

STREET DEED

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

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COUNTY OF WILLIAMSON

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That Realty Restoration, LLC, a Texas limited liability company, 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 78767-8828, 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, Hays and Williamson Counties, Texas, for street purposes, the following described property:

A 1469.7 square foot tract of land out of a called 1.569 acre tract of land called Tract 1, 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

23 day of SEPTEMBER, 2014.

GRANTOR:

REALTY RESTORATION, LLC, a Texas limited liability company



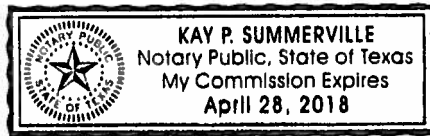
David Davison
President

THE STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on this the ___ day of September 23rd, 2014 David Davison, President of Realty Restoration, LLC, a Texas limited liability company, on behalf of the company.



Kay Summerville
Notary Public, State of Texas

Address of Grantor:
P.O. Box 10001
Austin, Texas 78666

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

EXHIBIT A

BEING A 1469.7 SQUARE FOOT TRACT OF LAND OUT OF A 1.569 ACRE TRACT OF LAND, OUT OF THE M.M. HORNSBY SURVEY, ABSTRACT NUMBER 280, AS SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 1.569 ACRE TRACT OF LAND BEING THE CALLED 2.00 ACRE TRACT OF LAND, CALLED TRACT I, CONVEYED TO E.G. FREDRICKSON AND WIFE, CLIFFIE FREDRICKSON IN VOLUME 446, PAGE 120 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A CALLED 0.454 ACRE TRACT OF LAND CONVEYED TO WILLAMSON COUNTY, IN DOCUMENT No. 199975494 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH THE BEARINGS BEING BASED ON THE SOUTHERNMOST PROPERTY LINE HEREOF:

BEGINNING AT A ½ INCH IRON ROD WITH PLASTIC CAP MARKED "WINDROSE", FOUND IN THE CURRENT NORTHERLY RIGHT-OF-WAY LINE OF ANDERSON MILL ROAD FOR THE SOUTHEAST CORNER OF THAT CALLED 3.004 ACRE TRACT OF LAND CONVEYED TO ROSS M. AND PAULA B. FEATHERSTON IN DOCUMENT No. 9647618 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A POINT ON THE WEST LINE OF SAID FREDRICKSON TRACT, AND FOR THE SOUTHWEST CORNER AND **POINT OF BEGINNING** HEREOF, FROM WHICH A ½ INCH IRON ROD FOUND BEARS S 37°08'57" W, A DISTANCE OF 1.41 FEET;

THENCE, WITH THE WEST LINE OF SAID FREDRICKSON TRACT AND THE EAST LINE OF SAID FEATHERSTON TRACT, N 18° 40' 05" W, A DISTANCE OF 8.18 FEET TO A ½ INCH IRON ROD SET IN SAID COMMON LINE, FROM WHICH A ¾ INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID FREDRICKSON TRACT BEARS N 18° 40' 05" W, A DISTANCE OF 160.23 FEET;

THENCE, CROSSING SAID FREDRICKSON TRACT, N 70° 13' 40" E, A DISTANCE OF 359.33 FEET TO A ½ INCH IRON ROD SET IN SAID CURRENT NORTHERLY RIGHT-OF-WAY LINE OF ANDERSON MILL ROAD, FROM WHICH A ½ INCH IRON ROD FOUND IN SAID CURRENT NORTHERLY RIGHT-OF-WAY LINE OF ANDERSON MILL ROAD AND THE NORTHERLY LINE OF SAID 0.454 ACRE TRACT, FOR THE THE SOUTHWEST CORNER OF LOT 1 OF GANZERT PARK I, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN CABINET F, SLIDES 47-48, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AND FOR THE NORTHEAST CORNER OF SAID 0.454 ACRE TRACT, BEARS N 68°55'27" E, A DISTANCE OF 58.46 FEET;

THENCE, TRAVERSING THROUGH SAID FREDRICKSON TRACT, WITH THE NORTHERLY LINE OF SAID 0.454 ACRE TRACT, AND WITH SAID CURRENT NORTHERLY RIGHT-OF-WAY LINE OF ANDERSON MILL ROAD, S 68°55'27" W, A DISTANCE OF 359.58 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 1469.7 SQUARE FEET OF LAND, MORE OR LESS.



Derrick L. Mayfield

AFTER RECORDING RETURN TO:

City of Austin

Law Department

P.O. Box 1088

Austin, Texas 78767-1088

Attn: J. Collins, Paralegal