

R.O.W. Vacation - Street & Alley Vacation:

1. North segment: Street recorded in Plat Vol 3, Pg. 171

2. South segment: Alley recorded in Plat Vol 1., Pg. 29 and Street recorded in Plat Vol. 3, Pg. 171

TRANSPORTATION
PUBLIC WORKS

Transportation and Public Works Department

P.O. Box 1088 Austin, TX 78767
512-974-1150

Right of Way Vacation Application

LandManagementROW@AustinTexas.gov | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see www.austintexas.gov/department/land-managementFile No. 2024-128390 LM
Department use onlyDATE: 10/07/2024
Department use only

Section 1: TYPE OF VACATION

Encroachment Type: Street ☒ Alley ☒ ROW ☐ Hundred Block: 1100Name of Street/Alley/ROW: Sayers Street Is it constructed? Yes ☒ No ☐Property Address: 1134 Sayers St. and 1114 W. 5th StreetPurpose of Vacation: Privitize street - this section is only used by customers of the small retail stores

Section 2: PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Appraisal District Parcel #: 108010325 Survey & Abstract No. 108010326Lot(s) 4 Block 10 Outlot 11, Div ZSubdivision Name: Raymond's PlateauPlat Book: _____ Document No: _____ or Volume 1, Page 30Neighborhood Association Name: Old West AustinAddress including zip code: PO Box 2724 Austin, TX 78768-2724

Section 3: RELATED CASES & PROJECT NAME (if applicable)

Existing Site Plan: Yes ☐ No ☒ File Number: _____Subdivision Case: Yes ☐ No ☒ File Number: _____Building Permit: Yes ☐ No ☒ File Number: _____Name of Development Project: N/AIs this a S.M.A.R.T. Housing Project? Yes ☐ No ☒ (If yes, attach signed certification letter from NHCD)Is this within the Downtown Austin Plan Boundaries? Yes ☐ No ☒



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Section 4: HISTORIC DESIGNATION

Historical Designation: Yes ☐ No ☒

Historical Zoning: Yes ☐ No ☒

Property in Historical Zoning District: Yes ☐ No ☒

Section 5: APPLICANT INFORMATION

Applicant Name: Mashell Smith

Firm:

Mailing Address: 2202 Plumbrook Dr.

City: Austin State: TX Zip Code: 78746

Email: mashell.smith@gmail.com Phone: 512-914-4455

Section 6: OWNER, LIENHOLDER & VESTING DEED INFORMATION

(If multiple owners please attach separate sheet.)

Conveyed to (Current Owner) Name: Anchor Equities Ltd, a Texas limited partnership (as shown on Deed)

Owner Mailing Address: 3839 Bee Caves Road, Suite 200

City: Austin State: TX Zip Code: 78746

Email: steve.portnoy@gmail.com Phone: ~~512-480-8608~~ 512-474-2900

Lienholder Name: N/A

Lienholder Mailing Address: N/A

City: N/A State: N/A Zip Code: N/A

Email: N/A Phone: N/A



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Conveyed by:

Special Warranty Deed ☒ Warranty Deed ☒ Deed with Vendor's Lien ☒ Quitclaim Deed ☒ Deed without Warranty ☒

Dated: 11/13/2013 County instrument is recorded in: Travis

Document No: 2013206747 or Volume _____ Page _____

Deed Records ☐ Real Property Records ☐ Official Public Records ☒

Section 7: DEVELOPER INFORMATION

Developer Name: N/A

Firm: N/A

Mailing Address: N/A

City: N/A State: N/A Zip Code: N/A

Email: N/A Phone: N/A

The undersigned Landowner/Applicant understands: This application will be handled in accordance with standard City policies and procedures. No action will be taken without (a) payment of the nonrefundable application fee, and (b) necessary documentation. The application and fee in no way obligate the City to vacate the subject area. All documents related to this transaction and payment for the appraised value must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Landowner's Signature: [Signature] Applicant's Signature: M. Smith

Print Name: Jimmy Nassour Print Name: Mashell Smith

Title: Manager Title: Consultant

If you have questions; please email Land Management Department:

LandManagementROW@AustinTexas.gov



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Right of Way Vacation Transmittal Letter

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Provide a reason for the vacation by answering the following questions:

1. Property Type: Residential ☐ Commercial ☒
 2. How was the area to be vacated dedicated? Plat ☒ Separate Instrument ☐
 3. Did the City purchase the area to be vacated? (i.e., by Street Deed) Yes ☐ No ☒
 4. Are both the area to be vacated and your property in the same "subdivision"? (They must both be in the same subdivision to be eligible.) Yes ☐ No ☒
 5. Is the area to be vacated a: Functional right-of-way ☒ Only dedicated on paper ☐
 6. Are there any utility lines within the area to be vacated? Yes ☒ No ☐
- If yes, what are your plans for the utilities? Utilities will stay in place. Property owner acknowledges

easements will be retained as part of Deed without Warranty

Applicants should be advised that easements will be retained to protect existing utilities, even if utility relocation is proposed. Also be advised that no structures may be built on, over or under the easements without a license agreement, insurance, and annual fee.

7. How do you plan to develop the area to be vacated? It is unknown at this time how the right of way vacation area would be developed
8. Has a site plan been submitted on your project? Yes ☐ No ☒
9. Is your project a Unified Development? Yes ☐ No ☒
10. Is your project a S.M.A.R.T. Housing Project? Yes ☐ No ☒
11. When do you anticipate starting construction of the development? Unknown
12. What is the current zoning on the adjacent properties? CS MU CO NP and CS MU V CO
13. What is the current status of the adjacent properties? Small retail stores
14. What type of parking facilities currently exist? Paved parking lot
15. Will your parking requirements increase with the expansion? Yes ☐ No ☒
16. How will the increase be handled? N/A



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17. Have any agreements or easements been executed with adjacent landowner(s) or in draft form?

Yes ☐ No ☒ If yes, please provide us with a copy.

18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? Yes ☐ No ☒

If yes, does it meet DAP criteria? Yes ☐ No ☐

19. Does the area to be vacated lie within UT boundaries: East of Lamar Boulevard, west of IH35, north of Martin Luther King Boulevard, and south of 45th Street? Yes ☐ No ☒

20. Does the proposed vacation support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? Yes ☒ No ☐

If yes, how Continue to grow Austin's economy by investing in our workforce,
education systems, entrepreneurs, and local businesses

If you have questions; please email Land Management Department:

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If yes, how Continue to grow Austin's economy by investing in our workforce,
education systems, entrepreneurs, and local businesses

If you have questions; please email Land Management Department:

LandManagementROW@AustinTexas.gov



Property Profile

ROW vacation request Sayers St.



