

15.00

MULTI SERVICE CONTRACT

THE STATE OF TEXAS
COUNTY OF TRAVIS

~~1-98-1163~~ • 15.00

1-98-1163

WHEREAS, Article 974a of the Texas Statutes and the City of Austin's subdivision ordinance require that any tract of land within five miles of the Austin city limits that is subdivided into two or more parts for the purposes of building or sale, first be platted and the subdivision plat thereof approved by the Planning Commission of the City of Austin; and,

WHEREAS, Article 974a of the Texas Statutes and the City of Austin's subdivision ordinance prohibit serving all or any part of a tract of land that has been divided into two or more parts for purposes of building or sale with utilities furnished by the City of Austin until a plat thereof has been approved by the Planning Commission of the City of Austin; and,

WHEREAS, the undersigned is the owner of a certain tract of land located within five miles of the Austin city limits, to-wit:

Lot 28, The Arbors, a subdivision in the City of Austin, Travis County, Texas, according to a map or plat of record in Book 76, at Page 84 of the Plat Records of Travis County, Texas.

WHEREAS, the undersigned desires one additional water service to serve an apartment dwelling group on the above described tract of land; and,

WHEREAS, the undersigned desires more than one, but limited to 121, additional electric service to serve an apartment dwelling group on the above described tract of land locally known as 8210 Bent Tree (formerly Arbor Ridge), Austin, Texas, but does not plan to subdivide said tract into two or more parts for the purposes of building or sale:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the undersigned for a full valuable consideration received from the City of Austin, the receipt and sufficiency of which is hereby acknowledged, hereby agrees as follows:

1. That the hereinabove described tract of land, or any portion thereof, shall never be subdivided into two or more parts for the purposes of sale or building unless and until a subdivision plat thereof has been submitted to and approved by the Planning Commission of the City of Austin, Texas.

1-98-116A

2. That a condition of the provision of this service is that the above described property, located at 8210 Bent Tree, Austin, Texas, shall be subject to compliance with the approved Site Plan, attached hereto as Exhibits A and B.

3. This agreement shall be binding on the heirs and assigns and successors in title of the undersigned.

4. This agreement shall be enforceable by the City of Austin only.

5. In addition to any other remedy for enforcement available to the City of Austin, it may withhold at any time, any or all utility service which it owns or distributes or over which it has dominion or control to all or any portion of the hereinabove described tract.

EXECUTED, this the 28 day of February, 1979.

(NO SEAL)

JONES-PREWITT COMPANY #2

Edwin W. Prewitt, Jr.
By: EDWIN W. PREWITT, JR.

THE STATE OF TEXAS I
 I
COUNTY OF TRAVIS I

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Edwin W. Prewitt, Jr., of JONES-PREWITT COMPANY #2, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28 day of February, 1979.

