

STREET DEED

Date: _____, 2019

Grantor: **BEAU REICHERT**

Grantor's Address: 1145 Perry Road
Austin, Texas 78751

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: Being 815 square feet, more or less, of land out of J.C. Tannehill Survey No. 29, Abstract No. 22, 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: **BEAU REICHERT**

By: _____
Name: Beau Reichert

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Beau Reichert, 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 ____ 2019.

[Seal]

Notary Public, State of _____

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

By: _____
Name: _____
Title: Assistant City Attorney

LEGAL DESCRIPTION

BEING 815 SQUARE FEET, MORE OR LESS, OF LAND OUT OF THE J.C. TANNEHILL SURVEY NUMBER 29, ABSTRACT NUMBER 22, IN TRAVIS COUNTY, TEXAS; SAME BEING OUT OF TRACTS I AND II CONVEYED TO BEAU REICHERT IN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2008110952 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a bolt found in the present easterly right of way line of Perry Drive at the southwest corner of the tract conveyed to Sergio Trevino and Theresa L. Houston in Volume 12704, Page 1459 of the Real Property Records, Travis County, Texas, same being the northwest corner of said Tract II, and the northwest corner hereof, from which a ½" rebar found at the northwest corner of said Trevino and Houston tract bears N 29°20'49" E, 80.75 feet;

THENCE with the south line of said Trevino and Houston tract and the north line of said Tract II, S 63°00'54" E (Bearing Basis), 5.00 feet to a ½" rebar with B&G Surveying cap set for the northeast corner hereof, from which a ½" iron pipe found at the southeast corner of said Trevino and Houston tract and the northeast corner of said Tract II bears S 63°00'54" E, 537.92 feet;

THENCE over and across said Tracts II and I S 29°26'51" W, at 80.98 feet passing a ½" rebar with B&G Surveying cap set in the south line of said Tract II and the north line of said Tract I, in all a distance of 163.06 feet to a ½" rebar found in the south line of said Tract I at the northwest corner of Lot 1, Block C of Sol Subdivision, a subdivision of record in Travis County, Texas, in Document No. 2008000145 of the Official Public Records of Travis County, Texas, for the southeast corner hereof, from which a ½" iron pipe found at the southeast corner of said Tract I and the northeast corner of Lot 10, Block C of said Sol Subdivision bears S 63°02'39" E, 536.38 feet;

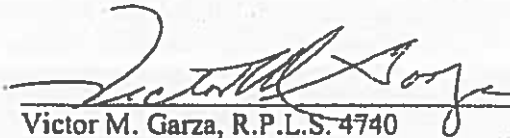
THENCE with the south line of said Tract I N 63°02'39" W, 5.00 feet to a ½" iron rebar with B&G Surveying cap set in the current easterly right of way line of said Perry Lane at the southwest corner of said Tract I, for the southwest corner hereof;

THENCE with the easterly right of way of said Perry Road N 29°26'51" E, at 82.09 feet passing a ½" iron rebar with B&G Surveying cap found at the northwest corner of said Tract I and the southwest corner of said Tract II, in all a distance of 163.07 feet to the **PLACE OF BEGINNING** hereof, containing 815 square feet of land, more or less.

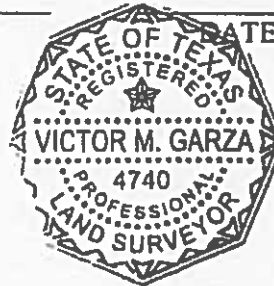
EXHIBIT "A"
PG. 2 OF 3

R.O.W. DEDICATION

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SKETCH ONLY.



Victor M. Garza, R.P.L.S. 4740
B & G SURVEYING, LLC
1404 W. NORTH LOOP BLVD.
AUSTIN, TEXAS 78756
(512) 458-6969
Firm Registration No. 100363-00



B0105719_ROW
<http://www.bandgsurvey.com>

EXHIBIT "A"

