

TIME STAMP HERE

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SB 1844 DISANNEXATION PETITION COVER SHEET

Legal Description: 0.363 ACR James Jeff Survey ABS No 437

Landowner Name(s): Ronda Kay Raymond and

Aneushen Samantha Mirabedi, Co-Trustees

of the Raymond Mirabedi Revocable Management Trust dated June 22, 2022

Contact Name for the Petition: Eric Gomez - Braun + Gresham

Contact Phone Number: \_\_\_\_\_

Contact Email Address: \_\_\_\_\_

Date Received: 01/23/2026

Received by: Bethany Smith

(Print name of OCC staff member)

Bethany Smith

(Signature of staff member)



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JAN 23 '25 PM 12:59

**January 16, 2026**

**PETITION FOR DISANNEXATION FROM THE CITY OF AUSTIN**

1. The property owner (“Petitioner”) of the property described herein (the “Disannexation Area”), hereby submits this Petition for Disannexation from the City’s Jurisdiction under TEX. LOC. GOV’T CODE § 43.141.

2. As set forth in TEX. LOC. GOV’T CODE § 43.141:
- (1) the Disannexation Area was not annexed under TEX. LOC. GOV’T CODE § 43, Subchapter C;
  - (2) the Disannexation Area does not include land that comprises the bed of a navigable waterway;
  - (3) the Disannexation Area was not previously designated as an industrial district under Tex. Loc. Gov’t Code § 42.044.
  - (4) the City has refused to provide water service to the majority of the properties in the Disannexation Area; and
  - (5) the City has refused to provide wastewater or sanitary sewer service to the majority of the properties in the Disannexation Area.

3. This petition meets the requirements of TEX. LOC. GOV’T CODE § 43.141(d) in that it:
- (1) is in writing;
  - (2) requests disannexation;
  - (3) is signed in ink or indelible pencil by the appropriate property owners;
  - (4) contains a note made by each property owner stating the person’s residence address;
  - (5) describes the area to be disannexed with a plat, survey, or other likeness of the area; and
  - (6) is submitted to the secretary of the City or local equivalent.

4. By submitting this petition, the Petitioners do not concede that their properties were ever properly annexed or that the City of Austin has ever properly exercised full-purpose jurisdiction over the properties in the Disannexation Area.

5. As set forth in TEX. LOC. GOV’T CODE § 43.141(d), the following pages contain descriptions of the properties in the Disannexation Area, a note from each property owner stating the person’s residence address, and a signature in ink or indelible pencil by the appropriate property owners.

6. Contact person for Petitioner: Eric Gomez  
Braun & Gresham  
P.O. Box 1148  
Dripping Springs, Texas 78620  
[Redacted]

Petitioner(s): Stephen E. Hambric

Mailing Address: 3605 Robbins Road, Ausitn, Texas 78730

Property Address: 3605 Robbins Road, Ausitn, Texas 78730

Property Description: See Deed and Survey attached hereto as Exhibit "A" and Exhibit "B," respectively.

Property has City of Austin Water: No Property has City of Austin Wastewater: No

Petitioner respectfully requests the Property to be released and disannexed from the City of Austin's Jurisdiction.

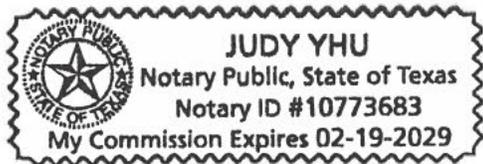
Petitioner(s):



Stephen E. Hambric  
DOB: 

STATE OF TEXAS §  
COUNTY OF Fair Hays §  
§

This instrument was acknowledged before me on 16<sup>th</sup> day of January, 2026 by Stephen E. Hambric.



  
Notary Public, State of Texas



EXHIBIT "A"

ELECTRONICALLY RECORDED

2017105272

TRV

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PGS

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: Your Social Security Number or your Driver's License Number.

