

STREET DEED

Date: _____, 2020

Grantor: **LAMPROS MOUMOURIS**

Grantor's Address: 301 West Avenue #3603
Austin, Texas 78701

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: 0.067 acre of land out of the Isaac Decker Survey, Abstract No. 8, Travis County, Texas, said 0.067 acre being more particularly described by metes and bounds 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.

Executed effective the Date first above stated.

Grantor: **LAMPROS MOUMOURIS**

Lampros Moumouris

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned notary, on this day personally appeared Lampros Moumouris, 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 ____ 2020.

[Seal]

Notary Public, State of _____

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

By: _____
Name: _____
Title: Assistant City Attorney

FIELD NOTES DESCRIPTION

DESCRIPTION OF 0.067 ACRES OF LAND OUT OF THE ISAAC DECKER SURVEY, ABSTRACT NO. 8, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, BIRKNER ADDITION THREE, A SUBDIVISION RECORDED IN VOLUME 83, PAGE 104A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (PRTCTX) AND LOT 2, BIRKNER ADDITION THREE, DESCRIBED IN WARRANTY DEED TO TWIN OAKS ASSOCIATES, RECORDED IN VOLUME 10757, PAGE 1266, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (RPRTCTX); SAID 0.067 ACRES OF LAND AS SURVEYED BY BOWMAN CONSULTING GROUP, LTD., AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod in concrete with cap stamped "WARD 5811" found for the most southerly corner of said Lot 2, same being the most easterly corner of that certain called Lot 3, Birkner Addition Three, a subdivision recorded in in Volume 83, Page 104A, PRTCTX; same being in the northwest right-of-way line of South Congress Avenue, and same being the most southerly corner of the tract described herein, from which a 1/2-inch iron rod with cap stamped "KGBE" found in the southeast right-of-way line of South Congress Avenue, bears S 75°42'38" E, a distance of 104.37 feet;

THENCE with the common line of said Lot 2 and said Lot 3, same being the southwest line of the tract described herein, N 62°35'05" W, a distance of 14.50 feet to a calculated point for the most westerly corner of the tract described herein;

THENCE leaving the common line of said Lot 2 and said Lot 3, over and across said Lot 2 and said Lot 1, with the northwest line of the tract described herein, N 27°22'23" E, a distance of 200.04 feet to a calculated point in the common line of said Lot 1, Birkner Addition Three, and that certain Lot 1, Salvation Army ARC Subdivision, recorded in Volume 89, Pages 187-188, PRTCTX and for the most northerly corner of the tract described herein;

THENCE with the common line of said Lot 1, Birkner Addition Three and said Lot 1, Salvation Army ARC, and the northeast line of the tract described herein, S 62°34'37" E, a distance of 14.50 feet to a 1/2" iron rod found in the northwest right-of-way line of South Congress Avenue, same being the most easterly corner of the tract described herein;

THENCE with the common line of said Lot 1, Birkner Addition Three, and the northwest right-of-way line of South Congress Avenue, same being a portion of the southeast line of the tract described herein, S 27°22'23" W, a distance of 50.01 feet to a 1/2" iron rod with plastic cap stamped "BCG" set in the northwest right-of-way line of South Congress Avenue;

THENCE with the common line of said Lot 2, Birkner Addition Three, and the northwest right-of-way line of South Congress Avenue, same being a portion of the southeast line of the tract described herein, S 27°22'23" W, a distance of 150.03 feet to the **POINT OF BEGINNING** and containing 0.067 acres of land, more or less.

EXHIBIT A

BEARING BASIS: Texas Coordinate System, South Central Zone, NAD83, Grid.

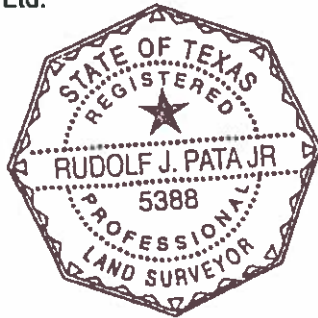
BOWMAN WORD FILE: FN2367(js)

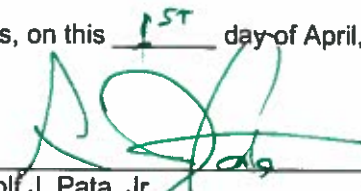
THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

That I, Rudolf J. Pata, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by surveys made on the ground during December 2019, under the direction and supervision of John D. Barnard, a Registered Professional Land Surveyor, No. 5749, and under my direction and supervision during March 2020.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on this 1ST day of April, 2020 A.D.

