



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/departments/land-management

The following checklist information is required to process an ROW Vacation Application.

Application Packet

Application Packet – Items to be Uploaded			
<input type="checkbox"/>	Right of Way Vacation Application	<input type="checkbox"/>	Vacation Transmittal Letter Questionnaire
<input type="checkbox"/>	Survey/Field Notes (3-D Survey for aerial & subsurface encroachments)	<input type="checkbox"/>	Most recent Conveyance Deed(s) to show current ownership of adjoining property owner(s)
<input type="checkbox"/>	Authorization letter (if the applicant is different from the owner)	<input type="checkbox"/>	Original Plat showing the right-of-way (alley or road) being dedicated/created.
<input type="checkbox"/>	Current Subdivision Plat including Plat Notes. (if applicable)	<input type="checkbox"/>	Google Satellite map of the area to be vacated with cross streets displayed.
<input type="checkbox"/>	Application fee (nonrefundable), payable on AB+C Portal.	<input type="checkbox"/>	Property Tax or Parcel ID tax record print out
<input type="checkbox"/>	Site Development Plans (if applicable) (all sheets stamped and sealed by Texas licensed professional engineer)	<input type="checkbox"/>	The S.M.A.R.T. Housing approval letter if this is a S.M.A.R.T. Housing project. (if applicable)



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Department use onlyDATE: 9/25/2024
Department use only

Section 1: TYPE OF VACATION

Encroachment Type: Street ☒ Alley ☐ ROW ☒ Hundred Block: _____Name of Street/Alley/ROW: ROW of Former Burleson Road Is it constructed? Yes ☒ No ☐Property Address: Between 6300 and 6410 Burleson Road, Austin, TX 78744Purpose of Vacation: To facilitate the successful redevelopment of the subject and adjacent tracts.

Section 2: PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Appraisal District Parcel #: 464209; 530415 Survey & Abstract No. Del Valle Survey, Abstract 24Lot(s) N/A Block N/A Outlot N/ASubdivision Name: N/A 2021236711Plat Book: N/A Document No: 2021272168 or Volume _____, Page _____Neighborhood Association Name: N/AAddress including zip code: 6300 and 6410 Burleson Road, Austin, TX 78744

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: Former Burleson Road ROW VacationIs 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: Micah King

Firm: Winstead PC

Mailing Address: 600 W. 5th Street, Suite 900

City: Austin State: TX Zip Code: 78701

Email: mking@winstead.com Phone: 512-370-2814

Section 6: OWNER, LIENHOLDER & VESTING DEED INFORMATION

(If multiple owners please attach separate sheet.)

Conveyed to (Current Owner) Name: George S. Matthews, County Judge (as shown on Deed)

Owner Mailing Address: Attn. Amy Hayes, Travis County, 700 Lavaca Street, 5th Floor

City: Austin State: TX Zip Code: 78767

Email: Amy.Hayes@traviscountytexas.gov Phone: 512-854-7696

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: 12-5-1936 County instrument is recorded in: Travis

Document No: _____ or Volume 554 Page 251

Deed Records ☒ Real Property Records ☐ Official Public Records ☐

Section 7: DEVELOPER INFORMATION

Developer Name: Attn: Zain Fidai

Firm: ZIFS Burleson6300, LLC

Mailing Address: 11500 Citrus Cove

City: Austin State: TX Zip Code: 78750

Email: zifcapital@gmail.com Phone: 512-534-1162

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: See Auth Letter Applicant's Signature: 

Print Name : _____ Print Name: Micah King

Title: _____ Title: Shareholder

If you have questions; please email Land Management Department:

LandManagementROW@AustinTexas.gov



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Submit application, upload documents & payments:

(AB+C) Austin Build + Connect - Portal

<https://abc.austintexas.gov/index>

Mailing Address:

City of Austin – PDC
TPW – Land Mgmt.
P.O. Box 1088
Austin, TX 78767-1088

Travis County
700 Lavaca Street, 5th Floor
Austin, TX 78701

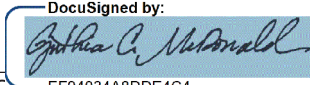
AGENT DESIGNATION LETTER

City of Austin
Transportation and Public Works Department
P.O. Box 1088
Austin, Texas 78767

Re: Letter Appointing Agent Regarding Property Located Between 6300 and 6410
Burleson Road in Austin, Travis County, Texas (the “**Property**”)

To Whom it May Concern:

The undersigned, as owner of the above-referenced Property, hereby appoints Winstead, P.C. (Micah King) as agent in connection with a Right-of-Way Vacation Application with the City of Austin.

Signed: 
Name: C, EF94034A8DDE4C4...
Title: County Executive - TNR



Transportation and Public Works Department

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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 be allowed to remain per Tex. Local

Gov't Code § 263.005, to be later relocated per future agreements with the City.

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? The land is owned by Travis County and will be conveyed to the adjacent owner for redevelopment.

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 ☐ TBD

11. When do you anticipate starting construction of the development? TBD

12. What is the current zoning on the adjacent properties? CS-MU-V-NP

13. What is the current status of the adjacent properties? Auto use (west) and vacant (east)

14. What type of parking facilities currently exist? Surface parking on the tract to the west.

15. Will your parking requirements increase with the expansion? Yes ☒ No ☐

16. How will the increase be handled? On-site parking



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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. (sale contract) with Travis County, the underlying fee owner

