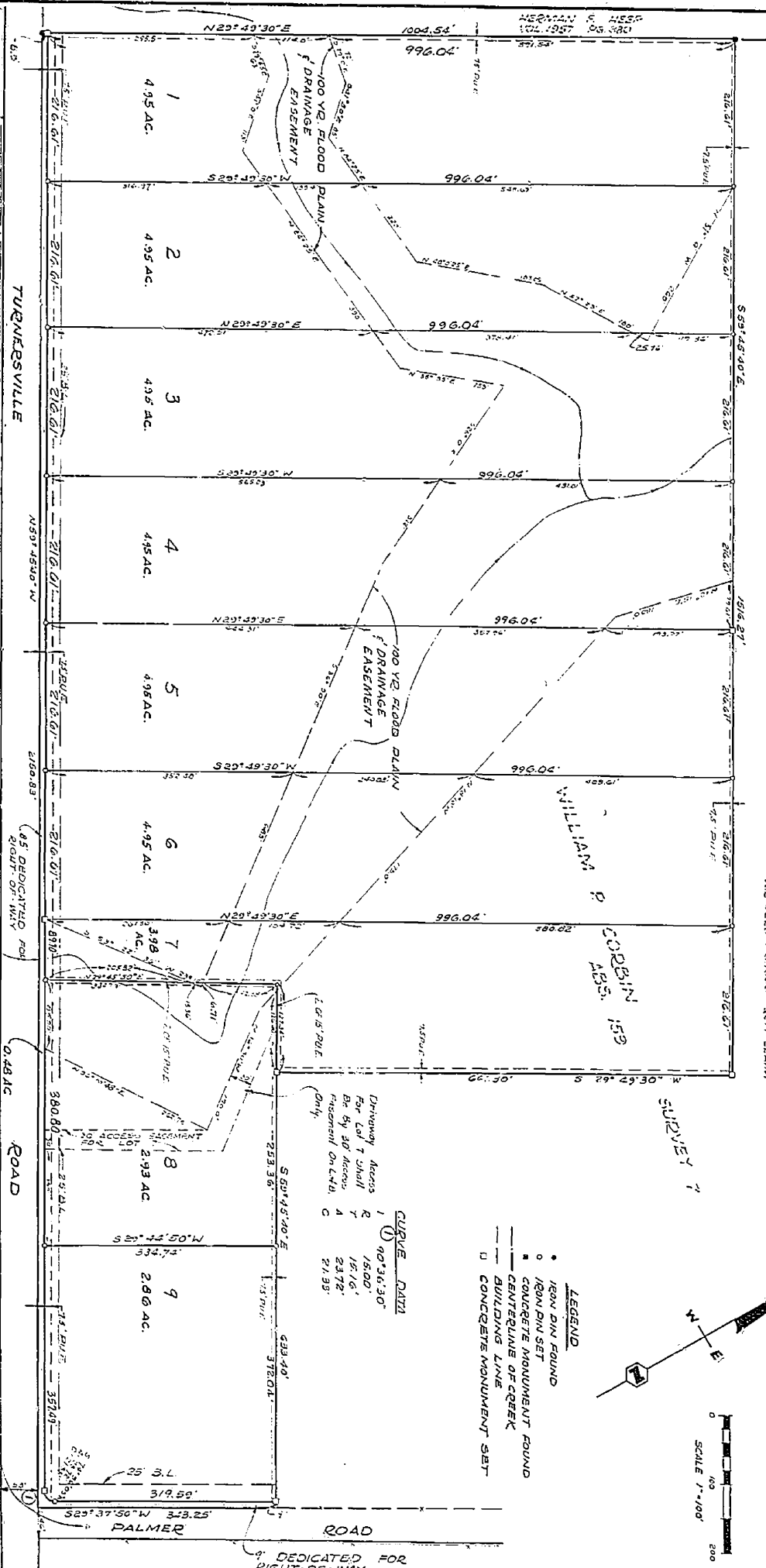


Sub-18-84 R.C.A.B. 7364 #40.00

TURNERSVILLE ESTATES

39.96 ACRES OUT OF THE
WILLIAM P CORBIN SURVEY NO. 7
SITUATED IN TRAVIS CO, TEXAS

CHARLES LEWIS PALMER
1974-80
100' DEED FOR 1000' - 100' DEED



- LEGEND**
- IRON PIN FOUND
 - IRON PIN SET
 - CONCRETE MONUMENT FOUND
 - CENTERLINE OF CREEK
 - BUILDING LINE
 - CONCRETE MONUMENT SET

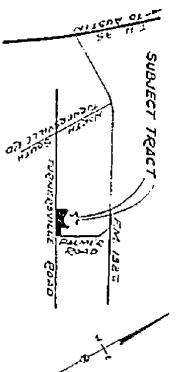
CURVE DATA

Curve	Radius	Chord	Angle	Area
1	100' 36.30"	150.0'	15.16°	2.372'
2	150.0'	15.16°	2.372'	21.39'

Driveway Access
For Lot 7 Shail
By 30' Access
From Lot 8 On LWB
Only

LOCATION MAP

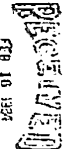
NO SCALE



NOTE: ALL DRIVEWAY
CULVERTS TO BE
16", INSTALLED TO
COUNTY STANDARDS.

