

NORTHWEST HILLS LAKEVIEW III

Vol 84 Page 823
Austin, Texas, Travis County, Texas

Maintenance Note For Stormwater Detention Facility:

The responsibility for maintenance of the stormwater detention facility lies with the owner, or successor in title, of the land wherein the facility is located. A Stormwater Detention Facility Maintenance Agreement will be executed and recorded (prior to issuance of any building permit or final acceptance of subdivision.)

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: That Sarah Elizabeth Kemper of Harris County, Texas, Independent Executrix of the estates of Jane Dwing Barrow, deceased, and Edward R. Barrow, deceased, and Texas Commerce Bank National Association, Independent Executor of said estates acting by and through James M. Barr, Vice-President and Trust Officer, of Harris County, Texas, owners of 52,759 acres out of and a part of the T. J. Chambers 8 League Grant in Travis County, Texas, said 52,759 acres out of 174.50 acres recorded in Volume 1405, Page 471 of the Deed Records of Travis County, Texas, and do hereby subdivide 52,759 acres of land in accordance with the attached plat to be known as NORTHWEST HILLS LAKEVIEW III, and hereby dedicate to the public use all streets and easements and restrictions.

WITNESS OUR HANDS this the 29 day of February, A.D., 1984.

Sarah Elizabeth Barrow Kemper
Sarah Elizabeth Barrow Kemper
2, Cross Valley Road, Meade
Houston, TX 77040
James M. Barr
James M. Barr, Vice-President & Trust
Officer, Texas Commerce Bank National
Association P.O. Box 2288
Houston, TX 77002

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 Sarah Elizabeth Barrow Kemper, known to me to be the person whose name is subscribed to the foregoing instrument as Independent Executrix of the estates of Jane Dwing Barrow, deceased, and Edward R. Barrow, deceased, and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this the 29 day of February, A.D., 1984.

William M. Altman
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 the County and State aforesaid, on this day personally appeared James M. Barr, known to me to be the person whose name is subscribed to the foregoing instrument as the officer acting for Texas Commerce Bank National Association, and as the act and deed of the estates of Jane Dwing Barrow, deceased, and Edward R. Barrow, deceased, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this the 29 day of February, A.D., 1984.

William M. Altman
Notary Public in and for Travis County, Texas

APPROVED FOR ACCEPTANCE:

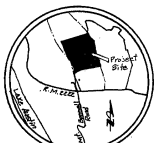
Richard R. Lillie
Richard R. Lillie, Director of Planning
Date 3-13-84

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 13 DAY OF March, A.D., 1984.

Ed W. Anderson
Secretary
William M. McConomy
Chairman
OFF. 134 MARTIN

In approving this plat by the Commissioner's Court of Travis County, Texas it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on the plat, and all culverts necessary to be placed in such streets, roads and other public thoroughfares or in connection therewith shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioner's Court of Travis County, Texas, assumes no obligations to build streets, roads, and other public thoroughfares shown on this plat, or of constructing any culverts in connection therewith.

The acceptance for maintenance by the Commissioner's Court of Travis County, Texas, of the roads or streets in real estate subdivisions does not obligate the County to install street marking signs, as this is considered to be a part of the developer's construction, but that erecting signs for traffic control, such as for speed limit and stop signs, shall remain the responsibility of the County.



LOCATION MAP

No dwelling space within this subdivision may be occupied until connected to a water and wastewater system approved by the State Health Department.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, COUNTY CLERK of Travis County, Texas, do hereby certify that on the 29 day of February, A.D., 1984, the Commissioner's Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said court in Book 71, Page 152.

WITNESS MY HAND AND SEAL OF OFFICE, this the 29 day of April, A.D., 1984.

Doris Shropshire, County Clerk
County Court, Travis County, Texas By: *E. Wall*
Deputy

FILED FOR RECORD AT 8:25 O'CLOCK A.M., THIS THE 5th DAY OF April, A.D., 1984.

L. Jones
DEPUTY CLERK
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 5th DAY OF April, 1984, A.D., AT 8:05 O'CLOCK A.M., AND DULY RECORDED ON THE 14th DAY OF April, 1984, A.D., AT 8:30 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 84, PAGE 823-824.

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

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

SIDEWALK NOTE:

Sidewalks shall be installed on the both sides of Cross Valley Road, both sides of Mountain Villa Drive, the east side of UpValley Run, the west side of DownValley Court, and the south sides of Doone Valley Court, UpValley Court, Ridgeside Court, and Wild Plum Court.

FLOOD PLAIN NOTE

THE 100 YEAR Flood plain will be contained within all drainage easements shown on plat.

EASEMENT NOTE: A 5' Public Utility Easement is hereby dedicated along all sides of street R.O.W.'s.

DRAINAGE NOTE
Prior to construction on the lots in this subdivision, drainage plans will be submitted to the City of Austin Engineering Department for approval. A Waterway Development Permit will be required for construction and/or site alteration.

Runoff will be held to the level approved by the City of Austin.

CUT AND FILL NOTE: All lots except 7, 9, 10, 18, Block K, 1, 5, 6, 17-19, 23, 24, Block J shall have cuts and/or fills less than four feet (4').

