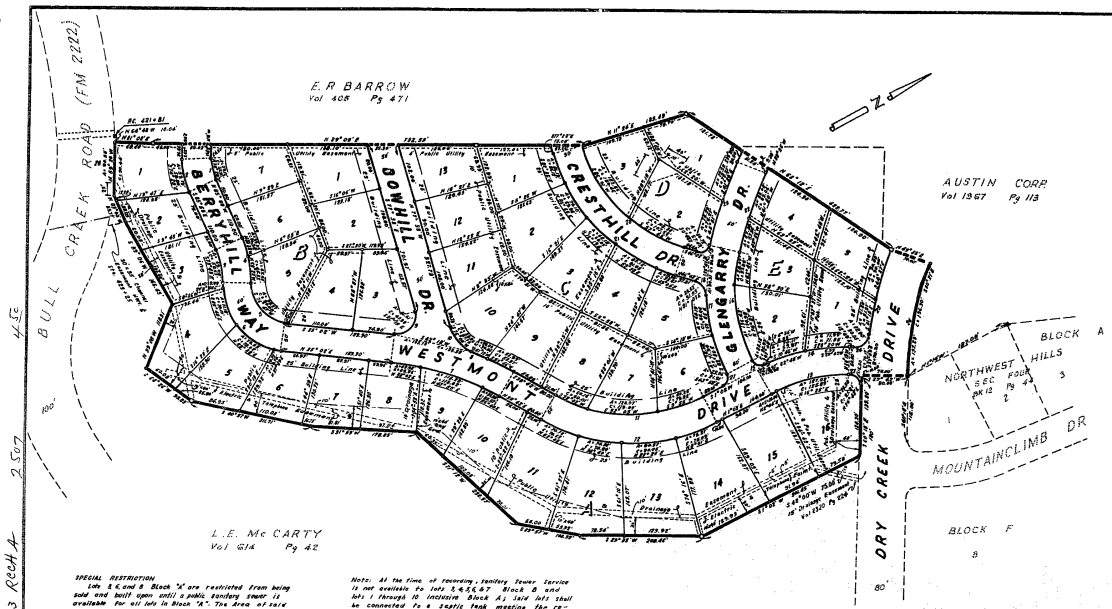

SPECIAL RESTRICTION

Lots 5, 6 and 8 Block "A" are restricted from being sold and built upon until a public sanitary sewer is available for all lots in Block "A". The Area of said lots 5,6, and 8 are designated for use of the adjoining lots as sites for septic tanks until a public sanitary sewer is available. All lots are required to be connected to the public sewer within 90 days after it is available. This requirement is enforceable by the owner of said lots 5, 6 and 8 and or the City of Austin, Texas.

Note: At the time of rendering sanitary sewer service is not available to lots 5,6,&7 Block B and lots 1 through 10 inclusive Block A; said lots shall be connected to a septic tank meeting the requirements of the State Health Department and approval by the City of Austin, until such time as sanitary sewer service is made available.

Note:
In addition to the easements shown, an easement 5 feet in width across the rear of all lots is dedicated for public utilities

CURVE DATA

	1	2	3	4	5	6	7	8	9
	I = 23°00'	23°00'	24°10'	24.30'	83°30'	83°30'	83°40'	23°40'	112°35'
	R = 97.46'	147.46'	138.17'	166.17'	67.64'	112.64'	472.28'	537.28'	26.81'
	T = 19.89'	30.00'	30.00'	40.86'	60.37'	105.00'	100.00'	110.49'	45.16'
	A = 39.12'	59.19'	58.05'	80.46'	98.57'	171.44'	182.15'	217.80'	56.62'
	LC = 38.86'	58.80'	58.69'	79.85'	90.08'	156.67'	166.75'	216.26'	47.93'

	10	11	12	13	14	15	16	17	18
	I = 62°55'	57°40'	57°40'	78°40'	28°40'	84°58'	41°22'	41°22'	70°10'
	R = 64.85'	259.80'	308.80'	173.96'	328.55'	15.83'	248.39'	318.53'	27.68'
	T = 39.25'	142.47'	170.00'	70.00'	83.78'	14.40'	101.71'	130.89'	19.58'
	A = 53.96'	260.48'	310.60'	137.06'	163.08'	23.12'	194.50'	250.60'	33.42'
	LC = 51.25'	249.43'	297.86'	133.64'	160.40'	20.99'	190.30'	225.68'	31.35'

