

pg. 366

THE STATE OF TEXAS
COUNTY OF TRAVIS

THAT THE AUSTIN CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, ACTING HEREBY AND THROUGH ITS PRESIDENT, DAVID B. BARROW, BEING OWNER OF THE HEREIN DESIGNATED TRACTS OF LAND OUT OF AND A PART OF THE T. J. CHAMBERS & LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING AS FOLLOWS:

18.95 ACRES OUT OF A 877.03 ACRE TRACT OF LAND AS RECORDED IN VOLUME 1817 PAGE 206;
0.246 ACRES OUT OF A 176.39 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6564 PAGE 209;
14.138 ACRES OUT OF A 39.96 ACRE TRACT OF LAND AS RECORDED IN VOLUME 3565 PAGE 1989;
5.696 ACRES OUT OF A 91.96 ACRE TRACT OF LAND AS RECORDED IN VOLUME 1967 PAGE 113.



OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE 38.275 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS SHINOAK VALLEY, SECTION TWO AND HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS AND EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED.

WITNESS MY HAND this 17th day of SEPTEMBER, 1979, A.D.

David B. Barrow
Austin Corporation, DAVID B. BARROW JR., President

Kay Burley
Secretary

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 DAVID B. BARROW JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT, AUSTIN CORPORATION, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID COMPANY FOR THE GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF SEPTEMBER, 1979, A.D.

Alan Etheridge
Notary Public in and for Travis County, Texas

All building foundations on slopes of 15:1 and over and on fill placed upon such slopes shall utilize design and construction practices certified by a registered professional engineer qualified to practice in this field and such designs shall be placed on file with the City of Austin Engineering Department.

For a minimum travel distance of 25 feet from the roadway edge, driveway grades may exceed 14% only with specific approval of surface and geometric design proposals by the Director of the Engineering Department of his designee. Specific lots where this applies are: Lots 17, 20, 21 Block "G".

Except for the following lots for which alternative methods have been approved, no fill on any lot shall exceed a maximum of three feet of depth. Except for structural excavation, not cut on any lot shall be greater than six feet.
Lots 5, 6, 20, 23, 24 Block "E"
Lots 6, 7, 8, 12, 13 Block "F"
Lots 6, 9 Block "C"

SIDEWALK NOTE: Sidewalks shall be installed on the south side of Edwards Mountain Drive, the south & west side of Bon Terra Drive, the south side of Marquesa Drive, the west side of Hamill Drive and the north side of Dry Creek Drive. Such sidewalks shall be completed prior to acceptance of any Type I or 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 streets 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.

FLOOD PLAIN NOTE: The 100 year flood plain is contained within the drainage easement as shown on this plat.

Joseph J. Beaulieu
Joseph J. Beaulieu, P.E. 4/7/79

APPROVED FOR ACCEPTANCE:

9 October 1979

DATE

Richard M. Lillie
RICHARD M. LILLIE, DIRECTOR OF PLANNING

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 24th DAY OF October, 1979, A.D.

Mary E. Schlueter
SECRETARY MARY E. SCHLUETER

Niguel A. Guerrero
CHAIRMAN NIGUEL A. GUERRERO

FILED FOR RECORD AT 3:35 O'CLOCK P.M., THIS THE 10 DAY OF October 1979

Linda Kleemeier
DEPUTY LINDA KLEEMEIER

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 10 DAY OF October, 1979, A.D., AT 3:35 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 78, PAGE 306-307-308

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

Linda Kleemeier
DEPUTY LINDA KLEEMEIER

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

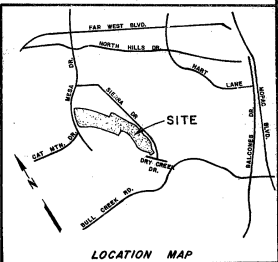
I, Samir G. Hanna, a Registered Public Surveyor, authorized under the Laws of the State of Texas to practice the profession of surveying, do hereby certify that this plat complies with Chapter 41 of the Austin City Code; is true and correct to the best of my knowledge; and was prepared from a survey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

Certified to this 17th day of Sept, 1979, A.D.

