



City of Austin BUILDING PERMIT

CL
05

PERMIT NO: 2012-032828-BP

Type: RESIDENTIAL Status: Active

100 DOWNRIDGE DR

Issue Date: 04/06/2012

EXPIRY DATE: 10/03/2012

LEGAL DESCRIPTION

SITING APPROVAL		ZONING sf-3
WORK PERMITTED: Addition and Remodel	ISSUED BY: Angelica Yanez	

1. Principal Structure - Enclose existing covered porch to create a utility room with through-wall HVAC, Replace leve 2 deck with new roof over deck 1, replace decking and railing on deck 3, siding replacement on east exterior wall.
 2. Carport/Cabana - enclose carport to create garage, along with reworking the stone veneer on the SW corner to comply with the side yard setback. Enclose existing covered porch at NE corner of cabana and lower roof to height of less than 15', replace and add new windows and siding, upgrade structural supports and replace footings, move interior door and replace exterior doors, and update MEP throughout. ***See conditions***
 3 Sitework - reduce impervious cover to 45%, removal of existing deck and stair, rebuild pool deck to comply with the rear yard setback, and add lighting. Add new trench drain in front of existing carport converted to a garage.

TOTAL SQFT New/Addn: 310	VALUATION Tot Val Rem: \$71,000.00	TYPE CONST.	USE CAT. 434	GROUP	FLOORS 2	UNITS 1	# OF PKG SPACES 2
TOTAL BLDG. COVERAGE 3387	% COVERAGE 27	TOTAL IMPERVIOUS COVERAGE 5347	% COVERAGE 44.7	# OF BATHROOMS 3.5	METER SIZE 3/4		

Contact
 Applicant, CG & S DESIGN/BUILD (512) 444-1580
 General Contractor, CG&S Construction, Inc. (Main) (512) 444-1580
Contact
 Owner, PRAIRIE ANDREW B & KAREN GRACE (512) 342-8771
Phone

Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	488.00	4/6/2012	Demolition Permit Fee	44.00	4/6/2012
Investigation Fee	488.00	4/6/2012	Initial Residential Review Fee	100.00	4/6/2012
Fees Total:	1,120.00				

Inspection Requirements
 Building Inspection Electric Inspection Mechanical Inspection Plumbing Inspection
 Permits/Approved plans must be posted on jobsite. A layout inspection/PM can must be made prior to beginning construction.

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.
City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
 A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments
 The plumbing for the kitchen sink in the cabana must be removed to the slab or finished floor.
 25-2-55(B) An accessory building which is not more than ~~one story~~ ^{one story or 15' in height} is allowed to encroach five feet into the ten (10) foot rear yard setback.
 on the 181st day if the project has not scheduled nor received an inspection.
 A "Cancelled" and/or "Failed/No Work Performed" Reviewer
 Residential Zoning Review
 04/05/2012 - 04/05/2012 Residential Zoning Reviewers

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin BUILDING PERMIT

Handwritten: 0/50

PERMIT NO: 2012-032828-BP

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300 DOWNRIDGE DR

Issue Date: 04/06/2012

EXPIRY DATE: 10/03/2012

LEGAL DESCRIPTION		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY: WORK PERMITTED: Addition and Remodel 1. Principal Structure - Enclose existing covered porch to create a utility room with through-wall HVAC, Replace leve 2 deck with new roof over deck 1, replace decking and railing on deck 3, siding replacement on east exterior wall. 2. Carport/Cabana - enclose carport to create garage, along with reworking the stone veneer on the SW corner to comply with the side yard setback. Enclose existing covered porch at NE corner of cabana and lower roof to height of less than 15', replace and add new windows and siding, upgrade structural supports and replace footings, move interior door and replace exterior doors, and update MEP throughout. ***See conditions*** 3. Sitework - reduce impervious cover to 45%, removal of existing deck and stair, rebuild pool deck to comply with the rear yard setback, and add lighting. Add new trench drain in front of existing carport converted to a garage.		ISSUED BY: Angelica Yanez		sf-3	
TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	FLOORS	UNITS
New/Addn: 310	Tot Val Rem: \$71,000.00		434	2	1
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE
3387	27	5347	44.7	3.5	3/4

Type	Date	Status	Comments	Inspector
100 Pre-Construction		Open		Wes Buckner
101 Building Layout		Open		Wes Buckner
102 Foundation		Open		Wes Buckner
103 Framing		Open		Wes Buckner
104 Insulation		Open		Wes Buckner
105 Wallboard		Open		Wes Buckner
109 TCO Occupancy		Open		Wes Buckner
112 Final Building		Open		Wes Buckner
114 Continuance of work		Open		Wes Buckner
Deficiencies		Open		Wes Buckner

CL
65b

ORDINANCE NO. 20100624-143

AN ORDINANCE REPEALING AND REPLACING ARTICLE 1 OF CITY CODE CHAPTER 25-12 TO ADOPT THE 2009 INTERNATIONAL BUILDING CODE AND LOCAL AMENDMENTS; AND AMENDING CITY CODE CHAPTER 25-12 TO ADD NEW SECTIONS 25-12-266, 25-12-267, 25-12-268, 25-12-269, AND 25-12-270 RELATING TO PERMIT APPLICATIONS AND EXPIRATION.