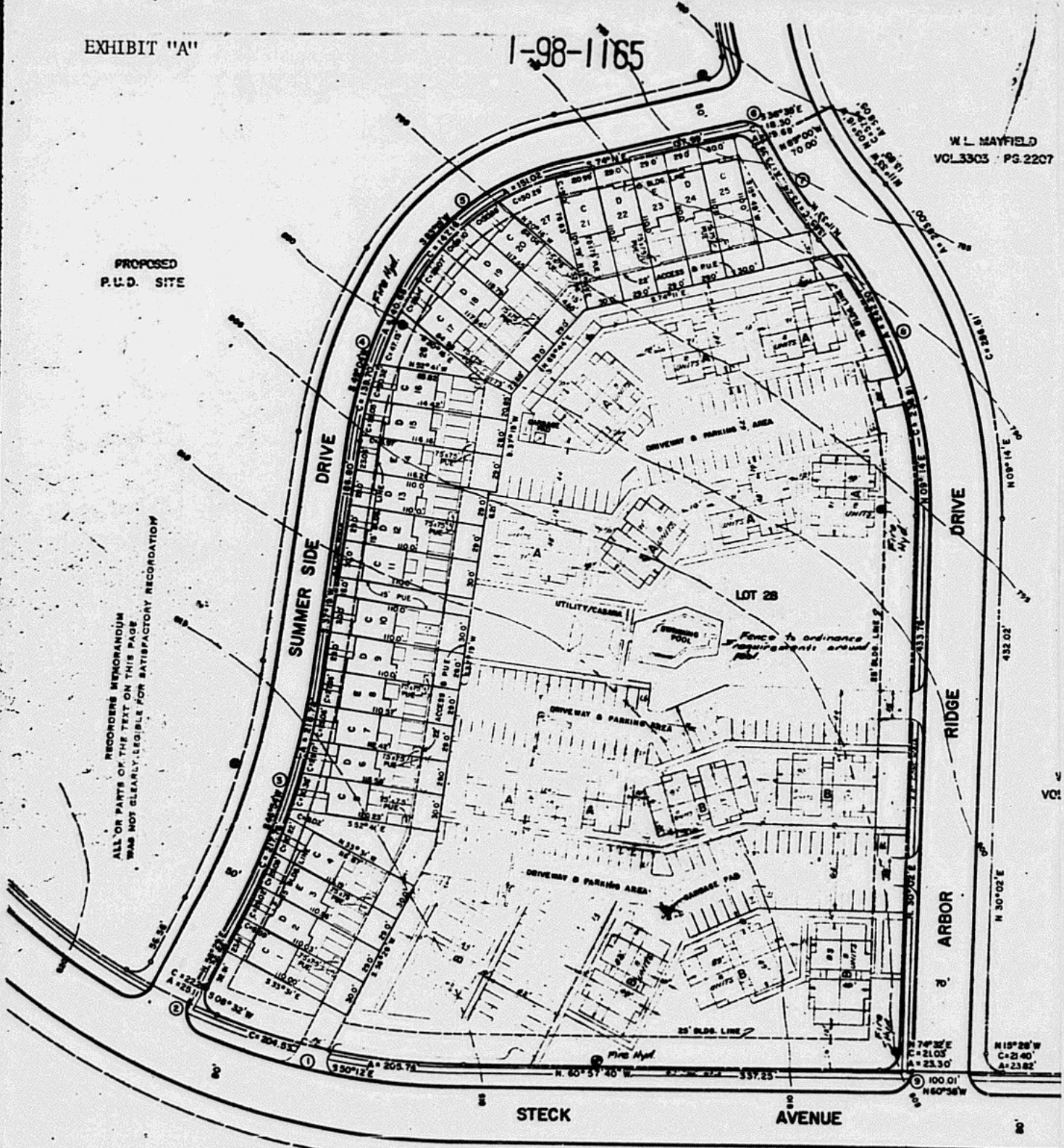
NOTARY SEAL

Sharon Ross
Notary Public in and for Travis County, Texas

Sharon Ross
Typed or Printed Name of Notary Public

PROPOSED
P.U.D. SITE

RECORDERS MEMORANDUM
ALL OR PARTS OF THE TEXT ON THIS PAGE
WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION



CURVE DATA

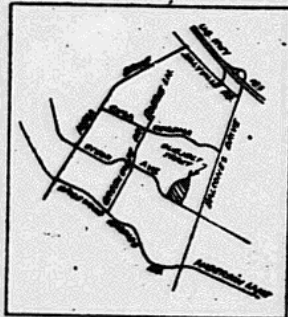
1	2	3	4	5	6	7	8	9
I = 21°32'00"	89°54'30"	19°10'	23°30'	49°00'	78°11'05"	47°02'	41°35'	89°00'
R = 547.36'	18.00'	654.00'	343.00'	182.28'	18.00'	335.00'	333.71'	15.00'
T = 104.10'	16.83'	110.42'	71.34'	79.94'	11.55'	145.78'	126.77'	14.74'
C = 204.53'	22.28'	217.76'	139.70'	147.16'	18.30'	267.34'	236.91'	21.03'
A = 206.74'	25.11'	218.78'	140.68'	151.02'	19.88'	275.00'	242.20'	23.30'

