

J.M. Goodman

FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED
O'CLOCK A .M. AND DULY RECORDED ON THE 7th DAY OF March, 1989, A.D.
AT BOOK 88, PAGE 112.

March, 1989, A.D.

7, 1989, A.D.

Vol. 88 Page 112
STATE RECORDS, TRAVIS COUNTY, TEXAS

89 05681

DEED RESTRICTIONS:

The Deed Restrictions affecting the lots on this plat are described by instrument recorded in Volume 7863, Page 53 of the Deed Records of Travis County, Texas.

NOTES:

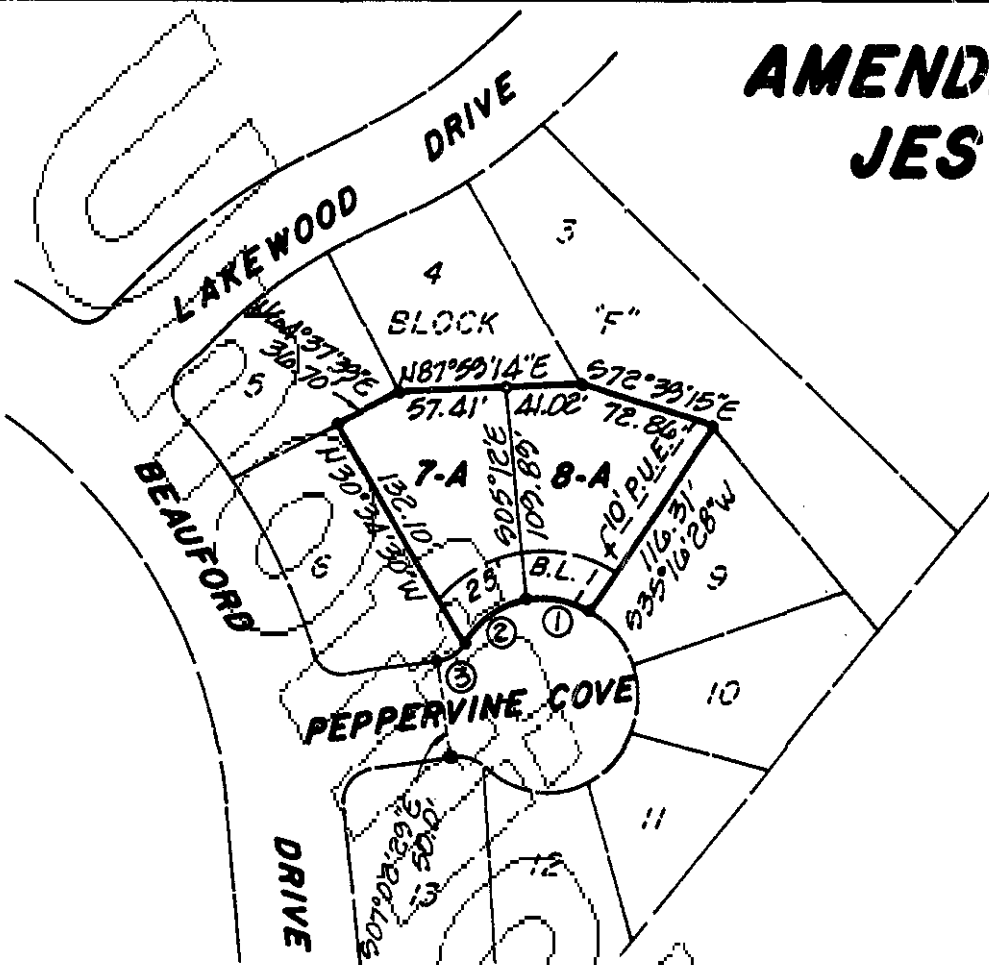
No lot in this subdivision shall be occupied until connection is made to City of Austin Water & Sewage System.

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 a registered professional engineer qualified to practice in this field.

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.

C8-88-0104.0A

AMENDED PLAT OF LOTS JESTER ESTATES S



CURVE DATA

	①	②
I	39°39'24"	47°04'13"
R	50.00'	50.00'
T	18.03'	21.78'
A	34.61'	41.08'
C	33.92'	39.93'
Bearing :	N80°08'34"W	S56°29'38"W

LEGEND

- 1/2" Iron Pin Found
- 1/2" Iron Pin Set
- B.L. Building Line
- P.U.E. Public Utility Easement

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS X

THAT I, DOUGLAS V. SHORT, OWNER OF LOT 7, BLOCK "F", JESTER ESTATES SECTION I PLAT IN PLAT BOOK 82, PAGES 335 THRU 339 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND ALLIED BANK, N.A., ACTING HEREIN AS TRUSTEE OF THE AFORESAID SUBDIVISION AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 10374 OF THE SAID LOTS 7 AND 8, BLOCK "F", FOR THE SOLE PURPOSE OF RELOCATING THE COMMON BOUNDARY ACCORDING TO THE PLAT AS SHOWN HEREON TO BE KNOWN AS AMENDED PLAT OF LOTS 7 AND 8 AND EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS THE HAND OF DOUGLAS V. SHORT, THIS THE 11th DAY OF JANUARY, 19

