



Travis County Commissioners Court Agenda Request

Meeting Date: November 12, 2013

Prepared By: Sarah Sumner, Planner **Phone #:** (512) 854-7687

Division Director/Manager: Anna Bowlin, Division Director_ Development Services and Long Range Planning

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Daugherty, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on the revised plat of Travis Settlement Section Four Lots 214B and 215 (Two lots into one 5.53 acre lot - Evidence Cove - existing well and on-site wastewater) in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

The revised plat of Travis Settlement Section Four Lots 214B and 215 combines the two lots into one 5.53 acre lot on Evidence Cove. There is an existing house where well and permitted on-site wastewater system already on exist. A sign was placed on the property with the approved hearing date.

STAFF RECOMMENDATIONS:

This application meets Travis County standards and is recommended by staff.

ISSUES AND OPPORTUNITIES:

Staff has received no inquiries at this time.

FISCAL IMPACT AND SOURCE OF FUNDING:

NA

ATTACHMENTS/EXHIBITS:

Location Map
Original Plat
Proposed
Revised Plat
Precinct Map
Affidavit
Sign Photos

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

Anna Bowlin	Division Director_Development Services and Long Range Planning	TNR	(512) 854-7561

CC:

Sarah Sumner	Planner	TNR	(512) 854-7687

ss:AB:ss

**1101 - Development Services Long Range Planning - Travis Settlement Section Four
Revised Plat of Lots 214B and 215**



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

411 West 13th Street
Executive Office Building
P.O. Box 1748
Austin, Texas 78767
tel 512-854-9383
fax 512-854-4649

AFFIDAVIT OF POSTING

**TO: County Judge
County Commissioners
Travis County, Texas**

A Public Notice of Plat Revision sign was posted on October 16, 2013, at 5001 Evidence Cove at a point as near as practical to the area being revised, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 16 DAY OF October, 2013.

SIGNATURE: Jaime García
NAME (PRINT): Jaime García
TITLE: TWR/R & B Supervisor

cc: Garcia (sign shop)

C:\Users\GarciaJ\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\AJBA03JB\Sign Reque



NOTICE OF PUBLIC HEARING

NOVEMBER 12, 2013 AT 9:00 AM

REVISED PLAT
LOTS 214B AND 215
TRAVIS SETTLEMENT
SECTION FOUR
TWO LOTS INTO ONE LOT

PRECINCT 3
AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA (FIRST FLOOR)
AUSTIN, TEXAS 78701
FOR MORE INFORMATION CALL 512-854-7687



NOTICE OF PUBLIC HEARING

NOVEMBER 12, 2013 AT 9 00 AM

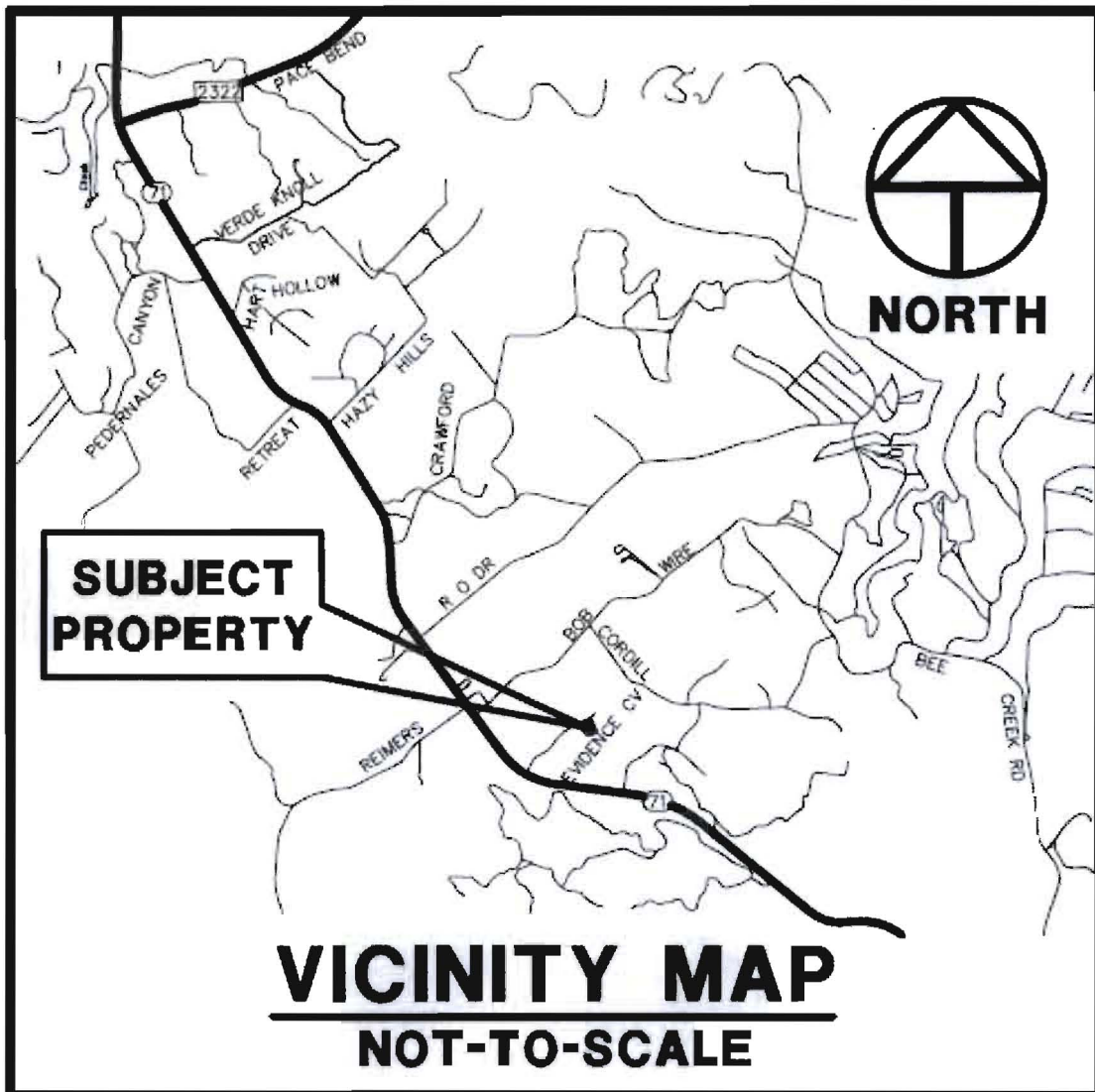
REVISED PLAT
LOTS 214B AND 215
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TWO LOTS INTO ONE LOT

PRECINCT 3
AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM
700 LAVACA (FIRST FLOOR)
AUSTIN, TEXAS 78701

FOR MORE INFORMATION CALL: 512-854-7687

**Travis Settlement Section Four
Revised Plat of Lots 214B and 215**

Location Map



-- 84 3207

ORIGINAL SCALE
 1" = 100'

LEGEND

- ✦ IRON PEG FOUND
- IRON ROD SET
- CONCRETE HIGHWAY MONUMENT FOUND
- ALLIANCE SPIKE SET
- FENCE LINE
- VOL/PB TRAVIS COUNTY DEED RECORDS
- C CURVE
- CDE CONSERVATION & DRAINAGE ESWMT
- CL CENTERLINE
- ♦ LOT AVAILABLE FOR COMMERCIAL & OTHER USES

