

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Dec 06, 2023 09:57 AM Fee: \$50.00

2023136155

Electronically Recorded

AUSTIN TITLE COMPANY

GF# AUT20013737-139

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

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

THAT CITY OF AUSTIN, a Texas home-rule city and municipal corporation ("*Grantor*"), for the consideration hereinafter stated, does GRANT, SELL, AND CONVEY unto AUSTIN HOUSING FINANCE CORPORATION, a public non-profit housing finance corporation ("*Grantee*"), the following described tracts of land situated in Travis County, Texas:

5.472 acres of land, more or less, out of the George W. Spear Survey No. 7, in Travis County, Texas, and being the same property as TRACTS 1, 2, 3 AND 4 conveyed by Louis H. Perlof and Ada Perlof, Co-Trustees of the Perlof Family Trust dated July 7, 1981, et al, to the City of Austin in a deed dated September 9, 1997, recorded in Volume 13019, Page 1781, of the Real Property Records of Travis County, Texas, more particularly described on Exhibit "A" attached here to and made a part hereof for all purposes, including all improvements thereon;

together with all improvements, buildings and fixtures thereon and all rights, ways, privileges and appurtenances pertaining thereto, including, without limitation, all 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 "*Property*").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors, and assigns,

forever, and Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject, however, to the exceptions set forth on Exhibit "B" attached to and incorporated in this Deed by reference (the "*Permitted Exceptions*").

Grantor and Grantee hereby expressly acknowledge, stipulate and agree that the doctrine of merger shall not apply to any rights, interests, restrictions or encumbrances granted to or enjoyed by Grantee with respect to the Property prior to the date of this Special Warranty Deed (collectively, the "*Existing Grantee Interests*") and that the Existing Grantee Interests shall remain in effect separately from the title to the Property conveyed in this Special Warranty Deed, even though the underlying fee ownership of the Property, or any parts thereof, and the ownership of the Existing Grantee Interests are now or hereafter vested in one party or entity.

Grantee assumes the payment of ad valorem taxes and assessments for the current year and for subsequent years.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

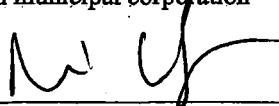
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EXECUTED AND DELIVERED this 16th day of November, 2023.

GRANTOR

THE CITY OF AUSTIN, a Texas home-rule city and municipal corporation

Date: 11-16-23

By: 
Michael Gates
Real Estate Officer
Financial Services Department


ACKNOWLEDGEMENT

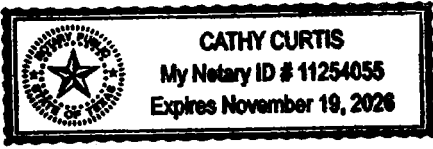
THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 16th day of November, 2023 by Michael Gates, Real Estate Officer, Financial Services Department of the City of Austin, a Texas home-rule city and municipal corporation.

(SEAL)


Notary Public Signature



Grantee's Mailing Address:

City of Austin
Office of Real Estate Services
13th Floor
P.O. Box 1088
Austin, Texas 78767-8839

**FIELD NOTE DESCRIPTION
5.472 ACRES
GEORGE W. SPEAR LEAGUE
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 5.472 ACRES OF LAND OUT OF THE GEORGE W. SPEAR LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF TRACT 1, TRACT 2, TRACT 3 AND TRACT 4 DESCRIBED IN A DEED TO THE CITY OF AUSTIN RECORDED IN VOLUME 13019, PAGE 1781 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID 5.472 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: All steel pins set cited herein are ½ inch diameter with cap marked Lenz & Assoc. Bearings and coordinates cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone, grid. A map of survey was prepared to accompany this description.

BEGINNING at an iron pipe found on the northeast right-of-way line of Justin Lane (N 10096174.47 E 3120599.68) at the southwest corner of the said Tract 3, the same being the northwest corner of Lot 1, Walker Subdivision, a subdivision of record in Book 85, Page 198B of the Plat Records of Travis County, Texas, from which a ½ inch diameter steel pin found on the northeast right-of-way line of Justin Lane at an exterior corner of the said Lot 1 bears S 61°42'05" E, 308.87 feet;

THENCE, N 62°03'20" W, along the northeast right-of-way line of Justin Lane, the same being the southwest line of the said Tract 3 and Tract 2, at 37.26 feet passing the common corner of Tract 1, Tract 2 and Tract 3 and continuing for a **total distance of 154.69 feet** to an iron pipe found at the intersection with the east line of Ryan Drive at an angle point in the west line of the said Tract 2;

