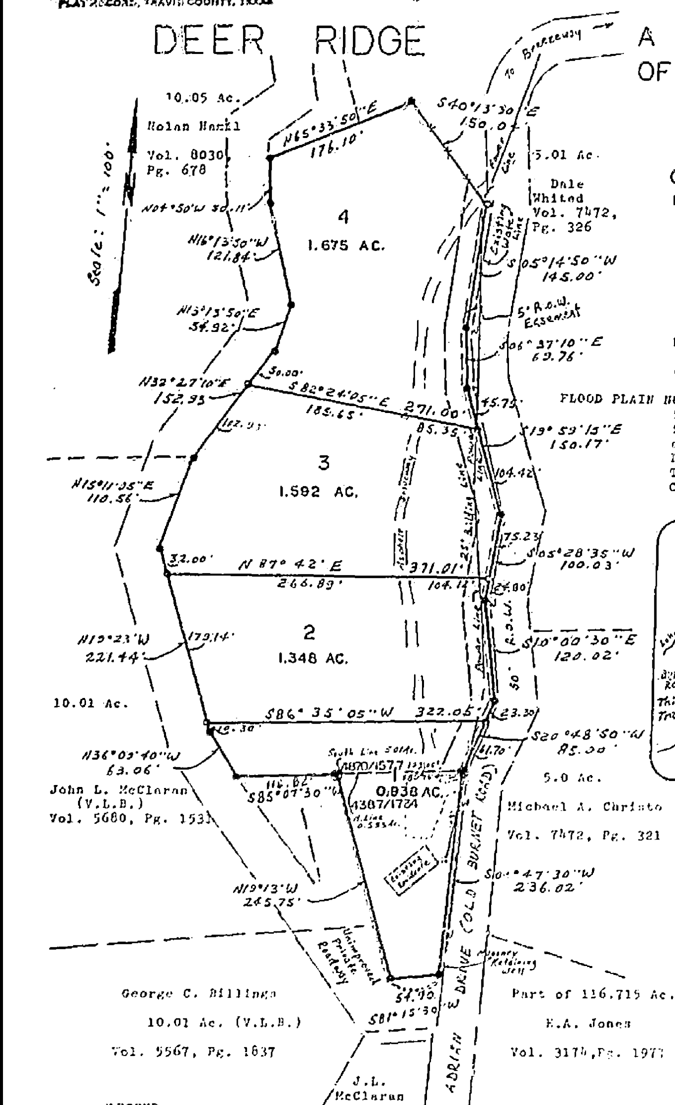
June 27-84 RCCAB 628 #20.00

DEER RIDGE



A SUBDIVISION OF 5.553 AC. OF THE J.F. CARLTON SUR. NO. 98 A-2537 IN TRAVIS CO., TX.

OWNER : John & Dorothy Sellers
Deeds : 5.01 AC. Vol. 4870, PG. 1577
0.533 AC. Vol. 4387, PG. 1734

Total Acreage in subdivision = 5.553 Ac.

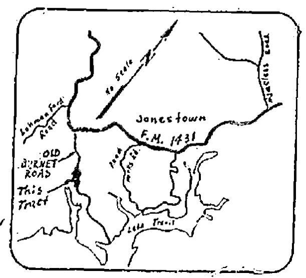
Number of Lots = 4

Number of Blocks = 1

Minimum lot size = 0.938 Ac.

There are no new roadways in this plat.

FLOOD PLAIN NOTE: This property is not within an identified Special Flood Hazard Area as identified by the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for Travis County, Texas, Unincorporated Areas Community Panel Number 481026 0260 B.



LOCATION MAP

RESTRICTIONS

No lots will be re-subdivided for the purpose of creating new homesites. The only resubdivision permitted is for the purpose of adjusting interior boundaries between lots.

LEGEND

- o Iron pin set
- • Iron pin found
- ⊙ Iron pipe found
- x Fence
- — — Date of record
- ——— Date this survey
- —·—Public Utility Easement

This subdivision is outside the subdivision jurisdiction of the City of Austin, Travis County, Texas, as of this 5th day of June, 1984.

David B. Preble
David B. Preble, P.E.
TRAVIS County Engineer

Occupancy of these lots is not permitted until an approved septic system has been installed and inspected in accordance with the rules and regulations of the Austin-Travis County Health Department.

Occupancy of these lots is not permitted until water satisfactory for human consumption is available in adequate and sufficient supply for family use and operation of an approved septic system.

These restrictions are enforceable by the lot owner, the developer or by the Austin-Travis County Health Department. This subdivision has been accepted for development for septic tank use and for water supplied by the existing water line.

June 18, 1984
Date

Tommy J. Green
Tommy J. Green, P.E.
Austin Travis Co. Health Dept.