CURVE DATA

NO.	BEG.	END	AC	CHORD	CHORD BEG. END
1	178°10'00"	200.00	20.00	200.00	0.0000000000
2	178°10'00"	200.00	20.00	200.00	0.0000000000
3	178°10'00"	200.00	20.00	200.00	0.0000000000
4	178°10'00"	200.00	20.00	200.00	0.0000000000
5	178°10'00"	200.00	20.00	200.00	0.0000000000
6	178°10'00"	200.00	20.00	200.00	0.0000000000
7	178°10'00"	200.00	20.00	200.00	0.0000000000
8	178°10'00"	200.00	20.00	200.00	0.0000000000
9	178°10'00"	200.00	20.00	200.00	0.0000000000
10	178°10'00"	200.00	20.00	200.00	0.0000000000
11	178°10'00"	200.00	20.00	200.00	0.0000000000
12	178°10'00"	200.00	20.00	200.00	0.0000000000
13	178°10'00"	200.00	20.00	200.00	0.0000000000
14	178°10'00"	200.00	20.00	200.00	0.0000000000
15	178°10'00"	200.00	20.00	200.00	0.0000000000
16	178°10'00"	200.00	20.00	200.00	0.0000000000
17	178°10'00"	200.00	20.00	200.00	0.0000000000
18	178°10'00"	200.00	20.00	200.00	0.0000000000
19	178°10'00"	200.00	20.00	200.00	0.0000000000
20	178°10'00"	200.00	20.00	200.00	0.0000000000



DABNEY-BYRN
 & ASSOCIATES, INC.

ENGINEERS SURVEYORS LAND PLANNERS MAPPERS

MURTHY 662-0881 BAH JANCOS 266-8870 BAH ANTONIO 661-6784

PLAT OF
TRAVIS SETTLEMENT
 SECTION FOUR

CLIENT: PENNY INVESTMENTS, INC.



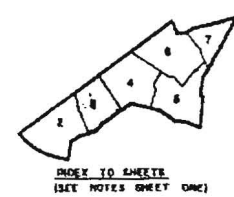
84 3208

LEGEND

- ✦ IRON PIN FOUND
- IRON ROD SET
- CONCRETE HIGHWAY MONUMENT FOUND
- ◻ RAILROAD SPYKE SET
- FENCE LINE
- VOL/PG TRAVIS COUNTY DEED RECORDS
- C CURVE
- E CENTERLINE
- COE CONSERVATION & DRAINAGE EASEMENT

CURVE DATA

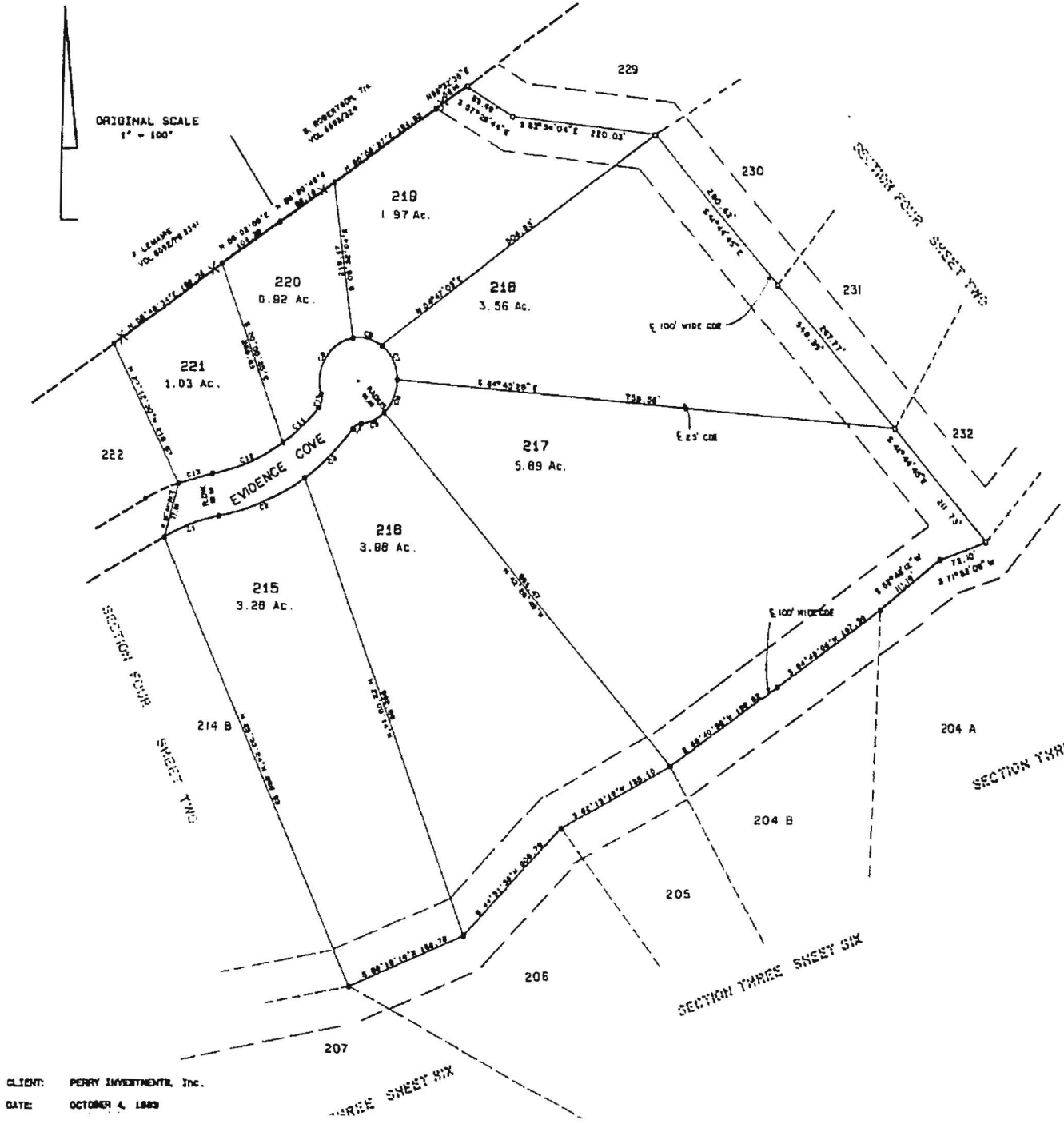
CHORD BEG	CHORD END	ARC	AREA	PERIMETER	CHORD BEG	CHORD END	ARC	AREA	PERIMETER
1 07°30'00"	20.00	10.00	62.83	157.08	1 07°30'00"	20.00	10.00	62.83	157.08
1 07°30'00"	20.00	10.00	62.83	157.08	1 07°30'00"	20.00	10.00	62.83	157.08
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1 07°30'00"	20.00	10.00	62.83	157.08	1 07°30'00"	20.00	10.00	62.83	157.08
1 07°30'00"	20.00	10.00	62.83	157.08	1 07°30'00"	20.00	10.00	62.83	157.08



DABNEY-BYRN
& ASSOCIATES, INC.

ENGINEERS SURVEYORS LAND PLANNERS MAPPERS
 AUSTIN 802-3801 SAN MARCOS 388-2878 SAN ANTONIO 871-8784

PLAT OF
TRAVIS SETTLEMENT
 SECTION FOUR



ORIGINAL SCALE
 1" = 100'

CLIENT: PERRY INVESTMENTS, INC.
 DATE: OCTOBER 4, 1983

STATE OF TEXAS,
COUNTY OF TRAVIS

KNOW ALL MEN THAT LILLIAN CAVIN, OWNER OF LOT 214B AND LOT 215, TRAVIS SETTLEMENT SECTION FOUR, RECORDED IN VOLUME 84, PAGES 290-31A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AS CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT # 2011D39987 AND DOCUMENT # 2011043114, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE LOT 214B AND LOT 215, OF SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO CHAPTER 132.009, OF THE LOCAL GOVERNMENT CODE, TO BE KNOWN AS THE "RESUBDIVISION OF LOT 214B & LOT 215, TRAVIS SETTLEMENT SECTION FOUR, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS, RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

LILLIAN CAVIN DATE
6804 VIA CORRETO
AUSTIN, TEXAS 78749

NOTARY

STATE OF TEXAS,
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED LILLIAN CAVIN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

I, RONNIE WILLIS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE ALL EXISTING EASEMENTS OF RECORD OF WHICH I AM AWARE HAVE BEEN SHOWN OR NOTED HEREON, TO THE BEST OF MY KNOWLEDGE.

FLOODPLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C 0385 H, DATED SEPTEMBER 26, 2008

PRELIMINARY NOT FOR RECORDING

RONNIE WILLIS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5462
WINDROSE LAND SERVICES AUSTIN LTD.
4120 COMMERCIAL CENTER DRIVE, SUITE 300
AUSTIN, TEXAS 78744
PHONE: 512-326-2100
FAX: 512-326-2770

STATE OF TEXAS,
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ M., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ M., IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS,
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

JOB NO. 24438

GENERAL NOTES:

- 1) TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 2) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.
- 3) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.
- 4) PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- 5) RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 6) 1 LOT TOTALING 5.53 ACRES.
- 7) ALL LOTS HAVE A 20' BUILDING SET-BACK LINE FROM ALL STREET R.O.W.'S A 10' P.U.L.E. ALONG THE STREET SIDE OF ALL LOTS.
- 8) THE MINIMUM AREA FOR ALL SINGLE FAMILY LOTS SHALL BE 1.5 ACRES.
- 9) SUBJECT TO RESTRICTIVE COVENANTS BY VOL. 84, PGS. 290-31A, T.C.P.R., VOL. 11839, PG. 2428, VOL. 11816, PG. 907, VOL. 11950, PG. 2535, VOL. 13265, PG. 33, VOL. 13309, PG. 133, T.C.P.R., DOC. NO. 1999017592, DOC. NO. 2000037006, DOC. NO. 2001120963, DOC. NO. 2001131855, DOC. NO. 2002089445, DOC. NO. 2005000009, DOC. NO. 2005114737, DOC. NO. 2005200950, DOC. NO. 2006050690, DOC. NO. 2006184991, DOC. NO. 2006237374, DOC. NO. 2007225888, DOC. NO. 2007225689, DOC. NO. 2008200609, DOC. NO. 2009207236, DOC. NO. 2011006951, T.C.P.R.
- 10) 10' ELECTRIC AND TELEPHONE EASEMENT (ALONG STREET R.O.W.'S) BY VOL. 3930, PG. 1550, T.C.D.R.
- 11) SUBJECT TO A BLANKET-TYPE UTILITY EASEMENT BY VOL. 12217, PG. 227, VOL. 12217, PG. 229, T.C.P.R.
- 12) 5' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL LINES BY DOC. NO. 19990521771, T.C.O.P.R.
- 13) BUILDING LINE RESTRICTIONS BY DOC. NO. 1999052171, T.C.O.P.R.
- 14) ALL RESTRICTIONS FROM THE PREVIOUSLY RECORDED SUBDIVISION PLAT(S) WILL APPLY TO THIS TRAVIS SETTLEMENT SECTION FOUR REVISED PLAT OF LOTS 214B AND 215.
- 15) THERE SHALL BE NO OCCUPANCY OF A STRUCTURE IN THIS DEVELOPMENT UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE OF ADEQUATE AND SUFFICIENT SUPPLY SAID SUPPLY SHALL BE APPROVED BY THE TEXAS STATE HEALTH DEPARTMENT AND THE SYSTEM OF SUPPLY SHALL BE BUILT TO HEALTH DEPARTMENT'S STANDARDS.
- 16) THERE SHALL BE NO OCCUPANCY OF THE STRUCTURE IN THIS DEVELOPMENT UNTIL A SEPTIC TANK SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE RULES, REGULATIONS OF THE TEXAS STATE HEALTH DEPARTMENT AND UNTIL APPROVAL OF THE TRAVIS COUNTY HEALTH OFFICER IS OBTAINED PER THIS STATEMENT THIS STATEMENT IS APPLICABLE ONLY TO THOSE LOTS OUTSIDE THE L.C.R.A. JURISDICTION.

COMMISSIONER'S COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERCT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

TRAVIS COUNTY ON-SITE WATER AND WASTEWATER PROGRAM NOTES:

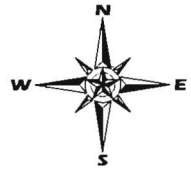
- 1) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- 2) NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM ARE APPROVED BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- 3) DEVELOPMENT ON EACH LOT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE TITLE 30 OF THE TEXAS ADMINISTRATIVE CODE CHAPTER 285 AND TRAVIS COUNTY CODE CHAPTER 48 THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION.
- 4) THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
- 5) ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY DWELLING PER LOT. A SINGLE FAMILY DWELLING INCLUDES ALL DETACHED BUILDINGS LOCATED ON THE LOT THAT ARE ROUTINELY USED ONLY BY MEMBERS OF THE HOUSEHOLD OF THE SINGLE FAMILY DWELLING.
- 6) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SYSTEM OR A PRIVATE WELL.
- 7) NO WATER WELL IN THIS SUBDIVISION MAY BE LOCATED WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY WITHOUT THE CONSENT OF THE ADJOINING LAND OWNER(S).

STACEY SCHEFFEL, D.R., PROGRAM MANAGER, DATE
ON-SITE WASTE WATER, TRAVIS COUNTY TNR

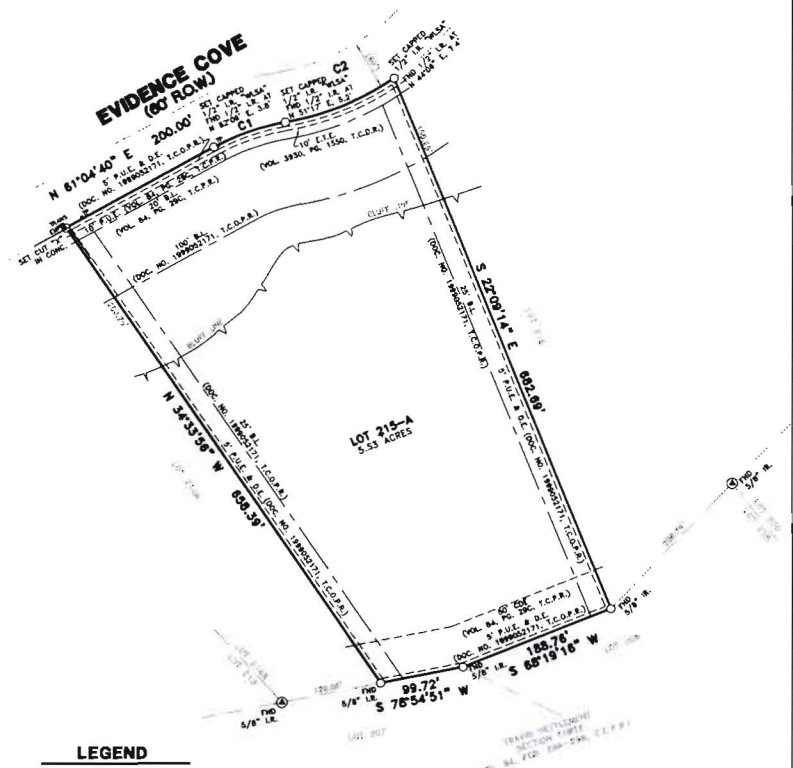
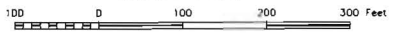
ETJ NOTE

THIS PROPERTY IS NOT LOCATED IN ANY CITY'S EXTRA-TERRITORIAL JURISDICTION.

**TRAVIS SETTLEMENT SECTION FOUR REVISED
PLAT OF LOTS 214B AND 215**



SCALE: 1" = 100'



LEGEND

- DWP - ELECTRIC METER pedestal
- TRANS - ELECTRIC TRANSFORMER
- TP - TELEPHONE pedestal
- ETL - ELECTRIC AND TELEPHONE LINE CENTERLINE TO FEDERAL'S ELECTRIC COOPERATIVE INC.
- BL - BUILDING LINE
- DE - DRAINAGE EASEMENT
- P.U.E. - PUBLIC UTILITY EASEMENT
- COE - CONVEYANCE AND SHARED EASEMENT
- BLUFF LINE (1/8\"/>

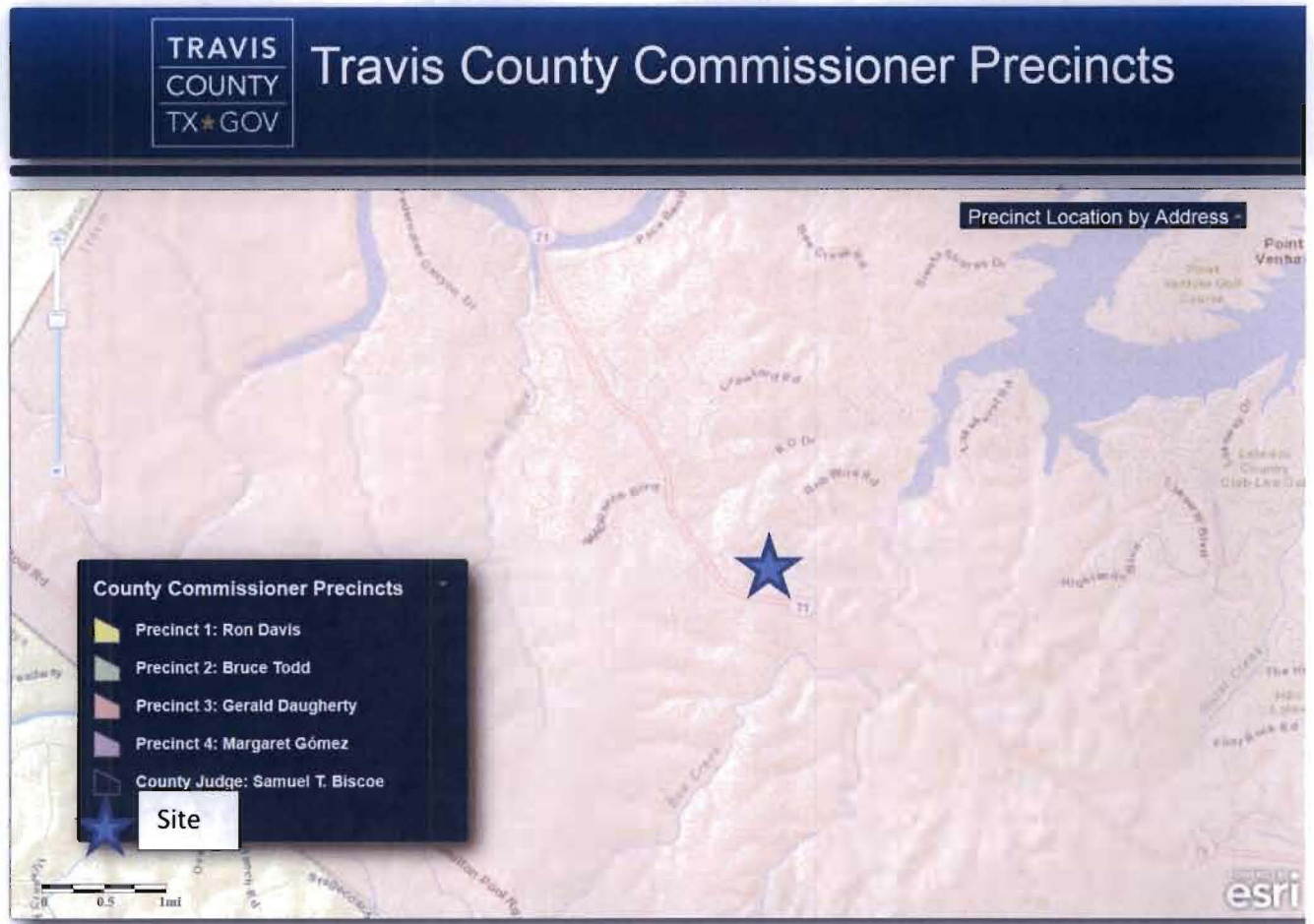
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	270.00'	1°04'33\"/>				
C2	330.00'	2°29'36\"/>				

Travis Settlement Section Four

Revised Plat of Lots 214B and 215

Precinct Map



STATE OF TEXAS
COUNTY OF TRAVIS

I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the files of the County Clerk of Travis County, Texas, in the case of the above and entitled matter.

Witness my hand and seal of office, this 1st day of January, 1964.