NOTE: ALL LOTS IN THIS
SUBDIVISION ARE
HEREBY RESTRICTED
TO SINGLE FAMILY
USE.

NOTE: THE 25' WIDE DRAINAGE
EASEMENT WILL BE WHOLLY
CONTAINED WITHIN THE 100'
V2 FLOOD PLAIN AND
REMAIN UNDERSTANT



0.1 TRACT (100.00 AC. (330.00 AC.))
CITY PLANNING
CITY OF AUSTIN
FEB 16 1984

CEB 84-032

SURVEYED SEPTEMBER, 1983
BY: LEROY GUSH
2618 S. LAMAR BLVD
AUSTIN, TEXAS 78704

Suo-18-84 RECA 1364A40.00

TURNERSVILLE ESTATES

THE STATE OF TEXAS :
COUNTY OF TRAVIS :
KNOW ALL MEN BY THESE PRESENTS:

That James H. King and wife, Clifford D. King, owners of 5,000 acres of land as conveyed to them in the deed recorded in Volume 8341 at Page 740 of the deed records of Travis County, Texas, and that Leonard A. Fournell, and James H. King and wife, Clifford D. King, owners of 35,000 acres of land as conveyed to them in the deed recorded in Volume 8290 at Page 395 of the deed records of Travis County, Texas, all being out of the William P. Corbin Survey No. 7, in Abstract 1591, do hereby subdivide said 40,000 acres of land to be known as "TURNERSVILLE ESTATES"; and do dedicate to the public all rights-of-way as shown hereon.

WITNESS MY HAND, this the 9th day of February, 1984, A.D.

James H. King
James H. King
1967 Palmer Road
Buda, Texas 78610

Clifford D. King
Clifford D. King
501 S. Turner Avenue
Buda, Texas 78610

THE STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, the undersigned authority, a Notary Public, in and for Travis County, on this day personally appeared James H. King, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations herein expressed and in the capacity herein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the 9th day ofFebruary, 1984, A.D.

W.C. Roper
Notary Public in and for
Travis County, Texas
Printed Name of Notary

My Commission Expires: 6-30-84

THE STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, the undersigned authority, a Notary Public, in and for Travis County, on this day personally appeared Clifford D. King, being privately examined separate and apart from her husband, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged to me that she executed the same for the purposes and considerations herein expressed and in the capacity herein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the 9th day ofFebruary, 1984, A.D.

W.C. Roper
Notary Public in and for
Travis County, Texas
Printed Name of Notary

My Commission Expires: 6-30-84

THE STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, the undersigned authority, a Notary Public, in and for Travis County, on this day personally appeared Leonard A. Fournell, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations herein expressed and in the capacity herein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the 9th day ofFebruary, 1984, A.D.

W.C. Roper
Notary Public in and for
Travis County, Texas
Printed Name of Notary

My Commission Expires: 6-30-84

APPROVED FOR ACCEPTANCE:

Ellen Knick
Ellen Knick, Acting Director
OFFICE OF LAND DEVELOPMENT SERVICES
ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION,
CITY OF AUSTIN, TEXAS, THIS THE 8th DAY OF MAY, 1984, A.D.

5-8-84
Date

Ed Whelan
Ed Whelan, Jr., Secretary
CHAIRMAN GILBERT M. GARDNER, JR.
FILED FOR RECORD ON THE 18th DAY OF JUNE, 1984, A.D.,
AT 9:35 O'CLOCK A.M.

By: W.C. Roper

W.C. Roper
Notary Public, Clerk
County Court, Travis County, Texas

THE STATE OF TEXAS:

COUNTY OF TRAVIS:

I, Boris Shropshire, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 18th day of June, 1984, A.D., at 9:35 o'clock A.M. and duly recorded on the 18th day of June, 1984, A.D., at 9:35 o'clock A.M. in the plat records of said County, in Plat Book 84, Page 1293-1293C.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY, the date last written above.