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 ☒

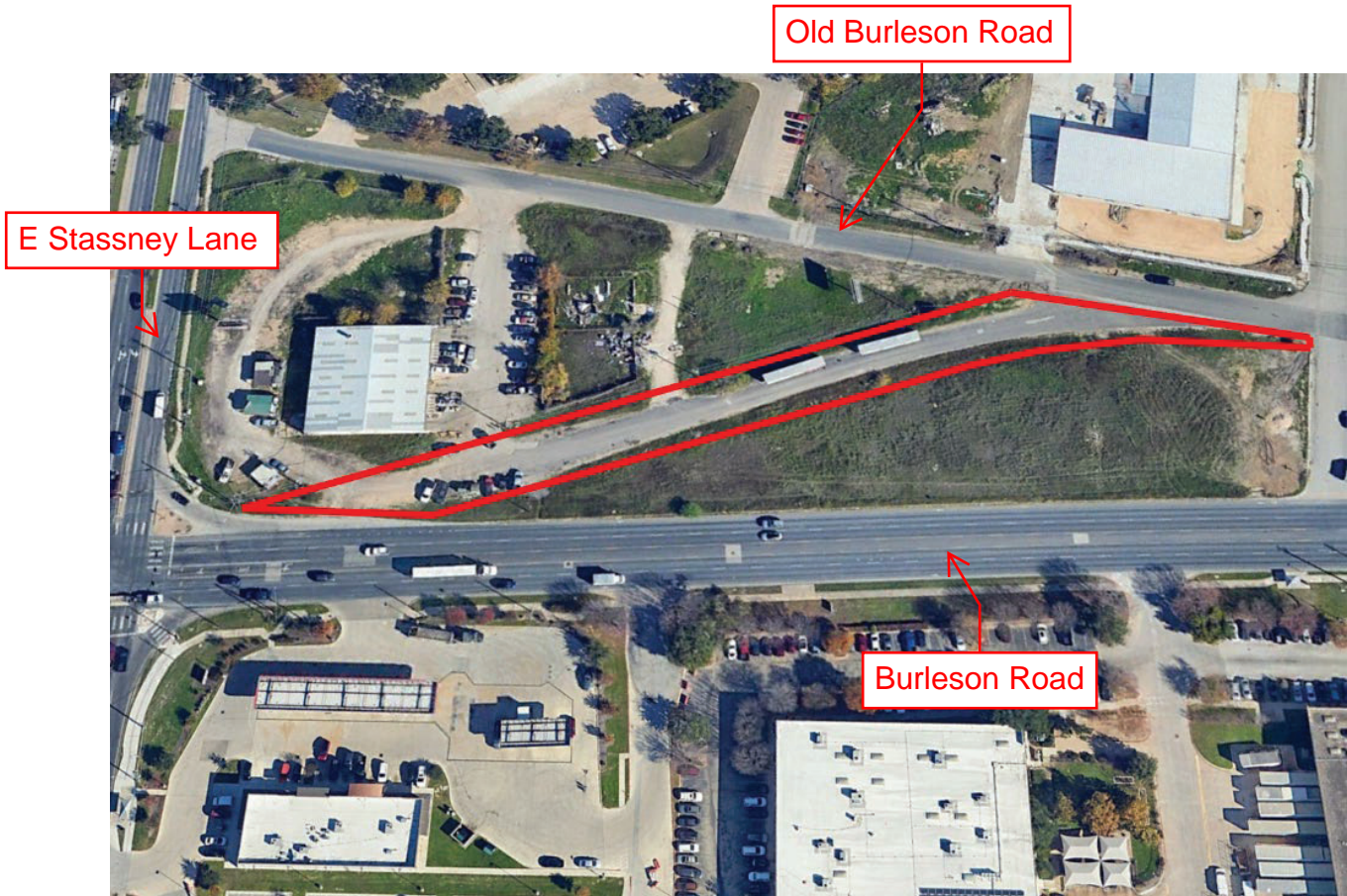
20. Does the proposed vacation support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? Yes ☒ No ☐

If yes, how Approval would support the creation of new jobs and facilitate the redevelopment of adjacent land to take advantage of the Bergstrom Spur Trail.

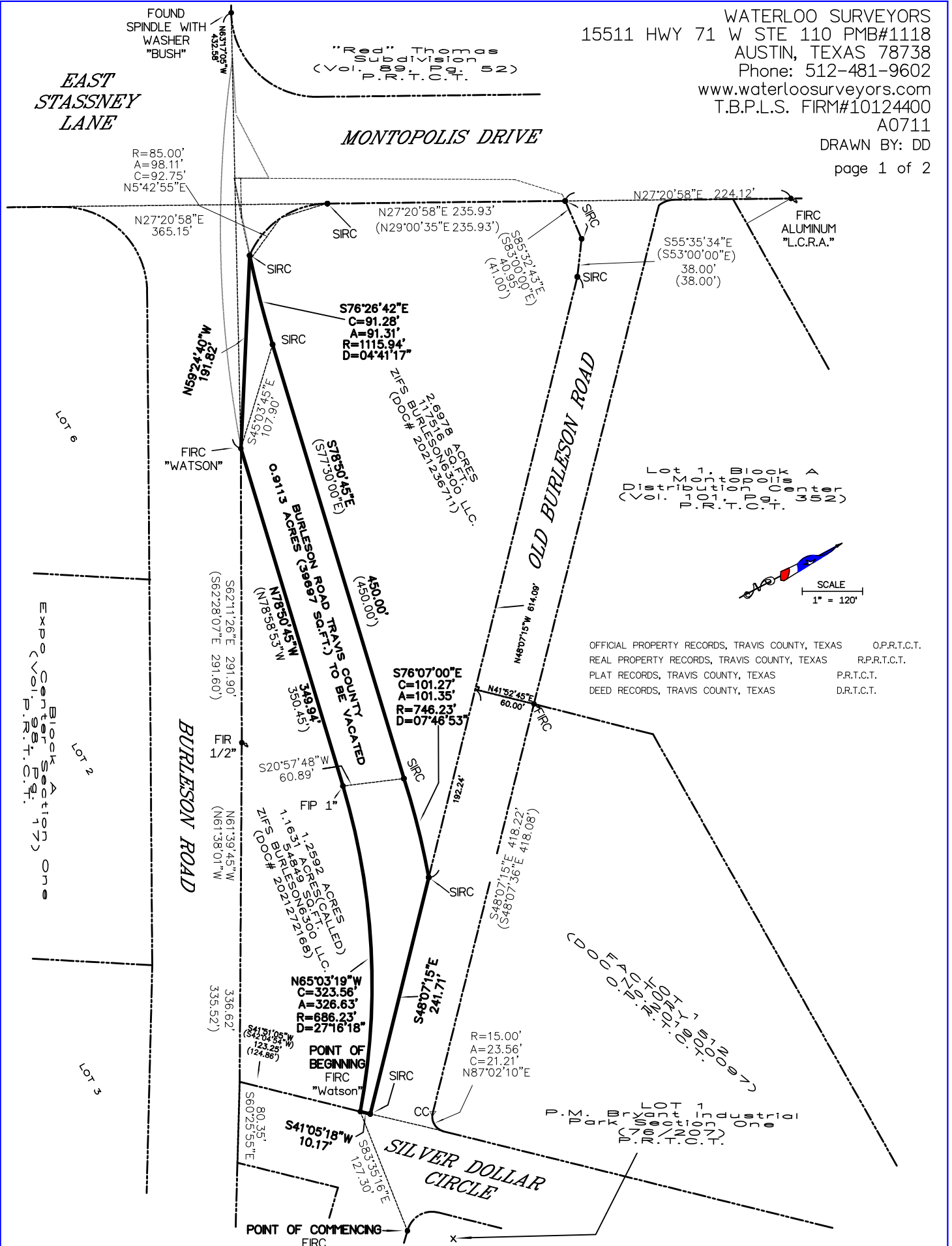
If you have questions; please email Land Management Department:

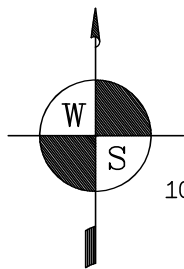
LandManagementROW@AustinTexas.gov

Aerial Map



page 1 of 2





10/24/24

WATERLOO SURVEYORS
 15511 HWY 71 W STE 110 PMB#1118
 AUSTIN, TEXAS 78738
 Phone: 512-481-9602
 www.waterloosurveyors.com
 T.B.P.L.S. FIRM#10124400
 A0711

DRAWN BY: DD

page 2 of 2

METES AND BOUNDS DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an $\frac{1}{2}$ inch Iron Rod with cap stamped "Watson" found on the Northwest Right of Way line of Silver Dollar Circle, also being the Northeast corner of a 1.2592 (called 1.1631) acre tract recorded in Document No. 2021272168, Official Public Records, Travis County, Texas, for the POINT OF BEGINNING from which a $\frac{1}{2}$ inch rebar with cap found on the East Right of Way line of Old Burleson Road and on South line of Lot 1, P.M. Bryant Industrial Park Section One, recorded in Volume 76, Page 207, Plat Records, Travis County, Texas bears South $83^{\circ}35'16''$ East 127.30 feet;

THENCE along the North line of said 1.2592 (called 1.1631) acre tract and a curve to the left 326.63 feet following the arc of said curve having a radius of 686.23 feet, an interior angle of $27^{\circ}16'18''$ and a chord bearing North $65^{\circ}03'19''$ West 323.56 feet to a 1 inch Iron Pipe found;

THENCE continuing along said North line North $78^{\circ}50'45''$ West 349.94 feet to a $\frac{1}{2}$ inch Iron Rod with Cap stamped "Watson" found on the North Right of Way line of Burleson Road;

THENCE along the North line of Burleson Road, North $59^{\circ}24'40''$ West 191.82 feet to a $\frac{1}{2}$ inch Iron Rod with Cap stamped "Waterloo Surveyors" Set on the South line of that certain 2.6978 acre tract recorded in Document No. 2021236711, Official Public Records, Travis County, Texas;

THENCE leaving said Right of Way line and along said South line and along an arc of a curve to the left 91.31 feet having a radius of 1115.94 feet, an interior angle of $04^{\circ}41'17''$ and a chord bearing South $76^{\circ}26'42''$ East 91.28 feet to a $\frac{1}{2}$ inch Iron Rod with Cap stamped "Waterloo Surveyors set;

THENCE continuing along the South line of said 2.6978 acre tract, South $78^{\circ}50'45''$ East 450.00 feet to a $\frac{1}{2}$ inch Iron Rod with Cap stamped "Waterloo Surveyors" set;

THENCE continuing along said South line and along an arc of a curve to the right 101.35 feet having a radius of 746.23 feet, an interior angle of $07^{\circ}46'53''$ and a chord bearing South $76^{\circ}07'00''$ East 101.27 feet to a $\frac{1}{2}$ inch Iron Rod with Cap stamped "Waterloo Surveyors set a point on the South Right of Way line of Old Burleson Road;

THENCE along said South Right of Way line South $48^{\circ}07'15''$ East 241.71 feet to a $\frac{1}{2}$ inch Iron Rod with Cap stamped "Waterloo Surveyors" set on the West Right of Way line of Silver Dollar Circle;

THENCE along said West Right of Way line South $41^{\circ}05'18''$ West 10.17 feet to the POINT OF BEGINNING, containing 0.9113 acres or 39,697 square feet.

FIELD NOTES REVIEWED
 BY: *[Signature]* DATE: 02/11/25
 CITY OF AUSTIN
 PUBLIC WORKS DEPARTMENT

[Signature]
 E.R. Monroe, RPLS 5586



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS*Dana DeBeauvoir*Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 25, 2021 01:41 PM Fee: \$42.00

2021236711

Electronically Recorded

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.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

GF# 2071560-COM

STATE OF TEXAS

§

Independence Title/GF# 2071560 -COM/GMH

§

COUNTY OF TRAVIS

§

Date: OCTOBER 22, 2021Grantor: **6300 BURLESON, LLC, a Texas limited liability company**Grantee: **ZIFS BURLESON6300 LLC, a Texas limited liability company**Address: 11500 CITRUS CV
AUSTIN, TX 78750
TRAVIS COUNTYConsideration:

- (a) The sum of Ten and No/100 Dollars (\$10.00) and other good and valuable cash consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, and for the payment of which no lien, express or implied, is retained against the Property.
- (b) Part of the consideration for the Property was paid by **SAGE CAPITAL BANK** (Lender) at the instance and request of Grantee, the receipt of which is hereby acknowledged, as evidence of which consideration Grantee has executed and delivered its one certain promissory note (herein called the "Note") dated of approximately even date herewith, payable to the order of Lender as therein provided, reference being made to the Note for all relevant purposes. To secure the payment of the Note, Grantor does hereby expressly retain a Vendor's Lien and Superior Title upon and against the Property to the extent that proceeds of the Note are used towards the payment of the purchase price of the Property until said amount of proceeds under the Note is fully paid according to the face, tenor, effect and reading of said Note, whereupon this Deed shall become absolute. The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to LENDER, its successors and assigns, the payee named in the

Note, without recourse or warranty. The Note is further and additionally secured by a Deed of Trust of even date herewith, to Trustee, executed by Grantee covering the Property, to which reference is here made for all relevant purposes.

