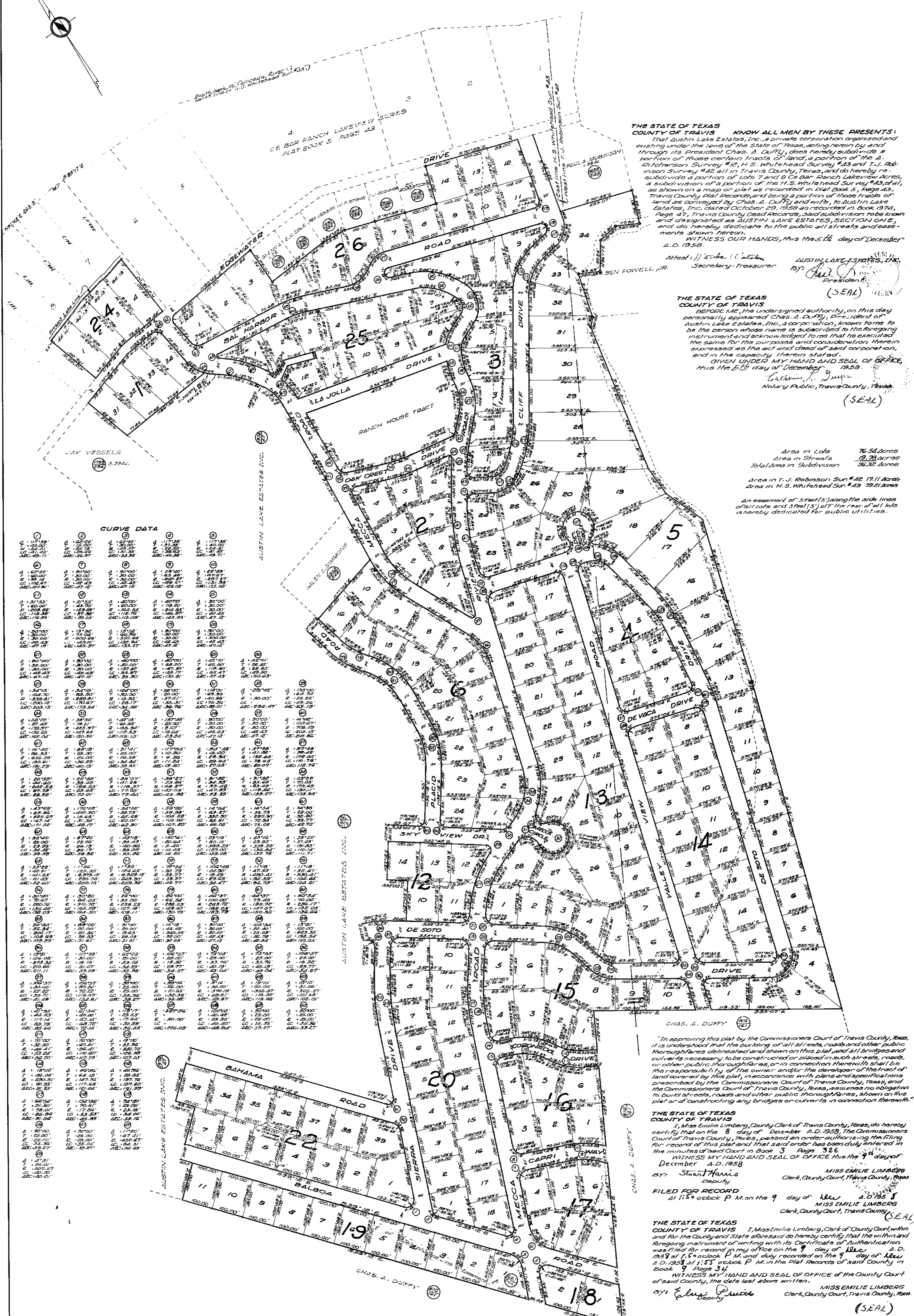


For Restrictions of Plat see vol 1992 pg 34 - dead record must comply

# AUSTIN LAKE ESTATES SECTION ONE



THE STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:  
That Austin Lake Estates, Inc., a private corporation organized and existing under the laws of the State of Texas, acting hereunder by and through its President Chas. A. Duffy, does hereby subdivide a portion of those certain tracts of land, a portion of the A. Robinson Survey #12, H.S. Whitehead Survey #43 and T.J. Robinson Survey #42 all in Travis County, Texas, and do hereby re-subdivide a portion of Lots 7 and 8 Ca Bar Ranch Lakeview Acres, a subdivision of a portion of the H.S. Whitehead Survey #43, et al, as shown on a map or plat as recorded in Plat Book 5, Page 43, Travis County Plat Records, and being a portion of those tracts of land as conveyed by Chas. A. Duffy and do hereby, to Austin Lake Estates, Inc. dated October 29, 1958 as recorded in Book 1974, Page 47, Travis County Dead Records, said subdivision to be known and designated as AUSTIN LAKE ESTATES, SECTION ONE, and do hereby dedicate to the public all streets and easements shown hereon.  
WITNESS OUR HANDS, this the 5th day of December A.D. 1958.

