

Vol 83 Page 207B Oct 27-83 RCHM 7127 & 600B

THE STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:  
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, Jr., being the owner of the following tracts of land out of the T. J. Chambers & League Grant, Travis County, Texas:

- 37.78 acres out of that 877.03 acre tract of land as recorded in Volume 1817, Page 208, Travis County Deed Records;
- 0.20 acres out of that 39.96 acre tract of land as recorded in Volume 3565, Page 1989, Travis County Deed Records;
- 14.08 acres as recorded in Volume 2222, Page 627, Travis County Deed Records;

does hereby subdivide said 37.78 acre, 0.20 acre, and 14.08 acre tracts of land, for a total of 52.06 acres, in accordance with this plat, to be known as "SHINOAK VALLEY SECTION III", subject to any easements and restrictions hereof granted, and does hereby dedicate to the public the use of the streets hereon.

IN WITNESS WHEREOF, Austin Corporation has caused these presents to be executed by its President, this the 26th day of September, 1983.

Attest:  
Lucille Harris Sec.

*David B. Barrow, Jr.*  
David B. Barrow, Jr., President  
Austin Corporation

THE 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, and acknowledged to me that he executed the same in such capacity as the act and deed of said Austin Corporation for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this the 26th day of September, 1983.

*Clarence P. King*  
Notary Public in and for  
Travis County, Texas  
Clarence P. King  
Exp. Date 11-30-84

1. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES WILL BE CONSTRUCTED AND INSTALLED TO CITY STANDARDS (SEC. 13-3-2, 13-3-31, AND 13-3-136 THRU 13-3-201).
2. CONNECTION TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS WILL TAKE PLACE PRIOR TO OCCUPANCY OF ANY LOT.
3. SIDEWALKS 4' WIDE, ARE TO BE INSTALLED ON THE NORTH SIDE OF MALNUT-CLAY DR., DRY CREEK DR. & DRY LEDGE COVE. THE WEST SIDE OF RUSTY RIDGE DR. (SOUTH OF MALNUT-CLAY DR.) AND THE EAST SIDE OF RUSTY RIDGE DR. (NORTH OF MALNUT-CLAY DR.), THE SOUTH SIDE OF BON TERRA DR., THE EAST SIDE OF PONTON PL., DRY CLIFF COVE & DRY BEND COVE. THE EAST SIDE OF MESA DRIVE.
4. NO FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET OF DEPTH, EXCEPT FOR STRUCTURAL EXCAVATION, NO CUT ON ANY LOT SHALL BE GREATER THAN FOUR FEET.
5. ALL BUILDING FOUNDATIONS ON SLOPES OF FIFTEEN PERCENT AND OVER AND ON FILL PLACED UPON SLOPES FIFTEEN PERCENT AND OVER MUST UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
6. EVERY LOT SHALL BE REASONABLY ACCESSIBLE BY A VEHICLE FROM THE ROADWAY TO THE PROBABLE BUILDING SITE. FOR A MINIMUM TRAVEL DISTANCE OF TWENTY-FIVE (25) FEET FROM THE ROADWAY EDGE THE DRIVEWAY GRADE MAY EXCEED FOURTEEN (14) PERCENT ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE DIRECTOR OF THE ENGINEERING DEPARTMENT OR HIS DESIGNEE.
7. STREETS WILL BE CONSTRUCTED PER URBAN STANDARDS.
8. LOT 2J BLOCK A SHALL HAVE DRIVEWAY ACCESS FROM RUSTY RIDGE DRIVE ONLY.
9. LOTS 2J BLOCK A WILL BE MAINTAINED BY THE OWNER OR HIS ASSIGNS UNTIL CONVEYED AND ACCEPTED BY A PUBLIC ENTITY OR HIGHWAY DISTRICT ORGANIZATION. NO DWELLING/OCCUPANCY SHALL BE ALLOWED ON THIS LOT EXCEPT FOR RECREATIONAL PURPOSES AND PEST ABATE. THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN DRAINAGE EASEMENTS DEDICATED ON THIS PLAT.

