ROB ROY ON THE LAKE

SECTION ONE

Vol. 83 Page 1120 D
Apr 25-83 RCCHA 4643 & 440.00

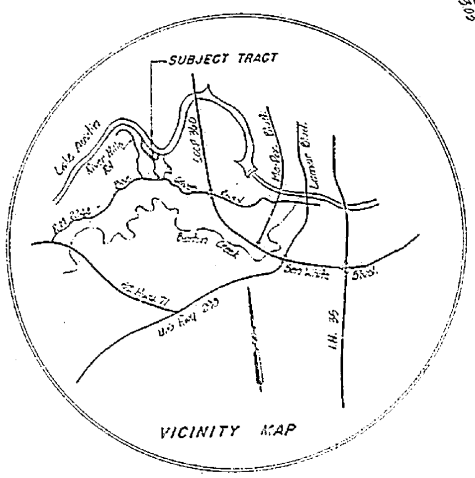
SCALE 1" = 100'

LEGEND

- Iron Pin Found
- Iron Pin Set
- Nail Set in Rock
- Iron Pipe Found
- Conc. Hwy. Monument Found
- Conc. Monument Set

CURVE DATA

	1	2	3	4
I	91°16'	88°13'	23°05'	23°36'
K	20.00'	20.00'	332.23'	272.29'
T	20.45'	19.39'	67.62'	66.88'
A	31.86'	30.73'	133.87'	112.10'
C	28.40'	27.84'	132.97'	111.36'
	5	6	7	8
I	24°22'	24°22'	26°36'	26°36'
K	462.37'	402.37'	274.78'	334.76'
T	99.83'	86.87'	64.91'	79.09'
A	196.44'	171.12'	127.45'	155.33'
C	195.16'	169.83'	125.35'	153.94'
	9	11	21	22
I	14°05'	05°56'	26°44'	26°31'
K	744.26'	1767.98'	330.00'	270.00'
T	91.71'	91.62'	78.41'	63.62'
A	182.81'	183.02'	153.97'	124.96'
C	182.05'	183.00'	152.68'	123.84'
	23	24	25	26
I	89°25'	89°48'	78°28'	258°28'
K	15.00'	15.00'	15.00'	60.00'
T	14.86'	15.21'	12.25	
A	23.41'	23.77'	20.54	270.67'
C	21.10'	21.36'	18.97	



VICINITY MAP

Rob Roy North Limited
Volume 7893 Page 369

Rob Roy North Limited
Volume 7893 Page 369

BILLINGS LANE

WESTON LANE

John Hill, Jr.
Volume 6081 Page 492

Hereby Dedicated for Street Purposes
R.M. HIGHWAY NO. 2244
"Bee Caves Road" - 100' R.O.W.