[Applies to all Technical Codes]

PART 2. City Code Chapter 25-12, Article 13 (*Administration of Technical Codes*) is amended to add new Sections 25-12-266, 25-12-267, 25-12-268, 25-12-269, and 25-12-270 to read as follows:

§ 25-12-266 TIME LIMITATION OF APPLICATION.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless a permit has been issued; except that the building official is authorized to grant one extension of time for an additional period not to exceed 180 days. The extension shall be requested in writing before the application expires and justifiable cause demonstrated.

§ 25-12-267 EXPIRATION.

Except as provided in Section 25-12-268 (*Extension*) and Section 25-12-269 (*Reactivation*), a permit expires on the 181st day:

1. after the date that the permit is issued, if the project has received no inspections as required under this code; or
2. after the date of the last scheduled inspection if that inspection is scheduled before the 181st day and once performed, shows progress towards completion of the project.

67/650

PART 3. This ordinance takes effect on October 1, 2010.

PASSED AND APPROVED

June 24, 2010 §
§
§

Lee Leffingwell
Lee Leffingwell
Mayor

Karen M. Kennard
Karen M. Kennard
Acting City Attorney

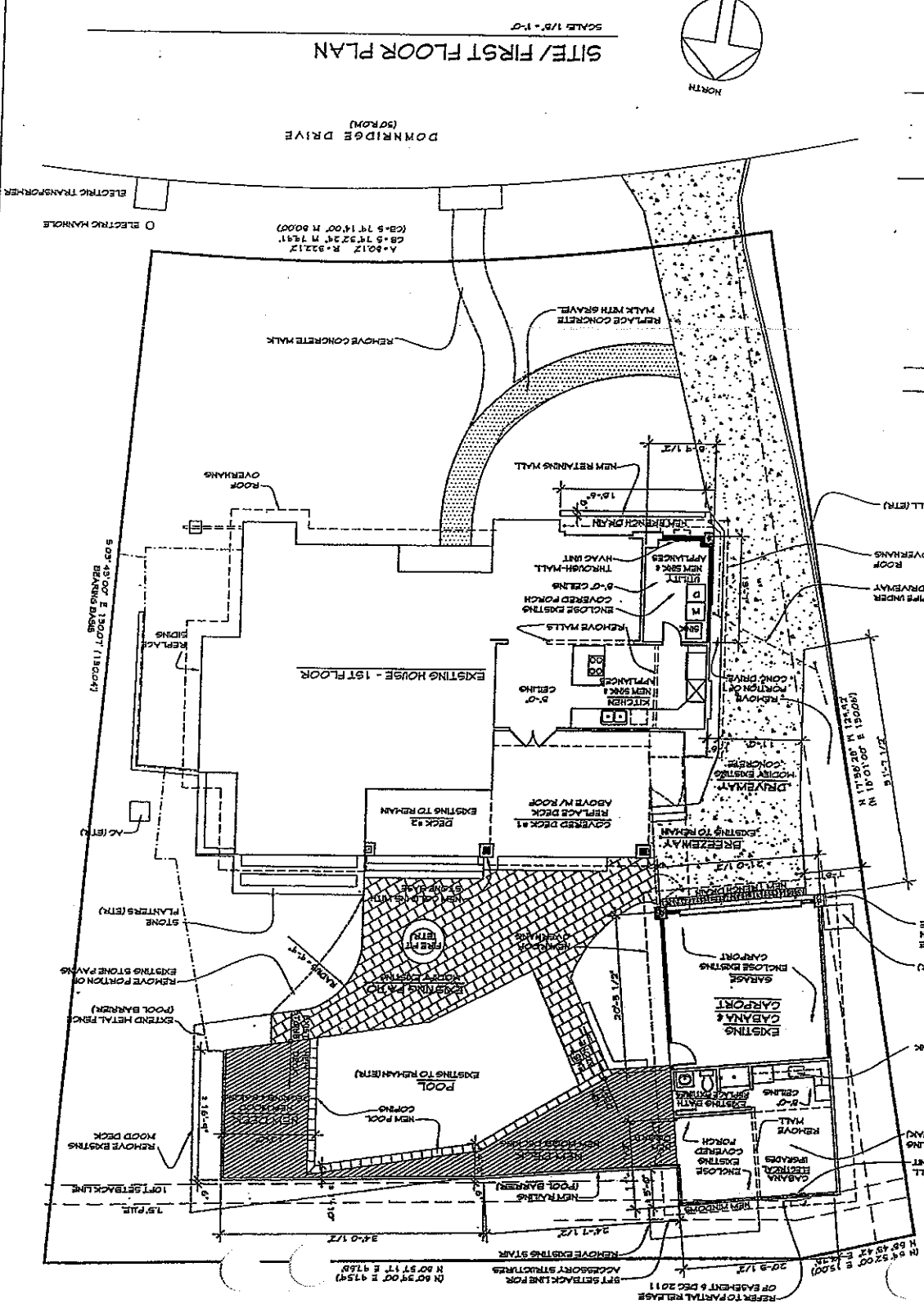
ATTEST: *Shirley A. Gentry*
Shirley A. Gentry
City Clerk

AGE	POSED MODIFICATIONS	VE PORTION OF DRIVEWAY	RE CONCRETE WALK	EXISTING DECK	VE PORTION OF STONE PATIO	POOL CORNER	NEW DECK AT POOL (447/2)	EXISTING RETAINING WALL	SECTION	ED PREVIOUS COVERAGE	ED PREVIOUS COVERAGE	LOT AREA	PREVIOUS COVERAGE
													441%
												12408 SF	
												5544 SF	
												6131 SF - 502 SF	
													-502 SF
													122 SF
													122 SF
													122 SF
													122 SF

