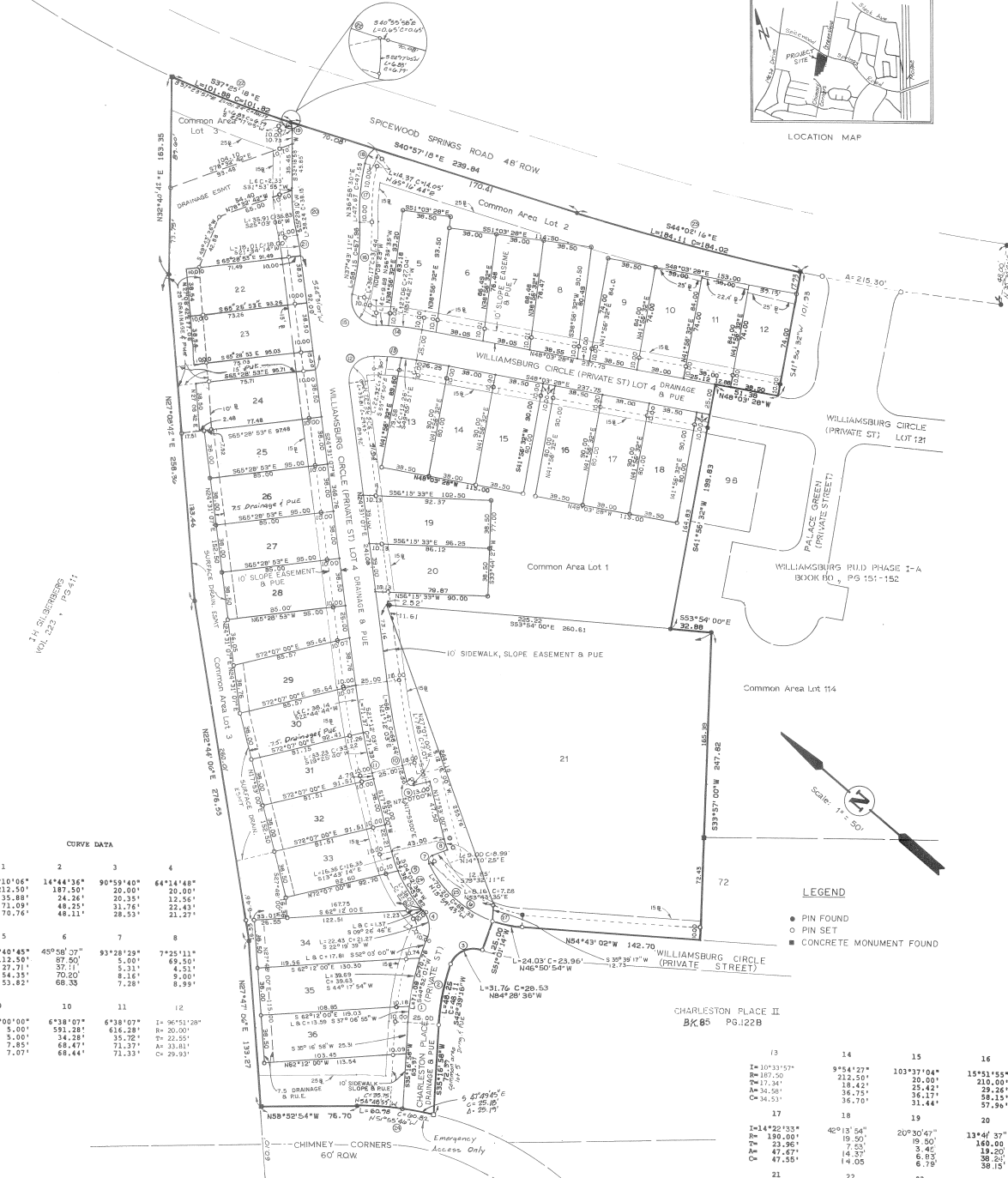
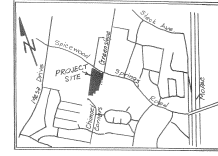


