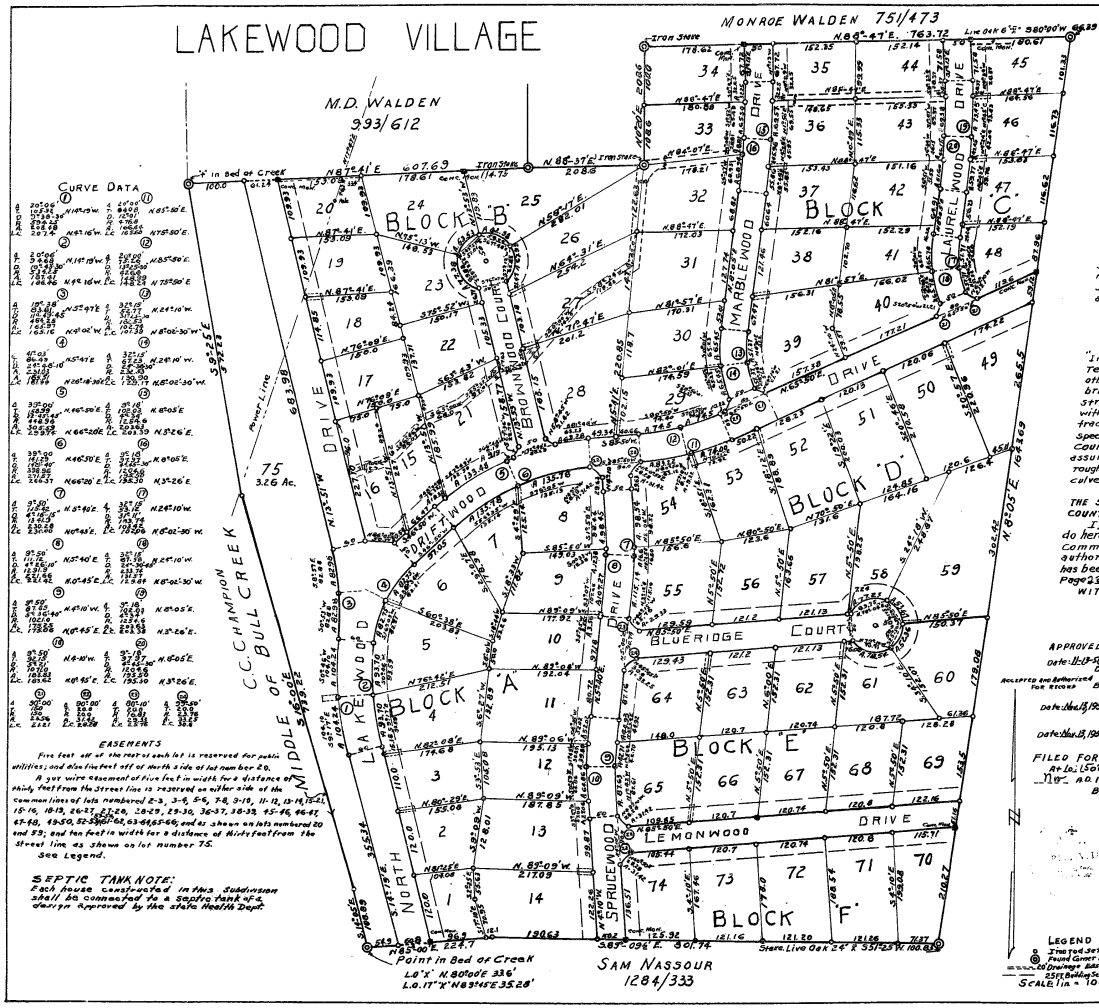
LAKEWOOD VILLAGE



CURVE DATA

1	20°06'	N14°23'W.	4	24°00'	N85°50'E.	11	24°00'	N85°50'E.			
D	100.53'		D	24°01'		D	12°01'				
R	286.48'		R	286.48'		R	478.48'				
L.C.	278.78'	N23°16'W.	L.C.	278.78'	N75°50'E.	L.C.	478.48'	N75°50'E.			
2	5°06'	N19°19'W.	4	50°00'	N85°50'E.	12	50°00'	N85°50'E.			
D	20°33'30"		D	20°33'30"		D	20°33'30"				
R	286.48'		R	286.48'		R	286.48'				
L.C.	286.48'	N9°16'W.	L.C.	286.48'	N73°50'E.	L.C.	286.48'	N73°50'E.			
3	10°38'	N5°49'E.	4	32°00'	N24°10'W.	13	32°00'	N24°10'W.			
D	20°33'30"		D	20°33'30"		D	20°33'30"				
R	286.48'		R	286.48'		R	286.48'				
L.C.	165.16'	N4°06'W.	L.C.	165.16'	N24°10'W.	L.C.	165.16'	N24°10'W.			
4	87°03'	N5°49'E	4	30°18'	N24°10'W.	14	30°18'	N24°10'W.			
D	86.49'		D	87.23'		D	87.23'				
R	2418.66'10"		D	2418.66'10"		D	2418.66'10"				
L.C.	2418.66'10"		R	286.48'		R	286.48'				
L.C.	187.19'	N26°14'30"W.	L.C.	183.79'	N8°02'30"W.	L.C.	183.79'	N8°02'30"W.			
5	32°00'	N-60°50'E.	4	87°18'	N8°05'E	15	87°18'	N8°05'E			
D	159.59'		D	109.05'		D	109.05'				
R	286.48'		R	286.48'		R	286.48'				
L.C.	154.78'	N66°20'E	L.C.	154.78'	N3°26'E.	L.C.	154.78'	N3°26'E.			
6	32°00'	N46°50'E	4	87°18'	N8°05'E	16	87°18'	N8°05'E			
D	159.59'		D	109.05'		D	109.05'				
R	286.48'		R	286.48'		R	286.48'				
L.C.	154.78'	N66°20'E	L.C.	154.78'	N3°26'E.	L.C.	154.78'	N3°26'E.			
7	87°03'		4	35°18'	N24°10'W.	17	35°18'	N24°10'W.			
