

RESUBDIVISION OF LOT 2, AMENDED PLAT 2 & 3, EL RANCHO SUBDIVISION NO. 2

NO. OF LOTS TWO (2)
 NO. OF BLOCKS One
 Submitted Date January, 2008
 SCALE 1"=50'

LOT AREA
 LOT E = 8724 SF (+2058 SF FLAG)
 LOT F = 8216 SF
 LOT TOTAL = 18,998 SF

L E D E N D	
✓	TRAVIS COUNTY DEED RECORDS
✓	TRAVIS COUNTY REAL PROPERTY RECORDS
✓	TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
✓	MAIL 93 FOUND
✓	ADJACENT TOWN
✓	IRON ROD SET
✓	PUBLIC UTILITY CASHEM
✓	ADJACENT LIGHT
✓	BUILDING USE
✓	ELECTRIC
✓	MAINS MATH
✓	CHAIN BEARING/DISTANCE
✓	LOCATION OF PROPOSED SIDEWALKS
✓	MUNICIPALITY
✓	DATE BEARING/DISTANCE



STATE OF TEXAS *
 COUNTY OF TRAVIS *

KNOW ALL MEN BY THESE PRESENTS:

THAT, HERRON C. BAILEY, JR., being the Owner of that certain 0.9389-acre tract or parcel of land known as Lot 2, AMENDED PLAT OF LOTS 2 & 3, EL RANCHO SUBDIVISION NO. 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 2008, Travis County Official Public Records (TCOPR), having been conveyed to me by deed recorded in Volume 6766, Page 1851; Volume 9489, Page 665; Volume 13572, Page 967, Travis County Real Property Records (TCOPR); do hereby RESUBDIVIDE said tract or parcel of land into two lots, Lot E and Lot F, in accordance with the provisions of Chapter 232, Texas Local Government Code, said subdivision having been approved by the Board of Commissioners of Travis County, Texas, in accordance with the provisions of Chapter 212.015 Texas Local Government Code, as amended, and in accordance with the plat shown hereon to be known as "RESUBDIVISION OF LOT 2, AMENDED PLAT OF LOTS 2 & 3, EL RANCHO SUBDIVISION NO. 2", subject to any easements and/or covenants heretofore granted and not released, and do hereby dedicate to the public the use of the easements as shown hereon.

WITNESS MY HAND THIS THE ____ day of _____, 2008, A.D.

HERRON C. BAILEY, JR.
 2602 Del. Curto Road
 Austin, Texas 78704

STATE OF TEXAS *
 COUNTY OF TRAVIS *

BEFORE ME, the undersigned authority, on this day personally appeared HERRON C. BAILEY, JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2008, A.D.

Notary Public in and for
 Travis County, TEXAS
 My Commission Expires: _____

ENGINEER'S CERTIFICATE

I, REYNALDO CEDILLOS, P.E., am authorized under the laws of the State of Texas to practice the profession of engineering, and certify that this plat is feasible from an engineering standpoint and that the same complies with the provisions of the Texas State Engineering Code of 1981, as amended, and is a true and correct to the best of my knowledge.



REYNALDO CEDILLOS, P.E. No. 47371
 P. O. Box 80662
 Austin, Texas 78763

FLOOD PLAIN NOTE

The 100-Year Flood Plain is contained within the Delineated Escamante(s) as shown hereon. No portion of this tract is within the limits of designated Special Flood Hazard Zone as determined from F.E.M.A. Flood Insurance Rate Map 48453C0210-F, dated June 5, 1997 42zone 'X'.

SURVEYOR CERTIFICATE

I, ROBERT M. SHERRID, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the provisions of the Austin City Code of 1988, as amended, is true and correct to the best of my knowledge, and that I am an independent surveyor of the property made by me or under my supervision on the ground.