*Danny R. Martin*  
DANNY R. MARTIN  
REGISTERED PROFESSIONAL ENGINEER  
NO. 44960 STATE OF TEXAS

I, ROGER WHEAT, 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 THE SURVEYING RELATED PORTIONS OF CHAPTER 13-3 OF THE AUSTIN CITY CODE. IS TRUE AND CORRECT TO THE BEST OF KNOWLEDGE, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

CERTIFIED TO THIS THE 12th DAY OF OCT, 1983 A.D.

*Roger Wheat*  
ROGER WHEAT  
REGISTERED PUBLIC SURVEYOR  
NO. 4039-STATE OF TEXAS

APPROVED FOR ACCEPTANCE

OCTOBER 25, 1983  
DATE  
RICHARD R. LITTLE, DIRECTOR OF PLANNING

ACCEPTED AND AUTHORIZED FOR RECORD BY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 26th DAY OF OCT, 1983, A.D.

*B. Wendler, Jr.* SECRETARY  
*Billard W. Wenzler, Jr.* CHAIRMAN

FILED FOR RECORD AT 9:10 O'CLOCK A.M., THIS THE 27th DAY OF OCTOBER, 1983, A.D.

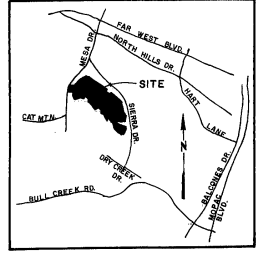
BY *L. Jones* DEPUTY  
DORIS SHROPSHIRE  
CLERK COUNTY COURT  
TRAVIS COUNTY, TEXAS

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 WITHIN AND FOREGOING INSTRUMENT OF WITHIN WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 27th DAY OF OCTOBER, 1983, A.D. AT 9:10 O'CLOCK A.M., AND WAS RECORDED ON THE 27th DAY OF OCTOBER, 1983, A.D. AT 5:15 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK NO. 83, PAGES 207B, 207C, & 207D INCLUSIVE.

