

#91

Late Backup

Zoning Case No. C14-2008-0199

STREET DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

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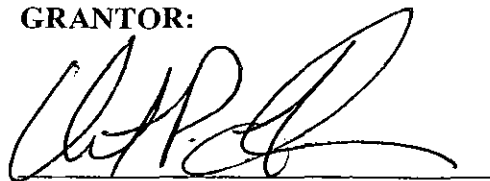
That Kent P. Fleener and Sheena S. Fleener, of Travis County, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 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 0.053 acre tract of land, more or less, being a portion of a 0.750 acre tract of land out of the A.E. Livingston Survey No. 455, in Travis County, the 0.053 acre tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

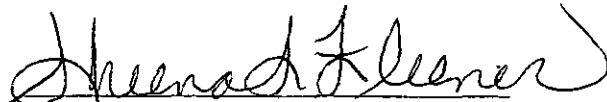
TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors 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 17 day of November, 2008.

GRANTOR:



Kent P. Fleener



Sheena S. Fleener

Address of Grantors:
1705 Old Settlement Road
Round Rock, Texas 78664

THE STATE OF TEXAS

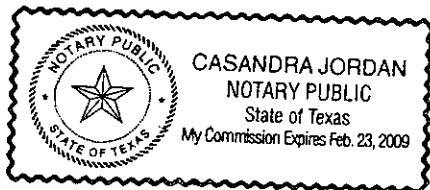
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COUNTY OF ~~TRAVIS~~ Williamson

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This instrument was acknowledged before me on this the 17 day of November, 2008, by Kent P. Fleener.



Casandra Jordan
Notary Public, State of Texas

THE STATE OF TEXAS

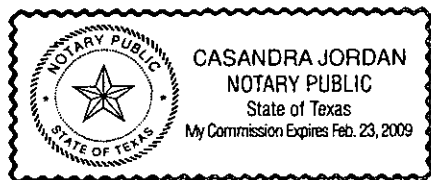
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COUNTY OF ~~TRAVIS~~ Williamson

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This instrument was acknowledged before me on this the 17 day of November, 2008, by Kent P. Fleener.



Casandra Jordan
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

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

EXHIBIT " _ "

FIELD NOTES OF 0.053 ACRES
OF LAND IN TRAVIS COUNTY, TEXAS
RIGHT-OF-WAY DEDICATION

EXHIBIT "A"

BEING 0.053 OF AN ACRE OF LAND OUT OF THE A.E. LIVINGSTON SURVEY NUMBER 455, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN KENT AND SHEENA FLEENER 0.750 ACRE TRACT RECORDED IN VOLUME 13109, PAGE 1399, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.053 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:


BEGINNING AT AN IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF BUCKNER ROAD, AT THE SOUTHWEST CORNER OF THAT CERTAIN LARRY L. REED 1.249 ACRE TRACT RECORDED IN DOCUMENT NUMBER 1999070590, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF SAID 0.750 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 73 DEGREES 11 MINUTES 17 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID 0.750 ACRE TRACT, 154.47 FEET TO A P.K. NAIL FOUND IN SAID LINE, AT THE SOUTHEAST CORNER OF THAT CERTAIN 0.41 ACRE GAP OF LAND AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 12299, PAGE 1122, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID 0.750 ACRE TRACT, FOR THE SOUTHWEST CORNER HEREOF;

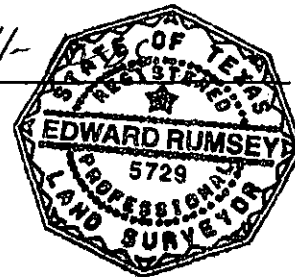
THENCE NORTH 18 DEGREES 50 MINUTES 15 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID 0.41 ACRE GAP AND THE WESTERLY LINE OF SAID 0.750 ACRE TRACT, 15.01 FEET TO AN IRON ROD SET IN SAID LINE, FOR THE NORTHWEST CORNER HEREOF;

THENCE SOUTH 73 DEGREES 11 MINUTES 17 SECONDS EAST, THROUGH SAID 0.750 ACRE TRACT, 154.45 FEET TO AN IRON ROD SET IN THE WESTERLY LINE OF SAID 1.249 ACRE TRACT, IN THE EASTERLY LINE OF SAID 0.750 ACRE TRACT, FOR THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 18 DEGREES 45 MINUTES 30 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID 1.249 ACRE TRACT AND THE EASTERLY LINE OF SAID 0.750 ACRE TRACT, 15.01 FEET TO THE POINT OF BEGINNING CONTAINING 0.053 OF AN ACRE OF LAND.



EDWARD C. RUMSEY, TX RPLS #5729
ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS 78729
JOB # FN1102908
REFERENCES
MAPSCO # 432V
TCAD MAP NO. 1-7025



RIGHT-OF-WAY DEDICATION

SCALE 1"=40'

LEGEND

- ▲— PK NAIL FOUND
- 1/2" ROD FOUND
- 1/2" ROD SET
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING

TRAVISTA MANAGEMENT LLC
0.544 ACRES
(DOC.# 2007110357)

JASS 2 INC.
9.391 ACRES
(VOL. 11981, PG. 841)

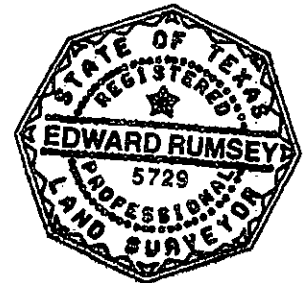
0.697 ACRES
REMAINING PORTION OF
0.750 ACRES
VOL.13109, PG.1399

0.041 ACRE GAP PER
(VOL. 12299, PG. 1122)

LARRY L. READ
1.249 ACRES
(DOC. NO. 1999070590)

0.053 ACRES
OUT OF
0.750 ACRES
VOL.13109, PG.1399

BUCKNER ROAD
(R.O.W.)



EDWARD C. RUMSEY, TX RPLS # 5729
ALL STAR LAND SURVEYING
MAPSCO # -

ALLSTAR
Land surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

SURVEY DATE	NOVEMBER 10, 2008	
TCAD MAP #	0170250302	
MAPSCO #	432V	
JOB NO.	A1102908	
FIELD BY	DERICK SOLOMON	11/05/2008
CALC. BY	EDWARD RUMSEY	11/06/2008
DRAWN BY	DAMIAN SMITH	11/06/2008
CHECKED BY	DAMIAN SMITH	11/06/2008
RPLS CHECK	EDWARD RUMSEY	11/06/2008

LEGAL DESCRIPTION: BEING 0.053 OF AN ACRE OF LAND OUT OF THE A.E. LIVINGSTON SURVEY NUMBER 455, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN KENT AND SHEENA FLEENER 0.750 ACRE TRACT RECORDED IN VOLUME 13109, PAGE 1399, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.053 OF AN ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.