

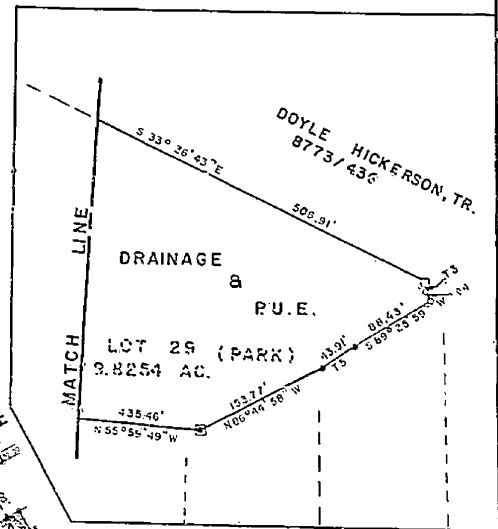
WINDERMERE PHASE SECTION ONE A TOWNHOUSE SUBDIVISION

" F "

SCALE: 1" = 100'

NOTE:
THE CURVE AND LINE TABLES
FOR SHEET #1 ARE ON SHEET #3

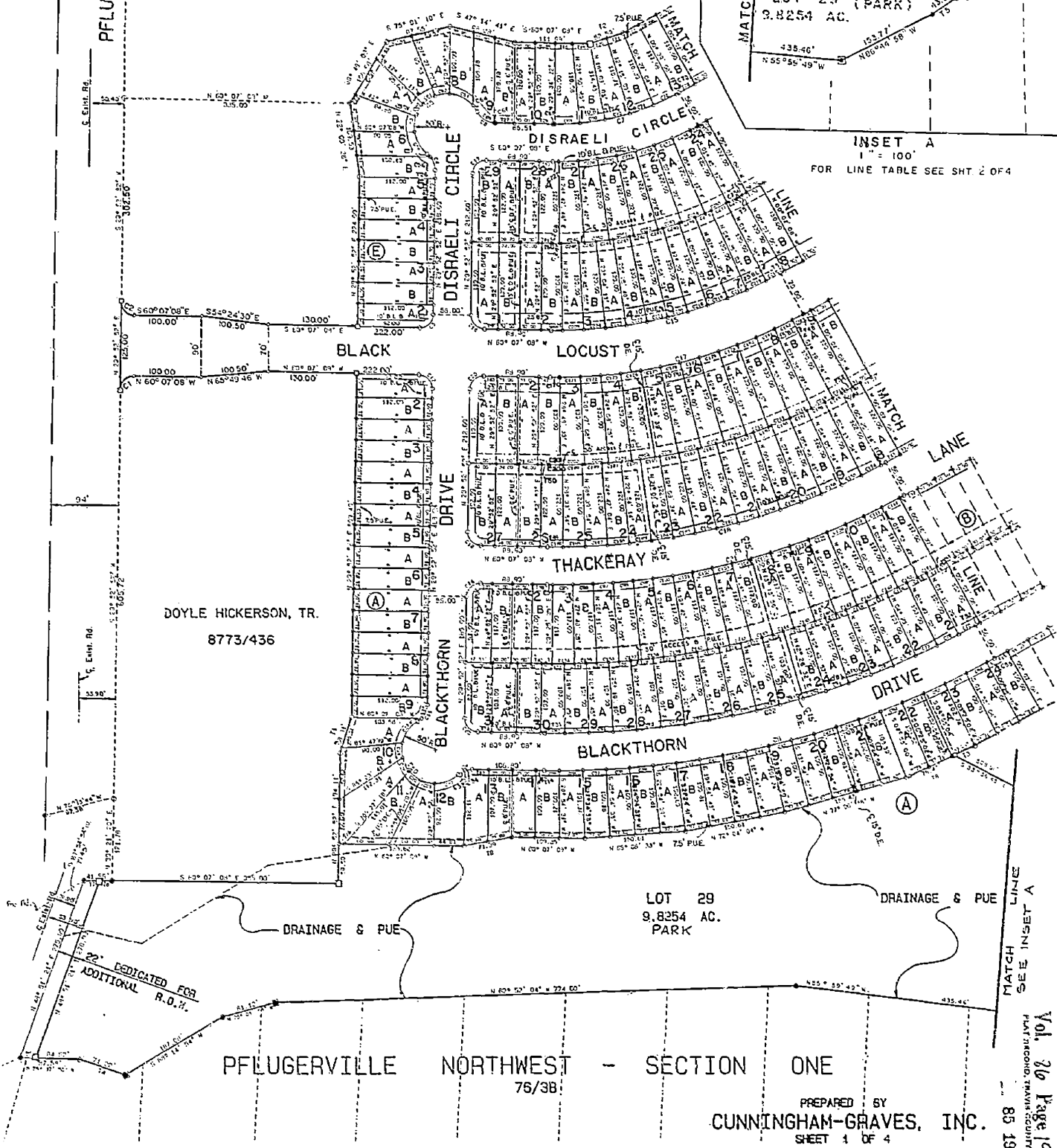
DOYLE HICKERSON, TR.
8773/436



