

Zoning Case No. C14-2014-0041SD

STREET DEED

STATE OF TEXAS

§

COUNTY OF WILLIAMSON

§

KNOW ALL MEN BY THESE PRESENTS

§

That NZ Lands, 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, a Texas home-rule city and municipal corporation, situated in Travis, Williamson and Hays Counties, Texas, hereinafter referred to as "Grantee", 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 Grantee, for street purposes, the following described property:

A 2,935 square foot of land out of a portion of Lot 8A, The Woodland Village of Anderson Mill Section II Phase 2 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 property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, 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 19th day of March, 2015.

GRANTOR:

NZ LANDS, INC., a Texas corporation

By: _____

[Signature]
Zulfiqar Ali Prasla
Director

THE STATE OF TEXAS

COUNTY OF Williamson

§
§
§

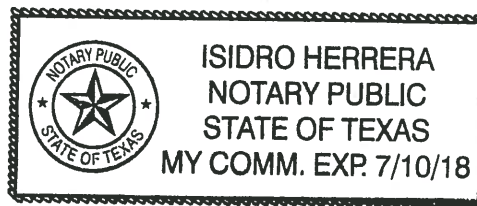
This instrument was acknowledged before me on this the 19th day of March, 2015, by Zulfiqar Ali Prasla, Director of NZ Lands, Inc., a Texas corporation, on behalf of said corporation.



Notary Public, State of Texas

ADDRESS OF GRANTEE:

P.O. Box 1088
Austin, Texas 78767



APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

HOLT CARSON, INC.

PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
www.hciaustin.com

FIELD NOTE DESCRIPTION OF 2,935 SQUARE FEET OF LAND, BEING A PORTION OF LOT 8A, THE WOODLAND VILLAGE OF ANDERSON MILL SECTION II PHASE 2, LOT 8A AND 8B, BLOCK O, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C SLIDE 267 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

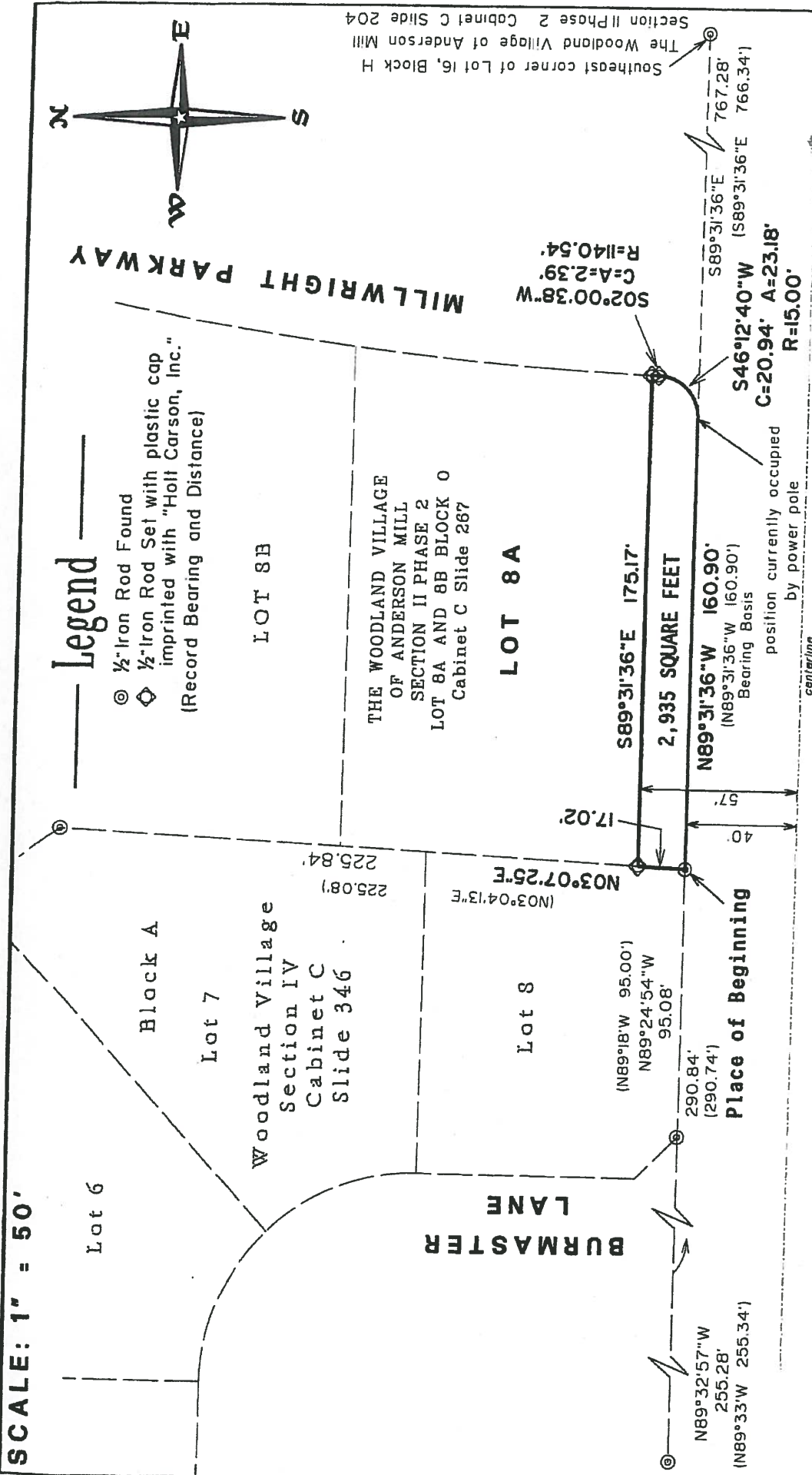
BEGINNING at a ½" iron rod found in the North right-of-way line of Anderson Mill Road for the Southwest corner of Lot 8A, The Woodland Village of Anderson Mill Section II, Phase 2, Lot 8A and 8B, Block O, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Cabinet C Slide 367 of the Plat Records of Williamson County, Texas, and for the Southeast corner of Lot 8, Block A, Woodland Village Section IV, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet C Slide 346 of the Plat Records of Williamson County, Texas, and being the Southwest corner and **PLACE OF BEGINNING** of the herein described tract of land, and from which a ½" iron rod found in the North right-of-way line of Anderson Mill Road at the point of intersection with the East right-of-way line of Burmaster Lane for the Southwest corner of said Lot 8, Block A, Woodland Village Section IV, bears N 89 deg. 24' 54" W 95.08 ft., and also from which a ½" iron rod found for an angle corner in the common line of Lot 7, Block A, of said Woodland Village Section IV, and Lot 8B, of said The Woodland Village of Anderson Mill Section II Phase 2, Lot 8A and 8B, Block O, bears N 03 deg. 07' 25" E 225.84 ft.;

