$31. A7762 9/22/95

MISC FILM CODE
00009533050

Vol. 95 Page 307
PLAT RECORD, TRAVIS COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAN O. AND WIFE, ELIZABETH MILBURN, BEING OWNERS OF THAT CERTAIN 18.34 ACRE TRACT OF LAND OUT OF THE JAMES COLEMAN SURVEY NO. 25 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED TO THEM BY DEED OF RECORD IN VOLUME 8813, PAGE 501 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAME CONTAINING ALL OF LOTS 1, 2, AND 3 OF VISTA NORTH TWO-A, A SUBDIVISION FOUND OF RECORD IN VOLUME 85, PAGES 98D AND 99A OF THE TRAVIS COUNTY PLAT RECORDS, DO HEREBY AMEND SAID LOTS PURSUANT TO SECTION 212.016 OF THE TEXAS LOCAL GOVERNMENTAL CODE FOR THE SOLE PURPOSE OF RELOCATING LOT LINES IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOW AS:

AMENDED PLAT OF LOTS 1, 2 AND 3, BLOCK A, VISTA NORTH SECTION TWO-A

AND DO HEREBY DEDICATE THE USE OF THE EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 25th DAY OF July, 1995 A.D.

Elizabeth Milburn
ELIZABETH MILBURN

William O. Milburn
WILLIAM O. MILBURN

WILLIAM O. MILBURN
ELIZABETH MILBURN
7800 VALBURN DR.
AUSTIN, TEXAS 78731

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ELIZABETH MILBURN, KNOWN TO ME TO THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25th DAY OF July, 1995, A.D.

FAY BRANHAM NOTARY PUBLIC State of Texas Comm. Exp. 10-9-96

Fay Branham
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Fay Branham
(PRINT OF TYPE NOTARY'S NAME)

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WILLIAM O. MILBURN, KNOWN TO ME TO THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25th DAY OF July, 1995, A.D.

FAY BRANHAM NOTARY PUBLIC State of Texas Comm. Exp. 10-9-96

Fay Branham
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Fay Branham
(PRINT OF TYPE NOTARY'S NAME)

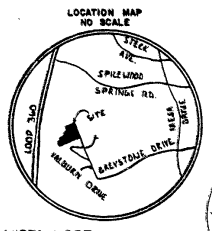
LEGEND

- ● 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- O 5/8" IRON ROD WITH PLASTIC CAP MARKED "RUST E&I RPLS 4532" SET
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- ( ) RECORD INFORMATION

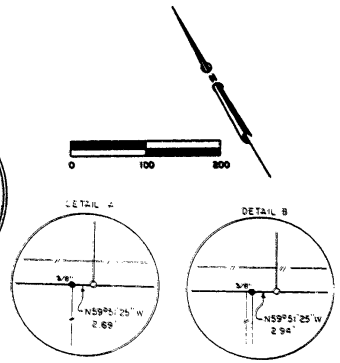
CURVE TABLE

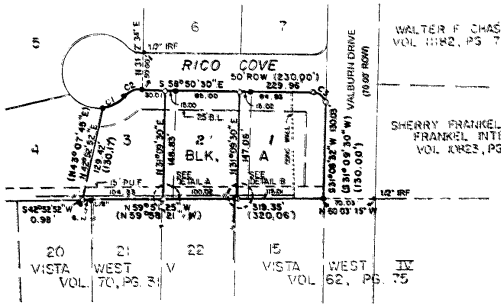
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	30.00'	34°58'04"	30.52'	30.04'	S 87°53'58" E
2	30.00'	46°28'33"	24.33'	23.67'	S 82°08'24" E
3	15.00'	89°58'16"	23.55'	21.21'	S 49°58'09" E

LOCATION MAP
NO SCALE



VISTA NORTH
SECTION TWO-A
VOL. 85 PG. 98D





NOTES:

1. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
2. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATION. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
3. THE ELECTRIC UTILITY HAS THE RIGHT TO CUT AND TRIM TREES NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS.
4. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH EASEMENTS AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO SERVICE THIS PROPERTY.
5. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT
6. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 9/13/, 19 95 THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOL. 13318 PAGE 344, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 12th DAY OF SEPTEMBER, 1995, A.D.

TRUDY WATSON, DIRECTOR
DEPARTMENT OF PLANNING AND DEVELOPMENT

NOTE: "ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, VISTA NORTH SECTION TWO-A, SHALL APPLY TO THIS AMENDED PLAT."

NO PORTION OF THIS TRACT (SUBDIVISION) IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO DATA FROM THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0195 E AND 48453C0200 E, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 22nd DAY OF September, 19 95 A.D., AT 10 O'CLOCK A M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE, IN PLAT BOOK 95 PAGE(S) 307

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 22nd DAY OF September, 19 95 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
BY: DEPUTY
V. AHUERO

FILED FOR RECORD AT 10 O'CLOCK A M. THIS THE 22nd DAY OF September, 19 95 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY: DEPUTY
V. AHUERO

"I, WILLIAM H. RAMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE CITY OF AUSTIN CODE, IS TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND."

William H. Ramsey
WILLIAM H. RAMSEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4532
RUST LICHLITER/JAMESON
811 BARTON SPRINGS ROAD, SUITE 400
AUSTIN, TEXAS 78704-1164

STATE OF TEXAS · WILLIAM H. RAMSEY · 4532 · REGISTERED · LAND SURVEYOR

DATED THIS THE 4th DAY OF May, 1995 A.D.

RUST LICHLITER/JAMESON
Environmental Engineers
Consulting Engineers, Scientists and Planners
811 Barton Springs Road, Suite 400, Austin, Texas 78704-1164

AMENDED PLAT OF LOTS 1, 2 AND 3, BLOCK A
VISTA NORTH SECTION TWO-A

DRAWN: MLP
CHECKED: JD
SCALE: 1" = 100'
DATE: 5-11-95

DATE	DESCRIPTION	BY

REVISION BLOCK

C8-95-0097.0A