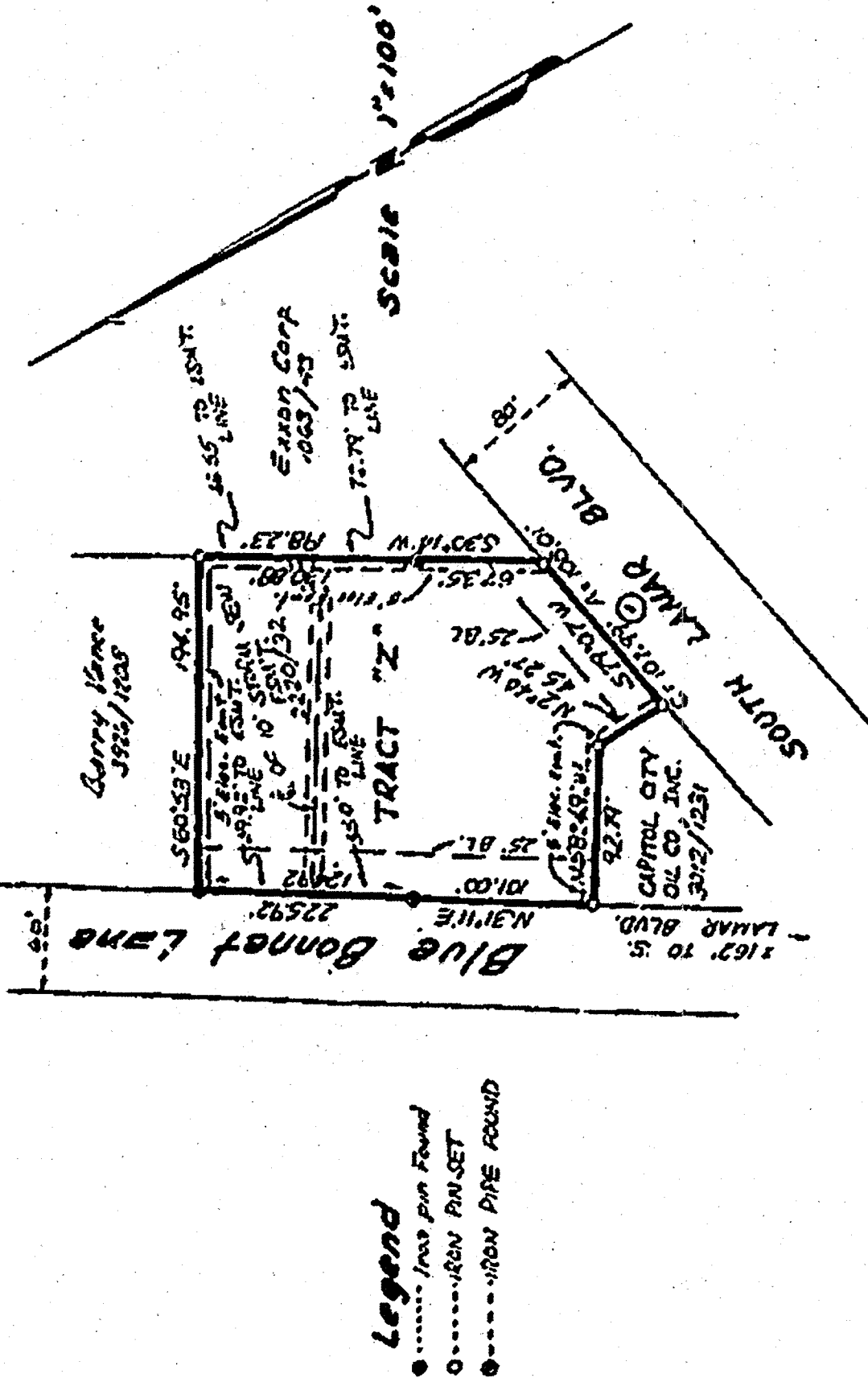
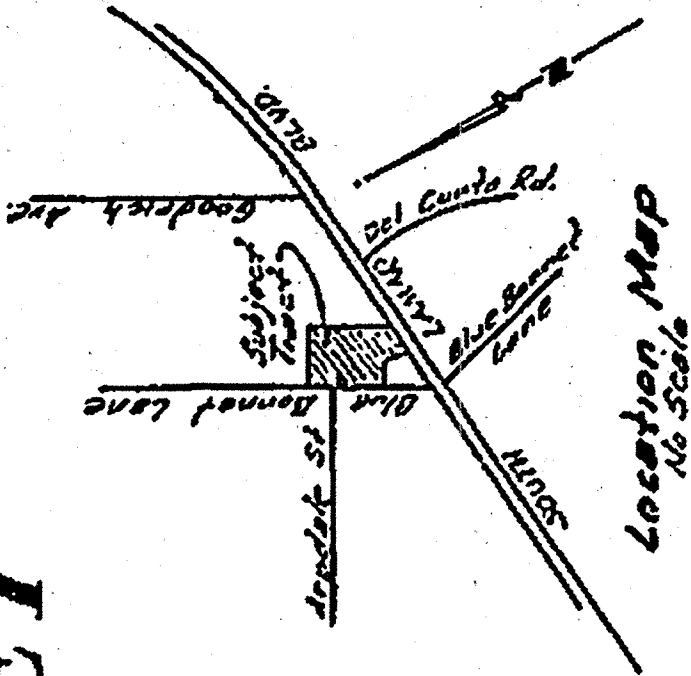




