



DEED 2010038465
6 PGS

Zoning Case No. C14-2008-0123

STREET DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

§

§

That South Austin I-35 Associates, A California limited partnership, 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 0.49 acre tract of land, more or less, out of the Santiago Del Valle Grant, Abstract No. 24, in Travis County, and being more particularly described by metes and bounds in Exhibit "A" incorporated into this deed.

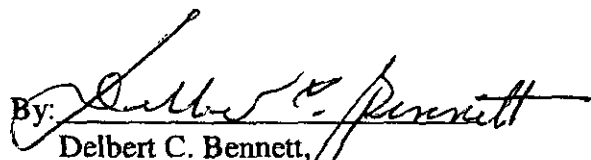
TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever; and Grantor, whether one or more, does hereby bind itself, its executors, administrators, successors 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
22 day of FEB, 2010.

GRANTOR:

South Austin I-35 Associates,
a California limited partnership

By: Bennett Realty Group, Inc.,
a California corporation
its managing general partner

By: 
Delbert C. Bennett,
President

AUSTIN CITY CLERK
POSTING: DATE/TIME
2010 APR 12 PM 11 33

3-11-10 #52

THE STATE OF CALIFORNIA §

COUNTY OF ORANGE §

This instrument was acknowledged before me on this the ____ day of _____, 2010, by Delbert C. Bennett, President of Bennett Realty Group, Inc., a California corporation, managing general partner of South Austin I-35 Associates, a California limited partnership, on behalf of the corporation and the partnership.

SEE ATTACHED STATE OF CALIFORNIA ACKNOWLEDGMENT

Signature of Notary Public

Type or Print Name of Notary Public

My Commission Expires: _____

Address of Grantor:

24012 Calle de la Plata, Suite 460
Laguna Hills, CA 92563

AFTER RECORDING RETURN TO:

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

ACKNOWLEDGMENT

State of California
County of Orange)

On February 22, 2010 before me, Gabriella E. Fenner, Notary Public
(insert name and title of the officer)

personally appeared Delbert C. Bennett
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

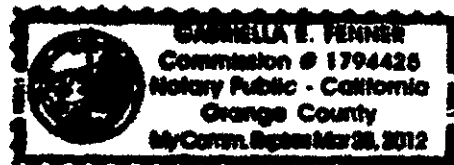
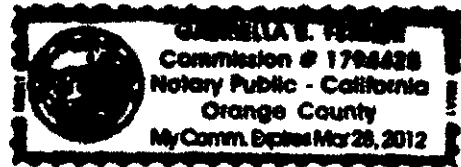


EXHIBIT A

FIELD NOTE DESCRIPTION FOR A 0.49 ACRE TRACT OF LAND:

BEING A TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS AND BEING OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO SOUTH AUSTIN I-35 ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP FROM 62 LIMITED, A TEXAS LIMITED, 1983. AND RECORDED IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found in the west right-of-way line of Bluff Springs Road, said point being the Northwest corner of that certain tract of land as described in a deed to Travis County from South Austin I-35 Associates, dated April 28, 1993, recorded in Volume 11952, Page 522, of the Real Property Records of Travis County, Texas, and for the Northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE with the west line of said Bluff Springs Road and the west line of the said Travis County tract, the following two (2) courses:

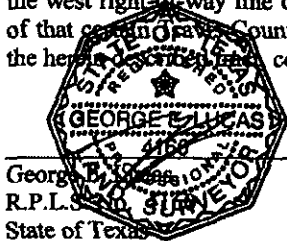
1. South 17°02'09" West at a distance of 299.46 feet pass a ½ " iron rod found at the beginning of a curve to the left;
2. Along said curve to the left an arc length of 1,306.00 feet, having a radius of 4,045.00 feet, a chord bearing of South 07°50'39" West, and a chord distance of 1,300.34 feet to an iron rod found for the Northeast corner of the remainder of that certain tract of land as described in a deed to Abney and Fritts Garrett, recorded in Volume 3559, Page 639, of the Deed Records of Travis County, Texas, for the Southwest corner of the said Travis County tract, and for the Southeast corner of this tract;

THENCE with the south line of the said South Austin I-35 Associates tract, North 65°09'08" West, a distance of 14.49 feet to an iron rod set in the south line of the South Austin I-35 Associates tract, and for the Southwest corner of this tract;

THENCE with the south line of this tract the following two (2) courses:

1. Along a curve to the right an arc length of 1,303.79 feet, having a radius of 4,058.00 feet, a chord bearing of North 07°53'22" East, and a chord distance of 1,298.19 feet to an iron rod set at the end of said curve;
2. North 17°02'09" East at a distance of 299.80 feet pass a ½ " iron rod set at the Northwest corner of this tract;

THENCE with the north line of the said South Austin I-35 Associates tract, and the north line of this tract, South 71°28'16" East, a distance of 13.00 feet to an iron rod found in the west right-of-way line of Bluff Springs Road, said point being the Northwest corner of that certain Travis County, and the Northeast corner and POINT OF BEGINNING of the herein described tract, containing 0.49 acres of land, more or less.



George E. Lucas
R.P.L.S. No. 2166
State of Texas
February 24, 2009

CELCO SURVEYING
TEL: 830-214-5109
FAX: 886-571-8323

SKETCH TO ACCOMPANY FIELD NOTES

2206 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130

SCALE
1" = 200'

HIDSON-HILL ADDITION
79/331 T.C.P.R.

13' R.O.W.
DEDICATION
0.49 ACRES
21,235 SQ. FT.

SOUTH AUSTIN I-35 ASSOCIATES
PARCEL A

ABNEY AND FRITTS GARRETT
3559/639 T.C.D.R.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	1303.79	4058.00	298.18	N07°53'22"E
C2	1306.00	4045.00	300.34	S07°50'39"W

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET

ADDRESS: BLUFF SPRINGS ROAD, AUSTIN, TEXAS

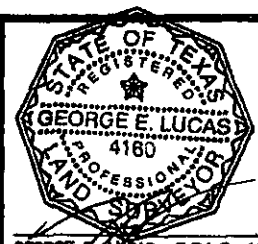
LEGAL DESCRIPTION:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

CLIENT: WILL SCHNIER, P.E.



PLAN No.: 10-101-SUR

SURVEY DATE: JANUARY 13, 2010

GEORGE E. LUCAS R.P.L.S. 4160

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2010 Mar 22 11:52 AM 2010038465

GONZALES \$36.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

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.