

STREET DEED

STATE OF TEXAS

COUNTY OF TRAVIS

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§

KNOW ALL MEN BY THESE PRESENTS

That Peter Pham Pfuong, an individual, 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 1,449 square feet of land, out of Lots 1 and 2, Block A, Replat of Howard Subdivision recorded on Document Number 201600119, Official Public Records, Travis County, Texas, same being that certain Peter Pham and Ha Vu tract recorded in Document Number 2012089922, Official Public Records, Travis County, Texas, said 1,449 square feet 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 Grantor, 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, Grantor have caused this instrument to be executed on the

_____ day of _____, 2017.

GRANTOR:

Peter Pham Pfuong, an individual

By: _____
Peter Pham Pfuong

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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This instrument was acknowledged before me on this the ____ day of _____, 2017
by Peter Pham Pfuong.

Notary Public, State of Texas

Address of Grantor:
14940 Arrowhead Drive
Leander, Texas 78641

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

FILE#
EXHIBIT "A"

1,449 SQUARE FOOT
RIGHT-OF-WAY DEDICATION

BEING 1,449 SQUARE FEET OF LAND, OUT OF LOTS 1 AND 2, BLOCK A, REPLAT OF HOWARD SUBDIVISION RECORDED IN DOCUMENT NUMBER 201600119, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN PETER PHAM AND HA VU TRACT RECORDED IN DOCUMENT NUMBER 2012089922, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1,449 SQUARE FEET OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING at an iron rod found in the southerly right-of-way line of E Howard Lane, at the northeast corner of that certain Austin IR Tacoma, LP 8.39 acre tract recorded in Document Number 2015023241, Official Public Records, said county, same being the northwest corner of said Lot 1, for the northwest corner hereof;

THENCE South 69 degrees 55 minutes 18 seconds East, along said right-of-way line and the northerly line of said Lots 1 and 2, 289.80 feet to an iron rod found in said line, at the northwest corner of that certain Art Collection, Inc. 3.553 acre tract recorded in Document Number 2003229900, Official Public Records, said county, same being the northeast corner of said Lot 2, for the northeast corner hereof;

THENCE South 19 degrees 30 minutes 30 seconds West, along the common line of said 3.553 acre tract and said lot 2, 5.00 feet to an iron rod set in said line, of the southeast corner hereof;

THENCE North 69 degrees 55 minutes 18 seconds West, through said Lots 1 and 2, 289.82 feet to an iron rod set in the easterly line of said 8.39 acre tract, same being in the westerly line of said Lot 1, for the southwest corner hereof;

THENCE North 19 degrees 40 minutes 50 seconds East, along the common line of said 8.39 acre tract and said Lot 1, 5.00 feet to the POINT OF BEGINNING.

WITNESS MY HAND THIS (RIGHT-OF-WAY DEDICATION)

I, Edward Rumsey, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey, that all protrusions and encroachments into the easement area are accounted for including but not limited to, building footprint, eaves and roof overhangs and all visible improvements whatsoever.

Witness my hand and seal this, 10 day of February, 2017.



EDWARD C. RUMSEY, TX. RPLS #5729
ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS 78729
PROP. I.D.#'S 875066-875067
JOB # A0119517
PAGE 1 OF 2