APPROVED
2012
86-1

must maintain 75% energized power & NESC codes.

submit for current City of Austin permit for an 88 plans and remove existing stone VENT AT CORNER COLUMN TO BE WITH BLDG LINE DISCONNECTED BARK



SITE/ FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



ADDITION AND RENOVATIONS TO THE PRAIRIE RESIDENCE
1760 DOWNRIDGE DRIVE
AUSTIN, TX 78731

DRAWING INDEX

A1 COVER SHEET, SITE & FIRST FLOOR PLAN

A2 2ND FLOOR PLAN, EXTERIOR ELEVATIONS

PROJECT INFORMATION

OWNER: KAREN AND ANDREW PRAIRIE

ADDRESS: 1760 DOWNRIDGE DRIVE, AUSTIN, TEXAS 78731

LEGAL DESCRIPTION: LOT 34, BLOCK 1, VISTA WEST

ZONING CLASSIFICATION: SF3

REGULATORY JURISDICTION

PERMIT: CITY OF AUSTIN

APPLICABLE CODES

THIS PROJECT HAS BEEN DESIGNED UNDER THE INTERNATIONAL RESIDENTIAL CODE FOR ONE OR TWO FAMILY DWELLINGS, 2006 EDITION.

NO HANSION ORDINANCES APPLICABLE.



402 Coral Lane
Austin, TX 78745
Office 512-444-1580
Fax 444-1790

RENOVATIONS TO THE PRAIRIE RESIDENCE

Karen and Andrew Prairie
1760 Downridge Drive
Austin, TX 78731

APPLICABLE CODES



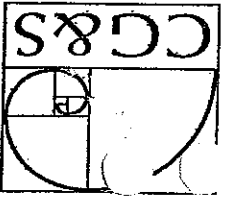
3-23-12

PERMIT SET

DEVELOPED BY: H&M
CONCEPT BY: H&M
DATE: 23 MAR 2012

SHEET NUMBER

A 1



DESIGN-BUILD

402 Coral Lane

Austin, TX 78745

Office: 512-444-1580

Fax: 444-1790

RENOVATIONS
TO THE

PRAIRIE

RESIDENCE

Karen and Andrew Praire
1600 Dunderidge Drive
Austin, TX 78791



3-23-12

PERMIT
SET

DEVELOPED BY: H&T
CONCEPT BY: H&T
DATE: 28 MAR 2012

SHEET NUMBER

259
A 2

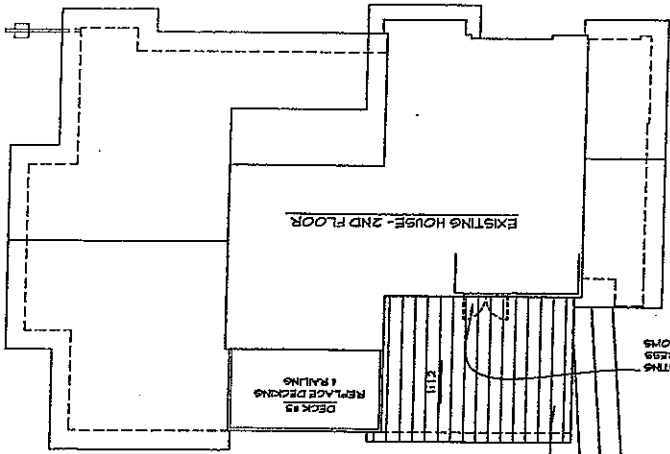
CABANA/GARAGE
REBUILD ROOF WITH LOWER PITCH. NEW ROOF
TO HAVE AVERAGE ROOF HEIGHT BELOW 15 FT
TO MEET CITY OF AUSTIN HEIGHT LIMITS AS AN
ACCESSORY BUILDING.

NEW ROOFING TO BE
STONE-COATED STEEL
SHINGLES. BREAK IN AT
EXISTING ROOFING AT
HOUSE

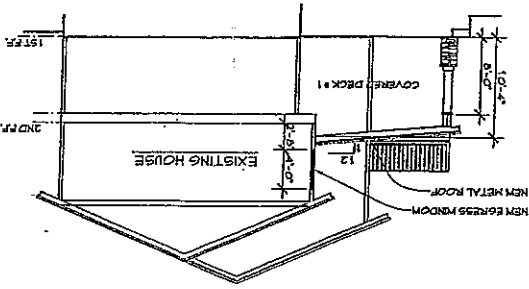
REPLACE DECK WITH METAL
STANDING-SEAM ROOF

REPLACE DECKING
& RAILING

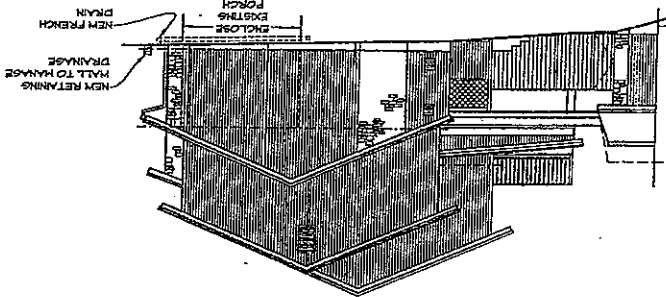
REPLACE EXISTING
DOORS WITH NEW GLAZED
WINDOWS



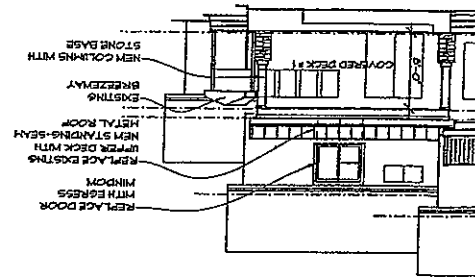
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



