

DEED FROM THE STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF TRAVIS §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE STATE OF TEXAS, as Grantor, acting by and through GARRY MAURO, Commissioner of the General Land Office of the State of Texas, and on behalf of the TEXAS STATE LIBRARY AND ARCHIVES COMMISSION, by virtue of the authority of the Acts of 1993, 73rd Legislature, ch. 947, H.B. 1844, p. 4058, effective August 30, 1993, and TEX. NAT. RES. CODE ANN., §31.158 (Vernon's Supp. 1994), for and in consideration of the sum of FIVE HUNDRED AND FIFTY FIVE THOUSAND AND NO/HUNDREDS (\$555,000.00) DOLLARS paid by the grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto TOM CUMMINS, INC., a Texas Corporation, it's successors and assigns of the County of Travis, State of Texas, as Grantee, whose mailing address is 5000 Ridgeoak Drive, Austin, Texas 78731, the following described real property in Travis County, Texas, to-wit:

3.6250 acres of land, more or less, out of the George W. Spear League Survey No. 7, in the City of Austin, Travis County, Texas, being part of a 100 acre tract described in a deed from W.C. Phillips to the State of Texas of record in Book 76, Page 225, Travis County Deed Records, dated July 28, 1887, as surveyed for the State Building Commission of the State of Texas. Said 3.6250 acres is more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

TO HOLD the above described premises, together with all and singular the rights, appurtenances, and improvements thereto in anywise belonging, unto the said Grantee, its executors,

administrators and assigns forever; however, this conveyance, in connection with any warranty that may arise by operation of law, is made subject to all restrictions, covenants, conditions, reservations, rights-of-way, easements, and leases, if any, that are valid, existing, and of record, or visible and apparent upon the property described above.

GRANTEE HAS FULLY INSPECTED THE ABOVE DESCRIBED PREMISES AND GRANTEE EXPRESSLY ACCEPTS THE PROPERTY AS IS, WHERE IS.

WITNESS OUR HANDS and seal of office this 29th day of June, 1994.

THE STATE OF TEXAS  
By:

TEXAS STATE LIBRARY AND  
ARCHIVES COMMISSION  
By:

Garry Mauro  
GARRY MAURO, Commissioner of  
the Texas General Land Office

William D. Gooch  
WILLIAM D. GOOCH  
Director and Librarian

STATE OF TEXAS  
COUNTY OF TRAVIS

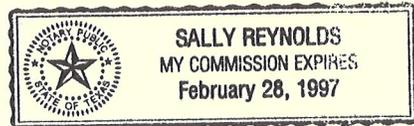
This instrument was acknowledged before me on June 29, 1994, by WILLIAM D. GOOCH on behalf of the Texas State Library and Archives Commission.

Sally Reynolds  
Notary Public, State of Texas

Print Name SALLY REYNOLDS  
My commission expires 2/28/97

APPROVED  
Contents  
Deputy Comm.  
Sr. Deputy Comm.  
Executive

RHD  
GF  
JG



# EXHIBIT A

CRICHTON AND ASSOCIATES  
LAND SURVEYORS  
107 NORTH LAMPASAS  
ROUND ROCK, TEXAS 78664  
512-244-3395

## FIELD NOTES

FIELD NOTES FOR 3.6250 ACRES OUT OF THE GEORGE W. SPEAR LEAGUE IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN TRACT CONVEYED TO THE STATE OF TEXAS IN VOL. 76 PG. 225 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the Northeast corner of said 100 acre tract, also being the Southwest corner of Lot 6, Oak Haven Section 1, a subdivision recorded in Book 6, Pg. 114 of the Travis County, Texas Plat Records, also being on the Northwest line of Block 19 of Rosedale E, a subdivision recorded in Book 3 Pg. 245 of the Travis County, Texas Plat Records for the East corner of this tract and the POINT OF BEGINNING.

THENCE with the Northeast line of said Block 19 the following four (4) courses:

- 1) S 44° 57' 52" W, 51.88 feet to an iron pin found.
- 2) S 44° 35' 02" W, 150.05 feet to an iron pin found.
- 3) S 44° 42' 59" W, 149.22 feet to an iron pin found at the West terminus of the North R.O.W. of West 45th Street.

THENCE S 45° 11' 58" W, 50.01 feet to an iron pin found at the West terminus of the South R.O.W. of West 45th Street also being the North corner of Block 18 of said Rosedale E.

THENCE with the Northeast line of Blocks 18 and 17 Rosedale E the following four (4) courses:

- 1) S 44° 46' 14" W, 425.53 feet to an iron pin found.
- 2) S 44° 41' 10" W, 225.59 feet to an iron pin found.
- 3) S 44° 56' 21" W, 75.21 feet to an iron pin found.
- 4) S 44° 26' 30" W, 18.90 feet to an iron pin set at the East corner of Lot 3 Block B of Shoal Courts, a subdivision recorded in Book 6 Pg. 185 of the Travis County, Texas Plat Records for the South corner of this tract.

THENCE N 45° 12' 35" W with the common line of said Lot 3, 133.27 feet to an iron pin found on the curving Southeast corner of Shoal Creek Boulevard for the West corner of this tract.

THENCE with the Southeast line of Shoal Creek Boulevard the following two (2) courses:

- 1) Along said curve to the right whose elements are  $I = 11^\circ 24' 17''$ ,  $R = 238.41$ ,  $L = 47.46$  whose chord bears N 39° 09' 25" E, 47.38 feet to an iron pin found at a point of tangency.

2) N 44° 45' 48" E, 1099.04 feet to the **POINT OF BEGINNING** and containing 3.6250 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal this the day 1st of July, 1994.



Herman Crichton, R.P.L.S. 4046

