

DEC 29-6125- 7092 * 2.25

611012.02

THE STATE OF TEXAS |

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS |

THAT Missouri Pacific Railroad Company, a corporation organized and existing under the laws of the State of Missouri, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the City of Austin, Texas, a municipal corporation organized and existing in the State of Texas, receipt and sufficiency of which is hereby acknowledged, subject to the reservation hereinafter stated, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said City of Austin, Texas, the following tract or parcel of land located in Travis County, Texas, to-wit:

A tract or parcel of land in Outlot No. 11 in Division "Z" of the City of Austin, Travis County, Texas, and being a portion of property acquired by International-Great Northern Railroad Company, predecessor to Missouri Pacific Railroad Company, from the following:

James H. Raymond by Warranty Deed dated July 31, 1880, recorded in Book 47 at Page 419 of the Deed Records of Travis County; R. E. Janes and wife, by Special Warranty Deed dated April 23, 1953, recorded in Book 1344 at Pages 519 to 521, of the Deed Records of Travis County, and an ordinance by the City of Austin, January 6, 1949, effecting exchange in the use of certain property between Guy A. Thompson, Trustee, International-Great Northern Railroad Company and the City of Austin, Texas, which is more particularly described as follows:

Beginning at the southwest corner of a tract of land designated as Tract No. 2 in the heretofore mentioned ordinance dated January 6, 1949; thence N. 26° 02' E. 147.92 feet; thence S. 54° 50' E. 380.00 feet; thence S. 65° 10' E. 702.00 feet, more or less, to the intersection of the west line of Lamar Boulevard; thence S. 20° 47' W. along said West line of Lamar Boulevard 281.00 feet, more or less, to the intersection of the North line of the Sand Beach Reserve; thence N. 54° 50' W. along said North line of the Sand Beach Reserve 1117.00 feet, more or less, to the point of beginning, containing 5.03 acres, more or less.

There is excepted and reserved from this conveyance and reserved to Grantor herein, and its assigns, a perpetual easement

for ingress and egress, thirty feet in width, the center line of said easement being 55 feet westwardly from and parallel with the West line of Lamar Boulevard.

TO HAVE AND TO HOLD the above described property, subject to the above reservation, to the City of Austin, Texas, its successors and assigns forever, and Missouri Pacific Railroad Company does hereby bind itself, its successors and assigns, to Warrant and forever defend the said premises unto the said City of Austin, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Missouri Pacific Railroad Company, but not otherwise.

IN WITNESS whereof this instrument is executed this

26th day of December, 1961.

MISSOURI PACIFIC RAILROAD COMPANY

By [Signature]
Vice President

ATTEST:

[Signature]
Assistant Secretary

\$47³⁰ U.S. INT. REV. STAMPS CANCELLED

STATE OF MISSOURI |

CITY OF ST. LOUIS |

BEFORE ME, the undersigned authority, on this day personally appeared J. H. Lloyd, known to me to be the person whose name is subscribed to the foregoing instrument, as Vice-President of Missouri Pacific Railroad Company, a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN under my hand and seal of office this the 26th

DAY OF December, 1961.

[Signature]
Notary Public in and for the
City of St. Louis, Missouri

My Commission Expires 1962

Filed Dec 29 1961 at 3:00 P M.
Recorded Jan 3 1962 at 9:35 A M.