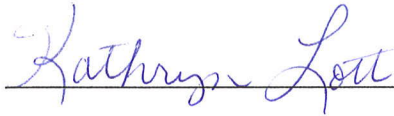


- ## PETITION TO VACATE A PORTION OF TURNAROUND EASEMENT AND RELEASE

CONSENT TO VACATE TURNAROUND EASEMENT

LAND OWNERS:



KATHRYN LOTT

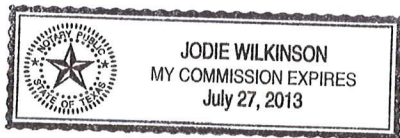


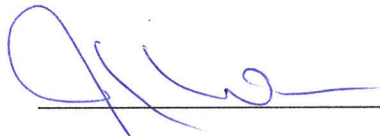
LEON LOTT

ADDRESS: 19305 SOTOGRADE PFLUGERVILLE, TX 78660

MORE LEGALLY DESCRIBED AS LOT 68, BLOCK 1 FAIRWAYS OF BLACKHAWK PHASE VII, TRAVIS COUNTY, TEXAS

Sworn to and subscribed before me this 29th day of February, 2012 by Kathryn Lott and Leon Lott.





Notary Public – State of Texas

EXHIBIT A

FILM CODE
00005275703

157

TURNAROUND EASEMENT

2011 PM 3:51

7:00 PM
2 8 12/17/75

STATE OF TEXAS:

COUNTY OF TRAVIS:

7:00 PM

7:00 PM
2 8 12/17/75

KNOW ALL MEN BY THESE PRESENTS:

2011 PM 3:51

7:00 PM
2 8 12/17/75

That FAIRWAYS OF BLACKHAWK, Limited Partnership, of the County of Travis and the State of Texas, hereinafter referred to as "GRANTORS" whether one or more, for which no lien or encumbrance, express or implied, is retained, have this day GRANTED and CONVEYED and by these presents do GRANT and CONVEY unto Travis County, Texas, a political subdivision of the State of Texas, hereinafter referred to as "GRANTEE", an easement and right-of-way for the construction and maintenance of a turnaround easement to consist of additional right-of-way in, upon and across the following described property, to-wit:

All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas, described in Exhibit "A" attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property

In addition to the easement, rights, and privileges herein conveyed, GRANTEE shall have the right to use so much of the surface of the property of GRANTOR as may be reasonably necessary to construct and install within the right-of-way granted hereby the facilities contemplated by this grant.

TO HAVE AND TO HOLD the above described easement, together with all singular the rights and appurtenances thereto in any way belonging, unto the said GRANTEE and assigns forever; and GRANTORS do hereby bind themselves, their heirs, executors, and administrators to WARRANT AND DEFEND FOREVER all and singular the said premises unto the said GRANTEE and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 17th day of January, 1995.

Lee
Nicholas C. Bauer, Vice President
Ohio Blackhawk of Texas, Inc.
General Partner

REAL PROPERTY SECTION
TRAVIS COUNTY, TEXAS

12417 0179

EXHIBIT A

ACKNOWLEDGEMENT

STATE OF Ohio

COUNTY OF Hamilton

This instrument was acknowledged before me by Nicholas C. Bauer on the 1st day of February, 1995.

Sheri Vee Draffen
Notary Public in and for
The State of Ohio

SHERI VEE DRAFFEN
Notary Public, State of Ohio
My Commission Expires October 20, 1998

Name (printed or typed) _____

My Commission Expires: _____

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12417 0180

EXHIBIT A

JAMES E. GARON & ASSOC., INC.

