



DEED 2005227644

6 PGS

Zoning Case No. C14-05-0141

STREET DEED

STATE OF TEXAS

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§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

That Lindsley Bratten and Peter Jacobson, 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 0.206 acre tract of land, more or less, out of the Jose Antonio Navarro Survey, 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 26th day of November, 2005.

GRANTORS:

By: Lindsley Bratten
Lindsley Bratten

By: Peter Jacobson
Peter Jacobson

12-1-05
2-1

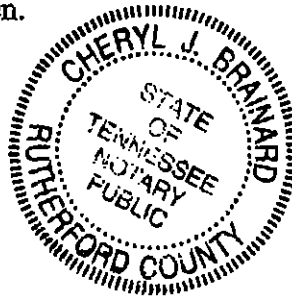
126

Tennessee
THE STATE OF TEXAS

COUNTY OF *Lutherford*

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This instrument was acknowledged before me on this the 26 day of November, 2005, by Lindsley Bratten.



Cheryl J. Brannard
Notary Public, State of ~~Texas~~ *Tennessee*
My Commission Expires
August 16, 2008

Address of Grantors:

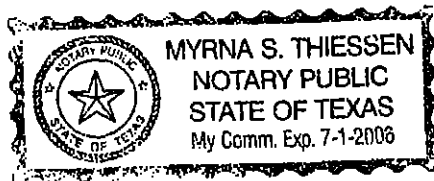
443 Gingham Drive,
Houston, TX 77024

THE STATE OF TEXAS

COUNTY OF *Fayette*

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This instrument was acknowledged before me on this the 28th day of November, 2005, by Peter Jacobson.



Myrna S. Thiesen
Notary Public, State of Texas

Address of Grantors:

714 Sandpiper,
Sugarland, TX 77478

[Signature]

EXHIBIT A
FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 20.94 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED TO PETER JACOBSON AND LINDSLEY BRATTEN IN VOLUME 13281, PAGE 2915 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 0.206 ACRE OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found at the southwest corner of said Jacobson and Bratten tract, being also at the northeast intersection of Pearce Lane, an existing 90-foot wide right-of-way dedicated to the public, and Ross Road, an existing 100-foot wide right-of-way dedicated to the public, for the southwest corner and the **POINT OF BEGINNING** of the herein described 0.206 acre tract of land,

THENCE, with the west line of said Jacobson and Bratten tract, being also the east right-of-way line of said Ross Road, N29°55'56"E, a distance of 308.32 feet to an iron rod found, for the northwest corner of the herein described tract,

THENCE, crossing said Jacobson and Bratten tract, the following four (4) courses and distances, numbered 1 through 4,

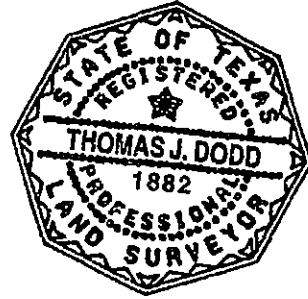
1. S59°53'52"E, a distance of 7.00 feet to a point, for the northeast corner of the herein described tract,
2. S29°55'56"W, a distance of 271.40 feet to a point of curvature to the left,
3. with said curve to the left having a radius of 25.00 feet, an arc length of 39.20 feet and whose chord bears, S14°58'59"E, a distance of 35.30 feet to the point of tangency,
4. S59°53'53"E, a distance of 533.21 feet to a point in the east line of said Jacobson and Bratten tract, being also the west line of Lot 20, Block "C" of Meadows At Berdoll Phase One Section 1, a subdivision recorded in Document No. 200200288 of the Official Public Records of Travis County, Texas,

THENCE, with the east line of said Jacobson and Bratten tract, being also the west line of said Lot 20, Block "C" of Meadows At Berdoll Phase One Section 1, S29°55'56"W, a distance of 12.00 feet to an iron rod found, for the southeast corner of the herein described tract,

THENCE, with the south line of said Jacobson and Bratten tract, being also the north right-of-way line of said Pearce Lane, N59°53'53"W, a distance of 565.14 feet to the **POINT OF BEGINNING** and containing 0.206 Acre of Land.

Prepared by: _____

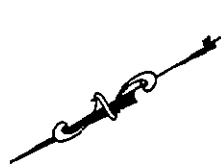
Thomas J. Dodd ~ R.P.L.S. No. 1882
Carlson, Briggance & Doering, Inc.
3401 Slaughter Lane West
Austin, TX 78748 (512) 280-5160



BEARING BASIS IS FROM RECORDED DEED OF PETER JACOBSON AND LINDSLEY BRATTEN TRACT
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SKETCH TO ACCOMPANY FIELD NOTES

JOSE ANTONIO NAVARRO SURVEY ABSTRACT NO. 18



SCALE: 1' = 100'

LEGEND

- IRON ROD FOUND
- ⊙ IRON PIPE FOUND

PETER JACOBSON AND
LINDSEY BRATTEN
VOL. 13281
PAGE 2915
(20.94 ACRES)

S59°53'52"E 565.14'

S59°53'52"E
7.00'

0.206 ACRE

ROSS ROAD (100' R.O.W.)

$\Delta = 89'49'49"$
R = 25.00'
L = 39.20'
C = 35.30'
CB=S14°58'59"E

S29°55'56"W

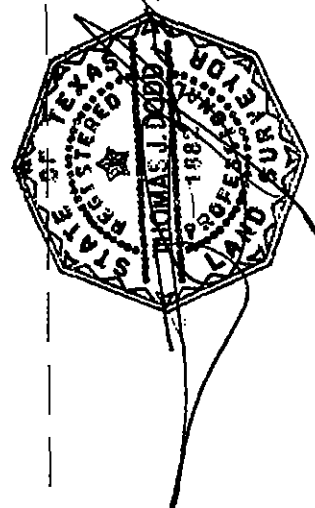
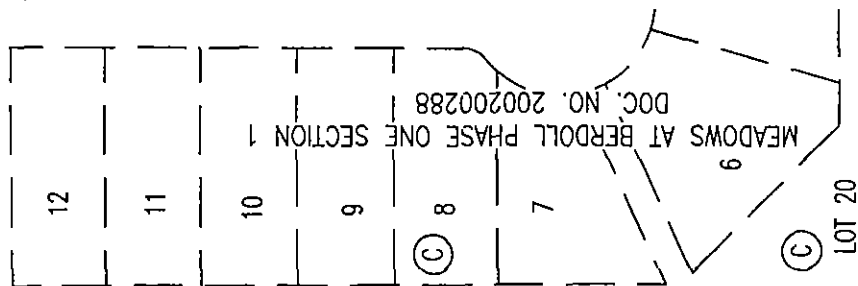
S59°53'53"E 533.21'

N59°53'53"W 565.14'

PEARCE LANE (90' R.O.W.)

POINT OF BEGINNING

ADDITIONAL R.O.W.



Carlson, Brigrance & Doering, Inc.
Civil Engineering • Surveying
3401 Slaughter Lane West • Austin, Texas 78748
PH: (512) 280-5160 • FAX: (512) 280-5165

PATH - G:\proj\4072\026\fn-add-row.dwg

AFTER RECORDING RETURN TO:

City of Austin

Law Department

P.O. Box 1546

Austin, Texas 78767-1546

Attn: Diana Minter, Paralegal

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2005 Dec 09 02:32 PM 2005227644

RANEYJ \$36.00

DANA DEBEAUVOIR COUNTY CLERK
TRAVIS COUNTY TEXAS

[Handwritten signature] *JB*