Property (including any improvements):

2.6978 acres of land, more or less, out of the SANTIAGO DEL VALLE GRANT, situated in Travis County, Texas and being more particularly described by metes and bounds on Exhibit A attached hereto.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is expressly made and accepted subject to all matters on the ground that a true and correct survey would reveal and all valid and subsisting easements, restrictions, reservations, covenants, conditions and other matters relating to the Property to the extent that the same are valid and enforceable against the Property, as same are shown by instruments filed for record in the office of the County Clerk of TRAVIS County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to the conveyance and warranty set forth above, has **GRANTED, SOLD AND CONVEYED** and does hereby **GRANT, SELL AND CONVEY** to Grantee the Property, together with all and singular the improvements located thereon and all rights and appurtenances pertaining thereto, including all right, title and interest of Grantor in and to adjacent streets, alleys, rights-of-way, roadways, strips and gores, easements and in-the-ground utilities. **TO HAVE AND TO HOLD** the Property to Grantee, Grantee's heirs, executors, administrators, legal representatives, successors and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor but not otherwise, except as to the reservations from and exceptions to conveyance and warranty set forth above.

Whenever the content of this Deed so requires, the singular shall include the plural, the plural shall include the singular and any gender shall include all other genders. Taxes for 2021 and subsequent years having been prorated, payment thereof is assumed by Grantee.

GRANTOR:

6300 BURLESON, LLC, a Texas limited liability company

By:

Gregory L. Daily

Name: GREGORY L. DAILY

Title: MANAGER

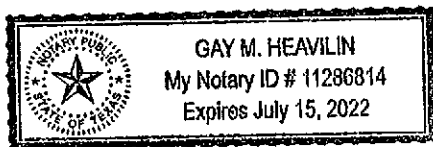
STATE OF TEXAS



COUNTY OF TRAVIS



This instrument was acknowledged before me on OCTOBER 22, 2021, by GREGORY L. DAILY, MANAGER of 6300 BURLESON, LLC, a Texas limited liability company on behalf of said company.



[Signature]

 Notary Public, State of Texas

"Exhibit A "

October 18, 2021

FIELD NOTES

2.6978 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS AND BEING A PART OF THAT TRACT DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN DOCUMENT No. 2016039889, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCING at a found MAG nail with a washer in the east ROW line of Stassney Lane, also being the southwest corner of Lot 6 and the northwest corner of Lot 1, Block A, of Expo Center Section One, recorded in volume 98, page 17, Plat Records, N27°20'58"E for a distance of 365.15 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for the POINT OF BEGINNING of herein described tract;

THENCE continuing with the east ROW of Stassney Lane, N27°20'58"E for a distance of 235.93 feet to a set capped iron rod stamped "WATERLOO RPLS 4324", being the south ROW of Old Burleson Road, from which a found aluminum capped iron rod stamped "L.C.R.A.", bears N27°20'58"E at a distance of 224.12 feet;

THENCE with the south ROW of Old Burleson Road the following three (3) calls:

- 1) S85°32'43"E for a distance of 40.95 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for an angle point;
- 2) S55°35'34"E for a distance of 38.00 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for an angle point;
- 3) S48°07'15"E for a distance of 614.09 feet to a set capped iron rod stamped "WATERLOO RPLS 4324", for the easternmost corner of herein described tract, also being the north ROW of the old alignment of Burleson Road (to be vacated), from which a found capped iron rod for the easternmost corner of that certain 1.1631 acre tract conveyed to Vincent Sullivan by deed recorded in document no. 2013105446, Official Public Records bears S45°42'47"E at a distance of 242.06 feet;

THENCE with the north ROW of Burleson Road (to be vacated), the following three (3) calls:

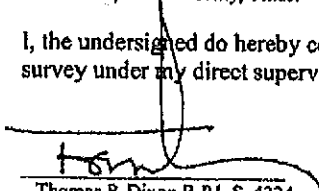
- 1) following a curve to the left for a length of 101.35 feet, having a radius of 746.23 feet, a chord bearing of N76°07'00"W for a distance of 101.27 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for a point of tangency, from which a 1" iron pipe in the north line of said Sullivan tract bears S20°57'48"W at a distance of 60.89 feet;
- 2) N78°50'45"W for a distance of 450.00 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for the beginning of a curve to the right, having a radius of 1115.94 feet, from which a capped iron rod stamped "WATSON" in the south ROW of Burleson Road (to be vacated) and the westernmost corner of said Sullivan tract, also being in the north ROW line of existing Burleson Road, bears S45°03'45"E at a distance of 107.90 feet;
- 3) following said curve for a length of 91.31 feet, with a chord of N76°26'42"W for a distance of 91.28 feet to a set capped iron rod stamped "WATERLOO RPLS 4324" for the southwest corner of herein described tract, also being the point of compound curvature, curving to the right, having a radius of 85.00 feet;

THENCE following said curve for a length of 98.11 feet, a chord bearing of N5°42'55"E for a distance of 92.75 feet to the POINT OF BEGINNING containing 2.6978 acres, more or less.

Bearing based on the Texas Coordinate System of 1983(NAD83) Central Texas Zone, based on local observation.

