

Zoning Case No. C14-2017-0096

STREET DEED

Date: _____, 2018

Grantor: **CRESTMONT OFFICE CENTER, LTD.**, a Texas limited partnership

Grantor's Address: 12015 Park Thirty Five Circle
Austin, Travis County, Texas 78753

City: **CITY OF AUSTIN, TEXAS**, a Texas home-rule municipal corporation situated in the counties of Hays, Travis, and Williamson

City's Address: P.O. Box 1088
Austin, Travis County, Texas 78767-1088

Property: 0.478 acres of land, more or less, situated in Travis County, Texas, being more particularly described in the attached **Exhibit A**

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor for which no lien either express or implied is retained

Permitted Encumbrances: Any easements, liens, encumbrances, general real estate taxes on the Property for the current year, zoning laws, regulations and ordinances of municipal and other governmental authorities, and other matters not subordinated to the Property and of record in the Real Property Records of the Texas county in which the Property is located that are valid, existing, and affect the Property as of the Date.

GRANTOR, for the Consideration, does **GRANT, SELL, AND CONVEY** unto **CITY** the Property, together with all improvements on it and all rights and appurtenances thereto (including, without limitation, any right, title, and interest of Grantor in and to (i) any water and wastewater rights, utility and development rights, (ii) mineral rights and royalty interests, (iii) all easements, and adjacent streets, waterways, roads, alleys, or rights-of-way, currently in existence, and (iv) any reversionary rights, if any; to the extent such items pertain to the Property) (collectively, the "**RIGHTS AND APPURTENANCES**").

TO HAVE AND TO HOLD the Property, together with all and singular the Rights and Appurtenances thereto in anywise belonging, unto City forever; and Grantor binds Grantor and Grantor's heirs, successors, and assigns to **WARRANT AND FOREVER DEFEND**, all and singular,

the title to the Property, subject to the Permitted Encumbrances, to the City against every person whomsoever lawfully claiming, or to claim the Property, or any part of the Property, when the claim is by, through, or under Grantor, but not otherwise.

City assumes the payment of ad valorem taxes and assessments for the current year and for subsequent years, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Except where the context otherwise requires, *Grantor* includes *Grantor's heirs, successors, and assigns* and *City* includes *City's employees, agents, consultants, contractors, successors, and assigns*; and where the context requires, singular nouns and pronouns include the plural.

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Executed effective the Date first above stated.

Grantor: **CRESTMONT OFFICE CENTER, LTD.**, a Texas limited partnership

By: **CROWN OFFICE CENTER, INC.**, a Texas corporation, its general partner

By: _____
Name: _____
Title: _____

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned notary, on this day personally appeared _____, _____ of Crown Office Center, Inc., a Texas corporation, as general partner of Crestmont Office Center, Ltd., a Texas limited partnership, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on ____ ____ 2018.

[Seal]

Notary Public, State of _____

APPROVED AS TO FORM:
CITY OF AUSTIN, TEXAS

By: _____
Name: _____
Title: Assistant City Attorney



**CRESTMONT OFFICE CENTER
WALNUT CREEK APARTMENTS PHASE II
0.478 AC. R.O.W. DEDICATION**

DESCRIPTION OF 0.478 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE J.M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405, BEING PORTIONS OF THOSE CERTAIN 0.42 ACRE (FIRST TRACT), 0.58 ACRE (SECOND TRACT) AND 1.32 ACRE (THIRD TRACT) OF LAND DESCRIBED IN A DEED OF RECORD TO CRESTMONT OFFICE CENTER IN VOLUME 12439 PAGE 1209, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 22.66 ACRE TRACT OF LAND (TRACT 1), DESCRIBED IN A DEED OF RECORD TO CRESTMONT OFFICE CENTER, LTD. IN VOLUME 12254 PAGE 545, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.478 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with G&R cap found at the intersection of the curving easterly line of North Lamar Boulevard (U.S. Highway 81) (100' R.O.W.) and the northerly line of Walnut Park Crossing (R.O.W. varies), for the southwesterly corner of said 0.58 Acre (Second Tract) and the herein described tract;

THENCE along the easterly line of said North Lamar Boulevard, same being in part, the westerly lines of said 0.58 Acre (Second Tract), said 0.42 Acre (First Tract), said 1.32 Acre (Third Tract) and said 22.66 Acre (Tract 1), with a line 50 feet right (east) of and parallel with TX DOT centerline, the following two (2) courses:

1. Along a curve to the left, having a radius of 3869.42 feet, an arc length of 495.47 feet, and a chord which bears N06°25'05"E, a distance of 495.14 feet to an iron rod with G&R cap found at the end of said curve (TX DOT Station 368+61.9);
2. N02°49'43"E, passing at a distance of 52.79 feet, a 3/4" iron pipe found at the common westerly corner of said 1.32 Acre (Third Tract) and said 22.66 Acre (Tract 1), and continuing for a total distance of 544.75 feet to an iron rod with G&R cap found for the northwesterly corner of the herein described tract, from which a TXDOT type one monument found in the easterly line of said North Lamar Boulevard and the westerly line of said 22.66 Acre (Tract 1), bears, N02°49'43"E, a distance of 329.78 feet;

THENCE S64°25'10"E, leaving the easterly line of said North Lamar Boulevard and the westerly line of said 22.66 Acre (Tract 1) and continuing over and across said 22.66 Acre (Tract 1), a distance of 21.69 feet to an iron rod with G&R Cap set for the northeasterly corner of the herein described tract;

THENCE continuing over and across said 22.66 Acre (Tract 1), said 1.32 Acre (Third Tract), said 0.42 Acre (First Tract), and said 0.58 Acre (Second Tract), with a line 70 feet right (east) of and parallel with TX DOT centerline the following two (2) courses:

1. S02°49'43"W, a distance of 536.35 feet to an iron rod with G&R Cap set at the point of curvature of a curve to the right (TX DOT Station 368+61.9);
2. Along said curve to the right, having a radius of 3889.42 feet, an arc length of 504.60 feet, and a chord which bears S06°28'00"W, a distance of 504.25 feet to an iron rod with G&R cap set in the northerly line of said Walnut Park Crossing and the southerly line of said 0.58 Acre (Second Tract), from which a 3/4" iron pipe found at the common southerly corner of said 0.58 Acre (Second Tract) and said 22.66 Acre Tract bears, S61°41'38"E, a distance of 191.01 feet;

EXHIBIT A

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



THENCE N61°41'38"W, with the northerly line of said Walnut Park Crossing and the southerly line of said 0.58 Acre (Second Tract), a distance of 21.05 feet to the POINT OF BEGINNING, containing an area of 0.478 Acres of Land, more or less.


Phillip L. McLaughlin 12-22-17
Registered Professional Land Surveyor
State of Texas No. 5300



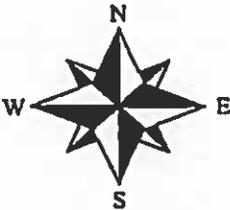
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE.
G&R SURVEYING PROJECT NO. 16331 ATTACHMENTS: 16331_GR-ROW DEDICATION-EX

LEGEND

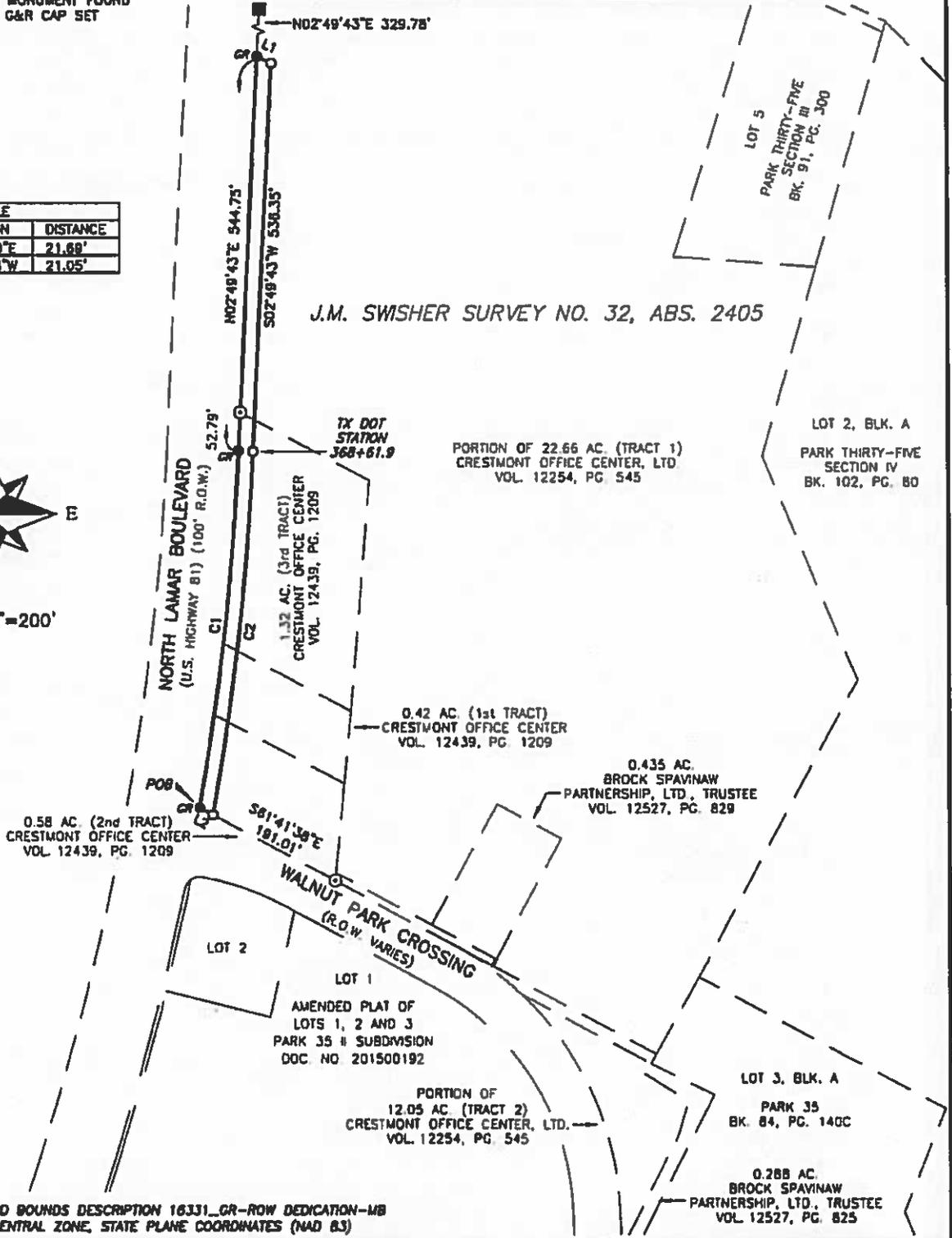
- IRON ROD WITH G&R CAP FOUND
- ⊙ 3/4" IRON PIPE FOUND
- TX DOT TYPE 1 MONUMENT FOUND
- IRON ROD WITH G&R CAP SET

CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	7°20'12"	3888.42'	485.47'	N08°23'05"E	495.14'
C2	7°26'00"	3888.42'	504.60'	S06°28'00"W	504.25'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S84°25'10"E	21.89'
L2	N61°41'39"W	21.05'



SCALE: 1"=200'



ATTACHMENTS: METES AND BOUNDS DESCRIPTION 16331_GR-R0W DEDICATION-MB
BEARING BASIS: TEXAS CENTRAL ZONE, STATE PLANE COORDINATES (NAD 83)

SHEET
1
1

EXHIBIT

PLOTTING SCALE: 1" = 200'
DRAWN BY: PMC
REVIEWED BY: TC
PROJECT NO: 16331
FILE: L:\16331_GR-EX-R0W DEDICATION
DATE: DECEMBER 22, 2017

0.478 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, OUT OF THE J.M. SWISHER SURVEY NO. 32, ABSTRACT NO. 2405, BEING PORTIONS OF THOSE CERTAIN 0.42 ACRE (FIRST TRACT), 0.58 ACRE (SECOND TRACT) AND 1.32 ACRE (THIRD TRACT) OF LAND DESCRIBED IN A DEED OF RECORD TO CRESTMONT OFFICE CENTER IN VOLUME 12439 PAGE 1208, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 22.66 ACRE TRACT OF LAND (TRACT 1), DESCRIBED IN A DEED OF RECORD TO CRESTMONT OFFICE CENTER, LTD. IN VOLUME 12254 PAGE 545, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

G&R
SURVEYING, LLC
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