

Zoning Case No. C14-2021-0195

STREET DEED

Date: _____, 2022

Grantor: ARIA INITIATIVES, LP, A TEXAS LIMITED PARTNERSHIP

Grantor's Address: 1000 N Lamar Boulevard, Suite 400
Austin, Texas 78703

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: 0.1010 of one acre (4,398 square feet) of land, situated in the Alexander Walters Survey No. 67, Abstract No. 791, Travis County, Texas, said 0.1010 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: **ARIA INITIATIVES, LP, A TEXAS LIMITED PARTNERSHIP**

BY: SAM ARIA GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

Sam Kumar, Manager

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned notary, on this day personally appeared Sam Kumar, Manager of Sam Aria GP, LLC, a Texas limited liability company, General Partner of Aria Initiatives, LP, a Texas limited partnership, on behalf of the limited partnership.

Given under my hand and seal of office on ____ 2022.

[Seal]

Notary Public, State of _____

EXHIBIT "A"

LEGAL DESCRIPTION

BEING 0.1010 OF ONE ACRE (4,398 SQUARE FEET) OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 8.382 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO ARIA INITIATIVES, LP RECORDED IN DOCUMENT NO. 2022062559 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.1010 OF ONE ACRE (4,398 SQUARE FEET) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch rebar with cap stamped "GEOMATICS RPLS 5516" found for the Southwest corner of Lot 5, Block F of Fort Dessau Phase One (PH1), a subdivision of record in Document 201400111 of said O.P.R.T.C.T., and a common interior corner of said 8.382 acre tract.

THENCE North 86°51'33" East with the common line of said 8.382 acre tract and partially of Block F of Fort Dessau Phase Two (PH2), a subdivision of record in Document No. 201500134 of said O.P.R.T.C.T., a distance of 422.25 feet to a 1/2 inch rebar with cap stamped "LSI SURVEY" set for the Northwest corner of said 0.1010 of one acre tract, for the **POINT OF BEGINNING**, hereof.

THENCE **North 86°51'33" East** with the common line of said 8.382 acre tract and of said Block F (PH2), a distance of **13.98** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set in the existing westerly right-of-way of Harrisglenn Drive (right-of-way width varies) at the easterly common corner of said 8.382 acre tract and of Lot 1, said Block F(PH2);

THENCE with the common line of said 8.382 acre tract and of said existing westerly right-of-way line of Harrisglenn Drive, the following two (2) courses and distances:

1. **South 03°03'20" East** a distance of **41.70** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set.
2. Along a curve to the **Right** having a radius of **527.50** feet, an arc length of **547.86** feet, a delta angle of **59°30'28"**, and a chord which bears **South 26°42'26" West** a distance of **523.57** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; from which a 1/2 inch rebar with cap stamped "LSI SURVEY" bears along a curve to the **Right** having a radius of 527.50 feet, an arc length of 18.75 feet, a delta angle of 02°02'10", and a chord which bears North 57°28'44" East a distance of 18.74 feet;

THENCE over and across said 8.382 acre tract, the following two (2) courses and distances:

1. Along a curve to the **Left** having a radius of **519.81** feet, an arc length of **528.17** feet, a delta angle of **58°13'02"**, and a chord which bears **North 26°02'19" East** a distance of **505.74** feet to a 1/2-inch rebar with cap stamped "LSI SURVEY" set; and
2. **North 03°02'50" West** a distance of **54.25** feet to the **POINT OF BEGINNING** and containing 0.1010 of one acre (4,398 square feet) of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.0000952400.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on December 16, 2021.

