

WILLIAMSBURG A PLANNED UNIT DEVELOPMENT PHASE I-A

2-45-466

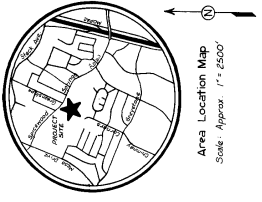
STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, a corporation organized and existing under the laws of the State of Texas, with home offices in Austin, Texas, being Owner of 7.173 acres of land out of the James Mitchell Survey No. 17 in Travis County, Texas, and being one of two tracts of land as conveyed to it as follows:

0.333 acres out of 0.333 acres recorded in Volume 6767, Page 218 of the Deed Records of Travis County, Texas, said 7.173 acre tract of land also being the same as described in Volume 6767, Page 218 of the Deed Records of Travis County, Texas; acting herein by and through its President, Spencer Blain, Jr., does hereby subdivide said 7.173 acres of land in accordance with the plat hereunto attached and to be known as Phase I-A. All streets and parking areas (lot 121), except Greenalpe Drive, are to be dedicated to the public use of the community and to be shown on the plat as access easements for the use of owners and persons providing services within the P.U.D., and for all governmental functions, both vehicular and/or non-vehicular, and for all governmental purposes, and to be shown on the plat as a public pickup, and other purposes any governmental authority deems necessary, and does hereby agree that all government entities, their agents and employees shall not be liable for any damages or injuries to persons or property resulting from the use of streets as a result of governmental vehicles traversing over the same. The private streets are also dedicated as public utility and drainage easements.

WITNESSE MY HAND, this the 3 day of December, 1980 A.D.

Spencer H. Blain, Jr.
Spencer H. Blain, Jr., President



APPROVED FOR ACCEPTANCE

Richard Little
Richard Little, Director of Planning

DATE 7 December 1980

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS THIS THE 7 DAY OF December, 1980 A.D.

Mary E. Schuler
Secretary, MARY E. SCHULER

FILED FOR RECORD THIS THE 10 day of Dec, 1980 A.D. at 1:00 o'clock P.M. in the office of Doris Shropshire, County Clerk, Travis County, Texas.

By: *Linda Kleeman*
Linda Kleeman, Deputy

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 within and foregoing instrument of the above and entitled to be recorded in the Public Records of said County on the 10 day of Dec, 1980 A.D. at 1:00 o'clock P.M. and duly filed in the Public Records of said County in Book 187, Page 187 at 1:00 o'clock in the afternoon of the date last written above.

WITNESSE MY HAND AND SEAL OF THE COURT OF SAID COUNTY on the date last written above.

Doris Shropshire, County Clerk, Travis County, Texas.

By: *Linda Kleeman*
Deputy

JERRY HART ENGINEERS, INC.

I, Henry R. Richardson, Jr., an authorized under the laws of the State of Texas to practice the profession of Surveying and Engineering and hereby certify that this plat complies with Chapter 163, Subchapter C, Code of Laws of the State of Texas, and that the same is a true and correct copy of the actual survey of the property made under my supervision on the ground.

Henry R. Richardson, Jr.
Henry R. Richardson, Jr., REG. 24116, TPE 11110

DATE 10-27-80

Project No. 7-22	Sheet
Date of Filing 7-2-80	1
City	AUSTIN, TEXAS

2014-79-004.1 (80)

STATE OF TEXAS
COUNTY OF TRAVIS

I, *Spencer H. Blain, Jr.*, do hereby certify that the within and foregoing instrument of the above and entitled to be recorded in the Public Records of said County on the 3 day of December, 1980 A.D. and duly filed in the Public Records of said County in Book 187, Page 187 at 1:00 o'clock in the afternoon of the date last written above.

WITNESSE MY HAND AND SEAL OF OFFICE this the 3 day of December, 1980 A.D.

