

4-1527-0123

Q1 67# 91040338 nja
DOC. NO.

91089160

SPECIAL WARRANTY DEED

FILM CODE

00004755213

1100

STATE OF TEXAS S
COUNTY OF TRAVIS S

DATE: ^{July} ~~May~~ 26 1991

8:12 AM 5178

9.00 INDX
1 1 10/08/91
910891.60-DOC#
27.26-CHK#
2.00 REM

GRANTOR: Eli J. Garza, a single man.

GRANTOR'S MAILING ADDRESS (including county):
3712 Ben Garza Lane
Austin, Travis County, Texas 78745

GRANTEE: City of Austin, a municipal corporation situated in Travis and Williamson Counties, Texas.

GRANTEE'S MAILING ADDRESS:
P.O. Box 1088
Austin, Texas 78767-8839
Attn: Real Estate Services Division
Department of Public Works and Transportation

CONSIDERATION: Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: Lot 1, Block A and Lot 2, Block E of the Garza Ranch Subdivision, a subdivision being situated in the County of Travis, State of Texas, according to the map or plat thereof, recorded in Book 90, Page(s) 4 through 7 inclusive, of the plat records of Travis County, Texas.

CONVEYANCE: Grantor, for the consideration hereinbefore stated and subject to any reservations from and exceptions to conveyance and warranty stated herein, 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's successors or assigns forever, provided, however, that the herein described property is conveyed exclusively for park and recreational and drainage easement purposes for public use by the citizens of the City of Austin.

CLEAR TITLE: Grantor does not retain any liens or encumbrances, recreational and drainage easement purposes for public use by the citizens of the City of Austin.

CLEAR TITLE: Grantor does not retain any liens or encumbrances, express or implied, against the property other than as expressly set forth under the provisions hereof.

CONDITIONS: As a condition and by acceptance of this conveyance, the City of Austin hereby dedicates the herein described property for park and recreational and drainage easement purposes for public use by the citizens of the City of Austin, subject to the reservations, exceptions and restrictions set forth below, which reservations, exceptions and restrictions shall be construed as prior and superior to the dedication for park and recreational and drainage easement purposes described in this paragraph.

DEVELOPMENT RIGHTS: Grantor warrants that, pursuant to the procedures outlined in the Land Development Code and as more particularly reflected in Plat Book 90, Page 4, of the Travis County Real Property Records, not more than 99.3705% (90,294 square feet of the available 90,866 square feet) of the development rights have been transferred to an upland area within the subdivision.

RESERVATIONS FOR AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: Grantors expressly reserve, for a period of ten (10) years following the date of execution, unto themselves, their heirs, executors and assigns, the right to construct, reconstruct, repair, remove, replace, relocate and maintain utility lines of all kinds and descriptions, including, but not limited to, water, sewer, drainage, electric, telegraph, telephone, and telecommunications, over, under and across the herein described property, and connections with any of the foregoing to similar utilities on, under and across contiguous and adjacent property, provided that said lines and structures, and connections are first approved by the Director of Public Works and Transportation Department and/or approved by the Director of Water and Wastewater Utility Department of the City of Austin, as appropriate, and further approved by the Director of the Parks and Recreation Department of the City of Austin, as to: (a) whether such line, structure or connection constitutes an environmental or safety hazard in relation to the use of the herein described property for park and recreational and drainage easement purposes; and (b) if approved under (a), the location of said line, structure or connection. The reservation contained in this Paragraph is expressly subject to all powers given the City of Austin by present or future ordinances, or other applicable laws, to restrain, restrict and control the placement of utilities in park and recreational areas.

The use of the herein described property, for park and recreational and drainage easement purposes is expressly restricted and limited by the right of the City of Austin, which right is herein conveyed by Grantors, to construct, reconstruct, repair, remove, replace, relocate, and maintain roads and streets and utility lines of all kinds and descriptions, including, but not limited to, water, sewer, drainage, electric, telegraph, telephone, and telecommunication, over, under, and across the herein described property, and connections with any of the foregoing to similar utilities on, under, or kinds and descriptions, including, but not limited to, water, sewer, drainage, electric, telegraph, telephone, and telecommunication, over, under, and across the herein described property, and connections with any of the foregoing to similar utilities on, under, or across contiguous and adjacent property, provided that the location of said lines and structures, and connections, are first approved by the Director of Public Works and Transportation Department and/or the Director of Water and Wastewater Utility Department of the City of Austin, as appropriate, and further approved by the Director of the Parks and Recreation Department of the City of Austin, as to: (a) whether such road, street, line, structure, or connection contributes to an environmental or safety hazard in relation to the use of the herein described property used for park and recreational and drainage purposes; and (b) if approved under (a), the location of said road, street, line, structure or connection.