Bowman Consulting Group, Ltd.
Austin, Texas 78746





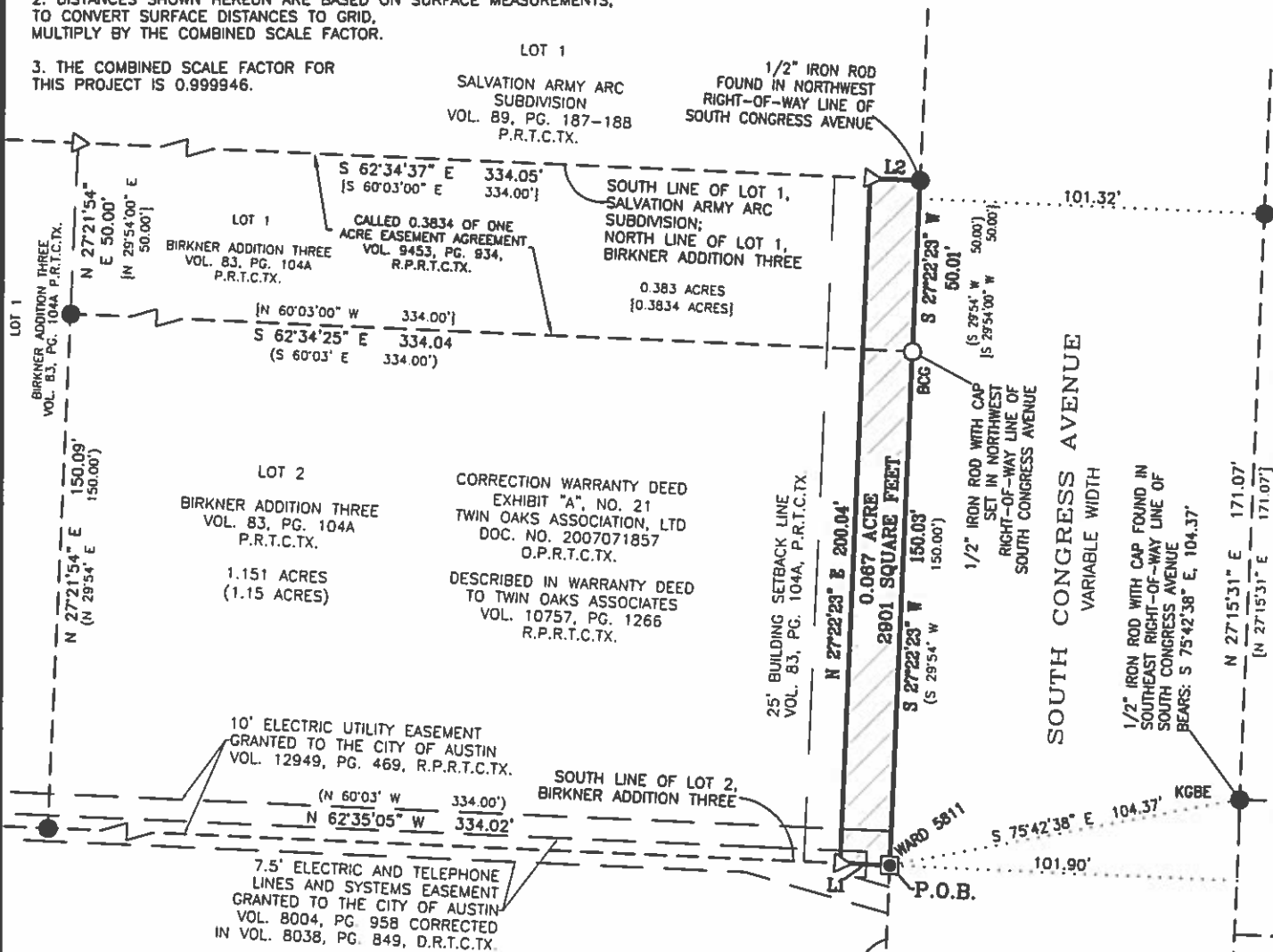
Rudolf J. Pata, Jr.
Registered Professional Land Surveyor
No. 5388 – State of Texas

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.

3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999946.



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
- KGBE 1/2" IRON ROD W/ PLASTIC CAP STAMPED "KGBE ENG" FOUND
- Ⓢ WARD 5811 1/2" IRON ROD W/ PLASTIC CAP STAMPED "WARD 5811" FOUND
- △ CALCULATED POINT
- [] ADJOINER INFORMATION
- () RECORD INFORMATION PER VOL. 83, PG. 104A, P.R.T.C.TX.
- { } RECORD INFORMATION PER VOL. 9453, PG. 934, R.P.R.T.C.TX.
- P.O.B. POINT OF BEGINNING
- D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 62°35'05" W	14.50'
L2	S 62°34'37" E	14.50'



SCALE: 1"=50'

MARCH, 2020
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

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Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78748
Phone: (512) 327-1180 Fax: (512) 327-4062
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.
TBPE Firm No. F-14309 | TBPLS Firm No. 101208-00

EXHIBIT TO ACCOMPANY
FIELD NOTES DESCRIPTION
FN2367

AFFIDAVIT AS TO DEBTS, LIENS, AND OCCUPANCIES
[OWNERSHIP TYPE - INDIVIDUAL]

Date: April 1, 2020

Affiant: **Lampros Moumouris**

Grant Document: The document to which this Affidavit as to Debts, Liens, and Occupancies is attached and referred to.

Property: The property identified in the Grant Document that is the subject of the Grant Document.

Affiant on oath swears or affirms that the following statements are true and are within the personal knowledge of Affiant:

My name is set forth above as Affiant. I am making this affidavit on my behalf. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this affidavit. I have personal knowledge of the facts contained in this affidavit as holder of title to the Property, I have recently reviewed the records of ownership concerning the Property, and on the basis of this personal knowledge, after diligent inquiry, as of the date of this affidavit, I attest that:

1. I hold title to the Property;
2. there is no lien not subordinated to the Grant Document held by any person, including any bank or similar financial institution, against the Property;
3. there is no lease not subordinated to the Grant Document entered into with any person with respect to the Property;
4. all labor, services, and materials (the "**Labor and Materials**") provided to the Property for improvements, fixtures, and furnishings, or otherwise, at my instance and request, have been paid in full and no liens with respect to the Labor and Materials have been filed or exist with respect to the Property;
5. there are no actions, proceedings, judgments, bankruptcies, liens not subordinated to the Grant Document, or executions filed or pending against me that would affect the Property; and
6. I am not a debtor in bankruptcy.

Executed effective the Date first above stated.

By: [Signature]
Name: Lampros Moumouris

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Lampros Moumouris, 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 for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on April 3 20 20

[Seal]

[Signature]
Notary Public, State of TX



AFTER RECORDING RETURN TO:

City of Austin

Law Department

P.O. Box 1088

Austin, Texas 78767-1088

Attn: C. Curtis, Paralegal