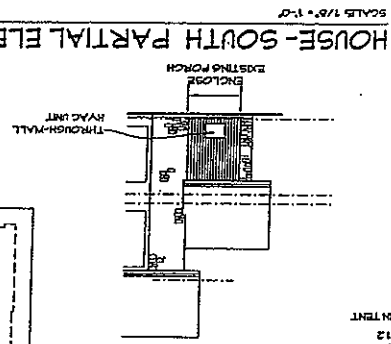
HOUSE/COVERED DECK #1 SECTION
SCALE: 1/8" = 1'-0"



HOUSE - WEST SIDE ELEV
SCALE: 1/8" = 1'-0"

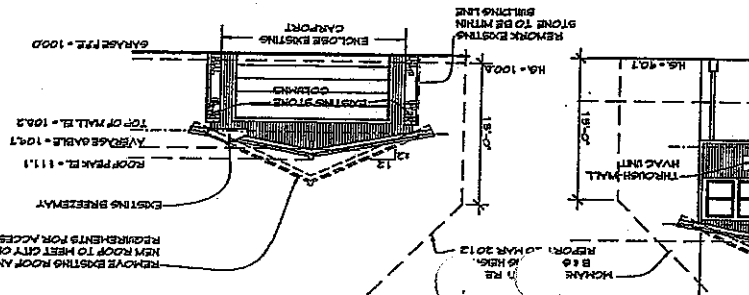


NORTH ELEV

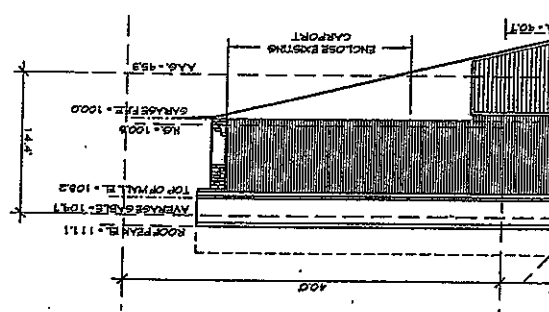


HOUSE - SOUTH PARTIAL ELEV
SCALE: 1/8" = 1'-0"

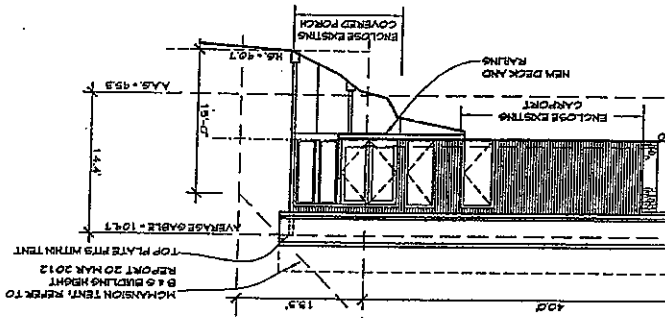
GARAGE/CABANA - SOUTH ELEV
SCALE: 1/8" = 1'-0"



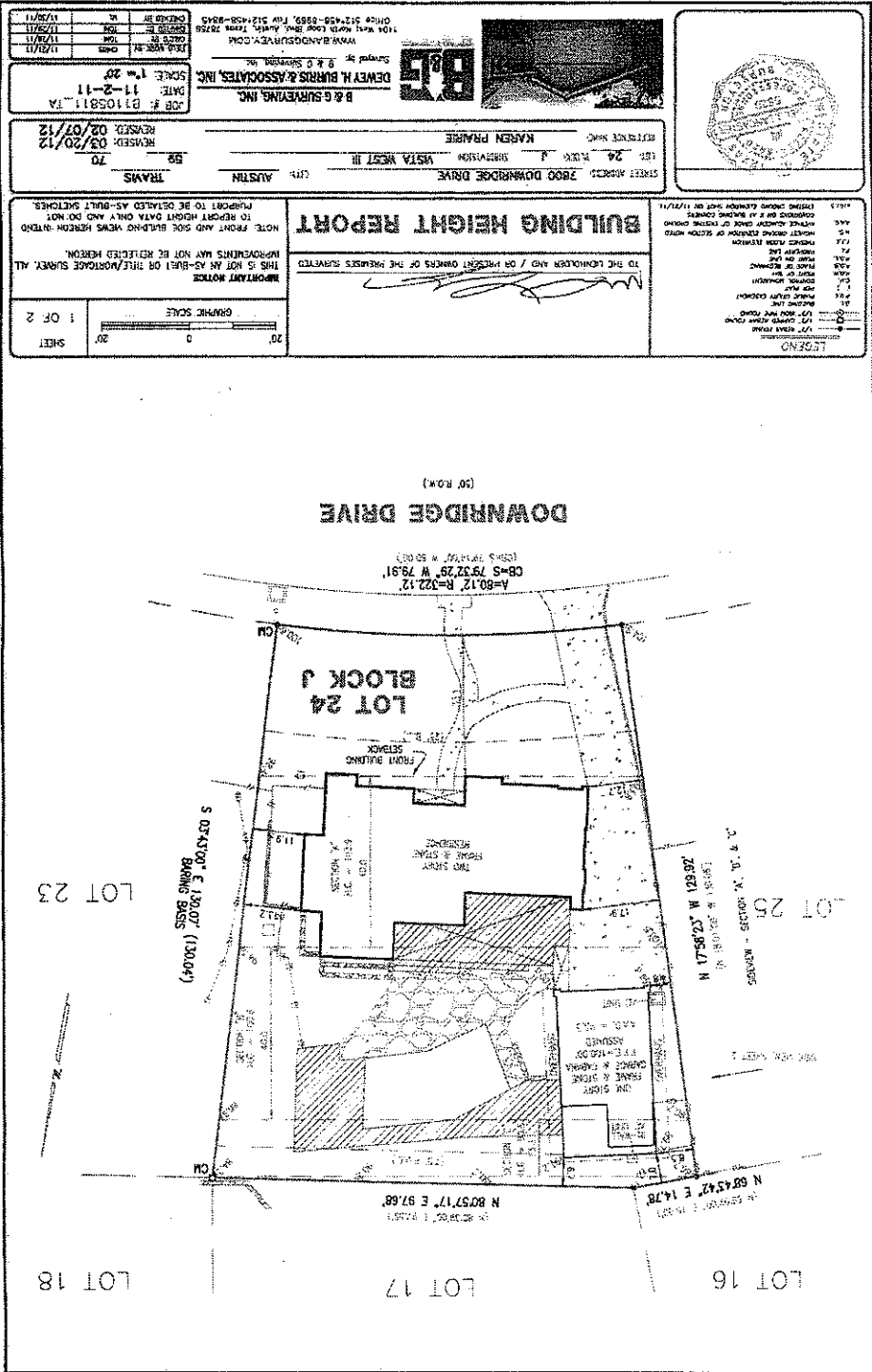
GARAGE/CABANA - WEST SIDE ELEV
SCALE: 1/8" = 1'-0"



