

Zoning Case No. C14-2020-0001

STREET DEED

Date: March 5, 2020

Grantor: BMR LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY

Grantor's Address: 901 S. MoPac Expressway, Building 2, Suite 225
Austin, Texas 78746

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 a 0.029 acre tract of land out of the Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, being a portion of that certain called 23.235 acre tract of land described in a Special Warranty Deed to BML Land, LLC, as recorded in Document No. 2018195592 of the Official Public Records of Travis County, Texas, said 0.029 acre of land being more particularly described by metes and bounds in the attached **Exhibit "A"**, and

Being a 0.057 acre tract of land out of the Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, being a portion of that certain called 23.235 acre tract of land described in a Special Warranty Deed to BML Land, LLC, as recorded in Document No. 2018195592 of the Official Public Records of Travis County, Texas, said 0.057 acre of land being more particularly described by metes and bounds in attached **Exhibit "B"**.

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: BML LAND, LLC, A TEXAS LIMITED LIABILITY COMPANY

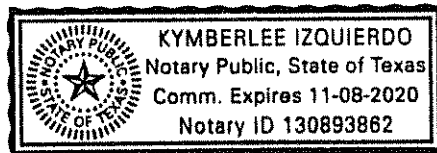

Name: William McLean Member

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared William McLean, Member of BML Land, LLC, a Texas limited liability company, 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 March 5, 2020.

[Seal]




Notary Public, State of TEXAS

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

By: _____
Name: _____
Title: Assistant City Attorney