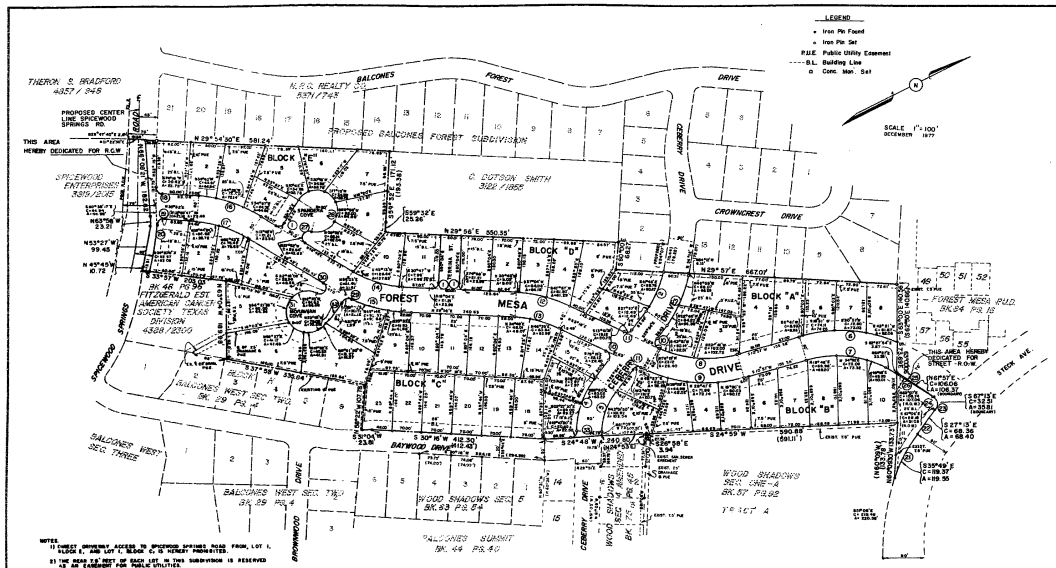
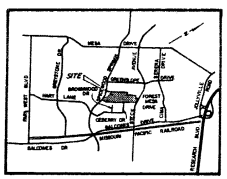
JAN. 27-78 RCCHB 5742 ★ 10.00

Vol. 76 Page 147
PLAT RECORD, TRAVIS COUNTY, TEXAS

1-69-7454



NOTES:
1) DIRECT VEHICULAR ACCESS TO SPICEWOOD SPRINGS ROAD FROM, LOT 1, BLOCK E, AND LOT 1, BLOCK C IS HEREBY PROHIBITED.
2) THE NEAR 7.5 FEET OF EACH LOT IN THIS SUBDIVISION IS RESERVED AS AN EASEMENT FOR PUBLIC UTILITIES.



VICINITY PLAN
NO SCALE

	1	2	3	4	5	6	7	8	9
Δ	90°00'	28°16'	24°18'	35°15'	25°15'	29°05'	42°30'00"	42°15'	43°15'
R	15.00	109.46	268.46	229.50	189.50	346.71	23.50	250.79	310.79
T	15.00	27.56	47.68	72.23	53.47	124.00	101.17	97.06	110.29
C	21.21	53.92	131.26	138.83	101.62	233.67	161.93	161.04	224.56
A	23.56	102.98	152.80	140.48	103.94	234.28	192.33	185.22	229.54

	10	11	12	13	14	15	16	17	18
Δ	100°50'	19°10'	23°20'	23°40'	28°52'	28°52'	27°54'	27°58'	89°49'
R	15.00	15.00	330.27	270.27	269.17	329.17	331.56	271.56	15.00
T	16.16	12.40	68.80	56.81	69.58	84.72	82.46	67.84	14.19
C	23.62	18.18	133.57	109.31	134.18	164.10	160.03	131.08	20.62
A	26.40	20.73	134.50	110.06	135.81	165.94	161.64	132.39	22.73

	19	20	21	22	23	24	25	26	27
Δ	89°44'	11°05'15"	30°36'	08°28'	89°28'	89°47'49"	19°14'15"	19°20'	166°39'27"
R	15.00	746.00	636.70'	609.11	23.74	20.48	400.00	400.00	15.00
T	14.93'	72.51	174.24'	54.23	22.20	18.30	03.50	03.86	126.24
C	21.15'	157.73	336.06'	90.56	32.21	28.18	106.08	106.74	29.80
A	23.49'	158.03	340.13'	68.40	36.81	31.03	106.37	107.08	43.63

	28	29	30	31	32	33
Δ	256°29'33"	64°00'	177°47'48"	244°00'00"	21°47'15"	05°07'
R	50.00	15.00	15.00	50.00	225.00	15.00
T	-	15.61	779.73	-	43.50	13.98
C	-	20.17	29.99	-	85.06	20.43
A	223.98	22.22	46.53	214.85	85.56	20.50

