

**STREET DEED**

**STATE OF TEXAS**  
**COUNTY OF TRAVIS**

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§

**KNOW ALL MEN BY THESE PRESENTS**

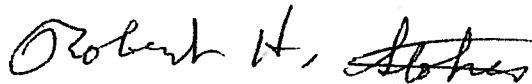
That Robert H. Stokes, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by the City of Austin, Texas, P.O. Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency 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 0.021 acre tract of land out of the A.E. Livingston Survey No. 455 in Travis County, Texas, said 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 Grantor, 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 30 day of September, 2014.

**GRANTOR:**



Robert H. Stokes  
Sole Owner

THE STATE OF TEXAS

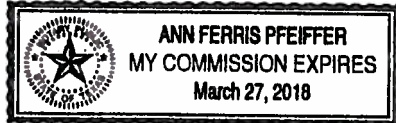
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COUNTY OF TRAVIS

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This instrument was acknowledged before me on this the 30 day of September, 2014, by Robert H. Stokes.



  
\_\_\_\_\_  
Notary Public, State of Texas

Address of Grantor:  
11900 Buckner Road  
Austin, Texas 78726

APPROVED AS TO FORM:

\_\_\_\_\_  
Assistant City Attorney  
City of Austin



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**0.021 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.021 ACRES (APPROXIMATELY 893 SQ. FT.) IN THE A. E. LIVINGSTON SURVEY NO. 455 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 24.987 ACRE TRACT DESCRIBED IN A DEED TO ROBERT H. STOKES AND GLYN W. STOKES, DATED APRIL 22, 1969 AND RECORDED IN VOLUME 3792, PAGE 598, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.021 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with "Chaparral" cap found for the intersection of the west right-of-way line of Ranch to Market 620 (RM 620) (150' right-of-way width), described in Volume 948, Page 96 of the Deed Records of Travis County, Texas, and the north right-of-way line of Buckner Road (right-of-way width varies), described in a Right of Way Deed recorded in Volume 1470, Page 453 of the Deed Records of Travis County, Texas, same being in the south line of said 24.987 acre tract, from which a calculated point in the center of RM 620, for the southeast corner of said 24.987 acre tract, same being the northeast corner a said 1.65 acre tract bears, South 66°25'17" East, at a distance of 75.05 feet;

**THENCE** North 66°25'17" West, with the south line of said 24.987 acre tract and the north right-of-way line of Buckner Road, a distance of 162.34 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar with "Chaparral" cap found for and angle point in the aforementioned line bears, North 66°25'17" West a distance of 6.45 feet;

**THENCE** crossing said 24.987 acre tract the following two (2) courses and distances:

1. With a non-tangent curve to the right, having a radius of 625.00 feet, a delta angle of 5°35'41", an arc length of 61.03 feet, and a chord which bears South 71°16'01" East, a distance of 61.00 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 68°28'11" East, a distance of 101.30 feet to a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of RM 620, from which a 1/2" rebar with "Chaparral" cap found at the intersection of the west right-of-way line of RM 620 and the north line of a 1.9 acre tract of land described in Volume 2473, Page 264 of the Deed Records of Travis County, Texas, bears, North 21°31'49" East, a distance of 784.85 feet;

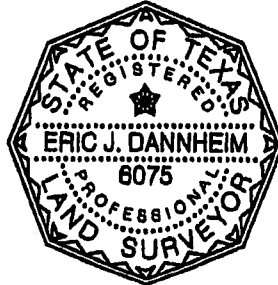
**THENCE** South 21°31'49" West, continuing across said 24.987 acre tract, with the west right-of-way line of RM 620, a distance of 8.78 feet to the **POINT OF BEGINNING**,

containing 0.021 acres of land, more or less.

Surveyed on the ground September 9, 2014. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS) for Chaparral control point "P595". Attachments: Drawing 1005-001-ROW.