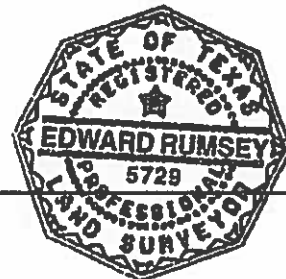


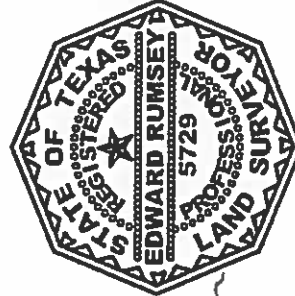
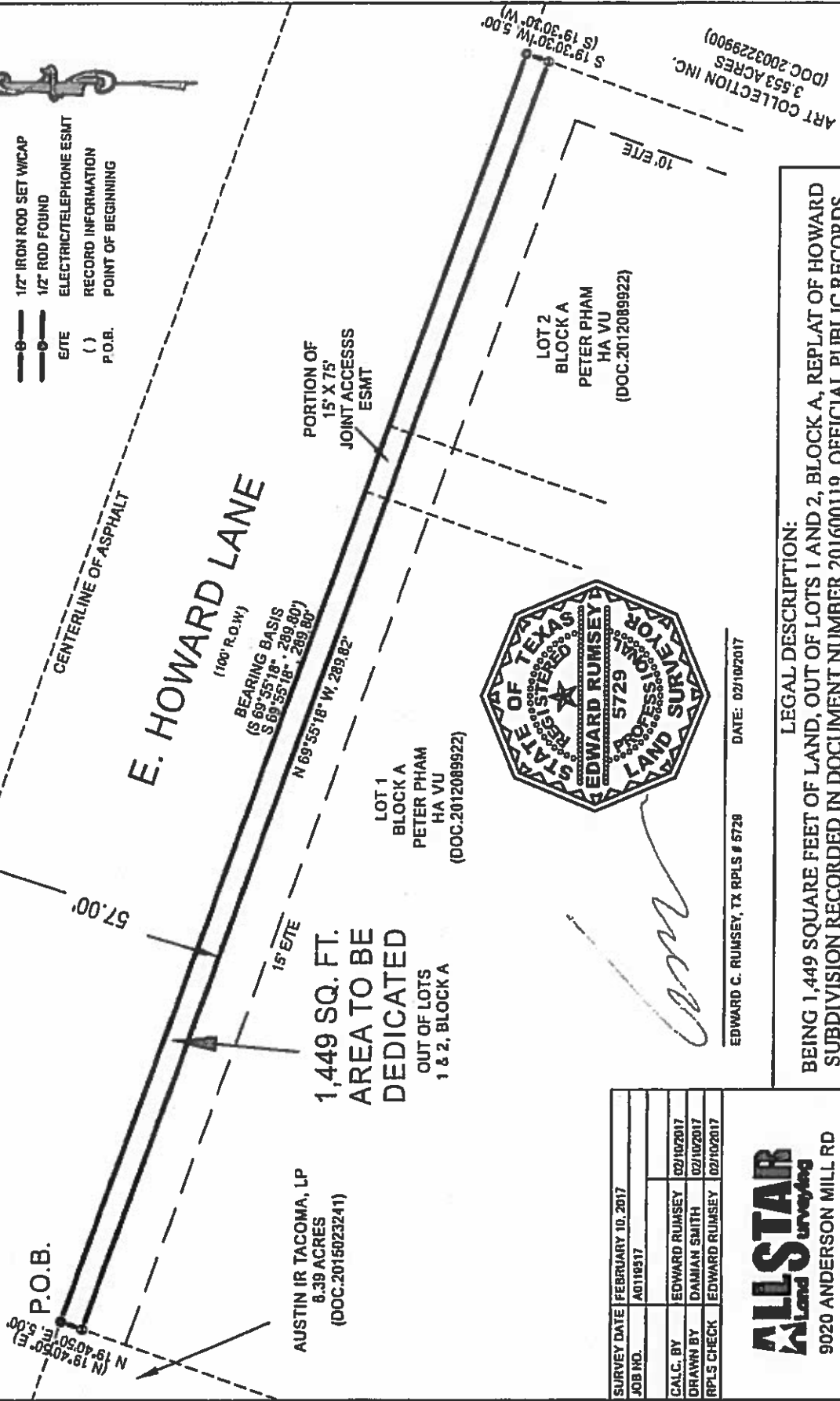
EXHIBIT A

1,449 SQ. FT. RIGHT-OF-WAY DEDICATION

SCALE 1"=30'

LEGEND

- 1/2" IRON ROD SET W/ CAP
- 1/2" ROD FOUND
- ELECTRIC/TELEPHONE ESMT
- E/TE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING



EDWARD C. RUMSEY, TX RPLS # 5729 DATE: 02/10/2017

LEGAL DESCRIPTION:
BEING 1,449 SQUARE FEET OF LAND, OUT OF LOTS 1 AND 2, BLOCK A, REPLAT OF HOWARD SUBDIVISION RECORDED IN DOCUMENT NUMBER 201600119, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN PETER PHAM AND HA VU TRACT RECORDED IN DOCUMENT NUMBER 2012089922, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 1,449 SQUARE FEET OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A", ATTACHED HERETO.

SURVEY DATE	FEBRUARY 10, 2017
JOB NO.	A0119517
CALC. BY	EDWARD RUMSEY 02/10/2017
DRAWN BY	DAMIAN SMITH 02/10/2017
RPLS CHECK	EDWARD RUMSEY 02/10/2017



9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TSPS FIRM NO. 1013500

AFTER RECORDING RETURN TO:

City of Austin

Law Department

P.O. Box 1088

Austin, Texas 78767-1088

Attn: Michele Thompson, Paralegal