ACCEPTANCE BY THE CITY OF AUSTIN

The City of Austin, by its signature of its duly authorized representative hereto, does accept the grant of parkland as hereinabove described, subject to all provisions and conditions contained herein.

EXECUTED this 23 day of ^{August 4p} May, 1991.

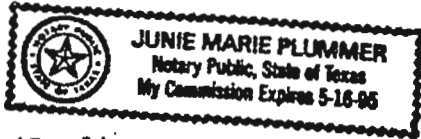
CITY OF AUSTIN,
a municipal corporation

By: Manuel A. Mollinedo
Manuel A. Mollinedo, Director
Parks and Recreation Department

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 13 day of ^{August} May, 1991, by Manuel A. Mollinedo, as Director of the Parks and Recreation Department, City of Austin, Texas.



(Seal)

Junie Marie Plummer
Notary Public, State of Texas

JUNIE MARIE PLUMMER
Printed Name of Notary

My Commission Expires: 5-16-95

APPROVED AS TO FORM:

Raul Calderon
APPROVED AS TO FORM:

Raul Calderon
Raul Calderon
Assistant City Attorney

Date: 7/25/91

AFTER RECORDING RETURN TO:
City of Austin
P.O. Box 1088
Austin, Texas 78767-8839
Attention: Real Estate Services Division
File No. 3256 (JMP)

Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under it, but not otherwise.

When the context requires, singular nouns and pronouns, include the plural.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 26th day of May, 1991.

July 1991

GRANTOR: _____

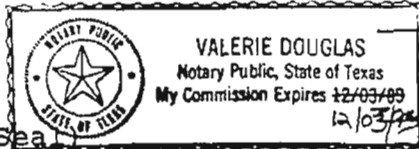
Eli J. Garza
Eli J. Garza

ACKNOWLEDGMENT

THE STATE OF TEXAS S
COUNTY OF TRAVIS S

26 This instrument was acknowledged before me on the 26 day of May, 1991, by Eli J. Garza.

July 1, 1991



Valerie Douglas
Notary Public, State of Texas

Printed Name of Notary



My Commission Expires: _____

FILED

OCT 8 3 21 PM '91

DANA DEBEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the date and at the office stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, on

OCT 8 1991



Dana Debeauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

VACATED LARGO

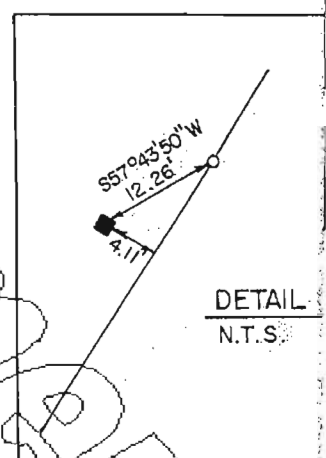
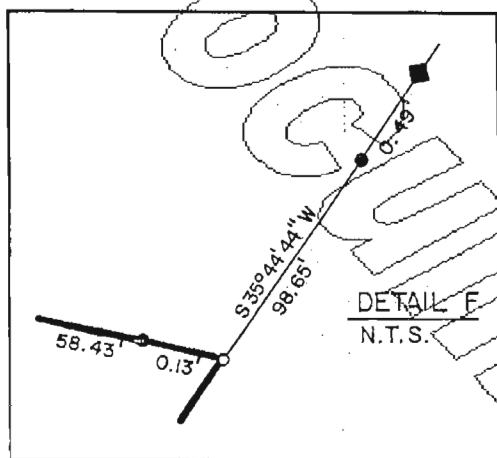
DEED LINE OF 38.42 AC.

