

Zoning Case No. C14-2014-0172

STREET DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

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That Janet Wier Rourke and Linda Kay Wier, 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, 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:

2,944 square feet of land out of the August Herold Survey No. 59, 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 Grantors, 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 4TH day of JUNE, 2015.

GRANTORS:


JANET WIER ROURKE


LINDA KAY WIER

THE STATE OF TEXAS

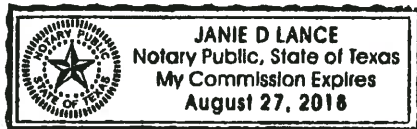
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COUNTY OF TRAVIS

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This instrument was acknowledged before me on this the 4TH day of June, 2015, by Janet Wier Rourke.



Janie D Lance
Notary Public, State of Texas

THE STATE OF TEXAS

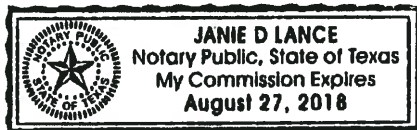
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COUNTY OF TRAVIS

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This instrument was acknowledged before me on this the 4TH day of June, 2015, by Linda Kay Wier.



Janie D Lance
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

EXHIBIT " "

Right-of-Way Dedication
Wier Hills RoadLEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 2,944 SQUARE FEET OF LAND OUT OF THE AUGUST HEROLD SURVEY NO. 59, TRAVIS COUNTY, TEXAS; BEING A PORTION THAT 2.310-ACRE TRACT AS CONVEYED TO HAROLD B. WIER BY DEED OF DETERMINABLE LIFE ESTATE RECORDED IN VOLUME 12788, PAGE 2238 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2,944 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found on the existing west right-of-way of Wier Hills Road, at the southeast corner of the above described Wier 2.310-acre tract, for the southeast corner and POINT OF BEGINNING of the herein described tract;

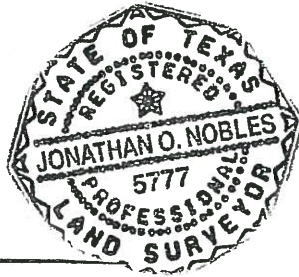
THENCE, with the southerly line of said Wier 2.310-acre tract, N58°18'08"W, passing a 1/2" iron rod found with cap stamped "McAngus" at the northeast corner of Tract 1, Eads Acres, recorded in Book 79, Page 166 of the Plat Records of Travis County, Texas, at a distance of 13.32 feet and continuing on for a total distance of 17.04 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA for the southwest corner of the herein described tract, from which a cotton gin spindle found at an angle point on the southerly line of said Wier 2.310-acre tract bears N58°18'08"W a distance of 407.48 feet;

THENCE, over and across said Wier 2.310-acre tract, N27°11'19"E a distance of 162.75 feet to a 1/2" iron rod set with cap stamped TERRA FIRMA on the northerly line of said Wier 2.310-acre tract, at the southwest corner of a tract conveyed as right-of-way by street deed recorded in Document No. 2005191754 of the Official Public Records of Travis County, Texas, for the northwest corner of the herein described tract, from which a 1" iron pipe found at the northwest corner of said Wier 2.310-acre tract bears N50°43'17"W a distance of 479.53 feet;

THENCE, with the northerly line of said Wier 2.310-acre tract, S50°43'17"E a distance of 19.91 feet to a 1/2" iron rod found at the northeast corner of said Wier 2.310-acre tract, for the northeast corner of the herein described tract;

THENCE, with the east line of said Wier 2.310-acre tract, S28°04'35"W a distance of 159.94 feet to the POINT OF BEGINNING, and containing 2,944 square feet (0.068 acre) of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying from a survey made on the ground on May 21, 2015 under my supervision and are true and correct to the best of my knowledge. A sketch accompanies this disruption.




Jonathan O. Nobles



Date

Registered Professional Land Surveyor No. 5777

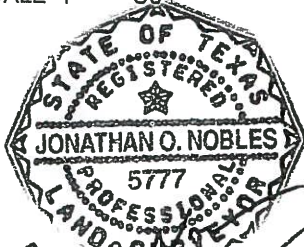
Client: Hopper Communities
Date: May 21, 2015
Job No.: 0A760-0003-00-550
FB: 657/80
File: J:\Projects\760...\0003-00...\Survey\Legal\A760-0003-01-2,944 SQ FT-FN.doc
TCAD Map No. 0101380202
Austin Grid: B-21

BEARING BASIS NOTE:

Horizontal datum based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 50'



Jon O. Nobles
5/22/2015

HAROLD B. WEIR
(2.310 AC.)
Vol. 12788, Pg. 2238

SIERRA VISTA CONDOMINIUMS
Doc. No. 2006055908 &
Corrected in Doc. No. 2006189003

AREA OF RIGHT-OF-WAY
TO BE DEDICATED
2,944 SQ. FT.



LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1" IRON PIPE FOUND
(UNLESS NOTED)
- COTTON GIN SPINDLE FOUND
- 1/2" IRON ROD SET W/CAP
STAMPED "TERRA FIRMA"
- () RECORD INFORMATION
(Vol. 12788, Pg. 2238)
- [] RECORD INFORMATION
(Bk. 79, Pg. 166)

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.

Client : Hopper Communities
Date : May 21, 2015
Office : J. Nobles, M. Carney
Crew : R. Meyer, R. Winans, H. Fernandez
F.B. : 657/80
Job No : 0A760-0003-00-550
File : J:\Projects\A760\003-00\Survey\Drawing Files\550\A760-0003-00_Tract 2-ROW.dwg
J:\Projects\A760\003-00\Survey\Point Files\A760-0003-00.crd

TRACT 1
EADS ACRES
Bk. 79, Pg. 166

PROPOSED
R.O.W. DEDICATION
825 SQ. FT.

"McANGUS"

Point of
Beginning

LOT 1, BLOCK B
LANTANA PHASE 1,
SECTION 1
Doc. No. 200000150



JONES CARTER

Texas Board of Professional Engineers Registration No. F-439
1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744

**terra
firma**

LAND SURVEYING

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 10046101

1701 DIRECTORS BOULEVARD, SUITE 400 • AUSTIN, TEXAS 78744
TEL (512) 328-8373 • FAX (512) 445-2286

AFTER RECORDING RETURN TO:

City of Austin

Law Department

P.O. Box 1088

Austin, Texas 78767-1088

Attn: J. Collins, Paralegal