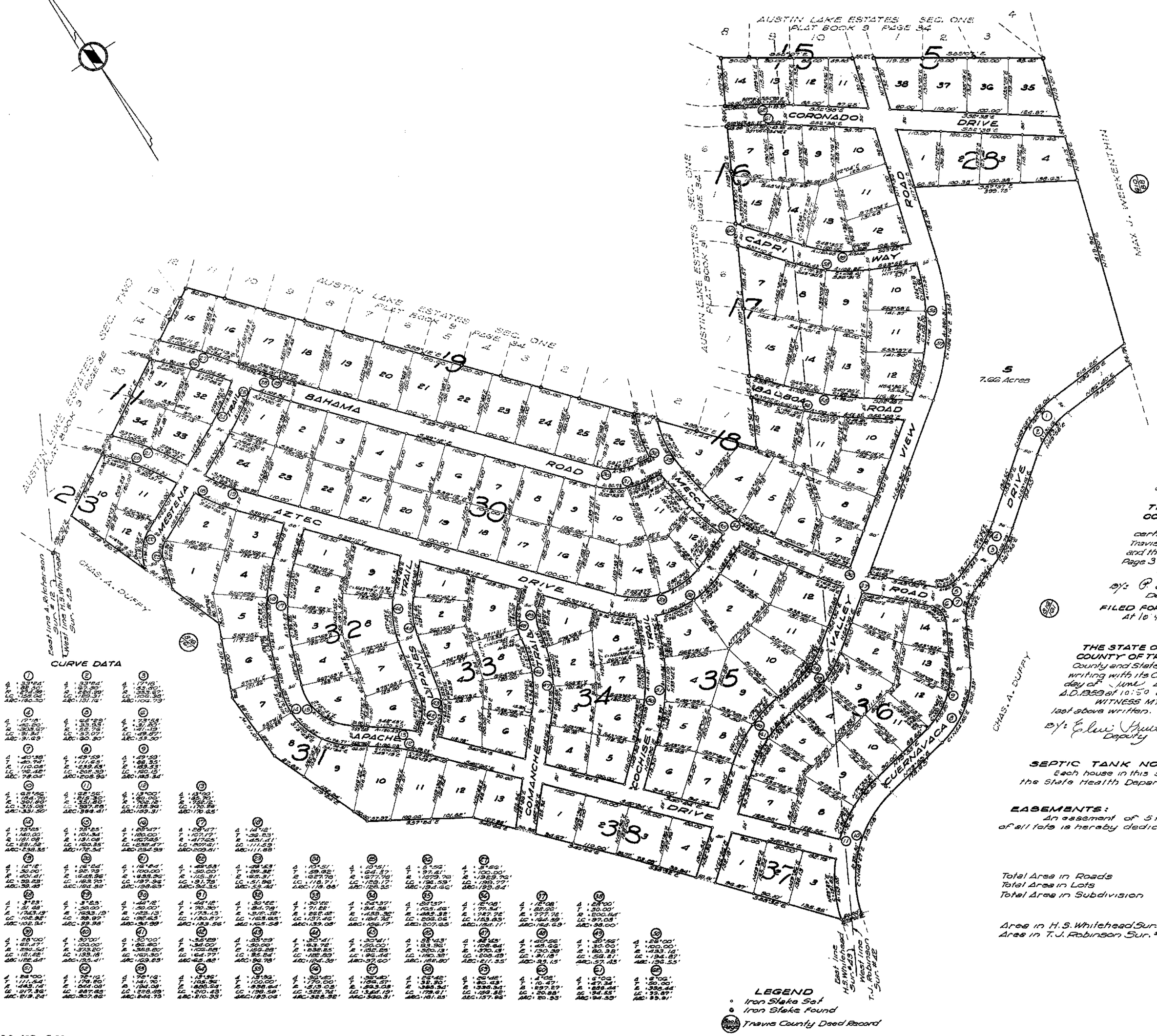
AUSTIN LAKE ESTATES

SECTION THREE



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 herein by and through its President Chas. A. Duffy, does hereby subdivide 69.84 acre tract of land, a portion of the T. J. Robinson Survey #42 and H.S. Whitehead Survey #43, in Travis County, Texas, and being the same tract of land as conveyed by Chas. A. Duffy and wife, to Austin Lake Estates, Inc. dated May 16, 1959 as recorded in Book 2011G, Page 195. Travis County Deed Records, said subdivision to be known and designated as AUSTIN LAKE ESTATES, SECTION THREE, and do hereby dedicate to the public all streets and easements shown hereon.

WITNESS OUR HANDS, this the 19th day of May A.D. 1959.

Attest: Neatie S. Walston
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, President of Austin Lake Estates, Inc., a corporation, 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 19th day of May A.D. 1959.

(SEAL)

Notary Public, Travis County, Texas

"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 Emilie Limberg, County Clerk of Travis County, Texas, do hereby certify that on the 3rd day of June A.D. 1959, 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 3rd day of June A.D. 1959.

By: P. Hayden
Deputy

MISS EMILIE LIMBERG
Clerk, County Court, Travis County, Texas
(SEAL)

FILED FOR RECORD
At 10:45 o'clock A. M. on the 3 day of June A.D. 1959.

MISS EMILIE LIMBERG
Clerk, County Court, Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Miss Emilie 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 3 day of June A.D. 1959 at 10:45 o'clock A. M. and duly recorded on the 3 day of June A.D. 1959 at 10:50 o'clock A. M. in the Plat Records of said County in Book 9 Page 133

WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, the date last above written.

By: Elsie Shutt
Deputy

MISS EMILIE LIMBERG
Clerk, County Court, Travis County, Texas.

(SEAL)

SEPTIC TANK NOTE:

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

EASEMENTS:

An easement of 5 feet (5') along the side lines of all lots and 5 feet (5') off the rear of all lots is hereby dedicated for public utilities.

Total Area in Roads	15.10 Acres
Total Area in Lots	54.74 Acres
Total Area in Subdivision	69.84 Acres

Area in H.S. Whitehead Sur. #43	48.64 Acres
Area in T.J. Robinson Sur. #42	21.20 Acres

(SEAL)

Subdivided April 1959
Metcalfe Engineering Co.
By: Marlton O. Metcalfe
Marlton O. Metcalfe
Reg. Public Surveyor #555
Reg. Professional Engineer #1217

F.B. 407 P. 35
PLAN 6738

Filed for Record the 3 day of June A.D. 1959 at 10:45 o'clock A.M.
Emilie Limberg, Clerk
By J. A. Clark
Deputy

Filed and Recorded in Book 2104 Page 292 Real Property Records of Travis County, Texas