

**Zoning Case No. C14-2016-0015**

**STREET DEED**

STATE OF TEXAS  
  
COUNTY OF TRAVIS

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§

KNOW ALL MEN BY THESE PRESENTS

That Sundberg Farm Limited Partnership, a Texas limited partnership, Bauman Grandchildren’s Trust 2012, a Texas trust, Sundberg C&C Partners, Ltd., a Texas limited partnership, Joan Elain Frensley Smith, an individual, Robert Carl Wolter, an individual, La Familia Family Partnership, Ltd., 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, subject to the encumbrances described in Exhibit “A” attached hereto and made a part hereof (the “Permitted Encumbrances”), the following described property:

1.276 acres (approximately 55,599 sq. ft.), being a portion of Lot 1, Block A, Sundberg Estates, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under Document No. 200400334 of the Official Public Records of Travis County, Texas; said 1.276 acre tract being more particularly described by metes and bounds in Exhibit “B” 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; subject, however to the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the 10<sup>th</sup> day of June, 2016.

**GRANTORS:**

Sundberg Farm Limited Partnership, a Texas limited partnership

By: \_\_\_\_\_

Jean Hancock Chernosky  
General Partner

Bauman Grandchildren's Trust 2012, a Texas trust

By: \_\_\_\_\_

Edwin R. Bauman II  
Trustee

Sundberg C&C Partners, Ltd., a Texas limited partnership

By: Travis CMK Corporation, a Texas corporation, its general partner

By: \_\_\_\_\_

George M. Mealy  
Secretary

Joan Elaine Frensley Smith, an individual

By: \_\_\_\_\_

Joan Elaine Frensley Smith

Robert Carl Wolter, an individual

By: \_\_\_\_\_

Robert Carl Wolter

La Familia Family Partnership, Ltd., a Texas limited partnership

By: El Patron LLC, a limited liability company, its general partner

By: \_\_\_\_\_

John P. Schneider, M.D.  
Manager

By: \_\_\_\_\_

Eleanor Schneider  
Manager

THE STATE OF TEXAS

COUNTY OF ~~TRAVIS~~ HARRIS

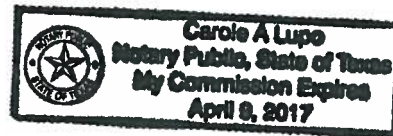
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This instrument was acknowledged before me on this the 13<sup>th</sup> day of May, 2016  
by Jean Hancock Chernosky, General Partner of Sundberg Farm Limited Partnership, a Texas  
limited partnership, on behalf of said partnership.

Carole A. Lupo  
Notary Public, State of Texas

Address of Grantor:

101 Wescott, Suite 203  
Houston, Texas 77007



THE STATE OF TEXAS

COUNTY OF TRAVIS

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This instrument was acknowledged before me on this the \_\_\_ day of \_\_\_, 2016  
by Edwin R. Bauman II, Trustee of Bauman Grandchildren's Trust 2012, a Texas trust, on behalf  
of said trust.

Address of Grantor:

1513 Gaston Avenue  
Austin, Texas 78703

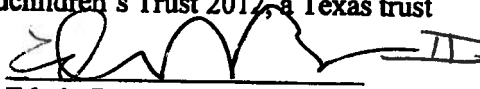
\_\_\_\_\_  
Notary Public, State of Texas

**GRANTORS:**

**Sundberg Farm Limited Partnership, a Texas limited partnership**

By: \_\_\_\_\_  
Jean Hancock Chernosky  
General Partner

**Bauman Grandchildren's Trust 2012, a Texas trust**

By:  \_\_\_\_\_  
Edwin R. Bauman II  
Trustee

**Sundberg C&C Partners, Ltd., a Texas limited partnership**

By: Travis CMK Corporation, a Texas  
corporation, its general partner

By: \_\_\_\_\_  
George M. Mealy  
Secretary

**Joan Elaine Frensley Smith, an individual**

By: \_\_\_\_\_  
Joan Elaine Frensley Smith

**Robert Carl Wolter, an individual**

By: \_\_\_\_\_  
Robert Carl Wolter

**La Familia Family Partnership, Ltd., a Texas limited partnership**

By: El Patron LLC, a limited liability company,  
its general partner

By: \_\_\_\_\_  
John P. Schneider, M.D.  
Manager

By: \_\_\_\_\_  
Eleanor Schneider  
Manager

22

207

**2022**

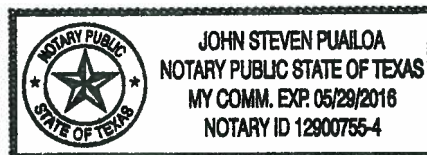
**Notary Public, State of Texas**

22

202

202

Notary Public, State of Texas



**GRANTORS:**

**Sundberg Farm Limited Partnership, a Texas limited partnership**

By: \_\_\_\_\_  
Jean Hancock Chernosky  
General Partner

**Bauman Grandchildren's Trust 2012, a Texas trust**

By: \_\_\_\_\_  
Edwin R. Bauman II  
Trustee

**Sundberg C&C Partners, Ltd., a Texas limited partnership**

By: Travis CMK Corporation, a Texas  
corporation, its general partner

By: \_\_\_\_\_  
George M. Mealy  
Secretary

**Joan Elaine Frensley Smith, an individual**

By: \_\_\_\_\_  
Joan Elaine Frensley Smith

**Robert Carl Wolter, an individual**

By: \_\_\_\_\_  
Robert Carl Wolter

**La Familia Family Partnership, Ltd., a Texas limited partnership**

By: El Patron LLC, a limited liability company,  
its general partner

By: \_\_\_\_\_  
John P. Schneider, M.D.  
Manager

By: \_\_\_\_\_  
Eleanor Schneider  
Manager

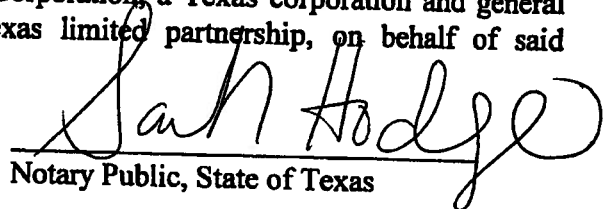
THE STATE OF TEXAS

COUNTY OF TRAVIS

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This instrument was acknowledged before me on this the 10 day of May, 2016 by George M. Mealy, Secretary of Travis CMK Corporation, a Texas corporation and general partner of Sundberg C&C Partners, Ltd., a Texas limited partnership, on behalf of said partnership.

  
Notary Public, State of Texas

Address of Grantor:  
3373 Plumb  
Houston, Texas 77005

THE STATE OF TEXAS

COUNTY OF TRAVIS

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This instrument was acknowledged before me on this the \_\_\_ day of \_\_\_\_\_, 2016 by Joan Elaine Frensley Smith.

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

Address of Grantor:  
4033 Grassmere  
Dallas, Texas 75205

**GRANTORS:**

**Sundberg Farm Limited Partnership, a Texas limited partnership**

By: \_\_\_\_\_  
Jean Hancock Chernosky  
General Partner

**Bauman Grandchildren's Trust 2012, a Texas trust**

By: \_\_\_\_\_  
Edwin R. Bauman II  
Trustee

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By: Travis CMK Corporation, a Texas  
corporation, its general partner

By: \_\_\_\_\_  
George M. Mealy  
Secretary

**Joan Elaine Frensley Smith, an individual**

By:   
Joan Elaine Frensley Smith

**Robert Carl Wolter, an individual**

By: \_\_\_\_\_  
Robert Carl Wolter

**La Familia Family Partnership, Ltd., a Texas limited partnership**

By: El Patron LLC, a limited liability company,  
its general partner

By: \_\_\_\_\_  
John P. Schneider, M.D.  
Manager

By: \_\_\_\_\_  
Eleanor Schneider  
Manager



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 \_\_\_\_\_, 2016 by George M. Mealy, Secretary of Travis CMK Corporation, a Texas corporation and general partner of Sundberg C&C Partners, Ltd., a Texas limited partnership, on behalf of said partnership.

