


Vol 82 Page 335  
Oct-12-82  
RCCH/A 1315 # 100-52

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )


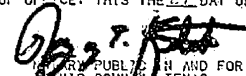
KNOW ALL MEN BY THESE PRESENTS  
THAT WILSON DEVELOPMENT CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, BEING THE OWNER OF A 93.89 ACRE TRACT OF LAND OUT OF THE A. E. PATTON SURVEY NO. 541, TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A DEED FROM THOMAS E. BERRY, TRUSTEE, AND REFINDED IN VOLUME 7855, PAGE 277, OF THE TRAVIS COUNTY DEED RECORDS, DOES HEREBY SUBDIVIDE THE SAID 93.89 ACRES IN ACCORDANCE WITH THIS PLAT SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED TO BE KNOWN AS "JESTER ESTATE, SECTION I, PHASE II" AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF, WILSON DEVELOPMENT CORPORATION HAS CAUSED BY THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED PRESIDENT, THIS THE 29<sup>th</sup> DAY OF July, 1982 A. D.

WILSON DEVELOPMENT CORPORATION  
  
DOYLE WILSON, PRESIDENT  
1613 W. LOOP 360  
AUSTIN, TEXAS 78746

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, ON THIS DAY PERSONALLY APPEARED DOYLE WILSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID WILSON DEVELOPMENT CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 29<sup>th</sup> DAY OF July, 1982, A. D.  
  
  
NOTARY PUBLIC IN AND FOR  
TRAVIS COUNTY, TEXAS  
GREG E. KETCHUM

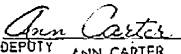

APPROVED FOR ACCEPTANCE  
SEPT. 28, 1982  
DATE

  
RICHARD R. LILLIE, DIRECTOR OF PLANNING

ACCEPTED AND AUTHORIZED FOR RECORD BY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 28th DAY OF Sept., 1982, A. D.

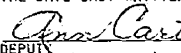

  
SECRETARY MARY E. LEY  
  
CHAIRMAN GILBERT M. MARTINE

FILED FOR RECORD AT 8:00 O'CLOCK A.M., THIS THE 12th DAY OF October, 1982, A. D.

  
DEPUTY ANN CARTER  
  
DORIS SHROPSHIRE, CLERK, COUNTY COURT  
TRAVIS COUNTY, TEXAS


STATE OF TEXAS )  
COUNTY OF TRAVIS )

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 12th DAY OF October, A. D. 1982, AT 8:00 O'CLOCK A.M., AND DULY RECORDED ON THE 12th DAY OF October, A. D. 1982, AT 8:00 O'CLOCK A.M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 22 PAGES 335-337.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.  
  
DEPUTY ANN CARTER  
  
DORIS SHROPSHIRE, CLERK, COUNTY COURT,  
TRAVIS COUNTY, TEXAS.

I, DAVID S. JELLISON, 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 CHAPTER 13-3 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

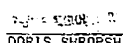
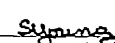
CERTIFIED TO THIS 15th DAY OF Sept., 1982 A. D.

  
DAVID S. JELLISON  
REGISTERED PUBLIC SURVEYOR  
NO. 3894-STATE OF 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 OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER THOROUGHFARES OR IN CONNECTION THEREWITH SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR 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 SAID COURT ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS OF THE ROADS OR STREETS IN THIS SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE PART OF THE DEVELOPERS CONSTRUCTION, BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND "STOP" AND "YIELD" SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

THE STATE OF TEXAS )  
COUNTY OF TRAVIS )

I, DORIS SHROPSHIRE, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 11th DAY OF October, A. D., 1982, THE COMMISSIONER'S 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 440

  
DORIS SHROPSHIRE, COUNTY CLERK  
COUNTY COURT, TRAVIS COUNTY, TEXAS  
BY  DEPUTY

FLOOD PLAIN NOTE:  
THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE CONSERVATION AND DRAINAGE EASEMENT AS SHOWN ON THIS PLAT.



  
RICHARD J. WHEELER, P. E.


