



Zoning Case No. C14-2013-0150

STREET DEED

STATE OF TEXAS

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§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

That Bethany United Methodist Church of Austin, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, 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 City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

Two tracts of land being a 0.0909 acre tract out of Lot 31, Block D, The Woodland of Anderson Mill Section II Phase 2 Subdivision and a 0.0092 acre tract of land out of Lot 1, Block A, Bethany Subdivision I Subdivision, in Williamson County, Texas, said tract of land 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 Grantors, whether one or more, do hereby bind themselves, their 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, Grantors have caused this instrument to be executed on the 5 day of May, 2014.

GRANTOR:

BETHANY UNITED METHODIST CHURCH OF AUSTIN, a Texas corporation

By: Joseph Michael Meek
Joseph Michael Meek
Chair of Board of Trustees

5/15/14 City Council Agenda # 43

THE STATE OF TEXAS

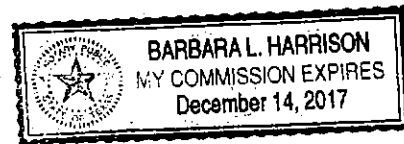
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COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 5th day of May, 2014, by Joseph Michael Meek, Chair of Board of Trustees of Bethany United Methodist Church, a Texas corporation, on behalf of said corporation.

Barbara L. Harrison
Notary Public, State of Texas

Address of Grantors:
10010 Anderson Mill Road
Austin, Texas 78750



APPROVED AS TO FORM:

Maria Sanchez
Assistant City Attorney
City of Austin

AFTER RECORDING RETURN TO:
City of Austin
Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: Janice Collins, Paralegal

ROW DEDICATION

FIELD NOTES

BEING TWO TRACTS, ONE OUT OF LOT 31, BLOCK D, THE WOODLAND VILLAGE OF ANDERSON MILL SECTION II PHASE 2, A SUBDIVISION IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET C, SLIDES 204-207, PLAT RECORDS, CONVEYED TO BETHANY UNITED METHODIST CHURCH BY DEED RECORDED IN VOLUME 599, PAGE 853, DEED RECORDS, AND ONE OUT OF LOT 1, BLOCK A, BETHANY SUBDIVISION I, A SUBDIVISION IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS RECORDED IN CABINET M, SLIDES 317-318, PLAT RECORDS, CONVEYED TO BETHANY UNITED METHODIST CHURCH BY DEED RECORDED IN DOC#9552624, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS; TRACT 1 BEING 0.0909 ACRE AND TRACT 2 BEING 0.0092 ACRE IN THE NORTH LINE OF ANDERSON MILL ROAD, A VARIABLE WIDTH PUBLIC STREET, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod in concrete found at the point of curvature of a curve, curving to the right with a radius of 15.00 feet in the north line of Anderson Mill Road, being in the south line of Lot 31, Block D, the Woodland Village of Anderson Mill Section II Phase 2, a subdivision in the city of Austin, Williamson County, Texas according to the map or plat recorded in Cabinet C, Slide 204, Plat Records, Williamson County, Texas, for the SW corner hereof;

THENCE 14.12 feet along the arc of said curve with a chord bearing N62°53'06"W at a distance of 13.60 feet to a 1/2" iron rod with cap set, for the NW corner hereof, from which point a 1/2" iron rod found at a point of compound curvature in the SE line of Swallow Drive bears N15°00'59"W at a distance of 10.71 feet;

THENCE the following three (3) courses and distances crossing through said Lot 31, Block D:

1. N89°39'11"E for a distance of 148.68 feet to a 1/2" iron rod with cap set at angle point, for a corner hereof;
2. S89°38'55"E for a distance of 297.50 feet to a 1/2" iron rod with cap set at the point of curvature of a curve, curving to the right with a radius of 4018.23 feet, for the a corner hereof;
3. 127.29 feet along the arc of said curve with a chord bearing S86°00'48"E at a distance of 127.28 feet to a 1/2" iron rod with cap set at a non tangent point in said north line of Anderson Mill Road, for the NE corner hereof, from which point an iron rod found in the west line of Lot 1, Block A, Bethany Subdivision I, a subdivision in the city of Austin, Williamson County, Texas, as recorded in Cabinet M, Slide 317, Plat Records, bears S89°38'06"E at a distance of 97.62 feet;

THENCE N89°38'06"W along the existing north line of Anderson Mill Road for a distance of 658.67 feet to the **POINT OF BEGINNING** of this 0.0909 acre Tract 1;

