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\$107,721.40

R-98 DEED C

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS:

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That we, LAMBERT C. BERKMAN and wife MAY BERKMAN, of Travis County, Texas,
for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and
other good, valuable and sufficient consideration cash to us in hand paid
by the Grantee hereinafter named, the receipt of which is hereby acknowledged
and confessed;

HAVE GRANTED, SOLD and CONVEYED and by these presents DO GRANT, SELL
and CONVEY unto CITY OF AUSTIN, a municipal Corporation of Travis County, Texas,
all that certain lot, tract or parcel of land lying and being situated in
Travis County, Texas, and known and described as follows:

103.247 Acres of land, same being out of and a part of that
certain tract of land out of the A. W. Canfield Labor Survey
No. 11 in Travis County, Texas, which was conveyed to Lambert
Berkman by warranty deed dated April 2, 1940, of Record in
Volume 649 at Page 153, deed records of Travis County, Texas,
and also being a portion of that certain tract of land out
of the Joseph Burleson Survey in the City of Austin, Travis
County, Texas, which was awarded to Lambert Berkman by decree
of court dated April 14, 1947, of record in Volume 846, at
Page 412, Deed Records of Travis County, Texas, which 103.247
acres of land is more particularly described by metes and
bounds as follows:

BEGINNING at a concrete monument at the southwest corner of the
A. W. Canfield Labor Survey #11 and the northwest corner of the
Joseph Burleson Survey, same being the southwest corner of that
certain tract of land described in Volume 649, at page 153, Deed
Records of Travis County, Texas;

THENCE following the west line of the A. W. Canfield Labor Survey
#11 and the west line of the said Berkman tract N. 30° 03' E. 1052.60
feet to a Concrete Monument at the northeast corner of Lot 16, Block
B. of Windsor Park, Section 1, a subdivision of record in Book 7
at page 13, Plat Records of Travis County, Texas;

THENCE S. 59° 57' E. 60.00 feet to a point;

THENCE S. 30° 03' W. 290.02 feet to a point;

THENCE S. 59° 57' E. 800.0 feet to a steel pin;

THENCE N. 75° 03' E. 780.00 feet to a steel pin;

THENCE N. 14° 57' W. 140.00 feet to a steel pin;

THENCE N. 75° 03' E. 670.00 feet to a steel pin;

THENCE S. 14° 57' E. 1004.09 feet to a steel pin on the east fence line
of the said Berkman tract;

THENCE with the east fence line of the said Berkman tract, S.
27° 28' W. 738.07 feet to a steel pin;

THENCE following said east fence line of the Berkman tract, with the
following thirteen (13) courses:

- (1). S. 26° 43' W. 119.77 feet to a steel pin;
- (2). S. 9° 11' W. 105.42 feet to a steel pin;
- (3). S. 7° 10' W. 132.50 feet to a steel pin;
- (4). S. 5° 25' W. 50.02 feet to a steel pin;
- (5). S. 8° 02' E. 62.34 feet to a steel pin;

- (6). S. 2° 23' W. 63.25 feet to a steel p
- (7). S. 8° 14' E. 33.83 feet to a steel pin;
- (8). S. 18° 29' E. 43.65 feet to a steel pin;
- (9). S. 19° 44' E. 12.06 feet to a steel pin;
- (10). S. 12° 18' E. 40.02 feet to a steel pin;
- (11). S. 25° 51' W. 91.71 feet to a steel pin;
- (12). S. 40° 53' W. 76.75 feet to a steel pin; and
- (13). S. 29° 33' W. 61.52 feet to a steel pin at the present most easterly southeast corner of the said Berkman, tract, same being the northeast corner of a tract of land described in a deed of record in Vol. 960, at page 208, Deed Records of Travis County, Texas.

THENCE, with the north fence line of said tract N. 60°00' W. 308.80 feet to a steel pin at a fence corner;

THENCE with the west line of said tract of land described in Vol. 960, at page 208, Deed Records of Travis County, Texas., S. 25° 27' W. 459.89 feet to a point on the north line of East 51st Street;

THENCE with the north line of East 51st Street, same being a line 25.00 feet north of and parallel to the centerline of East 51st Street as established by the Department of Public Works of the City of Austin, S. 60° 02' W. 1043.23 feet to a point on a west line of the said Berkman tract, same being the east line of a tract of land conveyed to the City of Austin by Warranty Deed of record in Vol. 428 at page 245, Deed Records of Travis County, Texas;

THENCE following a west line of the said Berkman tract, same being an east line of the said City of Austin tract N. 36° 03' E. 273.8 feet, more or less, to a concrete monument at the northeast corner of said City of Austin, tract;

THENCE with the north line of the said City of Austin tract and a south line of the said Berkman tract, N. 59° 58' W. 975.55 feet to a concrete monument on the east line of a tract of land conveyed to the City of Austin by deed recorded in Vol. 621 at pages 31-35, Deed Records of Travis County, Texas, and described as Tract No. 1 in said deed;

THENCE, with a west line of the said Berkman tract, N. 27° 52' E. 561.60 feet to an iron stake at the northeast corner of the said City of Austin tract, same being a corner of the said Berkman tract;

THENCE with a south line of the said Berkman tract, same being a north line of the said City of Austin tract N. 60° 10' W. 513.47 feet to the point of beginning.

TO HAVE AND TO HOLD TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the Grantee above named 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 Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to all valid restrictions and easements which are of record applicable to the property hereby conveyed.