DEED RESTRICTIONS:  
THE DEED RESTRICTIONS AFFECTING THE LOTS ON THIS PLAT ARE DESCRIBED BY INSTRUMENTS RECORDED IN VOLUME 7868, PAGE 53, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

RESTRICTIONS:

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO CITY OF AUSTIN WATER AND SEWAGE SYSTEM.
- 2. ALL BUILDING FOUNDATIONS ON SLOPES OF FIFTEEN PERCENT AND OVER AND ON FILL PLACED ON SLOPES FIFTEEN PERCENT AND OVER MUST UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.

THE USES AND RESTRICTIONS OF THE CONSERVATION EASEMENTS SHOWN HEREON ARE DESCRIBED BY INSTRUMENTS RECORDED IN VOLUME 6822, PAGE 222, AND VOLUME 6822, PAGE 222, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES:

- 1.) Sidewalks shall be constructed on both sides of Jester Estate Boulevard, both sides of Reauford Ridge Drive, and one side of all other streets.
- 2.) Driveway access, to Jester Estate Boulevard restricted to Lots 10, 11, 12 Block "E" and Lots 9, 10, 20 Block "C".
- 3.) No fill on any lot shall exceed a maximum of four feet in depth. Except for structural excavation, no cut on any lot shall be greater than four feet.
- 4.) Every lot shall be reasonably accessible by a vehicle from the roadway to the probable building site. For a minimum travel distance of twenty-five (25) feet from the roadway edge the driveway may exceed fourteen (14) percent only with specific approval of surface and geometric design proposals by the director of the engineering department or his designee.
- 5.) The community mailboxes, as noted on the final plat by the symbol , will be located in the street right-of-way between the curbline and the property line at the location shown.

LOCATION MAP NOT TO SCALE



82 15962



ESPEY, HUSTON & ASSOCIATES, INC.  
Engineering & Environmental Consultants  
916 CAPITAL OF TEXAS HWY. SOUTH (512) 327-6840  
P.O. BOX 519 AUSTIN, TEXAS 78767

JESTER ESTATE  
SECTION I PHASE II

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ADDITIONAL COURSES PAGE 3 OF 5

Table with columns: REF. NO., BEARING, DISTANCE, CHORD, TAN, CH-BEARING. Contains survey data for various points.

Table with columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, TAN, CH-BEARING. Contains curve data for points 1 through 87.

Table with columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, TAN, CH-BEARING. Contains curve data for points 90 through 112.

CIRCLED NUMBER CURVE DATA PAGE 3 OF 5

Table with columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, TAN, CH-BEARING. Contains circled curve data for points 1 through 87.

Table with columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, TAN, CH-BEARING. Contains circled curve data for points 90 through 112.

Table with columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, TAN, CH-BEARING. Contains circled curve data for points 140 through 212.

ADDITIONAL COURSE DATA PAGE 4 OF 5

Table with columns: REF. NO., BEARING, DISTANCE, CHORD, TAN, CH-BEARING. Contains additional course data for points 1 through 87.

Table with columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, TAN, CH-BEARING. Contains additional course data for points 90 through 112.

Table with columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, TAN, CH-BEARING. Contains additional course data for points 140 through 212.

Handwritten notes and signatures, including '7862' and '53'.