Samir G. Hanna
Registered Public Surveyor
No. 1591 - State of Texas

RECORDING SEER BOOK 78 PAGE 306 TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT 3:35 O'CLOCK P.M., THIS THE 10 DAY OF October 1979



ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants

SHINOAK VALLEY
SECTION II

SHEET NO. 1 OF 3
PLAT NO. 107

CBF-79-38

VA 78 Page 306

VA 78 Page 306

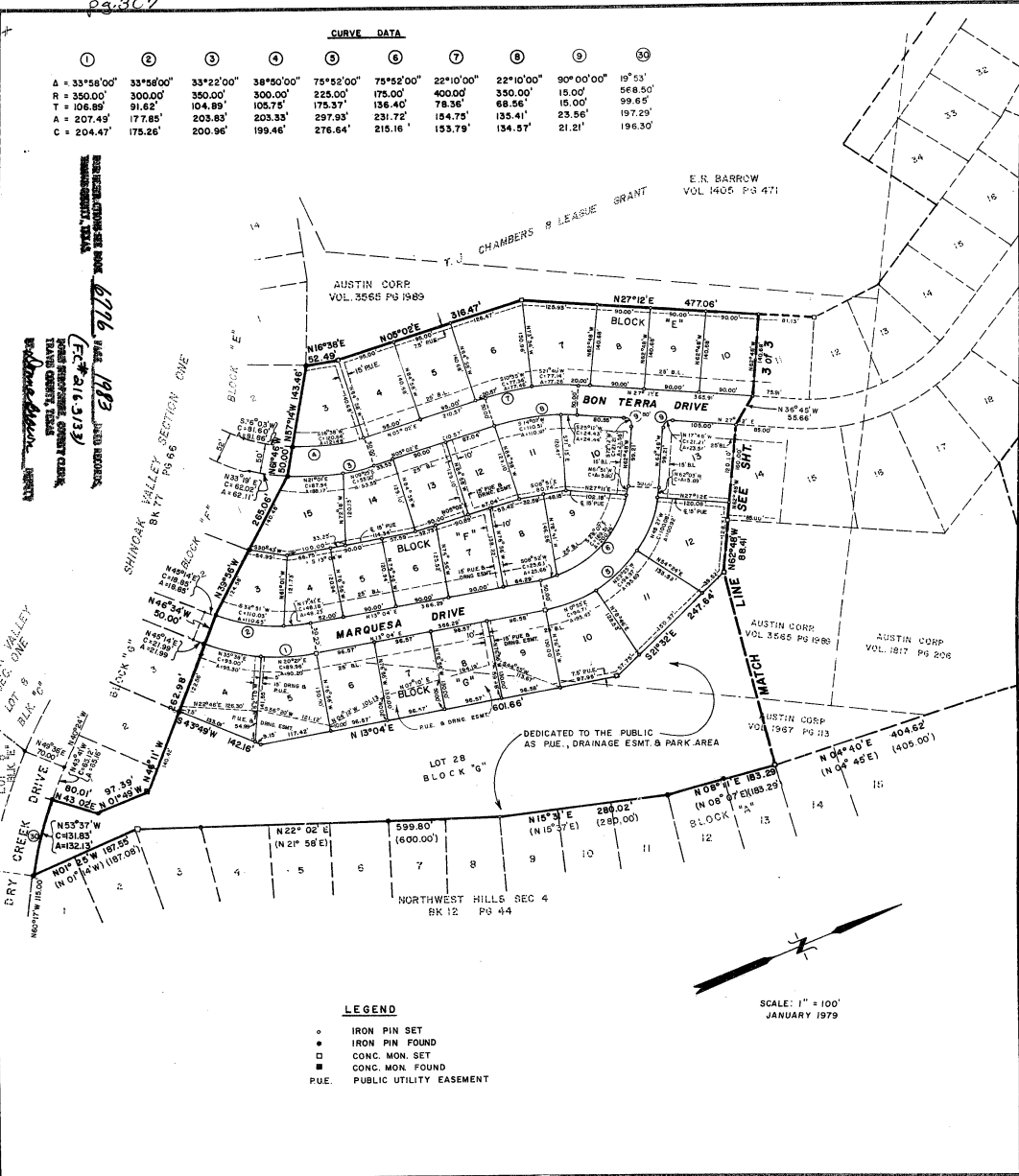
23.302

CURVE DATA

①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩
A = 33°58'00"	33°58'00"	33°22'00"	38°50'00"	75°52'00"	75°52'00"	22°10'00"	22°10'00"	90°00'00"	19°53'
R = 350.00'	300.00'	350.00'	300.00'	225.00'	175.00'	400.00'	350.00'	15.00'	568.50'
T = 105.89'	91.82'	104.89'	105.75'	175.37'	136.40'	78.36'	68.56'	15.00'	99.65'
