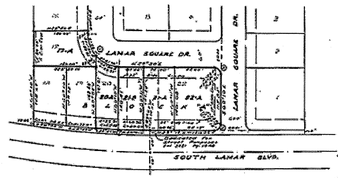
TRAVIS COUNTY PLAT VOLUME 39 PAGE 29 Reg. 4-68 RACHA 1499 # 4150



RESUBDIVISION OF
LOTS 17, 20, 21 & 22 BLOCK "A"
SOUTH LAMAR SQUARE

SCALE 1" = 100'

LEGEND
* Iron Pin Found
* Iron Pin Set

CURVE DATA

C1: D=2°00'	C2: D=8°29'	C3: D=3°00'	C4: D=2°00'
T= 10.00'	R= 1432'	T= 24.97'	T= 10.00'
R= 1910'	T= 4.99'	R= 1910.08'	R= 1910'
A= 19.99'	R= 11.93'	A= 199.94'	A= 19.99'
C= 19.99'	A= 23.41'	C= 199.85'	C= 19.99'

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT THE BARRON CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, ACTING HEREIN BY AND THROUGH ITS PRESIDENT, NELSON PUETT, JR., BEING THE OWNER OF LOT 20, BLOCK A, OF SOUTH LAMAR SQUARE, AS RECORDED IN PLAT BOOK 25, PAGE 27, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO IT BY DEEDS RECORDED IN VOLUME 3547, PAGE 418 AND VOLUME 3303, PAGE 2197, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT BALLARD'S INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, ACTING HEREIN BY AND THROUGH ITS PRESIDENT, CLOVIS BALLARD, OWNER OF THE NORTH ONE HUNDRED TEN FEET OF LOT 22, BLOCK A, OF THE SAID SOUTH LAMAR SQUARE, AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 3413, PAGE 788, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT I, JACK O. OSWALT, OWNER OF THE SOUTH FORTY FEET OF LOT 22 AND THE NORTH THIRTY FIVE FEET OF LOT 21, BLOCK A, OF THE SAID SOUTH LAMAR SQUARE, AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 3412, PAGE 17, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT I, C. L. TURNER, OWNER OF THE SOUTH FORTY FEET OF LOT 21, AND THE NORTH THIRTY FEET OF LOT 20, BLOCK A, OF THE SAID SOUTH LAMAR SQUARE, AND AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 3412, PAGE 1628, OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS, DO HEREBY RESUBDIVIDE SAID TRACTS OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS THE RESUBDIVISION OF LOTS 20, 21, AND 22, BLOCK A, SOUTH LAMAR SQUARE, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS OUR HANDS THIS THE 16 DAY OF March, 1968.

Nelson Puett
NELSON PUETT, JR.
PRESIDENT, BARRON CORPORATION

Jack Oswalt
JACK OSWALT

Clovis Ballard
CLOVIS BALLARD
PRESIDENT, BALLARD'S INC.

C. L. Turner
C. L. TURNER

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED NELSON PUETT, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT, OF BARRON CORPORATION, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16 DAY OF March, 1968.

Dorothy M. Turner
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CLOVIS BALLARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF BALLARD'S INC., AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16 DAY OF March, 1968.

Dorothy M. Turner
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JACK OSWALT, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16 DAY OF March, 1968.

Dorothy M. Turner
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED C. L. TURNER, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16 DAY OF March, 1968.

Dorothy M. Turner
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE March 29, 1968., A.D.

Ghyll D. Osborne
DIRECTOR OF PLANNING - Moyle M. Osborne

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, March 29, 1968, A.D.

Edgar Lockwood
CHAIRMAN

ASST. SECRETARY

FILED FOR RECORD AT 10 O'CLOCK P.M. THE 4 DAY OF April, 1968, A.D.

MISS EMILIE LIMBERG, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

DEPUTY:

STATE OF TEXAS
COUNTY OF TRAVIS

I, MISS EMILIE LIMBERG, CLERK OF 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 4 DAY OF April, 1968, A.D., AT 10 O'CLOCK P.M. AND DULY RECORDED ON THE 4 DAY OF April, 1968, A.D., AT 1 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY, IN PLAT BOOK 39, PAGE 29.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, A.D., TRAVIS COUNTY, TEXAS THE DATE LAST HEREIN WRITTEN.

MISS EMILIE LIMBERG, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

DEPUTY:

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

AS SURVEYOR

W. MARY MOORE
REGISTERED PUBLIC SURVEYOR NO. 720
1214 W. 6TH ST.
AUSTIN, TEXAS
MARCH 25, 1968

RECORDED
MAR 29 1968
COUNTY CLERK
TRAVIS COUNTY, TEXAS

C8S-68-49

SUBDIVISION PLAT: C8S-68-49
NOT TO SCALE

LEGAL DESCRIPTION:

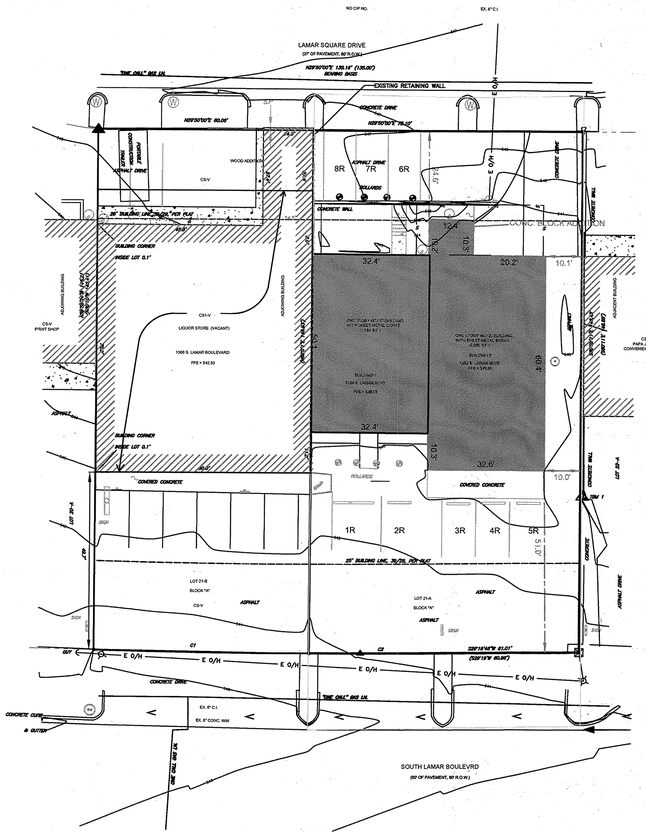
LOT 21-A, RESUBDIVISION OF LOTS 17, 20, 21 & 22 BLOCK "A" SOUTH LAMAR SQUARE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 39, PAGE 29, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

ON SITE BENCH MARK:

BM 1 - SQUARE CUT ON TOP OF THE EAST END OF CONCRETE RETAINING WALL ON THE NORTH PROPERTY LINE OF LOT 21-A, BEING APPROXIMATELY 13' EAST OF THE NORTHEAST CORNER OF THE EXISTING BUILDING ON LOT 21-A, AND 43' NORTHWEST OF THE NORTHEAST CORNER OF LOT 21-A.
ELEVATION: 545.35

ELEVATION DATUM:

ELEVATIONS ARE C.O.A. BENCHMARK H-20-1003, 3" BRASS DISK ON NORTH SIDE OF W. MARY STREET ON EAST END OF SIDEWALK OF BOX CULVERT BRIDGE OVER BOULDIN CREEK.
NAVD '88 ELEV. = 521.51'



EXISTING SITE SURVEY, BLOCK 21A
1" = 20'

AS SURVEYED BY: PAUL A. FLORES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5595 FIRM NO. 101500-07 — 03/20/2013 DATE OF FIELD SURVEY

C2: CH= S32°47'28"W 14.33', CH= S39°23'W 14.07', arc=14.33', r=1432.00', radius=1360.00'

C3: CH= S29°47'W 60.07', CH= S30°37'30"W 60.00', arc=60.00', r=1360.00', radius=1360.00'

0 20' 40'
SCALE: 1" = 20'

LEGEND

⊠	"X" IN CONC. FOUND
●	1/2" IRON ROD FOUND
△	SURVEY CONTROL POINT /BM
▲	PK NAIL FOUND
	POWER POLE
	GUY ANCHOR
-E O/H-	OVERHEAD ELECTRIC
W	WATER MANHOLE
WW	WASTEWATER MANHOLE
	CONCRETE IMPROVEMENTS
W	WATER METER
G	GAS METER
-W-	CHAIN LINK FENCE
BL	BUILDING LINE
T.C.P.R.	TRAVIS COUNTY PLAT RECORDS
	SITE BUILDING
	ADJACENT BUILDING

u·t·e consultants, inc.
307 East 2nd Street
Austin, Texas 78701
TBPE Registered Firm No. F-5653

SEAL:
10-7-13
STATE OF TEXAS
JOAN DIANE TERNUS
92477
REGISTERED PROFESSIONAL ENGINEER

Date: 31-MAY-2013
Drawn: AP
Checked: JT

NO.	REVISIONS	DATE

1300 LAMAR PLAZA I
1234 SOUTH LAMAR BOULEVARD
AUSTIN, TEXAS

SITE DEVELOPMENT

SUBDIVISION PLAT & SITE SURVEY

SHEET: 3

3 OF 15

SITE PLAN APPROVAL — SHEET 3 OF 15
FILE NUMBER: SP-2013-0180C — APPLICATION DATE: 15-MAY-2013
APPROVED BY COMMISSION ON: NA — UNDER SECTION 182
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81,LDC) 11-22-16 — CASE MANAGER NIKKI HOELTER
PROJECT EXPIRATION DATE (ORD.#970905-A) NA — DWPZ ___ DDZ X

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: 11-22-13 — ZONING: CS-V
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 building permit is not required), must also be approved prior to the Expiration Date.

SP-2013-0180C

G:\AMS_UTC\KEY-Trailer\1234 S Lamar Shell Proj\ACT\KEY-FIG03.dwg