All records, Travis County, Texas.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.


Thomas P. Dixon R.P.L.S. 4324,
Waterloo Surveyors, Inc.
P.O. Box 160176 Austin, Tx 78716
(512) 481-9602 TBPLS FIRM# 10124400



AFTER RECORDING, PLEASE RETURN TO:



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dana DeBeauvoir
Dana DeBeauvoir, County Clerk
Travis County, Texas
Dec 14, 2021 08:12 AM Fee: \$42.00
2021272168
Electronically Recorded

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SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
ITC-GF# 1845022-COM/GMH

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Date: DECEMBER 13, 2021

Grantor: VINCENT SULLIVAN AND WIFE, JUDY SULLIVAN

Grantee: **ZIFS BURLESON6300 LLC, a Texas limited liability company**

Address: 11500 CITRUS COVE
 AUSTIN, TEXAS 78750
 TRAVIS COUNTY

Consideration:

(a) The sum of Ten and No/100 Dollars (\$10.00) and other good and valuable cash consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, and for the payment of which no lien, express or implied, is retained against the Property.

(b) Part of the consideration for the Property was paid by **CAPITAL BANK OF TEXAS** (Lender) at the instance and request of Grantee, the receipt of which is hereby acknowledged, as evidence of which consideration Grantee has executed and delivered its one certain promissory note (herein called the "Note") dated of approximately even date herewith, payable to the order of Lender as therein provided, reference being made to the Note for all relevant purposes. To secure the payment of the Note, Grantor does hereby expressly retain a Vendor's Lien and Superior Title upon and against the Property to the extent that proceeds of the Note are used towards the payment of the purchase price of the Property until said amount of proceeds under the Note is fully paid according to the face, tenor, effect and reading of said Note, whereupon this Deed shall become absolute. The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to LENDER, its successors and assigns, the payee named in the Note, without recourse or warranty. The Note is further and additionally secured by

a Deed of Trust of even date herewith, to Trustee, executed by Grantee covering the Property, to which reference is here made for all relevant purposes.

Property (including any improvements):

Being 1.1631 acres of land, more or less, out of the SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, in Travis County, Texas, being the same tract of land described in Deed to Vincent Sullivan in Deed recorded in Document No. 2013105446, Official Public Records, Travis County, Texas. Said tract of land being more particularly described by metes and bounds description shown on EXHIBIT "A" attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is expressly made and accepted subject to those items listed in Exhibit B attached hereto and made a part hereof.

Grantor, for the consideration and subject to the reservations from and exceptions to the conveyance and warranty set forth above, has **GRANTED, SOLD AND CONVEYED** and does hereby **GRANT, SELL AND CONVEY** to Grantee the Property, together with all and singular the improvements located thereon and all rights and appurtenances pertaining thereto, including all right, title and interest of Grantor in and to adjacent streets, alleys, rights-of-way, roadways, strips and gores, easements and in-the-ground utilities. **TO HAVE AND TO HOLD** the Property to Grantee, Grantee's heirs, executors, administrators, legal representatives, successors and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor but not otherwise, except as to the reservations from and exceptions to conveyance and warranty set forth above.

Whenever the content of this Deed so requires, the singular shall include the plural, the plural shall include the singular and any gender shall include all other genders. Taxes for 2021 and subsequent years having been prorated, payment thereof is assumed by Grantee.

GRANTOR:



VINCENT SULLIVAN



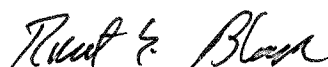
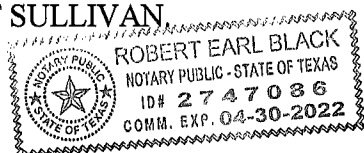
JUDY SULLIVAN

STATE OF TEXAS

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§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on December 13th, 2021, by
VINCENT SULLIVAN.



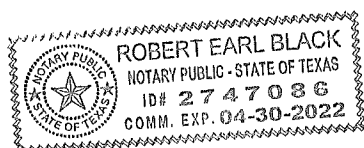
Notary Public, State of Texas

STATE OF TEXAS

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COUNTY OF TRAVIS

This instrument was acknowledged before me on December 13th, 2021, by
JUDY SULLIVAN.



Notary Public, State of Texas

J16380B
Page 1 of 1

“Exhibit A ”

March 10, 2021

FIELD NOTES

BEING 1.1631 ACRES OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO.24, IN THE TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN DEED RECORDED IN DOCUMENT No. 2013105446, PUBLIC RECORDS OF TRAVIS COUNTY, BEING A PORTION OF THAT CERTAIN 309.157 ACRE TRACT CONVEYED TO THE STATE OF TEXAS IN THE CERTAIN EXECUTOR'S DEED, DATED AUGUST 28, 1980, AND FILED IN VOLUME 7113, PAGE 236 OF THE DEED RECORDS OF SAID TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

COMMENCING at a capped iron rod found in the west ROW of Silver Dollar Circle, also being the southeast corner of Lot 1, of Factory 512, recorded in document no. 201900097, Plat Records;

THENCE with the west ROW of Silver Dollar Circle S42°06'22"W for a distance of 19.95 feet to a found 1/2" iron rod and S41°05'18"W for a distance of 65.18 feet to a capped iron rod for the easternmost corner of herein described tract and POINT OF BEGINNING, from which a capped iron rod in the east ROW of Silver Dollar Circle, also being the southwest corner of that certain tract conveyed to DFA, LLC., by deed recorded in document no. 2009009731, Official Public Records bears S83°35'16"E at a distance of 127.30 feet, also from which a capped iron rod stamped "WATERLOO RPLS 4324" for the easternmost corner of that certain 2.6978 acre tract conveyed to 6300 Burleson LLC., & Roland W. Daily Trust by special warranty deed recorded in document no. 2016039889, Official Public Records bears N45°42'47"W at a distance of 242.06 feet;

THENCE continuing with the west ROW of Silver Dollar Circle, S41°51'05"W for a distance of 123.25 feet to an aluminum capped iron rod in the north ROW of Burleson Road, also being the southeast corner of herein described tract;

