

STREET DEED

Date: July 26th, 2018

Grantor: WALNUT PARK PHASE II, LTD., a Texas limited partnership

Grantor's Address: 1006 MoPac Circle, Suite 201
Austin, Travis County, 78753

City: CITY OF AUSTIN, TEXAS, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

City's Address: P.O. Box 1088
Austin, Travis County, Texas 78767-1088

Property: 0.119 acres of land, more or less, situated in Travis County, Texas, being more particularly described in the attached **Exhibit A**

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor for which no lien either express or implied is retained

Permitted Encumbrances: Any easements, liens, encumbrances, general real estate taxes on the Property for the current year, zoning laws, regulations and ordinances of municipal and other governmental authorities, and other matters not subordinated to the Property and of record in the Real Property Records of the Texas county in which the Property is located that are valid, existing, and affect the Property as of the Date

GRANTOR, for the Consideration, does **GRANT, SELL, AND CONVEY** unto **CITY** the Property, together with all improvements on it and all rights and appurtenances thereto (including, without limitation, any right, title, and interest of Grantor in and to (i) any water and wastewater rights, utility and development rights, (ii) mineral rights and royalty interests, (iii) all easements, and adjacent streets, waterways, roads, alleys, or rights-of-way, currently in existence, and (iv) any reversionary rights, if any; to the extent such items pertain to the Property) (collectively, the "**Rights and Appurtenances**").

TO HAVE AND TO HOLD the Property, together with all and singular the Rights and Appurtenances thereto in anywise belonging, unto City forever; and Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND**, all and singular, the title to the Property, subject to the Permitted Encumbrances, to the City against every person

whomsoever lawfully claiming, or to claim the Property, or any part of the Property, when the claim is by, through, or under Grantor, but not otherwise.

City assumes the payment of ad valorem taxes and assessments for the current year and for subsequent years, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns* and *City* includes *City's employees, agents, consultants, contractors, successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

--- The remainder of this page is intentionally blank ---

Executed effective the Date first above stated.

Grantor: **WALNUT PARK PHASE II, LTD.**, a Texas limited partnership

By: **WP WALNUT PARK PHASE II GP, LLC**, a Texas limited liability company, its general partner

By: [Signature]
Name: Larry Peel
Title: Manager

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Larry Peel, Manager of WP Walnut Park Phase II GP, a Texas limited liability company, as general partner of Walnut Park Phase II, Ltd., a Texas limited partnership, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on 26 July 2018.



Megan Frances Cannon
Notary Public, State of Texas

CITY OF AUSTIN, TEXAS
LAW DEPARTMENT

By: _____
Name: _____
Title: Assistant City Attorney



WALNUT PARK PHASE II, LTD.
WALNUT CREEK APARTMENTS PHASE II
0.119 AC. R.O.W. DEDICATION

DESCRIPTION OF 0.119 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE J.M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405, BEING A PORTION OF THAT CERTAIN 18.444 ACRE TRACT OF LAND (TRACT I), DESCRIBED IN A DEED OF RECORD TO WALNUT PARK PHASE II, LTD. IN DOCUMENT NO. 2018067313, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.119 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with G&R cap found at the intersection of the curving easterly line of North Lamar Boulevard (U.S. Highway 81) (100' R.O.W.) and the northerly line of Walnut Park Crossing (R.O.W. varies), for the southwesterly corner of said 18.444 Acre Tract and the herein described tract;

THENCE along the easterly line of said North Lamar Boulevard and the westerly line of said 18.444 Acre Tract, with a line 50 feet right (east) of and parallel with TX DOT centerline, the following two (2) courses:

1. Along a curve to the left, having a radius of 3869.42 feet, an arc length of 495.47 feet, and a chord which bears N06°25'05"E, a distance of 495.14 feet to an iron rod with G&R cap found at the end of said curve (TX DOT Station 368+61.9);
2. N02°49'43"E, passing at a distance of 52.79 feet, a 3/4" iron pipe found, and continuing for a total distance of 544.75 feet to an iron rod with G&R cap found in the westerly line of a 22.66 acre tract of land, described in a deed of record to Crestmont Office Center, Ltd., in Volume 12254, Page 545, Real Property Records of Travis County, Texas, for the northwesterly corner of said 18.444 Acre Tract and the herein described tract, from which a TXDOT type one monument found in the easterly line of said North Lamar Boulevard and the westerly line of said 22.66 Acre Tract, bears N02°49'43"E, a distance of 329.78 feet;

