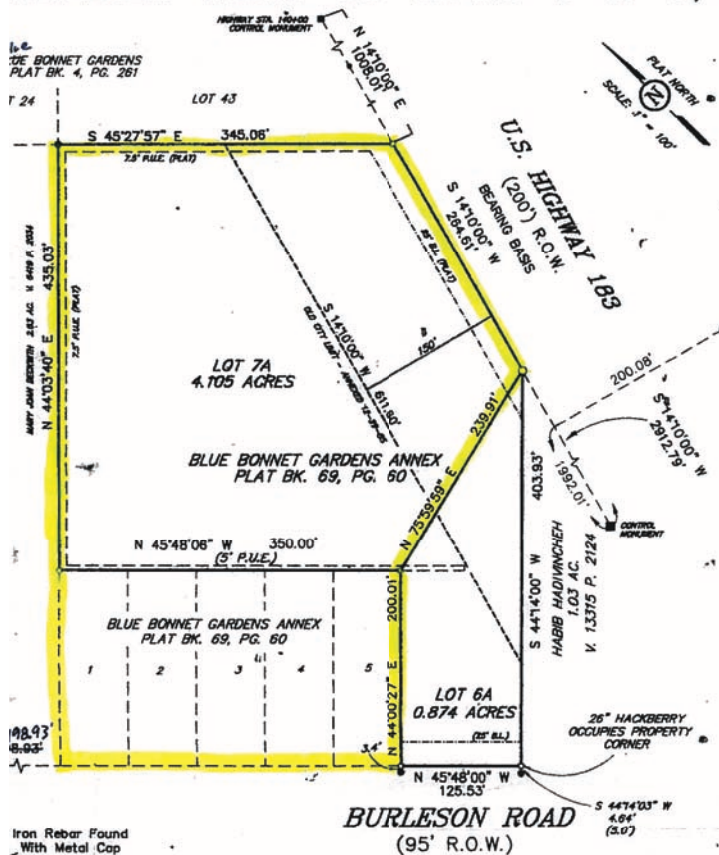


# AMENDED PLAT OF LOTS 6 & 7, BLUE BONNET GARDENS ANNEX



STATE OF TEXAS  
 COUNTY OF TRAVIS  
 THIS INSTRUMENT WAS ACKNOWLEDGED  
 ABOVE ON THE 14 DAY

*Bathsheba Turner*  
 NOTARY SIGNATURE  
*Bathsheba Turner*  
 PRINTED NAME  
 02/10/2005  
 COMMISSION EXPIRES

I, JAMES M. GRANT, AM AUTHORIZED U  
 TEXAS TO PRACTICE THE PROFESSION  
 THIS PLAT COMPLIES WITH CHAPTER 25  
 AMENDED, IS TRUE AND CORRECT, AND  
 OF THE PROPERTY MADE BY ME OR UN  
 SURVEYED BY:

*Ralph Harris*  
 RALPH HARRIS SURVEYOR, INC.  
 JAMES M. GRANT, R.P.L.S. NO. 1919  
 406 HETHER STREET  
 AUSTIN, TEXAS 78704

ACCEPTED AND AUTHORIZED FOR RECO  
 REVIEW AND INSPECTION DEPARTMENT,  
 THIS THE \_\_\_\_ DAY OF \_\_\_\_

MIKE HEITZ, DIRECTOR  
 WATERSHED PROTECTION & DEVELOPE

THIS SUBDIVISION IS LOCATED IN THE F  
 AUSTIN, THIS THE \_\_\_\_ DAY OF \_\_\_\_

STATE OF TEXAS  
 COUNTY OF TRAVIS

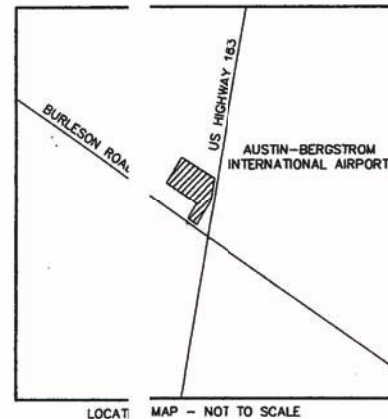
I, DANA DEBEAUVOIR, CLERK OF TRAVIS  
 THAT THE FOREGOING INSTRUMENT OF  
 AUTHENTICATION WAS FILED FOR RECOR  
 THE \_\_\_\_ DAY OF \_\_\_\_  
 \_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_  
 A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M.  
 AND STATE AS DOCUMENT NO. \_\_\_\_  
 OFFICE OF THE COUNTY CLERK, THE \_\_\_\_