GARAGE/CABANA - EAST SIDE ELEV
SCALE: 1/8" = 1'-0"



557



649
17

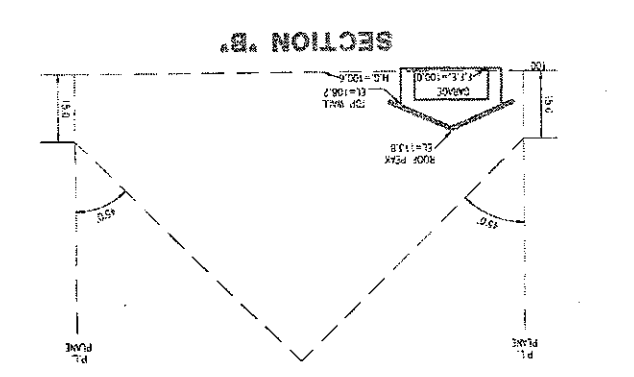
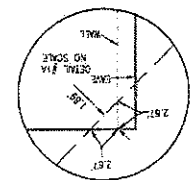
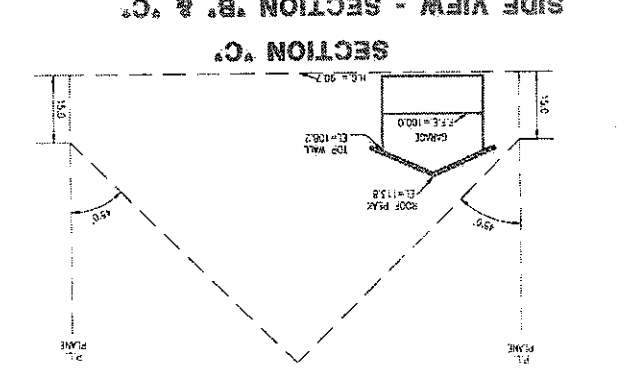
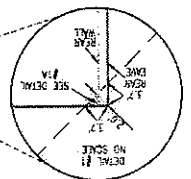
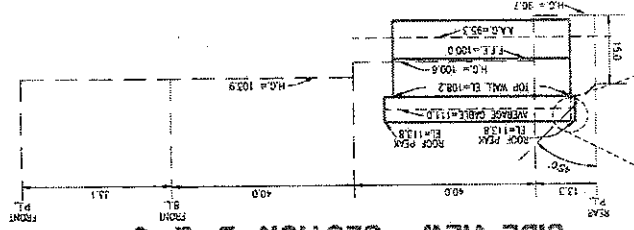
B & G SURVEYING, INC. DEWEY H. BURRIS & ASSOCIATES, INC. DATE: 11/30/11 SHEET: 1 of 2		Surveyed by: B & G Surveying, Inc. WWW.BANDGOSURVEY.COM 1004 West Loop East, Suite 2025 Dallas, TX 75243-8869, TX 512-458-8845	
JOB # 1106231, TRAY REVISION: 03/07/12 DATE: 11/30/11		PROJECT NAME: KAREN PRANSKY ADDRESS: 7800 DOWNSIDE DRIVE CITY: AUSTIN, TX 78754 COUNTY: TRAVIS	
LEGEND --- 1/2" GRADE FROM TYPICAL --- 1/2" GRADE FROM SURVEY --- 1/2" GRADE FROM TYPICAL --- 1/2" GRADE FROM SURVEY --- 1/2" GRADE FROM TYPICAL --- 1/2" GRADE FROM SURVEY		IMPORTANT NOTICE THIS IS NOT AN AS-BUILT OR TIE/BORTAGE SURVEY. ALL APPROVEMENTS MAY NOT BE REFLECTED HEREON. NOTE: FRONT AND SIDE BUILDING VIEWS HEREON ARE INTEND TO REPORT HEIGHT DATA ONLY AND DO NOT PURPORT TO BE DETAILD AS-BUILT SKETCHES.	



