

**STREET DEED**

**STATE OF TEXAS**

§

**KNOW ALL MEN BY THESE PRESENTS**

§

**COUNTY OF TRAVIS**

§

That Joe Chevalier, 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:

607 square feet of land out of the Santiago Del Valle Ten League Grant, Abstract No. 24, 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 4<sup>TH</sup> day of FEBRUARY, 2015.

**GRANTOR:**

  
JOI CHEVALIER

THE STATE OF TEXAS

§  
§  
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 4<sup>th</sup> day of February, 2015 by Joi Chevalier.



A handwritten signature in black ink, appearing to read "Victoria Haase", written over a horizontal line.

Notary Public, State of Texas

Address of Grantor:  
502 Thompson Lane  
Austin, Texas 78742

APPROVED AS TO FORM:

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

**HOLT CARSON, INC.****PROFESSIONAL LAND SURVEYORS****1904 FORTVIEW ROAD****AUSTIN, TEXAS 78704****TELEPHONE: (512) 442-0990****www.hciaustin.com****"EXHIBIT \_\_\_\_\_"*****RIGHT-OF-WAY DEDICATION***

**FIELD NOTE DESCRIPTION OF 607 SQUARE FEET OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT ABSTRACT No. 24 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (0.23 ACRE) TRACT OF LAND AS CONVEYED TO CHISOS STAR, LLC BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2014185240 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a drill hole found in a concrete wall in the Northwest right-of-way line of Thompson Lane for the South corner of that certain (0.23 acre) tract of land as conveyed to Chisos Star, LLC by General Warranty Deed recorded in Document No. 2014185240 of the Official Public Records of Travis County, Texas, as originally survey by Claude F. Bush, Jr. (RPLS 202) in September of 1947, and for the East corner of that certain (0.23 acre) tract of land described as "Tract 1" and as conveyed to Robert Morales and Alice Morales by General Warranty Deed recorded in Document No. 2001167560 of the Official Public Records of Travis County, Texas, and being the South corner and **PLACE OF BEGINNING** of the herein described tract of land, and from which a ½" iron pipe found in the Southeast line of that certain (1.73 acre) tract of land as conveyed to David T. Gray, II by Warranty Deed recorded in Volume 7438 Page 82 of the Deed Records of Travis County, Texas, for the West corner of said Chisos Star (0.23 acre) tract and for the North corner of said Morales (0.23 acre) tract bears N 44 deg. 38' 09" W 125.87 ft.;

THENCE leaving the Northwest right-of-way line of Thompson Lane with the common line of said Chisos Star (0.23 acre) tract and said Morales (0.23 acre) tract, N 44 deg. 38' 09" W 7.50 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." for the West corner of this tract;

THENCE crossing the interior of said Chisos Star (0.23 acre) tract with the Northwest line of this tract, N 44 deg. 56' 31" E 80.98 ft. to a ½" iron rod set with a plastic cap imprinted with "Holt Carson, Inc." in the Northeast line of said Chisos Star (0.23 acre) tract and in the Southwest line of that certain (0.231 acre) tract of land as conveyed to Fred W. Hoskins by Special Warranty Deed recorded in Document No. 2005086465 of the Official Public Records of Travis County, Texas, and being the North corner of this tract, and from which a capped iron rod found (marked "SNS") in the Northeast line of said Gray (1.73 acre) tract for the North corner of said Chisos Star (0.23 acre) tract and for the West corner of said Hoskins (0.231 acre) tract, bears N 44 deg. 25' 08" W 117.61 ft.

607 Square Feet – Right-of-Way Dedication

THENCE with the common line of said Chisos Star (0.23 acre) tract and said Hoskins (0.231 acre) tract, S 44 deg. 25' 08" E 7.50 ft. to a ½" iron pipe found in the Northwest right-of-way line of Thompson Lane for the East corner of said Chisos Star (0.23 acre) tract and for the South corner of said Hoskins (0.231 acre) tract and being the East corner of this tract;

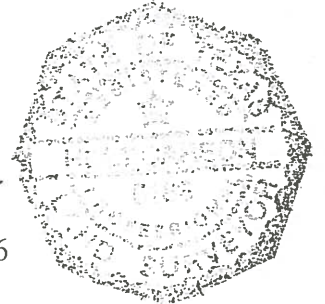
THENCE with the Northwest right-of-way line of Thompson Lane and with the Southeast line of said Chisos Star (0.23 acre) tract, S 44 deg. 56' 31" W 80.95 ft. to the **PLACE OF BEGINNING**, containing 607 square feet of land.