6506 853

1-98-1166



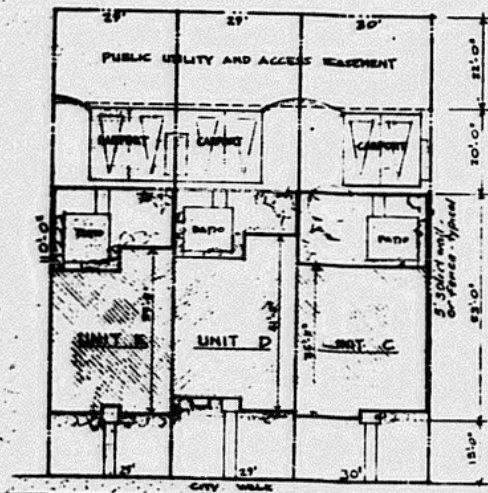
SCALE: 1" = 50'



LOCATION MAP
N.T.S.

SYNOPSIS					
UNIT TYPE	DESCRIPTION	NUMBER OF UNITS	SQUARE FOOTAGE	TOTAL	HEIGHT
A	1-BEDROOM	72	713	51,336	2-STORY
B	2-BEDROOM	48	881	42,288	2-STORY
TOWNHOUSES					
C	2-BEDROOM	11	970	10,670	1-STORY
D	2-BEDROOM	10	1091	10,910	1-STORY
E	3-BEDROOM	4	1460	5840	2-STORY
TOTALS		146	—	121,044	
1 UTILITY/CABANA @ 1200 S.F. 1-STORY					
REQUIRED PARKING: 254 SPACES (204 APTS. / 50 T.H.)					
PARKING PROVIDED: 254 SPACES (204 APTS. / 50 T.H.)					
TYPICAL PARKING SPACE: 9' x 18'					

PARCEL	AREA
LOT 28	5.519 Ac.
LOT 1-27	1.970 Ac.
ARBOR RIDGE DRIVE	1.280 Ac.



TYPICAL TOWNHOUSE

SCALE: 1" = 20'

ALL OR PARTS OF THE TEXT ON THIS PAGE
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W. L. MAYFIELD
DL 3632 PG. 683

OWNER/DEVELOPER :

JLP DEVELOPMENT CORP.
7944 GREAT NORTHERN BLVD.
AUSTIN, TX 78758

PLANNING COMMISSION APPROVAL
SITE PLAN APPROVED BY CITY PLANNING COMMISSION
7-5-77 11:11 AM
OF THE CITY OF AUSTIN, TEXAS
FOR THE PROJECT
77-084
[Signature]
EXECUTIVE SECRETARY

TOTAL AREA: 8.769 ACRES

SITE PLAN		
THE ARBORS		
DESIGN: MJB	DRAWN: RBB	CHECK:
S. A. GARZA ENGINEERS, INC. 401 WEST 29TH STREET AUSTIN, TEXAS		

This Special Permit does not constitute
Building Code Approval.

Complete request and approval of drawings
to be obtained from the Department
of Public Works/City of Austin prior
to beginning construction.

Subdivision Recorded:
Book 76, Pg 64

SCALE : 1" = 50'