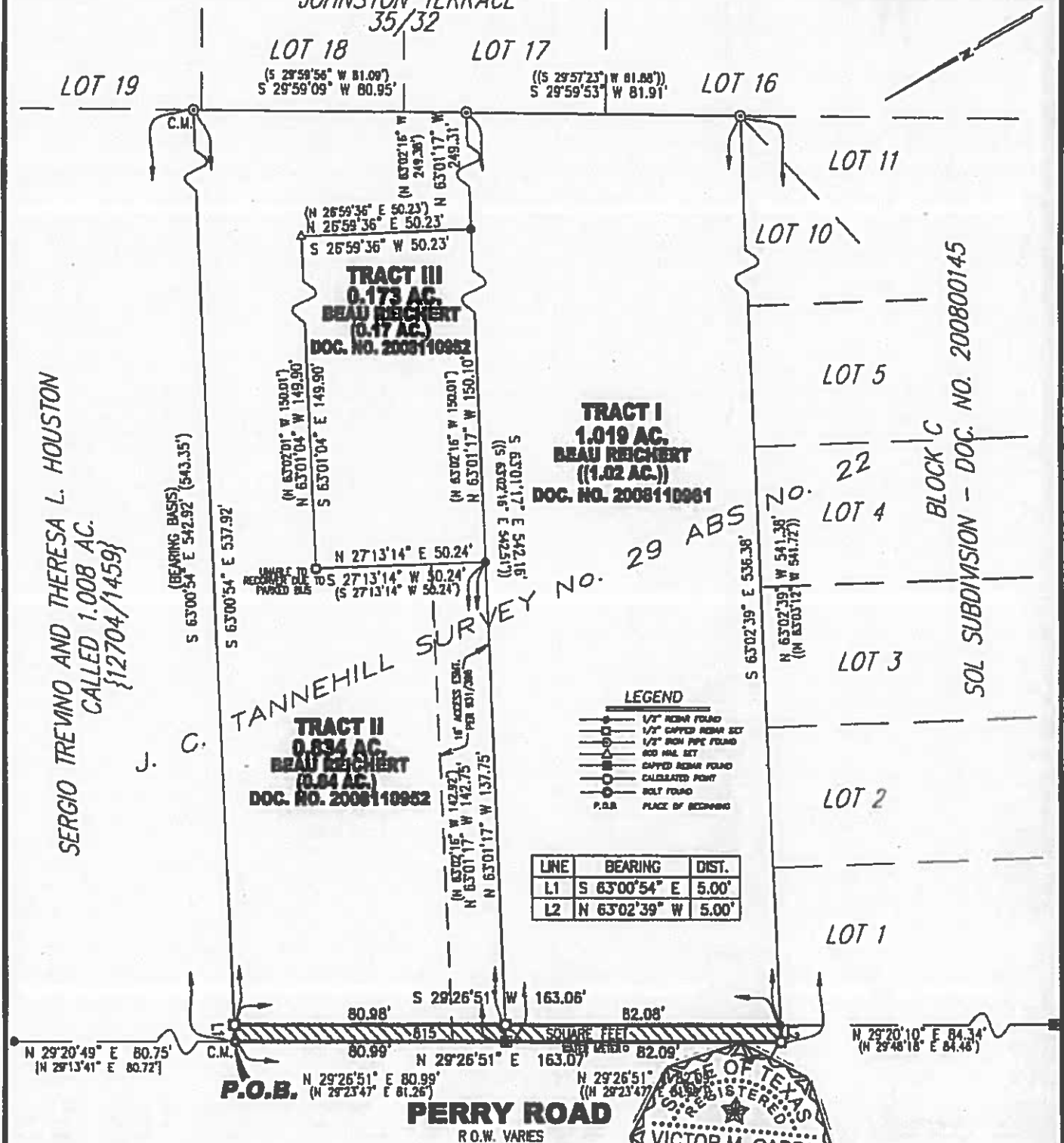
SHEET 3 OF 3

**SKETCH TO ACCOMPANY FIELD NOTES
FOR RIGHT OF WAY DEDICATION**BLOCK A
JOHNSTON TERRACE
35/32

JOB #: B0105719_ROW

DATE: 01/22/19

SCALE: 1" = 40'

**B & G SURVEYING, LLC**

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM

1404 West North Loop Blvd.

Austin, Texas 78756

Office 512-458-6969

I, Victor M. Garza, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey.

AFFIDAVIT AS TO DEBTS, LIENS, AND OCCUPANCIES
(OWNERSHIP TYPE - INDIVIDUAL)

Date: Jan 29 2019
Affiant: Beau Reichert
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:

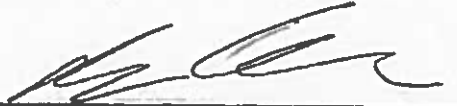
My name is Beau Reichert set forth above as Affiant. I am making this affidavit on my behalf. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this affidavit. I have personal knowledge of the facts contained in this affidavit as holder of title to the Property, I have recently reviewed the 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:

I hold title to the Property;

1. there is no lien not subordinated to the Grant Document held by any person, including any bank or similar financial institution, against the Property;
2. there is no lease not subordinated to the Grant Document entered into with any person with respect to the Property;
3. all labor, services, and materials (the "Labor and Materials") provided to the Property for improvements, fixtures, and furnishings, or otherwise, at my instance and request, 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;
4. there are no actions, proceedings, judgments, bankruptcies, liens not subordinated to the Grant Document, or executions filed or pending against me that would affect the Property; and

I am not a debtor in bankruptcy.

Executed effective the Date first above stated.

By: 
Name: Beau Reichert

STATE OF Texas
COUNTY OF Travis

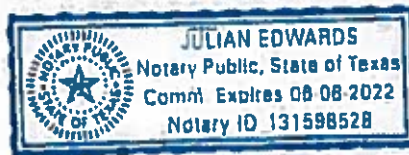
§
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Before me, the undersigned notary, on this day personally appeared Leon Decker, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on June 29 2019.

[Seal]

Julian Edwards
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