Legend

Property

Addresses

Jurisdiction

FULL PURPOSE

Jurisdictions Fill

Jurisdiction

FULL PURPOSE

Notes

Between 1134 Sayers St. and 1114 W. 5th

0 150 300
ft

9/21/2024

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT “_____”

(Right-Of-Way Vacation)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0517 ACRE (2,253 SQUARE FEET), BEING A PORTION OF SAYERS STREET, A 40' RIGHT-OF-WAY AND SHOWN AS A PORTION OF A CALLED 40' STREET IN MAP OF SURVEY MADE FOR G. FLURY OF LOT #1 & PART OF LOTS #2-3&4 BLOCK #10, OUT LOT #11 DIVISION Z, CITY OF AUSTIN, A MAP OF SURVEY RECORDED IN VOLUME 3, PAGE 171 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 0.0517 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



TBPLS Firm #10174300
PO Box 90876
Austin, TX 78709
512.537.2384
www.4wards.com

BEGINNING, at a 1/2-inch iron pipe found in the east line of Lot 18, Block 1, Laura P. Duval's Subdivision of the east half of Lot No. 1, Division "Z" of the Outlots Adjoining the City of Austin, a subdivision of Travis County, Texas recorded in Volume 1, Page 23 (P.R.T.C.T.), for the southwest corner of a called 0.303 acre tract described as "Tract 1" also being the southwest 120 feet x 100 feet of Lot 4, Block 10, Raymond's Plateau, a subdivision of Travis county, Texas, recorded in Volume 1, Page 30, (P.R.T.C.T.) conveyed to Anchor Equities, LTD. In Document No. 2013206747 of the Official Public records of Travis County, Texas (O.P.R.T.C.T.), being the northwest terminus of said Sayers street and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron pipe found in the west line of said Anchor Equities "Tract 1", for the northeast corner of said Lot 18 bears, N21°50'59"E, a distance of 51.85 feet;

THENCE, with the north right-of-way line of said Sayers Street and the south line of said Anchor Equities "Tract 1", S67°45'43"E, a distance of **112.03** feet to a calculated point for the northeast corner hereof, from which a 1/2-inch iron rod found for the southeast corner of said Anchor Equities "Tract 1" and an angle point in the west line of Lot 1, Elm Square Addition, a subdivision of Travis County, Texas, recorded in Volume 85, Page 74C (P.R.T.C.T.) bears, S67°45'43"E, a distance of 7.30 feet ;

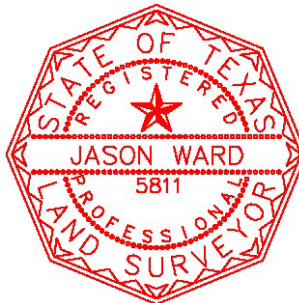
THENCE, leaving the common line of said Sayers street and said Anchor Equities "Tract 1", over and across said Sayers street the following two (2) courses and distances:

- 1) **S22°16'54"W**, a distance of **20.07** feet to a calculated point for the southeast corner hereof,
- 2) **N67°43'45"W**, a distance of **112.90** feet to a calculated point in the east line of Lot 19, of said Block 1, Laura P. Duval's Subdivision and the west right-of-way line of said Sayers street for the southwest corner hereof,

THENCE, in part with the east lines of said Lot 18 and said Lot 19, Block 1, Laura P. Duval's Subdivision, and the west right-of-way line of said Sayers street **N24°45'13"E**, a distance of **20.02** feet to the **POINT OF BEGINNING** and containing 0.0517 Acre (2,253 Square Feet) of land, more or less.

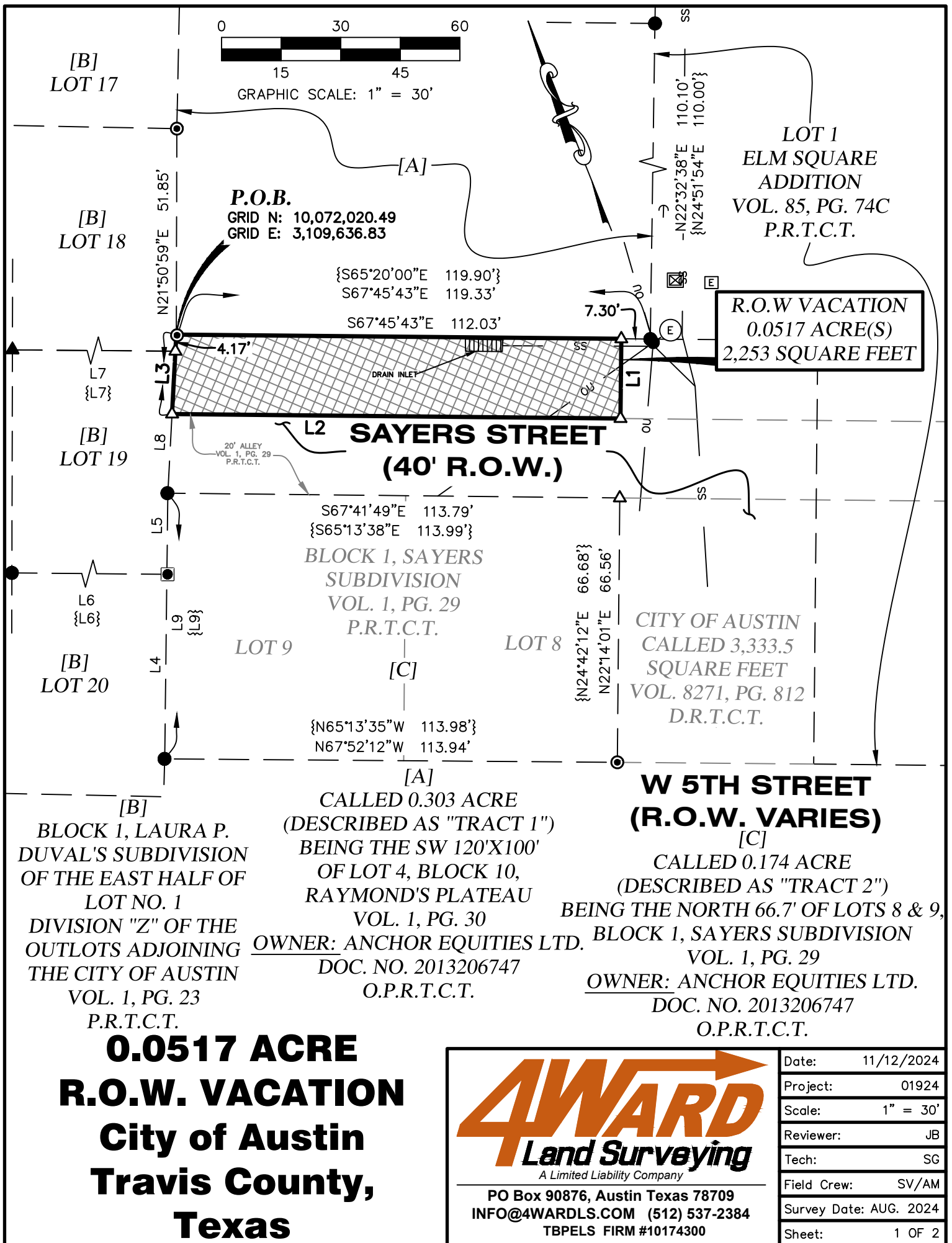
Notes:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000060558237. See attached sketch (reference drawing: 01924_NORTH.dwg.)