A = 207.49'	177.85'	203.83'	203.33'	297.93'	231.72'	154.75'	135.41'	23.56'	197.29'
C = 204.47'	175.26'	200.96'	199.46'	276.64'	215.16'	153.79'	134.57'	21.21'	196.30'

VA 78 Page 307 Oct 10, 1977 Replat 444-4-10-00
 NORTHMOOR PARK SHINOAK VALLEY SEC. 9
 DRY CREEK DRIVE
 LOT 18
 LOT 19
 LOT 20
 LOT 21
 LOT 22
 LOT 23
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VA 78 Page 307
 NORTHMOOR PARK SHINOAK VALLEY SEC. 9
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- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - CONC. MON. SET
 - CONC. MON. FOUND
 - P.U.E. PUBLIC UTILITY EASEMENT



SCALE: 1" = 100'
 JANUARY 1979

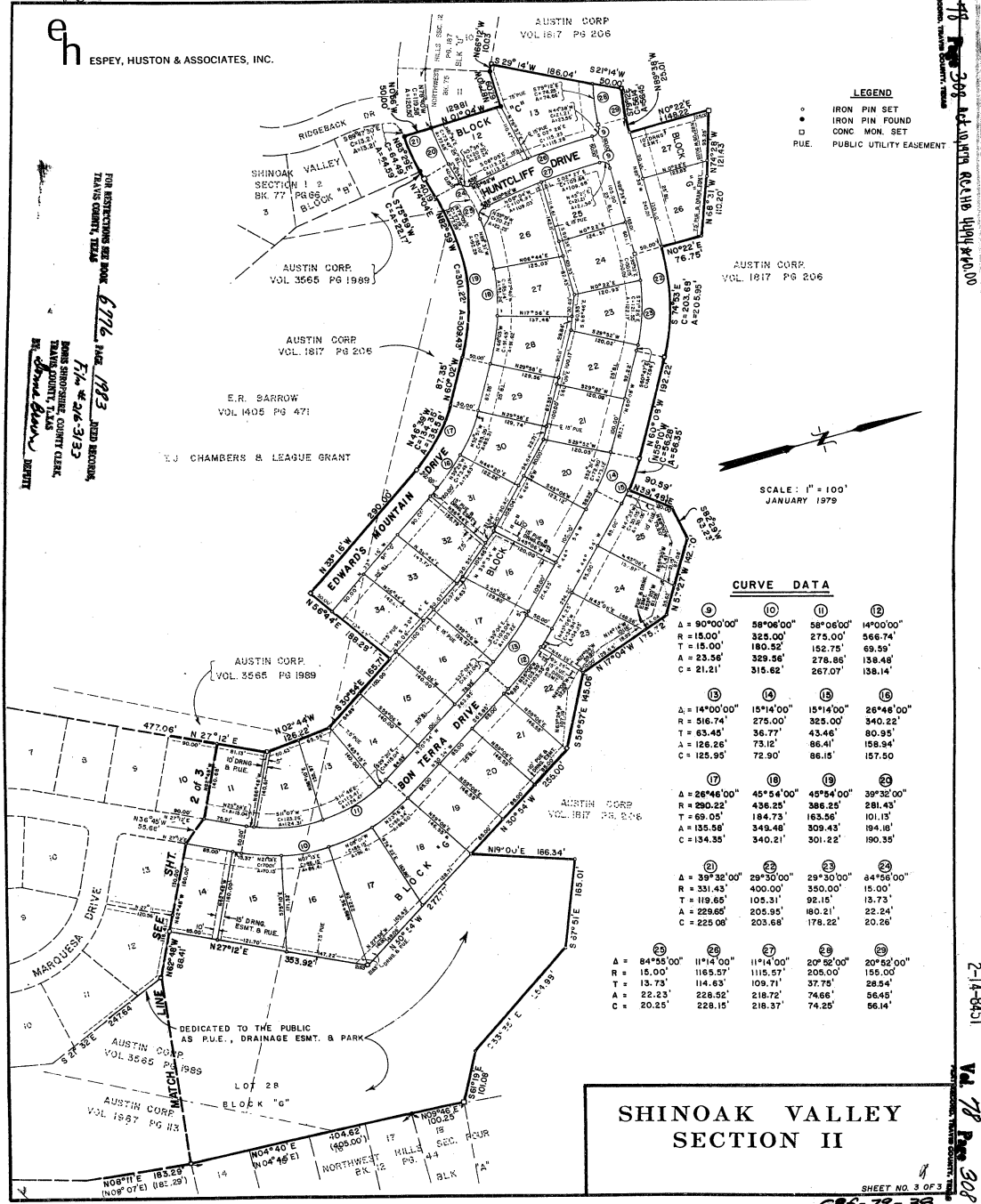
eh
ESPEY, HUSTON & ASSOCIATES, INC.
 Engineering & Environmental Consultants