CHARLESTON PLACE I-B

A PLANNED UNIT DEVELOPMENT



CURVE DATA

1	2	3	4
I=19°10'06"	14°44'36"	90°59'40"	64°14'48"
R=212.50'	187.50'	20.00'	20.00'
T=35.89'	24.26'	20.35'	20.00'
M=71.09'	48.25'	31.76'	22.43'
C=70.76'	48.11'	28.53'	21.07'

5	6	7	8
I=27°40'45"	45°58'37"	93°28'29"	7°25'11"
R=112.50'	57.50'	5.00'	69.50'
T=27.71'	37.11'	5.31'	4.51'
M=54.35'	70.20'	8.16'	9.00'
C=53.82'	68.33'	7.28'	8.99'

9	10	11	12
I=90°00'00"	6°38'07"	6°38'07"	I=96°51'28"
R=5.00'	591.28'	616.28'	R=20.00'
T=5.00'	34.28'	35.72'	R=22.50'
M=7.85'	68.47'	71.37'	M=33.81'
C=7.07'	68.44'	71.33'	C=29.93'

- LEGEND**
- PIN FOUND
 - PIN SET
 - CONCRETE MONUMENT FOUND

CHARLESTON PLACE II
BK 65 PG.122B

13	14	15	16
I=10°33'53"	9°54'23"	103°37'04"	15°51'55"
R=187.50'	212.50'	20.00'	210.00'
T=17.34'	18.42'	25.42'	29.26'
M=34.58'	36.75'	36.17'	36.15'
C=34.53'	36.70'	31.44'	37.96'

17	18	19	20
I=14°22'33"	42°13'54"	20°30'47"	13°44'37"
R=130.00'	19.50'	19.50'	140.00'
T=23.96'	7.50'	3.45'	19.20'
M=47.87'	14.33'	6.83'	38.62'
C=47.55'	14.05'	6.78'	38.15'

21	22	23	24
I=5°53'45"	7°04'02"	6°09'55"	19°22'28"
R=175.00'	826.00'	1711.00'	250.50'
T=9.61'	51.01'	92.16'	30.64'
M=18.01'	101.88'	184.11'	60.64'
C=18.00'	101.82'	184.02'	60.64'

25	26	27
I=40°58'07"	27°40'45"	15°44'16"
R=87.50'	112.50'	87.50'
T=37.11'	27.71'	12.09'
M=70.35'	54.35'	24.03'
C=69.33'	53.82'	23.96'

HAROLD & ADEL SILBERBERG
Vol. 772B, Pg. 894

Jeryl Hart Engineers, Inc.
CONSULTING ENGINEERS
AUSTIN, TEXAS

Project No. 83-165
Date: JANUARY 1985
Scale: 1"=50'

CBM-79-004.01.12(65)

83-15012
 Vol. 85 Page 178A

CHARLESTON PLACE I-B, A PLANNED UNIT DEVELOPMENT

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS that the following parties, as tabulated to wit,

Lot	Owner	Agent
10	Winnifred A. Cowan	Individual
12	Rose C. Vrba & Mary Vrba Clark	Individual
16	Anna R. Lee	Individual
18	Eva Joyce Ecklund	Individual
21	Lucille F. Casner	Individual
All remaining lots	Jones-Haynes Development	Stephen T. Haynes, Managing Partner

constitute all the owners of a 6.582 acre subdivision known as Charleston Place I-A, a Planned Unit Development, as recorded in Book 85, Pages 121A and 121B of the Plat Records of Travis County, Texas; said 6.582 acre subdivision having been vacated by instrument as recorded in Volume 7875, Page 915 of the Deed Records of Travis County, Texas; do hereby subdivide said 6.582 acre tract of land in accordance with the plat as shown hereon to be known as Charleston Place I-B, a Planned Unit Development. All streets and parking areas (Lot 4) are private streets and are not subject to City maintenance, but they are dedicated 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, including Fire and Police protection services, solid and other waste material pickup, and other purposes any governmental authority deems necessary, and does further agree that all government entities, their agents and employees shall not be liable for damage occurring to the surface of any private streets or common areas as a result of governmental vehicles traversing over the same. The private streets are also dedicated as public utility and drainage easements in addition to any other easements shown hereon.

WITNESS OUR HANDS this the 8th day of May, 1985, A.D.

