

FILM CODE

PARTIAL VACATION OF CANYON RIDGE PHASE "B" 00005390009

THE STATE OF TEXAS

COUNTY OF Travis

WHEREAS, the Beard Family Partnership, as owner of 137.5503 acres of land of which 23.5118 acres is out of the A.E. Patton Survey No. 541; 63.443 acres is out of the Wm Swain Survey No. 810 and 51.5955 acres is out of the O. Dalton Survey No. 467 as conveyed to it by deed recorded in Volume 9394, Page 593 of the Plat Records of Travis County, Texas did heretofore subdivide the same into the subdivision designated Canyon Ridge Phase "B", the plat of which is recorded in Book 93, Page 5 of the Travis County, Texas Plat Records, and

WHEREAS, the following lots in said subdivision are now owned the parties indicated, to wit:

<u>LOT</u>	<u>OWNER</u>
1 through 8, Blk "A"	Beard Family Partnership James L. Beard P.O. Box 2011 Bryan, TX 77806

WHEREAS, Beard Family Partnership, James L. Beard who collectively constitute the owners of all original, intact lots in Canyon Ridge Phase "B" are desirous of partially vacating said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar as the same pertains to Lot 1, Block "A".

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Beard Family Partnership, James L. Beard for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lot 1 Block "A" only. Said subdivision shall, however, remain in full force and effect as to all other lots in Canyon Ridge Phase "B".

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

1-5-96

OWNER'S SIGNATURE

*James L. Beard*  
Beard Family Partnership  
James L. Beard  
P.O. Box 2011  
Bryan, TX 77806

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12619 0491

APPROVAL OF PARTIAL PLAT VACATION

BE IT KNOWN, that on the 23rd day of January, 1996, the Planning Commission of the City of Austin, at its regular meeting, did approve the partial vacation of the subdivision known as Canyon Ridge Phase "B", as recorded in Book 93, Page 5, of the Travis County Plat Records, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this 23rd day of January, 1996.

Mike A. Rivera  
Mike A. Rivera  
CHAIR  
Planning Commission  
City of Austin  
Travis County, Texas

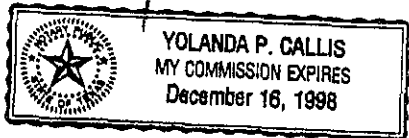
ATTEST:

[Signature]  
Executive Secretary  
Planning Commission of the City of Austin

THE STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MIKE A. RIVERA known to be the person whose name is subscribed to the foregoing instrument as Chairperson of the Planning Commission of the City of Austin, Texas, a municipal corporation, and s/he acknowledged to me that s/he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of January, 1996



[Signature]  
Printed Name: \_\_\_\_\_  
Notary Public in and for the  
State of Texas

SEAL

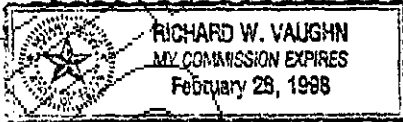
My commission expires \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James L. Beard known to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5 day of February, 1996.

*Richard W. Vaughn*

Printed Name: Richard W. Vaughn  
Notary Public in and for the State of Texas



My commission expires Feb 28, 1998

SEAL

AFTER RECORDING RETURN TO:  
CITY OF AUSTIN/PLANNING DEPT.  
301 W. 2nd  
AUSTIN, TX 78701  
ATTN: Hector Avila

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, on

FEB 8 1996



*Anna Robinson*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DANA DE BEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

96 FEB -8 PM 2:34

FILED

RECEIPT#: A00019688 TRANS#: A0487 DEPT: REGULAR RECORD \$13.00  
CASHIER: BSTHU FILE DATE: 2/8/96 TRANS DATE: 2/8/96  
PAID BY: CHECK# 1683

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12619 0493

Document