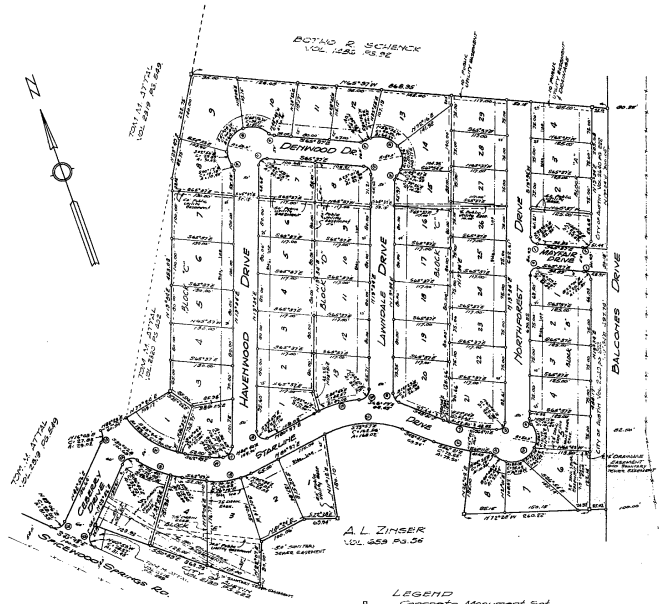
Aug 19-63 ROCHA 4265 450



In addition to the easements shown on this plat, the rear five (5.00) feet of each lot is reserved for public utilities

LEGEND
- Concrete Monument Set
- Iron Pipe Set
- Iron Stake Found
- Easement

Scale 1" = 100'

CURVE DATA

(1) Δ 85°11' T 13.29' R 15.00' LC 20.30' ARC 22.30'	(2) Δ 34°43' T 14.82' R 16.00' LC 27.09' ARC 24.82'	(3) Δ 96°16' T 14.73' R 15.00' LC 22.34' ARC 25.20'	(4) Δ 33°43' T 5.42' R 15.00' LC 10.31' ARC 10.40'	(5) Δ 176°41' T 1355.71' R 50.00' LC 99.38' ARC 1993.31'	(6) Δ 15°40' T 42.00' R 230.75' LC 79.26' ARC 79.80'	(7) Δ 15°40' T 33.12' R 246.75' LC 66.66' ARC 66.83'	(8) Δ 58°06' T 15.00' R 22.00' LC 24.86' ARC 26.78'	(9) Δ 164°37' T 370.21' R 50.00' LC 99.00' ARC 143.66'
(10) Δ 134°28' T 93.97' R 30.00' LC 39.67' ARC 152.06'	(11) Δ 94°43' T 76.82' R 50.00' LC 82.09' ARC 82.82'	(12) Δ 85°11' T 13.29' R 15.00' LC 20.30' ARC 22.30'	(13) Δ 36°34' T 49.56' R 80.00' LC 94.18' ARC 96.73'	(14) Δ 14°22' T 12.00' R 150.00' LC 29.01' ARC 29.07'	(15) Δ 29°34' T 61.05' R 229.00' LC 120.57' ARC 120.40'	(16) Δ 47°46' T 90.12' R 176.00' LC 145.70' ARC 150.27'	(17) Δ 62°45' T 22.44' R 50.25' LC 52.54' ARC 54.63'	(18) Δ 125°57' T 175.46' R 58.01' LC 126.94' ARC 31.16'
(19) Δ 84°08' T 31.15' R 23.00' LC 105.03' ARC 120.78'	(20) Δ 85°11' T 13.94' R 21.53' LC 29.23' ARC 32.11'	(21) Δ 50°52' T 30.00' R 189.50' LC 162.56' ARC 168.02'	(22) Δ 38°49' T 58.00' R 81.45' LC 96.45' ARC 96.34'	(23) Δ 89°33' T 20.00' R 20.12' LC 28.37' ARC 31.48'	(24) Δ 30°01' T 20.00' R 19.88' LC 28.50' ARC 31.35'	(25) Δ 55°46' T 16.71' R 23.86' LC 27.83' ARC 29.02'		

Balcones West

STATE OF TEXAS
COUNTY OF TRAVIS } KNOW ALL MEN BY THESE PRESENTS

THAT PRINGLE BROTHERS INCORPORATED, a corporation existing and organized under the laws of the State of Texas and acting hereby and through its President Wiley D. Pringle, and being the owner of the hereon designated tract of land same being out of and a part of the James Mitchell Survey in Travis County, Texas, and being the same tract of land conveyed to it by deed of record in Volume 2625 at page 294 of the Deed Records of Travis County, Texas, does hereby subdivide 19.11 acres of land in accordance with the attached plat to be known as BALCONES WEST and hereby dedicates to the public use all streets and easements shown hereon, subject to all easements and restrictions heretofore granted.

WITNESS THE SEAL OF SAID CORPORATON and the hand of its President this the 17th day of June A.D. 1963

ATTEST: Howard D. Pringle
Howard D. Pringle Secretary, Treasurer

Wiley D. Pringle
Wiley D. Pringle, President

STATE OF TEXAS
COUNTY OF TRAVIS }

BEFORE ME, the undersigned authority, a notary Public in and for said County and State, on this day personally appeared Wiley D. Pringle, known to me to be the person whose name is subscribed to the foregoing instrument as President of Pringle Brothers, Incorporated, and acknowledged to me that he executed the same in such capacity as the act and deed of said Corporation for the purposes and Consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of June A.D. 1963

John A. McPhail
Notary Public, in and for Travis County, Texas

APPROVED FOR ACCEPTANCE
This the 19 day of August A.D. 1963
Kyle M. Osborne
Director of Dept. of Planning

ACCEPTED AND AUTHORIZED FOR RECORD
By the Planning Commission of the City of Austin, Texas
On this the 19 day of August A.D. 1963
Chairman
Secretary

Filed for record on the 19 day of Aug A.D. 1963
at 9:40 O'clock A.M.
Miss Emilie Limberg County Clerk of Travis County, Texas
By Ellen Pruitt
Deputy

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 within and foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the 19 day of Aug A.D. 1963 at 9:40 O'clock A.M. and duly recorded on the 19 day of Aug A.D. 1963 at 9:45 O'clock A.M. in Book 18 of 32 page of the plat Records of Travis County, Texas

WITNESS MY HAND AND SEAL of the County Court of said County the date last written above.
Miss Emilie Limberg, Clerk of the County Court Travis County, Texas
By Ellen Pruitt
Deputy

This is to certify that Section 11 of the subdivision Ordinance of the City of Austin, Travis County, Texas has been complied with.
Surveyed by Oscar W. Holmes
Oscar W. Holmes
Registered Professional Engineer
Date 6-17-63

RESTRICTION-
Access to Balcones Drive from Block A and Block B (Lots 1 through 6) is prohibited. This restriction is enforceable by any lot owner or the City of Austin.

RECEIVED
Planning Dept.
City of Austin
JUL 11 '63