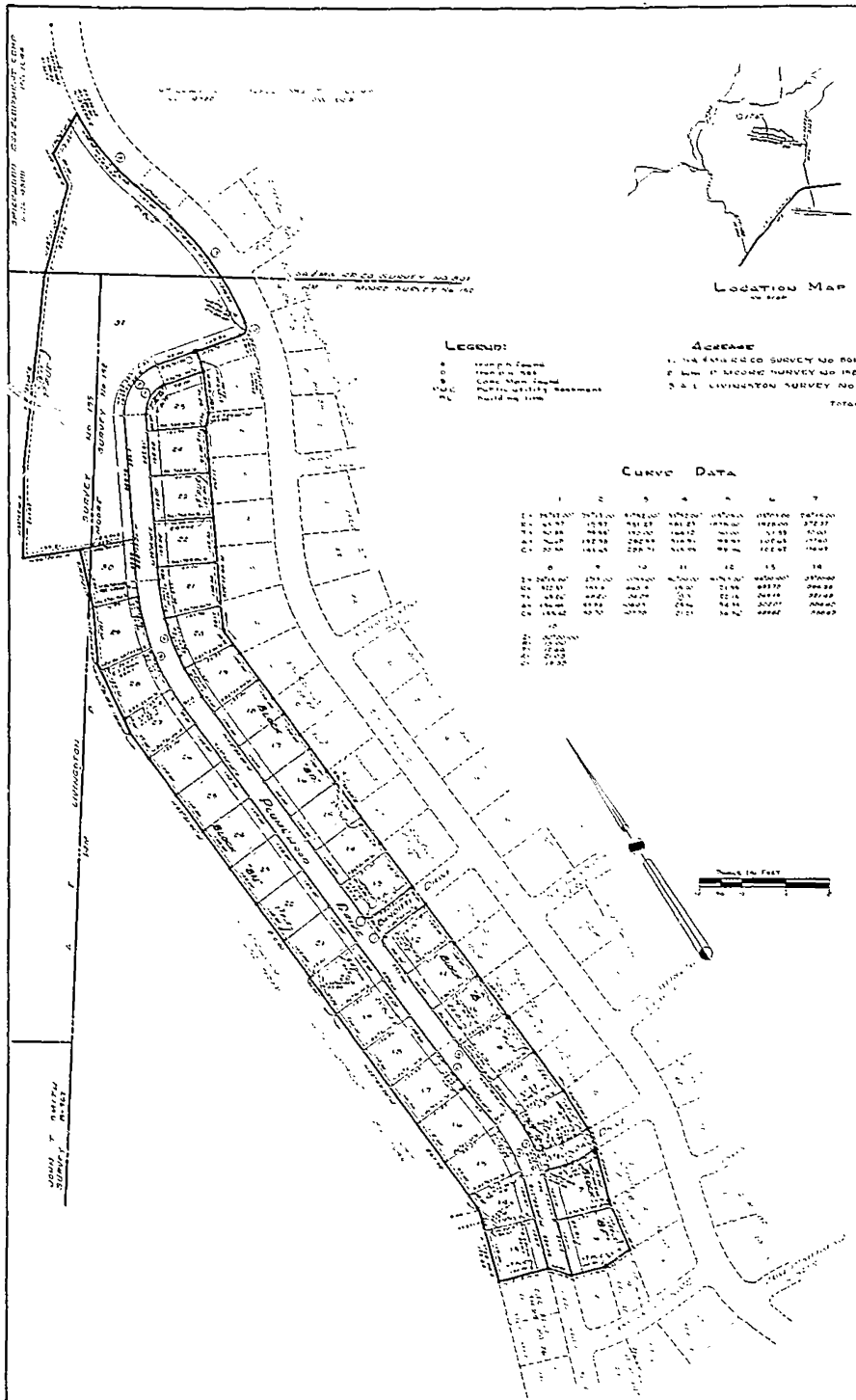

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: That Balcones Development Corporation, a corporation organized and existing under the laws of the State of Texas, acting by and through Robert Lee, Vice President, and Balcones Development Corporation, a corporation organized and existing under the laws of the State of Texas, acting by and through Robert Lee, Vice President, owners of the 21.599 acre tract of land described in the foregoing plat, and whose name is subscribed thereto, in person or through a duly authorized agent, duly authorized and acting for the purposes and consideration therein expressed, and in the capacity therein stated, do hereby make, establish, dedicate and subdivide said property according to this plat, and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purposes and consideration therein expressed; and do hereby bind themselves, their heirs, successors and assigns to warrant and forever defend the title to the land so dedicated. Texas Utilities Company is hereby granted the right to construct, maintain, operate, repair, extend and relocate electric lines and appurtenances thereto, and Southwestern Bell Telephone Company is hereby granted the right to construct, maintain, operate, repair, extend and relocate telephone lines and appurtenances thereto, in and along all streets and alleys shown on this plat, with the right to trim trees and keep trees and shrubbery clear of said utilities. All persons shall have the right to use the easements hereby granted jointly with the grantees, their successors and assigns. All lots in this subdivision shall be required to drain in such a manner that not more than the amount of water originating on the lot can be discharged onto any adjacent lot in its natural undeveloped condition. The developer reserves the right to subdivide or resubdivide any lot or lots shown on this plat.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF June, 1977 A.D.

Robert Lee
Vice President
Balcones Development Corporation

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED Robert Lee, Vice President, Balcones Development 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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF June, 1977 A.D.

Thomas W. Campbell
Notary Public in and for Travis County, Texas

APPROVED FOR ACCEPTANCE DECEMBER 19, 1977

Robert Lee
Director

RECOMMENDED AND APPROVED BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 19th DAY OF DECEMBER, 1977 A.D.

Miguel A. Linares
Secretary

Mary Knowles
Chairman

FILED FOR RECORD AT 5:09 O'CLOCK P.M. THIS THE 27th DAY OF Dec, 1977 A.D.

Louis Shropshire
County Clerk, Travis County, Texas

Mike Kilgore
Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Louis Shropshire, Clerk of the County Court 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 27th day of Dec, 1977 A.D. at 5:09 o'clock P.M. and duly recorded on the 27th day of Dec, 1977 A.D. at 5:09 o'clock P.M. in the plat records of said County and State in Vol. 76 on Page 123

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY AND STATE LAST AFORESAID, THIS THE 27th DAY OF Dec, 1977 A.D.

Louis Shropshire
County Clerk, Travis County, Texas

Mike Kilgore
Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Louis Shropshire, Clerk of the County Court of Travis County, Texas, do hereby certify that on the 27th day of December, 1977 A.D. the Commissioners Court of Travis County, Texas passed an order authorizing the filing for record of this instrument, and that said order is duly entered in the minutes of said Court in Book 5 on Page 328

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 27th DAY OF December, 1977 A.D.

Louis Shropshire
County Clerk, Travis County, Texas

John Trevino
Deputy

APPROVED by the Commissioners Court of Travis County, Texas, on the condition that the building of all streets, roads, and other thoroughfares contained on this plat, and all drainage structures necessary to the construction of those streets, roads, or other thoroughfares, be constructed in accordance with the specifications approved by the Commissioners Court of Travis County, Texas. However, the Commissioners Court of Travis County, Texas assumes no obligation to build the streets, roads, or other public thoroughfares shown on this plat, or to construct any of the bridges, culverts, or other drainage facilities necessary to be constructed or placed in the streets, roads, or other public thoroughfares shown on this plat, until the Commissioners Court of Travis County, Texas has approved such streets, roads, or other public thoroughfares and drainage facilities as constructed in accordance with the Commissioners Court's specifications and standards for acceptance of streets, roads, or other public thoroughfares and drainage facilities into the County Road System. The acceptance for maintenance by Travis County, Texas of any streets, roads, or other public thoroughfares shown on this plat shall be conditioned upon the developer complying with the Commissioners Court's specifications and standards for acceptance of streets, roads, or other public thoroughfares and drainage facilities into the County Road System. The developer shall be responsible for providing such traffic control, such as signs, street lights and stop and yield signs, which meet the requirements of the County.

THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 25-1B OF 1984 HAS BEEN COMPLIED WITH.

SURVEYED BY:
BARTON-ASPINALL, INC.

6/19/77
Date

Registered Professional Engineer

SPICEWOOD AT BALCONES VILLAGE SECTION SEVEN