GENERAL WARRANTY DEED

GF No.: 201701340

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

*Kurt KARA*

THAT ~~DONALD K. HALL, JR.~~ AND SPOUSE, ~~KAREN~~ LEE HALL, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by STEPHEN E. HAMBRIC, AN UNMARRIED PERSON, whose mailing address is 3605 ROBBINS ROAD, AUSTIN, TEXAS 78730, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which is hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the original principal sum of \$2,050,000.00, of even date herewith, payable to the order of WELLS FARGO BANK, N.A., hereinafter referred to as "Mortgagee," and bearing interest at the rate therein provided; said Note containing an attorney's fee clause and acceleration of maturity clause in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Grantor and assigned to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to ROBERT K. FOWLER, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above described Promissory Note, and said Vendor's Lien and Superior Title against said property securing the payment of said Promissory Note are hereby assigned, transferred and delivered without recourse to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all rights and remedies of Grantor in the premises by virtue of said liens;

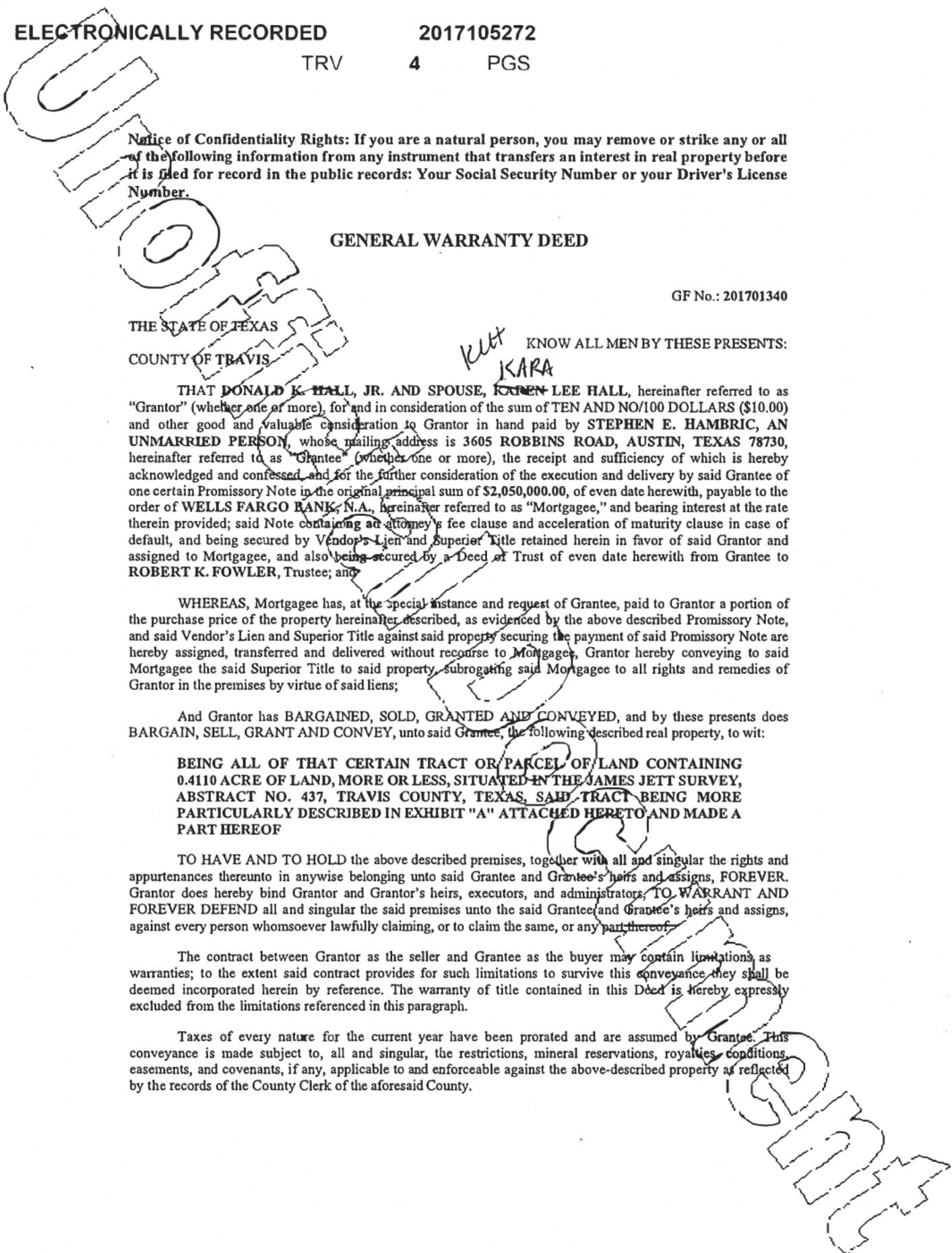
And Grantor has BARGAINED, SOLD, GRANTED AND CONVEYED, and by these presents does BARGAIN, SELL, GRANT AND CONVEY, unto said Grantee, the following described real property, to wit:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.4110 ACRE OF LAND, MORE OR LESS, SITUATED IN THE JAMES JETT SURVEY, ABSTRACT NO. 437, TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee and Grantee's heirs and assigns, FOREVER. Grantor does hereby bind Grantor and Grantor's heirs, executors, and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

