

64

PARTIAL RELEASE OF EASEMENT

Description of Easement and Recording Data: A public utility easement ("Easement") retained by Ordinance No. 710128-A recorded in Volume 4008, Page 44, Deed Records, Travis County, Texas.

Description of portion of Easement to be Released: That approximately 0.0157 acre 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 78767-8839.

Description of Property and Local Address: Lot 17, Resubdivision No. 1, Woodstone Square Subdivision, the plat of which is recorded in Volume 67, Page 51, of the Travis County Plat Records, also being a portion of land vacated by City of Austin, recorded in Volume 4008, Page 44, Travis County Deed Records, locally known as 17 Woodstone Square, Austin, Texas.

Current Owner of Property and Address: George Willeford, III, 1111 West 34th Street, Austin, Travis County, Texas 78705.

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 12th day of January, 2011.

CITY OF AUSTIN

By: Lauraine Rizer

Lauraine Rizer, Officer
Office of Real Estate Services

STATE OF TEXAS
COUNTY OF TRAVIS

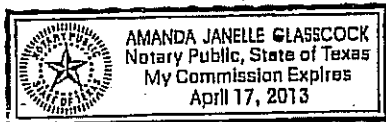


TRV

E PGS

2011006697

This instrument was acknowledged before me on January 12, 2011, by Lauraine Rizer, Officer, Office of Real Estate Services, City of Austin, a Texas municipal corporation, on behalf of said corporation.



Amanda Janelle Glasscock
Notary Public, State of Texas

Exhibit A
Page 1 of 2



EXHIBIT 12

Page 1 of 4

Land Surveyors, Inc.
8333 Cross Park Drive
Austin, Texas 78754
Office: 512.374.9722
Fax: 512.873.9743

METES AND BOUNDS DESCRIPTION

BEING 0.0157 OF ONE ACRE (682 SQUARE FEET) OF LAND, BEING OUT OF LOT 17, RESUBDIVISION NO. 1, WOODSTONE SQUARE; A SUBDIVISION OF RECORD IN VOLUME 67, PAGE 51 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 10' WIDE PUBLIC UTILITY EASEMENT RETAINED FROM VACATION AND DESCRIBED IN VOLUME 4008, PAGE 44 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found for the northwest corner of Lot 14 of said Resubdivision No. 1, Woodstone Square, being an angle point in the southerly line of Lot 51, Resubdivision No. 1, Woodstone Square; from which a 1/2" rebar found for the southwest corner of said Lot 14, Resubdivision No. 1, Woodstone Square and being the northwest corner of Lot 11, Woods Knoll Addition; a subdivision of record in Volume 37, Page 3 of the Plat Records of Travis County, Texas and being in the east right-of-way line of Maywood Avenue (50' R.O.W.) bears South 08°02'17" West a distance of 64.19 feet (record: South 08°34'00" West a distance of 64.00 feet);

THENCE crossing through said Lot 51, Resubdivision No. 1, Woodstone Square the following two (2) courses:

1. North 44°04'45" West a distance of 24.43 feet to the center of a wastewater manhole lid, being on the centerline of said 10' wide Public Utility Easement;
2. North 08°24'36" East, along said centerline of the 10' Public Utility Easement a distance of 49.01 feet to a calculated point at the intersection of said centerline with the south line of said Lot 17, Resubdivision No. 1, Woodstone Square for the POINT OF BEGINNING.

THENCE North 77°31'00" West (record: North 77°31'00" West-Basis of Bearings), crossing through the Public Utility Easement along the south line of Lot 17, Resubdivision No. 1, Woodstone Square a distance of 5.01 feet to a calculated point in the west line of the Public Utility Easement; from which a calculated point for the southwest corner of Lot 17, Resubdivision No. 1, Woodstone Square bears North 77°31'00" West (record: North 77°31'00" West) a distance of 17.38 feet and a 1/2" rebar found at the edge of a wall for reference to the southwest corner of Lot 17, Resubdivision No. 1, Woodstone Square bears North 77°31'00" West (record: North 77°31'00" West) a distance of 0.43 feet further;

THENCE North 08°24'36" East, crossing through Lot 17, Resubdivision No. 1, Woodstone Square along the west line of the Public Utility Easement a distance of 68.17 feet to a calculated point at the intersection of said west line of the Public Utility Easement with the north line of Lot 17, Resubdivision No. 1, Woodstone Square;

