



PLAT DOCUMENT # \_\_\_\_\_

# PLAT

## PLAT RECORDS INDEX SHEET:

**SUBDIVISION NAME:** Allen Terrace Subdivision

**OWNERS NAME:** John Dan McMahan III; Robert Dean Williams; Artemis Land Partners LLC

**RESUBDIVISION?** YES  NO

## ADDITIONAL RESTRICTIONS / COMMENTS:

Tax Certificate: 2018048929

## RETURN:

City of Austin  
Pick-up

## PLAT FILE STAMP

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Apr 02, 2018 03:56 PM 201800079

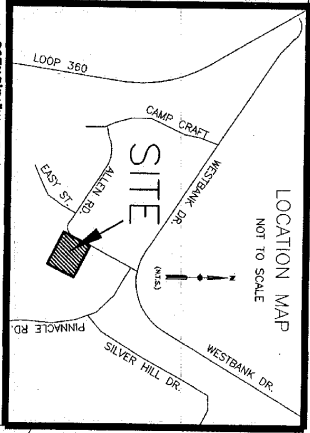
RAMIREZA: \$75.00

Dana DeBeauvoir, County Clerk

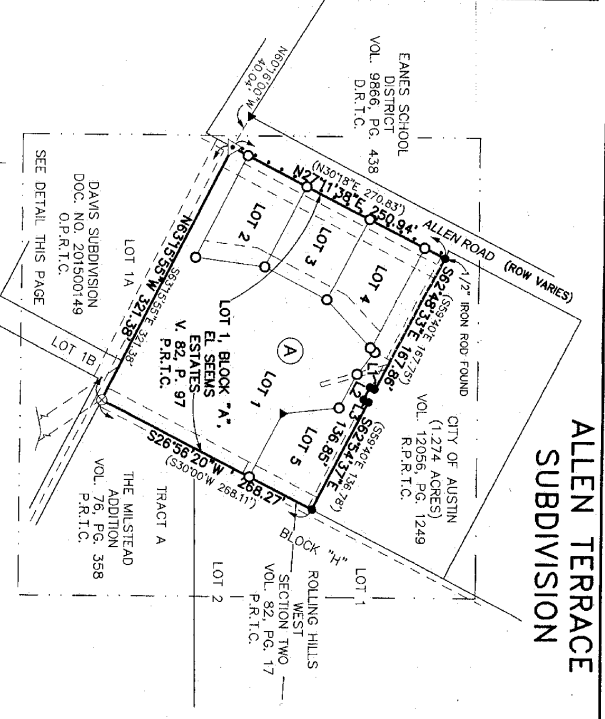
Travis County TEXAS



201800079



**ALLEN TERRACE SUBDIVISION**



NOTE:  
1. BEARING BASIS IS THE STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (GRID).



LINE	BEARING	LENGTH
L1	S27°15'11"W	6.35'
(L1)	(S33°02'24")	(6.50')
L2	S62°35'19"E	15.43'
(L2)	(S59°40'0")	(15.50')
L3	N27°35'21"E	6.25'
(L3)	(N30°02'0")	(6.50')
L4	S46°52'38"W	5.81'

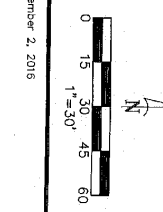
- GENERAL NOTES (CONT. FROM SHEET 1):
27. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 2 DWELLING UNITS.
  28. MOTOR VEHICLE ACCESS TO LOT 4 AND LOT 5 WILL BE THROUGH JOINT USE ACCESS EASEMENT ONLY.
  29. MOTOR VEHICLE ACCESS FROM LOT 1 TO ALLEN ROAD IS PROHIBITED.
  30. THE DRIVEWAY AND PRIVATE UTILITY EASEMENT (DOC. NO. 2004157605, O.P.R.T.C.) IS 31'. LOTS 2 AND 3 ON THE SECOND BENEFIT OF THE OWNERS OF LOT 1.
  32. EXCEPT FOR LOT 1, ALL CONSTRUCTION VEHICLES AND PERSONNEL SHALL USE ALLEN ROAD AS THE ACCESS.
  33. NO PARKING IS ALLOWED ON ALLEN ROAD.
  34. LOT OWNERS MUST ADHERE TO THE LANDSCAPING REQUIREMENTS CONTAINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DOCUMENT NO. [REDACTED] OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**CSGI**  
CONSTRUCTION SERVICES GROUP, INC.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 001377000