The contract between Grantor as the seller and Grantee as the buyer may contain limitations, as warranties; to the extent said contract provides for such limitations to survive this conveyance they shall be deemed incorporated herein by reference. The warranty of title contained in this Deed is hereby expressly excluded from the limitations referenced in this paragraph.

Taxes of every nature for the current year have been prorated and are assumed by Grantee. This conveyance is made subject to, all and singular, the restrictions, mineral reservations, royalties, conditions, easements, and covenants, if any, applicable to and enforceable against the above-described property as reflected by the records of the County Clerk of the aforesaid County.

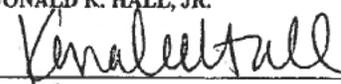


But it is expressly agreed that the Grantor herein reserves and retains for Grantor and Grantor's heirs and assigns, a Vendor's Lien, as well as the Superior Title, against the above described property, premises and improvements, until the above described Promissory Note and all interest thereon have been fully paid according to the terms thereof, when this Deed shall become absolute, which Vendor's Lien and Superior Title have been assigned, transferred, and delivered without recourse to Mortgagee as set forth above.

WHEN this Deed is executed by more than one person, or when the Grantor or Grantee is more than one person, the Instrument shall read as though pertinent verbs, nouns and pronouns were changed to correspond; and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DATED the 29 day of June but to be effective June 30, 2017

  
DONALD K. HALL, JR.

  
KAREN LEE HALL  
KARA

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by DONALD K. HALL, JR. AND SPOUSE, KAREN LEE HALL.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

