

L01/40

JUNE 26, 1994

SURVEY PLAT

REFERENCE: MICHEL

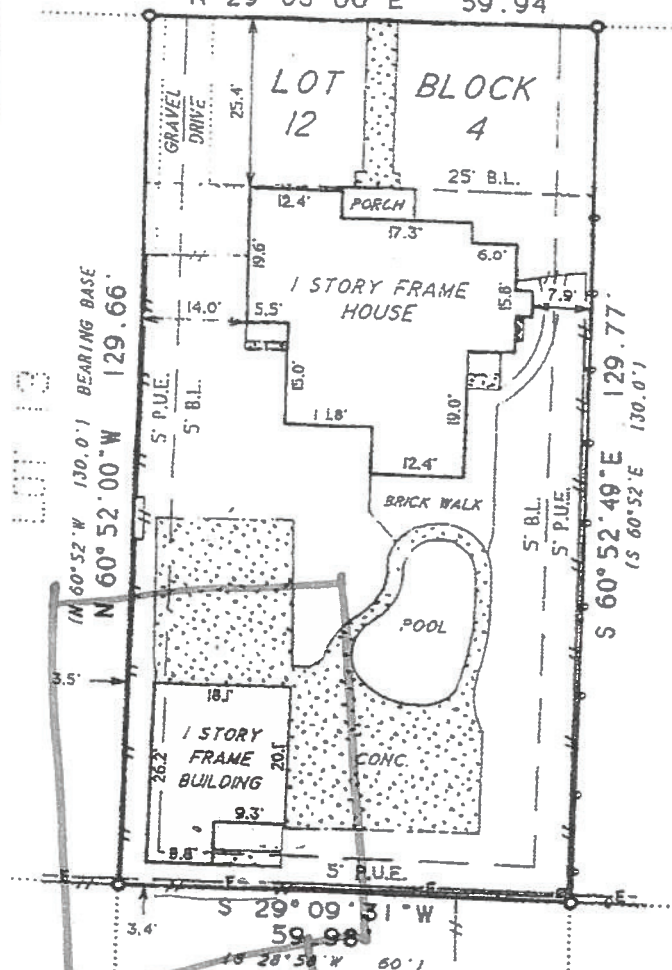
LEGAL DESCRIPTION: LOT 12, BLOCK 4, BRYKER WOODS "E", AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 4, PAGE 104. PLAT RECORDS OF TRAVIS COUNTY, TEXAS, ALSO LOCALLY KNOWN AS 3207 BEVERLY ROAD, AUSTIN, TEXAS.

BEVERLY ROAD

(50' R.O.W.)

1/4 28° 58' E 60'

N 29° 03' 00" E 59.94'



SCALE 1" = 20'

LEGEND

- 12" IRON PIPE FOUND
- WOOD FENCE
- o- CHAIN LINK FENCE
- UTILITY POLE
- E- AERIAL UTIL. LINES
- () RECORD COURSES

NOTES

ALL BUILDING SETBACK LINES AND THE 5' P.U.E. ALONG THE SIDE AND REAR LOT LINES ARE RECORDED IN BOOK 4, PG. 104. PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

EXCLUSIVELY TO THE LIEN HOLDERS AND THE OWNERS OF THE PREMISES SURVEYED AND TO GRACY TITLE COMPANY PER OF NO. 94051314-LM (5/2/94).

APPROVED BY
AUSTIN ENERGY
FOR BOA

DATE:

CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE LEGALLY DESCRIBED HEREON AND IS CORRECT; THAT NO ENCROACHMENTS, OVERLAPPING OF IMPROVED ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND DEDICATED ROADWAY, THE ABOVE LEGALLY DESCRIBED IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FLOOD MANAGEMENT AGENCY FLOOD INSURANCE JUNE 16, 1993.



ROBERT M. BARCOMB, R.P.L.S. NO. 4772

REVIEWED

By Eben Kellogg at 3:31 pm, Jul 26, 2018

TEURS
PROFESSIONAL SURVEYING

8101 CAMERON ROAD
SUITE 100
AUSTIN, TEXAS 78751

From: [Heldenfels, Leane](#)
To: [Ramirez, Diana](#)
Subject: c15-2017-0035, 3207 Beverly Rd, aug 13 late back up, include both email and attachments
Date: Monday, August 13, 2018 12:14:29 PM
Attachments: [9965-1805 File Stamp Recorded Release.pdf](#)
[9965-1805 Recording Fee Receipt.pdf](#)

From: [REDACTED]
Sent: Saturday, August 11, 2018 9:57 AM
To: Heldenfels, Leane
Subject: Fwd: F#9965-1805 Partial Release 5' PUE: 3207 Beverly Rd (Recording Easement Release & Fee Receipt)

Happy Saturday, Ms. Heldenfels...