BUILDING HEIGHT REPORT

TO THE OWNER AND / OR PRESENT OWNER OF THE PROJECT SURVEYED
 THIS IS NOT AN AS-BUILT OR TIE/BORTAGE SURVEY. ALL APPROVEMENTS MAY NOT BE REFLECTED HEREON.
 NOTE: FRONT AND SIDE BUILDING VIEWS HEREON ARE INTEND TO REPORT HEIGHT DATA ONLY AND DO NOT PURPORT TO BE DETAILD AS-BUILT SKETCHES.

LEGEND
 --- 1/2" GRADE FROM TYPICAL
 --- 1/2" GRADE FROM SURVEY
 --- 1/2" GRADE FROM TYPICAL
 --- 1/2" GRADE FROM SURVEY
 --- 1/2" GRADE FROM TYPICAL
 --- 1/2" GRADE FROM SURVEY



FRONT VIEW - SECTION B' & C'

SIDE VIEW - SECTION B' & C'

SECTION C'

SECTION B'

SHEET 2 OF 2



Tree Ordinance Review Application

Planning and Development Review Department
One Texas Center, 505 Barton Springs Road, 4th floor
Phone: (512) 974-1876 Fax: (512) 974-3070
Email: Michael.Embese@clauslin.tx.us Website: www.clauslin.tx.us/trees

ROW I.D. 10684192
Mapscod Grid 494 X

CL
USH

Application request* (specify all that apply): Not sure if I

- Tree removal may need permit
- Development exceeding allowable standards for encroachment in the tree's critical root zone. not
- Removal of more than 30% of a tree's crown.

* Refer to Land Development Code 25-8 (B)(1) and Environmental Criteria Manual (Section 3, App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 7600 Downridge Drive 78731
 Name of owner or authorized agent: Karen Prairie and Andrew Prairie
 Building permit number (if applicable): don't have a permit number yet
 Telephone #: 512-342-8771 Fax #: _____ E-mail: kprairie@austin.r.r.com
 Type of Tree: (See attached) Tree location on lot: (see attached) or diameter (across) _____
 Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) _____ or diameter (across) _____
 General tree condition: Good / Fair / Poor / Dead (varies)
 Reason for request: will be doing remodel of guesthouse and decks
Not sure if I need a permit or not.

Owner/ Authorized Agent Signature [Signature] Date 11/21/11

- Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).
- This application is reviewed for tree impacts only, not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.

Application Determination - To be completed by City Arborist Program Personnel

Approved *Approved With Conditions Denied Statutory Denial (more information required)

Comments No protected size trees

Heritage Tree(s) A heritage tree variance is required: Administrative / Land Use Commission

Conditions of Approval: None or As described within Arborist Comments (see above); and

- Applicant agrees to plant _____ caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Dessert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.
- Prior to development, applicant agrees to supply an 8-inch root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.
- Provide a receipt for remedial tree care and / or any required pruning as performed by a certified arborist.
- No impacts are permitted within the tree 1/2 Calical Root Zone (ECM 3.5.2), including trenching for utilities.

Applicant Signature [Signature] Date 12/2/11
City Arborist Signature [Signature] Date 11/28/2011

Post this document on site while any proposed work is in progress.
Conditions for approval of this application must be met within 1 year of the effective date.



TRV 5 PGS

2011179906

5/15/11

PARTIAL RELEASE OF EASEMENT

Description of Easement and Recording Data: A 7.5 foot public utility easement ("Easement") dedicated by instrument recorded in Volume 59, Page 70, Travis County Plat Records, Travis County, Texas.

Description of portion of Easement to be Released: That approximately 54 square foot portion of the Easement as described in the attached and incorporated **Exhibit A** (description) and **Exhibit B** (sketch) ("Released Property").

Easement Grantee: The City of Austin, Office of Real Estate Services, P.O. Box 1088, Austin, Travis County, Texas 78769-8839.

Description of Property and Local Address: Lot 24, Block J, Vista West III Subdivision, the plat of which is recorded in Volume 59, Page 70, of the Travis County Plat Records, locally known as 7600 Downridge Drive, Austin, Texas.

Current Owner of Property and Address: Andrew B. Prairie and Karen Grace Prairie, Husband & Wife, 7600 Downridge Drive, Austin, Travis County, Texas 78731.

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged.

Grantee, the City of Austin, has determined that the Released Property, which is a portion of the Easement, is not now needed and will not be required in the future, since the Released Property portion of the Easement is surplus.

Grantee, for the consideration herein recited, acting by and through its duly authorized City Manager or designee releases the Released Property from the Easement.

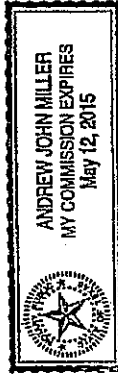
EXECUTED this the 6th day of December, 2011.

City of Austin

By: Lauraine Rizer
Lauraine Rizer, Officer
Office of Real Estate Services

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on December 6th, 2011, by Lauraine Rizer, Officer, Office of Real Estate Services, City of Austin, a Texas municipal corporation, on behalf of said corporation.