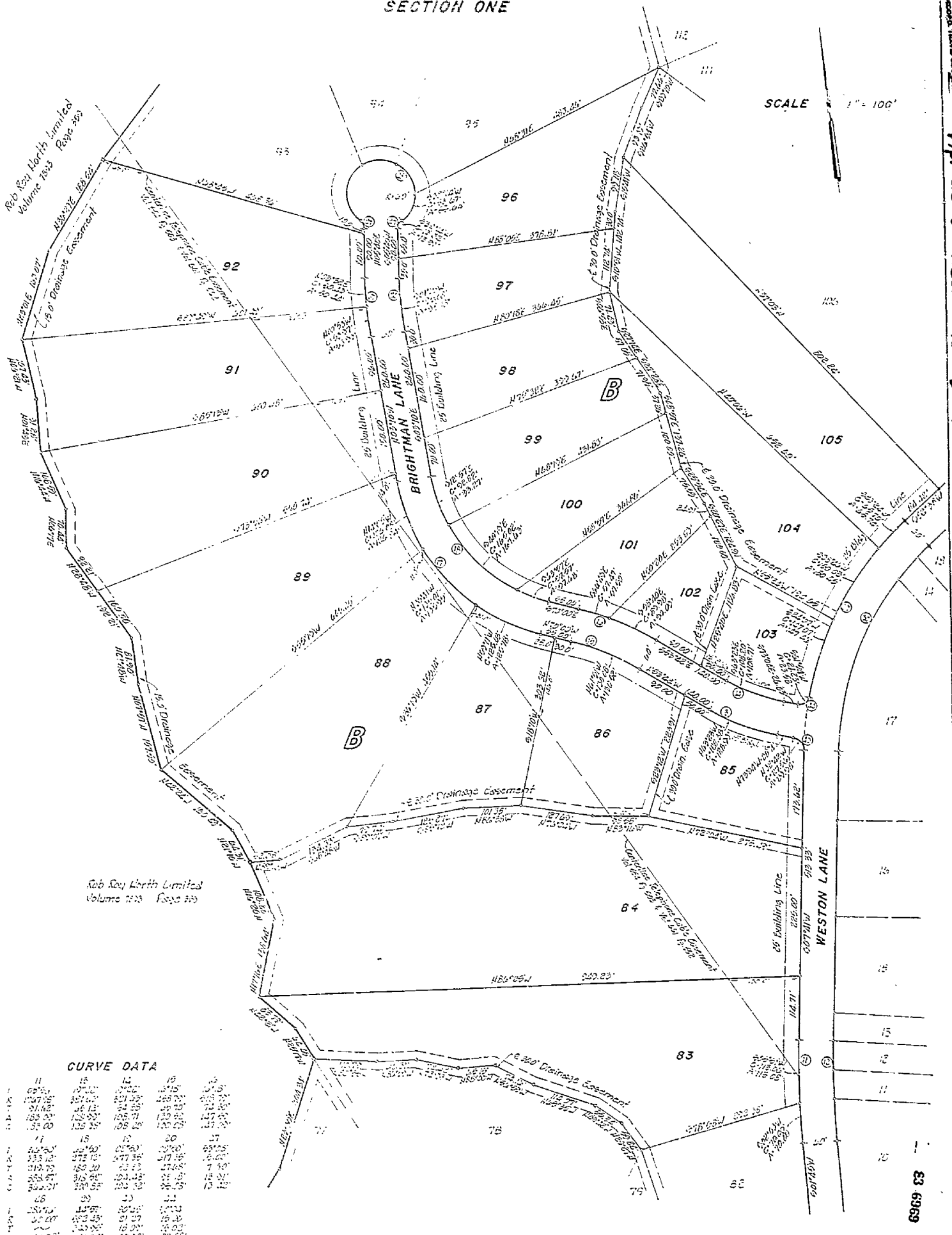
Vol. 83 Page 1120
83 6968

C8-82-22.1 (83)