*fu* 9/04/2014

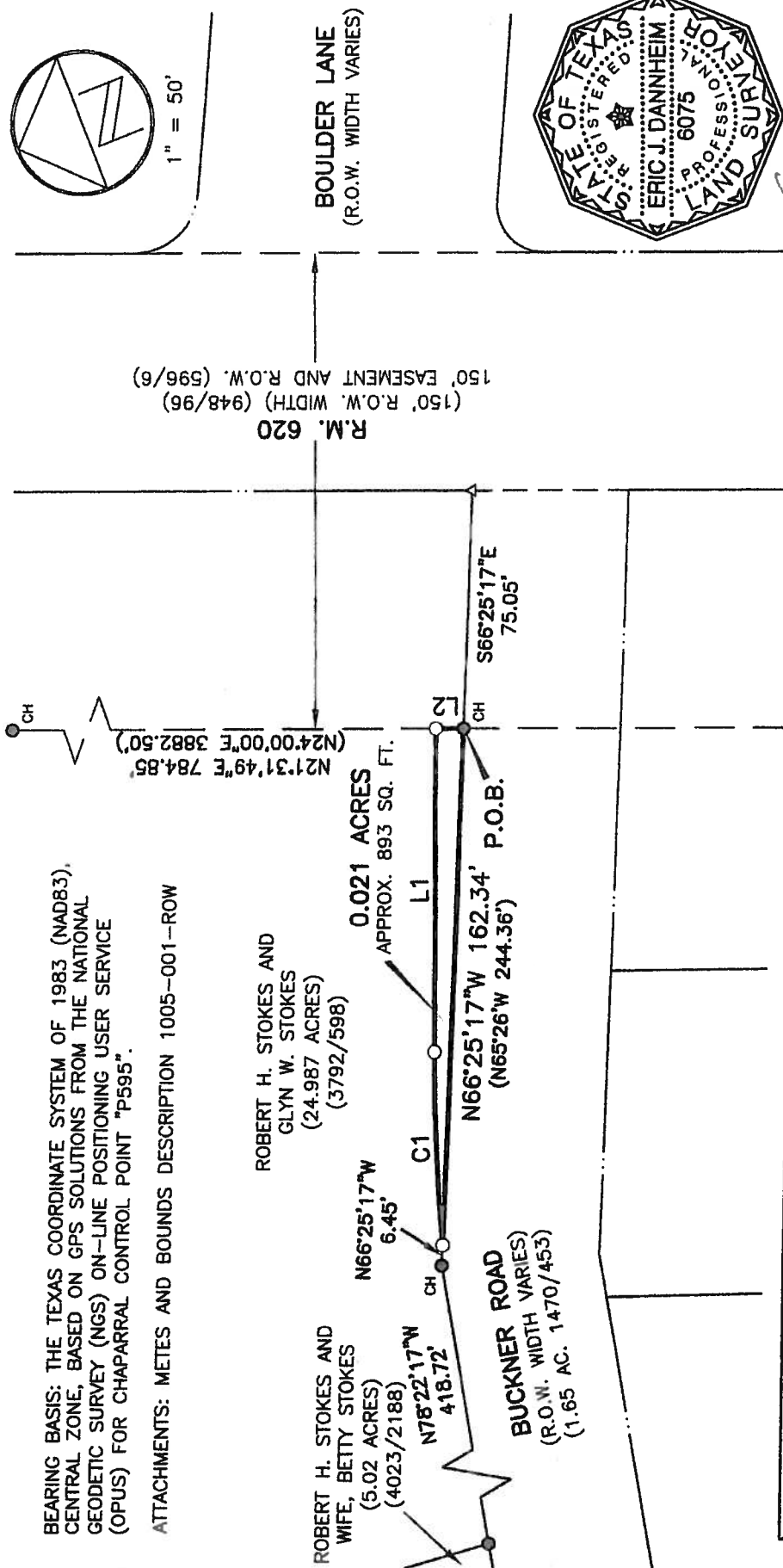
Eric J. Dannheim  
Registered Professional Land Surveyor  
State of Texas No. 6075  
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.021 ACRES (APPROXIMATELY 893 SQ. FT.) IN THE A. E. LIVINGSTON SURVEY NO. 455 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 24.987 ACRE TRACT DESCRIBED IN A DEED TO ROBERT H. STOKES AND GLYN W. STOKES, DATED APRIL 22, 1969 AND RECORDED IN VOLUME 3792, PAGE 598, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P595".

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1005-001-ROW



CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	BEARING
C1	625.00'	5°35'41"	61.03'	S71°16'01"E
				CHORD 61.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S68°28'11"E	101.30'
L2	S21°31'49"W	8.78'

- LEGEND
- 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - 1/2" REBAR FOUND
  - △ CALCULATED POINT

DATE OF SURVEY: 9/3/14  
 PLOT DATE: 9/4/14  
 DRAWING NO.: 1005-001-ROW  
 PROJECT NO.: 1005-001  
 T.B.P.L.S. FIRM NO. 10124500  
 DRAWN BY: JPA  
 SHEET 1 OF 1

Chaparral

**AFTER RECORDING RETURN TO:**

**City of Austin**

**Law Department**

**P.O. Box 1088**

**Austin, Texas 78767-1088**

**Attn: J. Collins, Paralegal**