

STREET DEED

Date: December 23, 2019

Grantor: JOHN NOELL

Grantor's Address: 4209 Ovalla Cove
Austin, Texas 78749

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: A 0.017 acre (730 square feet) tract of land, being a portion of the Walker Wilson Survey A-27, Travis County, Texas and also being a portion of Lot 3, FORD OAKS ANNEX, a subdivision recorded in Volume 7, Page 5, Plat Records of 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.

Executed effective the Date first above stated.

Grantor:

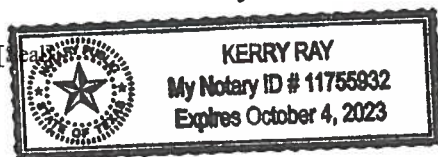
JOHN NOELL

John Noell

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared John Noell, 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 33 Dec. 2019.



Kerry Ray
Notary Public, State of TEXAS

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

By: _____
Name: _____
Title: Assistant City Attorney

Exhibit "A"

DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 0.017 OF AN ACRE (730 SQUARE FEET), SAME BEING A PORTION OF THE WALKER WILSON SURVEY A-27, TRAVIS COUNTY, TEXAS AND ALSO BEING A PORTION OF LOT 3, FORD OAKS ANNEX, A SUBDIVISION RECORDED IN VOLUME 7, PAGE 5 OF THE PLAT RECORDS OF TRAVIS COUNTY AND DESCRIBED IN A GENERAL WARRANTY DEED TO JOHN NOELL, EXECUTED ON APRIL 18, 2019 AND RECORDED IN DOCUMENT NUMBER 2019055896, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE; SAID 0.017 OF AN ACRE (730 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron rod at the northeast corner of said Noell tract same being the in the west right-of-way line of Old Manchaca Road;

THENCE, with the west line of Old Manchaca Road along a curve to the right with radius 2455.22 feet and whose chord bears S02°28'23"E, 65.12 feet to a point;

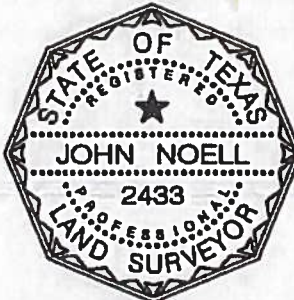
THENCE, along a curve to the right with radius 25.00 feet and whose chord bears S43°21'25"W, 35.26 feet to a point in the north right-of-way line of Gail Road;

THENCE, through the interior of said Noell tract along a curve to the left with radius 16.00 feet and whose chord bears N43°18'58"E, 22.56 feet to an iron rod set;

THENCE, continuing through the interior of said Noell tract along a curve to the left with radius 2446.22 feet and whose chord bears N02°22'14"W, 74.06 feet to an iron rod set;

THENCE, with the north line of said Noell tract N88°07'27"E, 9.00 feet to the POINT OF BEGINNING and containing 0.017 of an acre (730 square feet) of land.

TBPLS NO. 10065900




John Noell, R.P.L.S. #2433

December 2, 2019
Date:

Basis of Bearings: The basis of bearing of this description is Texas State Plane Coordinate system, Central Zone, NAD 83(96), utilizing western data systems continually operating reference station (CORS) network.

References: TCAD: 04 3023 0501

Austin Grid:ME-14

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

Date: December 3, 2019

Affiant: John Noell

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. 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:

1. I hold 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 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;
5. 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
6. I am not a debtor in bankruptcy.

Executed effective the Date first above stated.

By: [Signature]
Name: John Noell

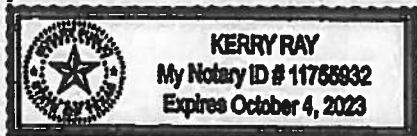
STATE OF TEXAS
COUNTY OF TRAVIS

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Before me, the undersigned notary, on this day personally appeared John Noell, 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 3 Dec. 2019.

[Seal]



[Signature]
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