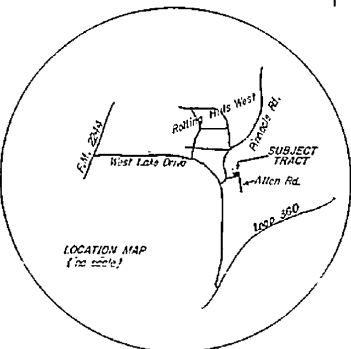
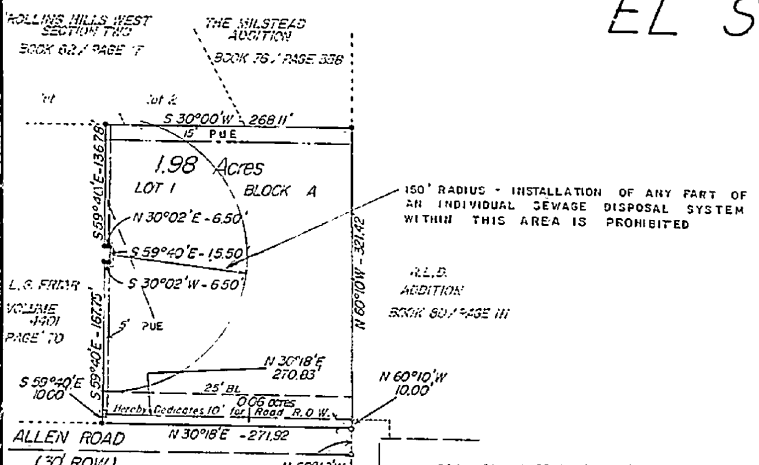
DATE: FEBRUARY 17, 2017  
SCALE: 1" = 100'  
JOB NO.: 1615111  
DRAWING NO.: 1851391  
SHEET NO.: 2 OF 2

**ALLEN TERRACE SUBDIVISION**

BLOCK "A"	ACRES
LOT 1	1.1008
LOT 2	0.2008
LOT 3	0.1892
LOT 4	0.1856
LOT 5	0.3072



# "EL SEEMS ESTATES"



Sidewalks shall be installed along the subdivision side of Allen Road. Such sidewalk shall be completed prior to any Type I & Type II driveway approach and/or certificate of occupancy.

Prior to construction on lots in this subdivision, plans will be submitted to the Engineering Department of the City of Austin for approval. Rainfall runoff shall be held to the amount existing at the undeveloped status by ponding or other approved methods.

STATE OF TEXAS:  
 COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS  
 That E. M. Sykes Company, Inc., a Texas Corporation, having its home office in the City of Austin, Travis County, Texas, acting herein by and through its President Edwin M. Sykes, owner of 2.04 acres of land out of the Patterson Moore Survey No. 70, in Travis County, Texas, and described in field notes in Volume 1656, Page 118, Deed Records of Travis County, Texas, SAVE AND EXCEPT that certain 100.75 square feet as described in Volume 3347, Page 1845 Deed Records of Travis County, Texas, do hereby adopt this plat as our subdivision to be known as:  
 "EL SEEMS ESTATES"  
 subject to any easements or restrictions heretofore granted.

WITNESS THE HAND of Edwin M. Sykes, President of E. M. Sykes Company, Inc. this 16th day FEB., 1982, A. D.  
*Edwin M. Sykes*  
 Edwin M. Sykes, President, E. M. Sykes Company, Inc  
 825 West 24th Street, Austin, Texas.

STATE OF TEXAS  
 COUNTY OF TRAVIS  
 Before me, the undersigned authority, on this day personally appeared Edwin M. Sykes, known to me to be the person whose name is subscribed to the foregoing instrument as President of E. M. Sykes Company Inc., and acknowledged to me that he executed the same in such capacity as the act and deed of said corporation for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL of office this the 16th day of FEBRUARY, 1982, A.D.

