

# APPLICATION FOR STREET OR ALLEY VACATION

File No. 2023-004539  
Department Use Only

DATE: February 9, 2023  
Department Use Only

## TYPE OF VACATION

Type of Vacation: Street: \_\_\_\_\_; Alley: \_\_\_\_\_; ROW X Hundred Block: \_\_\_\_\_  
Name of Street/Alley/ROW: Silverlawn Drive Is it constructed: Yes (NO)  
Property address: 1309 Wedgewood dr.  
Purpose of vacation: To remove unnecessary ROW stubs which cannot be extended.

## PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 501184 & 501185  
Survey & Abstract No.: \_\_\_\_\_  
Lot(s): Lot 2, Block D & Lot 1, Block E Outlot: \_\_\_\_\_  
Subdivision Name: Valley Side Heights  
Plat Book 7 Page Number 31 Document Number \_\_\_\_\_

Neighborhood Association Name: N/A  
Address including zip code: N/A

## RELATED CASES

### FILE NUMBERS

Existing Site Plan (circle one): YES (NO)  
Subdivision: Case (circle one): YES/ NO C8-2022-0289.0A  
Zoning Case (circle one): YES (NO)

## PROJECT NAME, if applicable:

Name of Development Project: Valley Side Heights ROW Vacation 1 of 3 -Silverlawn Dr  
Is this a S.M.A.R.T. Housing Project (circle one): YES (NO)  
Is this within the Downtown Austin Plan Boundaries (circle one): YES (NO)


## OWNER INFORMATION

Name: Atlantic Urbana II Braker Lane LLC (as shown on Deed)  
Address: 1005 E. St. Elmo Rd, bldg 5 Phone: ( ) \_\_\_\_\_ Fax No.: ( ) \_\_\_\_\_  
City: Austin County: Travis State: TX Zip Code: 78745  
Contact Person/Title: \_\_\_\_\_ Cell Phone: ( ) \_\_\_\_\_  
Email Address: \_\_\_\_\_  
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

## APPLICANT INFORMATION

Name: Amanda Brown  
Firm Name: HD Brown Consulting  
Address: 210 W 38th Street  
City: Austin State: TX Zip Code: 78705  
Office No.: ( ) \_\_\_\_\_ Cell No.: (214) 695-9219 Fax No.: ( ) \_\_\_\_\_  
EMAIL ADDRESS: Amanda.brown@hdbrownconsulting.com

The undersigned Landowner/Applicant understands: 1) This application will be handled in accordance with standard City policies and procedures. 2) No action will be taken without (a) payment of the nonrefundable application fee, or (b) necessary documentation. 3) The application and fee in no way obligate the City to vacate the subject area. 4) **All documents** related to this transaction and a **certified check** for the appraised value must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By:   
Landowner/Applicant

January 26, 2023

Ms. Denise Lucas  
City of Austin  
Development Services Department  
6310 Wilhelmina Dr.  
Austin, TX 78753

**Via Electronic Submittal**

Re: Request for right-of-way (ROW) vacation; .108 acres of existing ROW located along 11309 Wedgewood Dr. (the "Property").

Dear Ms. Lucas:

As representatives of the adjacent owner of the above stated Property we respectfully submit the attached application for ROW vacation (the "Application"). The Property is known as Silverlawn Drive and was dedicated to the city with the Valley Side Heights subdivision (Travis County Plat, v.7, pg. 31). The Property is currently in the City of Austin full purpose jurisdiction.

The purpose of the application is to allow for a cohesive multifamily residential development. While this application is for Silverlawn Dr. only, there are two additional applications being submitted concurrently with this application to vacate Cloverlawn Dr. and Bronze Dr. to accommodate future development. These ROW's are small stub-outs which have no potential for connection, as the property to the east has been developed as a single-family subdivision which does not provide opposing stub-outs. However, please note, Plaza Drive does have the opportunity for extension to Hickory Grove Drive. The ROW to make this connection will be dedicated with the subsequent subdivision application.

The ROW vacation application requests additional information which is provided below:

1. Is this a residential or commercial project?

*Response:* commercial.

2. How was the area to be vacated dedicated? By plat or by separate instrument?

*Response:* By plat (Valley Side Heights subdivision, Travis County Plat, v.7, pg. 31).

3. Did the City purchase the area to be vacated? (i.e., by Street Deed)

*Response:* No.

4. Are both the area to be vacated and your property in the same "subdivision"? (They must both be in the same subdivision to be eligible.)