GREAT NEWS from yesterday! The partial release easement has been recorded.

I will bring 14 copies of the recorded document (attached) ain't with copies of the recorded deed for our March 21 purchase if the property from David Osterman.

Looking forward to Monday.

Grateful ...

Donald Smith

From: CLMD Land Management [REDACTED]
Date: August 10, 2018 at 4:27:54 PM CDT
To: Don Smith [REDACTED]
Subject: F#9965-1805 Partial Release 5' PUE: 3207 Beverly Rd (Recording Easement Release & Fee Receipt)

Hi Don,

Attached is a copy of the file stamp recorded easement release document and the recording fee receipt for your records. The file is now completed.

Thank you,
Kim

Kim Vasquez, Property Agent Senior
Office of Real Estate Services
[Land Management](#)
505 Barton Springs Rd, Ste 1350
Austin, TX 78704
Direct: 512-974-9241

PARTIAL RELEASE OF EASEMENT

Description of Easement and Recording Data: A 5 foot wide public utility easement ("Easement") dedicated by instrument recorded in Volume 4, Pages 104-105, Plat Records, Travis County, Texas.

Description of portion of Easement to be Released: That approximately 73 square foot portion of the Easement, limited vertically to a height of not more than 15 feet above ground level, as described in the attached and incorporated **Exhibit A** (description) and **Exhibit B** (sketch) ("Released Property").

Original Easement Grantee and Address: City of Austin, Texas, Attn: Office of Real Estate Services, P.O. Box 1088, Austin, Travis County, Texas 78767-1088. ("City")

Description of Property and Local Address: Lot 12, Block 4, Bryker Woods "E", a subdivision recorded in Volume 4, Pages 104-105, Plat Records, Travis County, Texas, locally known as 3207 Beverly Road, Austin, Texas.

Current Owner of Property and Address: Donald Smith and Amy Smith, 3207 Beverly Road, Austin, Travis County, Texas 78703.

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

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

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

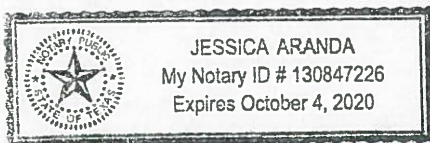
EXECUTED this the 9th day of August, 2018.

CITY OF AUSTIN, TEXAS

By: Alex Gale
my Alex Gale, Interim Officer
Office of Real Estate Services

**STATE OF TEXAS
COUNTY OF TRAVIS**

This instrument was acknowledged before me on August 9 2018, by Alex Gale, Interim Officer, Office of Real Estate Services, City of Austin, a Texas municipal corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

EXHIBIT "A"
AREA

PARTIAL EASEMENT RELEASE

BEING 73 SQUARE FEET OF LAND, LIMITED VERTICALLY TO A HEIGHT OF NOT MORE THAN 15 FEET ABOVE GROUND LEVEL, OUT OF LOT 12, BLOCK 4, BRYKER WOODS "E", A SUBDIVISION OF RECORD IN VOLUME 4, PAGES 104-105, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO DONALD SMITH AND AMY SMITH BY WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NUMBER 2018042954, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 5 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) DEDICATED BY SAID BRYKER WOODS "E" SUBDIVISION OF SAID COUNTY; SAID 73 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" rebar found in the southeasterly right of way line of Beverly Road, said point being the westerly corner of said Lot 12 and the northerly corner of Lot 13, Block 4 of said Bryker Woods "E" subdivision, and the westerly corner of the said 5 foot P.U.E., from which point a ½" iron pipe found at the northerly corner of said Lot 12 bears N 29°05'29" E, a distance of 59.86 feet;

