apr. 28-70 Rec'd A 4894 #7 50

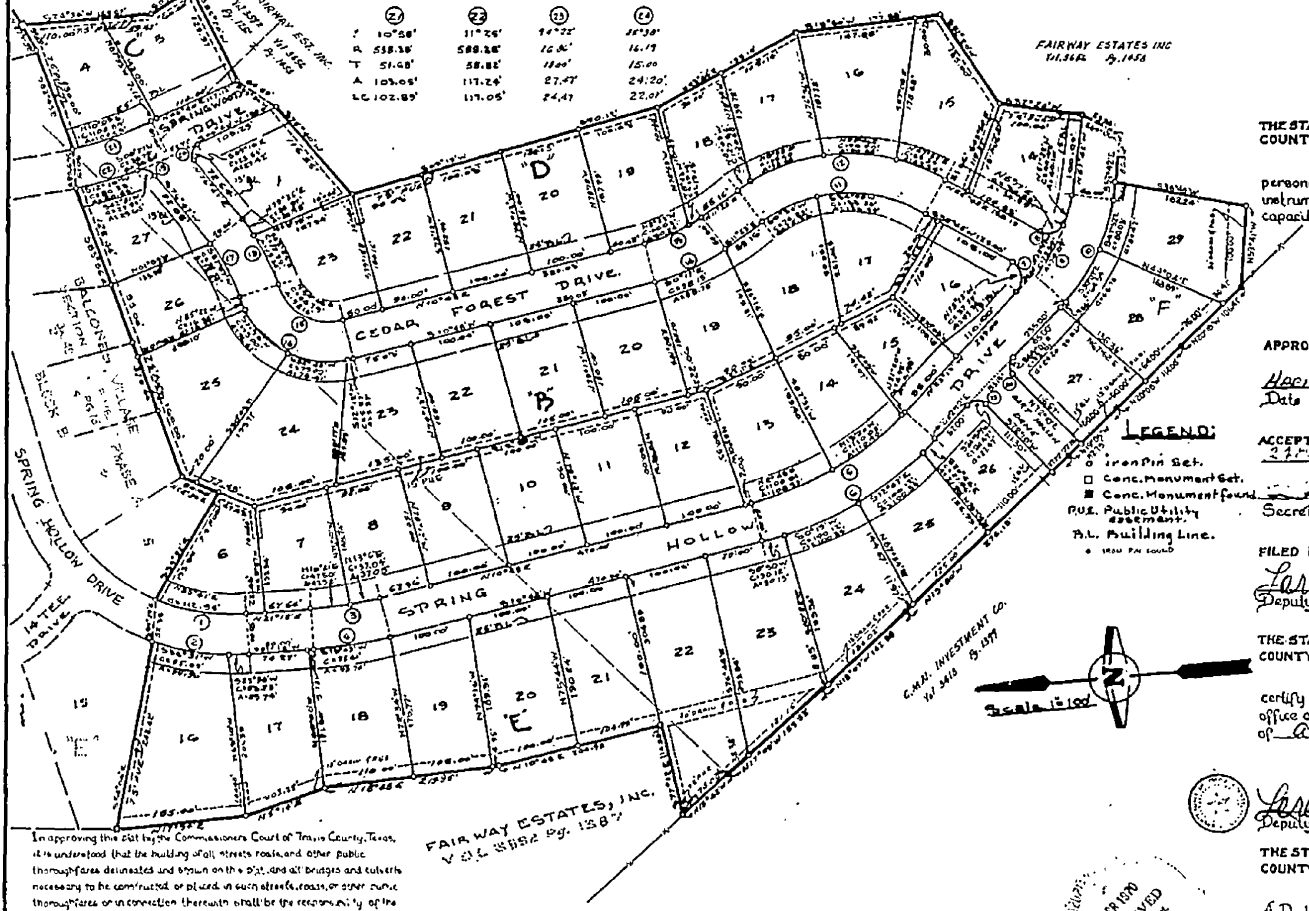
BALCONES VILLAGE SECTION SIX

CURVE DATA

	①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩
I	28°45'	25°08'	10°30'	10°30'	55°00'	55°00'	102°00'	101°02'	25°30'	35°30'
R	226.35	276.53'	461.50'	311.50'	388.87'	438.87'	24.25'	19.82'	184.50	234.30'
T	58.09'	61.66'	42.41'	41.08'	115.19'	150.00'	26.06	20.00'	59.00'	75.00'
A	113.73'	121.30	84.67'	93.76'	223.97'	258.73'	43.26'	36.95'	114.19'	145.17'
LC	112.64'	120.25'	84.46'	93.61'	220.89'	249.89'	37.75'	30.59'	112.37'	142.86'

