Vol. 78 Page 62 ... 62 June 7, 1979 RECAB 2541 $40.00

PLAT RECORD, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS I

KNOW ALL MEN BY THESE PRESENT

COUNTY OF TRAVIS I

That The Woodlands of Austin, Inc., a corporation organized and existing under the laws of the State of Texas, with home offices in Austin, Texas, being owners of 19.66 acres of land conveyed to it by Warranty Deed, dated 7th 8, 1979 recorded in Volume 6563 Page 1596, Deed Records of Travis County, Texas, acting hereby and through its President, Joe R. Dobson, does hereby subdivide 8.7886 acres of land out of said 19.66 acres in accordance with the attached plat to be known as THE WOODLANDS of Austin, a Planned Unit Development, Phase I, and do hereby dedicate to the public use all streets, easements shown hereon.

Witness My Hand, this 4th day of May, 1979.

Joe R Dobson
Joe R. Dobson, President

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me, the undersigned authority, a notary public in and for the County and State aforesaid, on this day personally appeared Joe R. Dobson, known to me to be the person whose name is subscribed to the foregoing instrument as President of The Woodlands of Austin, 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.

Witness My Hand and Seal of office this the 4th day of May, 1979.

Robin Mancill
Notary Public in and for Travis County, Texas Robin Mancill

PROPERTY OWNER ASSOCIATION

Title to Common Areas and Private Drives will be vested in a Property Owner Association composed of the Owners of all Residential Lots in this Phase and all subsequent Phases of THE WOODLANDS of Austin, a Planned Unit Development. The Organization and Authority of the Property Owners Association is defined by instrument recorded in Volume 6564, Page 2141 of the Deed Records of Travis County, Texas.

COMMON AREAS USES

Common Area 93 is dedicated for recreational activities of the residents of THE WOODLANDS of Austin, a P.U.D. Common Areas 94, 95, and 96 are dedicated as easements for drainage, public utilities, walks and recreational facilities serving the residential lots in this subdivision.

Sidewalk Note:

Sidewalks shall be installed on the south side of Steck Avenue, and the east sides of Kerithdale Drive and Raintree Place. Such sidewalks shall be completed prior to acceptance of any Type I & Type II driveway approach and/or certificate of occupancy. Sidewalks which have not been installed within two years from the date of acceptance for maintenance of the streets, may upon approval of the City Council, be constructed by the City of Austin and assessment shall be made against the affected properties, for all engineering, administration, and construction costs.

For: Declaration Restrictions
See Vol. 6564 Pg. 2141

Partial Vacation See Vol 7178 pg 296 DR
Partial Vacation See Vol 7178 pg 300 DR.

THE WOODLANDS
OF AUSTIN
A PLANNED UNIT DEVELOPMENT
PHASE I

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PLAT RECORD, TRAVIS COUNTY, TEXAS

2-03-9531

I, Jeryl D. Hart, a Registered Professional Engineer, Authorized under the Laws of the State of Texas to practice the profession of surveying, do hereby certify that this plat complies with Chapter 41 of the Austin City Code; is true and correct to the best of my knowledge; and was prepared from a survey made on the ground, under my direction and supervision. I further certify that the future 100 year flood plain resulting from this development will be contained within the streets and easement dedicated hereon.

Certified to this 4th day of April, A.D., 1979.

JERYL D. HART 11862 REGISTERED PROFESSIONAL ENGINEER

Jeryl D Hart
Registered Professional Engineer
No. 11862, State of Texas
Jeryl D. Hart

APPROVED FOR ACCEPTANCE:

May 8, 1979
DATE

Richard Lillie
RICHARD R. LILLIE, DIRECTOR OF PLANNING

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 8th DAY OF May, A.D., 1979.

Mary E. Arbuckle
SECRETARY

Miguel A. Guerrero
CHAIRMAN

FILED FOR RECORD AT 10:00 O'CLOCK A, THIS THE 7 DAY OF June 1979

Linda K Cleaveier
DEPUTY LINDA K. CLEAVELER

Doris S Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 7 DAY OF June, 1979, A.D., AT 10:00 O'CLOCK A.M., AND DULY RECORDED ON THE 7 DAY OF June, 1979, A.D., AT 10:05 O'CLOCK A, IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 78, PAGES 62-63.

