



PLATS 200700248

2 PGS

# PLAT

## PLAT RECORDS INDEX SHEET:

**SUBDIVISION NAME:** RESUBDIVISION OF THE BEARD FAMILY  
SUBDIVISION, SECTION ONE, LOT 1

**OWNERS NAME:** CATHY NGUYEN

RESUBDIVISION? YES  NO

### ADDITIONAL RESTRICTIONS / COMMENTS:

NONE

### RETURN:

CITY OF AUSTIN: CESAR  
974-3404

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2007 Aug 08 10:57 AM 200700248

MARTINE \$65.00

DANA DEBEAUVOIR COUNTY CLERK  
TRAVIS COUNTY TEXAS

# RESUBDIVISION OF SUBDIVISION, S

200700248

THE JESTER ESTATE  
SECTION 1, PHASE 1-A  
BK. 79, PG. 312-319  
P.R.T.C.

P.U.E., CO  
& DRAIN  
BK. 79,  
P.R.

FILL AND LATERAL  
SUPPORT EMST  
VOL. 7028, PG. 292  
D.R.T.C.

30' ACCESS EMST  
DOC. 2001127889  
O.P.R.T.C.

30 ACCESS EMST.  
DOC. 2007  
O.P.R.T.C.

DETAIL "A"  
SCALE: 1"=50'

$R=468.46'$   
 $\Delta=43^{\circ}50'01''$   
 $AL=373.65'$   
 $CD=N11^{\circ}23'30''E$   
 $CL=384.60'$

JESTER BLVD  
(100' ROW)

FILL AND LATERAL  
SUPPORT EMST  
LOT 3  
1.526 AC.

LOT 2  
1.103 AC.

LOT 1  
1.012 AC.

30' ACCESS EMST  
DOC. 2001127889  
O.P.R.T.C.

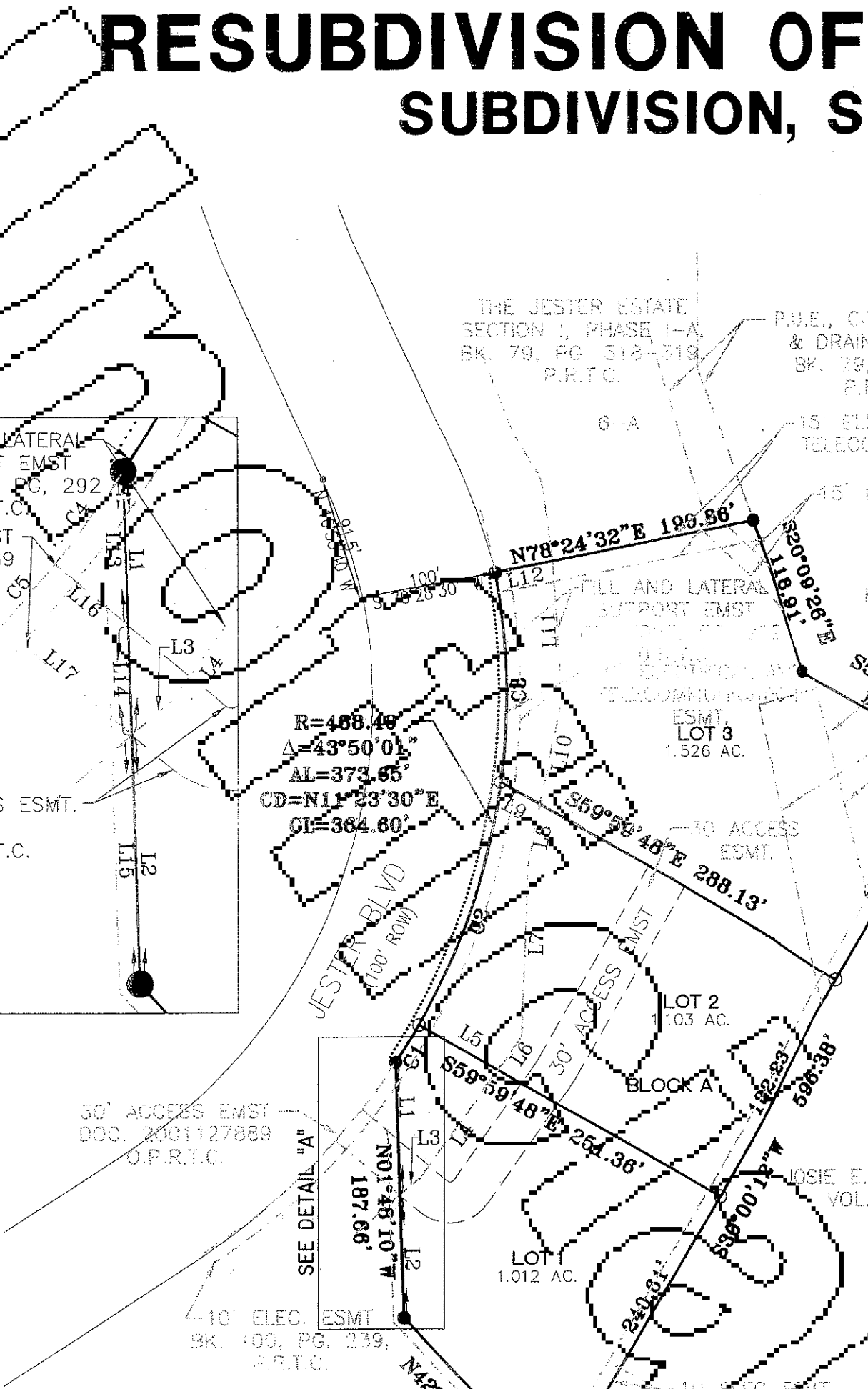
SEE DETAIL "A"

$N01^{\circ}46'10''W$   
187.66'

10' ELEC. ESMT  
BK. 100, PG. 239,  
P.R.T.C.

JOSIE E.  
VOL.

10' ELEC. ESMT.



# RESUBDIVISION OF SUBDIVISION, SE

STATE OF TEXAS

COUNTY OF TRAVIS

## OWNER'S ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS: CATHY NGUYEN, OWNER OF THAT 3.644 ACRES OF LAND OUT OF THE O. DALTON SURVEY NO. 427, TRAVIS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2006048319, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. BEING ALL OF LOT 1, BLOCK A, BEARD FAMILY SUBDIVISION, SECTION ONE, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 200100247, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 3.644 ACRES IN ACCORDANCE TO THE PLAT OR MAPS SHOWN HEREON AND CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "RESUBDIVISION OF THE BEARD FAMILY SUBDIVISION, SECTION ONE, LOT 1", AND DEDICATE EASEMENTS SHOWN THEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 13<sup>th</sup> DAY OF June, 2007.

*Cathy Nguyen*

CATHY NGUYEN  
5525 BALCONES DRIVE, SUITE 242  
AUSTIN, TEXAS 78731-4907

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHARON SARGENT KNOWN ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON.

*Stacy McCollum*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION EXPIRES



200700248