26.78 AC.
T. U. BRYANT
V. 693 P. 39
T. C. D. R.

38.42 AC.
ELI J. GARZA
V. 7684 P. 700
T. C. D. R.

WILLIAM CANNON DR.
CITY OF AUSTIN
V. 6412 P. 495

Access Denied



RANCH

SCALE: 1" = 100'
FEBRUARY, 1991
TRAVIS CO., TEXAS

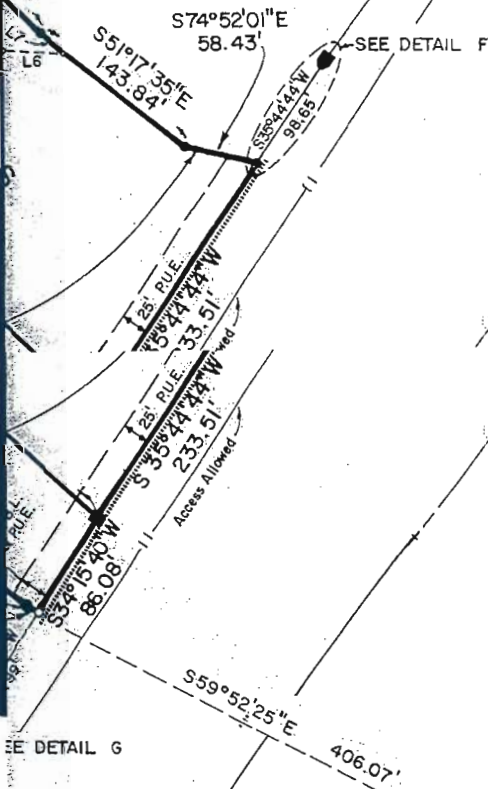
7927 09/11/91 \$100.00

98.769 AC.
JOHN C. PHILLIPS
V. 10034 P. 632
T.C.D.R.

028 AC.
J. GARZA
507 P. 1636

LEGEND

- R.O.W. RIGHT-OF-WAY
- T.C.D.R. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- ◻ CONCRETE MONUMENT W/BRASS CAP FOUND
- CONCRETE MONUMENT FOUND
- ⊙ IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- △ CALCULATED POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- N.T.S. NOT TO SCALE
- CENTERLINE
- SIDEWALK LOCATION
- || LIMITS OF ACCESS



TO THE STATE OF TEXAS
MOPAC LOOP 1 SOUTH
RIGHT-OF-WAY
V. 10336 P.912
a
V. 10336 P.903

BLOCK E

0800912
MISO FILM

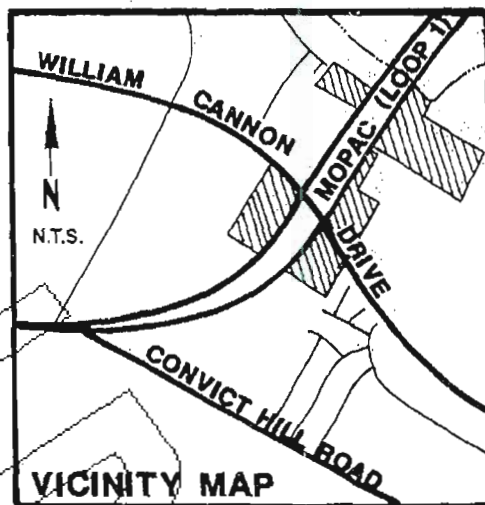
DECK L
 LOT 1
 (See Shit. 3 of 4)

CODE
 7949

LINE TABLE FOR EASEMENTS

L1	N14°17'11"W	33.54'
L2	N67°25'00"W	33.54'
L3	S40°51'05"E	60.00'
L4	N1°43'44"E	50.25'
L5	N43°40'43"W	81.10'
L6	N85°00'09"W	50.88'
L7	S51°17'35"E	30.00'
L8	S40°51'05"E	125.00'

GARZA PLACE
 SECTION 1, TRACT "A"
 B.3 P. 368 T.C.P.R.



Vol. 90 Page 4
 PLAT RECORD, TRAVIS COUNTY, TEXAS

GARZA RANCH

CSI CAPITAL SURVEYING COMPANY INCORPORATED
 1101 Capital of Texas Highway South Austin, Texas 78746 Building D, Suite 110 (512) 327-4006

DRAWN BY: GLC	SCALE: 1" = 100'	F.B.
JOB NO.: 91509.10	DATE: FEBRUARY, 1991	SHEET NO.:
FILE NO.: 91509.CRD	DISC: SURVEY	1 of 4

JOB NO.: 91509.10	DATE: FEBRUARY, 1991	SHEET NO.:
FILE NO.: 91509.CRD	DISC: SURVEY	1 of 4

019.0A

C8-91-0019.0A

GARZA

SURVEY NO. 17

THOMAS ANDERSON LEAGUE

WESTCREEK SEC. TEN
PHASE "J"
B. 82 P. 351 T.C.P.R.

WESTCREEK SEC. TEN
PHASE "I"
B. 80 P. 277 T.C.P.R.

WESTCREEK SEC. TEN
PHASE "D"
B. 80 P. 279 T.C.P.R.

YELLOW ROSE TRAIL
50' R.O.W.

MARLA COURT

S40°51'05"E
60.81'

N28°56'30"E
95.73'

316.20'

17.33'

17.33'

327.39'

LOT 1
BLOCK A
2.3601 ACRES
545°47'32"E
495.56'

LOT 2
1.1245 AC
495.56'

WATER QUALITY BUFFER
D.E.
1.1245 ACRES
W 244.90'

QUALITY BUFFER ZONE
D.E.
1.1245 ACRES
N50°50'04"W
234.05'

1 1/2 I.R. TRS
N76°26'42"W
10.96'

N28°01'17"E
323.85'

DEED LINE OF 29.028 AC.
CAMINO

LOT 1
LOT 1

