

**STREET DEED**

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

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§

**KNOW ALL MEN BY THESE PRESENTS**

That Bobby Wayne Richie and Vickie Lee, 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:

0.025 acre tract of land, more or less, out of the M. Castro Survey No. 50,  
the tract of land being more particularly described by metes and bounds n Exhibit "A"

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 \_\_\_\_\_ day of \_\_\_\_\_, 2014.

**GRANTORS:**

\_\_\_\_\_  
**BOBBY WAYNE RICHIE**

\_\_\_\_\_  
**VICKIE LEE**

**THE STATE OF TEXAS**

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**COUNTY OF TRAVIS**

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This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_,  
2014, by Bobby Wayne Richie.

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

**THE STATE OF TEXAS**

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**COUNTY OF TRAVIS**

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This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_,  
2014, by Vickie Lee.

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

Address of Grantors: 1507 Weiskopf Loop  
Round Rock, Texas 78664

**APPROVED AS TO FORM:**

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

LOT 7, M & J ADDITION SECTION 2  
0.025 ACRE

**BEING A 0.025 ACRE TRACT PREPARED BY DELTA SURVEY GROUP, INC., IN OCTOBER 2014, AND LOCATED IN THE M. CASTRO SURVEY NUMBER 50, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 7, M & J ADDITION SECTION 2, A SUBDIVISION OF RECORD IN VOLUME 79, PAGE 158, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.025 ACRE TRACT BEING A FIVE FOOT WIDE STRIP OF LAND ADJACENT TO, AND PARALLEL WITH, THE NORTH PROPERTY LINE OF SAID LOT 7, AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½ inch iron rod found in the south right of way (ROW) line of Gregg Lane (60' ROW) for the northwest corner of said Lot 7, same being the northeast corner of Lot 6, of said M & J Addition Section 2, for the **POINT OF BEGINNING**, from which a ½ inch iron rod found for the northwest corner of said Lot 6, bears N61°45'57"W, a distance of 231.35 feet;

**THENCE** with the south right of way line of Gregg Lane, same being the north line of said Lot 7, S61°50'13"E, a distance of 220.61 feet to a ½ inch iron rod with plastic "Delta Survey" cap set for the northeast corner of said Lot 7, same being in the west right of way line of Cameron Road (ROW varies);

**THENCE** with the west right of way line of Cameron Road, same being the east line of said Lot 7, S27°17'47"W, a distance of 5.00 feet to a ½ inch iron rod with plastic "Delta Survey" cap set;

**THENCE** leaving the west right of way line of Cameron Road and crossing said Lot 7, N61°50'13"W, a distance of 220.69 feet to a ½ inch iron rod with plastic "Delta Survey" cap set in the west line of said Lot 7, same being the east line of said Lot 6;

LOT 7, M & J ADDITION SECTION 2  
0.025 ACRE

THENCE with the east line of said Lot 6, same being the west line of said Lot 7, N28°09'47"E, a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 0.025 acres of land, more or less.

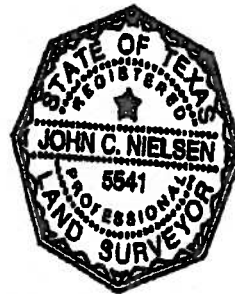
**BEARING BASIS:** Texas State Plane Coordinate System, Central Zone NAD83/HARN

I, John C. Nielsen, hereby certify that the forgoing description represents an on-the-ground survey performed under my direct supervision during October 2014, and is true and correct to the best of my knowledge and belief.

Date: 10-07-14



John C. Nielsen  
Registered Professional Land Surveyor  
No. 5541-State of Texas



Delta Survey Group, Inc.  
8213 Brodie Lane, Suite 102  
Austin, Texas 78745

TBPLS FIRM NO. 10004700

M. CASTRO SURVEY NO. 50,  
TRAVIS COUNTY, TEXAS  
OCTOBER 2014

PAGE 3 OF 3



11.072 ACRES  
JACK GULLAHORN  
VOL. 11272, PG. 1184  
R.P.R.T.C.TX.

LOT 6,  
M & J ADDITION SECTION 2,  
VOL. 79, PG. 158  
P.R.T.C.TX.

LEGEND

- ( ) RECORD INFORMATION
- 1/2 INCH IRON ROD FOUND
- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP N.T.
- P.O.B. POINT OF BEGINNING
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS

\* SKETCH TO ACCOMPANY FIELD NOTES \*

-ALL POINTS CALCULATED UNLESS OTHERWISE NOTED-

**Delta Survey Group Inc.**

8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745  
OFFICE 512.282.5200 FAX 512.282.5220  
WWW.DELTASURVEYGROUP.COM  
TBRPLS FIRM NO. 10004700

Q 1D MINOR  
PRD CT LOT 7 M & J ADDITION  
DWT 0.025 AC

LINE	BEARING	DISTANCE
L1	S27°17'47"W	5.00'
L2	N28°09'47"E	5.00'

LOT 7,  
M & J ADDITION SECTION 2,  
VOL. 79, PG. 158  
P.R.T.C.TX.

GREGG LANE  
(R.O.W. VARIES)

S61°50'13"E 220.61'  
N61°50'13"W 220.60'

CAMERON ROAD  
(R.O.W. VARIES)

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/HARN

**AFTER RECORDING RETURN TO:**

**City of Austin**

**Law Department**

**P.O. Box 1088**

**Austin, Texas 78767-1088**

**Attn: J. Collins, Paralegal**