SHINOAK VALLEY SECTION II

SHEET NO. 2 OF 3
CAF-79-38
 PLAT NO. 1007

eh ESPEY, HUSTON & ASSOCIATES, INC.

FOR RESTRICTIONS SEE BOOK 6776 PAGE 1993
TAHUS COUNTY, TEXAS
FROM SHINOAK VALLEY COUNTY CLERK
TAHUS COUNTY, TEXAS
BY *Shirley Brown* DEPUTY CLERK



LEGEND
● IRON PIN SET
○ IRON PIN FOUND
D CONC. MON. SET
P.U.E. PUBLIC UTILITY EASEMENT

SCALE: 1" = 100'
JANUARY 1979

CURVE DATA

①	②	③	④
Δ = 90°00'00"	58°06'00"	58°06'00"	14°00'00"
R = 15.00'	325.00'	275.00'	566.74'
T = 15.00'	180.52'	152.75'	69.55'
A = 23.56'	329.56'	278.86'	138.48'
C = 21.21'	315.62'	257.07'	138.14'
⑤	⑥	⑦	⑧
Δ = 14°00'00"	15°14'00"	15°14'00"	26°48'00"
R = 516.74'	275.00'	325.00'	340.22'
T = 63.45'	36.77'	43.46'	80.95'
A = 128.25'	73.12'	86.41'	158.94'
C = 125.95'	72.90'	86.15'	157.50'
⑨	⑩	⑪	⑫
Δ = 26°48'00"	45°54'00"	45°54'00"	39°32'00"
R = 290.22'	436.25'	386.25'	281.43'
T = 69.05'	184.73'	163.56'	101.15'
A = 135.86'	342.46'	309.43'	194.16'
C = 134.35'	340.21'	301.22'	190.35'
⑬	⑭	⑮	⑯
Δ = 39°32'00"	29°30'00"	29°30'00"	64°56'00"
R = 331.43'	400.00'	350.00'	15.00'
T = 119.65'	103.31'	92.15'	13.73'
A = 228.05'	205.95'	180.21'	22.24'
C = 225.08'	203.68'	178.22'	20.26'
⑰	⑱	⑲	⑳
Δ = 84°55'00"	11°14'00"	11°14'00"	20°52'00"
R = 15.00'	1165.57'	1115.57'	205.00'
T = 13.73'	114.63'	109.71'	37.75'
A = 22.23'	228.52'	218.72'	74.66'
C = 20.25'	228.15'	218.37'	74.25'

SHINOAK VALLEY SECTION II

SHEET NO. 3 OF 3
COF-77-38
PLAT NO. 1027

2-14-84-51

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