THENCE South 77°31'00" East (record: South 77°31'00" East), crossing through the Public Utility Easement along the north line of Lot 17, Resubdivision No. 1, Woodstone Square a distance of 10.03 feet to a calculated point at the intersection of the east line of the Public Utility Easement with said north line of Lot 17, Resubdivision No. 1, Woodstone Square;

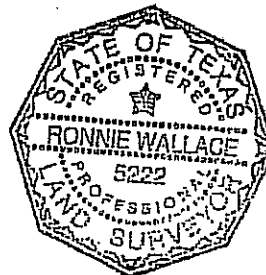
THENCE South 08°24'36" West, crossing through Lot 17, Resubdivision No. 1, Woodstone Square along said east line of the Public Utility Easement a distance of 68.17 feet to a calculated point at the intersection of the east line of the Public Utility Easement with the south line of Lot 17, Resubdivision No. 1, Woodstone Square; from which a 1/2 rebar found for the southeast corner of Lot 17, Resubdivision No. 1, Woodstone Square and the southwest corner of Lot 16, Resubdivision No. 1, Woodstone Square bears South 77°31'00" East (record: South 77°31'00" East) a distance of 1.20 feet;

THENCE North 77°31'00" West (record: North 77°31'00" West), crossing through the Public Utility Easement along the south line of Lot 17, Resubdivision No. 1, Woodstone Square a distance of 5.01 feet to the POINT OF BEGINNING.

This parcel contains 0.0157 of one acre (682 square feet) of land, more or less, out of Lot 17, Resubdivision No. 1 Woodstone Square in Travis County, Texas.

Bearing Basis: The south line of Lot 17, Resubdivision No. 1 Woodstone Square; a subdivision of record in Vol. 67, Pg. 51 of the Plat Records of Travis County, Texas being North 77°31'00 West as noted therein.

Ronnie Wallace 16 November 2010
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



File:S:\Projects\Woodbridge Site Design\Documents\F_Notes\Lot 17 WW Easement Vacate.doc
Drawing:\Baseline\Projects\Woodbridge Site Design\Dwg\Woodstone Easement.dwg

Reviewed 12-16-10
Anneli Jones

LEGEND

SYMBOL DESCRIPTION

- 1/2" REBAR FOUND
- △ CALCULATED POINT
- ⊙ WASTE WATER MANHOLE
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFO (VOL. 67, PG. 51-P.R.T.C.T.)

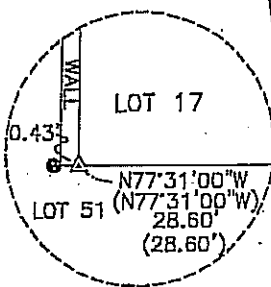
SHEET

12

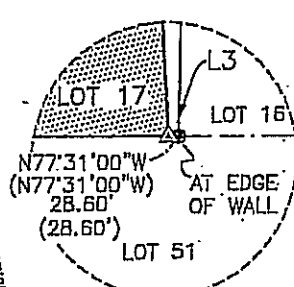
Exhibit B
Page 1002

LINE TABLE

LINE	BEARING	LENGTH
L1	N77°31'00"W	5.01'
(L1)	N77°31'00"W	
L2	S77°31'00"E	10.03'
(L2)	S77°31'00"E	
L3	S77°31'00"E	1.20'
(L3)	S77°31'00"E	
L4	N77°31'00"W	5.01'
(L4)	N77°31'00"W	



DETAIL "A"
(NOT TO SCALE)



DETAIL "B"
(NOT TO SCALE)

RESUBDIVISION NO. 1
WOODSTONE SQUARE
VOL. 67, PG. 51
P.R.T.C.T.

NOTE: ON LOT 17,
THE EXISTING STRUCTURE
OCCUPIES ENTIRE WIDTH
OF LOT

0.0157 AC.
(682 S.F.)

LOT 51

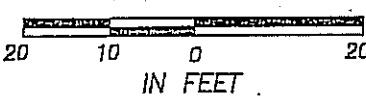
LOT 18

LOT 17

LOT 16

LOT 15

GRAPHIC SCALE



IN FEET

MATCHLINE SHEET 4
MATCHLINE SHEET 3

LOT 51

POINT OF
BEGINNING

RESUBDIVISION NO. 1
WOODSTONE SQUARE
VOL. 67, PG. 51
P.R.T.C.T.