RESTRICTIVE COVENANTS applicable to the land within the limits of this subdivision are recorded in Volume 851, Page 92 of the Deed Records of Travis County, Texas.

PREPARED BY I

Jeryl Hart Engineers, Inc.
CONSULTING ENGINEERS
AUSTIN, TEXAS

I, Henry R. Richardson, Jr., am authorized under the laws of the State of Texas to practice the profession of Engineering and Surveying, and hereby certify that this plat complies with Chapter 93 of the Austin City Code. It is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground.

Henry R. Richardson, Jr.
Henry R. Richardson, Jr., R.E. #1146
R.S. #246
Date 12/31/01

54-10394

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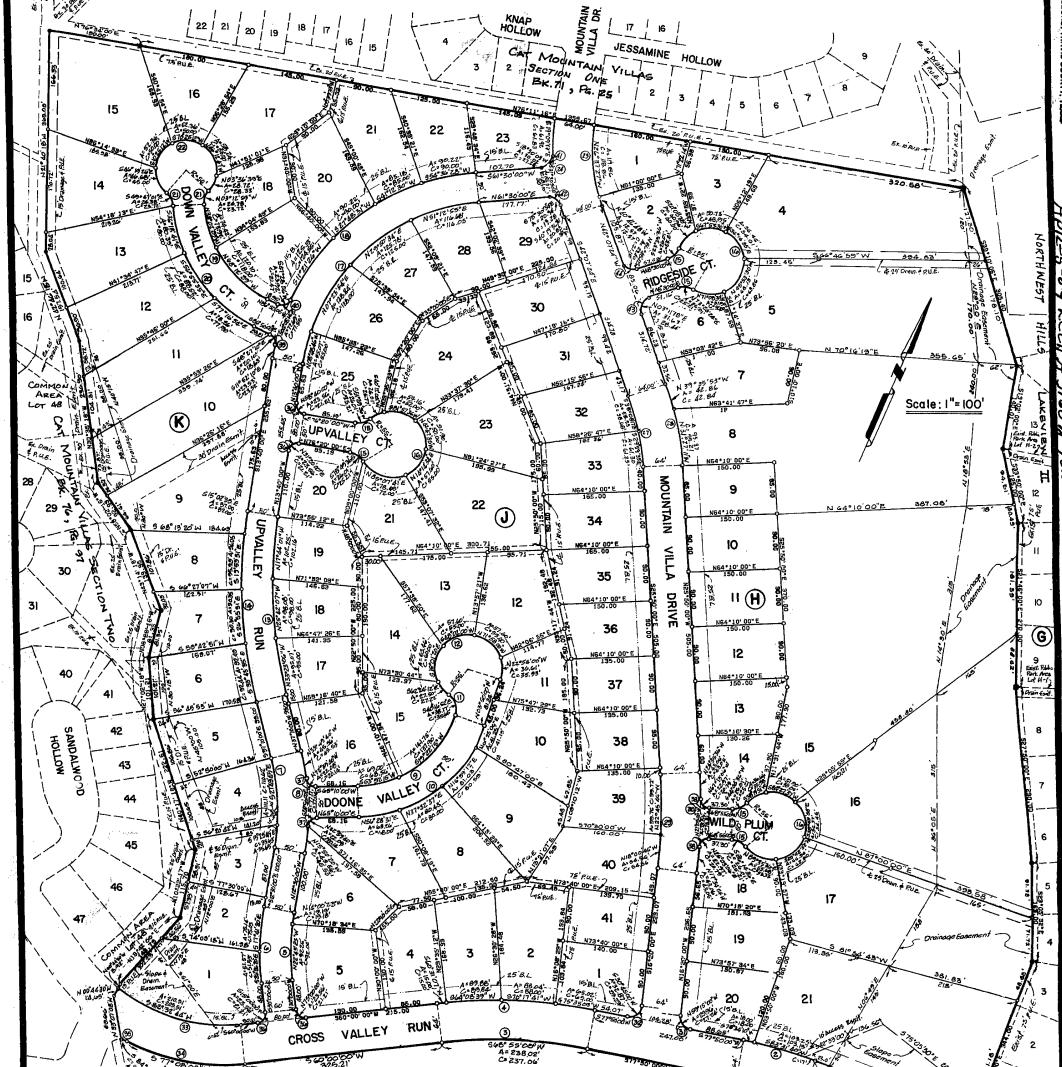
Project No. 80-076	Sheet
Date: JANUARY, 1984	1 of 2
Scale: NONE	

Rate: 8531 Pg 93 CB-79-21033(84)
9759/251

NORTHWEST HILLS LAKEVIEW III

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PLAT RECORDS, TARRANT COUNTY, TEXAS

Area 84 RCH A 3102 4000



CURVE DATA

E. R. BARROW
Vol. 1406, Pg. 471

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85
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LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CONC. MON. FOUND
- CONC. MON. SET

85 LOTS
52.461 ACRES

Jeryl Hart Engineers, Inc.
CONSULTING ENGINEERS
AUSTIN, TEXAS

Project No. 80-076
Date: JANUARY, 1984
Scale: 1" = 100'

CB-79-21B.3(84)

84 10395

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