THENCE along southwesterly line of said Lot 12 and the northeasterly line of said Lot 13, and the southwesterly line of said 5 foot P.U.E., S 60°52'00" E (Bearing Basis), a distance of 99.50 and over and across said Lot 12 and the said 5 foot P.U.E., N 29°08'00" E, a distance of 3.30 feet to a point for the most westerly corner of the herein described tract and the **PLACE OF BEGINNING** hereof;

THENCE continuing over and across said Lot 12 and the said 5 foot P.U.E., N 29°08'00" E, a distance of 1.70 feet to a point on the northeasterly line of the said 5 foot P.U.E. for the westernmost northerly corner hereof;

THENCE continuing over and across said Lot 12 along the northeasterly line of said 5 foot P.U.E., S 60°52'00" E, a distance of 25.23 feet to a point for an interior corner hereof;

THENCE continuing over and across said Lot 12 along the northwesterly line of said 5 foot P.U.E., N 29°03'19" E, a distance of 16.00 feet to a point for the easternmost northerly corner hereof;

THENCE continuing over and across said Lot 12 and said 5 foot P.U.E., S 60°56'41" E, a distance of 1.70 feet to a point for the easterly corner hereof, from which the easterly corner of said Lot 12 bears S 60°56'41" E, a distance of 3.30 feet and N 29°03'19" E, a distance of 39.10 feet;

THENCE continuing over and across said Lot 12 and said 5' P.U.E., S 29°03'19" W, a distance of 17.70 feet to a point for the southerly corner hereof;

THENCE continuing over and across said Lot 12 and said 5' P.U.E., N 60°52'00" W, a distance of 26.93 feet to the **PLACE OF BEGINNING** hereof and containing 73 square feet, more or less.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SKETCH ONLY.

Witness my hand this:

I, Michael Lancaster, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey, that all visible and apparent protrusions and encroachments into the easement area are accounted for, including but not limited to building footprint, eaves and roof overhangs and all visible improvements whatsoever.

Witness my hand and seal this 29TH day of MARCH, 2018.

REV. 7/2/18
REV. 8/1/18



MICHAEL LANCASTER, R.P.L.S. 5529
B & G SURVEYING, LLC
1404 W. NORTH LOOP BLVD.
AUSTIN, TEXAS 78756
(512) 458-6969



B0306618_ESREL_revised 7-2-18, 8-1-18
TCAD Parcel ID: 0120011004
<http://www.bandgsurvey.com>

