MAR 27 RECD'A 7213 * 60.00

Vol. 84 Page 76C
PLAT RECORD, TRAVIS COUNTY, TEXAS

NORTHWEST HILLS LAKEVIEW II

84 8872

STATE OF TEXAS I
COUNTY OF TRAVIS I

KNOW ALL MEN BY THESE PRESENTS: That Sarah Elizabeth Barrow Kemper of Harris County, Texas, Independent Executrix of the estates of Jane Ewing 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, and that Bluebonnet Development Corporation organized and existing under the laws of the State of Texas, acting by and through Jay C. Tapp, President, of Austin, Travis County, Texas, owners of various tracts of land described below, out of and a part of the T. J. Chambers 8 League Grant in Travis County, Texas, subdivide the following tracts as tabulated below:

BLUEBONNET DEVELOPMENT CORPORATION:
3.442 acres out of 3.442 acres described as "Fourth Tract" recorded in Volume 7601, Page 186;

ESTATES OF JANE EWING BARROW AND EDWARD R. BARROW:
0.733 acres being all of that 0.733 acres recorded in Volume 8495, Page 349.

45.663 acres out of 174.50 acres recorded in Volume 1405, Page 471 of the Deed Records of Travis County, Texas, and do hereby subdivide 49.838 acres of land in accordance with the attached plat to be known as NORTHWEST HILLS LAKEVIEW II, 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
6 Greenway Plaza, #640
Houston, Tx 77046

James M. Barr, Vice President &
Trust Officer, Texas Commerce Bank
National Association
PO Box 2558 Houston, Tx 77001

Jay C. Tapp, President.
Bluebonnet Development Corporation
8400 Mopac Expwy. #301
Austin, Tx 78759

STATE OF TEXAS I
COUNTY OF TRAVIS I

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 Ewing Barrow, deceased, and Edward R. Barrow, deceased, and acknowledge 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.

Notary Public in and for Travis County, Texas

STATE OF TEXAS I
COUNTY OF TRAVIS I

Before me, the undersigned authority, a notary public in and for the County and State aforesaid, on this day personally appeared J. C. Tapp, known to me to be the person whose name is subscribed to the foregoing instrument as President of Bluebonnet Development Corporation, and acknowledged to me that he executed the same in such capacity as the act and deed of said corporation for the purposes and considerations therein expressed.

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

Notary Public in and for Travis County, Texas

STATE OF TEXAS I
COUNTY OF TRAVIS I

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 Ewing Barrow, deceased, and Edward B. 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.

Notary Public in and for Travis County, Texas

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.

STATE OF TEXAS I
COUNTY OF TRAVIS I

I, DORIS SHROPSHIRE, COUNTY CLERK of Travis County, Texas, do hereby certify that on the 27th day of March, 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 3, Page 453.

WITNESS MY HAND AND SEAL OF OFFICE, this the 27th day of March, A.D., 1984.

Doris Shropshire, County Clerk
County Court, Travis County, Texas

By: E. Walls
Deputy E Walls

APPROVED FOR ACCEPTANCE:

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

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

Secretary ED WENDLER, JR. Chairman GILBERT M. MARTINEZ

FILED FOR RECORD AT 4:20 O'CLOCK P.M., THIS THE 27th DAY OF March, A.D., 1984.

DEPUTY L Jones

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 27th DAY OF March, 1984, A.D., AT 4:20 O'CLOCK P.M. AND DULY RECORDED ON THE 27th DAY OF March, 1984, A.D., AT 4:25 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 84, PAGE 76C-76A

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

DEPUTY L Jones

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

CUT AND FILL NOTE: All lots except 22 and 23, Block F, and lot 19, Block G shall have cuts and/or fills less than four feet (4').

SIDEWALK NOTE: Sidewalks shall be installed on both sides of Mesa Drive, the east side of Lonesome Valley Trail, the west side of Lonesome Valley Court and the south side of Mesa Court and both sides of Dry Creek Drive.

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. See Note Sheet 2.

DRAINAGE CALCULATIONS BY
JERYL HART ENGINEERS, INC.

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 13.3 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., RPE #31460
RPS #2446

Date 2/1/84

C8-79-21.032(84)