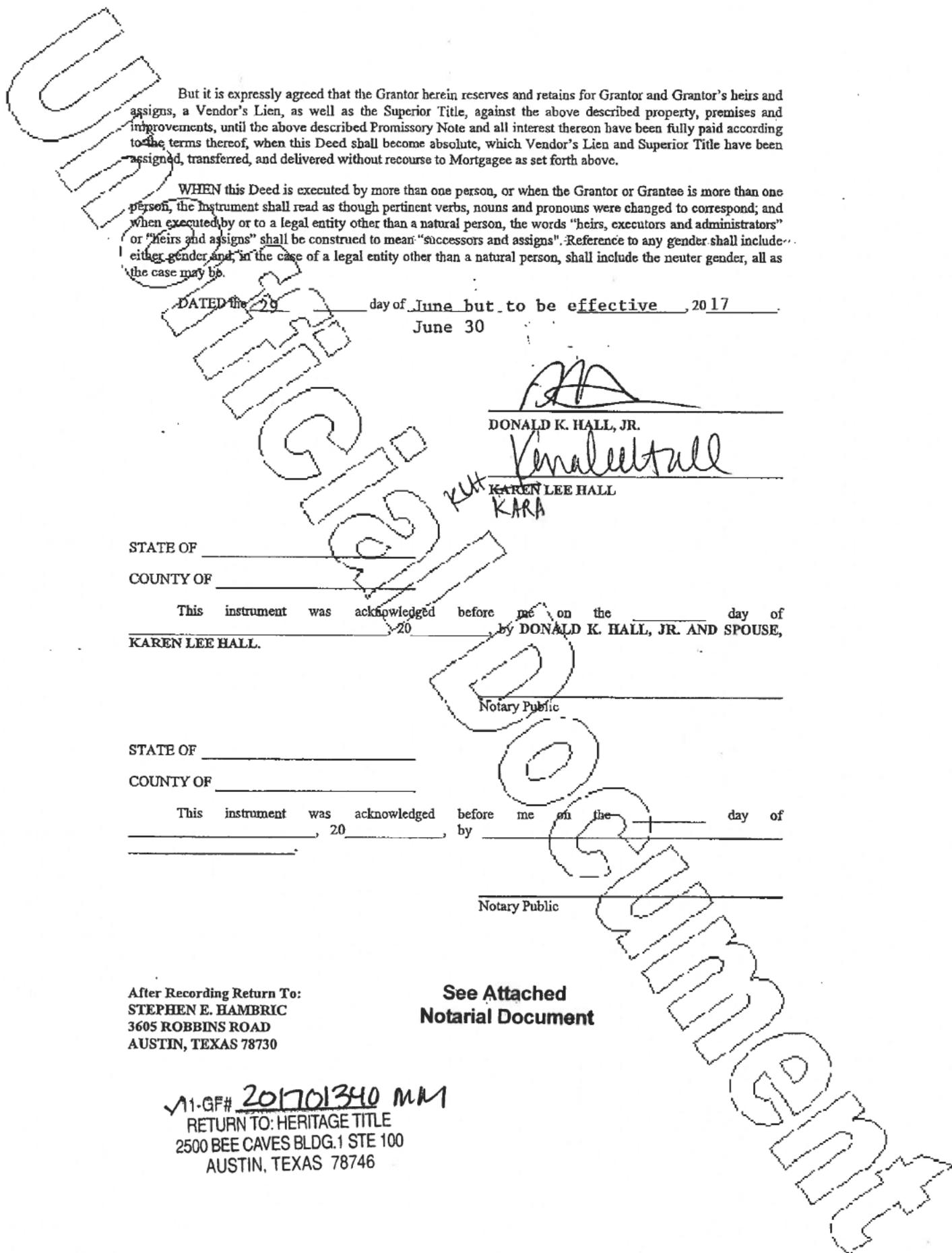
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
Notary Public

After Recording Return To:  
STEPHEN E. HAMBRIC  
3605 ROBBINS ROAD  
AUSTIN, TEXAS 78730

See Attached  
Notarial Document

✓ 11-GF# 201701340 MM  
RETURN TO: HERITAGE TITLE  
2500 BEE CAVES BLDG.1 STE 100  
AUSTIN, TEXAS 78746



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Santa Barbara )

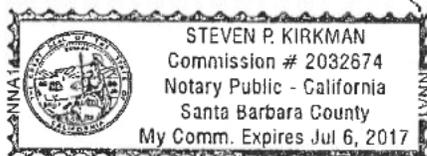
On June 29, 2017 before me, Steven P. Kirkman, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Donald K Hall, Jr. and Kara Lee Hall  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Steven P. Kirkman  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: General Warranty Deed  
Document Date: 6/29/17 Number of Pages: 2  
Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

# Exhibit "A"

BEING 0.4110 acre of land, more or less, out of the James Jett Survey No. 1, Abstract No. 437, in Travis County, Texas, also being Lot D, Oak Shores, an unrecorded subdivision, further being that certain 0.411 acre tract conveyed to Bank of America, NA, by deed recorded in Document No. 2010130869, Official Public Records, Travis County, Texas, more particularly described by metes and bounds in Exhibit "A" attached hereto.