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

*L. Jones* DEPUTY  
DORIS SHROPSHIRE  
CLERK COUNTY COURT  
TRAVIS COUNTY, TEXAS

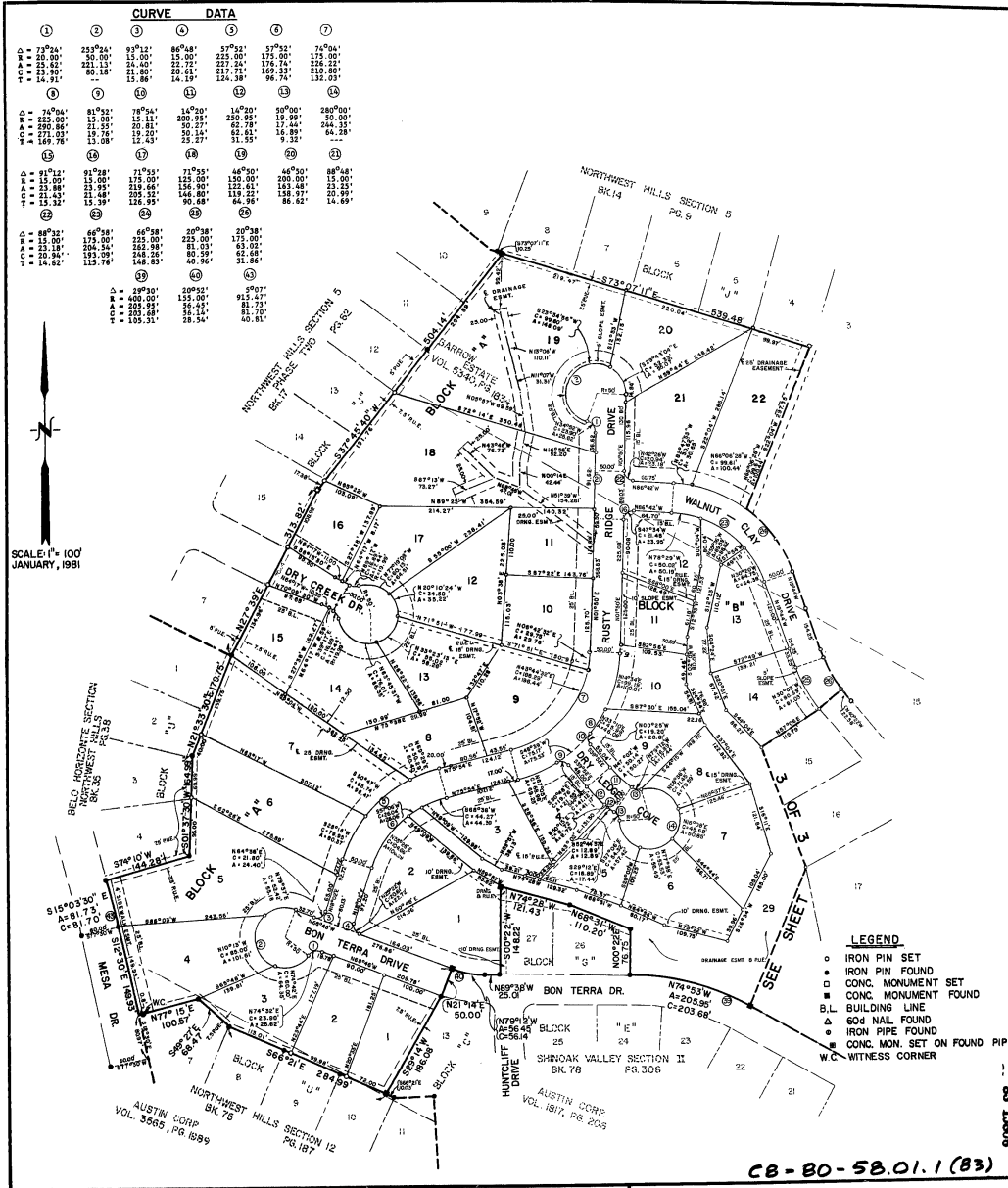


LOCATION MAP  
(NOT TO SCALE)

**eh ESPEY, HUSTON & ASSOCIATES, INC.**  
Engineering & Environmental Consultants  
916 CAPITAL OF TEXAS HWY. SOUTH (512) 327-6840  
P.O. BOX 519 AUSTIN, TEXAS 78767

**SHINOAK VALLEY SECTION III**  
CB-20-58.01.1 (83)  
SHEET 1 OF 3

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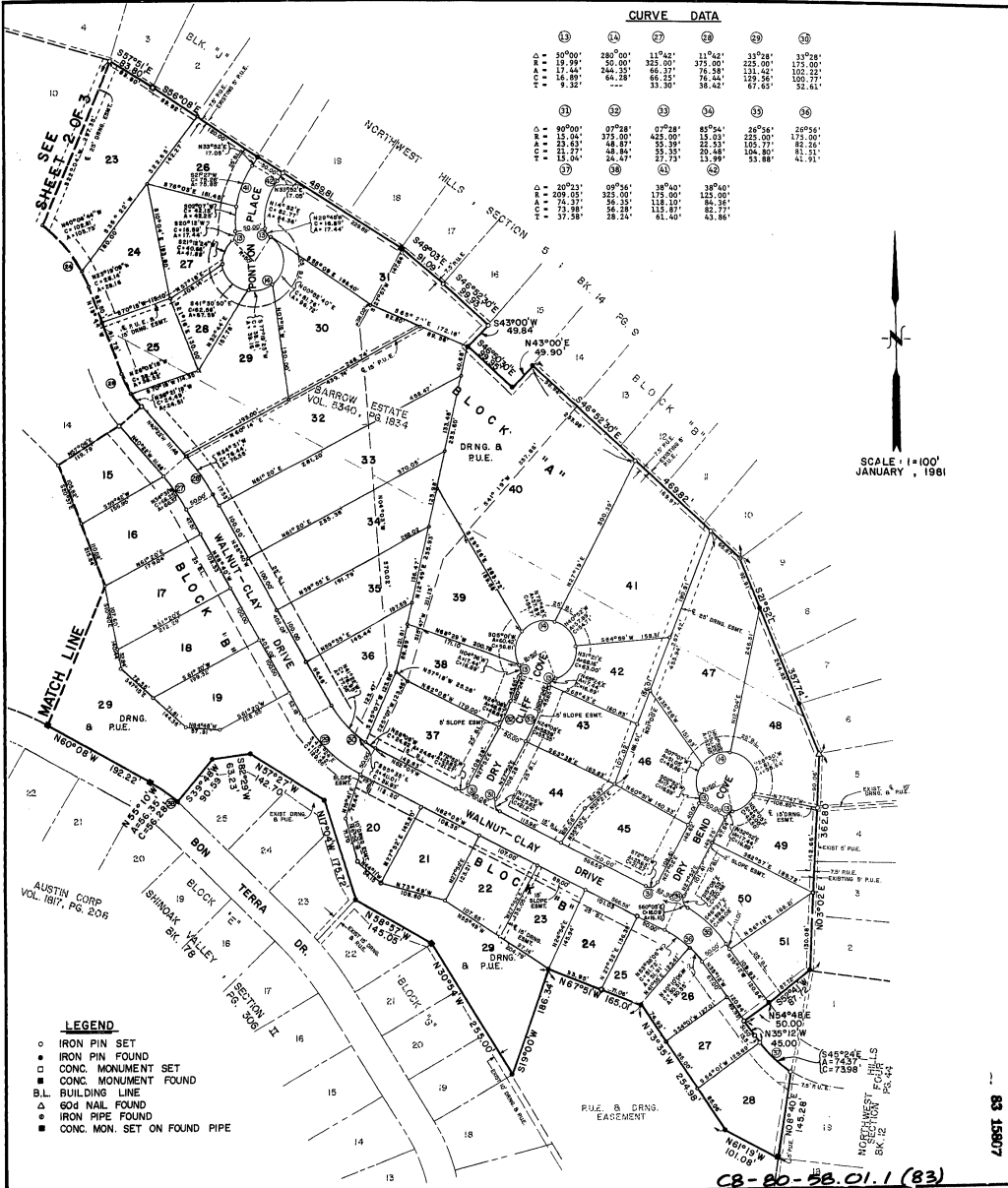
CB-80-58.01.1 (B3)