BEGINNING #2 at a 1/2" iron rod with cap set in the new curving north line of Anderson Mill Road, said curve having a radius of 4018.23 feet, being an angle point and the NW corner of Tract 2, from which point, the aforementioned 1/2" iron rod found in the existing north line of said road, same being in the west line of said Lot 1, Block A bears N15°23'57"W at a distance of 9.56 feet;

THENCE 68.42 feet along the arc of said curve to the right with a chord bearing S83°10'59"E at a distance of 68.41 feet to a 1/2" iron rod with cap set in the SW line of said Lot 1 Block 1, Bethany Two, a subdivision in the city of Austin, Williamson County, Texas, according to the plat or map thereof recorded in Document No. 2004098184, Official Public Records, Williamson County, Texas, for the NE corner hereof, from which point, a 1/2" iron rod found at an angle point in said line bears N23°10'20"W at a distance of 24.34 feet;

THENCE S23°10'20"E along said Bethany Two for a distance of 6.87 feet to a point in the existing north line of Anderson Mill Road, being the most southerly SE corner of said Proposed Lot 1, for the SE corner hereof;

REFERENCES

WCAD Parcel No. R078303
AUSTIN GRID 433 MF-37

Exhibit "___"
Page 2 of 3
J10615ROW
SP-2013-0155C

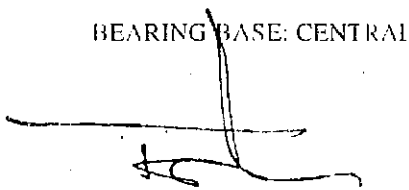
ROW DEDICATION
BETHANY UNITED METHODIST CHURCH
TO CITY OF AUSTIN

FIELD NOTES CONTINUED

THENCE N82°45'23"W along said exiting north line for a distance of 69.63 feet to point, for the SW corner hereof;

THENCE N15°23'57"W for a distance of 5.87 feet to the **POINT OF BEGINNING** of Tract 2, containing 0.0092 acre of land.

BEARING BASE: CENTRAL TEXAS ZONE STATE PLANE COORDINATES



Thomas P. Dixon R.P.L.S. 4324
Waterloo Surveyors, Inc.
P.O. Box 160176
Austin, Tx 78716
(512) 481-9602

4/30/14
Date



REFERENCES

WCAD Parcel No. R078303
AUSTIN GRID 433 MF-37

LEGAL DESCRIPTION:

BEING TWO TRACTS, ONE OUT OF LOT 31, BLOCK D, VILLAGE OF ANDERSON MILL SECTION II PHASE 2, A SUBDIVISION IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET C, SLIDES 204-207, PLAT RECORDS, CONVEYED TO BETHANY UNITED METHODIST CHURCH BY DEED RECORDED IN VOLUME 599, PAGE 853, DEED RECORDS, AND ONE OUT OF LOT 1, BLOCK A, BETHANY SUBDIVISION I, A SUBDIVISION IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET M, SLIDES 317-318, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, CONVEYED TO BETHANY UNITED METHODIST CHURCH BY DEED RECORDED IN DOC# 9552624, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS; TRACT 1 BEING 0.0909 ACRE AND TRACT 2 BEING 0.0092 ACRE IN THE NORTH LINE OF ANDERSON MILL ROAD, A VARIABLE WIDTH PUBLIC STREET.

