

R-98 DEED A

15,520.75

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, M. H. Matthews and wife, Margaret Matthews, for and in consideration of the sum of Fifteen Thousand Five Hundred Twenty and 75/100 (\$15,520.75) Dollars, to us cash in hand paid by the City of Austin, 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 City of Austin, a Municipal Corporation existing by virtue of the laws of the State of Texas, all that certain tract or parcel of land lying and being situate in the County of Travis, State of Texas, and being more particularly described as follows, to-wit:

A tract of 90-58/100 acres of land out of the Joseph Burleson Survey in Travis County, Texas:

BEGINNING at a cedar stake and stone mound in the dividing line between this tract and the lands of Mrs. J. N. Hamilton;

THENCE S. 60 E. at 973 varas stake and stone mound on West side of Manor Road;

THENCE N. 41 E. at 55-1/2 varas, angle of fence and road;

THENCE N. 30 E. at 52-1/2 varas corner on front yard fence of Judge Calhoun; THENCE N. 57 50' W. with said fence at 14-1/2 varas corner of same;

THENCE N. 28-1/4 E. with Calhouns West line of fence at 250.4 varas another corner of Calhouns;

THENCE S. 67 25' E. at 14.3 varas a corner of Calhouns;

THENCE S. 28-1/4 E. with Calhouns West line at 155 varas Arbuckles S. E. corner;

THENCE N. 60 50' West with Arbuckles S. line at 446.6 varas his S. W. corner;

THENCE N. 35-1/4 E. with Arbuckles West line at 103 varas an inner corner of his tract;



THENCE N. 60 45' W. at 351 varas with Arbuckles S. line his S. W. corner;

THENCE S. 27-1/2 W. with Ramsey's E. line at 199 varas his S. E. corner;

THENCE N. 61-3/4 W. with fence line at 198 varas cedar stake and stone mound for N. W. corner of this tract;

THENCE S. 29 W. at 402 varas the point of beginning.

Less a certain tract or parcel of land, the same having been conveyed from M. H. Matthews and wife to Travis County, Texas, said conveyance being recorded in Volume No. 285, Pages 217-28 of the Deed Records of Travis County, Texas, and said tract or parcel of land being more particularly described as follows, to-wit:

1.89 acres of land out of a part of the *Jas.* Jas Burleson League described as follows:

BEGINNING at our N. E. corner and being the S. E. corner of the 36 acre tract sold to O. F. Berkman by J. E. Arbuckle by deed recorded in Book 261, Page 578, of the Deed Records of Travis County, Texas;

THENCE N. 60 W. 1252.6 feet to corner the same being the S. W. corner of the Berkman 36 acre tract;

THENCE N. 30 E. 25 feet to corner on Berkman's west line;

THENCE N. 64-1/2 W. 1022.2 feet to a stake on our west line, and being the east line of the John H. Biggs, Jr. tract of land;

THENCE S. 30 W. 50 feet to a stake on our west line and being Biggs east line;

THENCE S. 64-1/2 E. 1022.2 feet to a stake for corner, said corner being 25 feet S. 30 W. from the S. W. corner of the Berkman 36 acre tract;

THENCE S. 60 E. 1252.6 feet to a point in our east line, and being the George Calhoun west line;

THENCE N. 30 E. 25 feet to place of beginning, and containing 1.89 acres of land out of the Jas. Burleson Survey, the land herein conveyed being a strip of land 25 feet wide of 1252.6 feet long, and a strip 50 feet wide by 1022.2 feet long, and being intended to connect



on the east with a 50 foot strip deeded by George Calhoun and on the west with a 50 foot strip deeded by John H. Biggs, Jr. for road purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said City of Austin, its successors or assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend, all and singular the said premises unto the said City of Austin, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hands at Austin, Texas, this 13 day of September

A. D. 1928.

M H Matthews

Margaret Matthews

THE STATE OF TEXAS

COUNTY OF TRAVIS

I BEFORE ME, the undersigned authority, on this day personally appeared M. H. Matthews and wife, Margaret Matthews, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Margaret Matthews, wife of the said M. H. Matthews, having been examined by me privily and apart from her husband, and having the same fully explained to her she, the said Margaret Matthews, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and official seal at Austin, Texas, this 13 day of September A. D. 1928.

Emilia Linn Berg

Notary Public, Travis County,  
Texas.



THE STATE OF TEXAS, }

County of Travis

I, FRED C. MALONE, Clerk of the County Court

in and for the County and State aforesaid, do hereby certify that the within and  
Instrument of Writing, with its Certificate of Authentication, was filed for  
Record on the 26 day of Oct A. D. 1928, at 8:00  
A. M., and duly recorded on the 26 day of Oct A. D. 8  
12:00 o'clock A. M., in the Deed Book  
No. 428 Pages 245 to 246  
BY MY HAND and seal of the County Court of said County, this day hereof.

Fred C. Malone