SHEET 1 OF 7

ROB ROY ON THE LAKE

SECTION ONE



Vol. 83 Page 113A Apr 25-83 RCCHA 4643 # 140.80

Vol. 83 Page 113A

83 6969

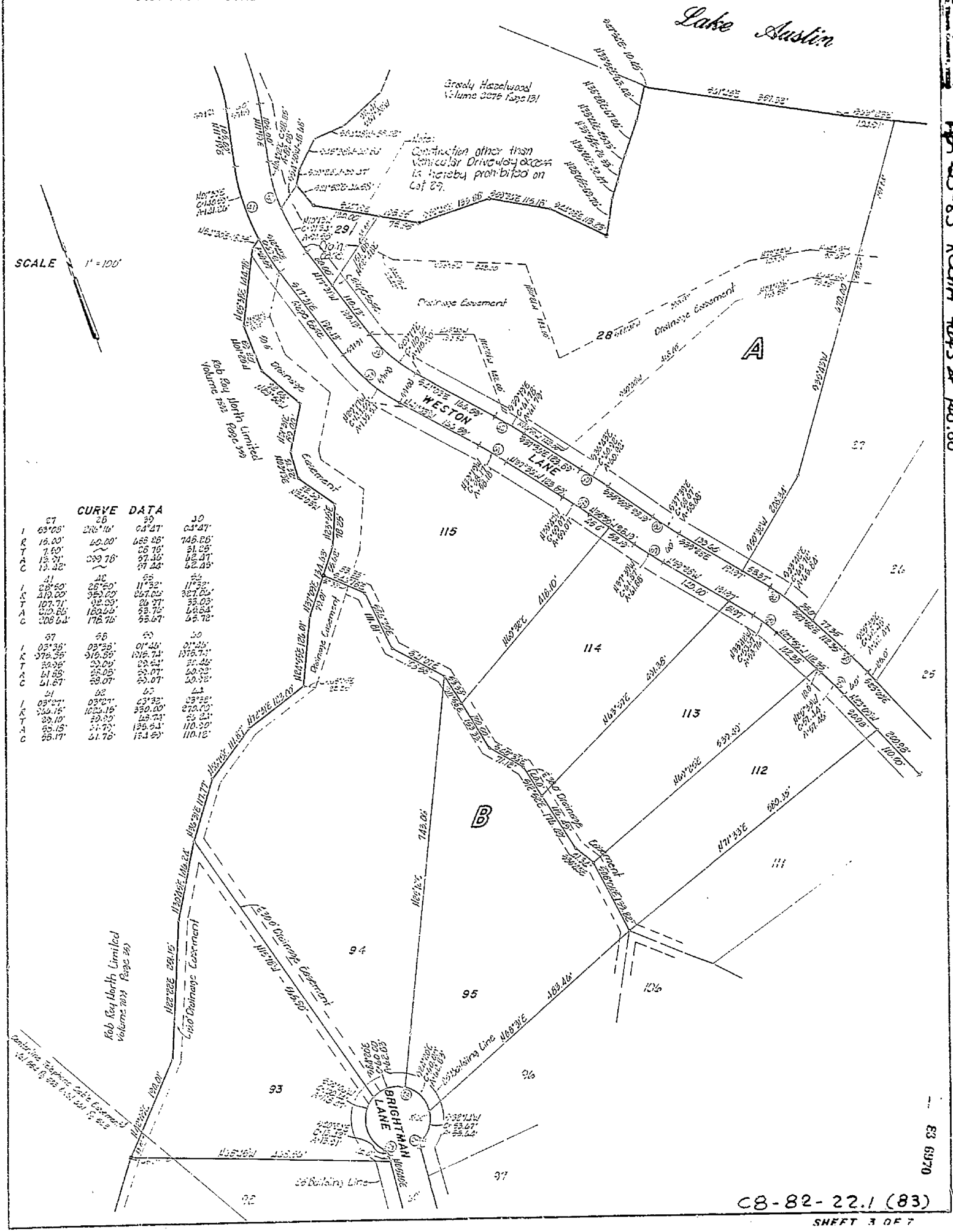
C8-82-22.1 (83)

SHEET 2 OF 7

A

ROB ROY ON THE LAKE

SECTION ONE



CURVE DATA

	C7	C8	C9	C10
Δ	63°09'	286°16'	04°47'	03°47'
R	15.00'	40.00'	665.26'	746.26'
T	9.69'	~	55.75'	31.25'
A	13.71'	239.78'	97.46'	52.47'
C	13.42'		97.44'	52.45'

	C11	C12	C13	C14
Δ	28°50'	26°50'	11°32'	11°32'
R	419.00'	353.00'	667.00'	667.00'
T	107.71'	92.03'	26.97'	33.03'
A	210.85'	165.46'	53.75'	53.54'
C	208.64'	178.76'	53.67'	53.78'

	C17	C18	C19	C20
Δ	03°36'	03°36'	01°45'	01°45'
R	374.56'	316.56'	1316.74'	1316.74'
T	23.95'	23.00'	20.41'	20.41'
A	47.89'	46.05'	40.07'	40.07'
C	47.87'	46.07'	40.07'	40.07'

