

STREET DEED

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS	§	

That Sundberg Farm Limited Partnership, a Texas limited partnership, Bauman Grandchildren's Trust 2012, a Texas trust, Sundberg C&C Partners, Ltd., a Texas limited liability partnership, Joan Elain Frensley Smith, an individual, Robert Carl Wolter, an individual, La Familia Family Partnership, Ltd., a Texas limited partnership, 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 78767-1088, 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:

1.276 acres (approximately 55,599 sq. ft.), being a portion of Lot 1, Block A, Sundberg Estates, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200400334 of the Official Public Records of Travis County, Texas; said 1.276 acre tract 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 _____ day of _____, 2016.

GRANTORS:

Sundberg Farm Limited Partnership, a Texas limited partnership

By: _____
Jean Hancock Chernosky
General Partner

Bauman Grandchildren's Trust 2012, a Texas trust

By: _____
Edwin R. Bauman II
Trustee

Sundberg C&C Partners, Ltd., a Texas limited partnership

By: Travis CMK Corporation, a Texas corporation, its general partner

By: _____
George M. Mealy
Secretary

Joan Elaine Frensley Smith, an individual

By: _____
Joan Elaine Frensley Smith

Robert Carl Wolter, an individual

By: _____
Robert Carl Wolter

La Familia Family Partnership, Ltd., a Texas limited partnership

By: El Patron LLC, a limited liability company, its general partner

By: _____
John P. Schneider, M.D.
Manager

By: _____
Eleanor Schneider
Manager

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 _____, 2016 by Jean Hancock Chernosky, General Partner of Sundberg Farm Limited Partnership, a Texas limited partnership, on behalf of said partnership.

Notary Public, State of Texas

Address of Grantor:

101 Wescott, Suite 203

Houston, Texas 77007

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 _____, 2016 by Edwin R. Bauman II, Trustee of Bauman Grandchildren's Trust 2012, a Texas trust, on behalf of said trust.

Notary Public, State of Texas

Address of Grantor:

1513 Gaston Avenue

Austin, Texas 78703

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 _____, 2016 by George M. Mealy, Secretary of Travis CMK Corporation, a Texas corporation and general partner of Sundberg C&C Partners, Ltd., a Texas limited partnership, on behalf of said partnership.

Notary Public, State of Texas

Address of Grantor:

3373 Plumb
Houston, Texas 77005

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 _____, 2016 by Joan Elaine Frensley Smith.

Notary Public, State of Texas

Address of Grantor:

4033 Grassmere
Dallas, Texas 75205

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 _____, 2016
by Robert Carl Wolter.

Notary Public, State of Texas

Address of Grantor:

615 Upper North Broadway
Wells Fargo Tower, Suite 1100
Corpus Christi, Texas 78401

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 _____, 2016
by John P. Schneider, M.D., Manager of El Patron LLC, a limited liability corporation and
general partner of La Familia Family Partnership, Ltd., a Texas limited partnership, on behalf of
said partnership.

Notary Public, State of Texas

Address of Grantor:

2500 Barton Creek Boulevard, #2215
Austin, Texas 78735

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 _____, 2016 by Eleanor Schneider, Manager of El Patron LLC, a limited liability corporation and general partner of La Familia Family Partnership, Ltd., a Texas limited partnership, on behalf of said partnership.

Notary Public, State of Texas

Address of Grantor:
2500 Barton Creek Boulevard, #2215
Austin, Texas 78735

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

C14-2016-0015

**1.276 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 1.276 ACRES (APPROXIMATELY 55,599 SQ. FT.), BEING A PORTION OF LOT 1, BLOCK A, SUNDBERG ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 200400334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.276 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with aluminum cap found at the northwest corner of Lot 1, same being the northeast corner of a 75.81 acre tract described in a deed of record in Volume 11955, Page 696 of the Real Property Records of Travis County, Texas, also being in the south right-of-way line of Burleson Road (right-of-way width varies);

THENCE with the south right-of-way line of Burleson Road, same being the north line of Lot 1, the following four (4) courses and distances:

1. South 48°06'45" East, a distance of 998.24 feet to a found "X" scribed in concrete;
2. South 47°32'03" East, a distance of 1115.01 feet to a 1/2" rebar with aluminum cap found;
3. With a curve to the left, having a radius of 371.38 feet, a delta angle of 11°11'06", an arc length of 72.50 feet, and a chord which bears South 52°57'32" East, a distance of 72.38 feet to a 1/2" rebar with plastic "Bury & Partners" cap found;
4. South 17°43'29" East, a distance of 64.05 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar with plastic "Bury & Partners" cap found in the west right-of-way line of U.S. Highway 183 (right-of-way width varies), same being a corner of Lot 1, bears South 17°43'29" East, a distance of 64.31 feet;

THENCE crossing Lot 1 the following two (2) courses and distances:

1. North 47°32'03" West, a distance of 1242.53 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 48°06'45" West, a distance of 991.98 feet to a 1/2" rebar with "Chaparral" cap set in the west line of Lot 1, same being the east line of the 75.81 acre tract, from which a 1/2" rebar with plastic "Bury & Partners" cap found for an angle point in the common line of Lot 1 and the 75.81 acre tract bears South 28°06'09" West, a distance

of 893.71 feet;

THENCE North 28°06'09" East, with the common line of Lot 1 and the 75.81 acre tract, a distance of 25.74 feet to the **POINT OF BEGINNING**, containing 1.276 acres of land, more or less.