**PREPARED:** January 21, 2015



Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying map: A 929122

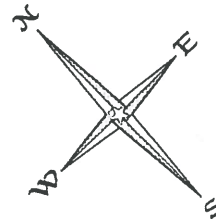
**REFERENCES:**

TCAD Parcel No. 03 04 2002 09

City of Austin Grid: M20

SKETCH TO ACCOMPANY FIELD NOTE DESCRIPTION OF  
607 SQUARE FEET OF LAND OUT OF THE SANTIAGO DEL VALLE  
TEN LEAGUE GRANT ABSTRACT No. 24 IN TRAVIS COUNTY,  
TEXAS, BEING A PORTION OF THAT CERTAIN [0.23 ACRE] TRACT  
OF LAND AS CONVEYED TO CHISOS STAR, LLC BY  
GENERAL WARRANTY DEED RECORDED IN DOCUMENT No. 2014185240  
OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND  
AS ORIGINALLY SURVEYED BY CLAUDE F. BUSH, JR. IN  
SEPTEMBER OF 1947.  
LOCATED AT 502 THOMPSON LANE.

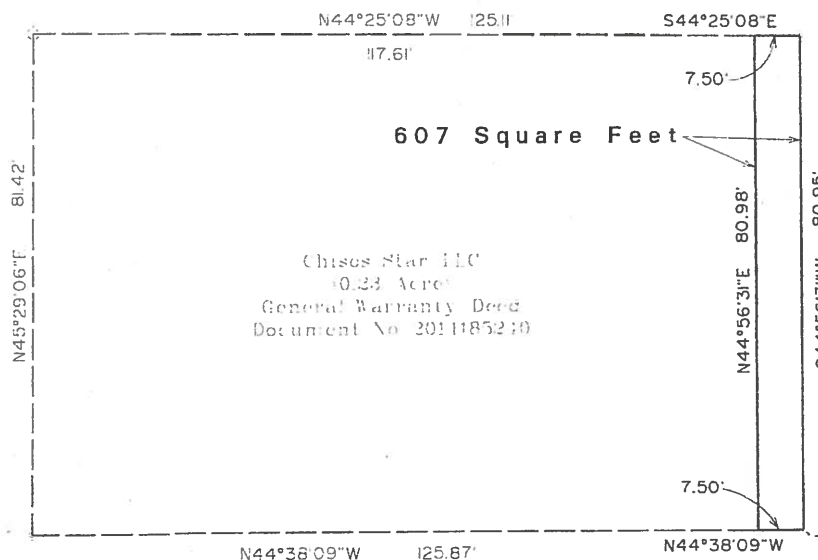
SCALE: 1" = 20'



SANTIAGO DEL VALLE  
TEN LEAGUE GRANT  
ABSTRACT No. 24

Fred W. Hoskins  
(0.231 Acre)  
Special Warranty Deed  
Document No. 2005080405

David T. Gray, II (1.73 Acres) Warranty Deed Volume 7438 Page 82



Robert Morales and Alice Morales  
"Tract 1" (0.23 Acre)  
General Warranty Deed  
Document No. 2001107560

PREPARED: January 21, 2015

BY:

*Holt Carson*

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.

1904 Fortview Road  
Austin, Texas 78704  
www.hciaustin.com

Firm Registration No. 10050700

### Legend

- 1/2" Iron Rod Found
- 1/2" Iron Pipe Found
- Copper Iron Rod Found (marked SNS)
- 60D Nail Found
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- (Record Bearing and Distance)

Temple Woods  
(5.00 Acres)

Jon D. Cargy  
(5.00 Acres)

L. Arvid Smith  
(4 Acres)

Allen Smith and Reagan Smith  
(5 Acres)

AFTER RECORDING RETURN TO:

City of Austin

Law Department

P.O. Box 1088

Austin, Texas 78767-1088

Attn: J. Collins, Paralegal