9/26/24

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC
FIELD NOTES REVIEWED
BY: Jason Ward DATE: 12/09/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S22°16'54"W	20.07'
L2	N67°43'45"W	112.90'
L3	N24°45'13"E	20.02'
L4	S22°21'52"W	46.47'
L5	S22°21'52"W	20.43'
L6	N67°46'51"W	140.34'
L7	N67°51'35"W	142.13'
L8	N24°45'13"E	19.95'
L9	S22°21'52"W	66.91'

RECORD LINE TABLE

LINE #	DIRECTION	LENGTH
{L6}	N67°46'51"W	140.34'
{L7}	N67°51'35"W	142.12'
{L9}	S24°41'20"W	66.68'

LEGEND

	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINES
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	IRON ROD WITH "SURVEYOR" CAP FOUND (UNLESS NOTED)
	NAIL FOUND AS NOTED
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	ELECTRIC MANHOLE
	GUY ANCHOR
	OVERHEAD UTILITY
	STORM SEWER LINE
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
{.....}	RECORD INFORMATION FOR ADJACENT PROPERTIES



11/11/2024

BEARING BASIS:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID SOUTH CENTRAL ZONE, (4204), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000060558237.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.0517 ACRE
R.O.W. VACATION
EASEMENT Travis
County, Texas**



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	11/12/2024
Project:	01924
Scale:	1" = 30'
Reviewer:	JB
Tech:	SG
Field Crew:	SV/AM
Survey Date:	AUG. 2024
Sheet:	1 OF 2

EXHIBIT “_____”

(Right-Of-Way Vacation)

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0520 ACRE (2,263 SQUARE FEET), BEING A PORTION OF SAYERS STREET, A 40' RIGHT-OF-WAY, THE SOUTH 20' BEING DEDICATED AND SHOWN AS A 20' ALLEY IN BLOCK 10, SAYERS SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 29 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 0.0520 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



TBPLS Firm #10174300
PO Box 90876
Austin, TX 78709
512.537.2384
www.4wardls.com

COMMENCING, at a 1/2-inch iron pipe found in the north right-of-way line of W. 5th street (right-of-way varies), for the southeast corner of a called 0.174 acre tract described as “Tract 2” also being the north 66.7 feet of Lots 8 and 9, Block 1, Sayers Subdivision, a subdivision of Travis County, Texas, recorded in Volume 1 Page 29 (P.R.T.C.T.) and conveyed to Anchor Equities, LTD. In Document No. 2013206747, of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), for the southwest corner of a called 3,333.5 square foot tract of land to be dedicated as Sayers street, conveyed to the City of Austin in Volume 8271, Page 812, of the Deed Records of Travis County, Texas (D.R.T.C.T), from which a 1/2-inch iron rod found for an angle point in the north line of said W. 5th street, also being in the east line of Lot 20, Block 1, Laura P. Duval’s Subdivision of the east half of Lot No. 1, Division “Z” of the Outlots Adjoining the City of Austin, a subdivision of Travis County, Texas recorded in Volume 1, Page 23 (P.R.T.C.T.) and being the southwest corner of said Anchor Equities “Tract 2” bears, N67°52’12”W, a distance of 113.94 feet;

THENCE, with the common line of said Anchor Equities “Tract 2” and said City of Austin tract, N22°14’01”E, a distance of 66.56 feet to a calculated point for the common north corner of said Anchor Equities “Tract 2” and said City of Austin tract, for an angle point in the south right-of-way line of said Sayers street, for the **POINT OF BEGINNING** hereof,

THENCE, with the common line of said Sayers street and said Anchor Equities “Tract 2”, N67°41’49”W, a distance of **113.79** feet to a 1/2-inch iron rod found in the east line of Lot 19, of said Block 1, Laura P. Duval’s subdivision, for the southwest terminus of said Sayers street and for the northwest corner of said Anchor Equities “Tract 2” for the southwest corner hereof,

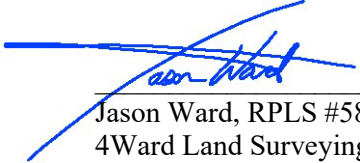
THENCE, with the common line of said Lot 19, and said Sayers street, N24°45’13”E, a distance of **19.95** feet to a calculated point for the northwest corner hereof, from which a 1/2-inch iron pipe found in the east line of Lot 18, of said Block 1, Laura P. Duval’s Subdivision, for the southwest corner of a called 0.303 acre tract described as “Tract 1” also being the southwest 120 feet x 100 feet of Lot 4, Block 10, Raymond’s Plateau, a subdivision of Travis county, Texas, recorded in Volume 1, Page 30, (P.R.T.C.T.) conveyed to Anchor Equities, LTD. In Document No. 2013206747 (O.P.R.T.C.T.), being the northwest terminus of said Sayers street bears, N24°45’13”E, a distance of 20.02 feet,

THENCE, leaving the east line of said Lot 19, over and across said Sayers street the following two (2) courses and distances:


- 1) **S67°43'45"E**, a distance of **112.90** feet to a calculated point for the northeast corner hereof,
- 2) **S22°11'23"W**, a distance of **20.00** feet to the **POINT OF BEGINNING** and containing 0.0520 Acre (2,263 Square Feet) of land, more or less.

