

Zoning Case No. C14-2021-0188

STREET DEED

Date: _____, 2022

Grantor: CAROLINE RILEY

Grantor's Address: 8809 Collingwood Drive
Austin, Texas 78748

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: **Tract 1:** 485 square feet parcel of land, situated in the Stephen F. Slaughter Survey, Abstract No. 20, Travis County, Texas, and being a part of Herbert K. Rigsbee Tract, an addition to Travis County, as recorded in Volume 8, Page 156, Plat Records Travis County, said 485 square feet of land being more particularly described by metes and bounds in the attached **Exhibit "A"** and

Tract 2: 103 square feet parcel of land, situated in the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, and being a part of Herbert K. Rigsbee Tract, an addition to Travis County, as recorded in Volume 8, Page 156, Plat Records Travis County, said 103 square feet of land 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:

Caroline Riley

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned notary, on this day personally appeared Caroline Riley, 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’ official capacity for the purposes and consideration expressed in the instrument.

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

[Seal]

Notary Public, State of _____

EXHIBIT 'A'
Right-of-Way Dedication



TRACT 1 - FIELD NOTE DESCRIPTION

BEING a 485 square foot parcel or tract of land situated in the Stephen F. Slaughter Survey, Abstract Number 20, Travis County, Texas, and being part of the Herbert K. Rigsbee Tract, an addition to Travis County as recorded in Volume 8, Page 156, Plat Records, Travis County, and said Herbert K. Rigsbee Tract being described in a General Warranty Deed to Caroline Riley as recorded in Document Number 2021179019, Official Public Records, Travis County, Texas, and said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found for the north corner of said Herbert K. Rigsbee Tract and the southwest corner of Tract B of Morris Dale Subdivision, an addition to Travis County as recorded in Volume 14, Page 17, Plat Records, Travis County, Texas, and said point being in the east right-of-way line of Old San Antonio Road (a variable width Right-of-Way), from said point a 1/2-inch iron pipe found for the northwest corner of said Tract B bears North 05°51'00" East, 263.38-feet;

THENCE South 62°16'24" East departing the east line of said Old San Antonio Road and following the common line of said Herbert K. Rigsbee Tract and said Tract B for a distance of **3.23 feet** to a 1/2-inch iron rod with a pink cap stamped "Dillo Dev" (hereinafter referred to as iron rod set) for corner, from said point an iron rod set for the northeast corner of said Herbert K. Rigsbee Tract bears South 62°16'24" East, 232.00 feet;

THENCE South 05°51'00" West departing said common line and over and across said Herbert K. Rigsbee Tract for a distance of **161.55 feet** to an iron rod set for corner in the southwest line of said Herbert K. Rigsbee Tract and a northeast line of a called 2.775 acre tract described in a Street Deed to the City of Austin as recorded in Document Number 2015046419, Official Public Records, Travis County, Texas, from said point a 1/2-inch iron rod with a yellow cap stamped 'Alliance' found for the south corner of said Herbert K. Rigsbee Tract bears South 62°14'37" East, 230.70 feet;

THENCE North 62°14'37" West following the common line of said Herbert K. Rigsbee Tract and said City of Austin tract for a distance of **3.23 feet** to an iron rod set for the southwest corner of said Herbert K. Rigsbee Tract, and said point being in the east line of said Old San Antonio Road;

THENCE North 05°51'00" East following the common line of said Herbert K. Rigsbee Tract and said Old San Antonio Road for a distance of 161.55 feet to the **POINT OF BEGINNING** and containing an area of **485 square feet** of land, more or less.

EXHIBIT 'A'
Right-of-Way Dedication

All bearings are based on State Plane Coordinate System, Texas South Central Zone 4204, NAD 1983. Distances are in U.S. Survey Feet. This description to accompany a plat of like date representing an on the ground survey.

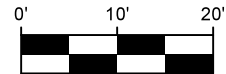
April 20, 2022



Seth Reichenau, RPLS No. 6735
DD Job No. 22014



EXHIBIT 'A'



SCALE: 1"=20'

LEGEND

	1/2" IRON ROD SET W/ PINK CAP STAMPED "DILLO DEV"
	1/2" IRON ROD FOUND
	1/2" IRON PIPE FOUND
	WATER METER
	CLEAN OUT
	WASTE WATER MANHOLE
	POWER POLE
	MAILBOX
	WOOD FENCE
	OVERHEAD UTILITY
	R.O.W.
	() RECORD PLAT CALLS
	[] RECORD DEED CALLS
	VOL. PG. VOLUME, PAGE
	P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY
	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS

GENERAL NOTES:

1. BEARINGS ARE BASED ON PROPERTY CORNERS FOUND AND ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 1983, GEOID 18. DISTANCES ARE IN U.S. SURVEY FEET (GRID).
2. UNDERGROUND UTILITIES NOT LOCATED OR SHOWN
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THE SURVEYOR DID NOT RESEARCH THE DEED RECORDS.

