

3 37 1905

SPECIAL WARRANTY DEED

THE STATE OF TEXAS ^{SP 21-8325- 6607} * 11.00
COUNTY OF TRAVIS I KNOW ALL MEN BY THESE PRESENTS:
I

That the City of Austin, a municipal corporation, acting by and through its City Manager or Deputy City Manager, hereunto duly authorized, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable cash consideration to it in hand paid by Perseo, Inc., a Texas Corporation, the receipt in hand of which is hereby acknowledged, has GRANTED, SOLD, CONVEYED and CONFIRMED unto the said Perseo, Inc., a Texas Corporation, of Austin, Travis County, Texas, all the following described real property, the premises, to wit:

All that certain tract, piece or parcel of land lying and being situated in the County of Travis, State of Texas, described in EXHIBITS "A" and "B" attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property vacated by the City Council on April 21, 1983 by Ordinance No. 830421-Q.

Subject however, to the following conditions which shall be rights reserved and covenants running with the land:

1. There shall be no credit allowed for the above vacated street area as to zoning density.
2. The density of beneficiary properties is limited to forty (40) units per acre.
3. The entire above described street area is hereby reserved and retained as an easement for public utilities.
4. Lots 8 through 11 abutting the vacated area shall be developed only as one tract.

TO HAVE AND TO HOLD the said described real property, the premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Perseo, Inc., a Texas Corporation, its successors and assigns forever; and the City of Austin does hereby bind itself, its successors and assigns, to Warrant and Forever Defend all and singular the said premises unto the said Perseo, Inc., its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the City of Austin, but not otherwise.

DEED RECORDS
Travis County, Texas

8259 . 801

3 37 1906

WITNESS THE HAND of the City of Austin this 9th day
of September, 1983.

CITY OF AUSTIN

BY Jorge Carrasco
Deputy City Manager

(CORPORATE SEAL)

NAME: Jorge Carrasco
(Name Printed/Typed)

ATTEST:

James E. Aldridge
James E. Aldridge
Acting City Clerk

THE STATE OF TEXAS I
 I
COUNTY OF TRAVIS I

BEFORE ME, the undersigned authority, a Notary Public
in and for said County and State, on this day personally
appeared Jorge Carrasco, known to me to be
the person whose name is subscribed to the foregoing
instrument as Deputy City Manager of the City of
Austin, Texas, a municipal corporation, and acknowledged to
me that he executed the same in such capacity as the act and
deed of said City of Austin for the purposes and
consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the
9th day of September, 1983.

Teresa C. Ramirez
Ramirez
Notary Public in and for
Travis County, Texas

NOTARY SEAL

Teresa C. Ramirez
Typed/Printed Name of Notary

ADDRESS OF GRANTEE

Perseo, Inc.
c/o Richard G. Hardin
P. O. Box 5182
Austin, Texas 78763

JRR:sh

8259 . 802

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E-1
4-21-2

Street Area
to be Vacated
(West Eleventh St.)

701-8208

FIELD NOTES

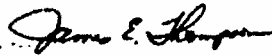
FIELD NOTES FOR 12,000 SQUARE FEET OF LAND, SAME BEING
OUT OF AND A PART OF THAT CERTAIN STREET SIXTY (60.00)
FEET IN WIDTH IN THE CITY OF AUSTIN, TRAVIS COUNTY,
TEXAS, KNOWN AS WEST ELEVENTH STREET AS SHOWN ON A MAP
OR PLAN OF SILLIMAN SUBDIVISION OF RECORD IN BOOK 1 AT
PAGE 118 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS;
SAID 12,000 SQUARE FEET OF LAND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEING all of that portion of West Eleventh Street which extends
from the west line of Baylor Street, in a westerly direction 200 feet to the
northerly prolongation of the west line of Lot 8, Block 6, Silliman Addition.

The entire area of the street described above is to be retained as
an easement for public utilities.