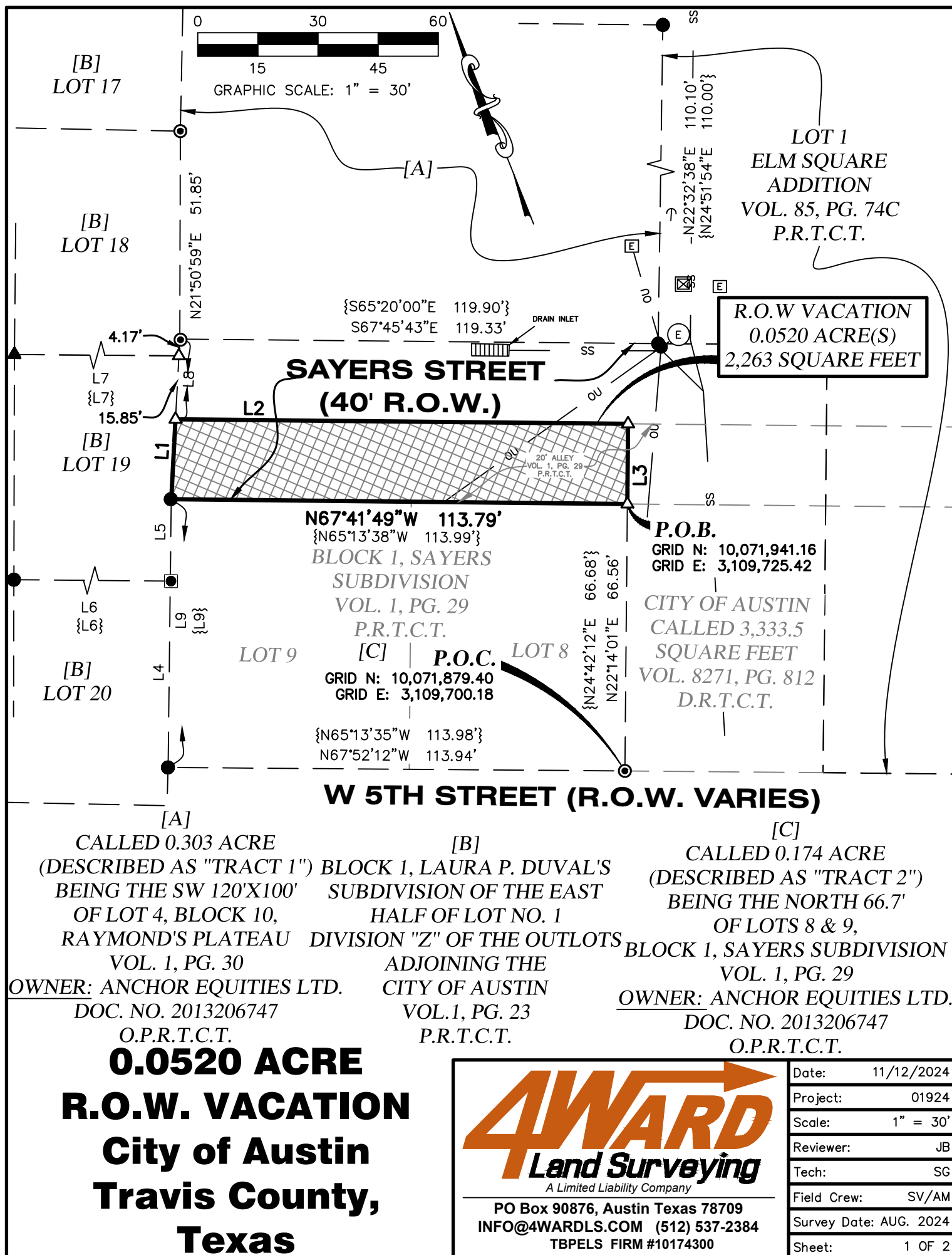
Notes:

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9/26/24
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



FIELD NOTES REVIEWED
BY:  DATE: 12/09/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



LINE TABLE

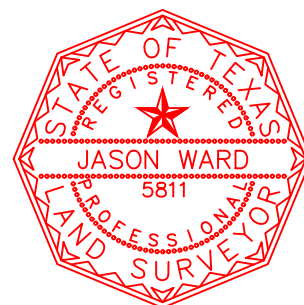
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	ELECTRIC TRANSFORMER
	ELECTRIC MANHOLE
	GUY ANCHOR
	OVERHEAD UTILITY
	STORM SEWER LINE
P.O.B.	POINT OF BEGINNING
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
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Jason Ward

11/11/2024

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**0.0520 ACRE
R.O.W. VACATION
City of Austin
Travis County,
Texas**



PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	11/12/2024
Project:	01924
Scale:	1" = 30'
Reviewer:	JB
Tech:	SG
Field Crew:	SV/AM
Survey Date:	AUG. 2024
Sheet:	1 OF 2

ELECTRONICALLY RECORDED

2013206747

TRV

7

PGS

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

15/12/ GMH/ 1321211 - CDM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS; YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date:

November 13, 2013

Grantor:

Fifth Street Market, Ltd., a Texas limited partnership

Grantor's Mailing Address:

Fifth Street Market, Ltd., a Texas limited partnership
180 Grand Avenue, Suite 1400
Oakland, CA 94612

Grantee:

Anchor Equities, Ltd., a Texas limited partnership

Grantee's Mailing Address:

Anchor Equities, Ltd., a Texas limited partnership
3839 Bee Caves Road, Suite 200
Austin, Texas 78746

1134 Sayers

Consideration:

Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, and the further consideration of a note of even date executed by Anchor Equities, Ltd., a Texas limited partnership, payable to the order of Southside Bank. The note is secured by a vendor's lien and Superior Title retained in favor of Southside Bank, in this deed and by a deed of trust of even date, from Grantee to James D. VanDeventer.

Property (including any improvements):

TRACT 1: Being all of that certain tract of land containing 0.303 acre of land, more or less, being the Southwest 120 X 110 feet of Lot 4, Block 10, of RAYMOND'S PLATEAU, a subdivision out of OUTLOT 11, DIVISION Z, of the Governmental Tracts adjoining the City of Austin, according to the map or plat thereof, recorded in Volume 1, Page 30, Plat Records, Travis County. Said tract of 0.303 acre of land being more particularly described by metes and bounds description shown in EXHIBIT "A" attached hereto and made a part hereof.

TRACT 2: Being all of that certain tract of land containing 0.174 acre of land, more or less, being the North 66.7 feet of Lots 8 and 9, Block 1, of SAYERS SUBDIVISION, a subdivision out of OUTLOT 11, DIVISION Z, of the Governmental Tracts adjoining the City of Austin, according to the map or plat thereof, recorded in Volume 1, Page 29, Plat Records, Travis County. Said tract of 0.174 acre of land being more particularly described by metes and bounds description shown in EXHIBIT "B" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

None, other than those of record.

1114 W 5th Street

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

Fifth Street Market, Ltd., a Texas limited partnership

By: West 5th Street Market, Limited Liability Company,
a Texas limited liability company, its General Partner

By: Kristoffer Lynds

Kristoffer Lynds/President

THE STATE OF

COUNTY OF

This instrument was acknowledged before me on the _____ day of November, 2013, by Kristoffer Lynds, President of West 5th Street Market, Limited Liability Company, a Texas limited liability company, the General Partner of Fifth Street Market, Ltd., a Texas limited liability partnership

Notary Public in and for the
State of _____

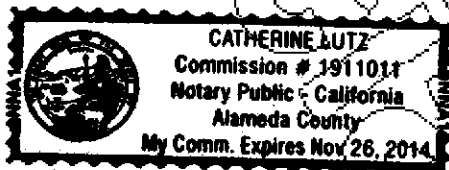
My commission expires: _____

AFTER RECORDING RETURN TO:

Gay M. Heavilin
Independence Title Company
9442 Capital of Texas Hwy.
Bldg. II, Suite 200
Austin, Texas 78759

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of AlamedaOn 11-13-13 before me, CATHERINE LUTZ, NOTARY PUBLICpersonally appeared KRISTOFFER LYND

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
Top of thumb here

EXHIBIT "A"**FIELD NOTE DESCRIPTION**

FIELD NOTE DESCRIPTION FOR ALL OR PART OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF OUTLOT 11 IN DIVISION 2 OF THE ORIGINAL CITY OF AUSTIN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING THE SOUTHWEST 120 FEET BY 110 FEET OF LOT 4, BLOCK 10, SAVE AND EXCEPT THE NORTHWEST 2 FEET BY TEN FEET OF SAID LOT 4, RAYMOND'S PLATEAU, A SUBDIVISION OF RECORD IN BOOK 1, PAGE 30, TRAVIS COUNTY, TEXAS PLAT RECORDS, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID TRACT NO. 1 CONTAINING 0.303 ACRES OF LAND (RECORD = 302 ACRES), EQUIVALENT TO 13,188 SQUARE FEET OF LAND AND BEING ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS "TRACT A" IN THAT CERTAIN GENERAL WARRANTY DEED CONVEYANCE FROM FRANK JOSEPH ROSATO AND WIFE, SELEMA SANCHEZ ROSATO TO SAYERS STREET, LTD., DATED OCTOBER 24, 1997, DULY RECORDED ON FEBRUARY 27, 1998 AND RECORDED IN VOLUME 13129, PAGE 2148, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID TRACT NO. 1 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS, TO WIT:

BEGINNING at a 3/4 inch iron pipe found on the east line of lot 18, Duval Addition, a subdivision of record in Book 1, Page 23 of said Plat Records, monumenting a northwest all corner of Sayers Street, an existing 40 foot wide public right of way, also monumenting the southwest corner of said Lot 4, Block 10, for the southwest corner of the Sayers Street, Ltd. 0.302 acre parcel of land identified as "Tract A", and **"POINT OF BEGINNING"** of this survey;

THENCE, following the east line of said Duval Addition, same being the west line of said Lot 4, Block 10, Raymond's Plateau, North 24° 46' 58" East (record = North 24° 46' 11" East), a distance of 107.91 feet (record = 108.00 feet) to center of a tall 8 inch fence post found

Exhibit A

adjacent to an exterior ell corner of an existing concrete retaining wall, for the northwest corner of the Sayers Street, Ltd. 0.302 acre parcel of land identified as "Tract A", also monumenting the southwest corner of Lot A, Pettus Addition, a subdivision of record that can be found in Book 69, Page 32, Plat Records of Travis County, Texas, for the northwest corner of this survey,

THENCE, leaving the east line of said Duval Addition and the west line of said Lot 4, along the common boundary line of the Sayers Street, Ltd. 0.302 acre parcel of land identified as "Tract A" and said Lot A, Pettus Addition, the following three bearings and distances, as follows, to wit:

- 1.) South $65^{\circ} 24' 50''$ East (record = South $65^{\circ} 20' 20''$ East and neighboring record = South $73^{\circ} 06'$ East), a distance of 9.99 feet (record = 10.03 feet and neighboring record = 10.05 feet) to a 1/2 inch iron rod found at an ell corner of said concrete retaining wall, for an inside corner of this survey;
- 2.) North $26^{\circ} 24' 27''$ East (record = North $24^{\circ} 39' 40''$ East and neighboring record = North $24^{\circ} 39'$ East), a distance of 2.26 feet (record = 2.26 feet and neighboring record = 2.00 feet) to another 1/2 inch iron rod found at an ell corner of said concrete retaining wall, monumenting an inside corner of said Lot A, Pettus Addition, for a corner of this survey;
- 3.) South $65^{\circ} 14' 13''$ East (record = South $65^{\circ} 13' 03''$ East and neighboring record = South $65^{\circ} 21'$ East), a distance of 110.01 feet (record = 110.08 feet and neighboring record = 110.00 feet) to a 1/2 inch iron rod found, monumenting the southeast corner of said Lot A, Pettus Addition, also being on the west boundary line of Lot 1, Elm Square Addition, a subdivisions of record that can be found in Book 85, Page 74C, Plat Records of Travis County, Texas, for the northeast corner of the Sayers Street, Ltd. 0.302 acre parcel of land identified as "Tract A", and the northeast corner of this survey;

THENCE, South $24^{\circ} 51' 54''$ West (record = South $24^{\circ} 53' 26''$ West and neighboring record = South $24^{\circ} 52' 14''$ West), along the common boundary line of the Sayers Street, Ltd. 0.302 acre parcel of land identified as "Tract A" and said Lot 1, Elm Square Addition, a distance of 110.00 feet (record = 110.00 feet) to a concrete nail found on the existing north right of way line of said Sayers Street, monumenting the southeast corner of Sayers Street, Ltd. 0.302 acre parcel of land identified as "Tract A", also monumenting the upper southwest corner of said Lot 1, Elm Square Addition, for the southeast corner of this survey;

THENCE, North $65^{\circ} 20' 00''$ West (record = North $65^{\circ} 21' 00''$ West), along the existing north right of way line of said Sayers Street, with the south boundary line of the Sayers Street,

Ltd. 0.302 acre parcel of land, a distance of 119.90 feet (record = 119.87 feet) to the "POINT OF BEGINNING".

EXHIBIT "B"**FIELD NOTE DESCRIPTION**

FIELD NOTE DESCRIPTION FOR ALL OR PART OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF OUTLOT 11 IN DIVISION 2 OF THE ORIGINAL CITY OF AUSTIN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING THE NORTH 66.67 FEET OF LOT 8 AND LOT 9, BLOCK 10, SAYERS SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 1, PAGE 29, TRAVIS COUNTY, TEXAS PLAT RECORDS, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; SAID TRACT NO. 2 CONTAINING 0.174 ACRES OF LAND (RECORD = 0.174 ACRES), EQUIVALENT TO 7,600 SQUARE FEET OF LAND AND BEING ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS "TRACT B" IN THAT CERTAIN GENERAL WARRANTY DEED CONVEYANCE FROM FRANK JOSEPH ROSATO AND WIFE, SELEMA SANCHEZ ROSATO TO SAYERS STREET, LTD., DATED OCTOBER 24, 1997, DULY RECORDED ON FEBRUARY 27, 1998 AND RECORDED IN VOLUME 13129, PAGE 2148, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID TRACT NO. 2 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS, TO WIT:

BEGINNING at a 5/8 inch iron rod with a 1-1/4 inch diameter yellow plastic cap stamped "CM&N-4453" set on the east line of lot 19, Duval Addition, a subdivision of record in Book 1, Page 23 Plat Records of Travis County, Texas, monumenting a southwest ell corner of Sayers Street, an existing 40 foot wide public right of way, also monumenting the northwest corner of said Lot 9, Block 10 of said Sayers Subdivision, for the northwest corner of the Sayers Street, Ltd. 0.174 acre parcel of land identified as "Tract B", and the northwest corner and "**POINT OF BEGINNING**" of this survey;

THENCE, following the existing south right of way line of Sayers Street, same being the north boundary line of the Sayers Street, Ltd. 0.174 acre parcel of land, with the north boundary line of said Lots 9 and 8, Block 10, Sayers Subdivision, South 65° 13' 38" East (record = South

Exhibit B

65° 13' 38" East - basis of bearing for this survey), a distance of 113.99 feet (record = 114.00 feet) to the center of a 2 inch steel post for sign purposes found, monumenting the common front corner of Lot 7 and Lot 8, Block 10, Sayers Subdivision, also monumenting an inside corner of said Sayers Street, for the northeast corner of the Sayers Street, Ltd. 0.174 acre parcel of land identified as "Tract B" and the northeast corner of this survey,