2401 BLUE BONNET ADDITION



CURVE DATA	
Z	3'10.24'
R	150.00'
T	54.02'
A	103.01'
C	137.99'

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

THAT I, JOE GILBERTH OWNER OF 1.050 ACRES OF LAND OUT OF THE ISSAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 497, PAGE 237 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED TO BE KNOWN AS, 2401 BLUE BONNET ADDITION, AND I DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE GILBERTH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOLLOWING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 18th DAY OF JANUARY, 1974, A.D.

APPROVED FOR ACCEPTANCE 4-23-74 1974, A.D.

ACCEPTED AND APPROVED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS April 23 1974, A.D.

CHAIRMAN

FILED FOR RECORD AT 10:00 O'CLOCK A.M. THE 24 DAY OF April, 1974, A.D.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, CLERK COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 24 DAY OF April, 1974 A.D. 10:00 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY. IN PLAT BOOK 68 PAGE 97.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.

NOTE: A restrictive covenant prepared by your attorney coordinating with the City Legal Department is required to provide for a six (6) foot privacy fence on the north boundary line.

"THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 23.27 OF 1954 HAS BEEN COMPLIED WITH"

AS SURVEYED BY:
[Signature]
RALPH W. HARRIS
REG. SUR. #1729
2330 South Lamar
Austin, TX 78704
January 15, 1974

SITE PLAN APPROVAL		SHEET 2 of 14	
FILE NUMBER	SP-2014-0245C	APPLICATION DATE	June 25, 2014
APPROVED ON	7-28-15	UNDER SECTION	112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81,LDC)	7-28-16	CASE MANAGER	Christine Barton-Holmes
DWPZ	DPZ X		
<i>[Signature]</i>			
Director, Planning and Development Review Department			
RELEASED FOR GENERAL COMPLIANCE: 7-28-15 ZONING CS			
Rev.1		Correction 1	
Rev.2		Correction 2	
Rev.3		Correction 3	
Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.			



CBs-74-14

Abel's Rib House
2330 S. Lamar Blvd.
Austin, Texas 78704

Subdivision Plat

SHEET NUMBER

2 of 14

GARRETT-IHNEN
CIVIL ENGINEERS
12007 TECHNOLOGY BLVD.,
SUITE 150
AUSTIN, TEXAS 78727
TELEPHONE: (512) 454-2420
FACSIMILE: (512) 454-2420
TEPE FIRM NO. F-630

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	CITY APPROVAL DATE

DATE: 01-16-15
DESIGNED: J.P.
DRAWN: R.C.
CHECKED: J.P.
JOB NO: ABEL 14080