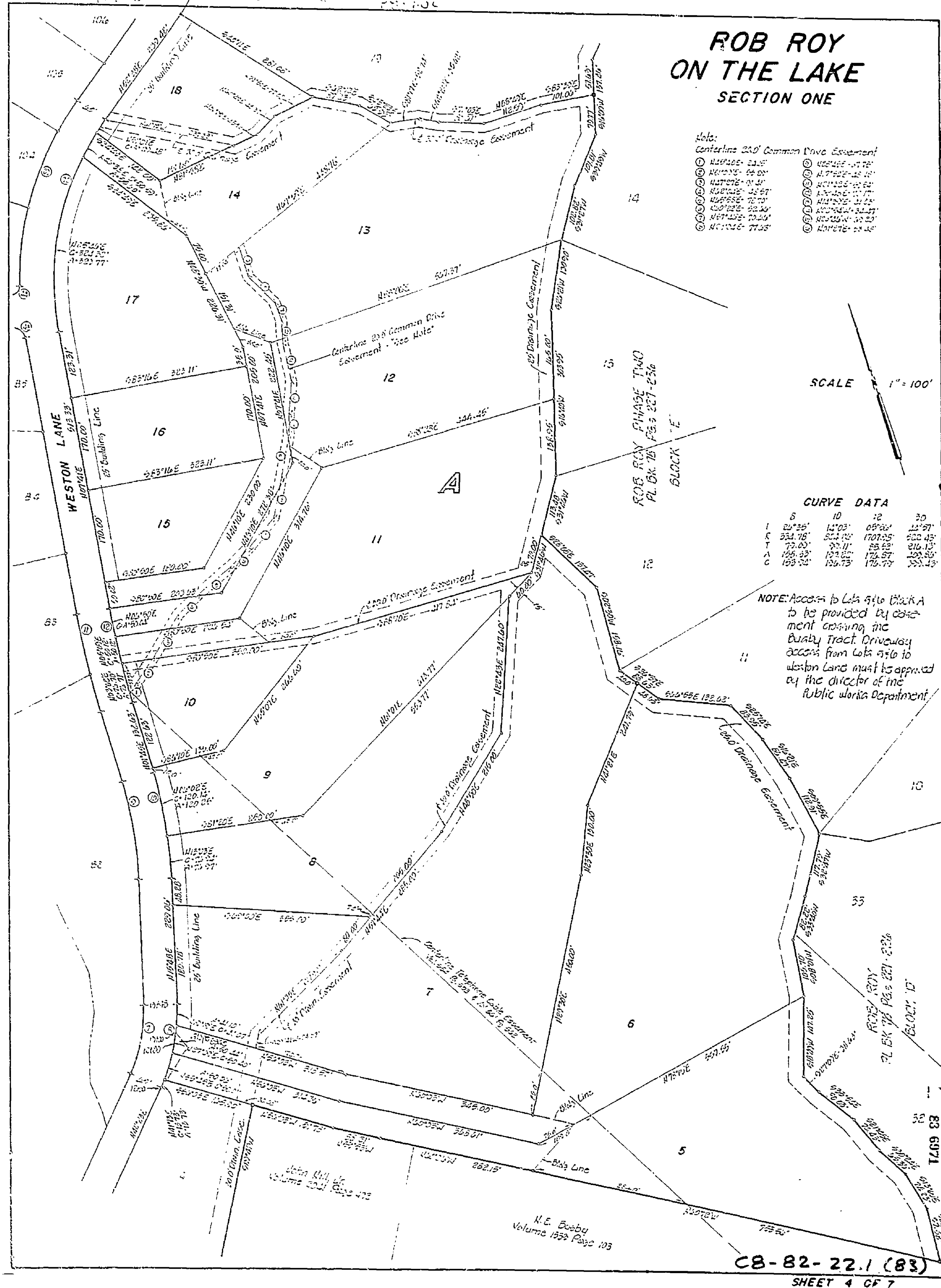
	C21	C22	C23	C24
Δ	03°27'	03°27'	03°35'	03°35'
R	344.15'	1024.19'	330.00'	270.00'
T	20.10'	30.92'	20.71'	21.21'
A	40.15'	61.73'	135.61'	110.20'
C	40.17'	61.76'	135.61'	110.18'