	⑪	⑫	⑬	⑭	⑮	⑯	⑰	⑱	⑲	⑳
I	67°11'	67°11'	22°11'	22°11'	88°00'	88°00'	22°01'	22°01'	68°36'	107°58'
R	180.67'	230.47'	205.08'	255.08'	63.91'	113.91'	208.62'	258.62'	24.79'	14.86'
T	120.00'	153.21'	40.20'	50.00'	64.21'	110.00'	40.40'	49.78'	16.83'	20.00'
A	211.80'	270.48'	79.39'	98.75'	98.16'	174.95'	79.01'	96.25'	29.65'	27.42'
LC	199.92'	255.25'	78.96'	98.15'	88.79'	156.25'	78.53'	97.42'	27.95'	25.54'

	㉑	㉒	㉓	㉔
I	10°58'	11°26'	94°22'	35°30'
R	538.38'	588.38'	16.16'	16.19
T	51.68'	58.82'	18.00'	15.00
A	103.05'	117.24'	27.47'	24.20'
LC	102.89'	117.05'	24.47	22.00'



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 the 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 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 the streets, roads, or other public thoroughfares shown on this plat or of constructing any bridges or culverts in connection therewith.

Each house in the subdivision shall be connected to a sewer system meeting the approval of the City-County Health Department or to a public Utility Sanitary Sewer System. Each house in the subdivision shall be connected to a septic tank of not less than 500 gallon capacity and to a drain field having not less than 150 feet.

REVISED
JAN 1970
RECEIVED
Planning Dept.
City of Austin

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: That Fairway Estates, Inc. does hereby subdivide 22.06 acres of land out of the J.O. Irvine Survey No. 122 in Travis County, Texas, conveyed to Fairway Estates Inc. by warranty deed recorded in Volume 3592 Page 1250, and Volume 3682 Page 1958 of the Travis County Deed Record as shown hereon, to be known as **BALCONES VILLAGE**, section six, and does hereby dedicate to the public all streets, easements, and rights-of-way as shown hereon.

WITNESS MY HAND this the 27th day of January, A.D., 1970.

Fairway Estates, Inc.
William B. Cotton
William B. Cotton, President

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 William B. Cotton, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27th day of January A.D., 1970.

Rumaine Sutton
Notary Public, in and for Travis County, Texas

APPROVED FOR ACCEPTANCE:

March 28, 1970
Date

Hoyle M. Osborne
Hoyle M. Osborne, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, this the 21st day of April A.D., 1970

Secretary

C. P. Kinser
Chairman

FILED FOR RECORD at 11:05 o'clock A. M. this the 28 day of April A.D., 1970.

Darlene Lee
Deputy

Emilie Limberg
Emilie Limberg, Clerk, County Court, Travis County, Texas

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Emilie Limberg, Clerk of the County Court, within and for the State and County aforesaid do hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on the 28 day of April A.D., 1970 at 11:05 o'clock A. M. and duly recorded on the 28 day of April A.D., 1970, at 11:10 o'clock in the Plat Records of said county in Plat Book 50 Page 2

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY the date last written above

Darlene Lee
Deputy

Emilie Limberg
Emilie Limberg, Clerk, County Court, Travis County, Texas

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Emilie Limberg, Clerk of Travis County, Texas, do hereby certify that on the 28 day of April A.D., 1970, 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 325

WITNESS MY HAND AND SEAL OF OFFICE this the 28 day of April A.D., 1970.

L. Ramirez
Deputy

Emilie Limberg
Emilie Limberg, Clerk, County Court, Travis County, Texas

THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 23 27 OF 1954 HAS BEEN COMPLIED WITH.

SURVEYED BY
BRYANT-CURINGTON, INC.

REGISTERED PROFESSIONAL ENGINEER

1-27-70
DATE

C8-70-2