FIELD NOTES: George Bokar
5-24-83

APPROVED:


James E. Thompson, P.E., R.P.S.
City Engineer
Department of Public Works

References

2-H-537
Section Map 94
Austin Grid No. H-23-3

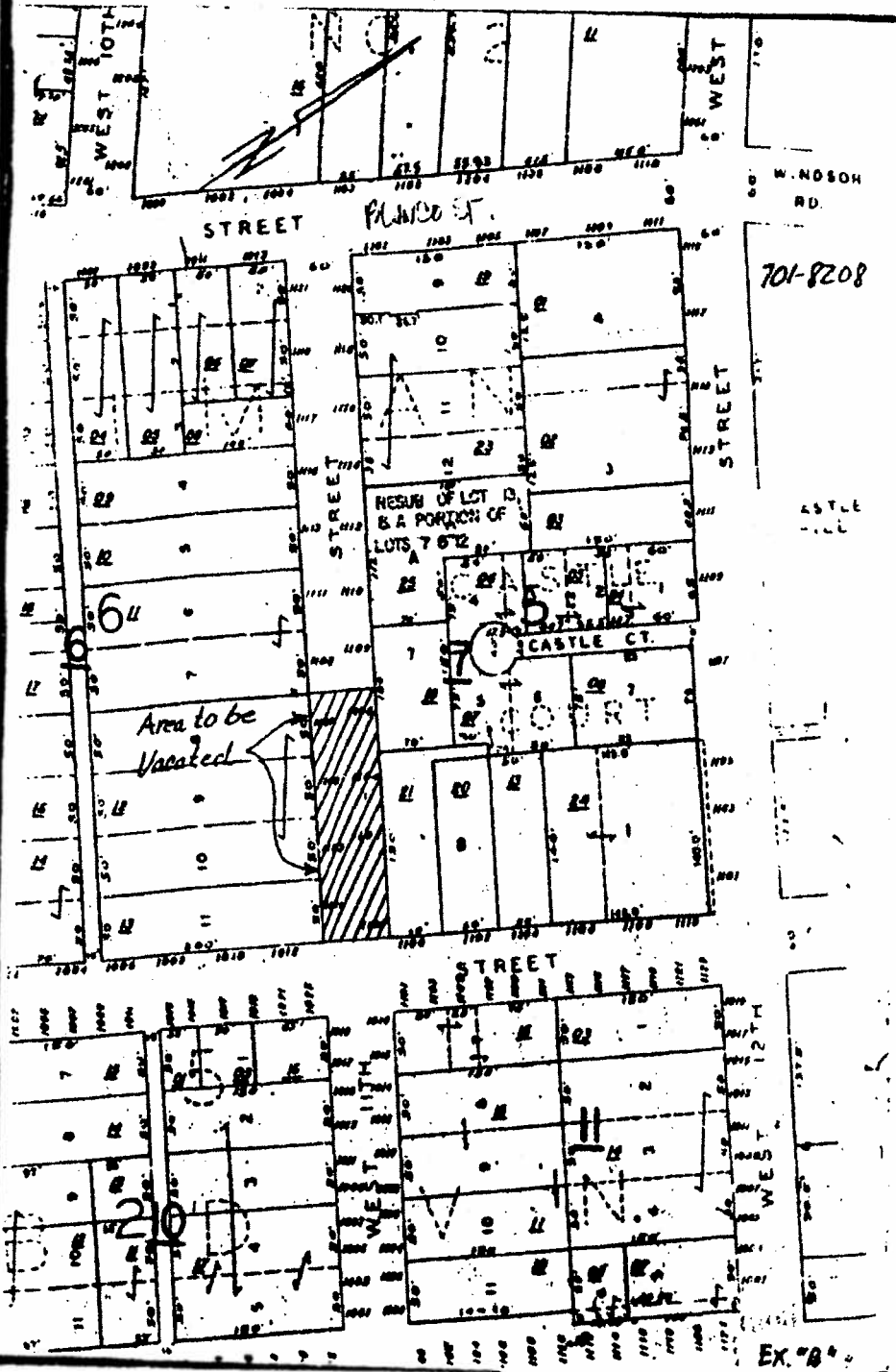
ya

vac west 11

EX. "A"

8259 . 803

3 37 1908



RECORDERS MEMORANDUM
ALL OR PARTS OF THE TEXT ON THIS PAGE WAS NOT
CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION

8259 804

FILED

SEP 21 10 41 AM '83

Doris H. Angeline
COUNTY CLERK
TRAVIS COUNTY, TEXAS

3 37 1909

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J

STATE OF TEXAS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me, and was duly
RECORDED in the Volume and Page of the named RECORDS
of Travis County, Texas, as stamp hereon by me, on

SEP 21 1983



Doris H. Angeline
COUNTY CLERK
TRAVIS COUNTY, TEXAS

City of Law

8259

805