THE FUTURE 100 YEAR FLOOD PLAIN WILL BE INSIDE THE DRAINAGE EASEMENTS

Ralph Reed
Registered Professional Engineer No. 37457, Texas

SIDEWALK NOTE: SIDEWALKS SHALL BE INSTALLED ON THE SOUTH SIDE OF CEDERRY DRIVE, BOTH SIDES OF FOREST MESA DRIVE, THE SOUTH SIDE OF STECK AVENUE, THE NORTH SIDE OF SPICEWOOD SPRINGS ROAD, THE SOUTH SIDE OF SPANDERA COVE AND THE NORTH SIDE OF MORAVIAN COVE. SUCH SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF ANY TYPE I & II DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY. SIDEWALKS WHICH HAVE NOT BEEN INSTALLED WITHIN TWO YEARS FROM THE DATE OF ACCEPTANCE FOR MAINTENANCE OF THE STREET, MAY UPON APPROVAL OF THE CITY COUNCIL, BE CONSTRUCTED BY THE CITY OF AUSTIN AND ASSESSMENT SHALL BE MADE AGAINST THE AFFECTED PROPERTIES, FOR ALL ENGINEERING, ADMINISTRATION, AND CONSTRUCTION COSTS.

I, Samir G. Hanna, a Registered Public Surveyor, Authorized under the Laws of the State of Texas to practice the profession of surveying, do hereby certify that this plat complies with Chapter 41-27 of the Austin City Code; is true and correct to the best of my knowledge; and was prepared from a survey made on the ground, under my direction and supervision.

Certified to this 18 day of JANUARY 1978

Samir G. Hanna
Registered Public Surveyor
No. 1870, State of Texas

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS:

THAT Westover Hills, Inc., a corporation existing and organized under the laws of the State of Texas, acting herein and through its, President, R.T. Mayfield, and R. T. Mayfield, individually and as Independent Executor of the Estate of Wallace L. Mayfield, Deceased; and as Guardian of Estate of Bernell Rosalie Seals Mayfield, and Gwendolyn Mayfield Milam, being the owners of the hereon designated tracts of land out of and a part of the James Mitchell Survey and J. P. Wallace Survey No. 18 in Travis County, Texas, being a 6.02 acre tract as recorded in Volume 3831, Page 2082, a 1.02 acre tract as recorded in Volume 3831, Page 2065, a 1.06 acre tract as recorded in Volume 2840, Page 1, a 1.09 acre tract as recorded in Volume 2700, Page 383, a 0.825 acre tract as recorded in Volume 4274, Page 903, and a 0.77 acre tract as recorded in Volume 3632, Page 1683 and five (5) tracts as conveyed by deed in Volume 3766, Page 1351 of Deed Records of Travis County, Texas. Jointly with C. Dotson Smith, owner of 0.31 acre roadway as recorded in Volume 3121, Page 1855, Deed Records of Travis County, Texas; do hereby subdivide 18.09 acres of land in accordance with the attached plat to be known as Spicewood Forest and hereby dedicate to the public use all streets and easements and restrictions hereinafore granted.

WITNESS MY HAND this 24th day of January, 1978, A.D.

R. T. Mayfield
Westover Hills, Inc.

R. T. Mayfield
R.T. Mayfield

C. Dotson Smith
C. Dotson Smith

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, ON THIS DAY PERSONALLY APPEARED [illegible] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS President OF WESTOVER HILLS, INC., AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID COMPANY FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27th DAY OF January, 1978, A.D.

NOTARY PUBLIC, IN AND FOR TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED C. DOTSON SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 26th DAY OF January, 1978, A.D.

NOTARY PUBLIC, IN AND FOR TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED R. T. MAYFIELD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.
WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 26th DAY OF January, 1978, A.D.

NOTARY PUBLIC, IN AND FOR TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE:

Richard Lillie
DATE JANUARY 24 1978 RICHARD E. LILLIE, DIRECTOR OF PLANNING

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 24 DAY OF JANUARY, 1978, A.D.

Mary E. Stanton
SECRETARY

Miguel A. Guerrero
CHAIRMAN

FILED FOR RECORD AT 3:25 O'CLOCK P.M., THIS THE 27 DAY OF Jan., 1978, A.D.

Lorene Smith
DEPUTY

Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, 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 27 DAY OF Jan., 1978, A.D., AT 3:25 O'CLOCK P.M. AND DULY RECORDED ON THE 27 DAY OF Jan., 1978, A.D., AT 3:55 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 76 PAGE 147.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.

Lorene Smith
DEPUTY

Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

C8 -77- 81

NO.	REVISION	BY	DATE
1	REVISED BLOCK C	R.H.	1/19/78

DESIGNED BY: S.G.H.
DRAWN BY: D.E.W. & S.G.H.
CHECKED BY: S.H.
APPROVED BY:
DATE: DECEMBER 1977

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
3010 S. LAMAR, AUSTIN, TX.

SPICEWOOD FOREST
percifull-waring
8705 shoal creek blvd.

SHEET NO 1
OF 1 SHEETS
FILE NO

For Restrictions see Book 6513 page 536, Deed Records, Travis County, Texas.

Doris Shropshire, County Clerk, Travis County, Texas
By: Neal Thompson Deputy

Amended Restrictions - See Vol. 7235 pg. 669
FC# 245-8495

Amended Restrictions See Vol. 7360 pg. 413
FC# 253-8626