PROFESSIONAL LAND SURVEYORS

LEGAL DESCRIPTION: BEING 0.06 ACRE OF LAND LYING IN AND SITUATED OUT OF LOT 68, BLOCK 1; FAIRWAYS OF BLACKHAWK, PHASE VII, A SUBDIVISION OF RECORD IN VOLUME 92, PAGE 43 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS ; SAID 0.06 ACRE PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES, INC. IN JANUARY, 1995:

BEGINNING at an iron rod set on the easterly r-o-w (50') line of Sotogrande Drive for the southwesterly corner of said Lot 68:

THENCE N 34°09'33" E 79.58 feet along said r-o-w line to an iron rod set for the northwesterly corner of said Lot 68;

THENCE S 49°48'06" E, 11.29 feet along the northerly line of said Lot 68 to a point of curvature for a curve to the right;

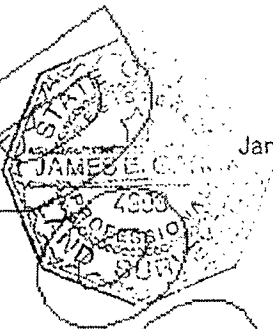
THENCE a distance of 114.29 feet along the arc of said curve having a radius of 40.00 feet and a chord bearing S 42°18'24" W, 79.19 feet to the POINT OF BEGINNING and containing 0.06 acre of land, more or less, as shown on map of survey prepared herewith.

Surveyed by:


James E. Garon
Registered Professional Land Surveyor

Jan. 25, 1995

\\word\legal\bhvii68



REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

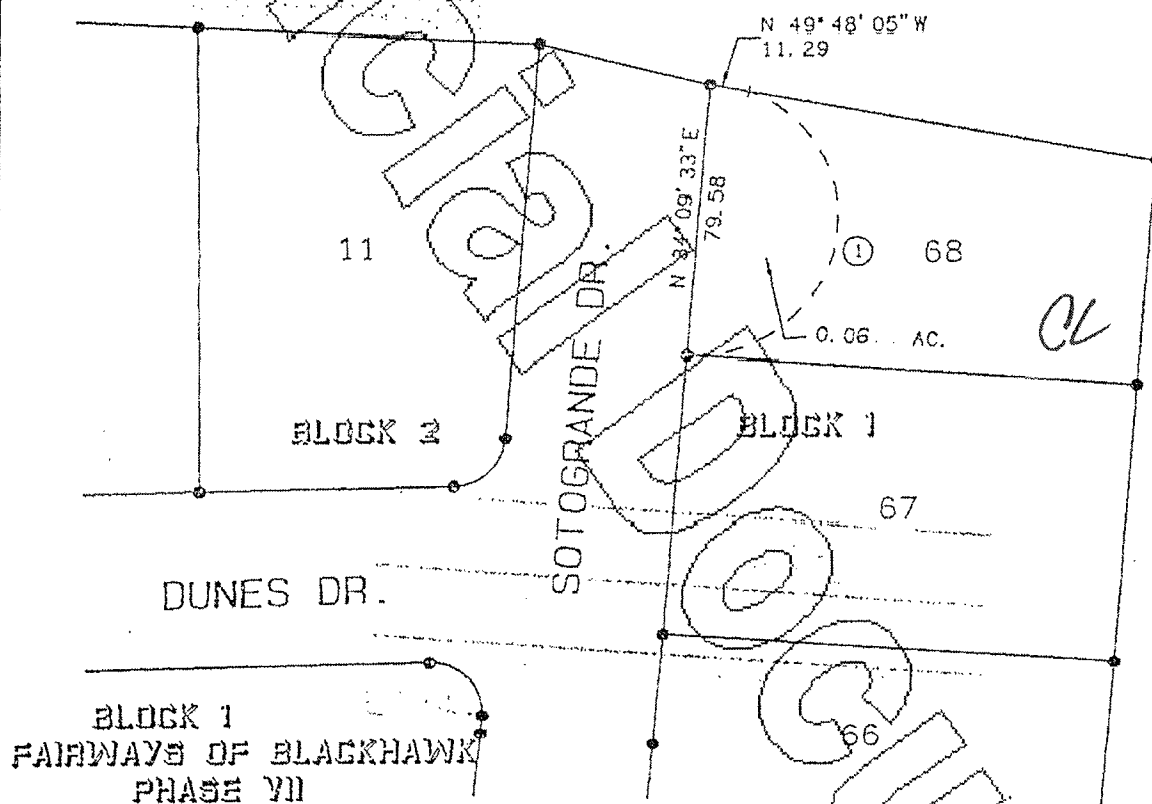
12417 0181

EXHIBIT B CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
163° 42' 19"	40.00	114.29	279.40	N 42° 18' 24"E	79.19

