

Zoning Case No. C14-2014-0036

STREET DEED

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

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That Korean United Presbyterian Church, a Texas non-profit corporation 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 0.057 acre tract of land being a portion of a 2.006 acre tract conveyed to the Korean United Presbyterian Church, 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 _____ day of _____, 2015.

GRANTOR:

**KOREAN UNITED PRESBYTERIAN
CHURCH, a Texas non-profit corporation**

ROY M. KIM
Elder and Building Committee Chair

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 Roy M. Kim, Elder and Building Committee Chair of Korean United Presbyterian Church, a Texas non-profit corporation, on behalf of the corporation.

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

FLUGEL LAND SURVEYING

PROFESSIONAL LAND SURVEYORS

14910 Doria Drive

Austin, Texas 78728

Firm No. 10193837

Telephone: (512) 633-3996

EXHIBIT " _ "**LEGAL DESCRIPTION FOR A 0.057 ACRE TRACT**

LEGAL DESCRIPTION OF A 0.057 ACRE (2,478 SQUARE FEET) TRACT OR PARCEL OF LAND, BEING A PORTION OF A 2.006 ARCE TRACT CONVEYED TO KOREAN UNITED PRESBYTERIAN CHURCH, IN VOLUME 11588, PAGE 823, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.057 ACRE TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found for the POINT OF REFERENCE at the southeast corner of Lot A of the Amended Lots 1 and 2, Campbell and Francis Subdivision, and Lot A, First Resubdivision of Resurrection Addition, recorded in Book 89, Page 70, Plat Records, Travis County, Texas; Thence, S 29°18'00" W a distance of 2.07' to a ½" iron rod set with cap stamped "P Flugel 5096" on the northwest line of said 2.006 acre tract for the POINT OF BEGINNING and the northwest corner of the herein described tract;

THENCE, with the proposed right-of-way (R.O.W.) line of Justin Lane through and across said 2.006 acre tract S 59°40'00" E a distance of 191.74 to a 1/2" iron rod set with cap stamped "P Flugel 5096" on the northwest right-of-way (R.O.W.) line of Hardy Lane (50' R.O.W.) and the southeast line of said 2.006 acre tract for the northeast corner of the herein described tract, from which bears N 29°19'04" E along the northwest R.O.W. of said Hardy Lane a distance of 248.25' to a ½" iron rod set with cap stamped "P Flugel 5096" at the southeast corner of a 0.363 acre tract conveyed to Glad Tidings Assembly of God Corporation in Volume 4523, Page 1096, Deed Records, Travis County, Texas;

THENCE, S 29°19'04" W along the northwest R.O.W. of said Hardy Lane a distance of 12.93' to a ½" iron rod set with cap stamped "P Flugel 5096" at the intersecting R.O.W.'s of said Hardy Lane and Justin Lane for the southeast corner of said 2.006 acre tract and the herein described tract;

THENCE, N 59°40'00" W along the existing northeast R.O.W. of said Justin Lane and the southwest line of said 2.006 acre tract a distance of 191.74' to a ½" iron rod set with cap stamped "P Flugel 5096" for the southwest corner of said 2.006 acre tract and the herein described tract;

THENCE, N 29°18'00" E along the northwest line of said 2.006 acre tract a distance of 12.93' to the POINT OF BEGINNING and containing 0.057 acres (2,478 square feet) of land, more or less.

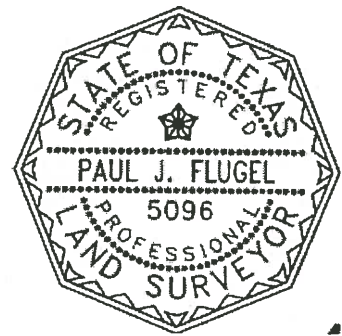
BASIS OF BEARINGS:

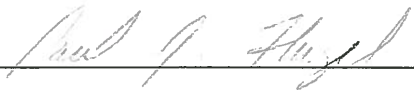


Bearings are based on the record plat, being the south R.O.W. line of Cullen Avenue (N 59°40' W), as monumented on the ground, and being the north line of said 2.006 acre tract monumented on the ground by a ½" iron pipe found and a ½" iron rod found 191.95' apart.

I do hereby certify that this description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

As Prepared by
Flugel Land Surveying
Firm Registration No. 10193837





Paul J. Flugel
Registered Professional Land Surveyor No. 5096

Date of Survey: 6/10/2013
Updated: 1/5/15

Date of Field Notes:

1/6/2015

AFTER RECORDING RETURN TO:

City of Austin

Law Department

P.O. Box 1088

Austin, Texas 78767-1088

Attn: J. Collins, Paralegal