

Zoning Case No. C14-2014-0128

STREET DEED

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

That James A. Umstattd, 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:

2,458 square feet of land out of the Theo. Bissell League, 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 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 _____, 2015.

GRANTOR:

JAMES A. UMSTATTD

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 _____,
2015, by James A. Umstattd.

Notary Public, State of Texas

ADDRESS OF GRANTORS:
3355 Bee Caves Road, Suite 700
Austin, Texas 78746

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

Lot 59, Western Hills
2548 Square feet

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DESCRIPTION OF A 2458 SQUARE FOOT TRACT PREPARED BY DELTA SURVEY GROUP, INC., IN JANUARY 2015, LOCATED IN THE THEO. BISSELL LEAGUE, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A REMAINDER OF LOT 59, WESTERN HILLS A SUBDIVISION OF RECORD IN BOOK 6, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2458 SQUARE FOOT TRACT AS SHOWN ON ACCOMPANING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the north right-of-way line of William Cannon Drive (ROW 120'), same being the southwest corner of said Lot 59, same being the southeast corner of Lot 60 of said Western Hills Subdivision for the **POINT OF BEGINNING**;

THENCE with the west line of said Lot 59, same being the east line of said Lot 60, N27°44'23"E a distance of 10.00 feet to a calculated point from which a ½ inch iron rod found for the common north corner of said lots 59 and 60, same being in a south line of a called 49.040 acre tract described in Document Number 2012050110, Official Public Records, Travis County, Texas bears, N27°44'23"E a distance of 322.10 feet;

THENCE leaving said common line and crossing said Lot 59, S61°55'37"E a distance of 245.79 feet to a calculated point in the east line of said Lot 59, same being a west line of Victory Hill Condominiums, a condominium of record in Volume 8937, Page 781, Deed Records, Travis County, Texas, from which a ½ inch iron rod found for the northeast corner of said Lot 59, same being a west corner of said Victory Hill Condominiums bears N27°59'47"E a distance of 325.35 feet;

THENCE with said common line, S27°59'47"W a distance of 10.00 feet to a calculated point in the north ROW line of said William Cannon Drive, same being the southeast corner of said Lot 51, and also being the southwest corner of said Victory Hills Condominiums from which a 60d nail found in the west ROW line of Deatonhill Drive (ROW 60') bears N85°07'26"E a distance of 206.55 feet;

Lot 59, Western Hills
2548 Square feet


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THENCE with the south line of said Lot 59, same being the north ROW line of said William Cannon Drive, N61°55'37"W a distance of 245.75 feet to the **POINT OF BEGINNING** and containing 2458 square feet of land, more or less.

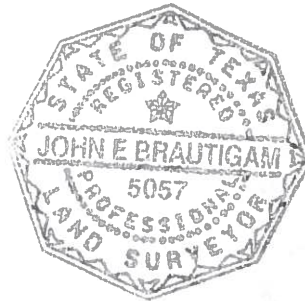
BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/HARN

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during January 2015, and is true and correct to the best of my knowledge and belief.

Date: 01-13-15



John E Brautigam
Registered Professional Land Surveyor
No. 5057-State of Texas

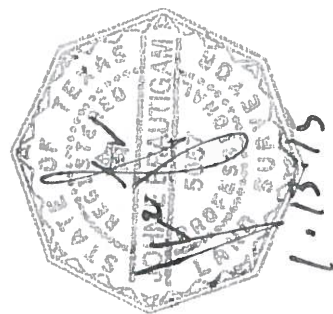


Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 100047000

THEO. BISSELL LEAGUE
TRAVIS COUNTY, TEXAS
JANUARY 2015

LEGEND

- 1/2" IRON ROD FOUND
- 60D NAIL FOUND
- CALCULATED POINT
- GUY ANCHOR
- POWERPOLE
- ELECTRIC MANHOLE
- UNDERGROUND MARKER
- PLAT RECORDS, TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- POINT OF BEGINNING
- OVERHEAD UTILITY



GRAPHIC SCALE
1" = 60'

49.040 ACRES
DOC. #2012050110
O.P.R.T.C.TX

DEATONHILL
CONDOMINIUMS
DOC. #2009116209
O.P.R.T.C.TX

LOT 60
WESTERN HILLS
BK. 6, PG. 73
P.R.T.C.TX

LOT 59
WESTERN HILLS
BK. 6, PG. 73
P.R.T.C.TX

10' SWB EASEMENT
VOL. 8783, PG. 597
R.P.R.T.C.TC

5' DRAINAGE EASEMENT
BK. 6, PG. 73
P.R.T.C.TX

VICTORY HILL
CONDOMINIUMS
VOL. 8937, PG. 781
R.P.R.T.C.TX

N 27°44'23" E 322.10'

WROUGHT IRON
FENCE

N 27°44'23" E
10.00'

P.O.B.
RETAINING WALL

SIDEWALK
BACK OF CURB

CHAIN LINK FENCE

S 61°55'37" E 245.79'
N 61°55'37" W 245.75'

2458 SQ. FT.

WILLIAM CANNON
(120' ROW)

DEATONHILL DRIVE
(60' ROW)

N 85°07'26" E 206.55'

Delta Survey Group Inc.

8213 BRODIE LANE STE 102 AUSTIN, TEXAS 78745
OFFICE: 512.282.5200 FAX: 512.282.5230
WWW.DELTASURVEYGROUP.COM
TBPLS FIRM NO. 10004700

QUAD OAKHILL

PROJECT LOT 59, WESTERN HILLS

DWG. 2458 SQFT

BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, NAD83/HARN
ALL POINTS ARE CALCULATED UNLESS OTHERWISE NOTED
SKETCH TO ACCOMPANY FIELD NOTES

AFTER RECORDING RETURN TO:

City of Austin

Law Department

P.O. Box 1088

Austin, Texas 78767-1088

Attn: J. Collins, Paralegal