FAIRWAYS OF BLACKHAWK
LIMITED PARTNERSHIP
VOL. 11786, PG. 135

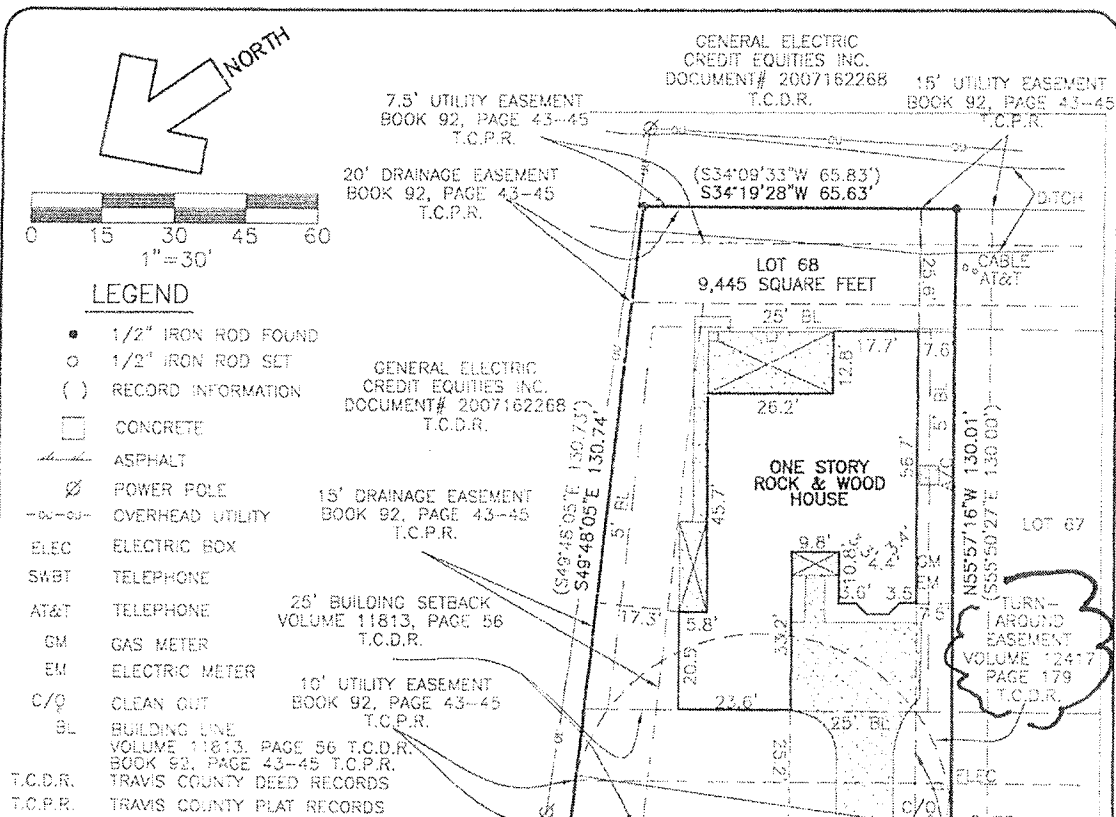
SCALE 1" = 50'



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR
0.06 AC. TURN-AROUND EASEMENT

JAMES GARON & ASSOC.
1101 CAPITOL OF TX HWY
BLDG. H, SUITE 101
AUSTIN, TEXAS 78746

JAMES GARON



TITLE COMMITMENT NOTE
THIS SURVEY CONTAINS THE INFORMATION SHOWN IN SCHEDULE B OF INDEPENDENCE TITLE COMPANY, TITLE REPORT OF# 1116633-BOK, DATED FEBRUARY 13, 2012 WITH THE FOLLOWING CLARIFICATIONS

SEE RESTRICTION AND CONDITION OF RECORD IN BOOK 92, PAGE 43, T.C.P.R.