THENCE, South 24° 42' 12" West (record = South 24° 46' 22" West), along the common boundary line of said Lot 7 and Lot 8, Block 10, Sayers Subdivision, with the existing westerly right of way line of Sayers Street, having a right of way width of 50.00 feet, a distance of 66.68 feet (record = 66.67 feet) to a 1-1/4 inch iron pipe found marking its intersection with the existing north right of way line of West 5th Street, having a right of way width of 60.00 feet, monumenting the southeast corner of the Sayers Street, Ltd. 0.174 acre parcel of land identified as "Tract B", for the southeast corner of this survey,

THENCE, North 65° 13' 35" West, (record = missing call), along the existing north right of way line of West 5th Street, with the south boundary line of the Sayers Street, Ltd. 0.174 acre parcel of land, a distance of 113.98 feet (record = missing call) to a 1/2 inch iron rod found on the east subdivision line of said Duval Addition, for the southwest corner of the Sayers Street, Ltd. 0.174 acre parcel of land and the southwest corner of this survey,

THENCE, leaving said right of way line, North 24° 41' 20" East, (record = North 24° 46' 22" East), along the east subdivision line of Duval Addition, same being the west line of said Lot 9, Block 10, Sayers Subdivision, with the west line of the Sayers Street, Ltd. 0.174 acre parcel of land, a distance of 66.68 feet (record = 66.68 feet) to the "POINT OF BEGINNING".



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

November 18 2013 12:31 PM

FEE: \$ 50.00 2013206747

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	106496	Name:	ANCHOR EQUITIES LTD
Geographic ID:	0108010325	Secondary Name:	
Type:	R	Mailing Address:	3839 BEE CAVE RD STE 200 WEST LAKE HILLS TX 78746-6400
Zoning:	CS	Owner ID:	1340077
Agent:	NASSOUR PROPERTY TAX	% Ownership:	100.00
Legal Description:	0.3027 AC OF LOT 4 BLK 10 OLT 11 DIV Z RAYMONDS PLATEAU	Exemptions:	
Property Use:	61		

LOCATION

Address: 1134 SAYERS ST, TX 78703

Market Area:
Market Area CD: CEN-SML IND
Map ID: 010208

PROTEST

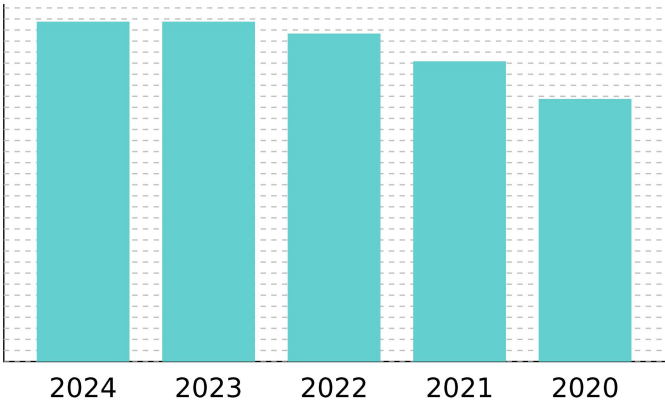
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$1,537,605
Special Use Land Market:	\$0
Total Land:	\$1,537,605
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$1,537,605
Special Use Exclusion (-):	\$0
Appraised:	\$1,537,605
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$1,537,605

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$1,537,605	\$0	\$0	\$1,537,605	\$0	\$1,537,605
2023	\$1,450,496	\$87,109	\$0	\$1,537,605	\$0	\$1,537,605
2022	\$1,450,496	\$33,469	\$0	\$1,483,965	\$0	\$1,483,965
2021	\$1,318,633	\$40,163	\$0	\$1,358,796	\$0	\$1,358,796
2020	\$1,153,280	\$34,490	\$0	\$1,187,770	\$0	\$1,187,770

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.859500	\$1,537,605	\$1,537,605
02	CITY OF AUSTIN	0.445800	\$1,537,605	\$1,537,605
03	TRAVIS COUNTY	0.304655	\$1,537,605	\$1,537,605
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,537,605	\$1,537,605
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.100692	\$1,537,605	\$1,537,605
68	AUSTIN COMM COLL DIST	0.098600	\$1,537,605	\$1,537,605

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **WAREHOUSE** Improvement Value: **N/A** Main Area: **4,000**
 State Code: **F1** Description: **WAREHOUSE <20000** Gross Building Area: **19,640**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	S		0	1975	1966	4,000
881	COMMCL FINISHOUT	I		1	1975	1966	3,200
551	PAVED AREA	AA		1	1975	1966	9,000
093	HVAC COMMRL SF	A		1	1975	1966	3,200
501	CANOPY	A		1	1975	1966	120
611	TERRACE	CS		1	1975	1966	120

Improvement Features

1ST Ceiling Factor: 18, Shape Factor: R, Grade Factor: A, Floor Factor: 1ST

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.3027	13,186.33	\$250.00	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/13/13	SW	SPECIAL WARRANTY	FIFTH STREET MARKET LTD	ANCHOR EQUITIES LTD				2013206747 TR
7/6/06	SW	SPECIAL WARRANTY	LYNDS TRUST & COHEN FAMILY	FIFTH STREET MARKET LTD				2011096705 TR
8/24/05	CD	CORRECTION DEED	SAYERS STREET LTD	LYNDS TRUST & COHEN FAMILY				2005181975 TR
8/24/05	WD	WARRANTY DEED	SAYERS STREET LTD	SAYERS STREET LTD &				2005156776 TR
10/24/97	WD	WARRANTY DEED	SAYERS STREET LTD ETAL	SAYERS STREET LTD		13129	02148	
9/8/97	WD	WARRANTY DEED	SAYERS STREET LTD ETAL	SAYERS STREET LTD ETAL		13027	01396	
12/15/97	WD	WARRANTY DEED	ATKISON JOE A JR	SAYERS STREET LTD ETAL		13098	00693	

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/1/64	WD	WARRANTY DEED		ATKISON JOE A JR		03011	00817	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	106497	Name:	ANCHOR EQUITIES LTD
Geographic ID:	0108010326	Secondary Name:	
Type:	R	Mailing Address:	3839 BEE CAVE RD STE 200 WEST LAKE HILLS TX 78746-6400
Zoning:	CS	Owner ID:	1340077
Agent:	NASSOUR PROPERTY TAX	% Ownership:	100.00
Legal Description:	0.1745 AC OF LOT 8-9 BLK 10 OLT 11 DIV Z SAYERS SUBD	Exemptions:	
Property Use:	30		

LOCATION

Address: 1114 W 5 ST, TX 78703

Market Area:
Market Area CD: CEN
Map ID: 010208

PROTEST

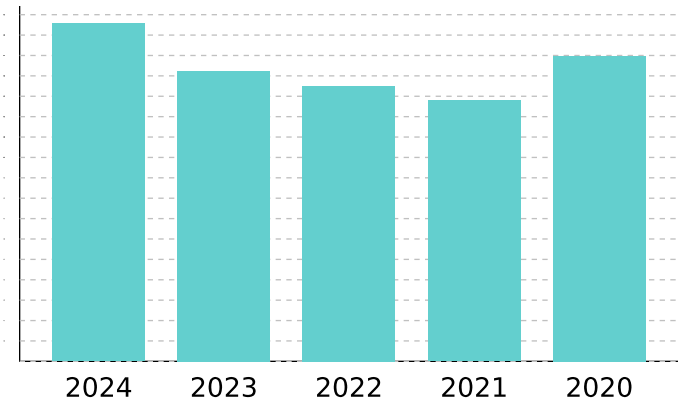
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$1,520,000
Special Use Land Market:	\$0
Total Land:	\$1,520,000
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$136,600
Total Improvement:	\$136,600
Market:	\$1,656,600
Special Use Exclusion (-):	\$0
Appraised:	\$1,656,600
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$1,656,600