## EXHIBIT "A"

Field notes for 0.4110 acre of land, more or less, out of the James Jett Survey No. 1, Abstract No. 437, Travis County, Texas, also being Lot D, Oak Shores, an unrecorded subdivision, further being that certain 0.411-acre tract conveyed to Bank of America, NA, by deed recorded in Document No. 2010130869, Official Public Records, Travis County, Texas, for which a more particular description by metes and bounds is as follows.

BEGINNING at a 1/2" iron rod found in the S.E. line of Robbins Road, same being the S.W. corner of a 0.459 acre tract conveyed to Ben Plymmer by deed recorded in Volume 13129, Page 3463, Real Property Records, same being the N.W. corner of the herein described tract;

THENCE S 65° 26' 17" E leaving said Robbins Road with the common line of said Plymmer tract and the N.E. line of the herein described tract for a distance of 192.01 feet to a 1/2" iron rod set with cap labeled "Waterloo RPLB 4324" in the N.W. bank of Lake Austin, for the S.E. corner of said Plymmer tract, and the N.E. corner of the herein described tract;

THENCE S 37° 16' 20" W along said bank of Lake Austin, same being the S.E. line of the herein described tract for a distance of 99.64 feet to a 1/2" iron rod set with cap labeled "Waterloo RPLB 4324" at the N.E. corner of a 0.383 acre tract conveyed to Ronda Raymond Trust by deed recorded in Document No. 2006008339, Official Public Records, same being the S.E. corner of the herein described tract;

THENCE N 86° 13' 50" W leaving said bank of Lake Austin, along the common line of said 0.383 acre tract and the S.W. line of the herein described tract for a distance of 171.45 feet to an "X" found in a concrete driveway, same being the S.E. line of said Robbins Road, for the N.W. corner of said 0.383 acre tract and the S.W. corner of the herein described tract;

THENCE N 26° 23' 25" E along said Robbins Road and the N.W. line of the herein described tract for a distance previously described as 99.91 feet now being more accurately described as 99.82 feet (per new legal as shown on survey) to the POINT OF BEGINNING, containing 0.4110 acre of land, more or less.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana Debeauvoir*



DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

June 30 2017 12:55 PM

FEE: \$ 38.00 2017105272

Waterloo Surveyors Inc.  
**SURVEY PLAT**  
Topographic & Tree

J12903

**LEGAL DESCRIPTION:**  
BEING 0.4110 ACRE OF LAND, MORE OR LESS, OUT OF THE JAMES JETT SURVEY NO. 1, ABSTRACT NO. 437, IN TRAVIS COUNTY, TEXAS, ALSO BEING LOT D, OAK SHORES, AN UNRECORDED SUBDIVISION, FURTHER BEING THAT CERTAIN 0.411 ACRE TRACT CONVEYED TO BANK OF AMERICA, NA, BY DEED RECORDED IN DOCUMENT NO 2010130969, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
AS PER TITLE COMMITMENT NO. 10-0029845  
THE TRACT SHOWN HEREON IS SUBJECT TO EASEMENT RIGHTS AND RESTRICTIVE COVENANTS IN VOLUME 1818, PAGE 95, DEED RECORDS, AND VOLUME 12360, PAGE 708, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.  
INUNDATION RIGHTS, FILED IN 1893, AS RECORDED IN VOLUME 106, PAGE 392, DEED RECORDS, TRAVIS COUNTY, TEXAS, ARE NOT LEGIBLE ENOUGH TO MAKE A DETERMINATION.  
BLANKET TYPE ELECTRIC AND TELEPHONE EASEMENT AS RECORDED IN VOLUME 2179, PAGE 409, DEED RECORDS, DOES AFFECT THE SUBJECT PROPERTY.  
THE PROPERTY SHOWN HEREON IS SUBJECT TO INUNDATION RIGHTS, RECORDED IN VOLUME 276, PAGE 65, DEED RECORDS, AS DESCRIBED IN VOLUME 12360, PAGE 708, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