THENCE, N 11°20'27" W, a distance of 326.18 feet along the east right-of-way line of Ryan Drive, the same being the west line of the said Tract 2 and Tract 4, to an iron pipe found at the northwest corner of the said Tract 4, the same being the southwest corner of that certain 1.512 acre tract called Tract Four in a deed to 3423 Crestview, LLC recorded in Document Number 2022110312 of the Official Public Records of Travis County, Texas, being more particularly described in Volume 7680, Page 541 of the Deed Records of Travis County, Texas;

THENCE, N 64°47'34" E, a distance of 507.08 feet to a "X" found cut in concrete on the west line of a strip of land conveyed to Capital Metropolitan Transit Authority by deed recorded in Volume 13187, Page 3118 of the Real Property Records of Travis County, Texas, being at the northeast corner of the said Tract 4, the same being the southeast corner of the said 1.512 acre Tract Four;

THENCE, along and with the east line of the said Tract 4, Tract 2, Tract 1 and then Tract 3, the same being the west line of the said Capital Metropolitan Transit Authority strip of land, the following two (2) courses and distances:

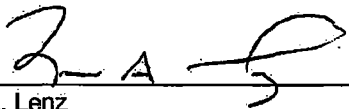
- 1) With a curve to the left, having a central angle of 1°57'35", a radius of 2889.93 feet, an arc of 98.84 feet and a chord bearing and distance of S 24°23'37" E, 98.84 feet to a "X" found cut in concrete;

5.472 Acres
Page 2 of 2

- 2) S 25°15'52" E, at 23.69 feet passing an iron pipe found at the southeast corner of the said Tract 4, the same being the northeast corner of the said Tract 2 and continuing for a **total distance of 338.42 feet** to an iron pipe found at the southeast corner of the said Tract 3, the same being the northeast corner of the said Lot 1, Walker Subdivision, from which a ½ inch diameter steel pin found at the southeast corner of the said Lot 1 bears S 25°15'52" E, 267.30 feet;

THENCE, S 64°25'04" W, a distance of 491.44 feet along the south line of the said Tract 3, the same being the north line of the said Lot 1, to the **PLACE OF BEGINNING**, containing 5.472 acres of land, more or less.

AUGUST 9, 2023

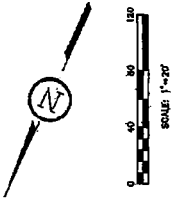


Timothy A. Lenz
Lenz & Associates, Inc.
Firm Number 100290-00
4150 Freidrich Lane, Suite A-1
Austin, Texas 78744
(512) 443-1174



(2023-0320.docx)

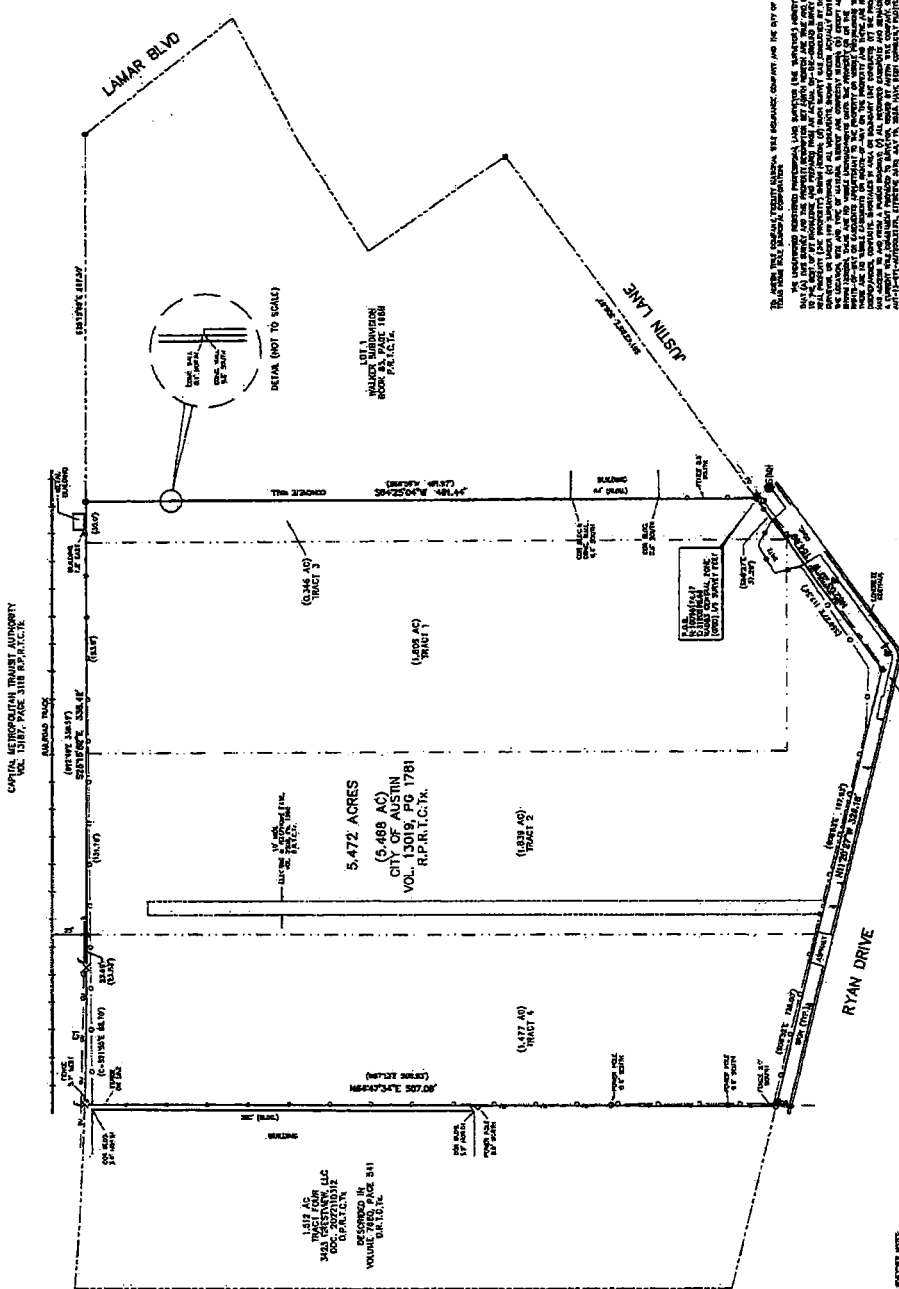
FIELD NOTES REVIEWED
BY: LEP DATE: 08/24/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