LEGEND

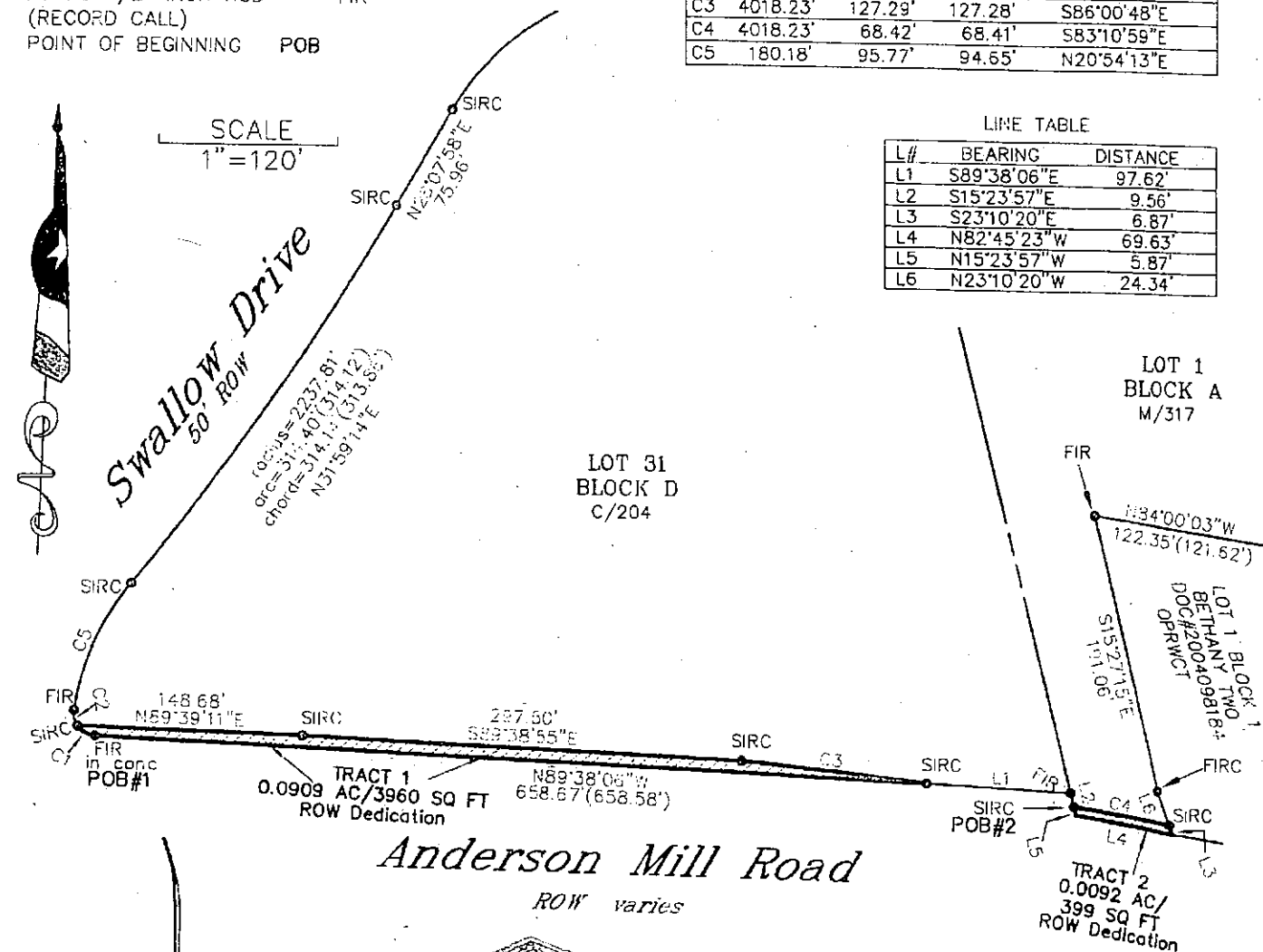
SET 1/2" IRON ROD WITH CAP SIRC
 LABELED "WATERLOO RPLS 4324"
 FOUND IRON ROD WITH CAP SIRC
 FOUND 1/2" IRON ROD FIR
 (RECORD CALL)
 POINT OF BEGINNING POB

CURVE TABLE

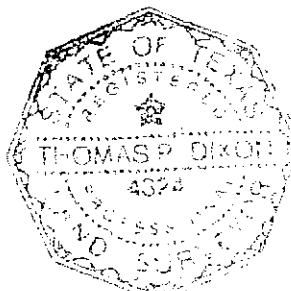
C#	RADIUS	ARC	CHORD	BEARING
C1	15.00'	14.12'	13.60'	N62°53'06"W
C2	15.00'	10.95'	10.71'	N15°00'59"W
C3	4018.23'	127.29'	127.28'	S86°00'48"E
C4	4018.23'	68.42'	68.41'	S83°10'59"E
C5	180.18'	95.77'	94.65'	N20°54'13"E

LINE TABLE

L#	BEARING	DISTANCE
L1	S89°38'06"E	97.62'
L2	S15°23'57"E	9.56'
L3	S23°10'20"E	6.87'
L4	N82°45'23"W	69.63'
L5	N15°23'57"W	5.87'
L6	N23°10'20"W	24.34'



THOMAS P. DIXON RPLS 4324
 WATERLOO SURVEYORS INC.
 P.O. BOX 160176
 AUSTIN, TEXAS 78746
 Phone: 512-481-9602
 J10615ROW



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2014040222

Nancy E. Rister

05/30/2014 02:01 PM

CPHELPS \$37.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

② City of Austin
E PO Box 1088
Austin, Tx 78767