C8-82-22.1 (83)

SHEET 3 OF 7

Vol 83 Page 113A Apr 25-83 RCHA 46043 ± 140.80

83 69370



Vol 83 Page 113C
Apr 25-83 RCCHA 4643 & 140.00
83 6971

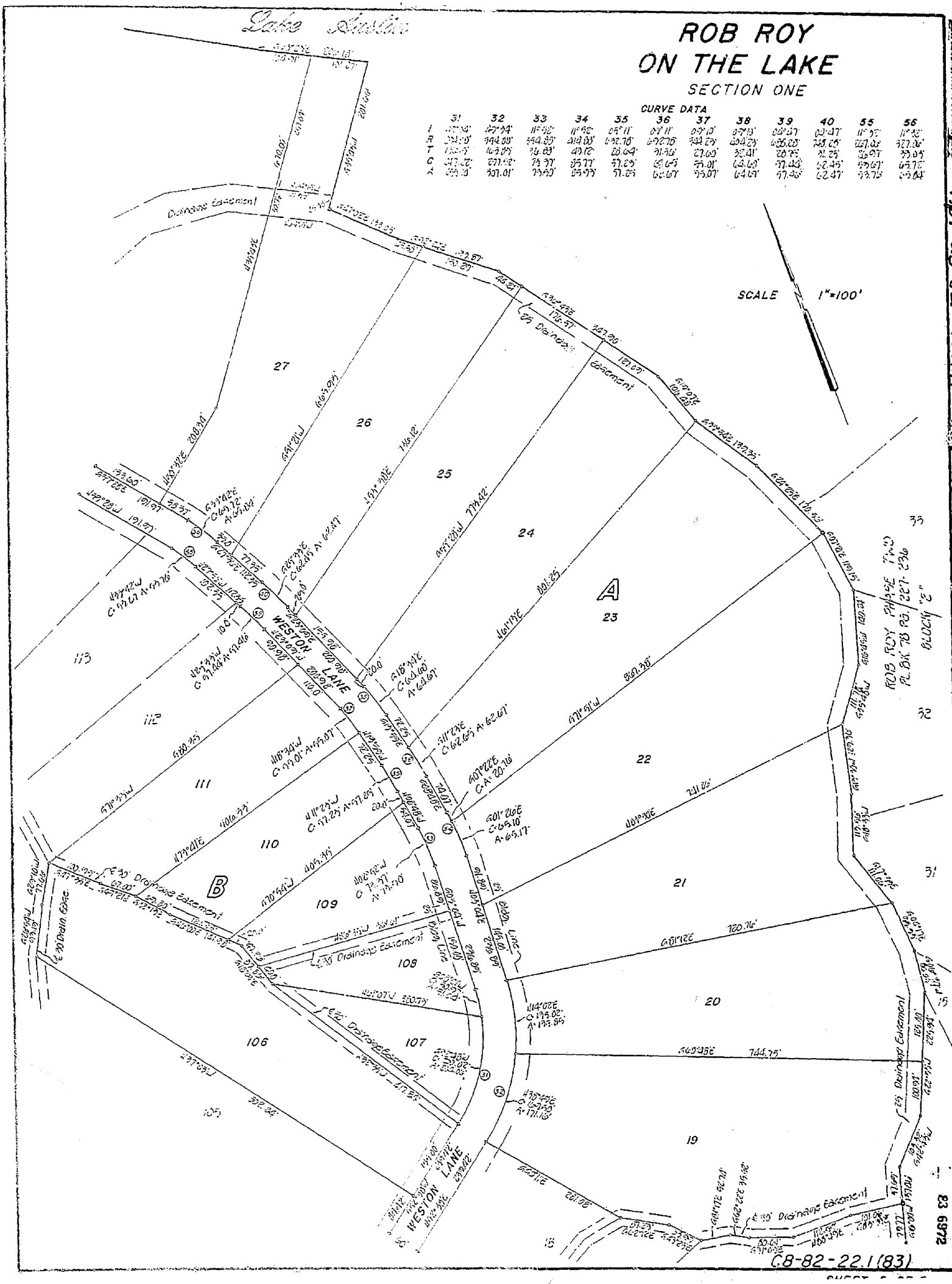
Vol. 83 Page 1/3 D
Apr-25-83 RCCHA 4(43 $ 140.00)
83 6972