*Response:* Yes.

5. Is the area to be vacated functional right-of-way, or is it only dedicated on paper?

*Response:* No. The ROW is not improved and on paper only.

6. Are there any utility lines within the area to be vacated? If yes, what are your plans for the utilities?  
Applicants should be advised that easements will be retained to protect existing utilities, even if utility relocation is proposed. Also be advised that no structures may be built on, over or under the easements without a license agreement, insurance, and annual fee.  
*Response:* No, there are no utility lines within the area to be vacated.
7. How do you plan to develop the area to be vacated?  
*Response:* residential development.
8. Has a site plan been submitted on your project?  
*Response:* No, however a subdivision is currently in review (C8-2021-0205.0A)
9. Is your project a Unified Development?  
*Response:* No.
10. Is your project a S.M.A.R.T. Housing Project?  
*Response:* No.
11. When do you anticipate starting construction of the development?  
*Response:* Q4 of 2023.
12. What is the current zoning on the adjacent properties?  
*Response:* MF-2.
13. What is the current status of the adjacent properties?  
*Response:* These are platted lots.
14. What type of parking facilities currently exist?  
*Response:* None.
15. Will your parking requirements increase with the expansion?  
*Response:* Yes.
16. How will the increase be handled?  
*Response:* All required parking shall be provided and shall be reviewed and approved with the site development permit application.
17. Have any agreements or easements been executed with adjacent landowner(s) or in draft form? If yes, please include this in your letter and provide us with a copy.  
*Response:* No.
18. Does the area to be vacated lie within the Austin Downtown Plan (DAP)? Does it meet DAP criteria?  
*Response:* No.

19. Does the area to be vacated lie within UT boundaries: East of Lamar Boulevard, west of IH-35, north of Martin Luther King Boulevard, and south of 45th Street?

*Response:* No.

20. Does the proposed vacation support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? If so, how?

*Response:* The ROW vacation application will allow for a cohesive missing-middle housing development which will provide a diversity of housing types in the area. Additionally, the ROW dedication for the extension of Plaza Dr. will contribute to a compact and connected Austin.

If you have any questions about this application for ROW vacation or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Respectfully,

By:



Printed Name: Amanda C. Brown

HD Brown Consulting  
210 W. 38<sup>th</sup> Street  
Austin, TX 78705  
Mobile: (214) 695-9219

**ROW TO BE VACATED  
FIELD NOTES DESCRIPTION**

DESCRIPTION OF 0.108 OF ONE ACRE (4,726 SQUARE FEET) OF LAND IN THE J.C. HARRELSON SURVEY NO. 78, ABSTRACT NO. 352, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 20.478 ACRES OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO ATLANTIC URBANA II BRAKER LANE LLC OF RECORD IN DOCUMENT NO. 2021210112, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.108 OF ONE ACRE, BEING ALL OF THE SILVERLAWN DRIVE RIGHT-OF-WAY, A 50-FOOT RIGHT-OF-WAY, AS SHOWN ON VALLEY SIDE HEIGHTS, SEC. 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN VOLUME 7, PAGE 31, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.108 OF ONE ACRE OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a ½-inch iron rod with cap stamped "LANDDEV" set for the southwest corner of the said 20.478 acre tract, in the east right-of-way line of Wedgewood Drive, a 60-foot right-of-way, as shown on the said Valley Side Heights, Sec. 1 subdivision plat, in the west line of Lot 1, Block "D", said Valley Side Heights, Sec. 1;

**THENCE** N 35°39'55" E, with the west line of the said 20.478 acre tract, with the east right-of-way line of said Wedgewood Drive, with the west line of Lot 1 and Lot 2, Block "D", said Valley Side Heights, Sec. 1, a distance of 114.65 feet to a calculated point at the intersection of the east right-of-way line of said Wedgewood Drive and the south right-of-way line of said Silverlawn Drive, for a point-of-curvature in the northwest line of said Lot 2, Block "D", Valley Side Heights, Sec. 1, for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE** N 35°39'55" E, continuing with the west line of the said 20.478 acre tract, with the east right-of-way line of said Wedgewood Drive, with the western terminus of Silverlawn Drive, with the west line of the tract described herein, a distance of 90.46 feet to a calculated point at the intersection of the east right-of-way line of said Wedgewood Drive and the north right-of-way line of said Silverlawn Drive, for a point-of-curvature in the southwest line of Lot 1 Block "E", said Valley Side Heights, Sec. 1, for the northwest corner and non-tangent point of curvature of the tract described herein, from which ½-inch iron rod found at a point-of-curvature in the east right-of-way line of said Wedgewood Drive and the west line of said Lot 1, Block "E", Valley Side Heights, Sec. 1 bears N 35°39'55" E, a distance of 89.85 feet;