THENCE leaving the North right-of-way line of Anderson Mill Road with the West line of said Lot 8A, N 03 deg. 07' 25" E 17.02 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the Northwest corner of this tract of land;

THENCE crossing the interior of said Lot 8A with the North line of this tract, S 89 deg. 31' 36" E 175.17 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the curving West right-of-way line of Millwright Parkway and in the East line of said Lot 8A for the Northeast corner of this tract of land;

end of Page 1

SCALE: 1" = 50'



PREPARED: September 12, 2014

BY:

Holt Carson

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704
www.hciaustin.com

ANDERSON MILL ROAD

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF

2,935 SQUARE FEET OF LAND, BEING A PORTION OF LOT 8A, THE WOODLAND VILLAGE OF ANDERSON MILL SECTION II PHASE 2, LOT 8A AND 8B, BLOCK O, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C SLIDE 267 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

AFTER RECORDING RETURN TO:

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

Page 2 of 2
2,935 SQUARE FEET

THENCE with the West right-of-way line of Millwright Parkway and with the East line of said Lot 8A, the following two (2) courses;

- 1) along a curve to the left with a radius of 1,140.54 ft. for an arc length of 2.39 ft. and which chord bears S 02 deg. 00' 38" W 2.39 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for a point of reverse curvature;
- 2) along a curve to the right with a radius of 15.00 ft. for an arc length of 23.18 ft. and which chord bears S 46 deg. 12' 40" W 20.94 ft. to a point currently occupied by a power pole at the point of intersection with the North right-of-way line of Anderson Mill Road for a Southeasterly angle corner of said Lot 8A, and being a Southeasterly corner of this tract of land, and from which a ½" iron rod found in the North right-of-way line of Anderson Mill Road for the Southeast corner of Lot 16, Block H, The Woodland Village of Anderson Mill Section II Phase 2, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet C Slide 204 of the Plat Records of Williamson County, Texas, bears S 89 deg. 31' 36" E 767.28 ft.;

THENCE with the North right-of-way line of Anderson Mill Road and with the South line of said Lot 8A, N 89 deg. 31' 36" W 160.90 ft. to the **PLACE OF BEGINNING**, containing 2,935 square feet of land.

SURVEYED: September, 2014



Holt Carson
Registered Professional Land Surveyor No. 5166

see accompanying sketch: C 942036