ROB ROY ON THE LAKE

SECTION ONE

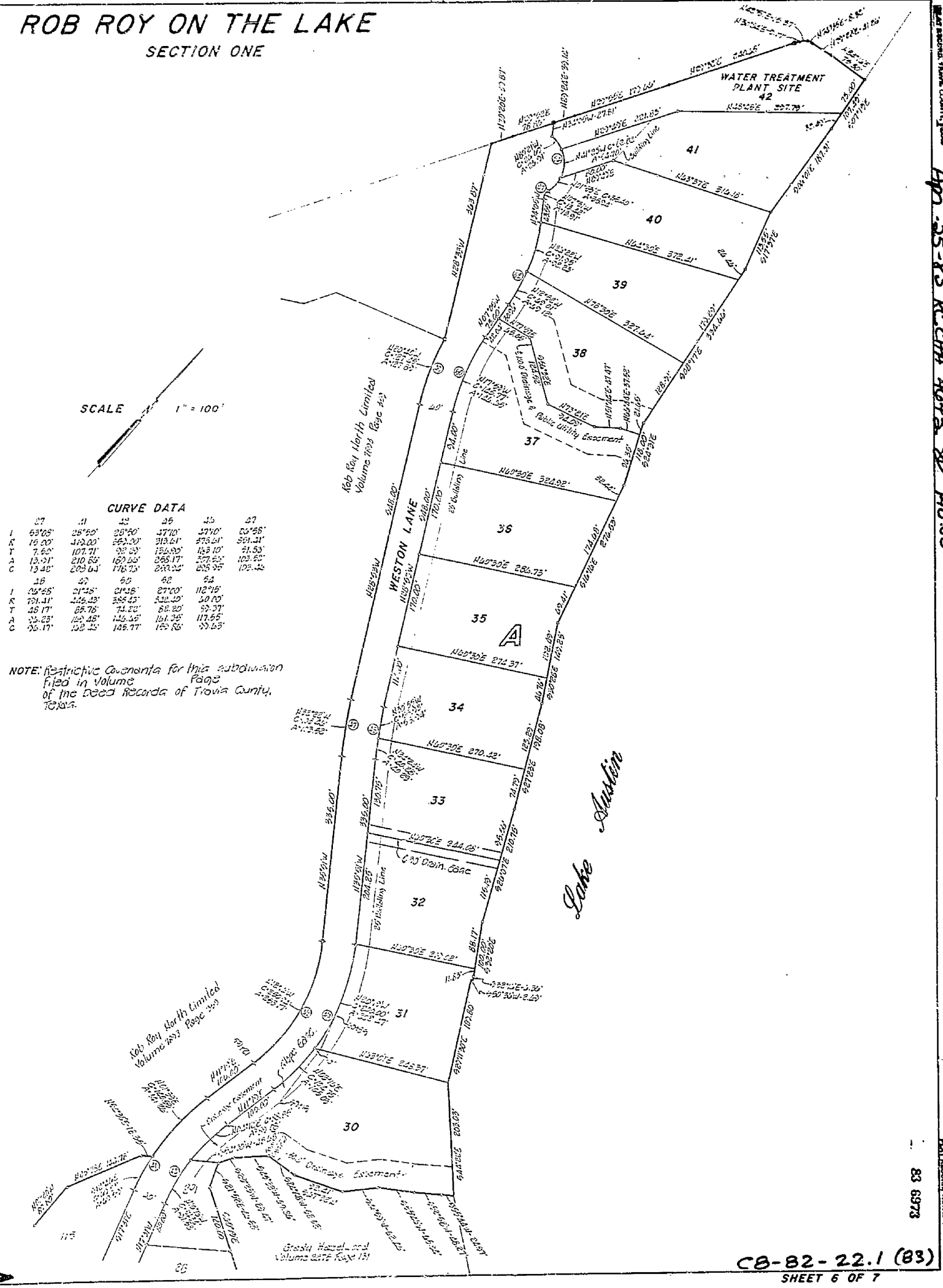
CURVE DATA

	31	32	33	34	35	36	37	38	39	40	55	56
I	[illegible]	[illegible]	11°52'	11°52'	05°11'	07°11'	07°10'	07°10'	04°47'	04°47'	11°52'	11°52'
R	[illegible]	354.88'	354.88'	414.88'	632.78'	692.78'	344.23'	404.23'	686.28'	748.28'	267.06'	327.06'
T	[illegible]	163.89'	36.83'	49.12'	28.64'	31.56'	27.60'	32.41'	28.75'	31.25'	26.97'	33.03'
C	[illegible]	297.52'	73.37'	85.77'	57.25'	65.65'	55.01'	64.60'	57.44'	62.45'	53.67'	65.72'
A	[illegible]	307.01'	73.50'	85.93'	57.25'	62.67'	55.07'	64.67'	57.46'	62.47'	53.75'	65.84'



ROB ROY ON THE LAKE

SECTION ONE



SCALE 1" = 100'

CURVE DATA

	27	41	42	45	46	47
I	53°08'	28°50'	28°50'	47°10'	47°10'	06°58'
R	15.00'	412.00'	562.00'	313.61'	573.61'	551.31'
T	7.50'	107.71'	92.89'	136.90'	143.10'	51.53'
A	13.91'	210.86'	169.66'	258.17'	307.55'	103.52'
C	13.42'	203.64'	178.75'	250.92'	295.95'	103.46'

	48	49	50	52	54
I	06°58'	21°48'	21°48'	27°00'	112°15'
R	791.41'	445.43'	385.43'	342.40'	60.00'
T	48.17'	85.78'	74.22'	82.20'	89.37'
A	96.23'	169.48'	146.65'	161.35'	117.55'
C	96.17'	168.25'	145.77'	159.86'	99.63'

NOTE: Restrictive Covenants for this subdivision filed in Volume Page of the Deed Records of Travis County, Texas.

Vol. 83 Page 114A
PLAT RECORD, TRAVIS COUNTY, TEXAS

Apr. 25-83 RC CHA #643 & 140.52

83 6973

C8-82-22.1 (83)

SHEET 6 OF 7

Vol. 83 Page 114A
PLAT RECORD, TRAVIS COUNTY, TEXAS

ROB ROY ON THE LAKE

SECTION ONE

STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS }

THAT ROB ROY NORTH LIMITED, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS' GENERAL PARTNER, JOHN LLOYD, OWNERS OF 491.381 ACRES OF LAND OUT OF THE ISAAC PERKINS SURVEY NO. 37 AND THE ISAACS PERKINS SURVEY NO. 38 IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 7593, PAGE 359 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 327.193 ACRES OF LAND OUT OF THE SAID 491.381 ACRE TRACT, BEING 153.3 ACRES OUT OF THE ISAAC PERRILS SURVEY NO. 37 AND 73.853 ACRES OUT OF THE ISAAC PERKINS SURVEY NO. 38 IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON, TO BE KNOWN AS ROB ROY ON THE LAKE SECTION ONE AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON. SAID TRACT IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED.