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET

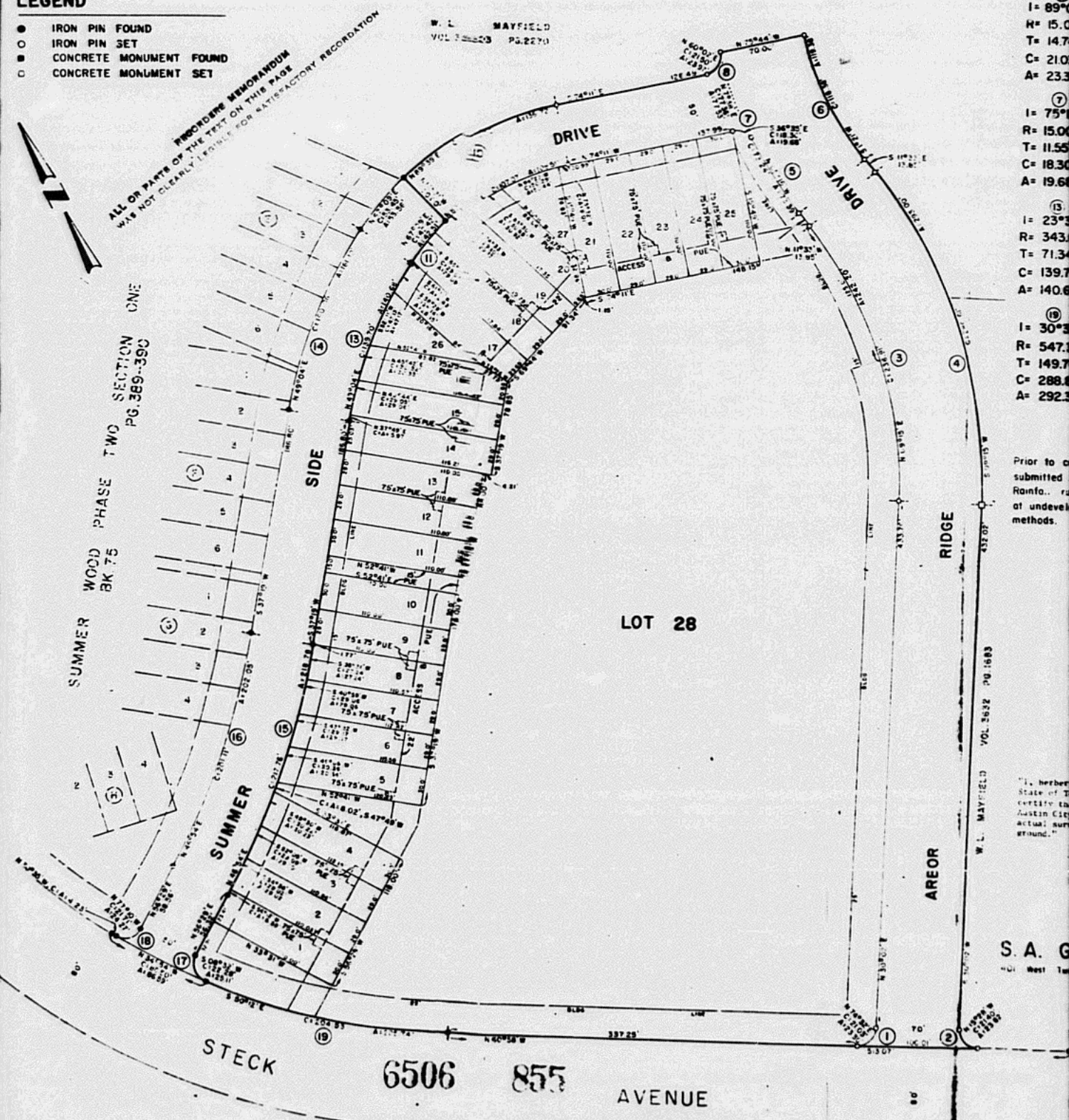
CURV

- ① I = 89°00'
- R = 15.00'
- T = 14.70'
- C = 210.00'
- A = 233.00'
- ② I = 75°00'
- R = 15.00'
- T = 11.55'
- C = 18.30'
- A = 19.60'
- ③ I = 23°00'
- R = 343.00'
- T = 71.34'
- C = 139.70'
- A = 140.60'
- ④ I = 30°00'
- R = 547.00'
- T = 149.70'
- C = 288.00'
- A = 292.00'

Prior to construction submitted Rainfall data at undeveloped methods.

I hereby certify that the actual survey ground.

S. A. G. West



PROCEEDING MEMORANDUM
 ALL OR PARTS OF THE TEXT ON THIS PAGE
 WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION

SUMMER WOOD PHASE TWO SECTION ONE
 PG. 389-390
 BK. 75

W. L. MAYFIELD
 VOL. 25523 PG. 2270

LOT 28

STECK AVENUE
 6506 855 AVENUE

W. L. MAYFIELD VOL. 25522 PG. 1683

S. A. G.
 West

ARBORS

1-98-1168

E DATA

91°00'	41°35'	41°35'	25°48'43"	25°48'43"
15.00'	333.71'	403.71'	335.00'	265.00'
15.26'	126.71'	153.29'	76.76'	60.72'
21.40'	236.91'	286.61'	149.65'	118.38'
23.82'	242.20'	293.00'	150.92'	119.38'
91°33'	45°00'	45°00'		
15.00'	242.28'	192.28'		
15.41'	100.36'	79.64'		
21.50'	185.43'	147.16'		
23.97'	190.29'	151.02'		
23°30'	19°10'	19°10'	95°54'31"	92°42'47"
393.00'	654.00'	604.00'	15.00'	15.00'
81.74'	110.42'	101.98'	16.63'	15.73'
160.06'	217.76'	201.11'	22.28'	21.71'
161.19'	218.78'	202.05'	25.11'	24.27'