THENCE S64°25'10"E, leaving the easterly line of said North Lamar Boulevard and continuing with the northerly line of said 18.444 Acre Tract, a distance of 5.42 feet to an iron rod with G&R Cap set, for the northeasterly corner of the herein described tract;

THENCE leaving the northerly line of said 18.444 Acre Tract and continuing over and across said 18.444 Acre Tract, with a line 55 feet right (east) of and parallel with TX DOT centerline the following two (2) courses:

1. S02°49'43"W, a distance of 542.65 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right (TX DOT Station 368+61.9);
2. Along said curve to the right, having a radius of 3874.42 feet, an arc length of 497.76 feet, and a chord which bears S06°25'49"W, a distance of 497.41 feet to an iron rod with G&R cap set in the northerly line of said Walnut Park Crossing and the southerly line of said 18.444 Acre Tract, for the southeasterly corner of the herein described tract, from which a 3/4" iron pipe found in the northerly line of said Walnut Park Crossing and the southerly line of said 18.444 Acre Tract bears, S61°41'38"E, a distance of 206.80 feet;

Exhibit A



THENCE N61°41'38"W, with the northerly line of said Walnut Park Crossing and the southerly line of said 18.444 Acre Tract, a distance of 5.26 feet to the **POINT OF BEGINNING**, containing an area of 0.119 Acres of Land, more or less.


Phillip L. McLaughlin 06-06-18
Registered Professional Land Surveyor
State of Texas No. 5300



BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.
G&R SURVEYING PROJECT NO. 16331 ATTACHMENTS: 16331_GR-ROW DEDICATION-EX