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$1,520,000	\$136,600	\$0	\$1,656,600	\$0	\$1,656,600
2023	\$1,140,000	\$284,075	\$0	\$1,424,075	\$0	\$1,424,075
2022	\$1,140,000	\$210,000	\$0	\$1,350,000	\$0	\$1,350,000
2021	\$950,000	\$330,000	\$0	\$1,280,000	\$0	\$1,280,000
2020	\$950,000	\$548,000	\$0	\$1,498,000	\$0	\$1,498,000

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.859500	\$1,656,600	\$1,656,600
02	CITY OF AUSTIN	0.445800	\$1,656,600	\$1,656,600
03	TRAVIS COUNTY	0.304655	\$1,656,600	\$1,656,600
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,656,600	\$1,656,600
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.100692	\$1,656,600	\$1,656,600
68	AUSTIN COMM COLL DIST	0.098600	\$1,656,600	\$1,656,600
LSRD	LONE STAR RAIL DISTRICT	0.000000	\$1,656,600	\$1,656,600

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **STRIP CTR <10000** Improvement Value: **N/A** Main Area: **9,852**
 State Code: **F1** Description: **STRIP CTR <10000** Gross Building Area: **13,190**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
BELOW	Below	D		0	1952	1952	4,993
1ST	1st Floor	D		0	1952	1952	4,859
501	CANOPY	A		1	1952	1952	535
551	PAVED AREA	AA		1	1952	1952	2,000
501	CANOPY	A		1	1952	1952	134
611	TERRACE	CA		1	1952	1952	535
611	TERRACE	CA		1	1952	1952	134

Improvement Features

1ST Grade Factor: G, Ceiling Factor: 10, Shape Factor: L, Floor Factor: 1ST

BELOW Grade Factor: G, Ceiling Factor: 10, Floor Factor: BELOW, Shape Factor: L

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
COMM	Commercial Land	0.1745	7,600	\$200.00	N/A	N/A

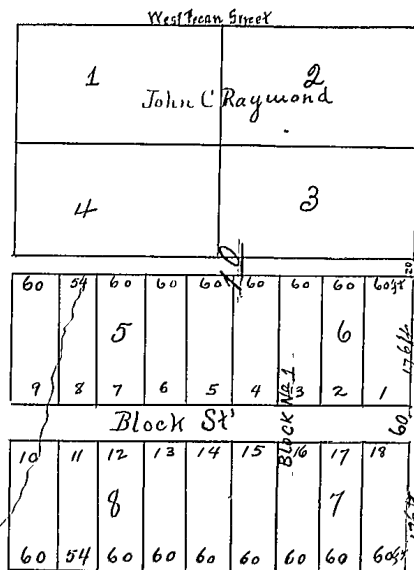
DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/13/13	SW	SPECIAL WARRANTY	FIFTH STREET MARKET LTD	ANCHOR EQUITIES LTD				2013206747 TR
7/6/06	SW	SPECIAL WARRANTY	LYNDS TRUST & COHEN FAMILY	FIFTH STREET MARKET LTD				2011096705 TR
8/24/05	CD	CORRECTION DEED	SAYERS STREET LTD	LYNDS TRUST & COHEN FAMILY				2005181975 TR
8/24/05	WD	WARRANTY DEED	SAYERS STREET LTD	SAYERS STREET LTD &				2005156776 TR
10/24/97	WD	WARRANTY DEED	SAYERS STREET LTD ETAL	SAYERS STREET LTD		13129	02148	
1/15/97	WD	WARRANTY DEED		SAYERS STREET LTD ETAL		13098	00693	

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/8/97	WD	WARRANTY DEED				13027	01396	

Vol. 1 Page 29

Jas H Raymond



Subdivision out lots 5, 6, 7 & 8 Block 10
of the out lots of the City of
Austin

State of Texas & Know all men by these presents that whereas
County of Bastrop & Joseph D. Sayers of the County and State
aforesaid did on the 15th day of January 1885 execute a plat
verifying a plat of my subdivision of lots five six seven and eight
Block No Ten of the out lots of the City of Austin said plat
being recorded in plat book No 1 page 29 of Travis County Texas
Now this is further to describe my said subdivisions of said
lots 5, 6, 7 & 8 Block Ten of the out lots of the City of Austin
as being part of the Raymond Plateau Division 3 in said
City of Austin Travis County, Texas. In witness whereof
I have hereunto set my hand this the 27th day of January
A.D. 1885 - Joseph D Sayers

The State of Texas & Before me & A. Organ a Notary
County of Bastrop & Public of Bastrop County Texas
on this day personally appeared Joseph D Sayers known to
me to be the person whose name is subscribed to the foregoing
instrument and acknowledged to me that he executed the
same for the purposes and consideration therein expressed
Given under my hand and seal of office this the 27th day
of January A.D. 1885 J. D. Organ Notary Public
Bastrop County Texas

Filed January 27th 1885 at 4:30 AM
Recd February 5 1885 at 4 AM

State of Texas
County of Bastrop
Know all men by these presents that
I Jos D Sayers of the County of Bastrop
State of Texas, for a valuable consideration
have granted bargained and sold

and I do hereby convey and release unto
the City of Austin the twenty feet Alley on the Sixty
feet Street, both as shown on the accompanying plat
of my subdivision said Street to be known as
Block Street. To have and to hold all and singu-
lar the premises above mentioned unto said City
of Austin forever

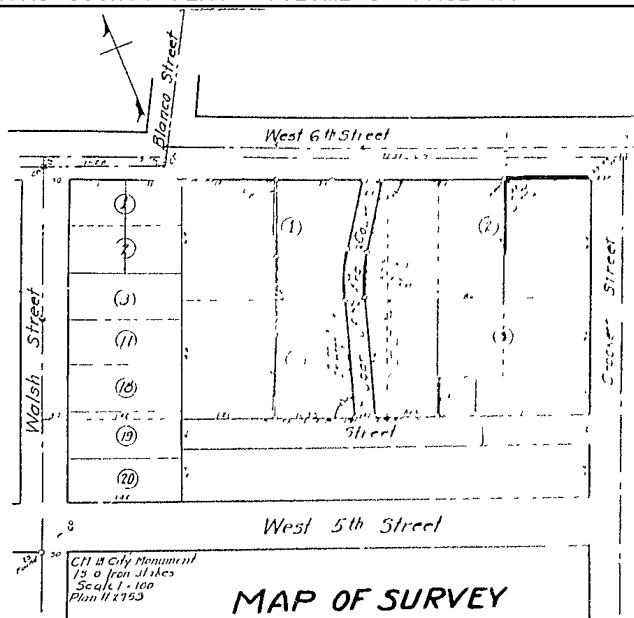
Witness my hand this 15 day of
February A.D. 1885

