of said (0.378 acre) right-of-way tract and for the Southwest corner of Lot 1, Block B, of said Stassney Heights South Section Two, bears N 30 deg. 13' E 13 29 ft.;

THENCE with the common line of said Smith (2.00 acre) tract and said (0.378 acre) tract, S 30 deg. 13' W 20.03 ft. to a 1/2" iron pipe found in the North right-of-way line of Crow Lane for the Southeast corner of said Smith (2.00 acre) tract and being the Southeast corner of this tract;

Page 2 of 2  
3,376 SQUARE FEET

THENCE with the North right-of-way line of Crow Lane and the South line of said Smith (2.00 acre) tract, S 77 deg 45' 09" W 230.13 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Southwest corner of said Smith tract and for the Southeasterly corner of the aforementioned Mott (0.782 acre) tract and for the Southeast corner of the aforementioned ten feet (10') "Street Widening" strip, and being the Southwest corner of this tract,

THENCE with the common line of said Smith (2.00 acre) tract and said Mott (0.782 acre) tract, N 38 deg. 19' E 15.51 ft. to the **PLACE OF BEGINNING**, containing 3,376 square feet of land

SURVEYED February, 2008.



Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying map: C 725152



**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2008 Mar 26 03:25 PM 2008048466

BARTHOD \$36.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS