

**Zoning Case No. C14-2018-0024**

**STREET DEED**

**Date:** 9/14/18, 2018

**Grantor:** Bhezad Bahrami  
and  
HDF Investments, Ltd., a Texas limited partnership

**Grantor's Address:** P.O. Box 8263  
Austin, Texas 78708-2653  
and  
6600 Lost Horizon Drive  
Austin, Texas 78759-6175

**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:** 0.0678 acres of land, more or less, situated in Travis County, Texas, being more particularly described in the attached **Exhibits A, B and C.**

**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:

Behzad Bahrami

By:

  
Behzad Bahrami

HDF Investments, Ltd., a Texas limited partnership

By: H.D. Foster Management, LLC, a Texas limited liability company, its general partner

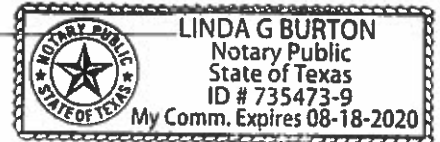
By:

  
Helen Doris Clark Foster, Manager

THE STATE OF TEXAS       §  
   §  
COUNTY OF TRAVIS       §

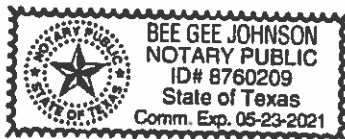
This instrument was acknowledged before me on this the 14<sup>th</sup> day of September 2018, by Behzad Bahrami.

Linda G. Burton  
Notary Public, State of Texas



THE STATE OF TEXAS       §  
   §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on this the 18<sup>th</sup> day of September 2018, by Helen Doris Clark Foster, as manager of H.D. Foster Management, LLC, a Texas limited liability company, as general partner of HDF Investments, Ltd., a Texas limited partnership on behalf of said partnership.



B. G. Johnson  
Notary Public, State of Texas

APPROVED AS TO FORM:  
CITY OF AUSTIN, TEXAS  
LAW DEPARTMENT

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Assistant City Attorney

**EAGLE EYE**  
CONSTRUCTION LAYOUT



Eagle Eye Construction Layout  
1807 S. US Highway 183  
Leander, Texas 78641  
(512) 464-4468  
TBPLS FIRM # 10194139

**0.0301 ACRES, (APPROX. 1,313 Sq. Ft.)  
METES AND BOUNDS DESCRIPTION  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

**A DESCRIPTION TO ACCOMPANY A SKETCH OF A 0.0301 ACRE (APPROX. 1,313 Sq. Ft.) TRACT OF LAND, SITUATED IN THE J.P. WALLACE SURVEY No. 57, ABSTRACT No. 789, LOCATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THOSE CERTAIN THREE (3) SEPARATE TRACTS OF LAND BEING DESCRIBED AS A CALLED 0.625 ACRE TRACT OF LAND IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO HDF INVESTMENTS, LTD., DATED DECEMBER 21, 1998 AND APPEARING OF RECORD IN VOLUME 13335, PAGE 1735 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THOSE TWO (2) CERTAIN TRACT(S) OF LAND BEING DESCRIBED AS PROPERTY #63 AND TRACT 2, IN A SPECIAL WARRANTY DEED, CONVEYED TO HDF INVESTMENTS, LTD., DATED DECEMBER 21, 1998 AND APPEARING OF RECORD IN VOLUME 13335, PAGE 1470 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND CORRECTED IN A CORRECTION SPECIAL WARRANTY DEED, CONVEYED TO HDF INVESTMENTS, LTD., DATED APRIL 13, 1999 AND APPEARING OF RECORD UNDER DOCUMENT No. 1999008229 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0301 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a found ½-inch iron rod along the current northeasterly right-of-way line of Wonsley Drive, having a variable right-of-way width, same being the current southeasterly corner of the aforesaid 0.625 Acre tract of land, same being the southwesterly corner of a called 0.62 (Found 0.626) Acre tract of land being more particularly described as Tract 2 in that certain Warranty Deed, conveyed to Behzad Bahrami, dated August 31, 2016 and appearing of record under Document No. 2016145600 of the Official Public Records of Travis County, Texas, same being the southeasterly corner of the hereon, described 0.0301 Acre tract of land and from which a found ½-inch iron rod, bears South 61° 55' 18" East, along the northeasterly right-of-way line of the said Wonsley Drive, a distance of 99.86 feet for the southeasterly corner of said Tract 2, same being the southwesterly corner of that certain property being described as Tract 1, in the said Warranty Deed, appearing of record under Document No. 2016145600;

**THENCE** North 61° 52' 59" West, along the current northwesterly right-of-way line of the aforesaid Wonsley Drive, same being the southwesterly property line of the aforementioned 0.625 Acre tract of land, a distance of 99.81 feet to a found ½-inch iron rod for the northwesterly corner of said 0.625 Acre tract of land, same being the southeasterly property corner of the aforementioned Tract 2;

**Exhibit A**

**THENCE** continuing along the current northeasterly right-of-way line of the aforesaid Wonsley Drive, same being the southwesterly property line of the aforementioned Tract 2, the following Two (2) courses and distances:

1). North 60° 35' 34" West, a distance of 83.48 feet to a previously set ½-inch iron rod with plastic cap, stamped "4863" for a point of angle;

2). North 60° 47' 30" West, a distance of 16.11 feet to a found nail for the southwesterly property corner of said Tract 2, same being the southeasterly property corner of the aforementioned Property #63;

**THENCE** North 60° 43' 00" West, continuing along the current northeasterly right-of-way line of the aforesaid Wonsley Drive, same being the southwesterly property line of the aforementioned Property #63, a distance of 100.06 feet to a found ½-inch iron rod for the southwesterly property corner of said Property #63, same being the southeasterly lot corner of Lot A, Morris Addition, a subdivision appearing of record in Volume 57, Page 100 of the Plat Records of Travis County, Texas, same being the southwesterly corner of the hereon, described 0.0301 Acre tract of land;

**THENCE** North 27° 34' 18" East, along the northwesterly property line of the aforementioned Property #63, same being the southeasterly property line the aforesaid Lot A, a distance of 2.98 feet to a set ½-inch iron rod with plastic cap, stamped "4863" for the northwesterly corner of the hereon, described 0.0301 Acre tract of land, same being the proposed southwesterly property corner of said Property #63, same being the proposed northeasterly right-of-way line the aforesaid Wonsley Drive;

**THENCE** South 61° 21' 35" East, over and across the aforementioned Property #63, with the proposed northeasterly right-of-way line of the aforesaid Wonsley Drive, same being the proposed southwesterly property line of said Property #63, a distance of 100.02 feet to a set ½-inch iron rod with plastic cap, stamped "4863" for an angle point along the northeasterly property line of the hereon, described 0.0301 Acre tract of land, same being the proposed southeasterly property corner of said Property #63, same being the proposed southwesterly property corner of the aforementioned Tract 2;

**THENCE** over and across the aforementioned Tract 2, with the proposed northeasterly right-of-way line of the aforesaid Wonsley Drive, same being the proposed southwesterly property line of said Tract 2, the following Two (2) courses and distances:

1). South 61° 16' 30" East, a distance of 16.46 feet to a set ½-inch iron rod with plastic cap, stamped "4863" for an angle point along said;

2). South 61° 10' 27" East, a distance of 83.10 feet to a set ½-inch iron rod with plastic cap, stamped "4863" for an angle point along the proposed northeasterly right-of-way line of said Wonsley Drive, same being the proposed southeasterly property corner of said Tract 2, same being the proposed southwesterly property corner of the aforementioned 0.625 Acre tract of land;

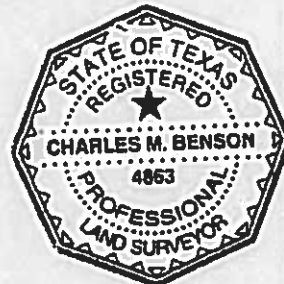
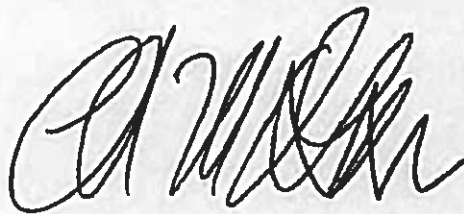
**THENCE South 61° 49' 04" East, traveling over and across the aforementioned 0.625 Acre tract of land, same being the proposed northeasterly right-of-way line of the aforesaid Wonsley Drive, same being the proposed southwesterly property line of said 0.625 Acre tract of land, a distance of 99.82 feet to a set ½-inch iron rod with plastic cap, stamped "4863" for the northeasterly corner of the hereon, described 0.0301 Acre tract of land, same being the proposed southeasterly property corner of said 0.625 Acre tract of land, same being a point along the westerly property line of the aforesaid called 0.62 Acre tract of land;**

**THENCE South 27° 30' 53" West, along the current southeasterly property line of the aforementioned 0.625 Acre tract of land, same being the northwesterly property line of the aforesaid called 0.62 Acre tract of land, a distance of 4.98 feet to the POINT OF BEGINNING, containing the hereon, described 0.0301 Acre (Approx. 1,313 Sq. Ft.) tract of land, more or less.**

**Survey on the ground February 24, 2018.**

**Attachment: A separate sketch accompanies this metes and bounds description.**

**Bearings are based on the Texas Coordinate System, North American Datum of 1983, Central Zone (FIPS 4203), utilizing the local VRS Network Base No. PRS370780058369.**



**Charles M. Benson  
Registered Professional Land Surveyor  
State of Texas No. 4863**

**July 18, 2018**



A SKETCH TO ACCOMPANY A DESCRIPTION OF A 0.0301 ACRE (APPROX. 1,313 Sq. Ft.) TRACT OF LAND, SITUATED IN THE J. P. WALLACE SURVEY No. 57, ABSTRACT No. 789, LOCATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THOSE CERTAIN THREE (3) SEPARATE TRACTS OF LAND BEING DESCRIBED AS A CALLED 0.825 ACRE TRACT OF LAND, CONVEYED TO HDF INVESTMENTS, LTD., DATED DECEMBER 21, 1998 AND APPEARING OF RECORD IN VOLUME 13335, PAGE 1735 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THOSE TWO (2) CERTAIN TRACT(S) OF LAND BEING DESCRIBED AS PROPERTY #63 AND TRACT 2, IN A SPECIAL WARRANTY DEED, CONVEYED TO HDF INVESTMENTS, LTD., DATED DECEMBER 21, 1998 AND APPEARING OF RECORD IN VOLUME 13335, PAGE 1470 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND CORRECTED IN A CORRECTION SPECIAL WARRANTY DEED, CONVEYED TO HDF INVESTMENTS, LTD., DATED APRIL 13, 1999 AND APPEARING OF RECORD UNDER DOCUMENT No. 1999008229 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

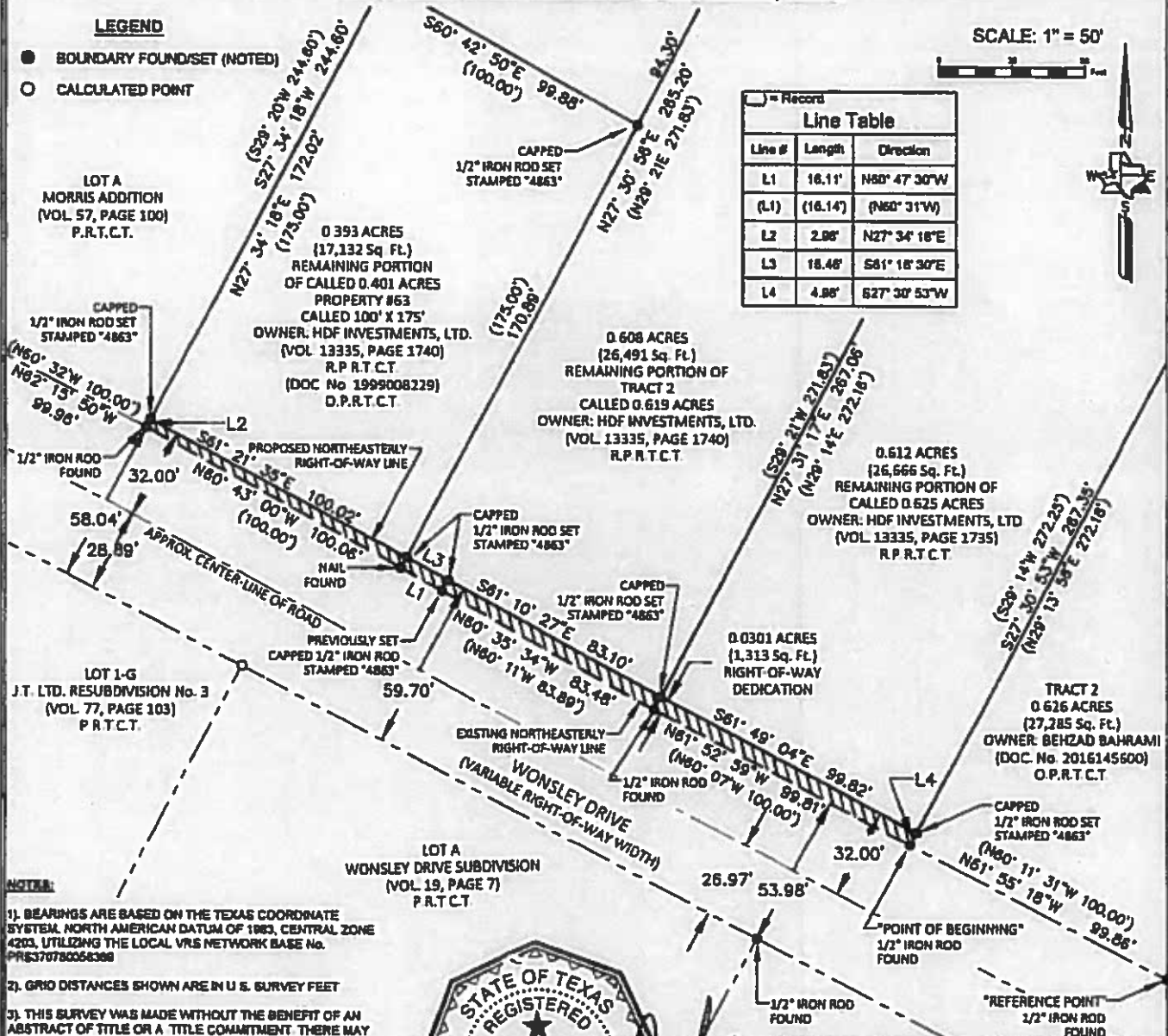
# **LEGEND**

- BOUNDARY FOUND/SET (NOTED)
- CALCULATED POINT

SCALE: 1" = 50'

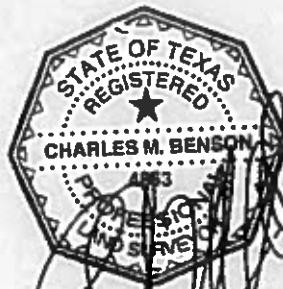


Line Table		
Line #	Length	Direction
L1	16.11'	N80° 47' 30"W
(L1)	(16.14')	(N80° 31"W)
L2	2.98'	N27° 34' 18"E
L3	18.48'	S81° 18' 30"E
L4	4.88'	S27° 30' 53"W



## **NOTES:**

1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE 4203, UTILIZING THE LOCAL VRS NETWORK BASE No. PRS370780056308
2. GRID DISTANCES SHOWN ARE IN U.S. SURVEY FEET
3. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS OR OTHER MATTERS THAT ARE NOT LISTED OR SHOWN HEREON THAT AFFECT THE PROPERTY. THE SURVEYOR HAS MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY.
4. THIS SKETCH IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
5. THE APPROXIMATE CENTER-LINE OF WONSLEY DRIVE, HAVING A VARIABLE RIGHT-OF-WAY WIDTH WAS DEVELOPED UTILIZING AN ON THE GROUND BOUNDARY SURVEY OF THE SUBJECT AND ADJOINING TRACTS OF LAND.



1807 S. HIGHWAY 163  
LEANDER, TEXAS 78641  
(512) 484-4468

WEB: [eey.com](http://eey.com)  
EMAIL: [eey@eey.com](mailto:eey@eey.com)

TBPLS FIRM  
(714) 412

PROJECT: POWELL TRACTS  
CLIENT: JOURNEYMAN  
DATE: 07/18/2018  
SCALE: 1" = 50'  
DRAWN BY: *rschub*  
SHEET 01 OF 01



**EAGLE EYE**  
CONSTRUCTION LAYOUT



Eagle Eye Construction Layout  
1807 S. US Highway 183  
Leander, Texas 78641  
(512) 464-4468  
TBPLS FIRM # 10194139

**0.0223 ACRES, (APPROX. 971 Sq. Ft.)  
METES AND BOUNDS DESCRIPTION  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

**A DESCRIPTION TO ACCOMPANY A SKETCH OF A 0.0223 ACRE (APPROX. 971 Sq. Ft.) TRACT OF LAND, SITUATED IN THE J.P. WALLACE SURVEY No. 57, ABSTRACT No. 789, LOCATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THOSE TWO (2) SEPARATE TRACT(S) OF LAND BEING DESCRIBED AS TRACT(S) 1 AND 2, IN THAT CERTAIN WARRANTY DEED, CONVEYED TO BEHZAD BAHRAMI, DATED AUGUST 31, 2016 AND APPEARING OF RECORD UNDER DOCUMENT No. 2016145600 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0223 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a found ½-inch iron rod along the current northeasterly right-of-way line of Wonsley Drive, having a variable right-of-way width, same being the southwesterly corner of the hereon, described 0.0223 Acre tract of land, same being the current southwesterly property corner of the aforementioned Tract 2, same being the southeasterly property corner of a called 0.625 (Found 0.624) Acre tract of land being described that certain Special Warranty Deed, conveyed to HDF Investments, LTD., dated December 21, 1998 and appearing of record in Volume 13335, Page 1735 of the Real Property Records of Travis County, Texas, and from which a found ½-inch iron rod, bears North 61° 52' 59" West, a distance of 99.81 feet for the northwesterly property corner the said called 0.625 Acre tract of land, same being the southeasterly property corner of that certain property being described as Tract 2, in a Special Warranty Deed, conveyed to HDF Investments, LTD., dated December 21, 1998 and appearing of record in Volume 13335, Page 1470 of the Real Property Records of Travis County, Texas and corrected under that certain Correction Special Warranty Deed, conveyed to HDF Investments, LTD., dated April 13, 1999 and appearing of record under Document No. 1999008229 of the Official Public Records of Travis County, Texas;

**THENCE** North 27° 30' 53" East, along the current northwesterly property line of the aforementioned Tract 2, same being the southeasterly property line of the called 0.625 Acre tract of land, a distance of 4.98 feet to a set ½-inch iron rod with plastic cap, stamped "4863" for the northwesterly corner of the hereon, described 0.0223 Acre tract of land, same being the proposed southwesterly property corner of said Tract 2, same being the proposed northeasterly right-of-way line of the aforesaid Wonsley Drive;

**THENCE** South 61° 50' 19" East, over and across the aforementioned Tract 2, with the proposed southwesterly property line of said Tract 2, same being the proposed northeasterly right-of-way line of the aforesaid Wonsley Drive, a distance of 99.87 feet to a set ½-inch iron rod with plastic cap, stamped "4863" for an angle point along the northeasterly property line of the hereon, described 0.0223 Acre tract of land, same

**Exhibit B**

being the proposed southeasterly property corner of said Tract 2, same being the proposed southwesterly property corner of the aforementioned Tract 1;

**THENCE South 61° 47' 12" East**, over and across the aforementioned Tract 1, with the proposed southwesterly property line of said Tract 1, same being the proposed northeasterly right-of-way line of the aforesaid Wonsley Drive, a distance of **100.14 feet** to a set ½-inch iron rod with plastic cap, stamped "4863" for the northeasterly corner of the hereon, described 0.0223 Acre tract of land, same being the proposed southeasterly property corner of said Tract 1, same being a point along the northwesterly property line of a called 2.46 (Found 2.496) Acre tract of land, according to that certain Special Warranty Deed, conveyed to HDF Investments, LTD., dated December 21, 1998 and appearing of record in Volume 13335, Page 1732 of the Real Property Records of Travis County, Texas;

**THENCE South 27° 38' 21" West**, along the current southeasterly property line of the aforementioned Tract 1, same being the northwesterly property line of the aforesaid called 2.46 Acre tract of land, a distance of **4.78 feet** to a found ½-inch iron rod for the southeasterly corner of the hereon, described 0.0223 Acre tract of land, same being a point along the current northeasterly right-of-way line of the aforesaid Wonsley Drive, same being the current southeasterly property corner of said Tract 1, same being the southwesterly property corner of said called 2.46 Acre tract of land;

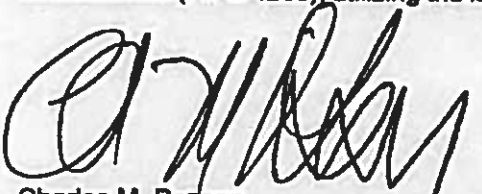
**THENCE North 61° 48' 52" West**, along the current northeasterly right-of-way line of the aforesaid Wonsley Drive, same being the current southwesterly property line of the aforementioned Tract 1, a distance of **100.14 feet** to a found ½-inch iron rod for the current southwesterly property corner of said Tract 1, same being the current southeasterly property corner of the aforementioned Tract 2;

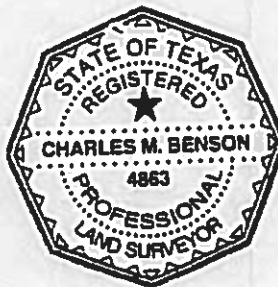
**THENCE North 61° 55' 18" West**, continuing along the current northeasterly right-of-way line of the aforesaid Wonsley Drive, same being the current southwesterly property line of the aforementioned Tract 2, a distance of **99.86 feet** to the **POINT OF BEGINNING**, containing the hereon, described 0.0223 Acre (Approx. 971 Sq. Ft.) tract of land, more or less.

Survey on the ground February 24, 2018.

Attachment: A separate sketch accompanies this metes and bounds description.

Bearings are based on the Texas Coordinate System, North American Datum of 1983, Central Zone (FIPS 4203), utilizing the local VRS Network Base No. PRS370780058369.

  
Charles M. Benson  
Registered Professional Land Surveyor  
State of Texas No. 4863



July 18, 2018

A SKETCH TO ACCOMPANY A DESCRIPTION OF A 0.0223 ACRE (APPROX. 971 Sq. Ft.) TRACT OF LAND, SITUATED IN THE J. P. WALLACE SURVEY No. 57, ABSTRACT No. 789, LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THOSE TWO (2) SEPARATE TRACTS OF LAND BEING DESCRIBED AS TRACT(s) 1 AND 2, IN THAT CERTAIN WARRANTY DEED, CONVEYED TO BEHZAD BAHRAMI, DATED AUGUST 31, 2016 AND APPEARING OF RECORD UNDER DOCUMENT No. 2016145600 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

# **LEGEND**

- BOUNDARY FOUND/SET (NOTED)
- CALCULATED POINT

Line Table		
Line #	Length	Direction
L1	4.98'	N27° 30' 53"E
L2	4.78'	S27° 38' 21"W

SCALE: 1" = 50'

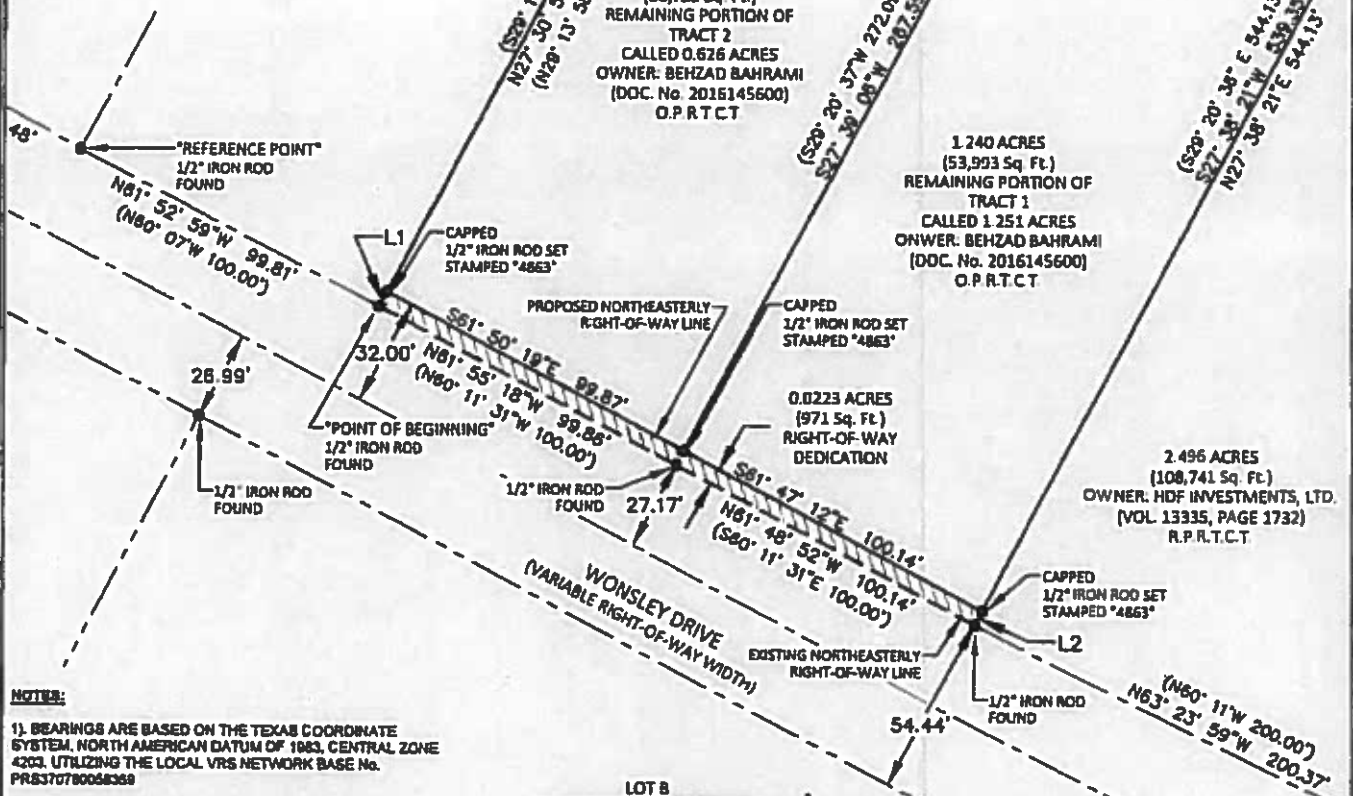


0.624 ACRES  
(27,189 Sq. Ft.)  
OWNER: HDF INVESTMENTS, LTD.  
(VOL. 13335, PAGE 1735)  
O.P.R.T.C.T.

0.615 ACRES  
(26,795 Sq. Ft.)  
REMAINING PORTION OF  
TRACT 2  
CALLED 0.626 ACRES  
OWNER: BEHZAD BAHRAMI  
(DOC. No. 2016145600)  
O.P.R.T.C.T.

1.240 ACRES  
(53,993 Sq. Ft.)  
REMAINING PORTION OF  
TRACT 1  
CALLED 1.251 ACRES  
OWNER: BEHZAD BAHRAMI  
(DOC. No. 2016145600)  
O.P.R.T.C.T.

2.496 ACRES  
(108,741 Sq. Ft.)  
OWNER: HDF INVESTMENTS, LTD.  
(VOL. 13335, PAGE 1732)  
R.P.R.T.C.T.



## **NOTES:**

- 1). BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE 4203, UTILIZING THE LOCAL VRS NETWORK BASE No. PR8370780060369
- 2). GRID DISTANCES SHOWN ARE IN U.S. SURVEY FEET
- 3). THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS OR OTHER MATTERS THAT ARE NOT LISTED OR SHOWN HEREON THAT AFFECT THE PROPERTY. THE SURVEYOR HAS MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY.
- 4). THIS SKETCH IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
- 5). THE APPROXIMATE CENTER-LINE OF WONSLEY DRIVE, HAVING A VARIABLE RIGHT-OF-WAY WIDTH WAS DEVELOPED UTILIZING AN ON THE GROUND BOUNDARY SURVEY OF THE SUBJECT AND ADJOINING TRACTS OF LAND.

LOT B  
WONSLEY DRIVE SUBDIVISION  
(VOL. 19, PAGE 7)  
P.R.T.C.T.



07/18/18



1807 S. HIGHWAY 183  
LEANDER, TEXAS 78641  
(512) 494-4458

WEB: eed.us  
EMAIL: eagle@eed.us

TOPLS FIRM  
#1034130

PROJECT:  
POWELL TRACTS

CLIENT:  
JOURNEYMAN

DATE: 07/18/2018

SCALE: 1" = 50'

DRAWN BY: rctomb

SHEET  
01 OF 01

**EAGLE EYE**  
CONSTRUCTION LAYOUT



Eagle Eye Construction Layout  
1807 S. US Highway 183  
Leander, Texas 78641  
(512) 464-4468  
TBPLS FIRM # 10194139

**0.0154 ACRES, (APPROX. 670 Sq. Ft.)  
METES AND BOUNDS DESCRIPTION  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**

**A DESCRIPTION TO ACCOMPANY A SKETCH OF A 0.0154 ACRE (APPROX. 670 Sq. Ft.) TRACT OF LAND, SITUATED IN THE J.P. WALLACE SURVEY No. 57, ABSTRACT No. 789, LOCATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 2.46 (FOUND 2.496) ACRE TRACT OF LAND BEING DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO HDF INVESTMENTS, LTD., DATED DECEMBER 21, 1998 AND APPEARING OF RECORD IN VOLUME 13335, PAGE 1732 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.0154 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a found ½-inch iron rod along the current northeasterly right-of-way line of Wonsley Drive, having a variable right-of-way width, same being the current southwesterly property corner of the aforementioned called 2.46 Acre tract of land, same being the southwesterly corner of the hereon, described 0.0154 Acre tract of land, same being the southeasterly property corner of that certain property being described as Tract 2 in a Warranty Deed, conveyed to Behzad Bahrami, dated August 31, 2016 and appearing of record under Document No. 2016145600 of the Official Public Records of Travis County, Texas and from which a found ½-inch iron rod bears North 61° 48' 52" West, along the current northeasterly right-of-way line of said Wonsley Drive, a distance of 100.14 feet to the to the southwesterly corner of said Tract 1, same being the southeasterly property corner of that certain property being described as Tract 2, according to the said Warranty Deed appearing of record under Document No. 2016145600;

**THENCE** North 27° 38' 21" East, along the current northwesterly property line of the aforementioned called 2.46 Acre tract of land, same being the southeasterly property line of the aforesaid Tract 1, a distance of 4.78 feet to a set ½-inch iron rod with plastic cap, stamped "4863" for the northwesterly corner of the hereon, described 0.0154 Acre tract of land, same being the proposed southwesterly property corner of the said called 2.46 Acre tract of land, same being a point along the proposed northeasterly right-of-way line of the aforesaid Wonsley Drive;

**THENCE** South 62° 34' 42" East, over and across the aforementioned called 2.46 Acre tract of land, with the proposed southerly property line of said called 2.46 Acre tract of land, same being the proposed northeasterly right-of-way line of the aforesaid Wonsley Drive, a distance of 200.35 feet to a set ½-inch iron rod with plastic cap, stamped "4863" for the northeasterly corner of the hereon, described 0.0154 Acre tract of land, same being the proposed southeasterly property corner of said called 2.46 Acre tract of land, same being a point along the northwesterly property line of Lot 1, of the L and H Addition,

**Exhibit C**

a subdivision appearing of record in Volume 71, Page 77 of the Plat Records of Travis County, Texas and being that same tract of land being described in that certain Special Warranty Deed, conveyed to Wonsley Plaza, LLC., dated October 11, 2017 and appearing of record under Document No. 201784239 of the Official Public Records of Travis County, Texas;

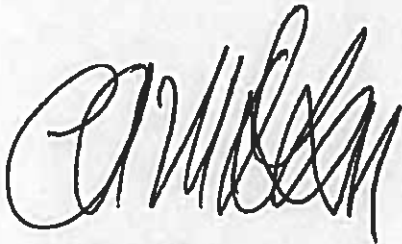
**THENCE South 27° 42' 43" West**, along the current southeasterly property line of the aforementioned called 2.46 Acre tract of land, same being the northwesterly property line of the aforesaid Lot 1, a distance of 1.91 feet to a found 1/4-inch iron rod for the point along the current northeasterly right-of-way line of the aforesaid Wonsley Drive, same being the current southeasterly property corner of said called 2.46 Acre tract of land, same being the southwesterly lot corner of said Lot 1 and the southeasterly corner of the hereon, described 0.0154 Acre tract of land;

**THENCE North 63° 23' 59" West**, along the current northeasterly right-of-way line of the aforesaid Wonsley Drive, same being the current southwesterly property line of the aforementioned called 2.46 Acre tract of land, a distance of 200.37 feet to the **POINT OF BEGINNING**, containing the hereon, described 0.0154 Acre tract of land, more or less.

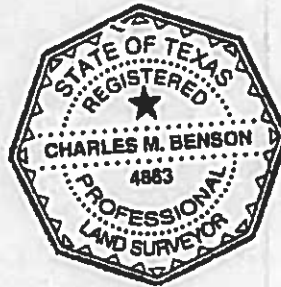
Survey on the ground February 24, 2018.

Attachment: A separate sketch accompanies this metes and bounds description.

Bearings are based on the Texas Coordinate System, North American Datum of 1983, Central Zone (FIPS 4203), utilizing the local VRS Network Base No. PRS370780058369.



Charles M. Benson  
Registered Professional Land Surveyor  
State of Texas No. 4863



July 18, 2018



A SKETCH TO ACCOMPANY A DESCRIPTION OF A 0.0154 ACRE (APPROX. 670 Sq. Ft.) TRACT OF LAND, SITUATED IN THE J. P. WALLACE SURVEY No. 67, ABSTRACT No. 789, LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN CALLED 2.46 ACRE TRACT OF LAND BEING DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED, CONVEYED TO HDF INVESTMENTS, LTD., DATED DECEMBER 21, 1998, AND APPEARING OF RECORD IN VOLUME 13335, PAGE 1732 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

# LEGEND

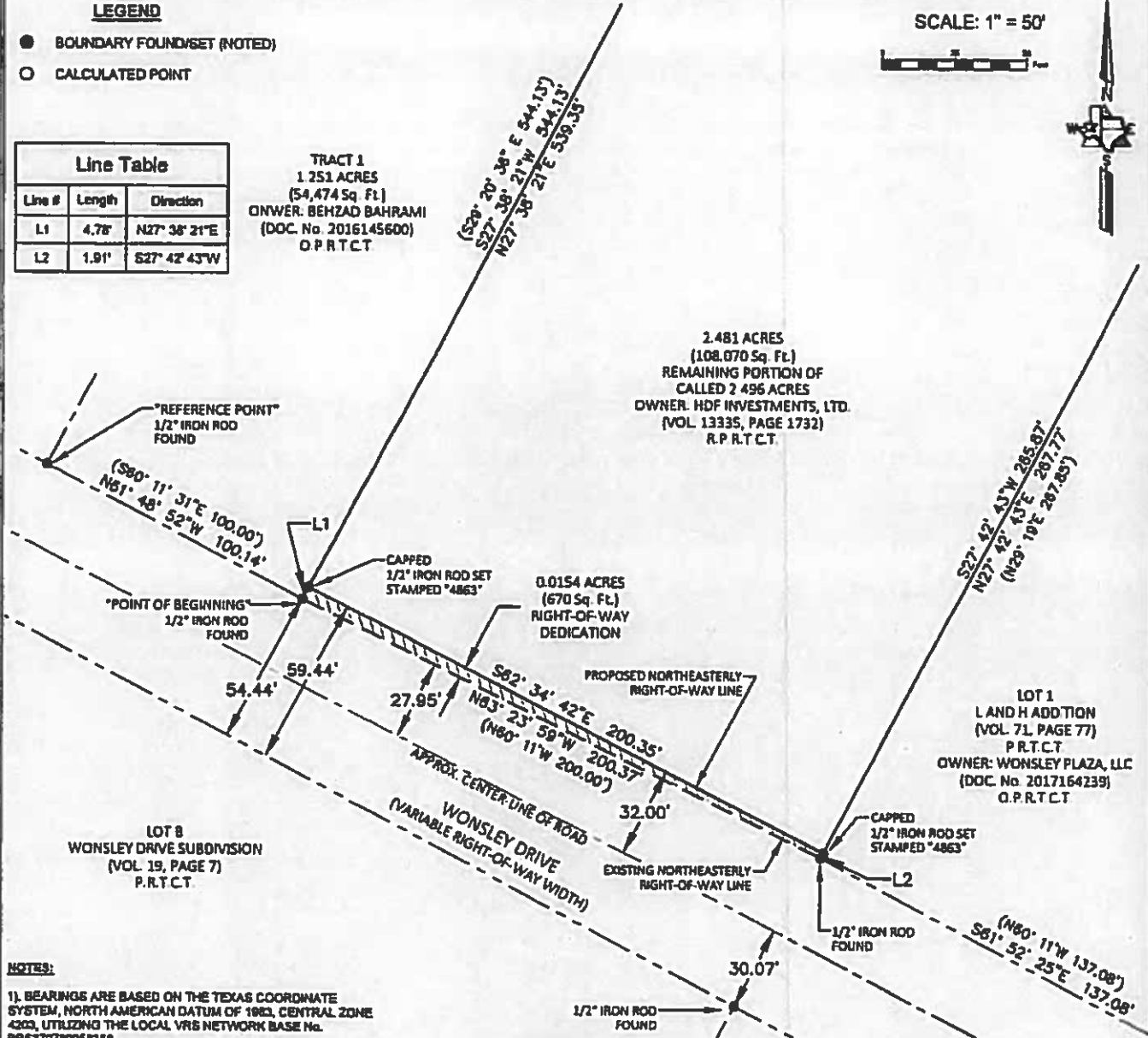
- BOUNDARY FOUND/SET (NOTED)
- CALCULATED POINT

Line Table		
Line #	Length	Direction
L1	4.78'	N27° 38' 21"E
L2	1.91'	S27° 42' 43"W

TRACT 1  
1.251 ACRES  
(54,474 Sq. Ft.)  
OWNER: BEHZAD BAHRAMI  
(DOC. No. 2016145600)  
O.P.R.T.C.T.

2.481 ACRES  
(108,070 Sq. Ft.)  
REMAINING PORTION OF  
CALLED 2.496 ACRES  
OWNER: HDF INVESTMENTS, LTD.  
(VOL. 13335, PAGE 1732)  
R.P.R.T.C.T.

SCALE: 1" = 50'



## NOTES:

- 1). BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE 4303, UTILIZING THE LOCAL VRS NETWORK BASE No. PRS370780058358
- 2). GRID DISTANCES SHOWN ARE IN U.S. SURVEY FEET
- 3). THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A TITLE COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS OR OTHER MATTERS THAT ARE NOT LISTED OR SHOWN HEREON THAT AFFECT THE PROPERTY. THE SURVEYOR HAS MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY.
- 4). THIS SKETCH IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
- 5). THE APPROXIMATE CENTER-LINE OF WONSLEY DRIVE, HAVING A VARIABLE RIGHT-OF-WAY WIDTH WAS DEVELOPED UTILIZING AN ON THE GROUND BOUNDARY SURVEY OF THE SUBJECT AND ADJOINING TRACTS OF LAND.



07/18/18



1507 S. HIGHWAY 183  
LEANDER, TEXAS 78641  
(512) 494-4468

WEB: eed.us  
EMAIL: eagle@eed.us

TBPLS FIRM  
#19184128

PROJECT:  
POWELL TRACTS  
CLIENT:  
JOURNEYMAN  
DATE: 07/18/2018  
SCALE: 1" = 50'  
DRAWN BY: rclamb  
SHEET  
01 OF 01

**AFFIDAVIT AS TO DEBTS, LIENS, AND OCCUPANCIES**  
[OWNERSHIP TYPE - ENTITY]

**Date:** September 6, 2018

**Affiant:** Helen Doris Clark Foster, in the capacity stated herein

**Affiant Title:** Manager of H.D. Foster Management, LLC, a Texas limited liability the general partner of HDF Investments, Ltd., a Texas limited partnership

**Owner:** HDF Investments, Ltd., a Texas limited partnership

**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, based on my actual knowledge without inquiry or investigation and except as disclosed on any current commitment issued in connection with Case C14-2018-0024 (Powell Lane Apartments), 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. Except for the existing lease on the Property, there is no other 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.

**HDF Investments, Ltd., a Texas limited partnership**

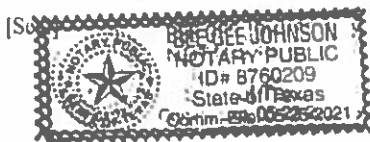
By: H.D. Foster Management, LLC , a Texas limited liability, its General Partner

By: Helen Doris Clark Foster  
Helen Doris Clark Foster, Manager

STATE OF TEXAS           §  
COUNTY OF TRAVIS   §

Before me, the undersigned notary, on this day personally appeared Helen Doris Clark Foster, as Manager of H.D. Foster Management, LLC, a Texas a Texas limited liability, 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 September 6, 2018.



Breckee Johnson  
Notary Public, State of Texas

## CONSENT BY TENANT

**Date:** Sept 9 2018  
**Tenant:** Rosa Dominguez  
**Tenant Notice Address:** 500 E. Wonsley Dr.  
Austin, TX 78753  
**Lease Agreement:** Termination dated Oct. 10 2018  
**Grant Document:** The document to which this Consent and Subordination by Tenant is attached, and consented and subordinated to.  
**Property:** The tract of land described in the Grant Document that is the subject of the grant to City under the Grant Document.

In consideration of \$10 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Tenant, as the holder of a leasehold interest in the Property or a portion of the Property, and its successors and assigns:

1. consent to the conveyance of the Property to the City under the Grant Document, its contents and recording;
2. agrees that any monetary rights of City for performance of any Grantor obligations under the Grant Document will remain in place and unaffected by the Lease Agreement regardless of the frequency or manner of renewal, extension, change, or alteration of the Lease Agreement and will remain the obligation of any subsequent owner of the Property so long as the City provides written notice of any claim or default to Tenant at least thirty calendar days prior to incurring any expense claimed as a monetary right of the City;
3. agree that foreclosure of any lien against the leasehold estate under the Lease Agreement, or other sale of the leasehold estate under judicial or non-judicial proceedings, will be sold subject to the Grant Document and will not extinguish the rights and interests of City in the Grant Document or the Property and that the Grant Document shall remain in effect and shall be fully enforceable; and
4. affirm that the undersigned has the authority to bind the Tenant, and that all acts necessary to bind Tenant have been taken.

As used in this consent the capitalized terms defined in the Grant Document have the same meanings assigned to each term.

Executed effective the Date first above stated.

Adt.

By: Tenant

Name: Rosa Diaz

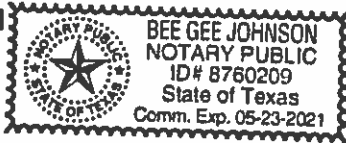
Title: \_\_\_\_\_

STATE OF Texas §  
COUNTY OF Travis §

Before me, the undersigned notary, on this day personally appeared Rosa  
Dominguez of 500 E. Wonsley, Austin, TX, 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 con-  
sideration expressed in the instrument.

Given under my hand and seal of office on Sept. 9 2018.

[Seal]



Bee G. Johnson  
Notary Public, State of Texas

## CONSENT BY TENANT

Date:

Sept 9 2018

Tenant:

Onofre Mondragon

Tenant Notice Address:

410 E. Wonsley  
Austin, TX 78753

Lease Agreement:

Termination dated Oct 10 2018

Grant Document:

The document to which this Consent and Subordination by Tenant is attached, and consented and subordinated to.

Property:

The tract of land described in the Grant Document that is the subject of the grant to City under the Grant Document.

In consideration of \$10 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Tenant, as the holder of a leasehold interest in the Property or a portion of the Property, and its successors and assigns:

1. consent to the conveyance of the Property to the City under the Grant Document, its contents and recording;
2. agrees that any monetary rights of City for performance of any Grantor obligations under the Grant Document will remain in place and unaffected by the Lease Agreement regardless of the frequency or manner of renewal, extension, change, or alteration of the Lease Agreement and will remain the obligation of any subsequent owner of the Property so long as the City provides written notice of any claim or default to Tenant at least thirty calendar days prior to incurring any expense claimed as a monetary right of the City;
3. agree that foreclosure of any lien against the leasehold estate under the Lease Agreement, or other sale of the leasehold estate under judicial or non-judicial proceedings, will be sold subject to the Grant Document and will not extinguish the rights and interests of City in the Grant Document or the Property and that the Grant Document shall remain in effect and shall be fully enforceable; and
4. affirm that the undersigned has the authority to bind the Tenant, and that all acts necessary to bind Tenant have been taken.

As used in this consent the capitalized terms defined in the Grant Document have the same meanings assigned to each term.

Executed effective the Date first above stated.

ONOFRE M

By: Tenant

Name: ONOFRE

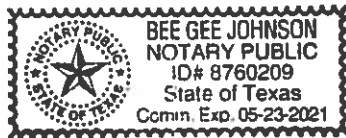
Title: \_\_\_\_\_

STATE OF Texas §  
COUNTY OF Travis §

Before me, the undersigned notary, on this day personally appeared Onofre M. Nondragon of 410 E. Wonsley, Austin, TX, 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 Sept 9 2018.

[Seal]



Bee G. Johnson  
Notary Public, State of Texas

## CONSENT BY TENANT

**Date:**

Sept 9 2018

**Tenant:**

Lucina Dominguez

**Tenant Notice Address:**

410 E. Wondley Dr.  
Austin, TX 78753

**Lease Agreement:**

Termination dated Oct. 10, 2018

**Grant Document:**

The document to which this Consent and Subordination by Tenant is attached, and consented and subordinated to.

**Property:**

The tract of land described in the Grant Document that is the subject of the grant to City under the Grant Document.

In consideration of \$10 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Tenant, as the holder of a leasehold interest in the Property or a portion of the Property, and its successors and assigns:

1. consent to the conveyance of the Property to the City under the Grant Document, its contents and recording;
2. agrees that any monetary rights of City for performance of any Grantor obligations under the Grant Document will remain in place and unaffected by the Lease Agreement regardless of the frequency or manner of renewal, extension, change, or alteration of the Lease Agreement and will remain the obligation of any subsequent owner of the Property so long as the City provides written notice of any claim or default to Tenant at least thirty calendar days prior to incurring any expense claimed as a monetary right of the City;
3. agree that foreclosure of any lien against the leasehold estate under the Lease Agreement, or other sale of the leasehold estate under judicial or non-judicial proceedings, will be sold subject to the Grant Document and will not extinguish the rights and interests of City in the Grant Document or the Property and that the Grant Document shall remain in effect and shall be fully enforceable; and
4. affirm that the undersigned has the authority to bind the Tenant, and that all acts necessary to bind Tenant have been taken.

