

Innovation - 100160 7328 pg 390 # 8/10/13

Vol 79 Page 378
LANTANA GLEN, TRAVIS COUNTY, TEXAS

Aug-13-80 RCCH B 7604 # 410.00

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS, THAT CIMA SERENA, A JOINT VENTURE, HAVING THEIR HOME OFFICE IN AUSTIN, TEXAS, AND ACTING BY AND THROUGH THEIR DULY AUTHORIZED OFFICER, WILBURN E. JONES, OWNERS OF THAT CERTAIN 8.43 ACRES OF LAND OUT OF THE J.P. WALLACE SURVEY, SITUATED IN TRAVIS COUNTY TEXAS, OF RECORD IN VOLUME 6519, PAGE 860, OF THE TRAVIS COUNTY TEXAS DEED RECORDS, DO HEREBY SUBDIVIDE 3.31 ACRES TO BE KNOWN AS LANTANA GLEN PHASE 1B, AND HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS AS SHOWN HEREON, AND DO HEREBY DEDICATE CLAYBURN DRIVE AS A PRIVATE ACCESS EASEMENT FOR ALL PUBLIC UTILITY USES, ALL GOVERNMENTAL FUNCTIONS, BOTH VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION SERVICES, SOLID AND/OR OTHER WASTE MATERIAL PICK-UP, AND ANY OTHER PURPOSES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS, OR EMPLOYEES SHALL NOT BE HELD LIABLE FOR DAMAGES TO SAID PRIVATE DRIVEWAYS OR TO THE COMMON AREA.

NOTES:

1. PRIOR TO CONSTRUCTION ON THIS SITE, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT FOR APPROVAL. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY USE OF RETENTION PONDING OR OTHER APPROVED METHODS.
2. ALL PRIVATE DRIVES SHALL BE COMMON AREA.
3. TITLES TO THE COMMON AREAS SHALL BE VESTED IN A PROPERTY OWNERS ASSOCIATION COMPRISING OF THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION. FOR RESTRICTIONS PERTAINING TO THE LOTS AND COMMON AREAS SHOWN ON THIS PLAT, SEE VOLUME 5148, PAGE 622, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
5. NO DWELLING IN THIS SUBDIVISION WILL BE CERTIFIED FOR OCCUPANCY UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.

WITNESS MY HAND THIS THE 23 DAY OF April, 1980, A. D.

Wilburn E. Jones
WILBURN E. JONES

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILBURN E. JONES, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 23 DAY OF April



June R. Williams
JUNE R. WILLIAMS

APPROVED FOR ACCEPTANCE, THIS THE 12TH DAY OF August, 1980, A. D.

Richard R. Lillie by Evelyn S. Butler
RICHARD R. LILLIE, DIRECTOR OF PLANNING

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 12TH DAY OF August, 1980, A. D.

James A. Blair SECRETARY
Minda A. Klemmer CHAIRMAN

FILED FOR RECORD ON THE 13 DAY OF August, 1980, A. D. AT 2:15 O'CLOCK P. M.

DORIS SHROPSHIRE, CLERK COUNTY COURT,
TRAVIS COUNTY, TEXAS

BY Linda Klemmer DEPUTY
LINDA KLEEMEIER

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 13 DAY OF August, 1980, A. D. AT 2:15 O'CLOCK P. M., IN THE PLAT RECORDS OF SAID COUNTY, IN PLAT BOOK 79, AT PAGE 378-379, AND DULY RECORDED AT 2:20 P. M.

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



DORIS SHROPSHIRE, CLERK, COUNTY COURT,
TRAVIS COUNTY, TEXAS

BY Linda Klemmer DEPUTY
LINDA KLEEMEIER

I, KIRBY T. MEYER, P. E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 41 OF THE AUSTIN CITY CODE. IT IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER SUPERVISION ON THE GROUND.

SURVEYING BY:

Kirby T. Meyer
KIRBY T. MEYER, P.E. DATE 7/15/80



THE 100 - YEAR FLOOD PLAIN IN THIS SUBDIVISION IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.