THENCE with the north ROW of Burleson Road the following two (2) calls:

- 1) N61°39'45"W for a distance of 336.62 feet to a found capped iron rod stamped "WATSON" for an angle point;
- 2) N62°11'26"W for a distance of 291.90 feet to a found capped iron rod stamped "WATSON" in the south ROW of Burleson Road (to be vacated), also being the westernmost corner of herein described tract, from which a capped iron rod stamped "WATERLOO RPLS 4324" in the south line of said 6300 Burleson LLC. tract, bears N45°03'45"W at a distance of 107.90 feet, also from which a found spindle with washed stamped "BUSH" in the south line of Lot 2, of "Red" Thomas Subdivision, recorded in volume 89, page 52, Plat Records, bears N63°17'05"W at a distance of 432.58 feet;

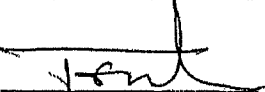
THENCE with the south ROW of Burleson Road (to be vacated), the following two (2) calls:

- 1) S78°50'45"E for a distance of 349.94 feet to a found 1" iron pipe for the beginning of a curve to the right having a radius of 686.23 feet, from which a capped iron rod stamped "WATERLOO RPLS 4324" on the north ROW of Burleson Road (to be vacated) bears N20°57'48"E at a distance of 60.89 feet;
- 2) following said curve for a length of 326.63 feet, a chord of S65°03'19"E for a distance of 323.56 feet to the POINT OF BEGINNING, containing 1.1631 acres, more or less.

Bearing based on the Texas Coordinate System of 1983(NAD83) Central Texas Zone, based on local observation.

All records, Travis County, Texas.

I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.


Thomas P. Dixon R.P.L.S. 4324,
Waterloo Surveyors, Inc.
P.O. Box 160176 Austin, Tx 78716
(512) 481-9602 TBPLS FIRM# 10124400

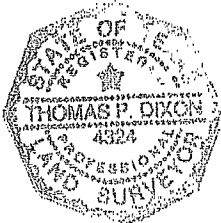


EXHIBIT B

Pipe Line easement recorded in Volume 1256, Page 38, Deed Records, Travis County, Texas.

Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with all rights incident thereto Recorded: Document No. 2003202093, Official Public Records, Travis County, Texas.

All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records.

AFTER RECORDING, PLEASE RETURN TO:

Independence Title Company

Attn: Gay Heavilin

5900 Shepherd Mountain Cove, Bldg II, Suite 200

Austin, TX 78730

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	464209	Name:	ZIFS BURLESON6300 LLC
Geographic ID:	0316100601	Secondary Name:	
Type:	R	Mailing Address:	11500 CITRUS CV AUSTIN TX 78750-3672
Zoning:	DR	Owner ID:	1924932
Agent:	OCONNOR & ASSOCIATES	% Ownership:	100.00
Legal Description:	ABS 24 DELVALLE S ACR 2.6978	Exemptions:	
Property Use:	61		

LOCATION

Address: 6300 BURLESON RD, TX

Market Area:
Market Area CD: SE-SML IND
Map ID: 031511

PROTEST

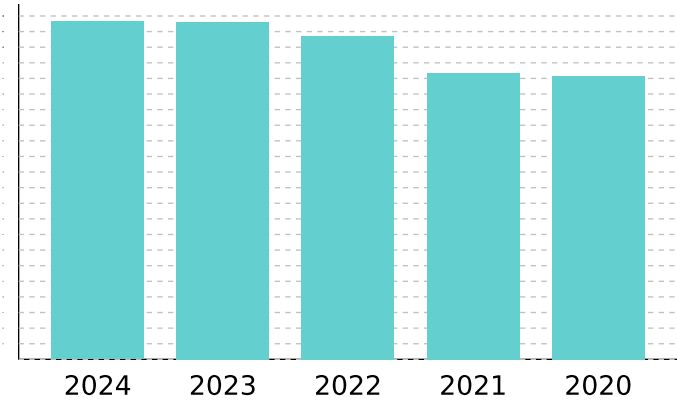
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$634,587
Special Use Land Market:	\$0
Total Land:	\$634,587
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$447,623
Total Improvement:	\$447,623
Market:	\$1,082,210
Special Use Exclusion (-):	\$0
Appraised:	\$1,082,210
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$1,082,210

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$634,587	\$447,623	\$0	\$1,082,210	\$0	\$1,082,210
2023	\$634,587	\$446,217	\$0	\$1,080,804	\$0	\$1,080,804
2022	\$634,587	\$401,460	\$0	\$1,036,047	\$0	\$1,036,047
2021	\$621,108	\$296,043	\$0	\$917,151	\$0	\$917,151
2020	\$621,108	\$286,892	\$0	\$908,000	\$0	\$908,000

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
02	CITY OF AUSTIN	0.445800	\$1,082,210	\$1,082,210
03	TRAVIS COUNTY	0.304655	\$1,082,210	\$1,082,210
06	DEL VALLE ISD	1.002800	\$1,082,210	\$1,082,210
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,082,210	\$1,082,210
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.100692	\$1,082,210	\$1,082,210
68	AUSTIN COMM COLL DIST	0.098600	\$1,082,210	\$1,082,210

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: **9,600**
 State Code: **F1** Description: **WAREHOUSE <20000** Gross Building Area: **30,763**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	S		0	1978	1978	9,600
551	PAVED AREA	AI		1	1978	1978	18,720
881	COMMCL FINISHOUT	A		1	1978	1978	675
881	COMMCL FINISHOUT	A		1	1978	1978	357
541	FENCE COMM LF	C6		1	1978	1978	640
271	ACC BUILDING FV	F-V		1	1978	1978	1
501	CANOPY	F		1	1978	1978	185
SO	Sketch Only	SO			1978	1978	95
SO	Sketch Only	SO			1978	1978	90
SO	Sketch Only	SO			1978	1978	400