As used in this consent the capitalized terms defined in the Grant Document have the same meanings assigned to each term.

Executed effective the Date first above stated.

Lucina Dominguez

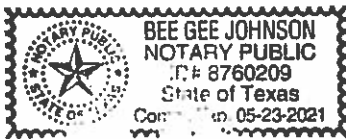
By: Tenant  
Name: Lucina Dominguez  
Title: \_\_\_\_\_

STATE OF Texas §  
COUNTY OF Travis §

Before me, the undersigned notary, on this day personally appeared Lucina Dominguez 410 E. Wonsley, Austin, TX 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 Sept. 9 2018

[Seal]



Bee G. Johnson  
Notary Public, State of Texas



AFFIDAVIT AS TO DEBTS, LIENS, AND OCCUPANCIES  
[OWNERSHIP TYPE - ENTITY]

**Date:** 9/13 2018

**Affiant:** BEHZAD BAHRAMI

**Affiant Title:** Behzad Bahrami

**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.

\_\_\_\_\_, a \_\_\_\_\_  
By: \_\_\_\_\_  
Name: BEHZAD BAHZAMI  
Title: \_\_\_\_\_

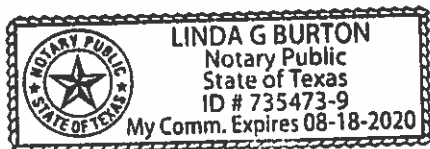
STATE OF Texas §  
COUNTY OF Tarrant §

Before me, the undersigned notary, on this day personally appeared Behzad Bahzami,  
\_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, 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 9/13 2018.

[Seal]

Linda G Burton  
Notary Public, State of \_\_\_\_\_



## CONSENT BY LIEN HOLDER

**Date:** Sept 14 2018  
**Lien Holder:** Dorothy, C. Parsons  
**Lien Holder Notice Address:** 10421 N. IH 35  
Austin, TX 78753  
**Liens:** Deed of Trust dated Aug 31 2016, from Grantor to Eric Moncke, Trustee, securing the payment of one promissory note of even date in the original principal amount of \$ 300,000., payable to **Lien Holder**, of record in Document Number 2016145601, of the Official Public Records of Tarrant County, Texas and all other liens against the Property held by Lien Holder regardless of how created or evidenced.  
**Grant Document:** The document to which this Consent by Lien Holder is attached, and consented to.  
**Property:** The tract of land described in the Grant Document that is the subject of the grant to City under the Grant Document.

In consideration of \$10 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Lien Holder, as the holder of the Liens against the Property, and its successors and assigns:

1. consent to the Grant Document, its contents and recording;
2. agrees that any monetary rights of City for performance of any Grantor obligations under the Grant Document will remain in place and unaffected by the Liens regardless of the frequency or manner of renewal, extension, change, or alteration of the Liens or the note or notes secured by the Liens and will remain the obligation of any subsequent owner of the Property so long as the City provides written notice of any claim or default to Lien Holder at least thirty calendar days prior to incurring any expense claimed as a monetary right of the City;
3. agree that foreclosure of any of the Liens, or other sale of the Property under judicial or non-judicial proceedings, will be sold subject to the Grant Document and will not extinguish the rights and interests of City in the Grant Document or the Property and that the Grant Document shall remain in effect and shall be fully enforceable; and
4. affirm that the undersigned has the authority to bind the Lien Holder, and that all acts necessary to bind Lien Holder have been taken.

As used in this consent the capitalized terms defined in the Grant Document have the same meanings assigned to each term.

Executed effective the date first above stated.

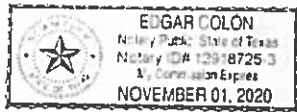
By: [Signature]  
Name: Stanley J. Frydrych Poa  
Title: Poa

STATE OF Texas §  
COUNTY OF Travis §

Before me, the undersigned notary, on this day personally appeared Stanley J. Frydrych of \_\_\_\_\_, a \_\_\_\_\_, 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 Sept. 14<sup>th</sup> 2018.

[Seal]



[Signature]  
Notary Public, State of \_\_\_\_\_

### CONSENT BY TENANT

**Date:** 9-18 2018  
**Tenant:** Patarina Castillo  
**Tenant Notice Address:** 504 WUSLO Dr  
Austin, TX 78753  
**Lease Agreement:** Termination dated Sept. 30th 2018  
**Grant Document:** The document to which this Consent and Subordination by Tenant is attached, and consented and subordinated to.  
**Property:** The tract of land described in the Grant Document that is the subject of the grant to City under the Grant Document.

In consideration of \$10 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Tenant, as the holder of a leasehold interest in the Property or a portion of the Property, and its successors and assigns:

1. consent to the conveyance of the Property to the City under the Grant Document, its contents and recording;
2. agrees that any monetary rights of City for performance of any Grantor obligations under the Grant Document will remain in place and unaffected by the Lease Agreement regardless of the frequency or manner of renewal, extension, change, or alteration of the Lease Agreement and will remain the obligation of any subsequent owner of the Property so long as the City provides written notice of any claim or default to Tenant at least thirty calendar days prior to incurring any expense claimed as a monetary right of the City;
3. agree that foreclosure of any lien against the leasehold estate under the Lease Agreement, or other sale of the leasehold estate under judicial or non-judicial proceedings, will be sold subject to the Grant Document and will not extinguish the rights and interests of City in the Grant Document or the Property and that the Grant Document shall remain in effect and shall be fully enforceable; and
4. affirm that the undersigned has the authority to bind the Tenant, and that all acts necessary to bind Tenant have been taken.

As used in this consent the capitalized terms defined in the Grant Document have the same meanings assigned to each term.

Executed effective the Date first above stated.

\_\_\_\_\_

By: Catarino Castillo  
Name: eco  
Title: \_\_\_\_\_

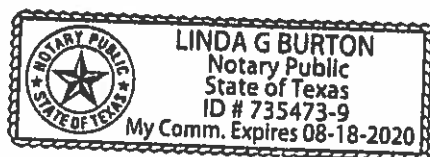
STATE OF Texas §  
COUNTY OF Tarrant §

Before me, the undersigned notary, on this day personally appeared Catarino Castillo of \_\_\_\_\_, a \_\_\_\_\_, 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 9 / 13 2018.

[Seal]

Linda G Burton  
Notary Public, State of Texas



After Recording, Please Return to:  
City of Austin  
Law Department  
P. O. Box 1088  
Austin, Texas 78767  
Attention: C. Curtis, Paralegal