ENGINEERING BY
Kirby T. Meyer PE
KIRBY T. MEYER, P.E. DATE 7/15/80
2322 2011 ANCHOR LANE
AUSTIN, TEXAS 78723

LANTANA GLEN PHASE 1B

2-36-1126

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Amokation 2008 Vol. 7238 pg. 390 F# 246 2413

LANTANA GLEN PHASE IB

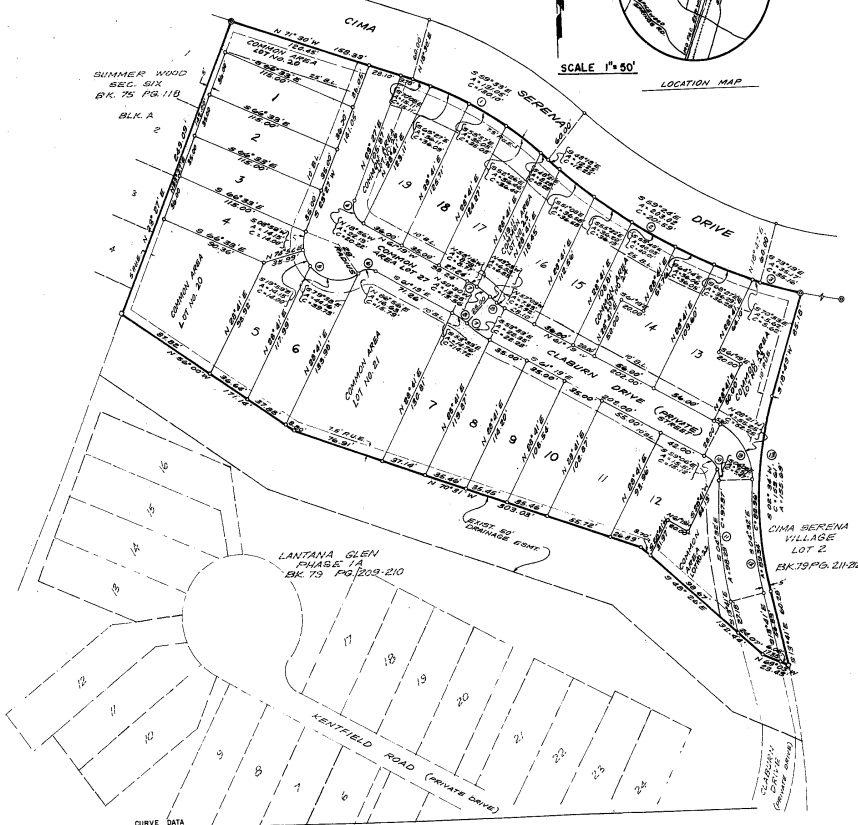
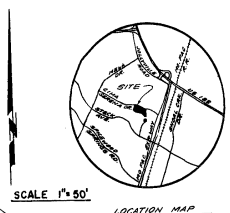
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2-36-1127

- LEGEND**
- PIN SET
 - PIN FOUND
 - CONC. PAVEMENT
 - PUBLIC UTILITY EMBL. PIPE
 - BUILDING LINE
 - CONC. PAVEMENT SET



CURVE DATA

Curve	1	2	3	4	5	6	7	8	9	10	11	12	13
I	23° 55' 02"	21° 38' 02"	41° 11' 45"	84° 46'	148° 16' 22"	65° 30' 22"	15° 32'	65° 56' 56"	18° 18' 56"	18° 18' 56"	32° 50'		
R	313.54'	492.20'	480.20'	15.00'	28.00'	15.00'	82.45'	20.00'	207.47'	279.47'	274.47'		
T	86.49'	102.87'	17.59'	13.48'	96.33'	9.28'	16.45'	49.56'	49.56'	86.34'	80.50'		
A	131.05°	203.00°	35.19°	22.19°	72.46°	16.63°	22.55°	98.29°	98.29°	88.96°	155.69°		
C	130.10'	201.09'	35.16'	20.22'	52.67'	15.79'	22.28'	97.87'	97.87'	88.96'	153.61'		

C814-78-009.3 (80)