JESTER ESTATE SECTION I PHASE II

Oct-12-82 RCHA 1315 # 100022

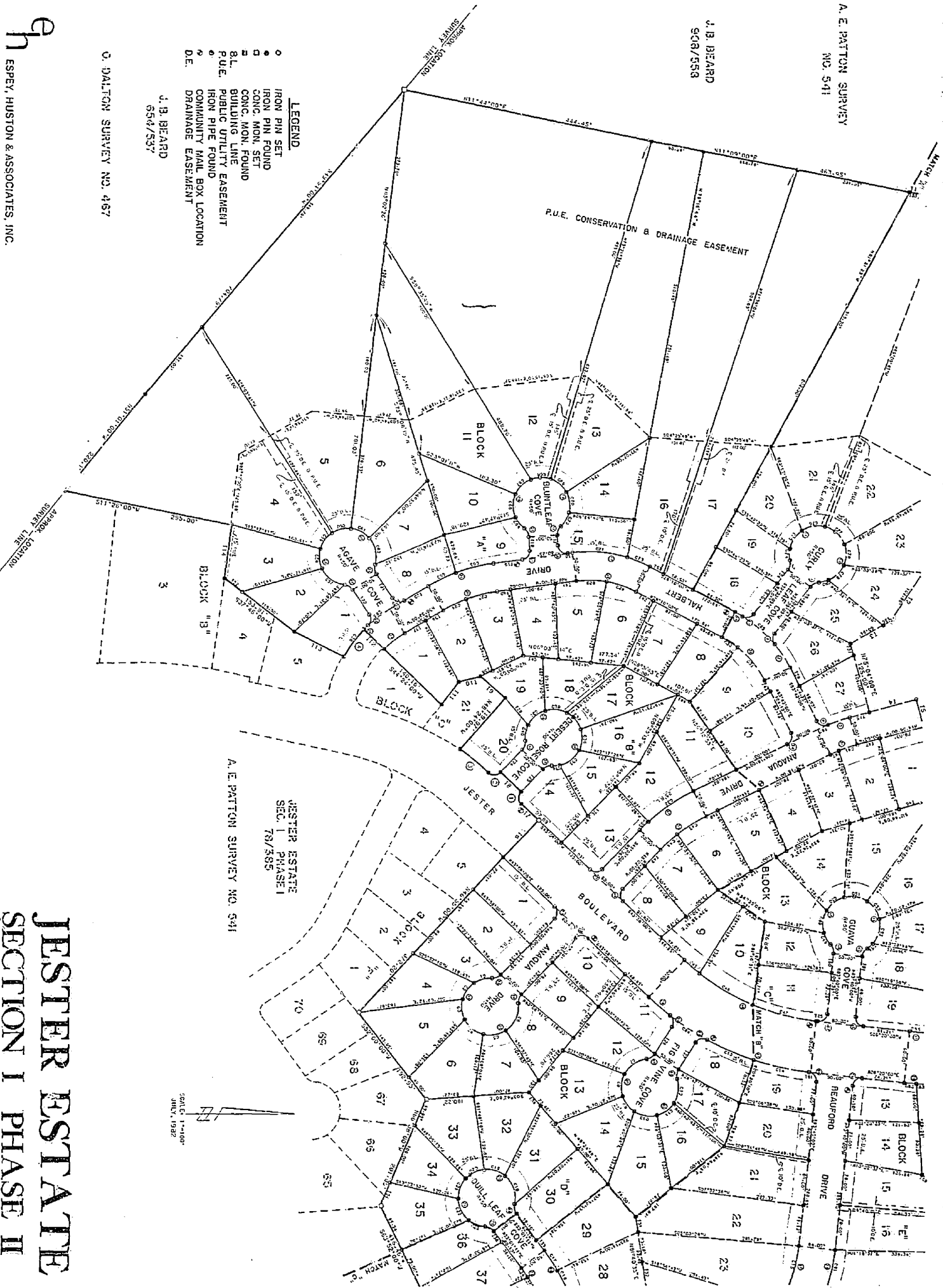
82 1986A

A. E. PATTON SURVEY  
NO. 541

J. B. BEARD  
554/533

Q. DALTON SURVEY NO. 457

- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - CONC. MON. SET
  - BUILDING LINE
  - ⊕ PUBLIC UTILITY EASEMENT
  - ⊙ IRON PIPE FOUND
  - ⊗ COMMUNITY MAIL BOX LOCATION
  - DRAINAGE EASEMENT
- J. B. BEARD  
554/533



ESPEY, HUSTON & ASSOCIATES, INC.