	19	20	21	22	23	24	25	26	27	28
	I = 39°40'	26°20'	54°20'	8°11	8°11	83°42'	28°58'	19°58'	90°00'	9°50'
	R = 16.79'	764.62'	514.64'	982.20'	1098.20'	15.83'	598.58'	968.50'	15.00'	322.62'
	T = 30.68'	142.18'	149.99'	70.39'	78.91'	20.17'	111.51'	95.65'	15.00'	45.85'
	A = 30.78'	260.94'	310.25'	140.88'	162.97'	23.30'	210.47'	192.89'	23.56'	90.86'
	LC = 27.41'	258.50'	297.89'	140.91'	162.66'	30.05'	220.47'	196.30'	21.21'	90.44'

LEGEND

- Iron Pin Set
- Iron Pin Found
- Cone Monument Set
- Cone Idonument Found
- Easement as noted

Scale : 1" = 100'

NORTHMOOR PARK

THE STATE OF TEXAS:
COUNTY OF TRAVIS :

KNOW ALL MEN BY THESE PRESENTS: That J. C. Evans, not joined herein by his wife for the reason that these tracts are not and never have been part of his homestead, owner of certain tracts out of the T. J. Chambers Survey in Travis County, Texas, conveyed to him by deeds recorded in the Deed Records of Travis County, Texas, as follows:

11.74 acres, recorded in Volume 2458, Page 262,
4.41 acres, recorded in Volume 2173, Page 480,
0.17 acres, recorded in Volume 2401, Page 147 ,
0.22 acres, recorded in Volume 2401, Page 149 ,
0.33 acres, recorded in Volume 2401 Page 152 ,

Hereby subdivides 16.35 acres out of said tracts, as shown on this map or plat to be known as NORTHMOOR PARK and dedicates to the public use of the streets and easements as shown thereon.

In witness whereof the said J. C. Evans hereunto set his hand this 19th day of September, 1962.

J. C. Evans

THE STATE OF TEXAS:
COUNTY OF TRAVIS :

On this day before me a notary public in and for Travis County, Texas, personally appeared J. C. Evans, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he signed the same for the purposes and considerations therein expressed.

Given under my hand and seal this the 19th day of September, A.D., 1962.

Notary Public, Travis County, Texas

APPROVED FOR ACCEPTANCE:

Date MAY 20, 1963

Hoyle M. Osborne by Cliff R. Denny
Hoyle M. Osborne, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, this the 20th day of MAY , A.D., 1963

W. Gale Loave
Secretary

David B. Barrow
Chairman

FILED FOR RECORD: At 2:45 o'clock P M., this 20 day of May A.D., 1963.

Edwin Pruitt
Deputy

Emilie Limberg
Emilie Limberg, Clerk, County Court
Travis County, Texas

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Miss Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid do hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for Record in my office on the 20 day of May , A.D., 1963, at 2:45 o'clock P M., and duly recorded on the 20 day of May , A.D., 1963, at 2:50 o'clock P M., in the Plat Records of said County in Plat Book No. 17 , Page 73 .

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County, the date last written above.

Edwin Pruitt
Deputy

Emilie Limberg
Emilie Limberg, Clerk, County Court
Travis County, Texas

"Each house constructed in this subdivision shall be connected to a septic tank of a design approved by the State Health Department, or to a sanitary sewer system."

I HEREBY CERTIFY THAT SECTION ELEVEN OF THE CITY OF AUSTIN SUBDIVISION ORDINANCE HAS BEEN COMPLIED WITH.

SURVEYED BY:

THE MARVIN TURNER ENGINEERS, Inc.

Registered Professional Engineer

9/17/62
Date

May 20-63 Rec'd 4:15 2507

For Restrictions & this Plat see Vol. 2601, Page 157 Deed Records

Job No. 62-64 F
F.B. AU 937