

**Zoning Case No. C14-2014-0053**

**STREET DEED**

**STATE OF TEXAS**

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**COUNTY OF TRAVIS**

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**KNOW ALL MEN BY THESE PRESENTS**

That, Walnut Park, LTD, a Texas limited partnership 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, a Texas home-rule city and municipal corporation, situated in Travis, Williamson and Hays Counties, Texas, hereinafter referred to as "Grantee", 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 Grantee, for street purposes, the following described property:

A 0.101 acre tract of land out Lot 2, Park 35 II Subdivision, 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 property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever; and Grantor, whether one or more, does hereby bind itself, its 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 26<sup>th</sup> day of March, 2015.

**GRANTOR:**

**WALNUT PARK, LTD.,** a Texas limited partnership

By: **WP WALNUT PARK GP, LLC,** a  
Texas limited liability company, its  
general partner

By:   
Larry Peel  
Manager

**THE STATE OF TEXAS**

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§

**COUNTY OF TRAVIS**

This instrument was acknowledged before me on this the 26 day of March, 2015, by Larry Peel, Manager of WP Walnut Park GP, LLC, a Texas limited liability company, general partner of Walnut Park, LTD., a Texas limited partnership, on behalf of the partnership.



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

**ADDRESS OF GRANTEE:**

P.O. Box 1088  
Austin, Texas 78767

**APPROVED AS TO FORM:**

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



PARK 35 II, PORTION OF LOT 2  
ROW DEDICATION  
0.101 ACRES

DESCRIPTION OF 0.101 ACRES OF LAND, OUT OF LOT 2 OF PARK 35 II, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 200700330 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.101 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at an iron rod with G&R cap set in the easterly line of Lamar Boulevard (U.S. Highway 81) (100' R.O.W.), for the southwesterly corner of said Lot 2 and the herein described tract;

**THENCE** with the easterly line of said Lamar Boulevard and the westerly line of said Lot 2, the following two (2) courses:


1. N18°15'35"E, a distance of 430.35 feet to an iron rod with G&R cap set at the point of curvature of a curve to the left (record TXDOT Station 358+28.6), from which a TXDOT type one monument found in the westerly line of said Lamar Boulevard bears, N71°45'07"W, a distance of 99.80 feet;
2. Along said curve to the left, having a radius of 3869.42 feet, an arc length of 438.47 feet and a chord which bears N15°00'32"E, a distance of 438.23 feet to an iron rod with G&R cap set at the point of curvature of a curve return to the right in the southerly line of Walnut Park Crossing (R.O.W. varies);

**THENCE** along the southerly line of said Walnut Crossing and the northerly line of said Lot 2 with said curve return to the right, having a radius of 20.00 feet, an arc length of 14.35 feet and a chord which bears N32°31'12"E, a distance of 14.05 feet to an iron rod with G&R cap set, for the most northerly corner of the herein described tract;

**THENCE** with a line 5 feet east of and parallel with the easterly line of said Lamar Boulevard and the westerly line of said Lot 2, the following two (2) courses:

1. Along a curve to the right, having a radius of 3874.42 feet, an arc length of 452.17 feet and a chord which bears S14°54'43"W, a distance of 451.91 feet to an iron rod with G&R cap set at the end of said curve;
2. S18°15'35"W, a distance of 430.65 feet to an iron rod with G&R cap set in the southerly line of said Lot 2, for the southeasterly corner of the herein described tract;

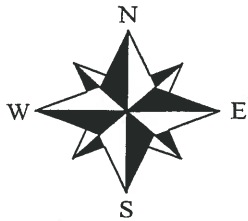
**THENCE** N68°20'47"W, with the southerly line of said Lot 2, a distance of 5.01 feet to the **POINT OF BEGINNING**, containing an area of 0.101 acres (4391 square feet) of land, more or less.

  
Phillip L. McLaughlin 07-18-14  
Registered Professional Land Surveyor  
State of Texas No. 5300

Bearings are based on the Texas Coordinate System, NAD 83, Central Zone.  
G&R Surveying Project No. 14203 Attachments: 14142\_GR-ROW-EX

1805 Ouida Dr., Austin, Texas 78728 • Firm # 10032000  
Phone (512)267-7430 • Fax (512)836-8385





SCALE: 1"=200'

0.58 AC.  
CRESTMONT  
OFFICE CENTER  
VOL. 12439, PG. 1209

22.66 AC. (TRACT 1)  
CRESTMONT OFFICE  
CENTER, LTD.  
VOL. 12254, PG. 545

0.435 AC.  
BROCK SPAVINAW  
PARTNERSHIP, LTD.,  
TRUSTEE  
VOL. 12527, PG. 829

PARK 35 II  
DOC. NO. 200700330

LOT 2

PARK 35  
VOL. 84, PG. 140C

LOT 3, BLK. A

J.M. SWISHER SURVEY NO. 32

LOT 3

LOT 1

NORTH LAMAR BOULEVARD  
(U.S. HIGHWAY 81) (100' R.O.W.)  
N18°15'35"E 430.35'  
S18°15'35"W 430.65'  
N68°20'47"W 5.01'

POB

REMAINDER OF 1.09 AC.  
CITY OF AUSTIN  
VOL. 499, PG. 75

2.138 AC.  
CITY OF AUSTIN  
DOC. NO. 2001042515

8.397 AC.  
CITY OF AUSTIN  
DOC. NO. 2002076278  
APPROXIMATE SURVEY LINE

JOHN BROOKE SURVEY NO. 59

#### LEGEND

- IRON ROD WITH CAP FOUND
- IRON ROD WITH G&R CAP SET
- TXDOT TYPE ONE MONUMENT FOUND

#### CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	6°29'33"	3869.42'	438.47'	N15°00'32"E	438.23'
C2	41°06'45"	20.00'	14.35'	N32°31'12"E	14.05'
C3	6°41'12"	3874.42'	452.17'	S14°54'43"W	451.91'

ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 14142\_GR-R0W-MB  
BEARING BASIS: TEXAS CENTRAL ZONE, STATE  
PLANE COORDINATES (NAD 83)

SHEET

1

1

EXHIBIT

PLOTTING SCALE: 1" = 200'  
DRAWN BY: PMC  
REVIEWED BY: DRS  
PROJECT NO: 14142  
FILE: L:\14142\_GR-R0W-EX  
DATE: JULY 18, 2014

0.101 ACRES OF LAND, OUT OF LOT 2 OF  
PARK 35 II, A SUBDIVISION IN TRAVIS COUNTY,  
TEXAS, ACCORDING TO THE MAP OR PLAT  
THEREOF, RECORDED UNDER DOCUMENT  
NO. 200700330 OF THE OFFICIAL PUBLIC  
RECORDS OF TRAVIS COUNTY, TEXAS.



SURVEYING, LLC  
1805 OUIDA DR.  
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FAX: (512) 836-8385  
FIRM NO. 10032000