

C4-138367CM



PAR REL 2004026217

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**PARTIAL RELEASE OF LIEN**

WHEREAS, on May 11, 1998, in the case styled CITY OF AUSTIN VS. Betty J. Graham, Cause No. 221,476, in the County Court at Law #2, Travis County, Texas, CITY OF AUSTIN, Plaintiff, recovered judgment against Defendant for \$29,555.00, costs of court, with interest on judgment until paid. An abstract of judgment was recorded in Vol. 00829, Page 2763 of the Abstract of Judgment Records of Travis County, Texas;

AND WHEREAS, said Defendant claims 7408 Towery Lane, Del Valle, Texas 78617 as her homestead more fully described on Exhibit A, attached hereto and made a part hereof for description purposes.

NOW, THEREFORE, in consideration of the premises and acknowledging such property to be Defendant's homestead, the CITY OF AUSTIN releases to Defendant, her heirs and assigns, any and all liens existing against such homestead property by reason of such abstract of judgment.

IN TESTIMONY WHEREOF, the CITY OF AUSTIN has set its hand, acting by its duly authorized agent, DON V. PLOEGER, this the 17th day of October, 2003.

DON V. PLOEGER  
ASSISTANT CITY ATTORNEY

THE STATE OF TEXAS            §  
COUNTY OF TRAVIS           §

BEFORE ME, a notary public, on this day personally appeared DON V. PLOEGER, City of Austin known to me to be the agent whose name is subscribed to the foregoing instrument and acknowledged to me he/she executed it on behalf of and as the agent of the City of Austin for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on this the 17th day of October, 2003.



Renee M. Hernandez  
Notary Public in and for  
the State of Texas

Return to:  
Tom Deunney  
City of Austin  
Noise Mitigation Project  
2716 Spirit of Tx Drive  
Austin, Tx 78719

**MACIAS & ASSOCIATES, Inc.**  
LAND SURVEYORS

EXHIBIT "A"

**LEGAL DESCRIPTION FOR PARCEL 59**

BEING A 10.136 ACRE TRACT OF LAND OUT OF THE NOEL M. BAIN SURVEY NO. 1, ABSTRACT NO. 61 IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT CALLED 10.0 ACRES AS CONVEYED TO ORAN GRAHAM AND WIFE, BETTY J. GRAHAM BY DEED RECORDED IN VOLUME 4013, PAGE 914, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.136 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ACCOMPANYING SKETCH:

**BEGINNING** at a ½" iron rod found at a corner of a 51.995 acre tract conveyed to S R Development recorded in Volume 12983, Page 702, Deed Records of Travis County, Texas, for the northernmost corner of this tract;

**THENCE**, S62°45'46"E, with the southwesterly line of said 51.995 acre tract, a distance of 378.90 feet to a calculated point at the northernmost corner a 29.4 acre tract conveyed to W. A. Denton by deed recorded in Volume 3765, Page 997, Deed Records of Travis County, Texas, for the easternmost corner of this tract, from said point, a ½" iron rod found bears, S09°49'36"W, 4.11 feet and a ½" iron rod found at the easternmost corner of said 29.4 acre tract bears, S62°45'46"E, 956.50 feet,

**THENCE**, S27°49'14"W, with the northwesterly line of said 29.4 acre tract, a distance of 1166.67 feet to a calculated point on the northeasterly line of a 4.6 acre tract conveyed to W. A. Denton and wife, Margie Mae Denton by deed recorded in Volume 5680, Page 1756, Deed Records of Travis County, Texas, at the westernmost corner of said 29.4 acre tract, for the southernmost corner of this tract;

**THENCE**, N63°10'43"W, with the northeasterly line of said 4.6 acre tract, a distance of 376.63 feet to a calculated point on the southeasterly line of a 98.981 acre tract conveyed to Barry Beeson by deed recorded in Document No. 2002086775, Official Public Records of Travis County, Texas, at the northernmost corner of a 1.000 acre tract conveyed to Ellis Joseph Williams by deed recorded in Volume 6951, Page 249, Deed Records of Travis County, Texas, for westernmost corner of this tract, from said point, a ½" iron rod found at the westernmost corner of said 1.000 acre tract bears, S27°40'24"W, 160.98 feet,

THENCE, N27°40'24"E, with the southeasterly line of said 98.981 acre tract, a distance of 952.53 feet to a calculated point at the common corner of said 98.981 acre tract and said 51.995 acre tract, from said point, a 60D nail found bears, N59°44'14"W, 26.35 feet;

THENCE, N27°51'21"E, with the southeasterly line of said 51.995 acre tract, a distance of 216.83 feet to the POINT OF BEGINNING and containing 10.136 acres of land.

**BEARING BASIS NOTE**

Bearing basis refers to the Texas State Plane Coordinate System, Central Zone, North American Datum of 1983/HARN. Distances are adjusted to surface. Scale factor to convert from surface to grid = 0.99998.

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

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That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 15<sup>th</sup> day of August, 2003, A.D.

MACIAS & ASSOCIATES, INC.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745

*Carmelo L. Macias*  
Carmelo L. Macias  
Registered Professional Land Surveyor  
No. 4333 - State of Texas

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2004 Feb 12 08:45 AM 2004026217

FERGUSONL \$18.00

DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY TEXAS



**REFERENCES**

MAPSCO 2000-707  
Austin Grid No. N-12  
TCAD Parcel ID. No. 03-3931-01-21  
MACIAS AND ASSOCIATES, INC. PROJ. NO. 329-59-03