

Zoning Case No. C14-2015-0127

STREET DEED

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS	§	

That Lexington 281, L.P., a Texas limited partnership, 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 78767-1088, 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:

A 0.08 acre tract prepared by Delta Survey Group, Inc. in October of 2015, located in the Jose Antonio Navarro Grant, Travis County, Texas, and being a portion of a 218.753 acre tract (Tract 1) described in a deed to Lexington 281, L.P. and recorded in document number 2007024509, Official Public Records, Travis County, Texas, said 0.08 acre tract as shown on the accompanying sketch 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:

Lexington 281, L.P., a Texas limited partnership

By: Centamtar Terras, L.L.C., a Texas limited liability company, its general partner

By: CTMGT, L.L.C., a Texas limited liability company, its manager

By: _____
Mehrdad Moayedi
Manager

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2015 by Mehrdad Moayedi, manager of CTMGT, L.L.C., a Texas limited liability company, manager of Centamtar Terras, L.L.C., a Texas limited liability company, general partner of Lexington L.P., a Texas limited partnership, on behalf of said corporation.

Notary Public, State of Texas

Address of Grantor:
1800 Valley View Lane, Suite 300
Farmers Branch, Dallas County, TX 75234

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

DESCRIPTION OF A 0.08 ACRE TRACT PREPARED BY DELTA SURVEY GROUP, INC. IN OCTOBER OF 2015, LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 218.753 ACRE TRACT (TRACT 1) DESCRIBED IN A DEED TO LEXINGTON 281, L.P. AND RECORDED IN DOCUMENT NUMBER 2007024509, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.08 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with plastic "KC ENG." cap found in the west Right-of-Way (ROW) line of Ross Road, as described in Volume 13230 Page 88, Real Property Records, Travis County, Texas, (based on a 100' ROW), same being the northeast corner of that 23.730 acre tract described in a deed to Del Valle Independent School District (DVISD) and recorded in Document Number 2001062687, Official Public Records, Travis County, Texas, also being a southeast corner of the said 218.753 acre tract for the **POINT OF BEGINNING**;

THENCE with a south line of said 218.573 acre tract, same being the north line of said 23.730 acre tract N 60°04'14" W a distance of 7.00 feet to a calculated point from which a 1/2 inch iron rod with plastic "KC ENG." cap found for an ell corner in said common line bears N 60°04'14" W a distance of 825.33 feet;

THENCE leaving said common line and crossing said 218.753 acre tract the following two (2) courses and distances:

1. N 29°54'39" E a distance of 212.88 feet to a calculated point, and;
2. with a curve to the right with an arc length of 289.62 feet, with a radius of 1057.00 feet, with a chord bearing of N 37°47'29" E, with a chord length of 288.71 feet to a 1/2 inch iron rod with DELTA SURVEY" cap found in an east line of said 218.753 acre tract, same being in the southwest terminus ROW line of Fort Lexington Drive as dedicated by plat in Lexington Parke Section One, a subdivision of record in Document Number 200400121, Official Public Records, Travis County, Texas;


THENCE with said west ROW line, same being an east line of said 218.753 acre tract S 44°21'33" E a distance of 7.00 feet to a 1/2 inch iron rod with DELTA SURVEY" cap found for a southeast corner of said 218.753 acre tract, same being in the west ROW line of said Ross Road;

THENCE with the east line of said 218.753 acre tract, same being the west ROW line of said Ross Road the following two (2) courses and distances:

1. with a curve to the left with an arc length of 287.70 feet, with a radius of 1050.00 feet, with a chord bearing of S 37°47'29" W, with a chord length of 286.80 feet to a ½ inch iron rod found, and;
2. S 29°54'39" W a distance of 212.89 feet to the **POINT OF BEGINNING** and containing 0.08 acres of land, more or less.

BEARING BASIS: Found 2 1/2 inch iron rod with plastic "KC ENG." Caps in the west ROW line of Ross Road as dedicated in Volume 13230 Page 88, Real Property Records, Travis County, Texas, held called bearing of N30°39'48"E and found distance of 1084.73 feet.

Date: 10-23-15



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

Delta Survey Group, Inc.
8213 Brodie Lane, Suite 102
Austin, Texas 78745
TBPLS Firm No. 10004700

LEXINGTON PARKE SECTION ONE
DOC. No. 200400121
O.P.R.T.C.TX.

FORT LEXINGTON DRIVE
(64' ROW)



LEGEND

- 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP FOUND
- ⊗ 1/2 INCH IRON ROD WITH "KC ENG." CAP FOUND
- 1/2 INCH IRON ROD FOUND
- P.O.B. POINT OF BEGINNING

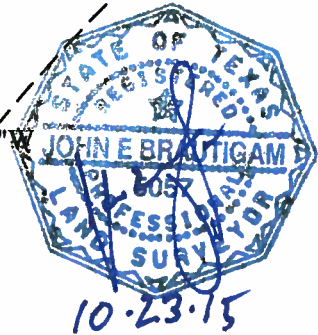
TRACT 1
218.753 ACRES
DOC. No. 2007024509
O.P.R.T.C.TX.

A=289.62'
R=1057.00'
D=15°41'57"
B=N37°47'29"E
C=288.71'

A=287.70'
R=1050.00'
D=15°41'57"
B=S37°47'29"W
C=286.80'

0.08 Acres

ROSS ROAD
(100' ROW)



LINE	BEARING	DISTANCE
L1	N60°04'14"W	7.00'
L2	S44°21'33"E	7.00'

23.730 ACRE TRACT
DEL VALLE INDEPENDENT
SCHOOL DISTRICT
DOC. No. 2001062687
O.P.R.T.C.TX.

P.O.B.
L1

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 MONTOPOLIS
PROJECT LEXINGTON PARKE
DWG. RIGHT-OF-WAY DEDICATION

AFTER RECORDING RETURN TO:

City of Austin

Law Department

P.O. Box 1088

Austin, Texas 78767-1088

Attn: Michele Thompson, Paralegal