

STREET DEED

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

KNOW ALL MEN BY THESE PRESENTS

§

That NYOS Charter School, Inc., a Texas corporation, 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:

Being 303 square feet of land, more or less, out of Lot 1, Yager Acres Subdivision 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 14 day of October, 2011.

GRANTOR:

NYOS Charter School, Inc.,
a Texas corporation

By:

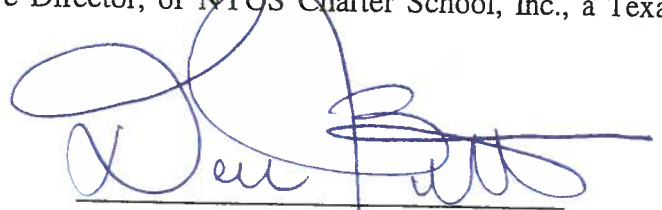

J. Kathleen Zimmermann,
Executive Director

THE STATE OF TEXAS

COUNTY OF TRAVIS

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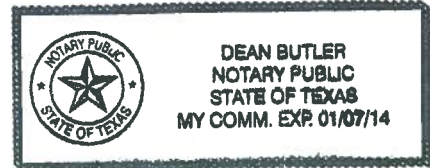
This instrument was acknowledged before me on this the 14 day of October, 2011, by J. Kathleen Zimmermann, Executive Director, of NYOS Charter School, Inc., a Texas corporation, on its behalf.



Notary Public, State of Texas

Address of Grantor:

12301 N. Lamar Blvd.
Austin, Texas 78753



AFTER RECORDING RETURN TO:

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

EXHIBIT "A"

FIELD NOTES

BEING 303 SQUARE FEET OF LAND OUT OF LOT 1, YAGER ACRES, A SUBDIVISION OF RECORD IN VOLUME 75, PAGE 40, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO NYOS CHARTER SCHOOL, INC. IN DOCUMENT NUMBER 2011094795, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 303 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar found in the northerly right of way line of West Yager Lane, said point being the southeasterly corner of Lot 2, Block A, John King Subdivision, A subdivision of record in Volume 98, Page 377, Plat Records of said County, conveyed to NYOS Charter School, Inc. in Document Number 2002082938, Official Public Records of said County and being the southwesterly corner of said Lot 1 and the **PLACE OF BEGINNING** hereof;

THENCE, N 20°33'00" E (Bearing Basis), with the common boundary line of said Lot 2, Block A, said Lot 1, and the tract hereof, a distance of 5.04 feet to a point for the northwesterly corner hereof; from which a ½" rebar found at the northeasterly corner of said Lot 2, Block A and the northwesterly corner of said Lot 1 bears N 20°33'00" E, a distance of 271.36 feet;

THENCE, S 62°23'58" E, running through said Lot 1, a distance of 60.56 feet to a point in the westerly line of Lot 2, said Yager Acres conveyed to Donald W. Tompkins in Volume 8266, Page 575 of the Deed Records of said County for the northeasterly corner hereof; from which a ½" rebar found at the northwesterly corner of said Lot 2, Yager Acres and the northeasterly corner of said Lot 1 bears N 20°29'12" E, a distance of 267.93 feet;

THENCE S 20°29'12" W, with the common boundary line of said Lot 2 and Lot 1, a distance of 5.04 feet to a ½" rebar found in the aforementioned right of way of said West Yager Lane for the southeasterly corner hereof;

THENCE, N 62°23'58" W, with said right of way line and the southerly line of said Lot 1 and the tract hereof, a distance of 60.56 feet to the **PLACE OF BEGINNING** hereof and containing 303 square feet of land.

THIS DESCRIPTION TO BE USED WITH THE ACCOMPANYING SKETCH ONLY.


VICTOR M. GARZA, R.P.L.S. 4740

9-20-11

DATE

B & G SURVEYING, INC.
1404 WEST NORTH LOOP BLVD
AUSTIN, TEXAS 78758
(512) 458-6869
(512) 458-9845 – FAX
Tcad Parcel ID: 0256230106



Ref #: b0902911_esmt

www.bandgsurvey.com

KOONTZ/MCCOMBS 1, LTD.
 DOC. 2000166790
 LOT 1, BLK A, PARK CENTRAL, SECTION 2,
 RESUBDIVISION OF LOT 1, PARK CENTRAL,
 SECTION 1, DOC.NO.200100220
 TCAD PARCEL ID: 0258201005

SKETCH TO ACCOMPANY FIELD NOTES

BEING 303 SQUARE FEET OF LAND, OUT OF LOT 1, YAGER ACRES, A SUBDIVISION OF RECORD IN VOLUME 75, PAGE 40, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO NYOS CHARTER SCHOOL, INC. IN DOCUMENT NUMBER , OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 303 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