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

Linda K Cleaveier
DEPUTY

Doris S Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

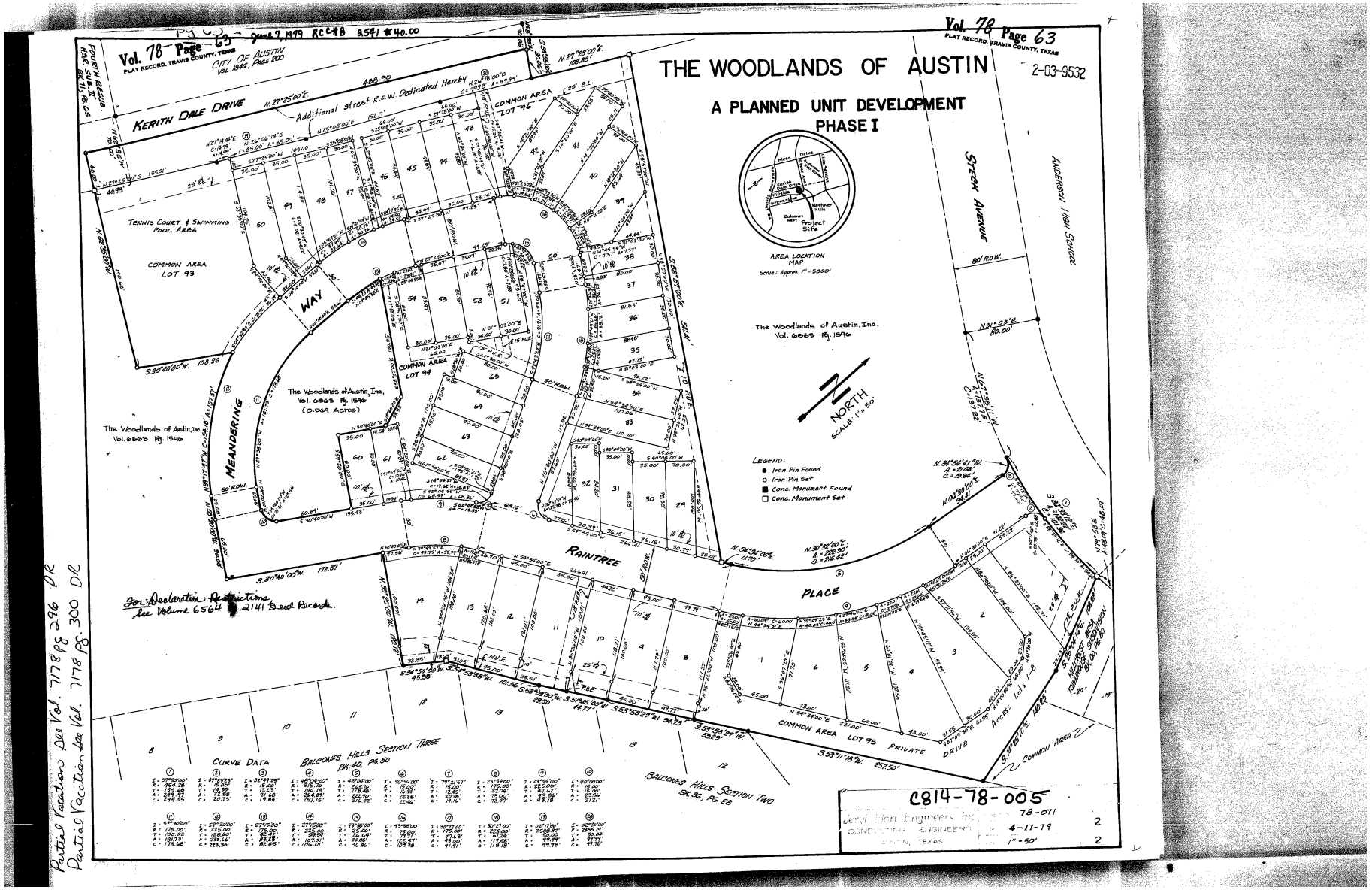
PRIVATE DRIVES

Lots 1 through 8 are served by a private drive to be constructed on Common Area 95 which will not be subject to City maintenance, but Common Area 95 is dedicated as an access easement for the use of the Owners and persons providing services within the P.U.D., both vehicular and non-vehicular. All governmental entities and public utilities, their agents, and employees will not be liable for damages accruing to the surface of this private drive as a result of their governmental activities while traversing over same.

BUILDING ENCROACHMENT

On the zero (0) Lot line side of each lot a one half foot (0.50') foundations encroachment easement and a two foot (2.0') roof overhang easement is dedicated on the adjoining lot.

	78-071	1
	4-11-79	
AUSTIN, TEXAS	N.A.	2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PLAT RECORD, TRAVIS COUNTY, TEXAS
June 7, 1979 RC 4B 2541 $40.00
CITY OF AUSTIN
Vol. 1846, Page 200
THE WOODLANDS OF AUSTIN
A PLANNED UNIT DEVELOPMENT
PHASE I
2-03-9532
KERITH DALE DRIVE
Additional Street R.O.W. Dedicated Hereby
COMMON AREA LOT 96
STERN AVENUE
80' R.O.W.
ANDERSON HIGH SCHOOL
AREA LOCATION MAP
Scale: Approx. 1" = 5000'
TENNIS COURT & SWIMMING POOL AREA
COMMON AREA LOT 93
WAY
MEANDERING
COMMON AREA LOT 94
50' R.O.W.
The Woodlands of Austin, Inc. Vol. 6563 Pg. 1596
(0.569 Acres)
The Woodlands of Austin, Inc. Vol. 6563 Pg. 1596
The Woodlands of Austin, Inc. Vol. 6563 Pg. 1596
NORTH
SCALE: 1" = 50'
LEGEND:
Iron Pin Found
Iron Pin Set
Conc. Monument Found
Conc. Monument Set
RAINTREE
PLACE
51' R.O.W.
COMMON AREA LOT 95
PRIVATE DRIVE
ACCESS LOTS 1-8
BALCONES HILLS SECTION THREE
BK. 40, PG. 50
BALCONES HILLS SECTION TWO
BK. 38, PG. 28
CURVE DATA
C814-78-005
78-071
4-11-79
1" = 50'
2
2
For Declaration Restrictions
See Volume 6564 Page 2141 Deed Records.
Partial Vacation See Vol. 7178 Pg. 296 DR
Partial Vacation See Vol. 7178 Pg. 300 DR