**OWNER:**  
RICHARD T. SWISHER  
GAIL M. SWISHER  
**ADDRESS:**  
3605 ROBBINS ROAD

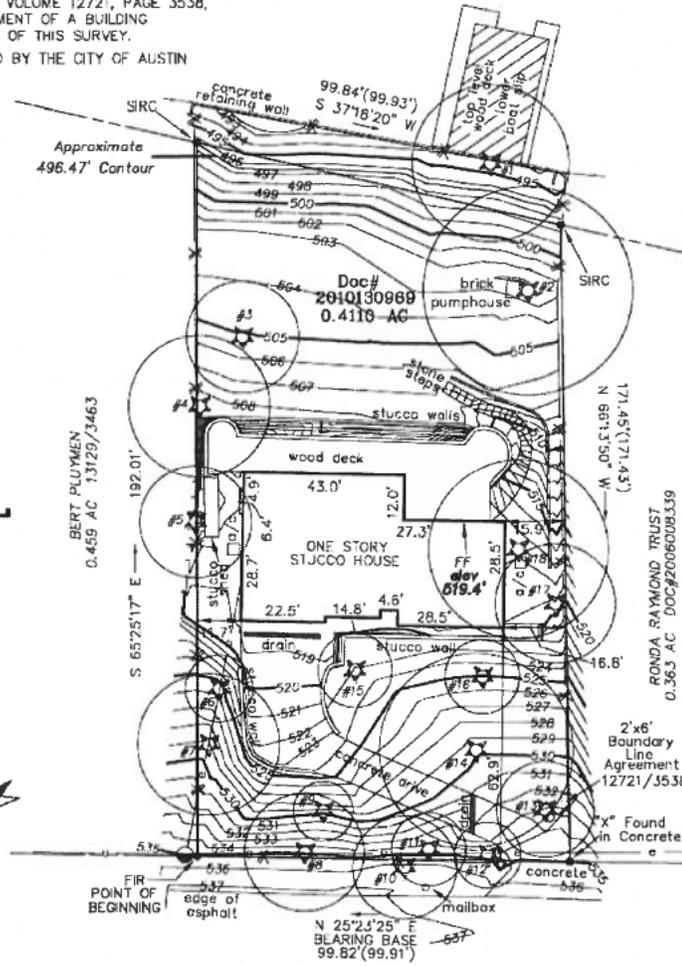
**NOTES:**  
(1) THE BOUNDARY LINE AGREEMENT AS RECORDED IN VOLUME 12721, PAGE 3538, REAL PROPERTY RECORDS NOTED A LEGAL ENCRoACHMENT OF A BUILDING ON THE S.W. LINE THAT DOES NOT EXIST AT THE TIME OF THIS SURVEY.  
(2) THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY THE CITY OF AUSTIN AT THIS PROPERTY IS 496.47' NAVD88 DATUM.

"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO RICHARD T. AND GAIL M. SWISHER AND TO NATIONAL TITLE INSURANCE COMPANY OF NEW YORK AS PER OF NO. ORDERDESK-10-0029845."

TREE LIST	
#--	SIZE/TYPE
#1-21	cypress
#2-28	chinaberry
#3-15	live oak
#4-19	elm
#5-15	hackberry
#6-9	juniper
#7-19	twin juniper
#8-16	juniper
#9-8	juniper
#10-14	juniper cluster
#11-10	chinaberry
#12-9	juniper
#13-13	juniper
#14-26	live oak
#15-10	elm
#16-10	live oak
#17-16	elm
#18-24	chinaberry

SCALE  
1"=30'

**LEGEND**  
FOUND 1/2" IRON ROD      FIR  
SET 1/2" IRON ROD W/CAP      SIRC  
LABELED "WATERLOO RPLS 4324"  
WROUGHT IRON FENCE — X —  
UTILITY POLE &      e —  
ELECTRIC LINE      e —  
(RECORD CALL)  
**TREE SYMBOL**      #5  
**W/DRIP LINE**      (circle with cross)  
**FINISHED FLOOR**      FF



Lake Austin

Robbins Road

State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A & 6 Condition II Survey. SURVEY REVISED 7/8/12