SURVEYOR'S CERTIFICATION

I, SETH REICHENAU, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, INDICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

THE FIELD WORK WAS COMPLETED ON
APRIL 20, 2022

Seth Reichenau

SETH REICHENAU APRIL 20, 2021
RPLS NO. 6735



RIGHT-OF-WAY DEDICATION

TRACT 1 - 485 SQUARE FEET

HERBERT K. RIGSBEE TRACT

VOL. 8, PG. 156, PLAT RECORDS, TRAVIS CO., TX.

OWNER

Caroline Riley
10817 Old San Antonio Rd.
Austin, TX

SURVEYOR

DILLO DEV

Engineering|Surveying|Planning

Contact: Seth Reichenau, RPLS
Tel: (210)-383-3764 Email: Seth@DilloDev.com
Address: 967 Broadway, New Braunfels, TX 78130

TX Engineering Firm No. F-22833
TX Surveying Firm No. 10194711

JOB NO. 22014
SHEET 1 OF 1

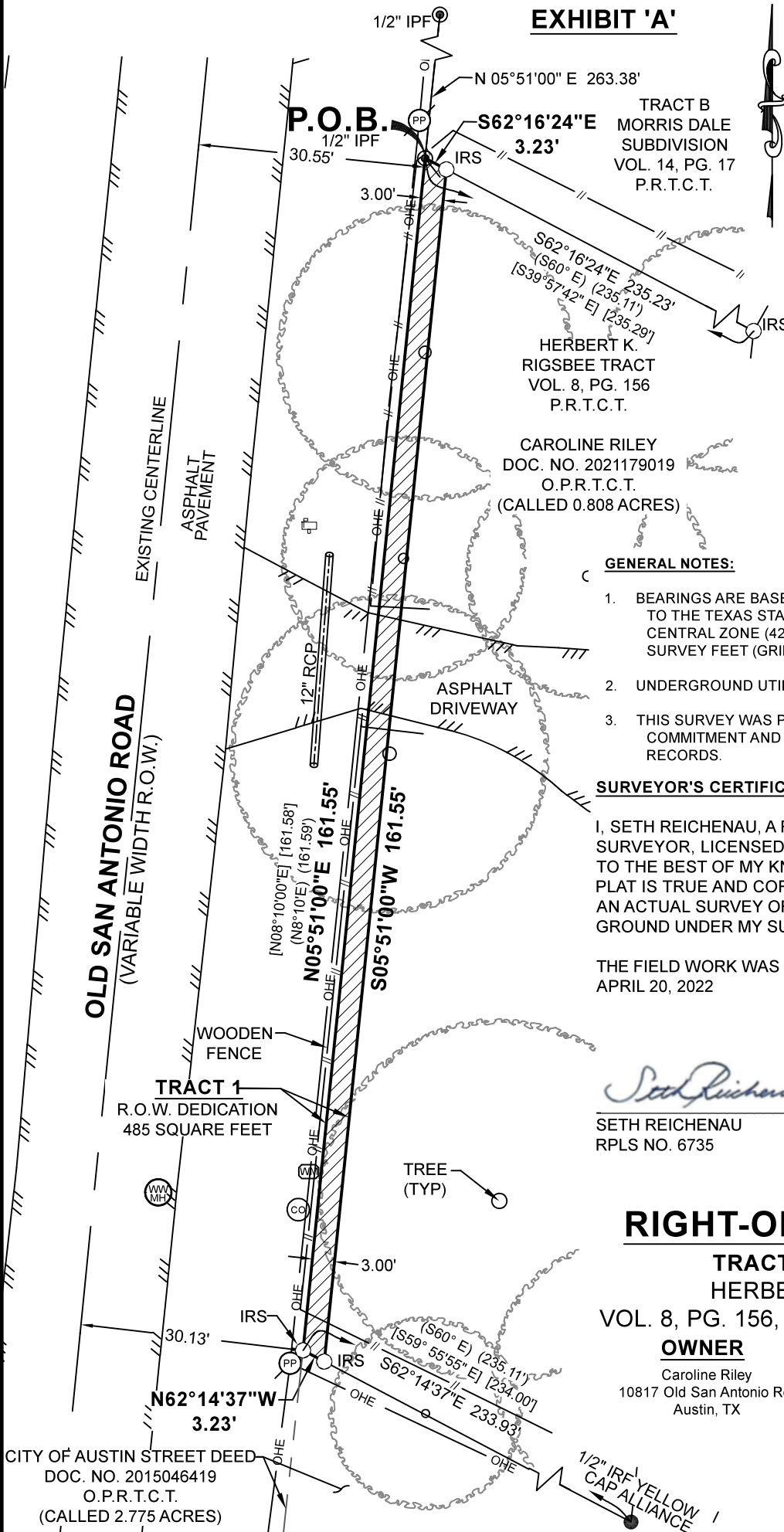


EXHIBIT 'A'
Right-of-Way Dedication



TRACT 2 - FIELD NOTE DESCRIPTION

BEING a 103 square foot parcel or tract of land situated in the Santiago Del Valle Grant, Abstract Number 24, Travis County, Texas, and being part of the Herbert K. Rigsbee Tract, an addition to Travis County as recorded in Volume 8, Page 156, Plat Records, Travis County, and said Herbert K. Rigsbee Tract being described in a General Warranty Deed to Caroline Riley as recorded in Document Number 2021179019, Official Public Records, Travis County, Texas, and said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow cap stamped "Alliance" found for the south corner of said Herbert K. Rigsbee Tract and said point being an ell corner of a called 2.775 acre tract of land described in a Street Deed to the City of Austin as recorded in Document Number 2015046419, Official Public Records, Travis County, Texas;

THENCE North 62°14'37" West following the common line of said Herbert K. Rigsbee Tract and said City of Austin tract for a distance of **9.00 feet** to a 1/2-inch iron rod with a pink cap stamped "Dillo Dev" (hereinafter referred to as iron rod set) for corner, from said point an iron rod set for the southwest corner of said Herbert K. Rigsbee Tract bears North 62°14'37" West, 227.93 feet;

