

DOC. NO.

92019838

00004800890

RELEASE OF BUILDING SETBACK EASEMENT

STATE OF TEXAS }
COUNTY OF TRAVIS }

9:21 AM 9853

7.00 INDX
1 1 03/03/92

KNOW ALL PERSONS BY THESE PRESENTS:

9:21 AM 9853

3.00 RECM
1 1 03/03/92

1. That the undersigned, Dexmoor, Inc. ("Dexmoor"), formerly known as Wilson Development Corporation, was the Developer of Jester Estates, Section I, Phase II, a subdivision in Travis County, Texas (the "Subdivision").

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2. As the Developer, Dexmoor reserved certain building set back requirements for the rear property line of Lot 10, Amended Plat of Lots 10, 11 and 12, Block F, Jester Estates ("Lot 10"), described in the restrictions for the Subdivision recorded in Volume 7863, Page 53 and Volume 8430, Page 35, Real Property Records, Travis County, Texas.

3. Dexmoor reserved unto itself, as Developer, the right to change the restrictions, in whole or in part.

4. A portion of the improvements located on Lot 10 appears to encroach into the rear building setback line of Lot 10 as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

5. Dexmoor hereby agrees to vary said building setback line insofar as the improved portions of the house and deck protrude into the rear building setback line of Lot 10 and to release the affected portions of Lot 10 from such rear building setback line.

6. This variance in no way affects or changes any other building setback line requirements as to Lot 10 or any other lot in the Subdivision or authorizes any other or further encroachment into the rear setback line other than what is shown on Exhibit "A."

EXECUTED this 19 day of February, 1992.

DEXMOOR, INC.

By: _____

Name: CLARK N. WILSON

Title: PRESIDENT

STATE OF TEXAS }
COUNTY OF TRAVIS }

This instrument was acknowledged before me on the 19th day of February, 1992, by CLARK N. WILSON PRESIDENT of Dexmoor, Inc., a Texas corporation, on behalf of said corporation

I, THE UNDERSIGNED, HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY OF THE PROPERTY LOCATED AT: 6901 PEPPERVINE COVE, AUSTIN, TEXAS, BEING DESCRIBED AS FOLLOWS: LOT 10, AMENDED PLAT OF LOTS 10, 11, AND 12, BLOCK F, JESTER ESTATE, SECTION 1, PHASE II, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN BOOK 86, PAGE 102C, 102D, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

REFERENCE: LGF: 71-3200

BUYER: Thomas P. & Vickie Prohoditch

SELLER: RICHARD THOMAS & MARY GIDEL FRASER

Note: For restrictions see Vol 7863, Pg 53, Vol 7430, Pg 45 and BL 86, Pg 335-337, Travis County Records.

The easement described in Vol 7446, Pg 12, does not affect this lot.