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, J. L. P. Development Corporation, a corporation organized and existing under the laws of the State of Texas and having its principal office in the City of Austin, Texas, do hereby certify that I, J. L. P. Development Corporation, am the owner of that certain 1,249 acres of land conveyed to me by the State of Texas, by Chapter 20, Acts of the 45th Legislature, Regular Session, 1927, and that said land is located in the City of Austin, Travis County, Texas, and is more particularly described as follows: ...

Ed W. Prewitz
 J. L. P. Development Corporation
 Vice-President

STATE OF TEXAS
 COUNTY OF TRAVIS
 Before me, the undersigned authority, this day personally appeared Ed W. Prewitz, Vice-President of J. L. P. Development Corporation, known to me to be the person whose name is subscribed to the foregoing instrument of writing and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.
 My commission expires on the 17th day of November, 1977.

Lucy S. Davis
 Notary Public and for Travis County, Texas

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, R. S. Mayfield, the Independent Executor of the Estate of W. T. Mayfield, owner of the remaining portion of that certain 1,249 acres of land out of the James W. Collins Survey No. 15 in the City of Austin, Travis County, Texas, as conveyed to W. T. Mayfield in Chapter 20, Acts of the 45th Legislature, Regular Session, 1927, and Chapter 20, Acts of the 46th Legislature, Regular Session, 1929, and do hereby certify that I, R. S. Mayfield, am the owner of that certain 1,249 acres of land out of said survey as more particularly described as follows: ...

R. S. Mayfield
 R. S. Mayfield, Independent Executor of the Estate of W. T. Mayfield.

STATE OF TEXAS
 COUNTY OF TRAVIS
 Before me, the undersigned authority, personally appeared R. S. Mayfield, the Independent Executor of the Estate of W. T. Mayfield, known to me to be the person whose name is subscribed to the foregoing instrument of writing and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.
 My commission expires on the 17th day of November, 1977.

Lucy S. Davis
 Notary Public and for Travis County, Texas

construction in this subdivision, drainage plans will be submitted to the City Engineering Department for approval. A runoff discharge shall be held to an amount existing at the proposed status by the use of ponding or other approved

APPROVED FOR ACCEPTANCE
 22ND NOVEMBER, 1977

ACCEPTED AND AUTHORIZED FOR RECORD
 By the Planning Commission of the City of Austin, Texas on the 22ND NOVEMBER, 1977
Miguel A. Guerrero
 Chairman

FILED FOR RECORD
 210 P. 29 NOV. 1977
 County Clerk, Travis County, Texas
Lorene Smith

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, Lorene Smith, Clerk of the County Court in and for Travis County, Texas, do hereby certify that the foregoing instrument of writing was filed for record in my office on the 21ST day of November, 1977, and was duly recorded on the 29TH day of November, 1977, and was indexed on the 29TH day of November, 1977.

Robert J. Garza
 Registered Professional Engineer
 Date



Lorene Smith
 County Clerk, Travis County, Texas

GARZA ENGINEERS, INC.
 Twenty-Ninth Street Austin, Texas 78705

RECORDERS MEMORANDUM
 ALL OR PARTS OF THE TEXT ON THIS PAGE
 WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY REORDATION

6506 856

1-98-1169

FILED

MAR 27 8 13 AM '79

Doris Shoppert
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
I hereby certify that this Instrument was FILED on the
date and at the time stamped hereon by me; and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as Stamped hereon by me, on

COUNTY OF TRAVIS

MAR 22 1979



Doris Shoppert
COUNTY CLERK
TRAVIS COUNTY, TEXAS

6506 857