Improvement Features

1ST Shape Factor: R, Floor Factor: 1ST, Ceiling Factor: 14, Grade Factor: F

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	2.6978	117,516.1	\$5.40	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
10/22/21	SW	SPECIAL WARRANTY	6300 BURLESON LLC & ROLAND W	ZIFS BURLESON6300				2021236711
3/14/16	SW	SPECIAL WARRANTY	DAILY ROLAND W TRUST &	6300 BURLESON LLC & ROLAND W				2016039889
6/25/15	SW	SPECIAL WARRANTY	DAILY ROLAND W TESTAMENTARY	DAILY ROLAND W TRUST &				2015084912
8/11/95	WD	WARRANTY DEED	DAILY WANDA L	DAILY ROLAND W TESTAMENTARY		12504	00587	
	MS	MISCELLANEOUS		DAILY WANDA L		01490	00127	

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	530415	Name:	ZIFS BURLESON6300 LLC
Geographic ID:	0318100401	Secondary Name:	
Type:	R	Mailing Address:	11500 CITRUS CV AUSTIN TX 78750-3672
Zoning:		Owner ID:	1924932
Agent:	OCONNOR & ASSOCIATES	% Ownership:	100.00
Legal Description:	ABS 24 DELVALLE S ACR 1.1631	Exemptions:	
Property Use:	1		

LOCATION

Address: 6410 BURLESON RD, TX 00000

Market Area:
Market Area CD: SE2
Map ID: 032311

PROTEST

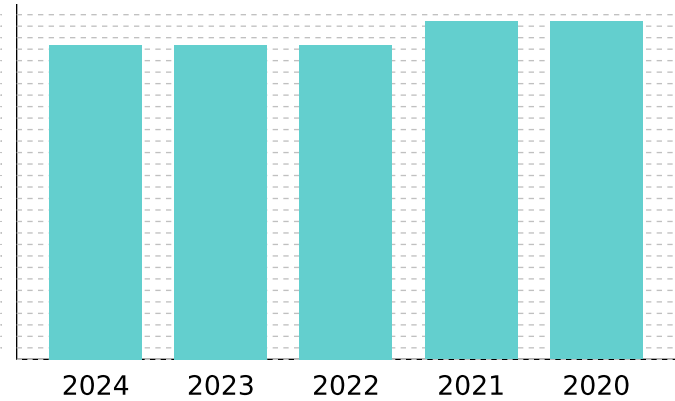
Protest Status:
Informal Date:
Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$273,589
Special Use Land Market:	\$0
Total Land:	\$273,589
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$273,589
Special Use Exclusion (-):	\$0
Appraised:	\$273,589
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$273,589

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2024	\$273,589	\$0	\$0	\$273,589	\$0	\$273,589
2023	\$273,589	\$0	\$0	\$273,589	\$0	\$273,589
2022	\$273,589	\$0	\$0	\$273,589	\$0	\$273,589
2021	\$294,030	\$0	\$0	\$294,030	\$0	\$294,030
2020	\$294,030	\$0	\$0	\$294,030	\$0	\$294,030

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
02	CITY OF AUSTIN	0.445800	\$273,589	\$273,589
03	TRAVIS COUNTY	0.304655	\$273,589	\$273,589
06	DEL VALLE ISD	1.002800	\$273,589	\$273,589
0A	TRAVIS CENTRAL APP DIST	0.000000	\$273,589	\$273,589
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.100692	\$273,589	\$273,589
68	AUSTIN COMM COLL DIST	0.098600	\$273,589	\$273,589

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**LAND**

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	1.1631	50,664.64	\$5.40	N/A	N/A

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
12/13/21	SW	SPECIAL WARRANTY	SULLIVAN VINCENT	ZIFS BURLESON	6300			2021272168
9/11/12	DS	SUBJECT TO DEED	STATE OF TEXAS	SULLIVAN VINCENT				2013105446 TR
7/24/02	CS	CONTRACT OF SALE	SULLIVAN VINCENT	STATE OF TEXAS		00000	00000	2003202093 TR
7/24/02	CS	CONTRACT OF SALE		SULLIVAN VINCENT		00000	00000	2003202093 TR

James G. Tontz

(Notary Seal) Notary Public, Multnomah Co., Oregon

My Commission expires Oct. 7, 1940.

THE STATE OF OREGON)
COUNTY OF MULTNOMAH) Before me, the undersigned authority, on this day personally
appeared Wm. W. Purcell, 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 7th day of November, 1936.

(Notary Seal) James G. Tontz
Notary Public, Multnomah County, State of Oregon.
My Commission expires
Oct. 7, 1940.

Sworn to and subscribed before me by B. W. C. Purcell this 13th day of Nov. 1936.

J. T. Patman

~~Notary Public~~

(Notary Seal) Notary Public, Potter County, Texas.

THE STATE OF TEXAS)
COUNTY OF DONLEY) Before me, the undersigned authority, on this day personally
appeared B. W. C. Purcell, 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 13th day of November, 1936.

J. T. Patman

(Notary Seal) Notary Public, Donley County, Texas.

Filed for Record December 16, 1936 at 4 P.M. Recorded December 17, 1936 at 9.15 A.M.