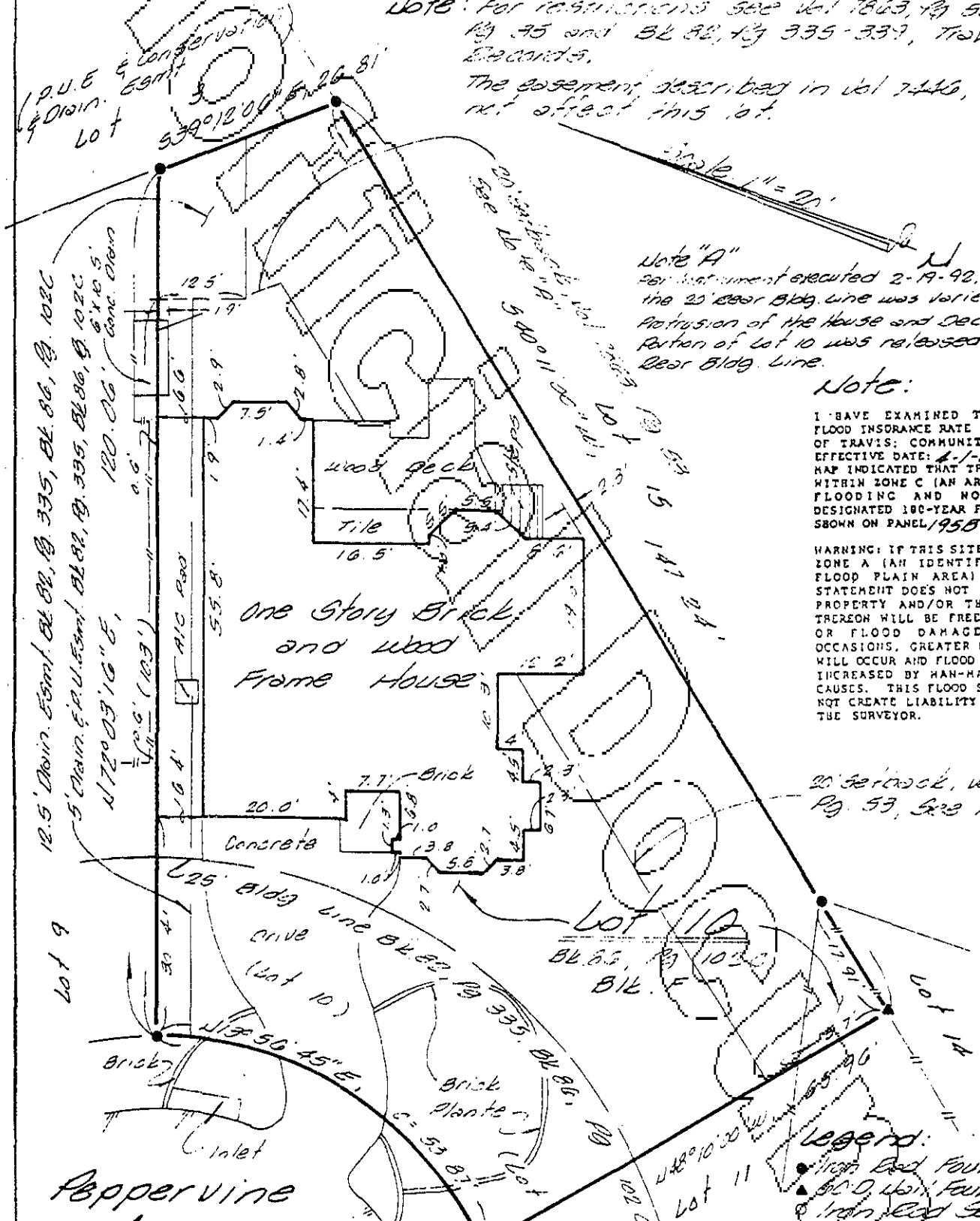
Note "A"
20' easement executed 2-19-92, by Clark Wilson, the 20' Rear Bldg. Line was varied to permit the Addition of the House and Deck; the affected portion of Lot 10 was released from said Rear Bldg. Line.

Note:

I HAVE EXAMINED THE F.E.M.A.'S FLOOD INSURANCE RATE MAP FOR COUNTY OF TRAVIS; COMMUNITY NO. 481026; EFFECTIVE DATE: 4-1-82; AND THAT MAP INDICATED THAT THIS PROPERTY IS WITHIN ZONE C (AN AREA OF MINIMAL FLOODING AND NOT WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN) AS SHOWN ON PANEL 195B OF SAID MAP.

WARNING: IF THIS SITE IS NOT WITHIN ZONE A (AN IDENTIFIED 100-YEAR FLOOD PLAIN AREA), THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

20' setback, Vol 7863, Pg 53, See Note "A"



Legend:
 • Iron Rod Found
 • 60° Well Found in Rock
 • Iron Rod Set
 • Wood Fence

11296 7501

FILED

92 MAR -3 PH 3: 14

DANA DE BEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

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

MAR 3 1992



Dana De Beauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

UNRECORDED

RECORDER'S MEMORANDUM - At the time of
recording this instrument was found to be inadequate
for the best photographic reproduction, because of
illegibility, carbon or photo copy, discolored paper,
etc. All blockouts, additions and changes were present
at the time the instrument was filed and recorded.