WITNESS THE HAND OF JOHN LLOYD, GENERAL PARTNER OF ROB ROY NORTH LIMITED, THIS THE 31 DAY OF MARCH, 1983, A.D.

JOHN LLOYD, General Partner
Rob Roy North Limited
1101 Capitol of Texas Highway South
Bldg. D - Suite 210
Austin, Texas 78746

STATE OF TEXAS }
COUNTY OF TRAVIS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF March, 1983, A.D. BY JOHN LLOYD, GENERAL PARTNER ON BEHALF OF ROB ROY NORTH LIMITED, A LIMITED PARTNERSHIP.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission expires: W.R. THURMAN My Commission Expires April 15, 1985

APPROVED FOR ACCEPTANCE THIS THE _____ DAY OF _____, 1983, A.D.

DIRECTOR OF PLANNING Richard R. Lillis

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 1983, A.D.

CHAIRMAN Gilbert M. Mooring

SECRETARY JUDITH E FOWLER

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DORIS SHROPSHIRE, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 25th DAY OF April, 1983, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK 3, PAGE 445.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY THIS THE 25th DAY OF April, 1983, A.D.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: DEPUTY MaryanneRickey

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 25th DAY OF April, 1983, A.D. AT 4:15 O'CLOCK P.M. AND DULY RECORDED ON THE 25th DAY OF April, 1983, A.D. AT 4:15 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY IN PLAT BOOK 83, PAGES 112-B, 113A, 113B, 113C, 113D, 114A, 114B.

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: DEPUTY L JONES

FILED FOR RECORD AT 4:15 O'CLOCK P.M. THIS THE 25th DAY OF April, 1983, A.D.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: DEPUTY L JONES

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE SAID TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL-ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPERS' CONSTRUCTION; BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

I, LARRY A. FORNER, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 13-3 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

LARRY A. FORNER
REGISTERED PUBLIC SURVEYOR NO. 4508
March 30, 1983

FLOOD PLAIN NOTE:
The 100 year flood is confined within the drainage easements as shown hereon.

ENGINEERING BY:

GEORGE W. MURFEE
Registered Professional Engineer No. 69166
1101 Capitol of Texas Highway South - Bldg. D - Suite 210
Austin, Texas 78746
March 31, 1983

HEALTH DEPARTMENT RESTRICTIONS:
No structure in this subdivision shall be occupied until connected to a public sewer system or to an individual sewage disposal system which has been approved by the Austin-Travis County Health Department.
No structure in this subdivision shall be occupied until connected to a potable water supply from an approved public water source with adequate quantity for family use and operation of an approved sewage disposal system.

These restrictions are enforceable by the Austin-Travis County Health Department and for the lot owners or developer.

The following lots have been approved for ALTERNATE DISPOSAL SYSTEM usage:
BLOCK A: Lots 2, 9, 10, 12, 13, 14, 17, 18, 19, 21 & 25
BLOCK B: Lots 72, 73, 78, 79, 80, 81, 82, 92, 98, 100, 101, 102, 103, 107, 108, 111, 113 & 114
The following lots have been approved for E.T. SYSTEM usage:
BLOCK A: Lots 3, 4, 5, 6, 7, 11, 15, 20, 22, 23, 24, 26, 27 & 28
BLOCK B: Lots 75, 74, 76, 77, 82, 83, 87, 88, 89, 90, 91, 95, 109, 110 & 115

Lots not listed above are accepted for development with conventional septic tank use by the Austin-Travis County Health Department.
This subdivision is restricted to one single family residence per lot only until a public sewer system is available.

TOMMY D. GREEN, P.E.
Health Officer

3-31-83
DATE

Note: See page 6 of this plat for restrictive covenant reference.

C8-82-22.1(83)

SHEET 7 OF 7

Vol. 83 Page 112B
Apr 25 83 RCCTA 4643 & 1140.00

83 6974

TRAVIS COUNTY, TEXAS
PLAT RECORDS