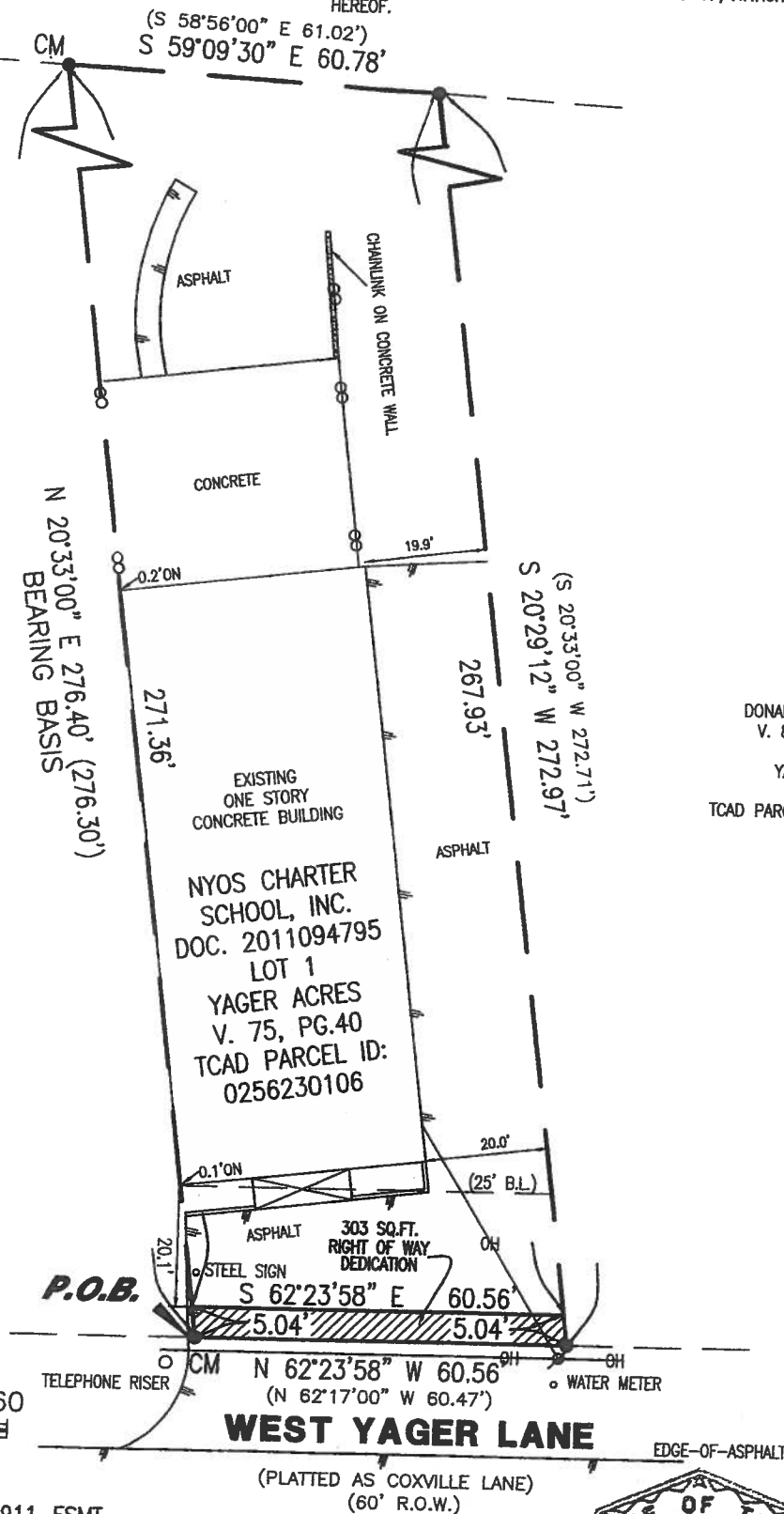
NYOS CHARTER SCHOOL, INC.
 DOC. 2002082938
 LOT 2, BLOCK A
 JOHN KING SUBDIVISION
 V.98, P.377
 TCAD PARCEL ID: 0256200201

DONALD W. TOMPKINS
 V. 8266, PG. 575
 LOT 2
 YAGER ACRES
 V.75, P.40
 TCAD PARCEL ID: 0256230105

LEGEND

- 1/2" REBAR FOUND
- CHAIN LINK FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- POWER POLE
- O.H. OVERHEAD UTILITIES
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING

0 30 60



DATE: 09/19/11 JOB # B0902911_ESMT

B&G Surveying, Inc.
 Dewey H. Burris & Associates
 Surveyed by: B&G Surveying, Inc.
 1404 West North Loop Blvd., Austin, Texas 78756
 Office 512*458-6969 - Fax 512*458-9845

VICTOR M. GARZA, R.P.L.S. 4740



DATE