THENCE North 27°45'23" East departing said common line and over and across said Herbert K. Rigsbee Tract for a distance of **22.89 feet** to an iron rod set for corner in the east line of said Herbert K. Rigsbee Tract and a west line of said City of Austin tract, same being the west line of Brezza Lane (a variable width Right-of-Way), from said point an iron rod set for the northeast corner of said Herbert K. Rigsbee Tract bears North 06°17'45" East, 136.58 feet;

THENCE South 06°17'45" West following the common line of said Herbert K. Rigsbee Tract and said Brezza Lane for a distance of 24.60 feet to the **POINT OF BEGINNING** and containing an area of **103 square feet** of land, more or less.

EXHIBIT 'A'

Right-of-Way Dedication

All bearings are based on State Plane Coordinate System, Texas South Central Zone 4204, NAD 1983. Distances are in U.S. Survey Feet. This description to accompany a plat of like date representing an on the ground survey.

April 20, 2022



Seth Reichenau, RPLS No. 6735
DD Job No. 22014



Dillo Development Services, LLC

seth@dillodev.com

TBPELS Firm No. F-22833 and 10194711
(210) 383-3764

EXHIBIT 'A'

- ### SURVEYOR'S CERTIFICATION

The seal is an octagon with a decorative border. The text "STATE OF TEXAS" is at the top, "REGISTERED" is below it, and a five-pointed star is in the center. The name "SETH P. REICHENAU" is written across the middle. Below the name is the number "6735". At the bottom, the words "LAND SURVEYOR" are written in a semi-circle. The word "PROFESSIONAL" is written vertically on the right side of the seal.

RIGHT-OF-WAY DEDICATION

TRACT 2 - 103 SQUARE FEET
HERBERT K. RIGSBEE TRACT
VOL. 8, PG. 156,
PLAT RECORDS, TRAVIS CO., TX.