	80-075
DATE	JANUARY 1984
SCALE	N/A
SHEET	1 of 3

P9. 76C

Rec. 1517 Pg. 810 Bnd. 9331 Pg. 505

MAR 27-84 BCCH 7213 * 60.00

84 8873

Vol. 84 Page 76B
PLAT RECORDS, TRAVIS COUNTY, TEXAS

NORTHWEST HILLS LAKEVIEW II

CURVE DATA

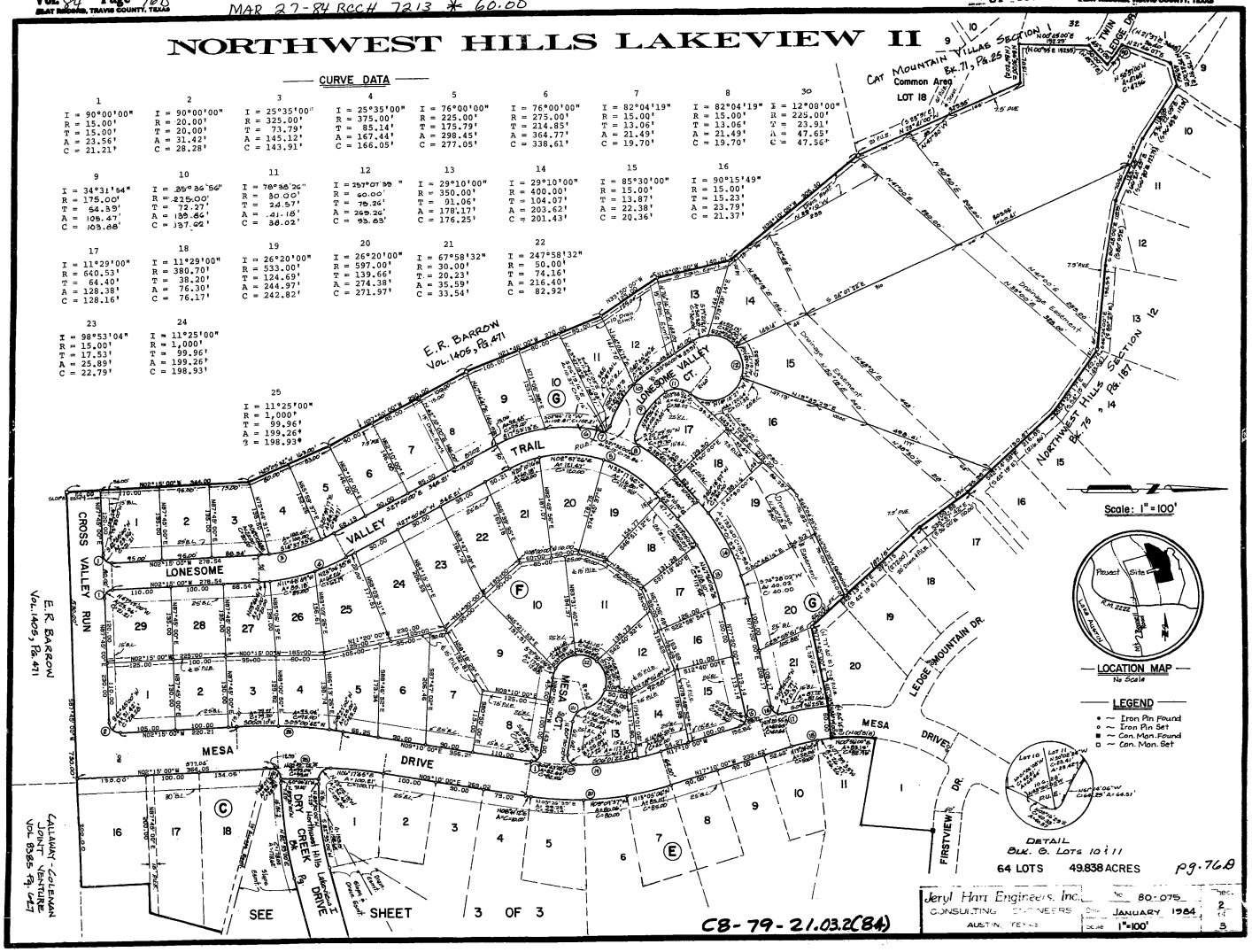
	1	2	3	4	5	6	7	8	30
I =	90°00'00"	90°00'00"	25°35'00"	25°35'00"	76°00'00"	76°00'00"	82°04'19"	82°04'19"	12°00'00"
R =	15.00'	20.00'	325.00'	375.00'	225.00'	275.00'	15.00'	15.00'	225.00'
T =	15.00'	20.00'	73.79'	85.14'	175.79'	214.85'	13.06'	13.06'	23.91'
A =	23.56'	31.42'	145.12'	167.44'	298.45'	364.77'	21.49'	21.49'	47.65'
C =	21.21'	28.28'	143.91'	166.05'	277.05'	338.61'	19.70'	19.70'	47.56'

	9	10	11	12	13	14	15	16
I =	34°31'54"	35°36'56"	78°38'26"	357°07'39"	29°10'00"	29°10'00"	85°30'00"	90°15'49"
R =	175.00'	225.00'	30.00'	60.00'	350.00'	400.00'	15.00'	15.00'
T =	54.59'	72.27'	24.57'	76.26'	91.06'	104.07'	13.87'	15.23'
A =	105.47'	139.66'	41.18'	269.26'	178.17'	203.62'	22.38'	23.79'
C =	103.88'	137.02'	38.02'	93.83'	176.25'	201.43'	20.36'	21.37'