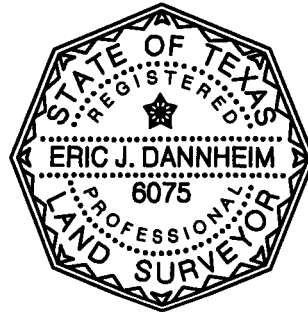
Surveyed on the ground April 19, 2016. Bearing Basis: Grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network.

Attachments: Drawing 229-014-ROW.

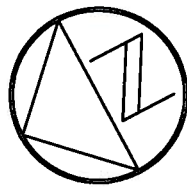


4/20/16

Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6075
TBPLS Firm No. 10124500



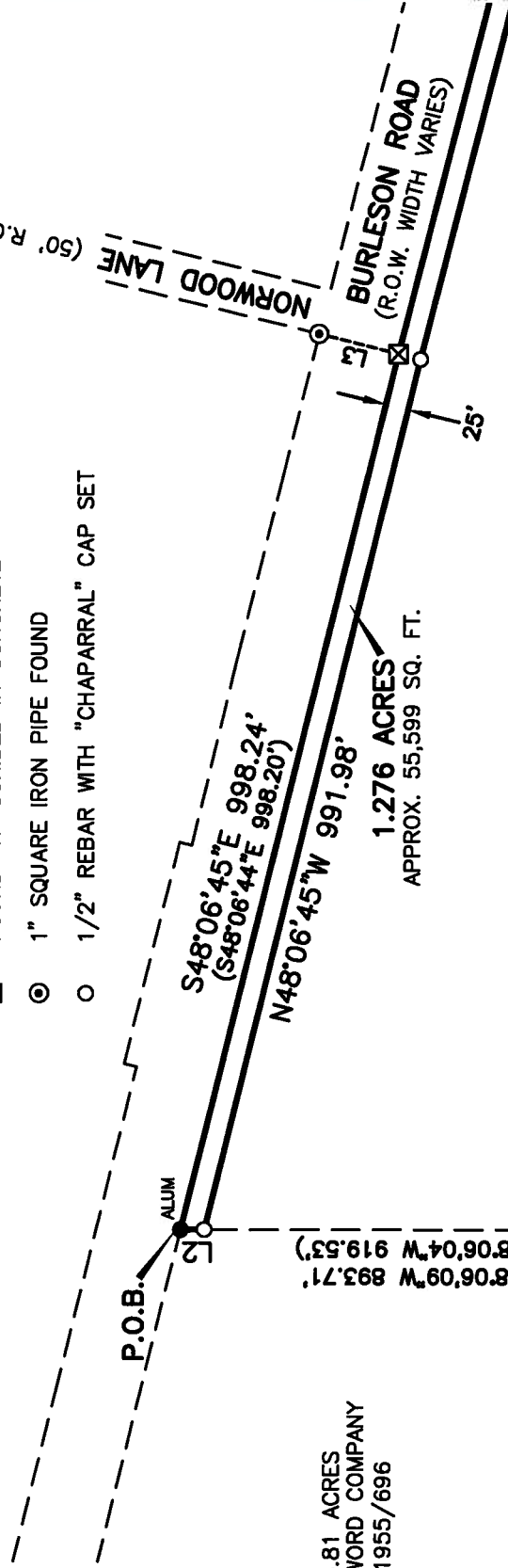
SKETCH TO ACCOMPANY A DESCRIPTION OF 1.276 ACRES (APPROXIMATELY 55,599 SQ. FT.), BEING A PORTION OF LOT 1, BLOCK A, SUNDBERG ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 200400334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



1" = 200'

LEGEND

- 1/2" REBAR FOUND
- BURY ● 1/2" REBAR WITH PLASTIC "BURY & PARTNERS" CAP FOUND
- ALUM ● 1/2" REBAR WITH ALUMINUM CAP FOUND
- ☒ FOUND "X" SCRIBED IN CONCRETE
- ⊙ 1" SQUARE IRON PIPE FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET



75.81 ACRES
DEAN WORD COMPANY
11955/696

BEARING BASIS: THE TEXAS
COORDINATE SYSTEM OF 1983
(NAD83), CENTRAL ZONE, BASED ON
1983/93 HARN VALUES FROM LCRA
CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 229-014-ROW

DATE OF SURVEY: 4/19/16
PLOT DATE: 4/20/16
DRAWING NO.: 229-014-ROW
PROJECT NO.: 229-014
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JPA
SHEET 1 OF 2