Attest: *Chas. A. Duffy*  
Secretary-Treasurer  
AUSTIN LAKE ESTATES, INC.  
By: *Chas. A. Duffy*  
President  
(SEAL)

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, the undersigned authority, on this day personally appeared *Chas. A. Duffy*, of Austin, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed as the act and deed of said corporation, and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 5th day of December, 1958.  
*Chas. A. Duffy*  
Notary Public, Travis County, Texas.  
(SEAL)

Area in Lots 76.54 Acres  
Area in Streets 19.78 Acres  
Total Area in Subdivision 96.32 Acres  
  
Area in T.J. Robinson Survey #42 17.11 Acres  
Area in H.S. Whitehead Survey #43 29.21 Acres  
  
An easement of 5 feet (5') along the arc lines of all lots and 3 feet (3') of the rear of all lots is hereby dedicated for public utilities.

### CURVE DATA

Station	Bearing	Distance	Station	Bearing	Distance
1	N 117° 28' 00" E	100.00	10	N 117° 28' 00" E	100.00
2	S 75° 00' 00" E	100.00	11	S 75° 00' 00" E	100.00
3	N 117° 28' 00" E	100.00	12	N 117° 28' 00" E	100.00
4	S 75° 00' 00" E	100.00	13	S 75° 00' 00" E	100.00
5	N 117° 28' 00" E	100.00	14	N 117° 28' 00" E	100.00
6	S 75° 00' 00" E	100.00	15	S 75° 00' 00" E	100.00
7	N 117° 28' 00" E	100.00	16	N 117° 28' 00" E	100.00
8	S 75° 00' 00" E	100.00	17	S 75° 00' 00" E	100.00
9	N 117° 28' 00" E	100.00	18	N 117° 28' 00" E	100.00
10	S 75° 00' 00" E	100.00	19	S 75° 00' 00" E	100.00
11	N 117° 28' 00" E	100.00	20	N 117° 28' 00" E	100.00
12	S 75° 00' 00" E	100.00	21	S 75° 00' 00" E	100.00
13	N 117° 28' 00" E	100.00	22	N 117° 28' 00" E	100.00
14	S 75° 00' 00" E	100.00	23	S 75° 00' 00" E	100.00
15	N 117° 28' 00" E	100.00	24	N 117° 28' 00" E	100.00
16	S 75° 00' 00" E	100.00	25	S 75° 00' 00" E	100.00
17	N 117° 28' 00" E	100.00	26	N 117° 28' 00" E	100.00
18	S 75° 00' 00" E	100.00	27	S 75° 00' 00" E	100.00
19	N 117° 28' 00" E	100.00	28	N 117° 28' 00" E	100.00
20	S 75° 00' 00" E	100.00	29	S 75° 00' 00" E	100.00
21	N 117° 28' 00" E	100.00	30	N 117° 28' 00" E	100.00
22	S 75° 00' 00" E	100.00	31	S 75° 00' 00" E	100.00
23	N 117° 28' 00" E	100.00	32	N 117° 28' 00" E	100.00
24	S 75° 00' 00" E	100.00	33	S 75° 00' 00" E	100.00
25	N 117° 28' 00" E	100.00	34	N 117° 28' 00" E	100.00
26	S 75° 00' 00" E	100.00	35	S 75° 00' 00" E	100.00
27	N 117° 28' 00" E	100.00	36	N 117° 28' 00" E	100.00
28	S 75° 00' 00" E	100.00	37	S 75° 00' 00" E	100.00
29	N 117° 28' 00" E	100.00	38	N 117° 28' 00" E	100.00
30	S 75° 00' 00" E	100.00	39	S 75° 00' 00" E	100.00

SEPTIC TANK NOTE  
Each house in this subdivision shall be connected to a septic tank of a design approved by the State Health Department.

LEGEND  
• Iron Stake Set  
• Iron Stake Found  
• Travis County Deed Record  
Scale 1" = 100 Feet

"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 delineated and 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, 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 Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no obligation to build streets, roads and other public thoroughfares, shown on this plat or of constructing any bridges or culverts in connection therewith."

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
I, Miss Emille Limberg, Clerk of Travis County, Texas, do hereby certify that on the 8 day of December A.D. 1958, The Commissioners 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 326.  
WITNESS MY HAND AND SEAL OF OFFICE this the 9th day of December A.D. 1958  
By: *Stuart Harris*  
Deputy  
MISS EMILIE LIMBERG  
Clerk, County Court, Travis County, Texas

FILED FOR RECORD  
At 1:55 o'clock P.M. on the 9 day of Dec 9 A.D. 1958  
MISS EMILIE LIMBERG  
Clerk, County Court, Travis County, Texas

THE STATE OF TEXAS  
COUNTY OF TRAVIS  
I, Miss Emille Limberg, Clerk of 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 9 day of Dec 9 A.D. 1958 at 1:55 o'clock P.M. and duly recorded on the 9 day of Dec 9 A.D. 1958 at 1:55 o'clock P.M. in the Plat Records of said County in Book 3, Page 326.  
WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, this date last above written.  
By: *Emille Limberg*  
Deputy  
MISS EMILIE LIMBERG  
Clerk, County Court, Travis County, Texas  
(SEAL)

Subdivided November 1957  
Metcalfe Engineers  
By: *Metcalfe*  
Metcalfe O.A.  
Reg. Professional Surveyor - 2555  
Reg. Professional Engineer  
(SEAL)