SURVEYOR

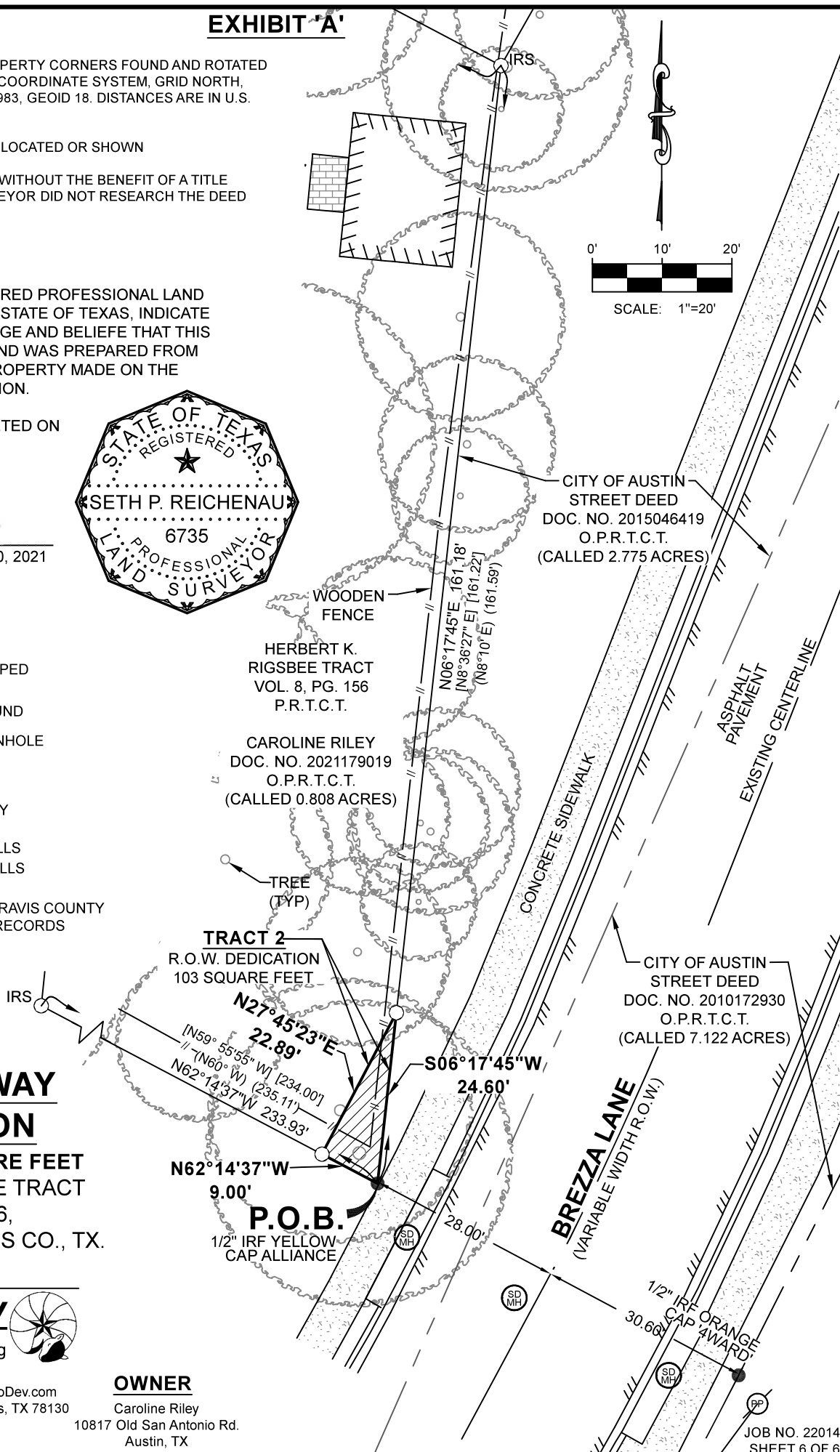
DILLO DEV

Engineering|Surveying|Planning

Contact: Seth Reichenau, RPLS
Tel: (210)-383-3764 Email: Seth@DilloDev.com
Address: 967 Broadway, New Braunfels, TX 78130
TX Engineering Firm No. F-22833
TX Surveying Firm No. 10194711

OWNER

Caroline Riley
10817 Old San Antonio Rd.
Austin, TX



JOB NO. 22014
SHEET 6 OF 6

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

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

Date: June _____, 2022

Affiant: **Caroline Riley**

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: _____
Name: Caroline Riley

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned notary, on this day personally appeared Caroline Riley, 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 June _____, 2022.

[Seal]

Notary Public, State of _____