# JESTER ESTATE SECTION I PHASE II

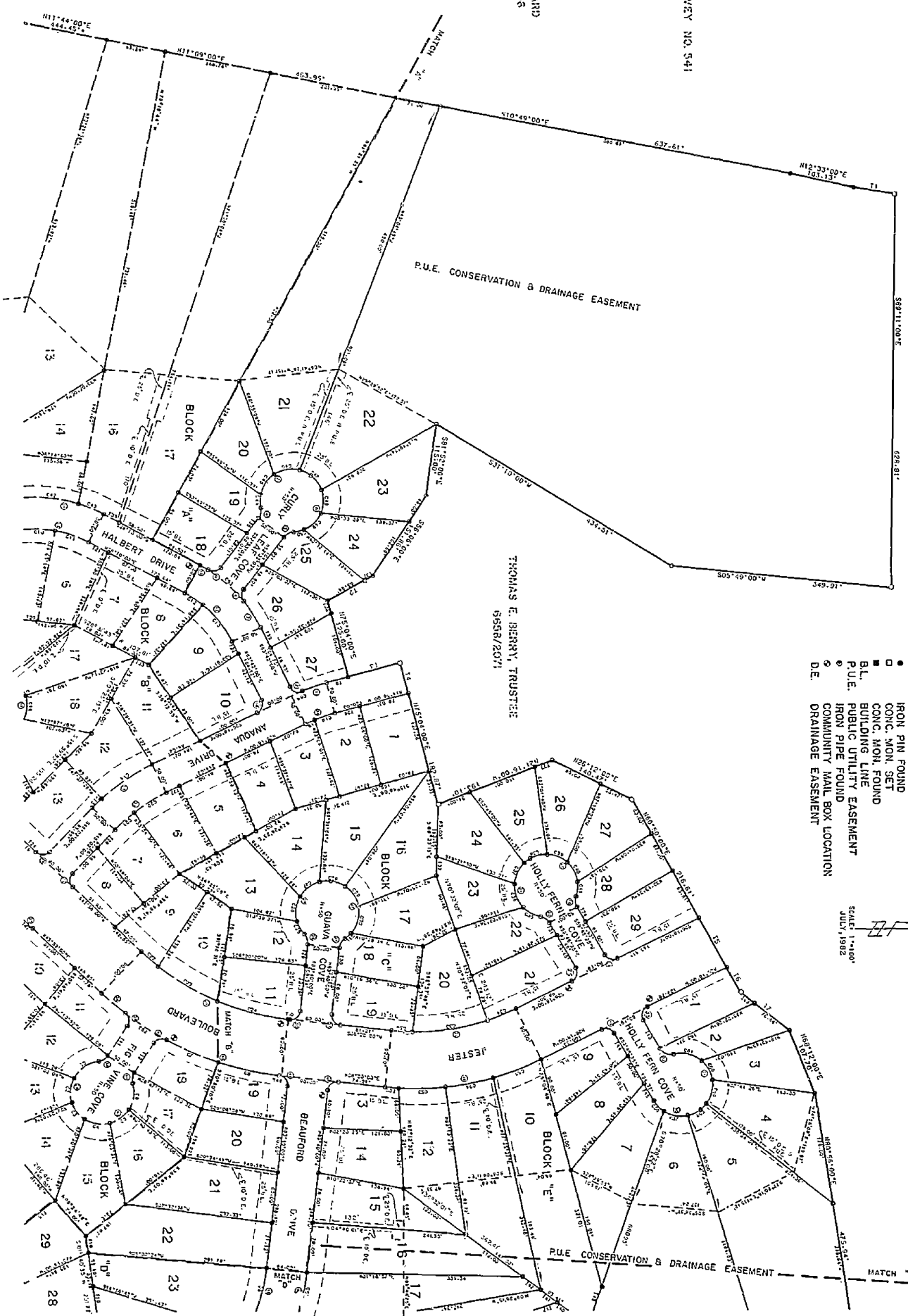
CS-78-119.3(82)

04-12-82 RCH/A 1315 & 100.00

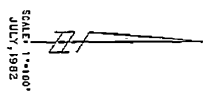
ESPEY, HUSTON & ASSOCIATES, INC.

A. E. PATTON SURVEY NO. 541

J. B. BEARD  
908/556



- LEGEND**
- IRON PIN SET
  - IRON PIN FOUND
  - CONC. MON. SET
  - CONC. MON. FOUND
  - B.L. BUILDING LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - IRON PIPE FOUND
  - COMMUNITY MAIL BOX LOCATION
  - D.E. DRAINAGE EASEMENT