SKETCH TO ACCOMPANY FIELD NOTES
OF 0.0157 OF ONE ACRE (682 SQUARE FEET) OF LAND,
BEING OUT OF LOT 17, RESUBDIVISION NO. 1
WOODSTONE SQUARE; A SUBDIVISION OF RECORD IN
VOLUME 67, PAGE 51 OF THE PLAT RECORDS OF
TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A
10' WIDE WASTEWATER EASEMENT RETAINED FROM
VACATION AND DESCRIBED IN VOLUME 4008, PAGE 44 OF
THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

info@baseline@austin.tx.com

File: (Projects)\Woodbridge Site Design\Draw\Woodstone Easement
Job No. Snapshot
Scale (Hor.): 1"=20' Scale (Vert.):
Date: 11/16/10 Checked By: JSL Drawn By: RLW

SHEET

4 of 4

Exhibit B

Page 2 of 2

NOTE: ON LOT 17, THE EXISTING STRUCTURE OCCUPIES ENTIRE WIDTH OF LOT

0.0157 AC.
(682 S.F.)

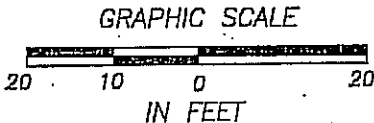
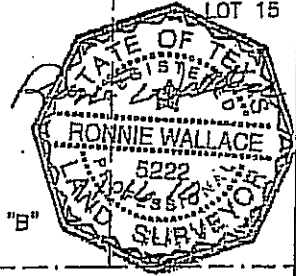
LOT 51

LOT 18

LOT 17

LOT 16

LOT 15



SEE DETAIL "A"

SEE DETAIL "B"

N77°31'00"W
(N77°31'00"W)
(BASIS OF BEARINGS)
28.60'
(28.60')

POINT OF BEGINNING

RESUBDIVISION NO. 1
WOODSTONE SQUARE
VOL. 67, PG. 51
P.R.T.C.T.

MATCHLINE SHEET 4
MATCHLINE SHEET 3

LOT 51

N08°24'36"E
49.01'

RESUBDIVISION NO. 1
WOODSTONE SQUARE
VOL. 67, PG. 51
P.R.T.C.T.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°31'00"W	5.01'
(L1)	N77°31'00"W	
L2	S77°31'00"E	10.03'
(L2)	S77°31'00"E	
L3	S77°31'00"E	1.20'
(L3)	S77°31'00"E	
L4	N77°31'00"W	5.01'
(L4)	N77°31'00"W	

LOT 51

N44°04'45"W
24.43'

POINT OF COMMENCING

WOODBIDGE DRIVE
(50' R.O.W.)

LEGEND

SYMBOL DESCRIPTION

- 1/2" REBAR FOUND
- △ CALCULATED POINT
- ⊙ WASTE WATER MANHOLE
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFO (VOL. 67, PG. 51-P.R.T.C.T.)

CENTERLINE OF 10' WIDE
PUBLIC UTILITY EASEMENT RETAINED
IN VOL. 4008, PG. 44
D.R.T.C.T.

MAYWOOD AVENUE
(50' R.O.W.)

(Sub 34.00"W)
S08°02'17"W
64.19'
(64.00')

LOT 14

WOODS KNOLL
ADDITION
VOL. 37, PG. 3
P.R.T.C.T.

LOT 11

BEARING BASIS: THE SOUTH LINE OF LOT 17, RESUBDIVISION NO. 1 WOODSTONE SQUARE; A SUBDIVISION OF RECORD IN VOL. 67, PG. 51, P.R.T.C.T. BEING NORTH 77°31'00 WEST, AS NOTED THEREIN.

SKETCH TO ACCOMPANY FIELD NOTES
OF 0.0157 OF ONE ACRE (682 SQUARE FEET) OF LAND,
BEING OUT OF LOT 17, RESUBDIVISION NO. 1
WOODSTONE SQUARE; A SUBDIVISION OF RECORD IN
VOLUME 67, PAGE 51 OF THE PLAT RECORDS OF
TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A
10' WIDE WASTEWATER EASEMENT RETAINED FROM
VACATION AND DESCRIBED IN VOLUME 4008, PAGE 44 OF
THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.tx.us

File: Projects\Woodbridge Site Design\Draw\Woodstone Easement
Job No. Snapshot
Scale (Hor.): 1"=20' Scale (Vert.):
Date: 11/16/10 Checked By: JSL Drawn By: RLW

SHEET
3 of 4

After recording, return to:

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

Attn: Chris Muraida

File No. 8858-1012
George Willeford, III

Exhibit List

Exhibit A – Property Description

Exhibit B – Sketch

Recorders 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

Jan 13, 2011 11:33 AM

HOLMC: \$35.00

2011006697

Dana DeBeauvoir, County Clerk

Travis County TEXAS