GEO. A. O'BRIEN CAL. LAND/SERVICES CO.
 Robert M. Sherrid
 Texas Registration No. 2519
 4412 Spicewood Springs Rd., #104
 Austin, Texas 78759

RESUBDIVISION OF LOT 3, AMENDED PLAT LOTS 2 & 3, EL RANCHO SUBDIVISION NO. 2

NO. OF LOTS FOUR (4)
 NO. OF BLOCKS One
 Submitted Date: January, 2008
 SCALE: 1" = 50'

LOT AREA
LOT A = 8153 SF (+2058 SF FLAG)
LOT B = 7953 SF
LOT C = 8019 SF
LOT D = 8288 SF (+2058 SF FLAG)
LOT TOTAL = 36,508 SF

L E G E N D	
T.C.R.	TRAVIS COUNTY FIELD RECORDS
T.C.P.P.R.	TRAVIS COUNTY PLAT RECORDS
T.C.O.P.R.	TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
A	MAIL NOT FOUND
B	ADDRESS FOUND
C	ROOM NO. SET
D	PUBLIC UTILITY CASHMETER
E	STREET LIGHT
F	BUILDING JAIL
G	ELECTRIC
H	MAJOR HIGHWAY
I	CHANGING BARING/DISTANCE
J	LOCATION OF PROPOSED SHOWN
K	LOCATION OF EXISTING SHOWN
L	VOLUME OF EXISTING SHOWN
M	CALL MEASURING/DISTANCE
000/000	
(XXX)	



STATE OF TEXAS *
 COUNTY OF TRAVIS *

KNOW ALL MEN BY THESE PRESENTS: THAT, HERNDON C. BAILEY, JR., being the Owner of that certain 0.4361 acre parcel of land and more or less, known as "EL RANCHO SUBDIVISION NO. 2," subdivision in Travis County, Texas, according to the map or plat thereof recorded in document No. 2008, Travis County Official Public Records (TCOPR), having been conveyed to me by Deed recorded in Volume 6768, Page 1851; Volume 6489, Page 6651; Volume 13372, Page 2917, Travis County Real Property Records (TCRPP); do hereby RESUBDIVIDE said tract pursuant to the provisions of Chapter 252, Texas Real Property Code, said subdivision having been approved for RESUBDIVISION by the Travis County Commissioners, and in accordance with the plat shown hereon to be known as "RESUBDIVISION OF LOT 3, AMENDED PLAT OF LOTS 2 & 3, EL RANCHO SUBDIVISION NO. 2", subject to any easements and/or restrictions heretofore granted and not released, and do hereby dedicate to the public the use of the easements as shown hereon.

WITNESS MY HAND THIS THE ____ day of _____, 2008. A. D.

HERNDON C. BAILEY, JR.
 2602 Del Curto Road
 Austin, Texas 78704

STATE OF TEXAS *
 COUNTY OF TRAVIS *

BEFORE ME, the undersigned authority, on this day personally appeared HERNDON C. BAILEY, JR., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2008. A. D.

Notary Public in and for
 Travis County, TEXAS

My Commission Expires: _____

ENGINEER'S CERTIFICATE

I, RONALD CERRILLOS, P.E., am authorized under the laws of the State of Texas to practice the profession of engineering, and certify that this plat is feasible from an engineering standpoint, compliance with the engineering-related portion of Chapter 13-3 and Title 13 of the Austin City Code of 1981, as amended, and is true and correct to the best of my knowledge.



RONALD CERRILLOS, P.E. No. 47371
 P.O. Box 80340
 Austin, Texas 78763

FLOOD PLAIN NOTE

The 100-Year Flood Plain is contained within the Drainage Easement(s) as shown hereon. No portion of this tract is within the limits of a designated Special Flood Hazard Zone as determined from F.H.A. Flood Insurance Rate Map 48483C0210-F, dated June 9, 1997 (Zone V-1).

SUPERVISOR CERTIFICATE

I, ROBERT H. SHERRILL, am authorized under the laws of the State of Texas to practice the profession of surveying and certify that this plat is correct to the best of my knowledge and was prepared from an actual survey of the property made by me or under my supervision on the ground.

ROBERT H. SHERRILL, LAND SERVICES CO.
 By Robert H. Sherrill
 Texas Registration No. 2519
 4412 Spicewood Springs Rd., #104
 Austin, Texas 78759