STATE OF TEXAS)

COUNTY OF TRAVIS) KNOW ALL MEN BY THESE PRESENTS:

THAT J. E. Smith and Annie M. Smith, a feme sole, of the County of Travis and State of
Texas, for and in consideration of the sum of three hundred (\$300.00) dollars to us,
cash in hand, paid by Travis County of the State of Texas, the receipt of which is
hereby acknowledged and confessed; have Granted, Sold And Conveyed, and by these presents
do Grant, Sell And Convey unto the said George S. Matthews, County Judge of Travis
County, State of Texas, and his successors in office, all that certain lot, tract or
parcel of land, lying and being situated in Travis County, Texas, and more particularly
described as follows:

Starting at a point in the present South fence line of Burleson Road which point is also
the N. E. corner of the old T. F. Givens tract and also being the N. W. corner of the
Jud Booth tract out of the Santiago Del Valle Survey Abstract #24, both of which tracts
have been acquired by J. E. Smith and Annie M. Smith

Thence S 42° 15' E along present fence line and also old South R. O. W. line of Burleson
Road for 150 feet to intersect new R. O. W. line of Burleson Road on curve and the point
of beginning of this survey

Thence around a 7° 39' curve to the left with a central angle of 31° 01' for 100 feet
to end of curve at Sta. 141 + 40.6 Thence N 77° 30' W along the new North R.O.W. line
of Burleson Road for 450 feet to beginning of curve Thence around a 5° 08' curve to the
right with a central angle of 10° 30' for 170 feet to intersect old fence line and old
East R. O. W. line of Burleson Road

Thence S 30° W along present fence line and old East R.O.W. line of Burleson Road for 30 feet
~~Thence N 88° W along present fence line and old South R.O.W. line of Burleson Road for 70 feet to angle in fence~~
 to angle in fence Thence N 68° W along present fence line and old South R.O.W. line of
 Burleson Road for 90 feet to beginning of curve at Sts. 133 + 60.5 Thence around a
 4 52' curve to the left with a central angle of 16 30' for 338.8 feet to end of curve
~~Thence S 77° 30' E along new South R.O.W. line of Burleson Road for 450.1 feet to Sta. 141 + 48.6~~
 at Sta. 136 + 90.5 which point is beginning of curve Thence around a S 21' curve to the
 right with a central angle of 31° 01' for 371.5 feet to end of curve at Sta. 145 + 28.3
 which point is in the old South R. O. W. line of Burleson Road Thence N 42° 18' W along
 present fence line and old South R. O. W. line of Burleson Road for 285 feet to the point
 of beginning of this survey containing 1.14 acres of new R. O. W. for Burleson Road as
 surveyed by C. Leonard, County Engineer in November, 1936

TO HAVE AND TO HOLD The above described premises, together with all and singular the title to
 and appurtenances thereto in anywise belonging unto the said George O. Matthews, County
 Judge of Travis County, Texas, and his successors in office, and assigns forever and we do
 hereby bind our heirs, executors, and administrators, to Warrant And Forever Defend, all
 and singular the premises unto the said George O. Matthews, County Judge of Travis County,
 Texas, and his successors in office, and assigns against every person whomsoever lawfully
 claiming or to claim the same or any part thereof. And it is understood by the grantors
 herein that restoration of the fences in and along the above described premises shall be
 at the expense of said grantors and that Travis County shall be exempt from any cost in
 connection with the restoration of any new fences, on, along or about the above described
 premises.

AND that the receipt by the grantors of the above sum of three hundred (\$300.00) dollars
 constitutes a release to Travis County for any damages occasioned by the construction of
 the said R. O.W. to the premises heretofore owned by the said grantors.

WITNESS our hand at Austin, Travis County, Texas, this 5th day of December A.D., 1936.

J. E. Smith

Annie M. Smith

STATE OF TEXAS)

COUNTY OF TRAVIS) BEFORE me, L. A. Robbins, the undersigned authority, on this day
 personally appeared J. E. Smith 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 purpose
 and consideration therein expressed.

GIVEN under my hand and seal of office, this 5th day of Dec. A.D., 1936.

L. A. Robbins

(Notary Seal)

Notary Public, Travis County, Texas.

STATE OF TEXAS)

COUNTY OF TRAVIS) BEFORE me, L. A. Robbins, the undersigned authority, on this day per-
 sonally appeared Annie M. Smith, known to me to be the person whose name is subscribed to
 the foregoing instrument, and acknowledged to me that she executed the same for the purpose
 and consideration therein expressed.

GIVEN under my hand and seal of office, this 5th day of Dec. A.D., 1936.

L. A. Robbins

(Notary Seal)

Notary Public, Travis County, Texas.

Filed for Record December 15, 1936 at 3 P.M. Recorded December 17, 1936 at 9.55 A.M.

(Notary Seal)

THE STATE OF TEXAS)

COUNTY OF TRAVIS) KNOW ALL MEN BY THESE PRESENTS: That I, Henry Wendlandt hereby acknow-
 ledge payment in full by Walter Staahely of the one note for One Thousand and 00/100 Dollars,



South Heights an addition to the City of Austin

State of Texas } Know all men by these presents: That the HOME
County of Travis } BUILDERS ASSOCIATION, a corporation existing under
and by virtue of the laws of the State of Texas, hereby dedicates to the
free use and benefit of the public, the streets and alleys exhibited on the a-
bove plat; it being a division into lots and blocks of forty-four acres of land
out of the Isaac Becker League, in Travis County, Texas, it being the forty-
four acres of land out of block 'C' of the partition of the Jas. E. Bouldin es-
tate, sold to Jas. E. Bouldin, Jr., by J. M. Bouldin and wife Belle Bouldin, and F. W.
Bouldin and wife Lucy Bouldin, by quitclaim deed, of date October 7th 1890,
recorded in Volume 100, page 19, of the Deed Records of Travis County, which
deed is hereby referred to for a more accurate description.

The HOME BUILDERS ASSOCIATION =
By, N.A. Dawson, - Pres.

Attested by: F.B. George, Sec'y.

Filed Nov 7, 1894 And recorded same
day, Frank Brown, C.E.C.
By Frank Brown, J. Clerk

State of Texas } Before me, a Notary Public in and for Travis
County of Travis } County Texas, on this day personally appear-
ed N.A. Dawson as President, and F.B. George as Secretary
of the HOME BUILDERS ASSOCIATION, a corporation exist-
ing under and by virtue of the laws of the State of Texas, both
known to me to be the persons whose names are subscribed to the fore-
going instrument, and acknowledged to me that they execut-
ed the foregoing instrument for the purposes and consider-
ations therein expressed as such President and Secretary,
as the act and deed of said corporation.

Given under my hand and seal of office at Austin Texas, this
the second day of November, A.D. 1894.



Frederick C. Von Rosenberg,
Notary Public, Travis County
State of Texas.