

ORIGINAL  
FILED FOR RECORD

Zoning Case No. C14-04-0179

STREET DEED *copy*

STATE OF TEXAS

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§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

That James M. Pallas and Barbara J. Pallas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantors 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:

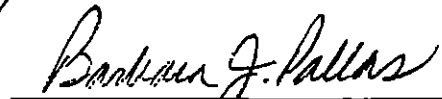
A 0.0380 acre (1,655 square foot) tract of land, more or less, out of the Stephen F. Slaughter League Survey No. 1, Abstract No. 20, being a portion of Lot 1, T.H. Neal Addition, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into 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 14th day of Feb., 2005.

GRANTORS:

  
James M. Pallas

  
Barbara J. Pallas

3-10-05  
2-2

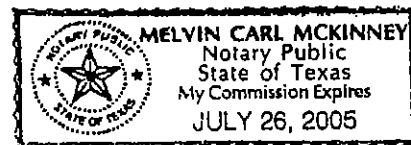
THE STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 14<sup>th</sup> day of Feb - 05, 2005, by James M. Pallas.

  
Notary Public, State of Texas




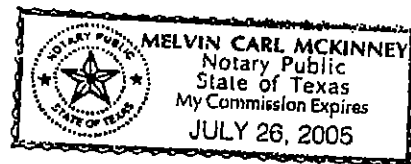
THE STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 14<sup>th</sup> day of Feb. 05, 2005, by Barbara J. Pallas.

  
Notary Public, State of Texas



Address of Grantors:

8601 Cullen Lane  
Austin, TX 78748

**AFTER RECORDING RETURN TO:**

City of Austin  
Law Department  
P.O. Box 1088  
Austin, Texas 78767-8828  
Attn: Diana Minter, Paralegal

**METCALFE & SANDERS, INC./LAND SURVEYORS**

4800 SOUTH CONGRESS  
AUSTIN, TEXAS 78745  
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

EXHIBIT "A"

James M. Pallas, et ux  
to  
City of Austin  
Street Right-of-Way  
0.0380 of One Acre of Land  
Stephen F. Slaughter League  
Survey No. 1, Abstract No. 20  
City of Austin, Travis County, Texas

**FIELD NOTES**

METES AND BOUNDS DESCRIPTION OF A SURVEY OF 1655 SQUARE FEET OR 0.0380 OF ONE ACRE OF LAND, A PORTION OF THE STEPHEN F. SLAUGHTER LEAGUE SURVEY NO. 1, ABSTRACT NO. 20, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.0380 OF ONE ACRE OF LAND BEING A PORTION OF LOT 1, T. H. NEAL ADDITION, A SUBDIVISION OF A PORTION OF THE SAID STEPHEN F. SLAUGHTER LEAGUE SURVEY NO. 1, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS SHOWN ON A MAP OR PLAT OF RECORD IN PLAT BOOK 27, PAGE 6, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1, T. H. NEAL ADDITION BEING CONVEYED IN A SPECIAL WARRANTY DEED FROM COY SHARLEEN PRESTON AND PATRICIA JANET TISDEL TO JAMES M. PALLAS AND BARBARA J. PALLAS AND RECORDED IN THE FOLLOWING INSTRUMENT:

1. SPECIAL WARRANTY DEED DATED AUGUST 1, 2003, IN DOCUMENT NUMBER 2003191719,

WHICH APPEARS IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0380 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found at the intersection of the south line of Ralph Ablanado Drive and the west line of Cullen Lane, said 3/4" iron pipe found being the northeast corner of Lot 1, T. H. Neal Addition, a subdivision of a portion of the Stephen F. Slaughter League Survey No. 1, Abstract No. 20, in the City of Austin, Travis County, Texas, of record in Plat Book 27, Page 6, Plat Records of Travis County, Texas, for the Point of Beginning and northeast corner of the herein described tract;