By: Boris Shropshire
Boris Shropshire, Clerk
County Court, Travis County, Texas

I, E. Howard Morris, certify that this plat is complete and all the technical data contained herein are accurate, and is in compliance with Chapter 41a, Article III, as amended.

ENGINEERING BY:

DONAHUE ENGINEERING CO.
3116 Rice Cove Road, Suite 2
Austin, Texas 78746

2/16/84
Date

This subdivision has been accepted for development for septic tank use by the Austin-Travis County Health Department.

Seepage disposal systems will be constructed in accordance with regulations of the Austin-Travis County Health Department and plans and locations of all systems will be approved by the Austin-Travis County Health Department prior to any construction on the lot.

No structure in this subdivision shall be connected until connected to a public water system approved by the Texas Department of Health.

These restrictions are enforceable by the Austin-Travis County Health Department and/or the lot owners or developer.

Witness Officer: Terry Green, P.E.
Date: 3-22-84

Notes

1. The subdivision shall be developed, constructed, and maintained in accordance with the terms and conditions of Chapter 41a, Article III of the Austin City Code of 1967, as amended.
2. No person shall place or cause to be placed in any drainage easement any obstruction that may impede the flow of water.
3. All drainage facilities located on private property shall be maintained by the property owner.
4. The maintenance required above shall be to the standards and specifications contained in Chapter 41a, Article III, Austin City Code of 1967, as amended, and other ordinances and regulations of the City and shall retain the effectiveness of each design feature or part of a plan or plan governed by those provisions.
5. Daily authorized agents of the City of Austin shall have the right of entry on the land or premises, where drainage facilities are located on private property, at reasonable times, for the purposes of inspection and, if required, maintenance. In the event the property owner fails to maintain such areas the City shall request in writing that the property owner comply but if within three months the owner does not comply the City shall either:
 - a. Cause the necessary maintenance to be accomplished and assess the property owner for the City's actual cost, or
 - b. Bring an action for mandatory injunction to require the property owner to accomplish the required maintenance.
6. The minimum finished floor elevation shall be one foot above existing grade at driveway easement line. No cutting of drainage easement by structures shall be permitted.

Approved by The County Engineer: For 15 day construction
Let Owner Will Furnish Necessary Engineering Report (See Plans for Drainage Structures) (See Note 5 for Maintenance)

I, J. Leroy Smith, an authorized under the laws of the State of Texas to practice the profession of Surveying and hereby certify that this plat is true and accurate, complies with Chapter 41a of the Austin City Code, and was prepared from an actual survey of the property made under my supervision on the ground.

J. Leroy Smith
Registered Professional Surveyor No. 10238

Date: 3-13-84

STATE OF TEXAS
COUNTY OF TRAVIS

I, Boris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on this day of June, 1984, A.D., the County Clerk of Travis County Texas, having received proper authentication, shall file this plat and that said order has been duly entered in the minutes of the said court in book 3 page 453.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY this 4 day of June, A.D. 1984.
Boris Shropshire, Clerk County Court, Travis County, Texas.

Mike Ki Kore
Mike Ki Kore

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares and located and shown on this plat, and all bridges, or other public thoroughfares, or other structures, shall be the responsibility of the owner and/or the developer. The plat is hereby approved by the County Court of Travis County, Texas, and the County Clerk of Travis County, Texas, shall cause the same to be recorded in the public records of said County, Texas, and shall cause the same to be published in the public records of said County, Texas, and shall cause the same to be published in the public records of said County, Texas.

It is resolved by the Commissioners Court of Travis County, Texas, that the acceptance, for publication by Travis County, Texas, of the plat in this subdivision, shall be considered to be a part of the County's responsibility to maintain the same for traffic control, such as for speed limits and 5200 and 5300 and 5400 and 5500 and 5600 and 5700 and 5800 and 5900 and 6000 and 6100 and 6200 and 6300 and 6400 and 6500 and 6600 and 6700 and 6800 and 6900 and 7000 and 7100 and 7200 and 7300 and 7400 and 7500 and 7600 and 7700 and 7800 and 7900 and 8000 and 8100 and 8200 and 8300 and 8400 and 8500 and 8600 and 8700 and 8800 and 8900 and 9000 and 9100 and 9200 and 9300 and 9400 and 9500 and 9600 and 9700 and 9800 and 9900 and 10000 and 10100 and 10200 and 10300 and 10400 and 10500 and 10600 and 10700 and 10800 and 10900 and 11000 and 11100 and 11200 and 11300 and 11400 and 11500 and 11600 and 11700 and 11800 and 11900 and 12000 and 12100 and 12200 and 12300 and 12400 and 12500 and 12600 and 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