• LOTS 1-100
 • LOTS 101-200
 • LOTS 201-300
 • LOTS 301-400
 • LOTS 401-500
 • LOTS 501-600
 • LOTS 601-700
 • LOTS 701-800
 • LOTS 801-900
 • LOTS 901-1000

TSPS LAND TITLE SURVEY
 5.472 ACRES
 GEORGE W. SPEAR LEAGUE
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS.

LENZ & ASSOCIATES, INC.
 COMPLETE PROFESSIONAL LAND SURVEYING SERVICE
 (512) 453-1174
 4150 FREEDOM LANE, SUITE 411
 AUSTIN, TEXAS 78744
 SURVEY # 5923-0030 FEB. 1988/23



THE SURVEY WAS MADE BY THE SURVEYOR IN THE FIELD AND THE RESULTS ARE SHOWN ON THIS PLAT. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS FOUND IT TO BE ACCURATE AND COMPLETE. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND HAS FOUND NO OTHER SURVEYS THAT AFFECT THIS SURVEY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF BUREAU OF COUNTY CLERKS, TRAVIS COUNTY, TEXAS, AND HAS FOUND NO OTHER SURVEYS THAT AFFECT THIS SURVEY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE STATE ARCHIVES, AUSTIN, TEXAS, AND HAS FOUND NO OTHER SURVEYS THAT AFFECT THIS SURVEY. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF THE STATE ARCHIVES, AUSTIN, TEXAS, AND HAS FOUND NO OTHER SURVEYS THAT AFFECT THIS SURVEY.



DATE OF SURVEY: FEBRUARY 1988
 SURVEYOR: GEORGE W. SPEAR

- REVISIONS: NONE
 1. CORRECTED MATH ERRORS AND BEARINGS
 2. CORRECTED BEARINGS AND DISTANCES
 3. CORRECTED DISTANCES AND BEARINGS
 4. CORRECTED BEARINGS AND DISTANCES
 5. CORRECTED DISTANCES AND BEARINGS

NO.	DATE	BY	DESCRIPTION
1	02/19/88	GWS	ORIGINAL SURVEY
2	02/19/88	GWS	REVISION 1
3	02/19/88	GWS	REVISION 2
4	02/19/88	GWS	REVISION 3
5	02/19/88	GWS	REVISION 4

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

2. Easement(s) for the purposes(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Austin

Purpose: As provided in said instrument

Recording No. Volume 3008, Page 1550, Deed Records of Travis County, Texas

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Dated: August 9, 2023

Prepared by: Timothy A. Lenz RPLS No 4393

Matters shown: Overhead electric lines and poles outside dedicated easement along the front, rear and northerly side lot line of property.