LOT 1
BLOCK A
SUNDBERG ESTATES
200400334



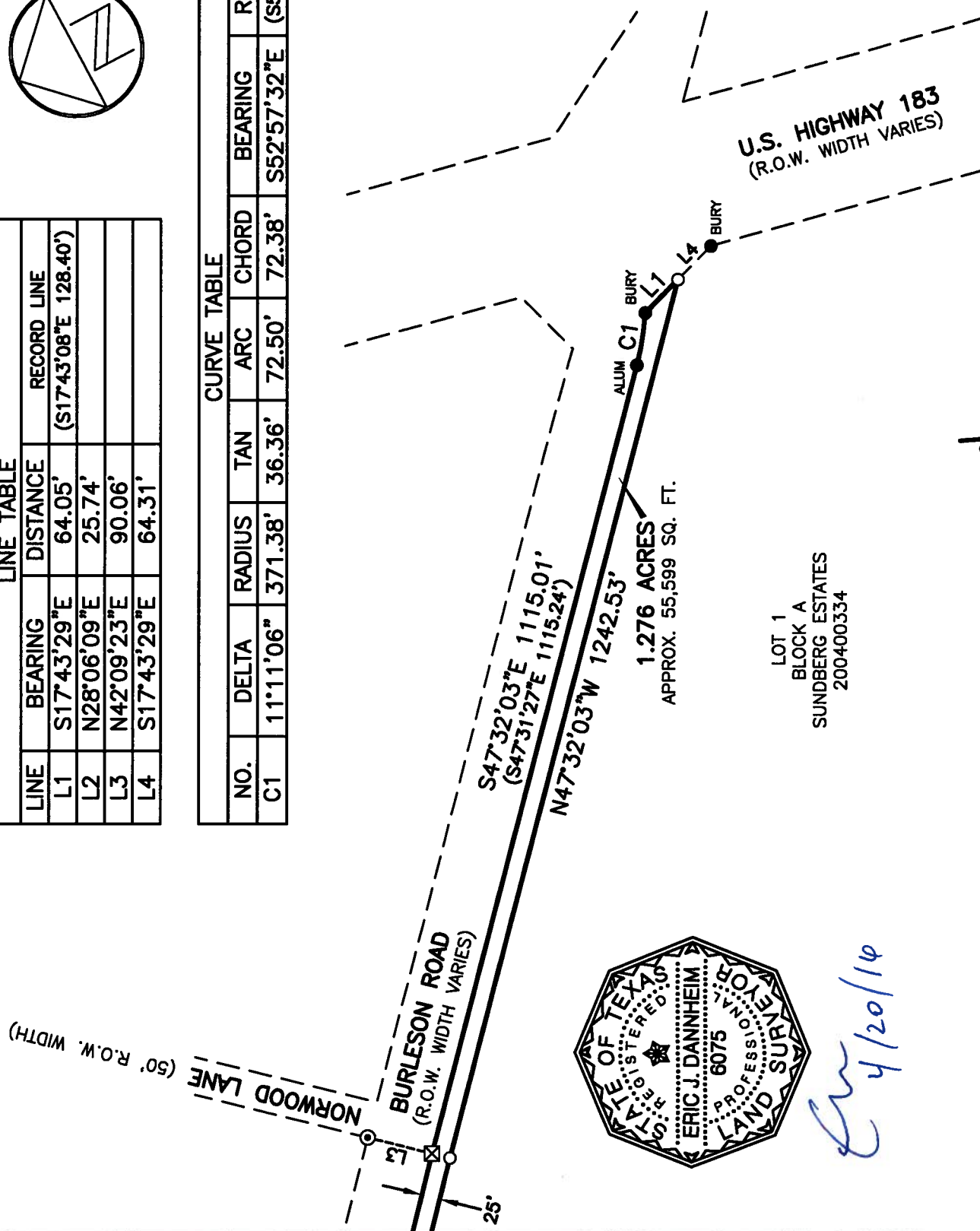
EW
4/20/16

Chaparral



LINE TABLE			
LINE	BEARING	DISTANCE	RECORD LINE
L1	S17°43'29"E	64.05'	(S17°43'08"E 128.40')
L2	N28°06'09"E	25.74'	
L3	N42°09'23"E	90.06'	
L4	S17°43'29"E	64.31'	

CURVE TABLE						
NO.	DELTA	RADIUS	TAN	ARC	CHORD	RECORD CHORD
C1	11°11'06"	371.38'	36.36'	72.50'	72.38'	S52°57'32"E (S53°07'37"E 72.12')



LOT 1
BLOCK A
SUNDBERG ESTATES
200400334

STATE OF TEXAS
REGISTERED
ER. J. DANNHEIM
6075
PROFESSIONAL LAND SURVEYOR

4/20/14

Chaparral

AFTER RECORDING RETURN TO:

City of Austin

Law Department

P.O. Box 1088

Austin, Texas 78767-1088

Attn: Michele Thompson, Paralegal