PFLUGERVILLE LOOP

S. ENH. Rd.

C. ENH. Rd.



DATE: FEBRUARY 18, 1985
PROJECT F 005-0003.1000

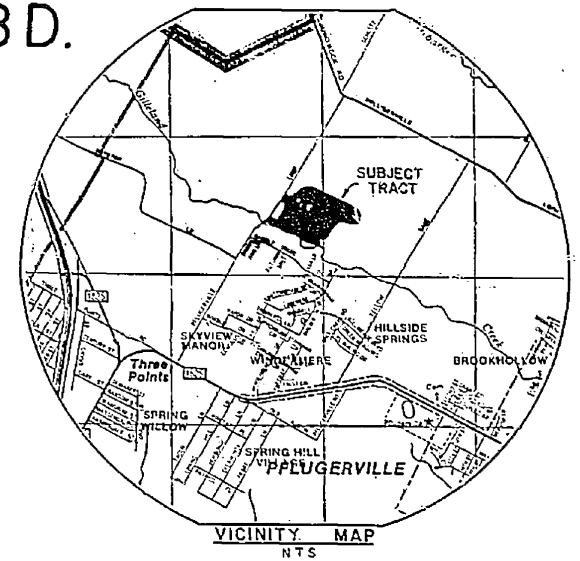
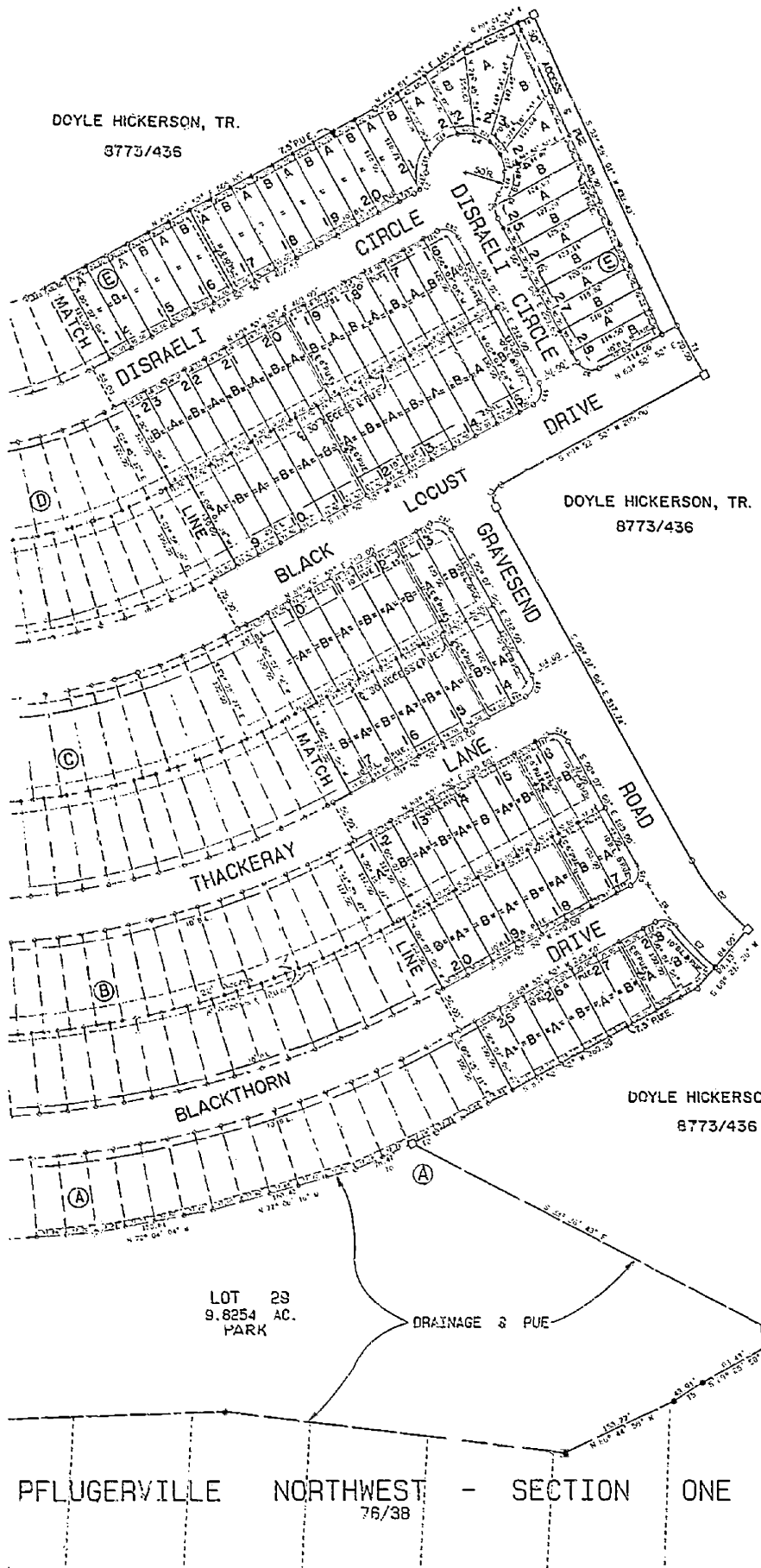
TOTAL OF 141 LOTS IN PHASE "F" - SECTION ONE
TOTAL ACREAGE = 44.2085 ACRES