**THENCE** leaving the east right-of-way line of said Wedgewood Drive, crossing the said 20.478 acre tract, with the south line of said Lot 1 Block "E", Valley Side Heights, Sec. 1, with the north right-of-way line of said Silverlawn Drive, with the north line of the tract described herein, the following two (2) courses and distances:

1. with the arc of a curve to the left, having a radius of 17.45 feet, an arc distance of 29.79 feet, and a chord which bears S 13°14'05" E, a distance of 26.30 feet to a calculated point-of-tangency, and
2. S 62°07'05" E, a distance of 80.00 feet to a calculated point for the southeast corner of said Lot 1 Block "E", Valley Side Heights, Sec. 1, for the northeast terminus of Silverlawn Drive, for the northeast corner of the tract described herein;

**THENCE** S 54°04'19" W, leaving the south line of said Lot 1, Block "E", Valley Side Heights, Sec. 1, continuing across the said 20.478 acre tract, with the east terminus of Silverlawn Drive, with the east line of the tract described herein, a distance of 55.71 feet to a calculated point, for the northeast corner of said Lot 2, Block "D", Valley Side Heights, Sec. 1, for the southeast terminus of Silverlawn Drive, for the southeast corner of the tract described herein;

**THENCE** continuing across the said 20.478 acre tract, with the north line of said Lot 2, Block "D", Valley Side Heights, Sec. 1, with the south right-of-way line of said Silverlawn Drive, with the south line of the tract described herein, the following two (2) courses and distances:

1. N 62°07'05" W, a distance of 62.25 feet to a calculated point-of-curvature, and
2. with the arc of a curve to the left, having a radius of 22.92 feet, an arc distance of 32.89 feet, and a chord which bears S 76°45'55" W, a distance of 30.14 feet to the **POINT OF BEGINNING** and containing 0.108 of one acre (4,726 square feet) of land, more or less.

**BEARING BASIS:** Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of November and December, 2020 and February, 2021.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 14<sup>th</sup> day of December 2022 A.D.

HR GREEN DEVELOPMENT TX, LLC  
5508 Highway 290 West, Suite 150  
Austin, Texas 78735



Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas



WEDGEWOOD DRIVE  
{60' R.O.W.}

{N 37°04' E}  
(N 35°39'55" E 294.96')  
N 35°39'55" E 294.96'

P.O.B.

114.65'

P.O.C. LANDDEV

89.85'  
{89.85'}

90.46'  
{90.46'}

C2

C1

LOT 1  
BLOCK E  
VALLEY SIDE HEIGHTS, SEC. 1  
VOL. 7, PG. 31, P.R.T.C.TX.

SILVERLAWN DRIVE  
{50' R.O.W.}  
0.108 ACRE  
4,726 SQ. FT.  
{S 60°43' E 62.25'}

LOT 2  
BLOCK D  
VALLEY SIDE HEIGHTS, SEC. 1  
VOL. 7, PG. 31, P.R.T.C.TX.

J. C. HARRELSON SURVEY NO. 78  
ABSTRACT NO. 352

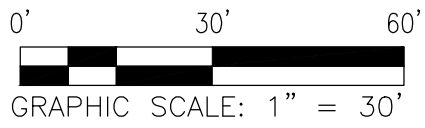
LOT 1  
BLOCK D  
VALLEY SIDE HEIGHTS, SEC. 1  
VOL. 7, PG. 31, P.R.T.C.TX.

S 62°07'05" E 80.00'  
{S 60°43' E 80'}

N 62°07'05" W 62.25'

{N 55°24' E}  
S 54°04'19" W  
{55.67'}

CALLED 20.478 ACRES  
SPECIAL WARRANTY DEED  
ATLANTIC URBANA II BRAKER LANE LLC  
DOCUMENT NO. 2021210112  
O.P.R.T.C.TX.



REMAINDER OF  
CALLED 38.128 ACRES  
WARRANTY DEED  
WITH VENDOR'S LIEN  
BIG OPP ZONE, LLC  
DOC. NO. 2020033183  
O.P.R.T.C.TX.