<p><b>ESPEY, HUSTON &amp; ASSOCIATES, INC.</b>  <i>Engineering &amp; Environmental Consultants</i>                  P.O. BOX 519      AUSTIN, TEXAS 78767                  PHONE: 512-327-6840</p>	<p><b>SHINOAK VALLEY SECTION III</b></p>
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 83 15806  
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CURVE DATA

13	14	15	16	17	18
Δ = 30°00'	280°00'	117°42'	110°42'	33°28'	33°28'
Δ = 19.99'	50.00'	923.00'	375.00'	235.00'	175.00'
Δ = 17.44'	244.35'	66.37'	76.58'	131.62'	100.22'
Δ = 16.89'	64.28'	66.25'	76.44'	129.56'	100.77'
Δ = 9.23'	33.30'	36.42'	38.42'	67.50'	52.43'
19	20	21	22	23	24
Δ = 80°00'	07°28'	07°28'	83°24'	26°56'	26°56'
Δ = 15.04'	375.00'	425.00'	13.21'	225.00'	175.00'
Δ = 23.83'	48.87'	53.39'	22.53'	100.77'	82.36'
Δ = 23.77'	48.86'	53.38'	22.52'	100.76'	82.35'
Δ = 12.94'	24.47'	27.73'	13.99'	53.88'	45.91'
25	26	27	28	29	30
Δ = 20°23'	09°56'	38°40'	38°40'	38°40'	38°40'
Δ = 209.05'	323.00'	175.00'	123.00'	225.00'	175.00'
Δ = 74.37'	56.33'	118.30'	86.36'	86.36'	86.36'
Δ = 75.95'	28.24'	81.40'	83.86'	83.86'	83.86'



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CONC. MONUMENT SET
- CONC. MONUMENT FOUND
- B.L. BUILDING LINE
- △ 604 NAIL FOUND
- IRON PIPE FOUND
- CONC. MON. SET ON FOUND PIPE

**ESPEY, HUSTON & ASSOCIATES, INC.**  
*Engineering & Environmental Consultants*  
 P.O. BOX 519 AUSTIN, TEXAS 78767  
 PHONE: 512-327-6840

**SHINOAK VALLEY SECTION III**

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 83 15807  
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C8-20-58.01.1 (83)