VOLUME 11813, PAGE 56, VOLUME 11939, PAGE 992
VOLUME 12032, PAGE 1108, VOLUME 12032, PAGE 1113
VOLUME 12419, PAGE 602, VOLUME 12565, PAGE 1692
VOLUME 13034, PAGE 346, DOCUMENT# 2000190766
DOCUMENT# 2000190768, DOCUMENT# 2001007264
DOCUMENT# 2001076722, DOCUMENT# 2002227028
DOCUMENT# 2007216361, DOCUMENT# 2009141975
T.C.D.R.

10g. SETBACKS, EASEMENTS AS RECORDED IN

VOLUME 11813, PAGE 56, AS SHOWN
VOLUME 12032, PAGE 1108 DOES NOT AFFECT
DOCUMENT# 2000190766, DOCUMENT# 2001007222
GOLF BALL EASEMENT, BLANKET TYPE

T.C.D.R. AS SHOWN.

10h. 10' PUBLIC UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS AT THE FRONT OF ALL LOTS BOOK 92, PAGES 43-45 T.C.P.R. AS SHOWN.

10i. j. k. l. m.

7.5' PUBLIC UTILITY EASEMENT ALONG REAR LOT
15' DRAINAGE EASEMENT ALONG NORTHERLY LOT
20' DRAINAGE EASEMENT ALONG REAR LOT LINE
15' UTILITY EASEMENT ALONG THE SOUTHERLY LOT LINE
BUILDING SETBACK LINES AS STATED ON THE PLAT
BOOK 92, PAGE 43-45 T.C.P.R. AS SHOWN.

10n. MANVILLE WATER SUPPLY CORPORATION PIPELINE VOLUME 4858, PAGE 1487 NOT DETERMINED BY THIS SURVEY.

10o. MAINTENANCE OF MANVILLE WATER SUPPLY CORP PIPELINE, VOLUME 9468, PAGE 780 T.C.D.R. NOT DETERMINED BY THIS SURVEY.

10p. PIPELINE EASEMENT VOLUME 4558, PAGE 1489 AND VOLUME 9468, PAGE 780 T.C.D.R. NOT DETERMINED BY THIS SURVEY.

10q. TURNAROUND EASEMENT, VOLUME 12417, PAGE 179 T.C.D.R. AS SHOWN.

NOTES:

1. ANY EASEMENTS AND BUILDING LINES AS PER TITLE COMMITMENT OF# 1116633-BOK AS SUPPLIED BY INDEPENDENCE TITLE COMPANY, DATED FEBRUARY 13, 2012 NO ADDITIONAL RESEARCH WAS DONE BY LIVE OAK SURVEYING FOR ANY EASEMENTS, RESTRICTIONS, OR CONDITIONS OF RECORD WHICH MAY AFFECT THIS PROPERTY.

TO: KATHY L. LOTT AND LEON L. LOTT
NATIONAL INVESTORS TITLE INSURANCE COMPANY, INDEPENDENCE TITLE COMPANY

CF# 1116633-BOK

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THERE ARE NO DISCREPANCIES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINE OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON AND SAID PROPERTY ADJOINS A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

DEAN A. WOODLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR (NO. 8086)

DATE:



FINAL 2-15-2012

CLIENT: CHANCE LEIGH CUSTOM HOMES
FIELD BOOK: 123, PAGE: 17
DRAWN BY: P.M.W.
PROJECT NO.: 822-00-10
DATE: 8-24-2010
FILE: 8220810-FINAL.DWG

SURVEY
OF LOT 68, BLOCK "1"
FAIRWAYS OF BLACKHAWK, PHASE VII
AS RECORDED IN BOOK 92, PAGES 43-45
TRAVIS COUNTY, TEXAS

COPYRIGHT DEAN WOODLEY, 2012
ALL RIGHTS RESERVED

LIVE OAK SURVEYING
12421 WYCLIFF LANE
AUSTIN, TX 78727-5220
(512) 837-1013
(512) 837-9102 FAX