FILE No. 1434  
PAGE 3 OF 4



5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM  
  
TBPE NO: 16384  
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

0.108 ACRE ~ 4,726 SQUARE FEET  
J. C. HARRELSON SURVEY NO. 78 ABSTRACT NO. 352,  
TRAVIS COUNTY, TEXAS

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	17.45' {17.45'}	29.79' {29.78'}	S 13°14'05" E {S 11°50' E}	26.30' {26.30'}
C2	22.92' {22.92'}	32.89' {32.89'}	S 76°45'55" W {N 78°10' E}	30.14' {30.14'}

#### LEGEND

●	1/2" IRON ROD FOUND
● LANDDEV	1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" SET
△	CALCULATED POINT
{ }	RECORD INFORMATION PER VOL. 7, PG. 31, P.R.T.C.TX.
( )	RECORD INFORMATION PER DOC. NO. 2021210112, O.P.R.T.C.TX.
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY

#### NOTES:

1. SURVEYOR MAKES NO EXPRESSED OR IMPLIED WARRANTIES AS TO THE FEE OWNERSHIP OF THE PROPERTY.
2. BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83.
3. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999127400.

FILE No. 1434  
PAGE 4 OF 4



DEVELOPMENT TX

5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

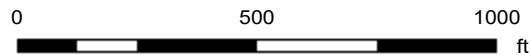
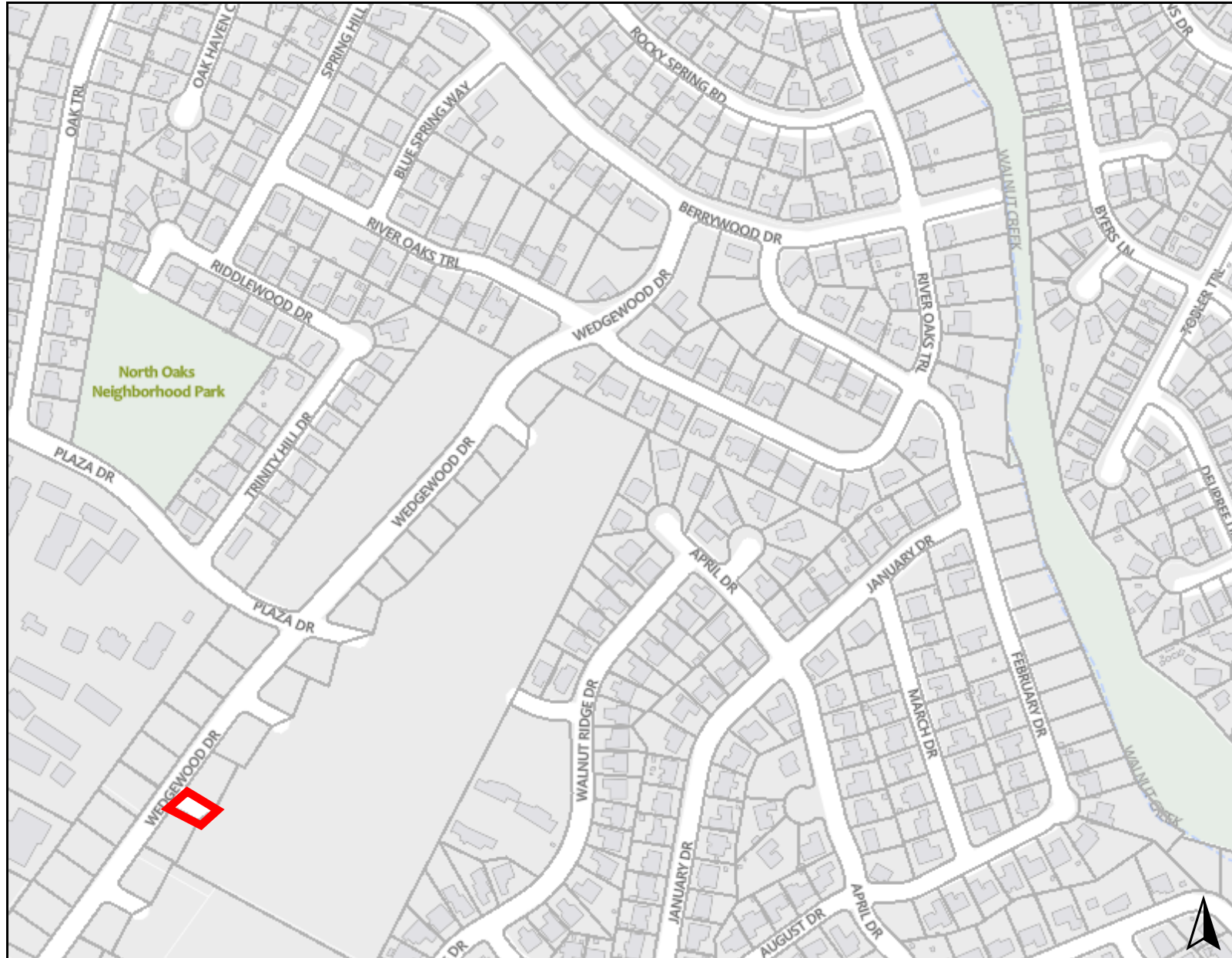
#### SURVEY SKETCH to Accompany Description:

0.108 ACRE ~ 4,726 SQUARE FEET  
J. C. HARRELSON SURVEY NO. 78 ABSTRACT NO. 352,  
TRAVIS COUNTY, TEXAS



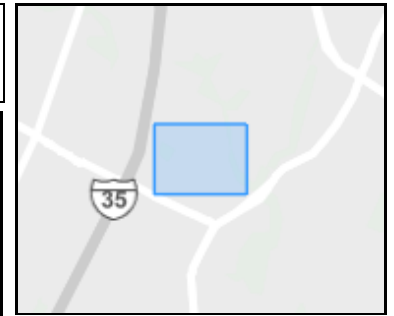


# Property Profile



1/30/2023

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## Legend

Appraisal Districts

TCAD Parcels



## Notes

GENERAL INFO

ACCOUNT

Property ID: 501185  
Geographic ID: 0247230909  
Type: R  
Zoning: SF2  
Agent:  
Legal Description: LOT 1 BLK E VALLEY SIDE HEIGHTS

Property Use:

OWNER

Name: ATLANTIC URBANA II BRAKER LANE LLC  
Secondary Name:  
Mailing Address: 11309 WEDGEWOOD DR AUSTIN TX 78753  
Owner ID: 1924249  
% Ownership: 100.00  
Exemptions:

LOCATION

Address: SILVERLAWN DR TX 78753  
  
Market Area:  
Market Area CD: C4300  
Map ID: 024221

PROTEST

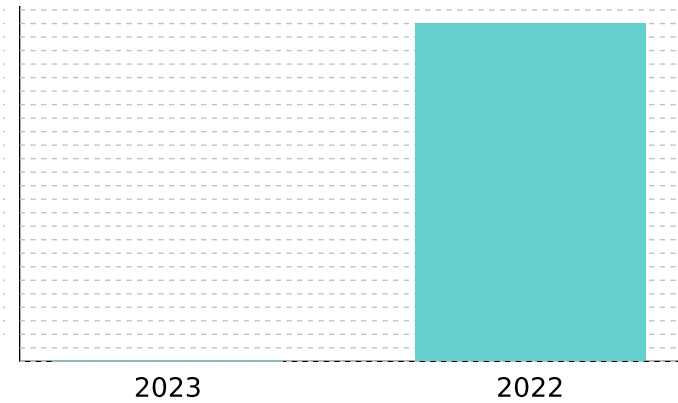
Protest Status:  
Informal Date:  
Formal Date:

VALUES

CURRENT VALUES

Land Homesite: N/A  
Land Non-Homesite: N/A  
Special Use Land Market: N/A  
Total Land: N/A  
  
Improvement Homesite: N/A  
Improvement Non-Homesite: N/A  
Total Improvement: N/A  
  
Market: N/A  
Special Use Exclusion (-): N/A  
Appraised: N/A  
Value Limitation Adjustment (-): N/A  
  
Net Appraised: N/A

VALUE HISTORY



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

### LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2749	11,974.75	\$1.04	N/A	N/A

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/20/21	SW	SPECIAL WARRANTY	BIG OPP ZONE LLC	ATLANTIC URBANA II BRAKER LANE				2021210112
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	

## GENERAL INFO

### ACCOUNT

Property ID: 501184  
Geographic ID: 0247230908  
Type: R  
Zoning: SF2  
Agent:  
Legal Description: LOT 2 BLK D VALLEY SIDE HEIGHTS

### OWNER

Name: ATLANTIC URBANA II BRAKER LANE LLC  
Secondary Name:  
Mailing Address: 11309 WEDGEWOOD DR AUSTIN TX 78753  
Owner ID: 1924249  
% Ownership: 100.00  
Exemptions:

Property Use:

### LOCATION

Address: SILVERLAWN DR TX 78753

Market Area:  
Market Area CD: C4300  
Map ID: 024221

### PROTEST

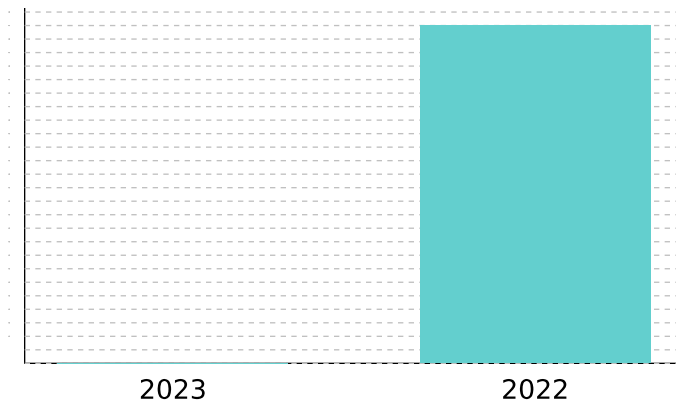
Protest Status:  
Informal Date:  
Formal Date:

## VALUES

### CURRENT VALUES

Land Homesite: \$0  
Land Non-Homesite: \$12,500  
Special Use Land Market: \$0  
Total Land: \$12,500  
  
Improvement Homesite: \$0  
Improvement Non-Homesite: \$0  
Total Improvement: \$0  
  
Market: \$12,500  
Special Use Exclusion (-): \$0  
Appraised: \$12,500  
Value Limitation Adjustment (-): \$0  
  
Net Appraised: \$12,500

### VALUE HISTORY



Values for the current year are preliminary and are subject to change.

### VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$12,500	\$0	\$0	\$12,500	\$0	\$12,500

## TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.996600	\$12,500	\$12,500
02	CITY OF AUSTIN	0.462700	\$12,500	\$12,500
03	TRAVIS COUNTY	0.318239	\$12,500	\$12,500
0A	TRAVIS CENTRAL APP DIST	0.000000	\$12,500	\$12,500
2J	TRAVIS COUNTY HEALTHCARE DISTR	0.098684	\$12,500	\$12,500
68	AUSTIN COMM COLL DIST	0.098700	\$12,500	\$12,500

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

## IMPROVEMENT

### LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2671	11,634.59	\$1.07	\$12,500	\$0

## DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/20/21	SW	SPECIAL WARRANTY	BIG OPP ZONE LLC	ATLANTIC URBANA II BRAKER LANE				2021210112
2/27/20	WD	WARRANTY DEED	PETERSON LOIS	BIG OPP ZONE LLC				2020033183
9/14/88	WD	WARRANTY DEED	PETERSON LOIS	PETERSON LOIS		10775	00757	
	WD	WARRANTY DEED		PETERSON LOIS		00000	00000	



at 3:00 o'clock P.M. this the 19 day of Oct. A.D. 1954

THE STATE OF TEXAS  
COUNTY OF TRAVIS

5. Miss Etnie Limber of the County Court within and for the County of St. Louis did not have custody that the foregoing instrument of writing with its Certificate of Authentication was filed or recorded in the office on the 14 day of October 1894 at St. Louis Mo. and duly recorded on the 19 day of October 1894 at St. Louis Mo. in Plot Record of said County in Plot book 7 Page 31.

(SEAL)

Emilie Lindberg  
Miss Emilie Lindberg  
Clark, County Court, Travis County, Texas

By: Andrew Thacker  
Deputy

THE STATE OF TEXAS  
COUNTY OF TRAVIS

1. This entire 1942-43 South Clerk of Travis County, Texas, de hereby certify that on 1942-43 day of October A.D. 1934, the Common Pleas Court of Travis County, Texas, after due and lawful consideration of the filing in the minutes of said Court in book        Page 534 of the

1

Emilie Limberg

By: C. R. Murphy  
Heads

KNOW ALL MEN BY THESE PRESENTS:

*Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared &c., a person, known to me to be the person whose name is subscribed to foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.*

Date: October 7, 1954

Mr. Helen Nuttall  
Secretary

\* In approving this plot by the Commissioner's Court of Travis County, Texas, it is understood that the building of all streets, roads, and other

*I hereby certify that Section 11 of the City of Austin subdivision ordinance has been complied with.*

**SURVEYED BY:**

*The*

**MARVIN TURNER**  
Austin, Texas *Engineers*

Marvin D. Turner  
Respected Professional Friend  
11411ville L. 10411C.

(SEAL)