D	86.49'		D	87.23'		D	87.23'				
R	2418.66'10"		D	2418.66'10"		D	2418.66'10"				
L.C.	2418.66'10"		R	286.48'		R	286.48'				
L.C.	187.19'	N5°49'E.	L.C.	183.79'	N8°02'30" W.	L.C.	183.79'	N8°02'30" W.			
8	87°03'		4	35°18'	N24°10'W.	18	35°18'	N24°10'W.			
D	86.49'		D	87.23'		D	87.23'				
R	2418.66'10"		D	2418.66'10"		D	2418.66'10"				
L.C.	2418.66'10"		R	286.48'		R	286.48'				
L.C.	187.19'	N5°49'E.	L.C.	183.79'	N8°02'30" W.	L.C.	183.79'	N8°02'30" W.			
9	87°03'		4	87°18'	N8°05'E.	19	87°18'	N8°05'E.			
D	86.49'		D	109.05'		D	109.05'				
R	286.48'		R	286.48'		R	286.48'				
L.C.	187.19'	N4°10'W.	L.C.	183.79'	N8°05'E.	L.C.	183.79'	N8°05'E.			
10	87°03'		4	87°18'	N8°05'E.	20	87°18'	N8°05'E.			
D	86.49'		D	109.05'		D	109.05'				
R	286.48'		R	286.48'		R	286.48'				
L.C.	187.19'	N4°10'W.	L.C.	183.79'	N8°05'E.	L.C.	183.79'	N8°05'E.			
21	90°00'		4	90°00'	N3°26'E.	22	90°00'	N3°26'E.			
D	100.00'		D	100.00'		D	100.00'				
R	100.00'		R	100.00'		R	100.00'				
L.C.	141.42'	N-45°50'E.	L.C.	141.42'	N-45°50'E.	L.C.	141.42'	N-45°50'E.			
23	90°00'		4	90°00'	N3°26'E.	24	90°00'	N3°26'E.			
D	100.00'		D	100.00'		D	100.00'				
R	100.00'		R	100.00'		R	100.00'				
L.C.	141.42'	N-45°50'E.	L.C.	141.42'	N-45°50'E.	L.C.	141.42'	N-45°50'E.			

EASEMENTS

Five feet off of the rear of each lot is reserved for public utilities; and also five feet off of north side of lot number 26.