Plat prepared for John Sellers Rt. 2 Box 295 E Jonestown, Tx. by W.F. Forest, completed May 22, 1984

Surveyor's Address: Forest Surveying Co.
1002 Ash Street
Georgetown, Texas
Phone: 255-6433

B

Vol. 84 Page 1398
PLAT RECORD, TRAVIS COUNTY, TEXAS

84 13239

SUBDIVISION PERIMETER DESCRIPTION

BEING 5.553 acres of the J.F. Carlton Survey No. 98, Abstract No. 2537, in Travis County, Texas, and being all a 0.533 acre tract described in Vol. 4387, Pg. 1734, and all of a 5.01 acre tract described in Vol. 4870, Pg. 1577, D/R.

BEGINNING at an iron pin found at the Southeast corner of the 0.533 acre tract in the West line of Adrian Dr.

THENCE with the boundary of the John Sellers property, finding iron stakes as follows:
S 81°15'30" W 54.90 feet, N 19°13' W 245.75 feet,
S 85°07'30" W 116.82 feet, N 36°09'40" W 63.06 feet,
N 19°23' W 221.44 feet, N 15°11'05" E 110.56 feet,
N 32°27'10" E 152.93 feet, N 13°13'50" E 54.92 feet,
N 16°13'50" W 121.84 feet, and N 04°50' W 50.11 feet to the Northwest corner of the tract called 5.01 acres in Vol. 4870, Pg. 1577, D/R.

THENCE N 65°33'50" E 176.10 feet, an iron pin found and S 40°13'30" E 150.04 feet to set an iron pin.

THENCE with the West line of Adrian Drive (Old Burnet Road), as marked by iron stakes found, as follows:
S 05°14'50" W 145.00 feet, S 06°37'10" E 69.76 feet,
S 19°59'15" E 150.17 feet, S 05°28'35" W 100.03 feet,
S 10°00'30" E 120.02 feet, S 20°48'50" W 85.00 feet,
and S 01°47'30" W 236.02 feet to the POINT OF BEGINNING.

I, W.F. FOREST, do hereby certify that the above described tract was surveyed on the ground under my supervision, that all lot corners are marked by iron pins or pipe as shown.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this the 22nd day of May, 1984.

W. F. Forest W.F. FOREST
REGISTERED PUBLIC SURVEYOR NO. 101

I, W.F. Forest, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that, to the best of my knowledge and belief, this plat is true and correct and was prepared from a survey made on the ground under my supervision.

W. F. Forest W.F. FOREST
REGISTERED PUBLIC SURVEYOR NO. 101

OWNERS' DEDICATION AND ACKNOWLEDGEMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS } KNOW ALL MEN BY THESE PRESENTS:

That John and Dorothy Sellers, owners of the hereon described 5.553 acres of the J.F. Carlton Survey A-2537, in Travis County, Texas, 0.533 acres conveyed in Vol. 4387, Pg. 1734, and 5.01 acres conveyed in Vol. 4870, Pg. 1577, D/R; do hereby subdivide said 5.553 acres of land as shown hereon and do hereby adopt this plat as their subdivision to be known as "DEER RIDGE", and do hereby dedicate to the public use all streets and all easements as shown hereon.

Witness my hand this the 29th day of May 1984.

Owner John Sellers John Sellers
267-1433
Rt. 2 Box 295E
Jonestown, Tx.
78641

Owner Dorothy Sellers Dorothy Sellers
Rt. 2 Box 295 E
Jonestown, Tx.
78641

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared John Sellers and Dorothy Sellers, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY hand and seal of office this the 29th day of May 1984, A.D.

Louise M. Turner Notary Public
LOUISE M. TURNER
Notary Public State of Texas
Commission Expires Feb. 8, 1988

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads, or other thoroughfares or any bridges or culverts necessary to be placed in such streets, roads, or thoroughfares shall be the responsibility of the owner or developer in accordance with the plans and specifications prescribed by the Commissioners' Court of Travis County, Texas, and said court assumes no obligation to build any of the streets etc. or any of the bridges or culverts in connection therewith. Also, that the acceptance for maintaining by Travis County, of the streets and roads 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 signs for traffic control, such as speed limits and stop and yield signs, shall remain the responsibility of the County.

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 25th day of June 1984, A.D. 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, Pg. 451. Witness my hand and seal of office, this the 25th day of June 1984, A.D. By Deputy:

Doris Shropshire, Clerk, County Court Travis County, Texas. E. Wall Deputy
E. WALL

STATE OF TEXAS COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, Clerk of 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 this the 28th day of June 1984, A.D. at 10:05 o'clock A.M. and duly recorded in the County Records on the 28th day of June 1984, A.D., at 10:10 o'clock A.M., in the Plat Records of said County, in Plat Book 84 Page 1398.

Witness my hand and seal of the County Court of said County, the last date written above.

BY L Jones
DEPUTY L JONES Doris Shropshire, Clerk, County Court Travis County

FILED FOR RECORD this the 28th day of June, 1984, A.D. DORIS SHROPSHIRE, COUNTY CLERK, TRAVIS CO., TX.

L Jones DEPUTY
L JONES