FIELD NOTES REVIEWED

BY [Signature] DATE: 08.09.2018

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

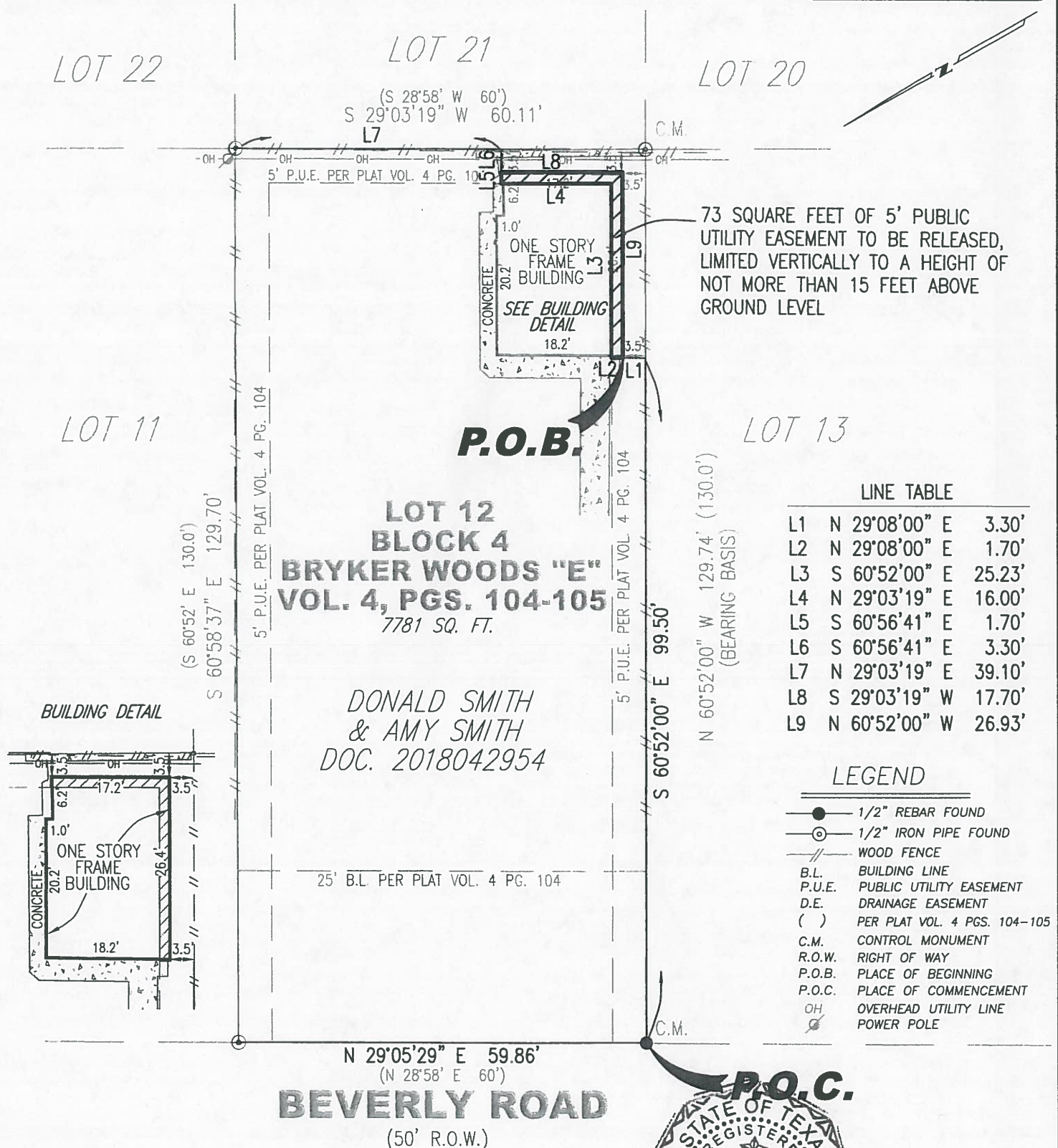
L01/45

EXHIBIT "A"

SHEET 1 OF 3

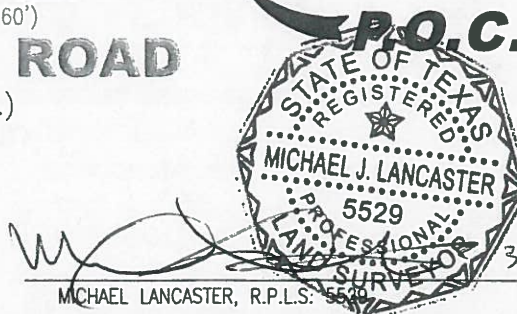
SKETCH TO ACCOMPANY FIELD NOTES FOR PARTIAL EASEMENT RELEASE

JOB #: B0306618_esrel
DATE: 03/29/18
REVISED: 07/02/18, 08/01/18
SCALE: 1" = 20'



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-6969



I, Michael Lancaster, licensed to practice Land Surveying in the State of Texas, hereby certify that the foregoing metes and bounds legal description and sketch were based on an on the ground survey.

3/29/18 - REV 7/2/18
DATE REV 8/1/18

AFTER RECORDING, RETURN TO:

City of Austin
Office of Real Estate Services, 13th Floor
P.O. Box 1088
Austin, Texas 78767

Attn: Kim Vasquez

File No. 9965-1805
Donald Smith and Amy Smith

Exhibit List
Exhibit A – Legal Description
Exhibit B – Sketch Description

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Aug 10, 2018 02:49 PM

GONZALES: \$42.00

2018127593

Dana DeBeauvoir, County Clerk
Travis County TEXAS

L01/47

REF NO 138

REF 138

TRAVIS COUNTY CLERK
P.O. BOX 149325
AUSTIN, TX 78714-9325
(512) 854-9188

ISSUED TO: DONALD A SMITH

RECEIPT # 98104
DATE 08/10/2018 02:49:33 PM

DOCUMENT #	PGS	FEE
2018127593	5	
PARTIAL RELEASE		42.00

Total Amount Due		42.00

CHECK 1178		42.00

Total Amount Paid		42.00

THANK YOU, HAVE A NICE DAY
INDEXES AVAILABLE
WWW.TRAVISCOUNTYCLERK.ORG
DANA DEBEAUMAIR
COUNTY CLERK
Deputy: GONZALES M