Spencer H. Blain, Jr.
Spencer H. Blain, Jr., President

COMMON AREAS USES

Lots 109 thru 114 are dedicated as easements for utilities, walks and recreation activities serving the Owners of the P.U.D., lots, basements for drainage and utilities serving properties outside the P.U.D., in addition to lots within the P.U.D., are designated and located specifically on the plat.

PROPERTY OWNERS ASSOCIATION

The Owners of the lots herein shall be deemed to be members of the Association composed of the Owners of all residential lots in the subsequent Phases of Williamsburg, a Planned Unit Development. The organization of the Association shall be governed by the rules and regulations set forth in Volume 6826, Page 1628 of the Deed Records of Travis County, Texas.

BUILDING ENCROACHMENT

On the zero (0) lot line side of each lot a one-half foot (0.50') foundation encroachment easement and a two foot (2.0') roof overhang easement is dedicated to the Owners of the lots herein. The easement shall be shown on the plat. The structures are to be 10 feet unless one wall is a 2-hour fire wall, which will allow 5 feet separation between structures.

FLOOD PLAIN

No part of this subdivision lies within the 100 year flood plain of any stream or waterway.

SIGNALS

Signals shall be installed within Common Area (lot 114) as indicated on the approved site plan.

Partial Vacation see Vol. 7655 Pg. 971 2-15-140.00



Legend:
 Iron Pin Set
 Concrete Monument Set

CURVE DATA

No.	I	R	T	A	C
1	163°34'25"	107.25'	207.95'	11.19'	95.65'
2	38°42'51"	36.04'38"	7.03'	13.22'	13.22'
3	137°28'19"	30.00'00"	202.09'	401.38'	401.38'
4	89°22'34"	55°18'09"	19.80'	31.22'	31.22'
5	55°18'09"	112.96'	21.94'	33.56'	33.56'
6	82°29'10"	120.96'	112.96'	188.90'	188.90'
7	81°15'12"	81.15'12"	95.04'	162.84'	162.84'
8	82°29'10"	120.96'	112.96'	188.90'	188.90'
9	163°34'25"	107.25'	207.95'	11.19'	95.65'
10	76°31'27"	51.31'27"	15.90'	25.60'	25.60'
11	30°00'00"	30.00'00"	10.00'	14.14'	14.14'
12	67°03'59"	19.31'31"	11.51'31"	17.18'	17.18'
13	55°18'09"	112.96'	21.94'	33.56'	33.56'
14	90°00'00"	90.00'00"	15.00'	21.21'	21.21'
15	82°29'10"	120.96'	112.96'	188.90'	188.90'
16	81°15'12"	81.15'12"	95.04'	162.84'	162.84'
17	92°39'54"	93°20'00"	5.00'	7.23'	7.23'
18	93°20'00"	10.00'00"	15.90'	25.60'	25.60'
19	86°15'32"	86°40'00"	9.44'	13.51'	13.51'
20	86°15'32"	86°40'00"	9.44'	13.51'	13.51'
21	89°00'46"	89°00'46"	15.90'	25.60'	25.60'
22	90°00'00"	90°00'00"	15.00'	21.21'	21.21'
23	81°47'12"	81°47'12"	5.00'	7.07'	7.07'
24	82°29'10"	120.96'	112.96'	188.90'	188.90'
25	163°34'25"	107.25'	207.95'	11.19'	95.65'
26	137°28'19"	30.00'00"	19.80'	31.22'	31.22'
27	137°28'19"	30.00'00"	19.80'	31.22'	31.22'
28	21°28'40"	21.28'40"	3.51'46"	6.94'54"	6.94'54"
29	21°28'40"	21.28'40"	3.51'46"	6.94'54"	6.94'54"
30	14°04'12"	14.04'12"	6.17'	11.38'	11.38'

Jeryl Hart Engineers, Inc.
 Civil Engineers
 10000 W. 10th Ave., Suite 100
 Denver, Colorado 80231
 Phone: 773-4411

CB14-79-004.1(8)