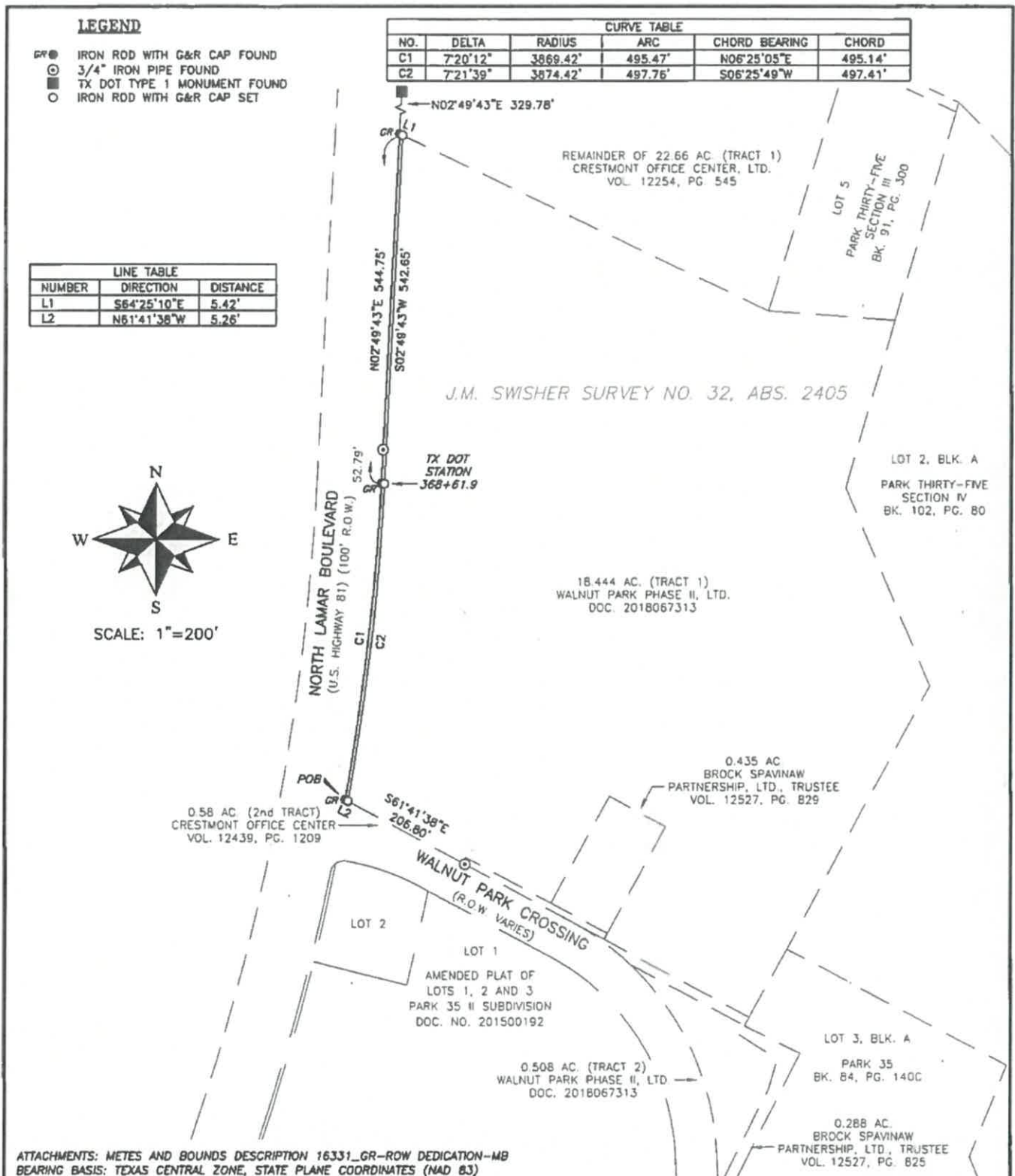
LEGEND

- GR ● IRON ROD WITH G&R CAP FOUND
- 3/4" IRON PIPE FOUND
- TX DOT TYPE 1 MONUMENT FOUND
- IRON ROD WITH G&R CAP SET

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S64°25'10"E	5.42'
L2	N61°41'38"W	5.26'



CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	7°20'12"	3869.42'	495.47'	N06°25'05"E	495.14'
C2	7°21'39"	3874.42'	497.76'	S06°25'49"W	497.41'



ATTACHMENTS: METES AND BOUNDS DESCRIPTION 16331_GR-R.O.W. DEDICATION-MB
BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

SHEET

1
1

EXHIBIT

PLOTTING SCALE: 1" = 200'
DRAWN BY: PMC
REVIEWED BY: TC
PROJECT NO: 16331
FILE: L:\16331_GR-EX-R.O.W. DEDICATION
DATE: JUNE 8, 2018

0.119 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE J.M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405, BEING A PORTION OF THAT CERTAIN 18.444 ACRE TRACT OF LAND (TRACT 1), DESCRIBED IN A DEED OF RECORD TO WALNUT PARK PHASE II, LTD. IN DOCUMENT NO. 2018067313, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

G&R
SURVEYING, LLC

1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 16032000

AFFIDAVIT AS TO DEBTS, LIENS, AND OCCUPANCIES

[OWNERSHIP TYPE - ENTITY]

Date: 11 July 2018

Affiant: Larry Peel

Affiant Title: Manager

Owner: The person or entity in the Grant Document that is the holder of title to the Property.

Grant Document: The document to which this Affidavit as to Debts, Liens, and Occupancies is attached and referred to.

Property: The property identified in the Grant Document that is the subject of the Grant Document.

Affiant on oath swears or affirms that the following statements are true and are within the personal knowledge of Affiant:

My name is set forth above as Affiant. In my capacity listed above as Affiant Title, I am authorized by the Owner to make this affidavit. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this affidavit. I have personal knowledge of the facts contained in this affidavit in my capacity with the Owner that holds title to the Property, I have recently reviewed the Owner's records of ownership concerning the Property, and on the basis of this personal knowledge, after diligent inquiry, as of the date of this affidavit, I attest that:

1. Owner holds title to the Property;
2. there is no lien not subordinated to the Grant Document held by any person, including any bank or similar financial institution, against the Property;
3. there is no lease not subordinated to the Grant Document entered into with any person with respect to the Property;
4. all labor, services, and materials (the "Labor and Materials") provided to the Property for improvements, fixtures, and furnishings, or otherwise, at the instance and request of Owner, have been paid in full and no liens with respect to the Labor and Materials have been filed or exist with respect to the Property;
5. there are no actions, proceedings, judgments, bankruptcies, liens not subordinated to the Grant Document, or executions filed or pending against the Owner that would affect the Property; and
6. the Owner is not a debtor in bankruptcy.

Executed effective the Date first above stated.

Walnut Park Phase II, Ltd, a Texas limited partnership

By: WP Walnut Park Phase II GP, LLC, a limited liability company, its General Partner

By:



Larry Peel

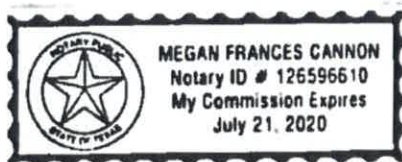
Manager

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Larry Peel, Manager of WP Walnut Park Phase II GP, LLC, a limited liability company as General Partner of Walnut Park Phase II, Ltd., a Texas limited partnership known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on 11 July 2018

[Seal]



Notary Public, State of Texas

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