Dated this the 21ST day of JUNE, 201 1

And I certify that the property shown hereon IS PARTIALLY within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453C0430H  
Zone: AE Dated: SEPTEMBER 26, 2008

Thomas P. Dixon R.P.L.S. 4324

© Copyright 2012

P.O. Box 160176, Austin, Texas 78716 Phone: 481-9602

Petitioner(s): Ronda Kay Raymond and Anousheh Samantha Mirabedi, Co-Trustees of the Raymond Mirabedi Revocable Management Trust dated June 22, 2022

Mailing Address: 3603 Robbins Road, Austin, Texas 78730

Property Address: 3603 Robbins Road, Austin, Texas 78730

Property Description: See Deed and Survey attached hereto as Exhibit "A" and Exhibit "B," respectively.

Property has City of Austin Water: No Property has City of Austin Wastewater: No

Petitioner respectfully requests the Property to be released and disannexed from the City of Austin's Jurisdiction.

Petitioner(s):

Ronda Kay Raymond, Co-Trustee of the Raymond Mirabedi Revocable Management Trust dated June 22, 2022

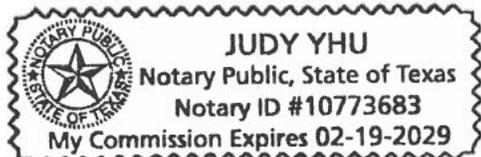
DOB: [Redacted]

Anousheh Samantha Mirabedi, Co-Trustee of the Raymond Mirabedi Revocable Management Trust dated June 22, 2022

DOB: [Redacted]

STATE OF TEXAS §  
COUNTY OF Travis §

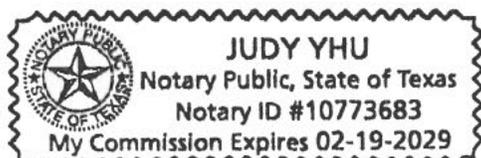
This instrument was acknowledged before me on 16<sup>th</sup> day of January, 2026 by Ronda Kay Raymond, Co-Trustee of the Raymond Mirabedi Revocable Management Trust dated June 22, 2022.



Notary Public, State of Texas

STATE OF TEXAS §  
COUNTY OF Travis §

This instrument was acknowledged before me on 16<sup>th</sup> day of January, 2026 by Anousheh Samantha Mirabedi, Co-Trustee of the Raymond Mirabedi Revocable Management Trust dated June 22, 2022.



Notary Public, State of Texas



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Ra*

Rebecca Guerrero, County Clerk  
Travis County, Texas

Jul 28, 2022 01:19 PM Fee: \$38.00

2022129041

\*Electronically Recorded\*

EXHIBIT "A"

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

STATE OF TEXAS  
COUNTY OF TRAVIS

Effective Date: July 25, 2022

Grantor: RONDA K. RAYMOND

Grantor's Mailing Address:

3603 Robbins Road, Austin, Texas 78730

Grantee (whether one or more): RAYMOND MIRABEDI, REVOCABLE MANAGEMENT TRUST under trust agreement dated June 22, 2022, and any later amendments, by and through its Trustees, RONDA K. RAYMOND and ANOUSHAH MIRABEDI.

Grantee's Mailing Address (including county):

3603 Robbins Road, Austin, Texas 78730

Consideration:

For the purpose of making a contribution to the Grantee.

Property (including any improvements):

All of Grantor's interest in and to the property known as 3603 Robbins Road, Austin, Texas 78730, and legally described as:

SEE ATTACHED EXHIBIT A.

**Exceptions to Conveyance and Warranty:**

This conveyance is expressly made and accepted subject to all matters on the ground that a true and correct survey would reveal and all valid and subsisting easements, restrictions, reservations, covenants, conditions and other matters relating to the Property to the extent that the same are valid and enforceable and affect the Property, as same are shown by instruments filed for record in the office of the County Clerk of Travis County, Texas.