DANA DEBEAUVOIR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS

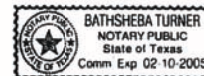
DEPUTY

FILED FOR RECORD AT \_\_\_\_ 2002, A.D.  
 DANA DEBEAUVOIR, COUNTY CLERK  
 TRAVIS COUNTY, TEXAS

DEPUTY



OR ME BY THE PERSONS LISTED  
 December 2002



R THE LAWS OF THE STATE OF  
 SURVEYING AND HEREBY CERTIFY THAT  
 THE AUSTIN CITY CODE OF 1981, AS  
 S PREPARED FROM AN ACTUAL SURVEY  
 MY SUPERVISION ON THE GROUND.

12-12-01  
 DATE

BY THE DIRECTOR, DEVELOPMENT  
 OF AUSTIN, COUNTY OF TRAVIS,  
 2002 A.D.

REVIEW DEPARTMENT

-PURPOSE JURISDICTION OF THE CITY OF  
 2002.

UNTY, TEXAS, DO HEREBY CERTIFY  
 NG AND ITS CERTIFICATE OF  
 MY OFFICE ON \_\_\_\_  
 2002 A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_  
 DAY OF \_\_\_\_ 2002,  
 THE OFFICIAL RECORDS OF SAID COUNTY  
 WITNESS MY HAND AND SEAL OF  
 DAY OF \_\_\_\_ 2002, A.D.



## NOTES:

1. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING OR REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
4. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSES.
5. THE TRACT IS LOCATED IN THE ONION CREEK WATERSHED, WHICH IS CLASSIFIED AS SUBURBAN.
6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT; PURSUANT TO LAND DEVELOPMENT CODE CHAPTER 25 AND THE ENVIRONMENTAL CRITERIA MANUAL.
7. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
8. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG BURLESON ROAD. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
9. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEM. WATER AND WASTEWATER SERVICE IS PROVIDED BY THE CITY OF AUSTIN WATER SYSTEM.
10. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN, WATER AND WASTEWATER DEPARTMENT, FOR REVIEW.
11. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS AND THE CONDITIONS OF A SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED \_\_\_\_ 2002. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THIS SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT.
12. ALL RESTRICTIONS FROM THE PREVIOUS EXISTING SUBDIVISION, BLUE BONNET GARDENS ANNEX, SHALL APPLY TO THIS AMENDED / RESUBDIVISION PLAT.

STATE OF TEXAS  
 COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT FRANKLIN SCOTT SPEARS, JR., OWNER OF LOT 7, BLUEBONNET GARDENS ANNEX, A SUBDIVISION OF RECORD IN PLAT BOOK 69, PAGE 60 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME PAGE \_\_\_\_ OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND THAT FRANKLIN SCOTT SPEARS CONVEYED BY DEED OF RECORD IN VOLUME 11342 PAGE 1902 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, A ONE-HALF OWNERSHIP OF LOT 7, BLUE BONNET GARDENS ANNEX, A SUBDIVISION OF RECORD IN PLAT BOOK 62, PAGE 60 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT FRANKLIN SCOTT SPEARS, JR., JULES RONALD FREEMAN, ISRAEL JOSEPH FREEMAN AND RODNEY CRAIG FREEMAN, OWNERS OF LOT 6, BLUE BONNET GARDENS ANNEX, A SUBDIVISION OF RECORD IN PLAT BOOK 62, PAGE 60 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 11475, PAGE 0200 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY AMEND SAID LOTS FOR THE SOLE PURPOSE OF MOVING THE COMMON LOT LINES, PURSUANT TO CHAPTER 212.016 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS THE AMENDED PLAT OF LOTS 6 & 7, BLUE BONNET GARDENS ANNEX ACCORDING TO THE MAP OR PLAT ATTACHED HERETO, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS OUR HANDS AS DATED BELOW:

*Franklin Scott Spears, Jr.*  
 FRANKLIN SCOTT SPEARS, JR.,  
 420 BARTON OAKS PLAZA ONE  
 901 MOPAC EXPRESSWAY SOUTH  
 AUSTIN, TEXAS 78746

*Franklin Scott Spears, Jr.*  
 FRANKLIN SCOTT SPEARS, JR., POWER OF ATTORNEY FOR  
 JULES RONALD FREEMAN  
 ISRAEL JOSEPH FREEMAN  
 RODNEY CRAIG FREEMAN  
 420 BARTON OAKS PLAZA ONE  
 901 MOPAC EXPRESSWAY SOUTH  
 AUSTIN, TEXAS 78746