This conveyance is made by the Grantors herein and accepted by the Grantee, subject to the rights of the public in the use of that portion of the above described tract now included in the street known as Berkman Drive.

WITNESS our hands this the 13th day of June, A. D., 1957.

Lambert C Berkman
LAMBERT C. BERKMAN

\$113.85 U.S.Int.Rev.Stampss
Cancelled

May Berkman
MAY BERKMAN

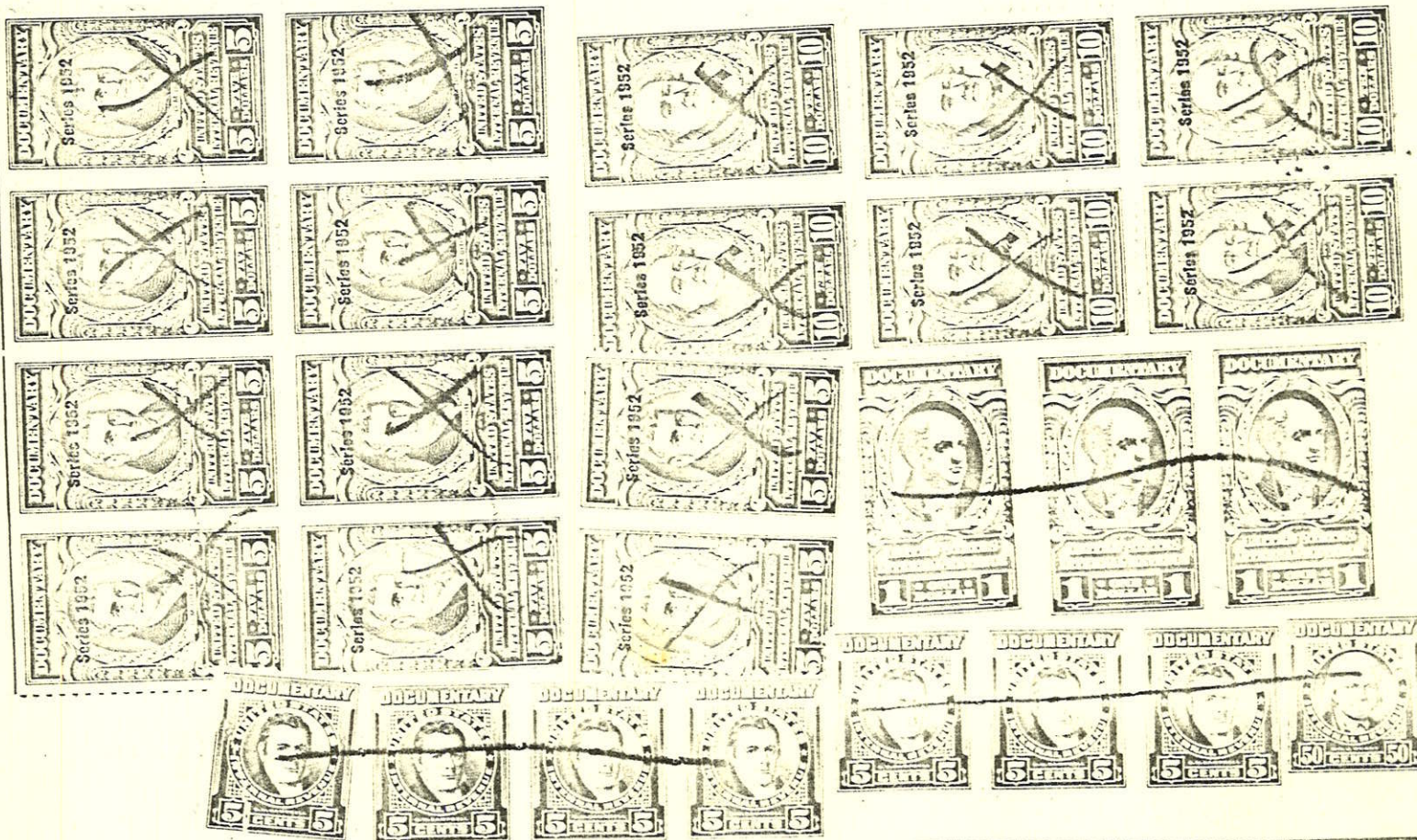
THE STATE OF TEXAS ()
COUNTY OF TRAVIS ()

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared LAMBERT C. BERKMAN and wife MAY BERKMAN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, and she, the said MAY BERKMAN, wife of the said LAMBERT C. BERKMAN, having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said MAY BERKMAN, acknowledged such instrument to be her act and deed, and she declared that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 13th day of June,

Filed for Record June 14, 1957
at 2:50 P.M. Recorded June 14,
1957, at 3:00 P.M.

NOTARY PUBLIC, IN AND FOR TRAVIS COUNTY, TEXAS.



THE STATE OF TEXAS,

County of Travis

I, MISS EMILIE LIMBERG, Clerk of the County Court

within and for the County and State aforesaid, do hereby certify that the within and foregoing Instrument of Writing, with its Certificate of Authentication, was filed for record in my office on the 14 day of June A.D. 1957 at 250

o'clock 3 M. and duly recorded on the 14 day of June A.D. 1957 at

DEED Records of said

County, in Book No. 1823 Pages 97 to 99 inclusive.

WITNESS MY HAND and seal of the said County Court of said County, the date last above written.

By [Signature] Deputy.

MISS EMILIE LIMBERG
Clerk County Court, Travis County, Texas