A guy wire easement of five feet in width for a distance of thirty feet from the Street line is reserved on either side of the common lines of lots numbered 2-3, 3-4, 5-6, 7-8, 9-10, 11-12, 13-14, 15-16, 15-16, 18-19, 26-27, 27-28, 28-29, 29-30, 36-37, 38-39, 45-46, 46-47, 47-48, 49-50, 52-53, 61-62, 63-64, 65-66; and as shown on lots numbered 50 and 53; and ten feet in width for a distance of thirty feet from the street line as shown on lot number 75.

See Legend.

SEPTIC TANK NOTE:
Each house constructed in this Subdivision shall be connected to a Septic tank of a design approved by the state Health Dept.

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS: That Jonestown Land and Cattle Company, a partnership composed of E.A. Jones and Warren Jones of Travis County, Texas, acting through E.A. Jones hereby adopts this plat shown as "LAKEWOOD VILLAGE" as the Subdivision of that tract of land which was conveyed by Dowell H. Walden and Wife Alice Walden to Jonestown Land and Cattle Company in accordance with a deed which is recorded in Travis County Deed Record in Book 1345 Page 295, and Jonestown Land and Cattle Company hereby designates and sets apart for the use of the public the streets and easements shown hereon

JONESTOWN LAND AND CATTLE COMPANY
BY E.A. Jones

STATE OF TEXAS:
COUNTY OF TRAVIS:
BEFORE ME, The undersigned authority, a Notary Public, in and for Travis County, State of Texas, on this day personally appeared E.A. Jones, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as an act and deed of the Jonestown Land and Cattle Company of Travis County, Texas, and for the purposes and Considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE
This 14th day of Sept A.D. 1956
(SEAL) Elsie Brockenbrough
Notary Public in and for Travis County, Texas.

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares or in connection therewith, shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat or of constructing any bridges or culverts in connection therewith."

THE STATE OF TEXAS:
COUNTY OF TRAVIS:
I, Emilie Limberg, County clerk of Travis County, Texas, do hereby certify that on the 19 day of Nov. A.D. 1956 the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record this plat and that said order has been duly entered in the minutes of said Court in Book 2 Page 237
WITNESS MY HAND AND SEAL OF OFFICE this the 19 day of Nov. A.D. 1956
(SEAL) BY Emilie Limberg
Miss Emilie Limberg, Clerk County Court
Travis County, Texas.

APPROVED FOR ACCEPTANCE
Date: 11-19-56 Director of Planning

ACCEPTED and Authorized FOR RECORD BY CITY PLANNING COMMISSION
Date: Nov 19, 1956 Chairman
Date: Nov 19, 1956 Mrs. Helen Wideleff Secretary

FILED FOR RECORD
At 1:50 o'clock P.M. on the 19 day of Nov. A.D. 1956
By Emilie Limberg Clerk County Court, Travis County, Texas.

THE STATE OF TEXAS:
COUNTY OF TRAVIS:
I, Miss Emilie Limberg, 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 19 day of Nov A.D. 1956 at 10:50 o'clock A.M. and duly recorded on the 19 day of Nov A.D. 1956 at 10:50 o'clock A.M. in the Plat Records of said County in Plat Book 2 Page 24
WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County, the date last written above.
BY Emilie Limberg
Miss Emilie Limberg, Clerk County Court Travis County, Texas
(SEAL)

LAKEWOOD VILLAGE is a portion of the T.J. CHAMBERS (B) LEAGUE GRANT AND JAMES JETT SURVEY IN TRAVIS CO. TEXAS

LOTS as shown by map	39.42 ACRES
Streets dedicated to public	6.09 "
TOTAL AREA	45.51 "

SURVEYED: APRIL 1956
BY: F.E. Grothaus
F.E. GROTHAUS
REGISTERED PUBLIC SURVEYOR
SAN ANTONIO, TEXAS
(SEAL) 617 CO-55-97

LEGEND
Iron Pipe Set
Found Corner in Place
20' Drainage Easement
25' Building Set Back

BLOCK 'A' Lots 1-14 incl.
BLOCK 'B' Lots 15-26
BLOCK 'C' Lots 27-38
BLOCK 'D' Lots 39-53
BLOCK 'E' Lots 54-69
BLOCK 'F' Lots 70-74

SCALE 1 in = 100 Ft.