(1) THENCE with the west line of Cullen Lane and the east line of said Lot 1, T. H. Neal Addition, S 9°58'20" W 331.48 feet to a 3/4" iron pipe found at the southeast corner of said Lot 1 and the northeast corner of Lot 2 of said T. H. Neal Addition, for the southeast corner of the herein described tract;

(2) THENCE with the south line of said Lot 1 and the north line of said Lot 2, T. H. Neal Addition, N 80°14'10" W 5.00 feet to a 1/2" steel pin with plastic cap set for southwest corner of the herein described tract;

(3) THENCE with a line five (5) feet west of and parallel with the west line of Cullen Lane and the east line of said Lot 1, N 9°58'20" E 330.59 feet to a 1/2" steel pin with plastic cap set in the north line of said Lot 1, T. H. Neal Addition and the south line of Ralph Ablanado Drive, for the northwest corner of the herein described tract;

(4) THENCE with the south line of Ralph Ablanado Drive and the north line of said Lot 1, T. H. Neal Addition, N 89°41'45" E 5.08 feet to the Point of Beginning of the herein described tract, containing 1655 square feet or 0.0380 of one acre of land.

Note: The plastic caps on the 1/2" steel pins set are inscribed with "M & S 1838".

Metes and Bounds Description Prepared January 25, 2005  
From A Survey Completed January 25, 2005

METCALFE & SANDERS, INC.  
Land Surveyors



By:

A handwritten signature in black ink, appearing to read "George L. Sanders".

George L. Sanders  
Texas Registered Professional  
Land Surveyor No. 1838

City Grid No. G-14  
Tax Parcel Number 04300902010000

Plan 2432  
Ref. Plan 8739A  
FB 884, P 50 DC  
FB 827, P 53-57 & DC

Job No. 05017.01

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SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION  
OF 0.0380 OF ONE ACRE OF LAND FOR ADDITIONAL RIGHT-OF-WAY  
A PORTION OF LOT 1, T. H. NEAL ADDITION, A PORTION OF THE  
STEPHEN F. SLAUGHTER LEAGUE SURVEY NO. 1, ABSTRACT NO. 20  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS  
MADE FOR  
JAMES M. PALLAS AND BARBARA PALLAS

NOTES:

1. A METES AND BOUNDS DESCRIPTION WAS PREPARED  
AS AN ATTACHMENT TO ACCOMPANY THE SURVEY OF THE  
0.0380 OF ONE ACRE TRACT SHOWN HEREON.
2. THE PLASTIC CAP ON THE STEEL PINS SET ARE  
INSCRIBED WITH "M & S 1838".

LEGEND

- 1/2" STEEL PIN WITH PLASTIC CAP SET  
PLASTIC CAP STAMPED "M & S 1838"
- ⊙ 1/2" STEEL PIN FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 3/4" IRON PIPE FOUND
- (0°00'00") DENOTES RECORD BEARING
- (0.00') DENOTES RECORD DISTANCE



DEED/REAL PROPERTY RECORDS  
OF TRAVIS COUNTY, TEXAS

DN

DOCUMENT NO. OFFICIAL PUBLIC  
RECORDS OF TRAVIS COUNTY, TEXAS

SCALE 1" = 50'



SURVEY COMPLETED JANUARY 25, 2005  
METCALFE & SANDERS, INC.  
LAND SURVEYORS

BY:

GEORGE L. SANDERS  
TEXAS REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1838  
4800 SOUTH CONGRESS AVENUE  
AUSTIN, TEXAS 78745-2350