[Signature]
COUNTY CLERK, TRAVIS COUNTY, TEXAS

L. JONES
COUNTY CLERK, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the files of the County Clerk of Travis County, Texas, in the case of the above and entitled matter.

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COUNTY CLERK, TRAVIS COUNTY, TEXAS

L. JONES
COUNTY CLERK, TRAVIS COUNTY, TEXAS

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COUNTY OF TRAVIS

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[Signature]
COUNTY CLERK, TRAVIS COUNTY, TEXAS

L. JONES
COUNTY CLERK, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

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[Signature]
COUNTY CLERK, TRAVIS COUNTY, TEXAS

L. JONES
COUNTY CLERK, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

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[Signature]
COUNTY CLERK, TRAVIS COUNTY, TEXAS

L. JONES
COUNTY CLERK, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

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[Signature]
COUNTY CLERK, TRAVIS COUNTY, TEXAS

L. JONES
COUNTY CLERK, TRAVIS COUNTY, TEXAS

NOTES:

1. This shall be an agreement of acceptance of this plan by the parties hereto.
2. The plan is subject to the approval of the County Clerk of Travis County, Texas, and the approval of the State of Texas.
3. There shall be no payment of a statement of costs of preparation of this plan.
4. All lots shall be four meters from a four meter-wide street.
5. The minimum size of all single family lots shall be 1.5 acres of all lots.
6. This subdivision is subject to the approval of the County Clerk of Travis County, Texas, and the approval of the State of Texas.
7. The name of the project is the Travis Subdivision, Inc.
8. The plan is subject to the approval of the County Clerk of Travis County, Texas, and the approval of the State of Texas.
9. The plan is subject to the approval of the County Clerk of Travis County, Texas, and the approval of the State of Texas.
10. The plan is subject to the approval of the County Clerk of Travis County, Texas, and the approval of the State of Texas.
11. All lots within the L.C.S.A. boundaries shall be subject to the approval of the County Clerk of Travis County, Texas, and the approval of the State of Texas.
12. Except the balance of the original plan.

RES: [Illegible]

APPROVED: [Illegible]

DATE: [Illegible]

BY: [Illegible]

COUNTY CLERK, TRAVIS COUNTY, TEXAS

L. JONES

STATE OF TEXAS
COUNTY OF TRAVIS

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COUNTY CLERK, TRAVIS COUNTY, TEXAS

L. JONES
COUNTY CLERK, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the files of the County Clerk of Travis County, Texas, in the case of the above and entitled matter.

Witness my hand and seal of office, this 1st day of January, 1964.

[Signature]
COUNTY CLERK, TRAVIS COUNTY, TEXAS

L. JONES
COUNTY CLERK, TRAVIS COUNTY, TEXAS

LAND MARK INFORMATION:

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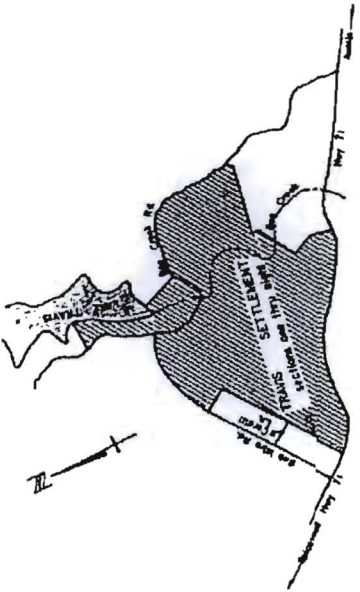
APPROVED: [Illegible]

DATE: [Illegible]

BY: [Illegible]

COUNTY CLERK, TRAVIS COUNTY, TEXAS

L. JONES



DABNEY-BYRN
& ASSOCIATES, INC.

ENGINEERS SURVEYORS LAND PLANNERS MAPMAKERS
DABNEY-BYRN
407-4081
408-8875
408-8876
408-8877

TRAVIS SETTLEMENT
SECTION FOUR

PLAT OF

CLIENT: PERRY INVESTMENTS, INC.
DATE: OCTOBER 4, 1963
OFFICE: MCKINNEY/BRANCO

1-20-64
10-15-63



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