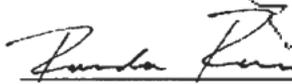
Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, GRANTS and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Exceptions to Conveyance and Warranty, unto Grantee, Grantee's successors and assigns forever against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

For the same Consideration recited above, Grantor hereby bargains and transfers, without warranty, express or implied, all interests, if any, of Grantor in any land lying in or under the bed of any street, alley, road or right-of-way open or proposed on, abutting or immediately adjacent to the Property.

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

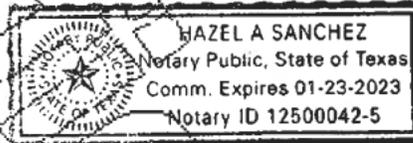
EXECUTED to be effective as of July 25, 2022.

**GRANTOR:**

  
RONDA K. RAYMOND

STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me by RONDA K. RAYMOND on July 25, 2022.



*[Handwritten Signature]*  
Notary Public, State of Texas

Prepared in the law office of Brink Bennett Pargaman Atkins + Sanchez, PLLC from the information furnished by the parties. No examination has been made and no opinion has been provided by the attorney preparing this instrument as to the title to or the description of the property involved.

AFTER RECORDING RETURN TO:

Attn: Katherine E. Macdonald  
Brink Bennett Pargaman Atkins + Sanchez, PLLC



UNRECORDED COPY OF ORIGINAL DOCUMENT

**EXHIBIT "A"**

0.363 ACRE OUT OF THE JAMES JETT SURVEY, ABSTRACT NO. 437, IN TRAVIS COUNTY, TEXAS, THE SAME TRACT DESCRIBED IN A DEED TO LAWRENCE M. REPPERT AND WIFE, WILMA D. REPPERT RECORDED IN VOLUME 10932, PAGE 1135, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AS SHOWN ON ACCOMPANYING SURVEY PLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN "X" FOUND IN CONCRETE IN THE EAST LINE OF ROBBINS ROAD (R.O.W. VARIES), AT THE SOUTHWEST CORNER OF A TRACT CALLED 0.411 ACRE IN A DEED TO M. R. ASSADI RECORDED IN VOLUME 12751, PAGE 1298, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, WITH THE SOUTH LINE OF SAID ASSADI TRACT AND THE NORTH LINE OF THIS TRACT, S 66 DEGREES 10 MINUTES 00 SECONDS E, SAID COURSE BEING THE BEARING BASE FOR THIS SURVEY, 169.90', TO A 1/2" IRON PIN SET AT THE SOUTHEAST CORNER ASSADI TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE, WITH THE EAST LINE OF THIS TRACT, S 36 DEGREES 37 MINUTES 32 SECONDS W, 99.18' TO A 1/2" IRON PIN FOUND AT THE NORTHEAST CORNER OF A TRACT CALLED 0.38 ACRE IN A DEED TO P. H. MOSS RECORDED IN VOLUME 1751, PAGE 421, DEED RECORDS, TRAVIS COUNTY TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, WITH THE NORTH LINE OF SAID MOSS TRACT AND THE SOUTH LINE OF THIS TRACT, N 67 DEGREES 22 MINUTES 47 SECONDS W, 151.75', TO A 1/2" IRON PIN SET IN THE EAST LINE OF ROBBINS ROAD AT NORTHWEST CORNER OF SAID MOSS TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, WITH THE EAST LINE OF ROBBINS ROAD AND THE WEST LINE OF THIS TRACT, N 25 DEGREES 59 MINUTES 52 SECONDS E 100.00' TO THE PLACE OF BEGINNING AND CONTAINING 0.363 ACRE OF LAND, MORE OR LESS.



Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

EXECUTED this 9TH day of AUGUST, 2004.

Bruce M. Escovedo  
BRUCE M. ESCOVEDO

Kim Escovedo  
KIM ESCOVEDO

STATE OF Louisiana, COUNTY OF St. Tammany

This instrument was acknowledged before me on this 11th day of August, 2004, by BRUCE M. ESCOVEDO and KIM ESCOVEDO.

Carla D. Bennett  
NOTARY PUBLIC

GRANTEE'S ADDRESS:  
[REDACTED]