*Marilyn J. Colson*  
 NOTARY PUBLIC in and for Travis County, Texas  
 STATE OF TEXAS  
 COUNTY OF TRAVIS:

I, the undersigned, a Registered Professional Engineer, in the State of Texas, do certify that the property described herein is within the 100 year Flood plain.  
 December 17, 1981  
 L. GORDON STEARNS  
 43623 Registered Professional Engineer  
 1325 Tedford Street  
 Austin, Texas 78753

THE STATE OF TEXAS  
 COUNTY OF TRAVIS  
 I, L. Gordon Stearns, a Registered Public Surveyor, Authorized under the Laws of the State of Texas to practice the profession of surveying, do hereby certify that this plat complies with surveying related portions of Chapter 41 of the Austin City Code; is true and correct to the best of my knowledge; and was prepared from a survey on the ground.

CERTIFIED to this the 17 day of December, A. D. 1981  
*L. Gordon Stearns*  
 L. Gordon Stearns  
 Registered Public Surveyor  
 No. 2467, State of Texas  
 11303 Tedford Street, Austin, Texas



- HEALTH DEPARTMENT RESTRICTIONS:
- No structure in this subdivision shall be occupied until connected to an public sewer system or to an individual sewage disposal system which has been approved by the Austin-Travis County Health Department.
  - No structure in this subdivision shall be occupied until connected to a potable water supply from an individual well or an approved public water supply with adequate quantity for family use and operation of an approved septic tank system.
  - This subdivision is approved for individual water wells. No well may be installed within 150' of a septic system nor may a septic system be installed within 150' of a well.
  - No construction may begin on any lot until plans for a sewage disposal system are submitted to and approved by the Austin-Travis County Health Department.

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

This subdivision has been accepted for development for an individual sewerage disposal system use and a private water well by the Austin-Travis County Health Department.

*Tommy F. Green*  
 Health Officer - Tommy F. Green  
2-18-82  
 Date

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads or other public thoroughfares or any bridges or culverts necessary to be placed in such the owner and/or the developer of the tract or land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court, and the Commissioners Court 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.

Be it resolved by the Commissioners Court of Travis County, Texas, that the acceptance for maintaining by Travis County, Texas of the roads or streets in Real Estate subdivisions does not obligate the county to install street marking signs, as this is considered to be a part of the developers construction, but that erecting sign for traffic control, such as speed limits and stop and yield signs shall remain the responsibility of the county.

APPROVED FOR ACCEPTANCE  
*Richard R. Little*  
 Richard R. Little, Director of Planning  
 Date MARCH 9, 1982  
 This subdivision, map or plat is hereby ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin on the 9th day of MAY, A.D. 1982.  
*David C. Boklund*  
 Chairman  
*Gilbert M. Manning*  
 Secretary  
 FILED FOR RECORD AT 2:30 o'clock P.M., this the 16th day of April, 1982, A.D.  
*L. Jones*  
 Deputy  
 L. JONES  
*Doris Shropshire*  
 Doris Shropshire, Clerk, County Court  
 Travis County, Texas

THE STATE OF TEXAS I  
 COUNTY OF TRAVIS I  
 I, DORIS 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 16th day of April, A.D. 1982, at 2:30 o'clock P.M., and duly recorded on the 16th day of April, A.D. 1982 at 2:30 o'clock P.M., in the Plat Records of said County in Book No. 82 Pages 97 inclusive.

WITNESS MY HAND AND SEAL of the County Court of said County, the date last above written.  
 By L. Jones Deputy  
*Doris Shropshire*  
 Doris Shropshire, Clerk, County Court  
 Travis County, Texas

COMMISSIONERS COURT CERTIFICATE  
 STATE OF TEXAS  
 COUNTY OF TRAVIS  
 I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 22nd day of March, A.D. 1982, 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 436.  
 WITNESS MY HAND AND SEAL OF THE COURT of said County this 22nd day, of March, A.D. 1982.  
 Doris Shropshire, Clerk County Court, Travis County, Texas.

By S. Young  
 Deputy

L. GORDON STEARNS & ASSOCIATES

Vol. 82, Page 97  
 Feb. 1-82, RCH 9878  
 Vol. 82, Page 7  
 Plat Record, Travis County, Texas  
 82-5301  
 CBS-81-266