Andrew J. Miller
Notary Public, State of Texas

Exhibit A

6/5/15

EXHIBIT "A"

PARTIAL EASEMENT RELEASE

F#

Page 1 of 2

LEGAL DESCRIPTION

BEING 54 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 24, BLOCK J, VISTA WEST III, A SUBDIVISION OF RECORD IN VOLUME 59, PAGE 70 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; BEING THAT SAME TRACT OF LAND CONVEYED TO ANDREW B. PRAIRIE AND KAREN GRACE PRAIRIE IN DOCUMENT NUMBER 2010148813 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING OUT OF A 7.5 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) RECORDED IN VOLUME 59, PAGE 70 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 54 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found in the southerly line of Lot 16, Block J of the above referenced Vista West III Subdivision, conveyed to John Bentley Park and Leslie Ann Moore in Volume 12670, Page 2342 of the real Property Records of said County, said point being the northeasterly corner of Lot 25, Block J, of said Subdivision, conveyed to Gregory L. Rogers and Judy C. Rogers in Document Number 2004152947 of the Official Public Records of said County and being in the northerly line of said 7.5 foot P.U.E. for the northwesterly corner of said Lot 24, Block J;

THENCE S 17°58'23" E, with the common boundary line of said Lot 25 and Lot 24 and running through said 7.5 foot P.U.E., a distance of 7.51 feet to a point in the southerly line of said 7.5 foot P.U.E.;

THENCE N 68°43'42" E, running through said Lot 24 with said southerly line of a 7.5 foot P.U.E., a distance of 4.99 feet to the southwesterly corner and the **PLACE OF BEGINNING** hereof;

THENCE, continuing through said Lot 24, running through said 7.5 foot P.U.E. and being the northerly line hereof, the following seven (7) calls:

1. N 12°58'02" W, a distance of 2.55 feet to a point for the northwestern most corner hereof;
2. N 76°55'34" E, a distance of 7.36 feet to a point for an interior angle point hereof;
3. N 13°18'48" W, a distance of 0.80 feet to a point for an exterior angle point hereof;
4. N 76°41'12" E, a distance of 3.20 feet to a point for an exterior angle point hereof;
5. S 13°04'26" E, a distance of 0.81 feet to a point for an interior angle point hereof;

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USK

Page 2 of 2

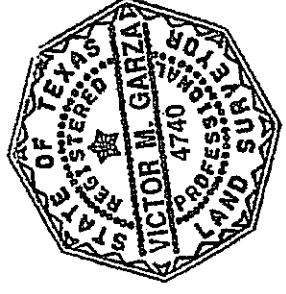
- 6. N 76°55'34" E, a distance of 18.06 feet to a point for the northeastern most corner hereof;
- 7. S 12°58'02" E, a distance of 2.56 feet to a point in the aforesaid southerly line of a 7.5 foot P.U.E. for the southeasterly corner hereof;

THENCE S 80°57'17" W, with the said southerly line of a 7.5 foot P.U.E. and being the southerly line hereof, a distance of 19.34 feet to an angle point hereof and S 68°43'42" W, a distance of 9.42 feet to the **PLACE OF BEGINNING** hereof and containing 54 square feet of land, more or less.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SKETCH ONLY.


 VICTOR M. GARZA, R.P.L.S. 4740
 B & G SURVEYING, INC.
 1404 W. NORTH LOOP BLVD.
 AUSTIN, TEXAS 78756
 (512) 458-6969, FAX: (512) 458-1129

11-14-11
 DATE



B1102211_ESMT_REL
 TCAD Parcel ID: 0144080225

<http://www.bandgsurvey.com>

FIELD NOTES REVIEWED
 By ~~Black Daniel~~ Date ~~12-01-2011~~
 Engineering Support Section
 Department of Public Works
 and Transportation

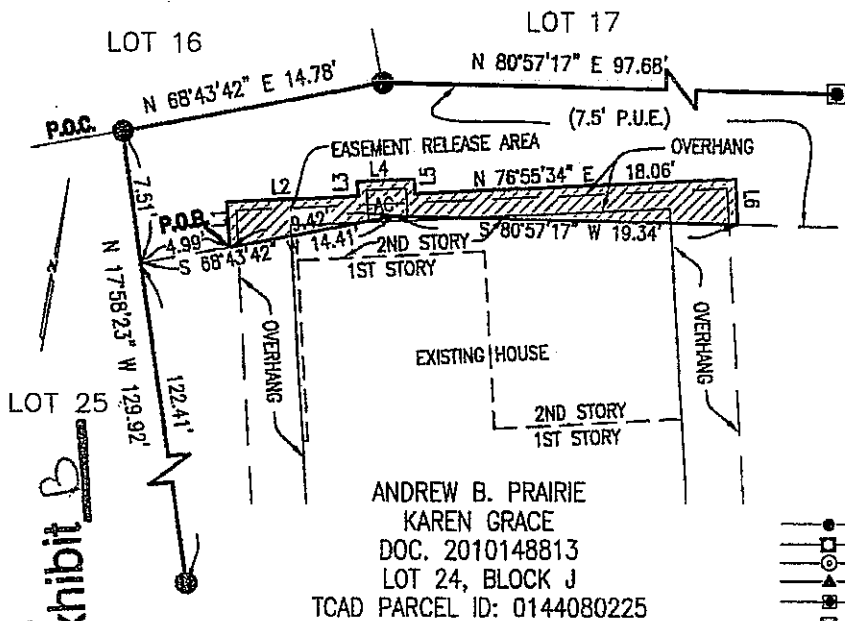
SKETCH TO ACCOMPANY FIELD NOTES

BEING 54 SQUARE FEET OR LAND, MORE OR LESS, OUT OF LOT 24, BLOCK J, VISTA WEST III, A SUBDIVISION OF RECORD IN VOLUME 59, PAGE 70, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT CONVEYED TO ANDREW B. PRAIRIE AND KAREN GRACE PRAIRIE IN DOCUMENT NUMBER 2010148813, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND BEING OUT OF A 7.5 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) RECORDED IN VOLUME 59, PAGE 70, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAID 54 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF.