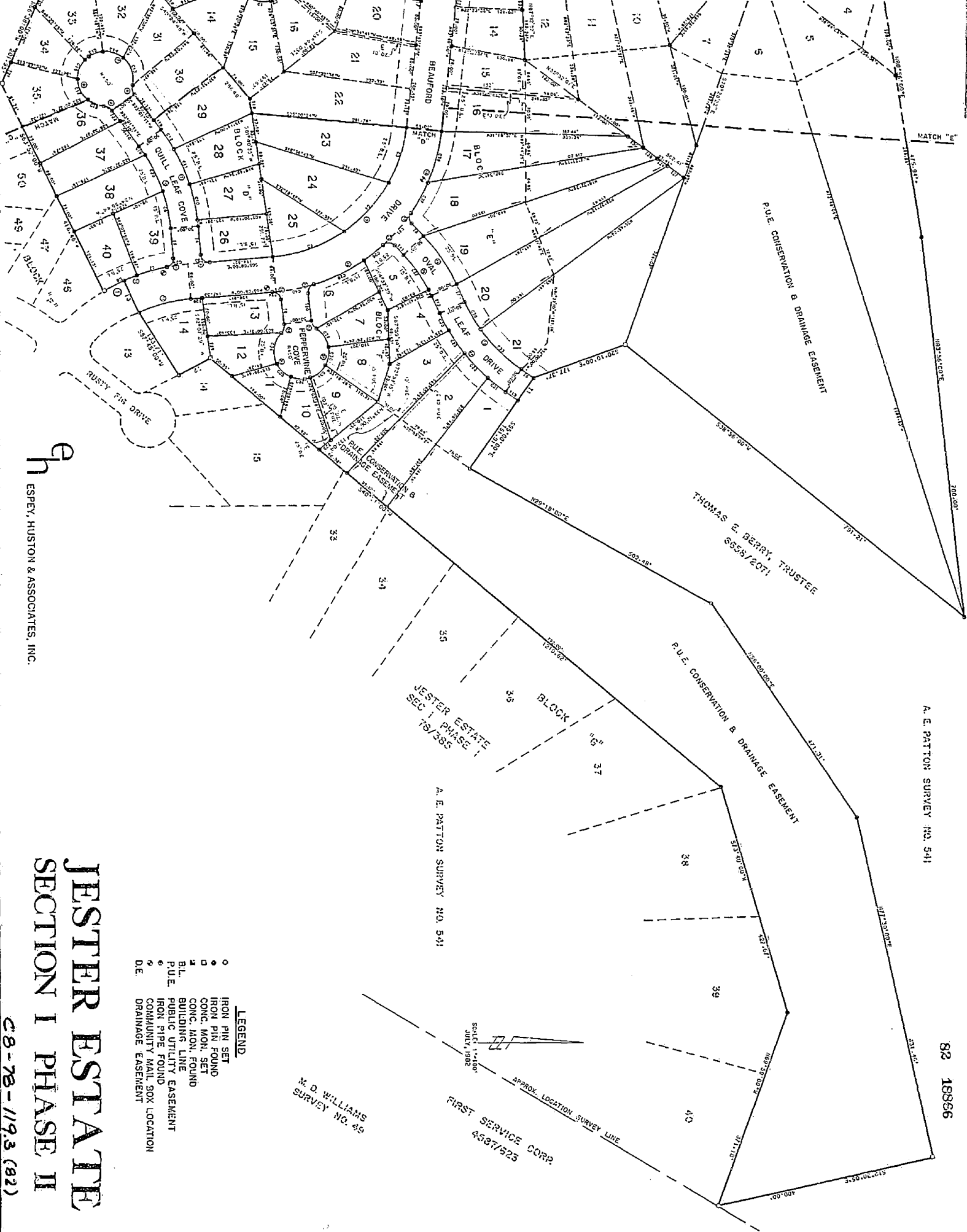


SCALE 1"=100'  
JULY, 1982

# JESTER ESTATE SECTION I PHASE II

A. E. PATTON SURVEY NO. 541

82 18965



- LEGEND.**
- IRON PIN SET
  - IRON PIN FOUND
  - CONC. MON. SET
  - ▲ CONC. MON. FOUND
  - ▬ BILL. BUILDING LINE
  - ▬ P.U.E. PUBLIC UTILITY EASEMENT
  - IRON PIPE FOUND
  - COMMUNITY MAIL BOX LOCATION
  - DRAINAGE EASEMENT

eh  
 ESPEY, HUSTON & ASSOCIATES, INC.

**JESTER ESTATE  
 SECTION I PHASE II**

CS-78-1193 (82)

A. E. PATTON SURVEY NO. 541

82 18966