

STREET DEED

STATE OF TEXAS
COUNTY OF TRAVIS

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KNOW ALL MEN BY THESE PRESENTS

That Saleem Memon, 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 78767-8828, 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 said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property:

A 0.0155-acre tract of land out of Lot 1, Block G, Northmede, Section One (1) Subdivision, as found in Volume 17, Page 46 of the Plat Records of Travis County, Texas (M.R.T.C.T.), as conveyed to Memon Mohammed Saleem by Document Number #2016174959 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), 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 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, Grantors have caused this instrument to be executed on the 03 day of April, 2017.

GRANTOR:

Saleem Memon

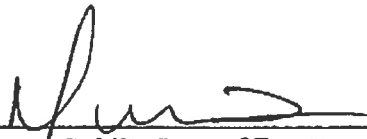
By: M. S. Memon
Saleem Memon
Sole Owner

THE STATE OF TEXAS

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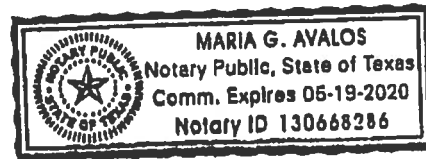
COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 3 day of April, 2017, by Saleem Memon.



Notary Public, State of Texas

Address of Grantor:
13051 Scofield Drive
Austin, Texas 78727



APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

STATE OF TEXAS
TRAVIS COUNTY

Exhibit "A"

Field Note Description for 0.0155 acres (674 square feet) tract of land, subject tract located city limits of Austin, Texas, and being out of Lot 1, Block G, Northmede, Section One (1) Subdivision, Volume 17, Page 46, Plat Records of Travis County, Texas (M.R.T.C.T.), as conveyed to Memon Mohammed Saleem by Document Number #2016174959, Official Public Records of Travis County, Texas (O.P.R.T.C.T.), the said 0.0155 acres (674 square feet) being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch Iron rod found (IRF) on the north Right-of-Way (R.O.W.) of a East Grady Street (50' R.O.W.) as recorded in the said Northmede, Section 1 Subdivision, same point being the west property corner of Lot 4, Block G of the said Northmede, Section 1 Subdivision, as conveyed to Marquez Baudelio in Document No #2016133835, O.P.R.T.C.T., for the south corner and the "POINT OF BEGINNING" of the herein described tract,

THENCE North 62°49'07" West, along and with the common boundary of the north R.O.W. of the said East Grady Street (50' R.O.W.), and the south boundary of the said Lot 1, Block G, Northmede, Section 1 Subdivision, a distance of 124.74 feet, to a 5/8 inch Iron rod found for the point of curvature of horizontal curve to the right, having a chord bearing and distance of North 18°40'22" West, 21.53 feet for a corner of the herein described tract.

THENCE along and with the circular curve to the right, having the following parameters: Arc length 24.01 feet, Radius 15.00, degree 91°40'22", to a 1/2 inch Iron rod found on the east R.O.W. of Brownie Drive (50' R.O.W.), as recorded in the said Northmede, Section 1 Subdivision, for a point of tangency and a corner of the herein described tract;

THENCE crossing, cutting and severing the said Lot 1, Northmede, Section 1 Subdivision, continuing along and with a circular curve to the left having a chord bearing and distance of South 18°51'53" East, 14.40 feet to a 1/2 inch Iron rod with orange cap stamped "XD5" set for a point of tangency, said curve having the following parameters Arc length 16.07 feet, Radius 10.00 feet, degree 92°05'32", for a corner of the herein described tract,

THENCE South 62°49'07" East, continuing across, cutting and severing the said Lot 1, Northmede, Section 1, a distance of 129.76 feet to a 5/8 inch Iron rod with orange cap stamped "XD5" set in the common boundary of Lot 1 and Lot 4 of the said Northmede, Section 1, Subdivision, for the east corner of the herein described tract,

THENCE South 26°32'26" West, along and with the common boundary of Lot 1 and Lot 4 of the said Northmede, Section 1, Subdivision, a distance of 5.00 feet to the "POINT OF BEGINNING" and containing within these metes & bounds 0.0155 acres (674 square feet), of land, more or less (All bearings are based on The Texas Coordinate System, Central Zone 4203, NAD83).

I hereby certify that the foregoing legal description was prepared from an on the ground survey performed on February 20, 2017, under my supervision and it correctly represents the facts found at the time of the survey.

Xavier Sandoval

Xavier Sandoval
Registered Professional Land Surveyor
License No. 5886 State of Texas



EXHIBIT A