JOHN BENTLEY PARK
LESLIE ANN MOORE
V. 12670, PG. 2342
LOT 16, BLOCK J
TCAD PARCEL ID: 0144080218

BETTY A. EPSTEIN
V. 13311, PG. 2237
LOT 17, BLOCK J
TCAD PARCEL ID: 0144080219

KARL WIMMER
DOC. 2007073477
LOT 18, BLOCK J
TCAD PARCEL ID: 0144080234



ANDREW B. PRAIRIE
KAREN GRACE
DOC. 2010148813
LOT 24, BLOCK J
TCAD PARCEL ID: 0144080225

EASEMENT DETAIL

NOT TO SCALE

LINE TABLE

L1	-	N12°58'02"W	2.55'
L2	-	N76°55'34"E	7.36'
L3	-	N13°18'48"W	0.80'
L4	-	N76°41'12"E	3.20'
L5	-	S13°04'26"E	0.81'
L6	-	S12°58'02"E	2.56'



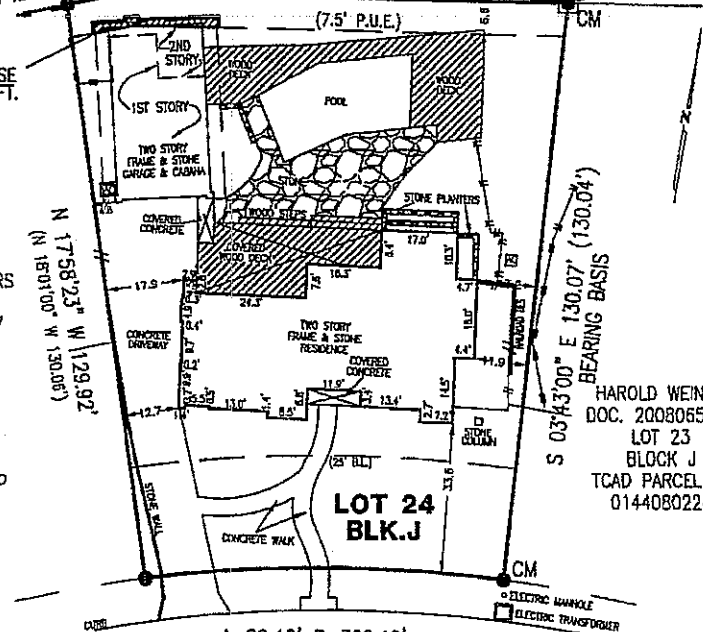
- 1/2" REBAR FOUND
- ◻ 1/2" CAPPED REBAR FOUND
- 1/2" IRON PIPE FOUND
- ▲ 60D NAIL FOUND
- CAPPED REBAR FOUND
- ⊗ "X" SET IN CONCRETE
- ⊗ "X" FOUND IN CONCRETE
- ⊙ SPINDLE FOUND
- ⊖ CHAIN LINK FENCE
- ⊖ WOOD FENCE
- ⊖ METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

GREGORY L. ROGERS
JUDY C. ROGERS
DOC. 2004152947
LOT 25
BLOCK J
TCAD PARCEL ID: 0144080226

EASEMENT RELEASE
AREA = 54 SQ.FT.
SEE DETAIL.

(N 69°52'00" E 15.00')
N 68°43'42" E 14.78'

(N 80°39'00" E 97.59')
N 80°57'17" E 97.68'



A=80.12' R=322.12'
CB=S 79°32'29" W 79.91'
(CB=S 79°14'00" W 80.60')

DOWNRIDGE DRIVE

(50' R.O.W.)

HAROLD WEINER
DOC. 2008065529
LOT 23
BLOCK J
TCAD PARCEL ID: 0144080224



B & G SURVEYING, INC.
DEWEY H. BURRIS & ASSOCIATES, INC.
Surveyed by: B & G Surveying, Inc.
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd. Austin, Texas 78756
Office 512*458-6969, Fax 512*458-9845

Victor M. Garza
VICTOR M. GARZA, R.P.L.S. 4740

11-14-11
DATE



FIELD WORK BY	JESUS	10-1-11
CALC'D BY	TONI	10-2-11
DRAFTED BY	AW3	10-2-11
CHECKED BY	ML	10-2-11

JOB #:	B1102211_ESMT_REL
DATE:	11/11/11
SCALE:	1" = 40'

Page 1 of 1

C/S m
V/S m

AFTER RECORDING, RETURN TO:

City of Austin
Office of Real Estate Services
505 Barton Springs Rd., Suite 1350
Austin, TX. 78704

Ret: City of Austin pick up
box

Attn: Jennifer Grant

File No. 9001-1111
Andrew B. Prairie and Karen Grace Prairie

Exhibit List
Exhibit A - Property Description
Exhibit B - Sketch

Recorder's Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dec 08, 2011 03:08 PM 2011179906
MITCHELLN: \$32.00

Dana DeBeauvoir, County Clerk
Travis County TEXAS