Joseph D Sayers

Before me & A. Organ a Notary Public in and for
said State and County, duly commissioned and duly
personally appeared Jos D Sayers known to me to
whose name is subscribed to the foregoing
and acknowledged to me that he executed the
same for the purposes and consideration therein expressed
Given under my hand and seal of office this 15th day of
February A.D. 1885

A.C. Shelby Notary Public
Travis Co Texas

TRAVIS COUNTY PLAT VOLUME 3 PAGE 171



MAP OF SURVEY MADE FOR G. FLURY

Of Lot #1 & Part of Lots #2, 3 & 4
Block #10 Outlot #11 Div 2
City of Austin

Passageway shall be accepted as public property only so long as owner constructs and maintains concrete or masonry curb. The distance between faces of same to be 24 feet and all sidewalk area needed shall be taken from the adjacent property and not to be included within the 24 feet.

Approved by City Plan Commission
Date 8-25-1930

J. H. Kushel
J. W. Ramsey
W. H. Linspach Secy Sec

Approved for Acceptance by
City Council of Austin, Texas
Date 8-27-1930

City Engineer
Surveyed August 16, 1930
By *Marlton O. Metcalfe*
Land Surveyor - Austin Texas

Filed 10AM Sept 13, 1930
Recorded 4 PM Sept 13, 1930

Austin, Texas
Sept 13, 1930

State of Texas } Know all men by these presents -
County of Travis }

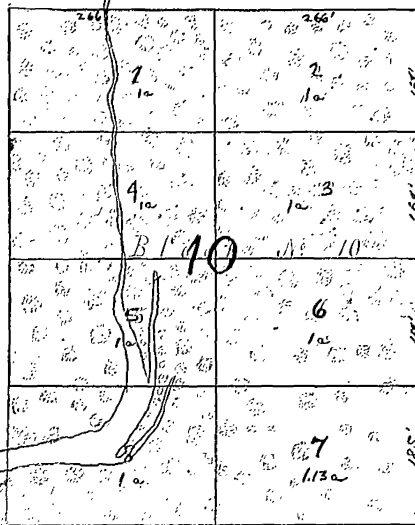
That I, G. Flury, owner of Lot No 1 part of Lots 2, 3 and 4 in Block 10 of Outlot 11 Division "Z" of the Government Outlots of the city of Austin, do hereby dedicate to the city of Austin for street purposes all of that strip of land shown as adjoining to Joan of Arc Court on this map lying south of 6th Street. I do further hereby agree to construct and maintain a concrete or masonry curb on each side of Joan of Arc Court, so as to maintain a 24' drive.

G. Flury

Sworn and subscribed before me this 13th day of September, 1930

(Notary Seal) *Raymond H. Dean*
Notary Public, Travis County Texas

West Pecan Street



1	2	3	4	5	6	7	8
16	15	14	13	12	11	10	9

1	2	3	4	5	6	7	8
16	15	14	13	12	11	10	9

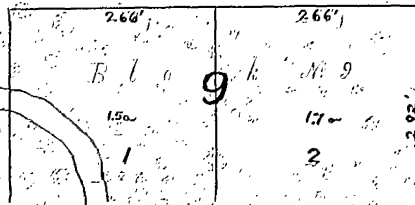
Burnett

Street

1	2	3	4	5	6	7	8
16	15	14	13	12	11	10	9

1	2	3	4	5	6	7	8
16	15	14	13	12	11	10	9

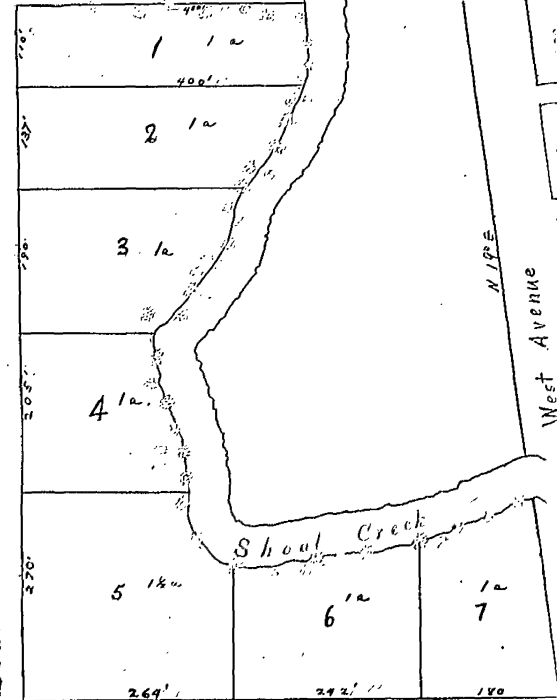
Rose Street



1	2	3	4	5	6	7	8
16	15	14	13	12	11	10	9

1	2	3	4	5	6	7	8
16	15	14	13	12	11	10	9

Cypress Street



Subdivision of the Raymond Plateau, Division 3, of the outlots of the City of Austin, Texas. M.J. Doyle Surveyor.

Know all men by these presents that we, James H. Raymond and wife Margaret J. Raymond, of the State of Texas and County of Travis, for a valuable consideration, have this day granted, bargained, sold, and we do hereby grant, bargain, sell, convey and release unto the City of Austin of Travis County, Texas, the following named streets of the subdivision of the Raymond Plateau, Division 3, of the outlots of the City of Austin. The said streets hereby conveyed, are as follows: Burnett Street eighty feet wide, Cypress Street sixty feet wide, Bowie Street eighty feet wide, Fannin Street eighty feet wide, and Crockett Street eighty feet wide; all, as shown on the within plat of said Subdivision. It is distinctly understood and stipulated, however, that fifteen feet of all said streets, on each side, except Cypress Street, is hereby dedicated and conveyed for public use as sidewalks, beginning the public roadway of said streets, fifty feet. To have and to hold the said streets unto the said City of Austin forever. In witness whereof we have hereunto set our hands at Austin, Texas, this January 28th, A.D. 1885. J. H. Raymond.

State of Texas,)
County of Travis,) Before me, a Notary Public in and for said State and County duly Commissioned and qualified on this day personally appeared James H. Raymond, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privately and apart from her husband and having the same fully explained to her she the said Margaret J. Raymond acknowledged such instrument to be her act and deed, and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and afterwards on this the same day personally appeared Margaret J. Raymond, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privately and apart from her husband and having the same fully explained to her she the said Margaret J. Raymond acknowledged such instrument to be her act and deed, and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and that she did not wish to retract it. Given under my hand and SEAL of Office at Austin this 24th day of January, A.D. 1885. J. S. Myrick.

Filed January 28th, A.D. 1885 at 10 o'clock A.M.
Frank Brown, Clerk of T.C.
201, 1181285 4 o'clock P.M.