JOB NO. 05017.01

F.B. 884 P. 50 & DC

F.B. 827 P. 53-57 & DC

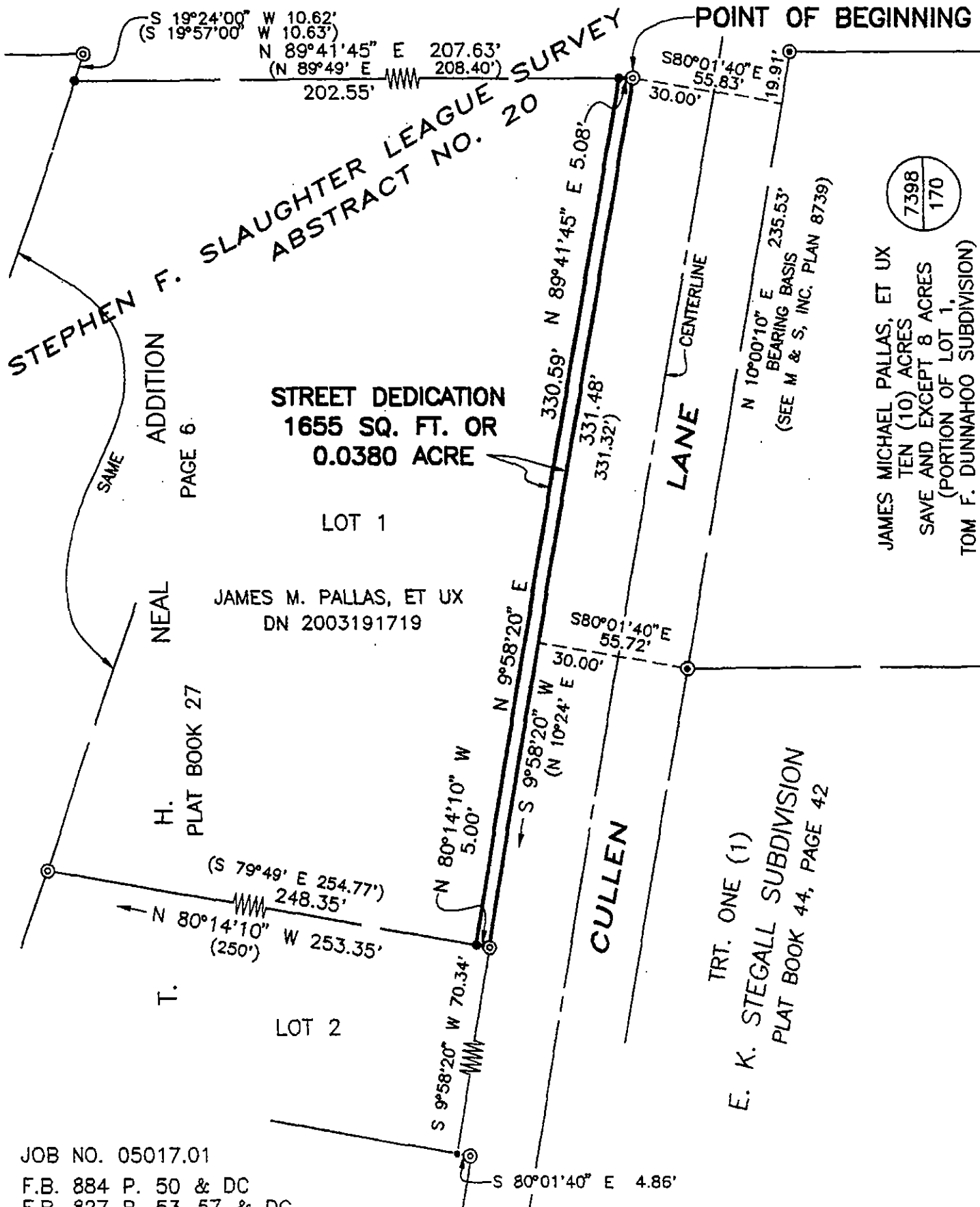
PLAN 2432

SHEET 1 OF 2

# RALPH ABLANEDO DRIVE

R.O.W. VARIES

NO. 1



JOB NO. 05017.01

F.B. 884 P. 50 & DC

F.B. 827 P. 53-57 & DC

PLAN 2432

SHEET 2 OF 2

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2005 Mar 11 02:27 PM 2005041889

FERGUSONL \$26.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS