

Zoning Case No. C14-2018-0004

STREET DEED

Date: _____, 2019

Grantor: **CHUNG VU AND SINH TRONG LE**

Grantor's Address: 12716 Serafy Court
Austin, Texas 78753-7310

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: Being 0.081 acres (approximately 3,522 sq. ft.), being a portion of the remainder of Lot 2, Braker Oaks Subdivision, a subdivision of record in Volume 64, Page 8, of the Plat Records of Travis County, Texas, being more particularly described in the attached **Exhibit A**, and

Being 0.073 acres (approximately 3,197 sq. ft.), being a portion of the remainder of Lot 2, Braker Oaks Subdivision, a subdivision of record in Volume 64, Page 8, of the Plat Records of Travis County, Texas, being more particularly described in the attached **Exhibit B**, (collectively referred to as the Property)

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.

Executed effective the Date first above stated.

Grantor: **CHUNG VU AND SINH TRONG LE**

Chung Vu

Sinh Trong Le

STATE OF TEXAS §

COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Chung Vu, 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 ____ 2019.

[Seal]

Notary Public, State of _____

STATE OF TEXAS §

COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Sinh Trong Le, 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 ____ 2019.

[Seal]

Notary Public, State of _____

APPROVED AS TO FORM:
CITY OF AUSTIN, TEXAS
LAW DEPARTMENT

By: _____
Name: _____
Title: Assistant City Attorney

AFTER RECORDING RETURN TO:



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

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

3500 McCall Lane
Austin, Texas 78744

Cameron Road

**0.081 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.081 ACRES (APPROXIMATELY 3,522 SQ. FT.), BEING A PORTION OF THE REMAINDER OF LOT 2, BRAKER OAKS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 64, PAGE 8 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO CHUNG VU AND SINH TRONG LE, IN A GENERAL WARRANTY DEED DATED DECEMBER 4, 2005 AND RECORDED IN DOCUMENT NO. 2015192123 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.081 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Mag nail with "Chaparral" washer set for the intersection of the northwest right-of-way line of Cameron Road (right-of-way width varies) and the southwest right-of-way line of May Drive (60' right-of-way), described in Volume 64, Page 8 of the Plat Records of Travis County, Texas and also being the east corner of said Lot 2;

THENCE South 59°48'09" West, with the northwest right-of-way line of Cameron Road, same being the southeast line of Lot 2, a distance of 117.43 feet 5/8" rebar found for the northernmost south corner of Lot 2, being the east corner of Lot 1, said Braker Oaks Subdivision;

THENCE North 63°27'46" West, with a southwest line of Lot 2, same being the northeast line of said Lot 1, a distance of 35.88 feet to a calculated point, from which a 3/8" rebar found for an angle point in a southwest line of Lot 2, being the north corner of Lot 1, bears North 63°27'46" West, a distance of 105.95 feet;

THENCE North 59°48'09" East, crossing Lot 2, a distance of 117.39 feet to a calculated point in the southwest right-of-way line of May Drive, same being the northeast line of Lot 2;

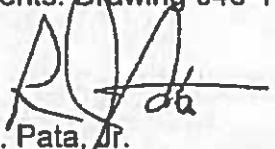
EXHIBIT "A"

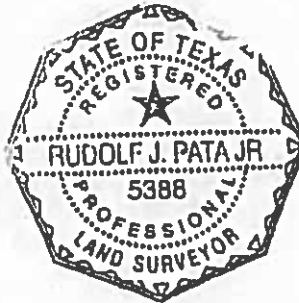
THENCE South 63°30'51" East, with the southwest right-of-way line of May Drive, same being the northeast line of Lot 2, a distance of 35.90 feet to the **POINT OF BEGINNING**, containing 0.081 acres of land, more or less.

Surveyed on the ground April 13, 2016.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 040-111-ROW2

 3/19/19
Rudolf J. Pata, Jr.
Registered Professional Land Surveyor
State of Texas No. 5388
TBPLS Firm No. 10124500



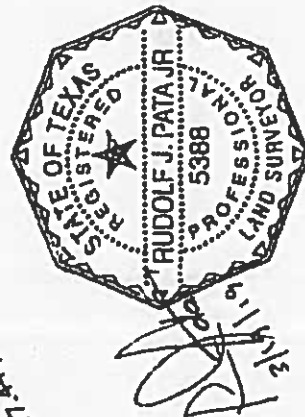
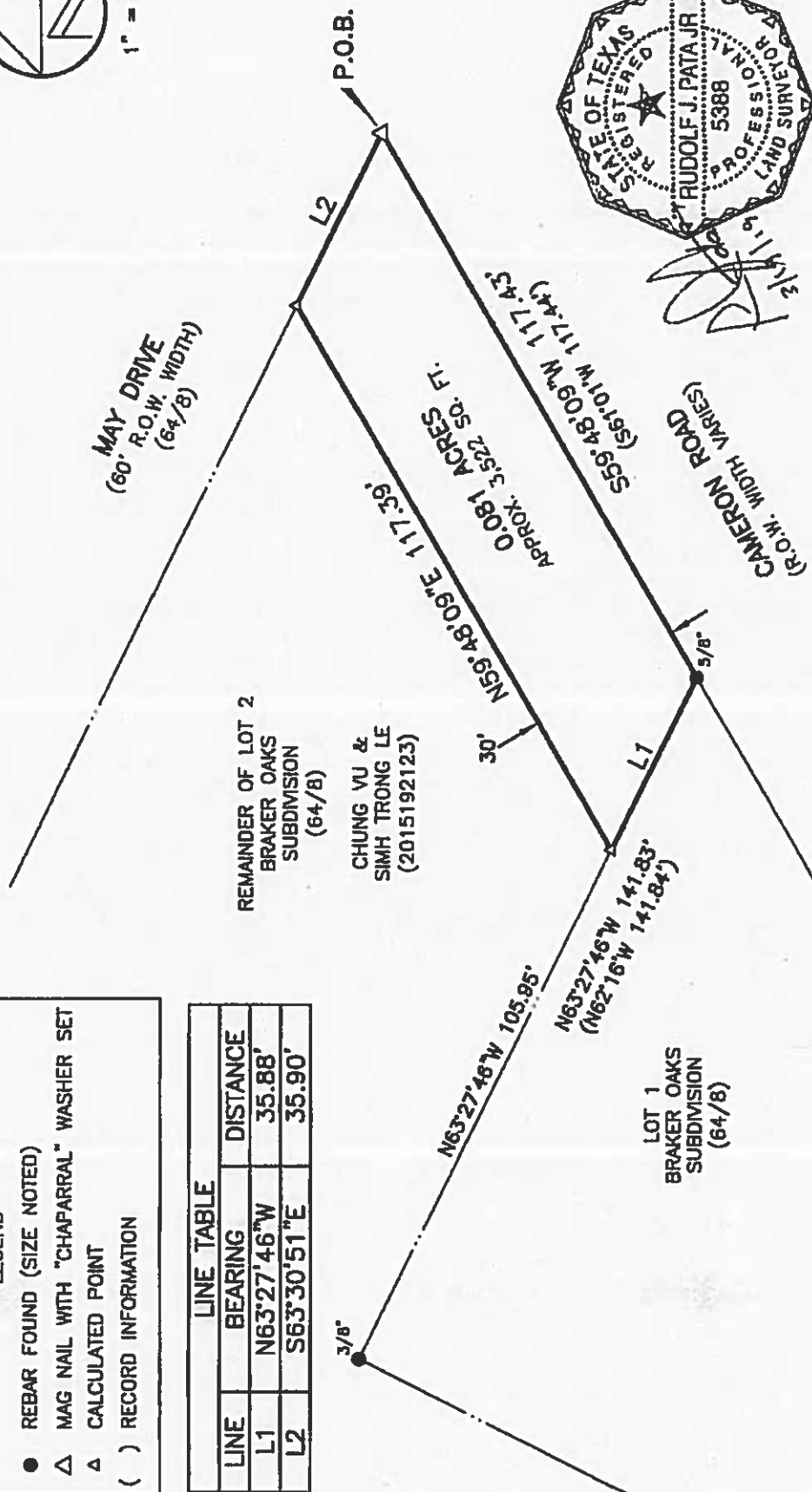
SKETCH TO ACCOMPANY A DESCRIPTION OF 0.081 ACRES (APPROXIMATELY 3,522 SQ. FT.), BEING A PORTION OF THE REMAINDER OF LOT 2, BRAKER OAKS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 64, PAGE 8 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO CHUNG VU AND SINH TRONG LE, IN A GENERAL WARRANTY DEED DATED DECEMBER 4, 2005 AND RECORDED IN DOCUMENT NO. 2015192123 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LEGEND

- REBAR FOUND (SIZE NOTED)
- △ MAG NAIL WITH "CHAPARRAL" WASHER SET
- △ CALCULATED POINT
- () RECORD INFORMATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°27'46"W	35.88'
L2	S63°30'51"E	35.90'



BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 040-111-ROW2

DATE OF SURVEY: 04/13/16
 PLOT DATE: 03/19/19
 DRAWING NO.: 040-111-ROW2
 PROJECT NO.: 040-111
 T.B.P.L.S. FIRM NO. 10124500
 DRAWN BY: JDB

Chaparral



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

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

3500 McCall Lane
Austin, Texas 78744

Braker Lane

**0.073 ACRES
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.073 ACRES (APPROXIMATELY 3,197 SQ. FT.), BEING A PORTION OF THE REMAINDER OF LOT 2, BRAKER OAKS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 64, PAGE 8 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO CHUNG VU AND SINH TRONG LE, IN A GENERAL WARRANTY DEED DATED DECEMBER 4, 2005 AND RECORDED IN DOCUMENT NO. 2015192123 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.073 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "RJ SURVEYING" cap found in the northeast right-of-way line of Braker Lane (right-of-way width varies), being in the southwest line of said Lot 2 and also being the south corner of a 0.5856 acre portion of Lot 2, described in Document No. 2015158046 of the Official Public Records of Travis County, Texas, from which a Mag nail found, for the intersection of the northeast right-of-way of Braker Lane, and the east right-of-way line of June Drive (60' right-of-way width), described in Volume 64, Page 8 of the Plat Records of Travis County, Texas, being the west corner of said 0.5856 acre tract and also being the west corner of Lot 2, bears North 63°30'23" West, a distance of 85.70 feet;

THENCE North 26°29'31" East, with the southeast line of the 0.5856 acre tract, crossing Lot 2, a distance of 30.00 feet to a calculated point;

THENCE South 63°30'23" East, continuing across Lot 2, a distance of 106.60 feet to a calculated point in a southeast line of Lot 2, same being the northwest line of Lot 1, said Braker Oaks Subdivision, from which a 3/8" rebar found for an angle point in the southeast line of Lot 2, also being the north corner of said Lot 1, bears North 26°32'14" East, a distance of 87.11 feet;

THENCE South 26°32'14" West, with a southeast line of Lot 2, same being the northwest line of Lot 1, a distance of 30.00 feet to a 1/2" rebar with "Chaparral" cap set in the northeast right-of-way line of Braker Lane, being the southernmost south corner of Lot 2 and also being the west corner of Lot 1;

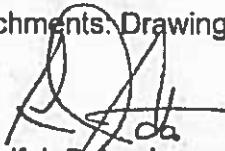
EXHIBIT "B"

THENCE North 63°30'23" West, with the northeast right-of-way line of Braker Lane, same being the southwest line of Lot 2, a distance of 106.57 feet to the **POINT OF BEGINNING**, containing 0.073 acres of land, more or less.

Surveyed on the ground April 13, 2016.

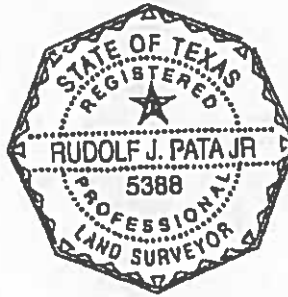
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Attachments: Drawing 040-111-ROW1



3/19/19

Rudolf J. Pata, Jr.
Registered Professional Land Surveyor
State of Texas No. 5388
TBPLS Firm No. 10124500



SKETCH TO ACCOMPANY A DESCRIPTION OF 0.073 ACRES (APPROXIMATELY 3,197 SQ. FT.), BEING A PORTION OF THE REMAINDER OF LOT 2, BRAKER OAKS SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 64, PAGE 8 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO CHUNG VU AND SINH TRONG LE, IN A GENERAL WARRANTY DEED DATED DECEMBER 4, 2005 AND RECORDED IN DOCUMENT NO. 2015192123 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



1" = 30'

JUNE DRIVE
(60' R.O.W. WIDTH)
(64/8)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N26°29'31"E	30.00'
L2	S26°32'14"W	30.00'

LEGEND

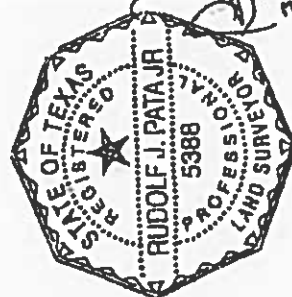
- 3/8" REBAR FOUND
- RJ 1/2" REBAR WITH "RJ SURVEYING" CAP FOUND
- ▲ MAG NAIL FOUND
- △ CALCULATED POINT
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- () RECORD INFORMATION

HYUN WOOK JANG
0.5856 ACRE
(2015158046)

PORTION OF LOT 2
BRAKER OAKS
SUBDIVISION
(64/8)

REMAINDER OF LOT 2
BRAKER OAKS
SUBDIVISION
(64/8)

N63°30'23"W 85.70'
(N62°17'22"W 85.61')



P.O.B.

BRAKER LANE
(R.O.W. WIDTH VARIES)

S63°30'23"E 106.60'
0.073 ACRES
APPROX. 3,197 SQ. FT.
N63°30'23"W 106.57'
(N62°16'W)

LOT 1
BRAKER OAKS
SUBDIVISION
(64/8)

DATE OF SURVEY: 04/13/16
PLOT DATE: 03/19/19
DRAWING NO.: 040-111-ROW1
PROJECT NO.: 040-111
T.B.P.L.S. FIRM NO. 10124500
DRAWN BY: JDB

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983
(NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS
FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE
POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION
040-111-ROW1

Chaparral

City of Austin
Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: C. Curtis, Paralegal

**AFTER ATTACHING THE REQUIRED EXHIBITS TO THIS INSTRUMENT,
THE FOLLOWING APPROPRIATE DOCUMENTS (USE AFFIDAVITS FORM A-01.0)
ALSO NEED TO BE ATTACHED:**

A. Determine whether the instrument is executed by an individual or a legal entity

IF AN INDIVIDUAL, ATTACH:

**COA Form A-01.1 - Affidavit as to Debts, Liens, and Occupancies [Ownership Type –
Individuals]**

IF A LEGAL ENTITY, ATTACH:

**COA Form A-01.2 - Affidavit as to Debts, Liens, and Occupancies [Ownership Type –
Entity]**

**B. Determine whether there is a lien holder by providing to the City an ownership and lien
search certificate from a Title Company that shows:**

1. All owners of record
2. All lienholders of record, which hold current liens
3. A property legal description

IF LIEN HOLDER, ATTACH FOR EACH LIEN HOLDER:

COA Form A-02.1 – Consent and Subordination by Lien Holder

C. Determine whether there is a tenant on the property:

IF TENANT, ATTACH FOR EACH TENANT:

COA Form A-03.1 – Consent and Subordination by Tenant

D. Provide the following recording page:

COA Form A-04.1 – Recording Page