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

Address of Grantor:

3373 Plumb

Houston, Texas 77005

THE STATE OF TEXAS

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COUNTY OF TRAVIS

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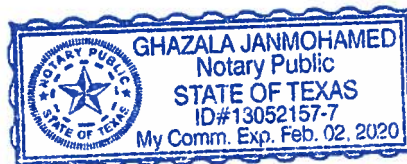
This instrument was acknowledged before me on this the 10<sup>th</sup> day of May, 2016 by Joan Elaine Frensley Smith.

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

Address of Grantor:

4033 Grassmere

Dallas, Texas 75205



**GRANTORS:**

**Sundberg Farm Limited Partnership, a Texas limited partnership**

By: \_\_\_\_\_  
Jean Hancock Chernosky  
General Partner

**Bauman Grandchildren's Trust 2012, a Texas trust**

By: \_\_\_\_\_  
Edwin R. Bauman II  
Trustee

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By: Travis CMK Corporation, a Texas  
corporation, its general partner

By: \_\_\_\_\_  
George M. Mealy  
Secretary

**Joan Elaine Frensley Smith, an individual**

By: \_\_\_\_\_  
Joan Elaine Frensley Smith

**Robert Carl Wolter, an individual**

By:   
Robert Carl Wolter

**La Familia Family Partnership, Ltd., a Texas limited partnership**

By: El Patron LLC, a limited liability company,  
its general partner

By: \_\_\_\_\_  
John P. Schneider, M.D.  
Manager

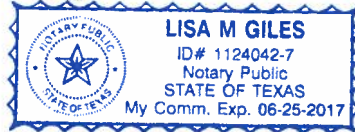
By: \_\_\_\_\_  
Eleanor Schneider  
Manager

THE STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 10<sup>th</sup> day of May, 2016  
by Robert Carl Wolter.



Lisa M. Giles  
Notary Public, State of Texas

Address of Grantor:  
615 Upper North Broadway  
Wells Fargo Tower, Suite 1100  
Corpus Christi, Texas 78401

THE STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on this the \_\_\_ day of \_\_\_\_\_, 2016  
by John P. Schneider, M.D., Manager of El Patron LLC, a limited liability corporation and  
general partner of La Familia Family Partnership, Ltd., a Texas limited partnership, on behalf of  
said partnership.

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

Address of Grantor:  
2500 Barton Creek Boulevard, #2215  
Austin, Texas 78735

**GRANTORS:**

**Sundberg Farm Limited Partnership, a Texas limited partnership**

By: \_\_\_\_\_  
Jean Hancock Chernosky  
General Partner

**Bauman Grandchildren's Trust 2012, a Texas trust**

By: \_\_\_\_\_  
Edwin R. Bauman II  
Trustee

**Sundberg C&C Partners, Ltd., a Texas limited partnership**

By: Travis CMK Corporation, a Texas  
corporation, its general partner

By: \_\_\_\_\_  
George M. Mealy  
Secretary

**Joan Elaine Frensley Smith, an individual**

By: \_\_\_\_\_  
Joan Elaine Frensley Smith


**Robert Carl Wolter, an individual**

By: \_\_\_\_\_  
Robert Carl Wolter

**La Familia Family Partnership, Ltd., a Texas limited partnership**

By: El Patron LLC, a limited liability company,  
its general partner

By:   
John P. Schneider, M.D.  
Manager

By:   
Eleanor Schneider  
Manager

THE STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on this the \_\_\_ day of \_\_\_\_\_, 2016  
by Robert Carl Wolter.

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

Address of Grantor:

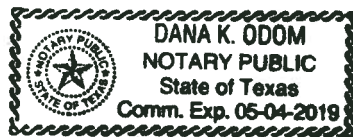
615 Upper North Broadway  
Wells Fargo Tower, Suite 1100  
Corpus Christi, Texas 78401

THE STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 1<sup>st</sup> day of May, 2016  
by John P. Schneider, M.D., Manager of El Patron LLC, a limited liability corporation and  
general partner of La Familia Family Partnership, Ltd., a Texas limited partnership, on behalf of  
said partnership.



Dana K Odom  
Notary Public, State of Texas

Address of Grantor:

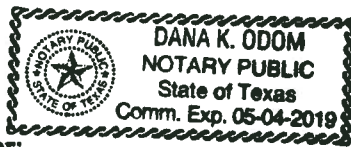
2500 Barton Creek Boulevard, #2215  
Austin, Texas 78735

THE STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 11<sup>th</sup> day of May, 2016 by Eleanor Schneider, Manager of El Patron LLC, a limited liability corporation and general partner of La Familia Family Partnership, Ltd., a Texas limited partnership, on behalf of said partnership.



Dana K. Odom  
Notary Public, State of Texas

Address of Grantor:  
2500 Barton Creek Boulevard, #2215  
Austin, Texas 78735

APPROVED AS TO FORM:

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

**Exhibit A**

**Permitted Encumbrances**

- 1) Restrictive Covenants: Document No(s). 200400334 and 2004216675 of the Official Public Records of Travis County, Texas.
- 2) Overhead electric easement 30 feet in width along the Burleson Road property line(s), as shown by the Plat(s) recorded under Document No(s). 200400334 of the Official Public Records of Travis County, Texas.
- 3) Right of way reservation 100 feet in width along the U. S. Highway 183 property line(s), as shown by the Plat(s) recorded under Document No(s). 200400334 of the Official Public Records of Travis County, Texas.
- 4) Electric line easement granted to Texas Power & Light Company, by instrument dated December 2, 1937, recorded in Volume 584, Page 63 of the Deed Records of Travis County, Texas.
- 5) Drainage easement granted to Travis County, by instrument dated August 30, 1989, recorded in Volume 11020, Page 1259 of the Real Property Records of Travis County, Texas.
- 6) Drainage easement granted to the City of Austin, by instrument dated December 27, 2003, recorded under Document No. 2004215237 of the Official Public Records of Travis County, Texas.



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**1.276 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 1.276 ACRES (APPROXIMATELY 55,599 SQ. FT.), BEING A PORTION OF LOT 1, BLOCK A, SUNDBERG ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT NO. 200400334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.276 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with aluminum cap found at the northwest corner of Lot 1, same being the northeast corner of a 75.81 acre tract described in a deed of record in Volume 11955, Page 696 of the Real Property Records of Travis County, Texas, also being in the south right-of-way line of Burleson Road (right-of-way width varies);

**THENCE** with the south right-of-way line of Burleson Road, same being the north line of Lot 1, the following four (4) courses and distances:

1. South 48°06'45" East, a distance of 998.24 feet to a found "X" scribed in concrete;
2. South 47°32'03" East, a distance of 1115.01 feet to a 1/2" rebar with aluminum cap found;
3. With a curve to the left, having a radius of 371.38 feet, a delta angle of 11°11'06", an arc length of 72.50 feet, and a chord which bears South 52°57'32" East, a distance of 72.38 feet to a 1/2" rebar with plastic "Bury & Partners" cap found;
4. South 17°43'29" East, a distance of 64.05 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar with plastic "Bury & Partners" cap found in the west right-of-way line of U.S. Highway 183 (right-of-way width varies), same being a corner of Lot 1, bears South 17°43'29" East, a distance of 64.31 feet;

**THENCE** crossing Lot 1 the following two (2) courses and distances:

1. North 47°32'03" West, a distance of 1242.53 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 48°06'45" West, a distance of 991.98 feet to a 1/2" rebar with "Chaparral" cap set in the west line of Lot 1, same being the east line of the 75.81 acre tract, from which a 1/2" rebar with plastic "Bury & Partners" cap found for an angle point in the common line of Lot 1 and the 75.81 acre tract bears South 28°06'09" West, a distance



of 893.71 feet;

**THENCE** North 28°06'09" East, with the common line of Lot 1 and the 75.81 acre tract, a distance of 25.74 feet to the **POINT OF BEGINNING**, containing 1.276 acres of land, more or less.

Surveyed on the ground April 19, 2016. Bearing Basis: Grid azimuth for Texas central zone, 1983/93 HARN values from LCRA control network.

Attachments: Drawing 229-014-ROW.



6/7/16

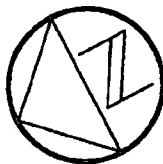
Eric J. Dannheim                      Date  
Registered Professional Land Surveyor  
State of Texas No. 6075  
TBPLS Firm No. 10124500



## LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH PLASTIC "BURY & PARTNERS" CAP FOUND
- 1/2" REBAR WITH ALUMINUM CAP FOUND
- ☒ FOUND "X" SCRIBED IN CONCRETE
- ◎ 1" SQUARE IRON PIPE FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET

**1" = 200'**



75.81 ACRES  
DEAN WORD COMPANY  
11955/696

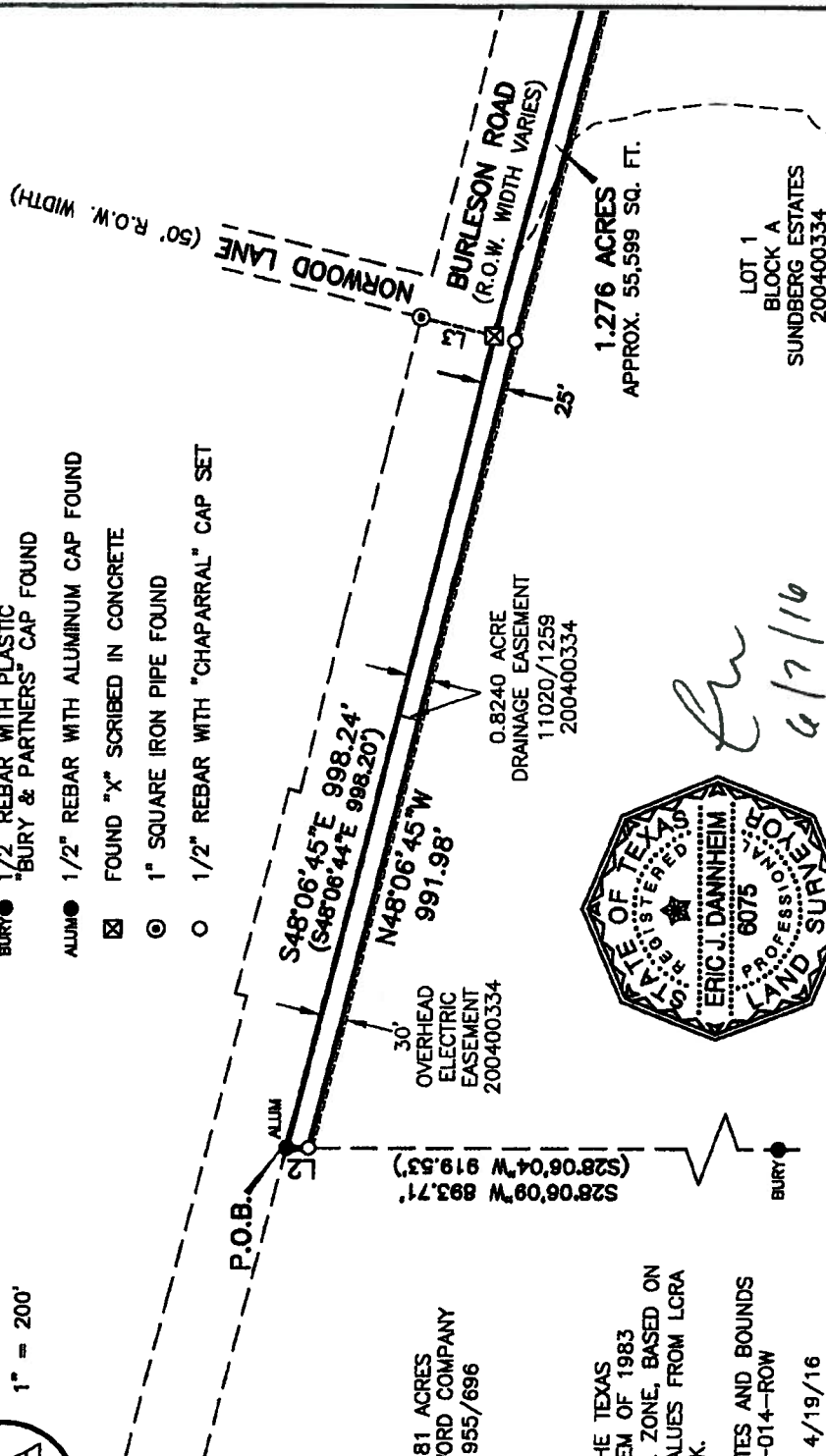
BEARING BASIS: THE TEXAS  
COORDINATE SYSTEM OF 1983  
(NAD83), CENTRAL ZONE, BASED ON  
1983/93 HARN VALUES FROM LCRA  
CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS  
DESCRIPTION 229-014--ROW

DATE OF SURVEY: 4/19/16  
PLOT DATE: 6/7/16  
DRAWING NO.: 229-014-ROW  
PROJECT NO.: 229-014  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JPA  
SHEET 1 OF 2

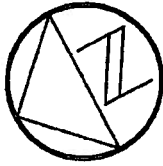


Chaparral

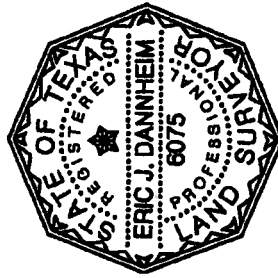


LINE TABLE			
LINE	BEARING	DISTANCE	RECORD LINE
L1	S17°43'29"E	64.05'	(S17°43'08"E 128.40')
L2	N28°06'09"E	25.74'	
L3	N42°09'23"E	90.06'	
L4	S17°43'29"E	64.31'	

1" = 200'



CURVE TABLE					
NO.	DELTA	RADIUS	TAN	ARC	CHORD
C1	11°11'08"	371.38'	36.36'	72.50'	72.38'
					BEARING S52°57'32"E
					RECORD CHORD (S53°07'37"E 72.12')



U.S. HIGHWAY 183  
(R.O.W. WIDTH VARIES)

(50' R.O.W. WIDTH)

NORWOOD LANE

BURLESON ROAD  
(R.O.W. WIDTH VARIES)

1.276 ACRES  
APPROX. 55,599 SQ. FT.

LOT 1  
BLOCK A  
SUNDBERG ESTATES  
200400334

ALUM C1 BURY

0.8240 ACRE  
DRAINAGE EASEMENT  
11020/1259  
200400334

DRAINAGE  
EASEMENT  
2004215237

100' RIGHT OF  
WAY RESERVE  
200400334

10' WIDE COMMUNICATIONS  
SYSTEMS EASEMENT  
2000032742  
2000032743  
2000041342

25' PERMANENT  
WATER TRANSMISSION MAIN EASEMENT  
2008134304  
&  
25' OVERHEAD  
ELECTRIC EASEMENT  
200400334

10' WIDE TEMPORARY  
CONSTRUCTION EASEMENTS (2)  
2000032742  
2000032743  
2000041342

25' TEMPORARY  
WORKING EASEMENT  
2008134304

SHEET 2 OF 2

Chaparral

6/7/10

**AFTER RECORDING RETURN TO:**

**City of Austin**

**Law Department**

**P.O. Box 1088**

**Austin, Texas 78767-1088**

**Attn: Michele Thompson, Paralegal**