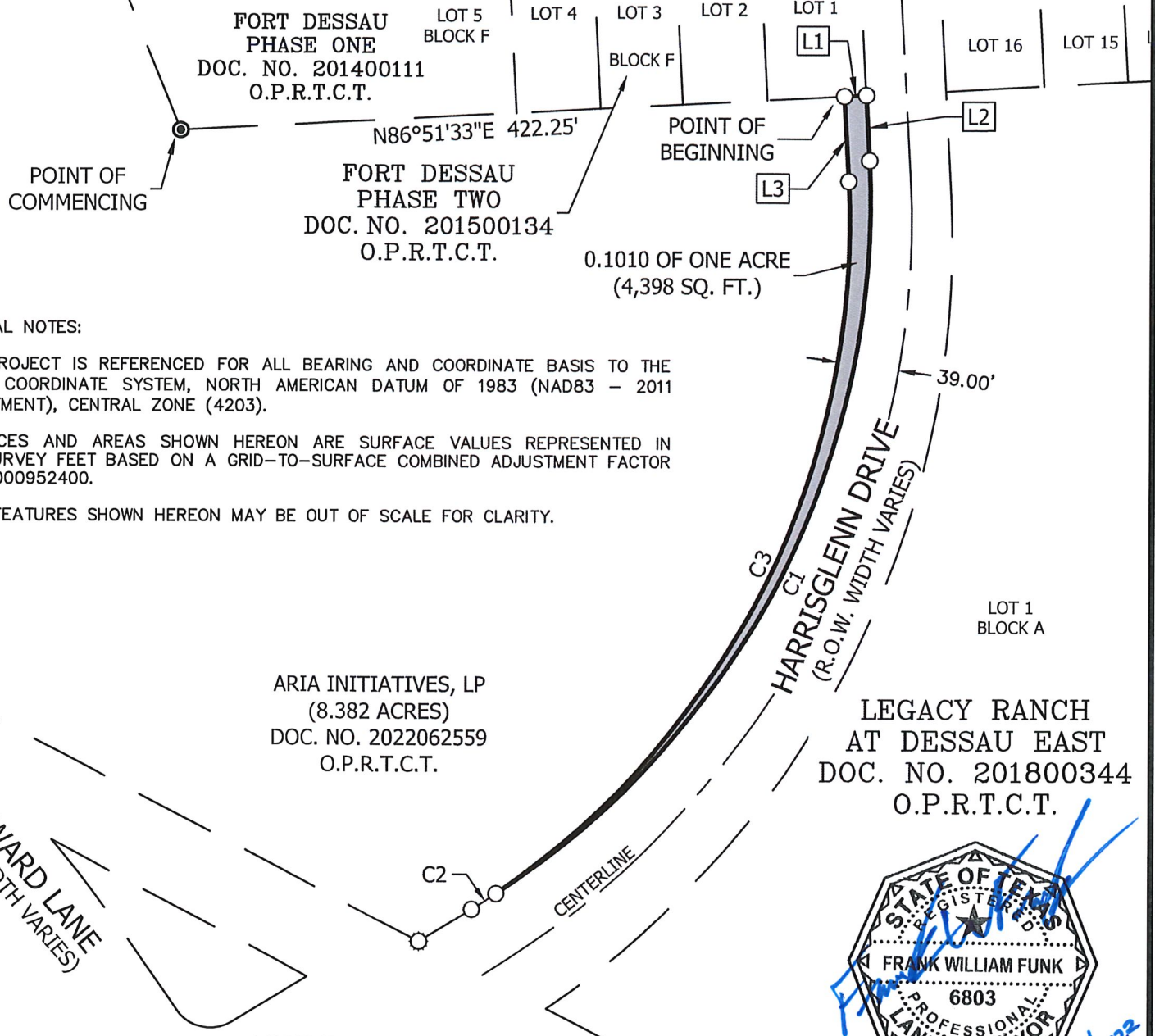
 04/08/2022

Frank W. Funk
Registered Professional Land Surveyor
State of Texas No. 6803



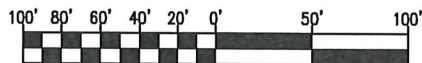
Job Number: 21-062

Attachments: K:\21062 - JCI 1208 E Howard\CAD\DWGs\JCI Harrisglenn ROW Dedication.dwg



LEGEND

- 1/2" REBAR WITH CAP MARKED "GEOMATICS RPLS 5516" FOUND (OR AS NOTED)
- 1/2" REBAR WITH CAP MARKED "LSI SURVEY" SET
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS



GRAPHIC SCALE

LINE TABLE			CURVE TABLE					
LINE #	BEARING	DISTANCE	CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
L1	N86°51'33"E	13.98'	C1	527.50'	547.86'	59°30'28"	S26°42'26"W	523.57'
L2	S03°03'20"E	41.70'	C2	527.50'	18.75'	2°02'10"	N57°28'44"E	18.74'
L3	N03°02'50"W	54.25'	C3	519.81'	528.17'	58°13'02"	N26°02'19"E	505.74'

JOB NUMBER: 21-062
 PROJECT NAME: 1208 E HOWARD
 DRAWING NAME: JCI HARRISGLENN ROW DEDICATION
 DRAWING FILE PATH: \\LSI_NAS\LSI DATA\SURVEY PROJECTS\21062 - JCI 1208 E HOWARD\CAD\DWGS
 METES AND BOUNDS FILE PATH: \\LSI_NAS\LSI DATA\SURVEY PROJECTS\21062 - JCI 1208 E HOWARD\DESCRIPTIONS
 RPLS: FWF TECH: KNN PARTY CHIEF: N/A CHK BY: HAS
 SHEET 03 of 03 FIELDBOOKS N/A SCALE: 1"=100'

LSI LANDESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
 TBPELS FIRM NO. 10001800
 512-238-7901

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

Date: 4/12/2022

Affiant: Sam Kumar

Affiant Title: Manager of General Partner Sam Aria GP, LLC, a Texas limited liability company

Owner: The person or entity in the Grant Document that is the holder of title to the Property.

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. In my capacity listed above as Affiant Title, I am authorized by the Owner to make this affidavit. 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 in my capacity with the Owner that holds title to the Property, I have recently reviewed the Owner's 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. Owner holds 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 the instance and request of Owner, 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 the Owner that would affect the Property; and
6. the Owner is not a debtor in bankruptcy.

Executed effective the Date first above stated.

**ARIA INITIATIVES, LP,
a Texas limited partnership**

By: 

Name: Sam Kumar

Title: Manager of General Partner Sam Aria GP, LLC,
a Texas limited liability company


STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned notary, on this day personally appeared Sam Kumar, Manager of Aria Initiatives, LP, an individual, 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 April 12, 2022.

[Seal]




Notary Public, State of Texas

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

By: _____
Name: _____
Title: Assistant City Attorney

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