	17	18	19	20	21	22
I =	11°29'00"	11°29'00"	26°20'00"	26°20'00"	67°58'32"	247°58'32"
R =	640.53'	380.70'	533.00'	597.00'	30.00'	50.00'
T =	64.40'	38.20'	124.69'	139.66'	20.23'	74.16'
A =	128.38'	76.30'	244.97'	274.38'	35.59'	216.40'
C =	128.16'	76.17'	242.82'	271.97'	33.54'	82.92'

	23	24
I =	98°53'04"	11°25'00"
R =	15.00'	1,000'
T =	17.53'	99.96'
A =	25.89'	199.26'
C =	22.79'	198.93'

	25
I =	11°25'00"
R =	1,000'
T =	99.96'
A =	199.26'
C =	198.93'



MAR 27 - 84 RCCH 7213 * 60.00

Vol. 84 Page 77A
PLAT RECORDS, TRAVIS COUNTY, TEXAS

NORTHWEST HILLS LAKEVIEW II

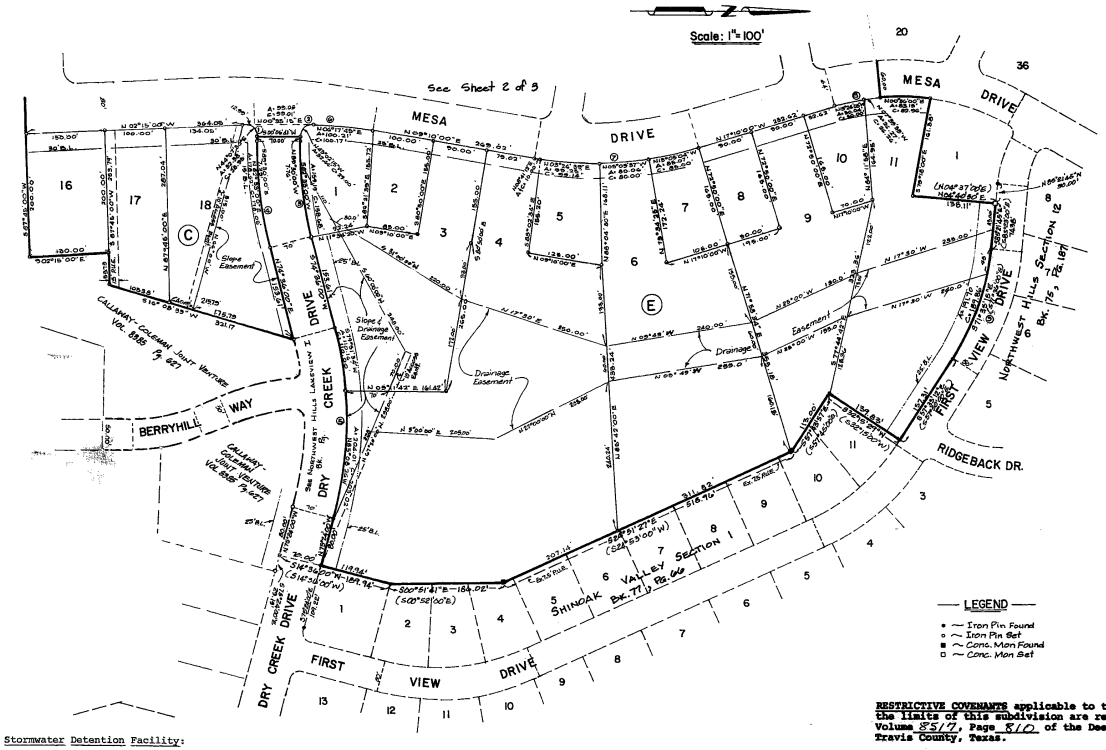
84 8874

CURVE DATA:

	①	②	③	④	⑤	⑥	⑦	⑧
I:	92°46'00"	92°55'31"	15°54'00"	15°54'00"	50°00'00"	11°25'00"	26°20'00"	11°29'00"
R:	20.00'	20.00'	573.66'	648.66'	530.00	1,000.00	597.00'	380.70'
T:	20.96'	21.05'	80.11'	89.89'	142.01'	99.96'	139.66'	38.20'
A:	32.38'	32.44'	159.20'	178.62'	277.51'	199.26'	274.38'	76.30'
C:	28.85	29.00'	158.66'	178.05'	274.35'	198.93'	271.97'	76.17'

	⑨
I:	27°53'00"
R:	398.66'
T:	97.74'
A:	191.70'
C:	189.86'

Scale: 1"=100'



LEGEND
- • ~ Iron Pin Found
- ○ ~ Iron Pin Set
- ■ ~ Conc. Mon Found
- □ ~ Conc. Mon Set

RESTRICTIVE COVENANTS applicable to the land within the limits of this subdivision are recorded in Volume 85172, Page 810 of the Deed Records of 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.)

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

C8-79-21.03.2 (84)

pg. 77A

Jeryl Hart Engineers, Inc.	Project No. 80-075	Sheet 3
CONSULTING ENGINEERS	Date JANUARY 1984	of
AUSTIN, TEXAS	Scale: 1"=100'	3