Douglas V. Short

DOUGLAS V. SHORT, Owner
5904 Peppervine Cove - Austin, TX 78750

WITNESS THE HAND OF CHARLES T. MEEKS, CHAIRMAN OF THE BOARD, ALLIED BANK, N.A.,

Charles T. Meeks

CHARLES T. MEEKS, Chairman of the Board - Allied Bank, N.A.
702 Colorado - Austin, TX 78701

STATE OF TEXAS X
COUNTY OF TRAVIS X

CHAIRPERSON

Mary M. Arnold
Mary Arnold

STATE OF TEXAS X
COUNTY OF TRAVIS X

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOR RECORD IN MY OFFICE ON THE 7th DAY OF March, 1989, A.D. AT 8:15 O'CLOCK AT 8:20 O'CLOCK A.M., IN PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THE 7th DAY OF March

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

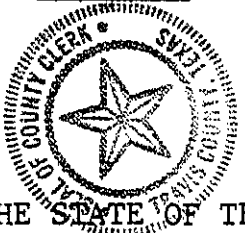
DEPUTY B. Rutherford



FILED FOR RECORD AT 8:15 O'CLOCK A.M. THIS THE 7th DAY OF March

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY B. Rutherford



I, ROY D. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED; IS TRUE AND CORRECT; AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

W. HARVEY SMITH SURVEYOR, INC.
1214 West 5th Street - Austin, Texas 78703

Roy D. Smith

ROY D. SMITH
REGISTERED PUBLIC SURVEYOR NO. 4094
NOVEMBER 18, 1988

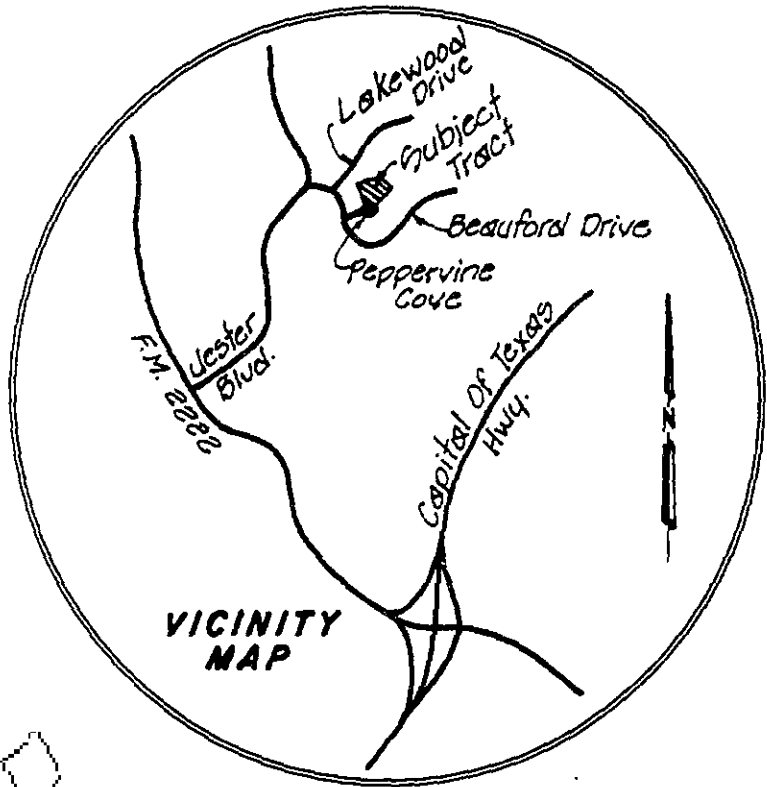
NOTE:
Every lot shall be reasonably accessible by a vehicle from the roadway to the probable building site. For a minimum travel distance of twenty-five (25) feet from the roadway edge the driveway may exceed fourteen (14) percent only with specific approval of surface and geometric design proposals by the director of the engineering department or his designee.

COPIED

**7 AND 8, BLOCK "F",
SECTION I PHASE II**

- ③
- 20' 00"
- 2.99'
- 2.32'
- 7.44'
- 6.89'
- °57'31"W

SCALE 1" = 100'



VICINITY
MAP

0003 3/7/89 \$25.00

SECTION II, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 10781, PAGE 1741 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND THROUGH CHARLES T. MEEKS, CHAIRMAN OF THE BOARD, OWNER OF LOT 8, BLOCK "F" SECTION I PHASE II, PAGE 15 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY AMEND THE BOUNDARY LINE, PURSUANT TO SECTION 5, ARTICLE 974A, AS AMENDED, TEXAS CIVIL STATUTES, CHAPTER 63, BLOCK "F", JESTER ESTATES SECTION I PHASE II. SAID TRACT IS SUBJECT TO ANY

1989, A.D.

THIS THE 25th DAY OF January, 1989, A.D.

RECORDED