Stephen T. Haynes, Managing Partner, Jones-Haynes Development
Rose C. Vrba
Mary Vrba Clark

Lucille F. Casner, Individual
Winnifred A. Cowan

Anna R. Lee
Eva Joyce Ecklund

Stephen T. Haynes, Managing Partner, Jones-Haynes Development
Rose C. Vrba
Mary Vrba Clark
Winnifred A. Cowan
Anna R. Lee
Eva Joyce Ecklund

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority, on this day personally appeared Lucille F. Casner, Winnifred A. Cowan, Rose C. Vrba, Mary Vrba Clark, Anna R. Lee, Eva Joyce Ecklund and Stephen T. Haynes, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of May, 1985, A.D.

Paula W. Dreyfuss
Notary Public, Travis County, Texas
PAULA W. DREYFUSS
Print or Type Notary's Name
My Commission Expires: 7-12-87

APPROVED FOR ACCEPTANCE

James B. Duncan, Director
Office of Land Development Services
WLAG KINCH
Date JUNE 25, 1985

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, on the 25th day of JUNE, 1985, A.D.

Frances Schenkkan, Vice-Chairperson
Judith E. Fowles, Secretary
FRANCES SCHENKKAN
JUDITH E. FOWLES

COMMON AREA LAND USE

Common Area (Lots 1 through 3) are dedicated as easements for utilities, walks and recreation activities serving the Owner of the P.U.D. lots. Easements 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

Title to Common areas and private streets will be vested in a Property Owner Association composed of the Owners of all residential lots in this Phase and all subsequent Phases of Charleston Place, a Planned Unit Development. The organization and authority of the Property Owners Association is defined by instrument recorded in Volume 6820, Page 1628 and Volume 7378, Page 462 of the Deed Records of Travis County, Texas.

BUILDING LOCATIONS

Minimum spacing between detached structures is to be 10 feet unless one wall is a 2-hour fire wall, which will allow five feet separation between structures.

A 5' public utility easement is hereby dedicated along the front of all lots on Williamsburg Circle.

OCCUPANCY NOTE:

No structure in this subdivision shall be occupied until connected to a City of Austin public water and sewer system.
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 8th day of May, 1985, A.D., at 2:00 o'clock P.M. and duly recorded on the 8th day of May, 1985, at 3:05 o'clock P.M. in the Plat Records of said County, in Book 85, Page 1784, 1785.
WITNESS MY HAND AND SEAL of the Court of said County the date last written above.

By K. Terrell, Deputy
DORIS SHROPSHIRE
Clerk County Court,
Travis County, Texas

FILED FOR RECORD this the 26th day of July, A.D., 1985, at 3:00 o'clock P.M. in the office of Doris Shropshire, Clerk, County Court, Travis County, Texas.

By K. Terrell, Deputy
K. TERRELL

FLOOD PLAIN NOTE:

The 100 year floodplain is contained within the drainage easements shown hereon.

DRAINAGE CALCULATIONS BY
JERYL HART ENGINEERS, INC.

Henry R. Richardson, Jr.
Henry R. Richardson, Jr., R.E.E. #31460
Date 5/29/85

SIDEWALK NOTE:

Sidewalks shall be installed within Common Area Lot 1 as indicated on the approved Site Plan and within the 10' sidewalk and slope easements shown along Williamsburg Circle and Charleston Place. A 5' sidewalk will be installed along both sides of Chimney Corners Drive, and a 5' sidewalk along the subdivision side of Spicewood Springs Road.

SURVEYING CALCULATIONS BY
JERYL HART ENGINEERS, INC.

I, Craig C. Cregar, am authorized under the laws of the State of Texas to practice the profession of Surveying, and I hereby certify that this plat complies with Chapter 13.3 of the Austin City Code, and was prepared from a survey made on the ground under my supervision.

Craig C. Cregar
Craig C. Cregar, R.P.S. #3936
Date 5/24/85

Jeryl Hart Engineers, Inc. CONSULTING ENGINEERS AUSTIN, TEXAS	Project No. 83-165 Date: 4-25-85 Scale: 1" = 50'	Sheet 2 of 2
---	--	-----------------------

CB14-79-004.0117(B5)

Vol. 85 Page 178B
PLAT RECORDED, TRAVIS COUNTY, TEXAS
85 1013