PREPARED BY
CUNNINGHAM-GRAVES, INC.
SHEET 4 OF 4

Vol. 26 Page 19C
PLAT RECORD, TARRANT COUNTY, TEXAS
85 19882

CB-84-209.1(85)

WINDERMERE PHASE "F" SECTION ONE, A TOWNHOUSE SUBD.



CURVE TABLE

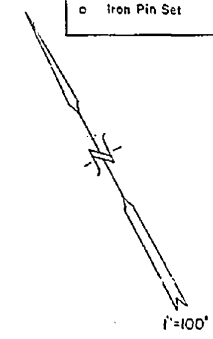
LINE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN. LENGTH
C1	25.00	72° 00' 00"	31.42	23.79	S 44° 52' 52" W	29.03
C2	318.11	20° 22' 11"	113.74	113.35	S 19° 22' 56" E	21.26
C3	20.00	61° 32' 25"	32.21	21.74	N 50° 03' 58" E	12.86
C4	50.00	71° 18' 53"	116.12	65.15	S 45° 07' 03" E	—
C5	20.00	61° 32' 25"	32.27	20.74	S 20° 45' 00" W	17.90
C6	20.00	105° 00' 00"	31.42	20.00	S 45° 07' 08" E	20.00
C7	202.11	11° 02' 10"	73.10	72.46	N 15° 02' 18" W	26.91
C8	20.00	12° 30' 53"	28.10	25.05	N 40° 51' 41" W	14.94
C9	20.00	105° 00' 00"	31.42	20.00	N 04° 51' 41" E	21.79
C10	20.00	70° 00' 00"	31.42	21.21	S 45° 07' 08" E	20.00
C11	20.00	90° 00' 00"	31.42	21.21	S 44° 52' 52" W	20.00
C12	20.00	105° 00' 00"	31.42	20.00	S 45° 07' 08" E	20.00
C13	20.00	90° 00' 00"	31.42	21.21	S 45° 07' 08" E	20.00
C14	20.00	90° 00' 00"	31.42	20.00	S 45° 07' 08" E	20.00
C15	20.00	90° 00' 00"	31.42	20.00	S 44° 52' 52" W	20.00
C16	20.00	16° 51' 33"	5.82	5.82	N 01° 27' 21" E	4.44
C17	20.00	44° 41' 51"	23.61	23.06	N 50° 30' 00" E	15.33
C18	50.00	27° 52' 43"	24.67	24.19	N 42° 14' 18" E	15.46
C19	50.00	51° 02' 36"	44.62	43.18	N 01° 41' 57" E	29.21
C20	50.00	24° 24' 14"	21.59	21.32	S 10° 17' 03" E	16.92
C21	50.00	24° 24' 14"	21.59	21.32	S 28° 23' 54" E	15.73
C22	50.00	24° 33' 14"	21.59	21.32	S 11° 03' 43" E	16.92
C23	50.00	24° 43' 53"	21.54	21.32	S 13° 33' 47" W	16.94
C24	50.00	24° 53' 14"	21.04	20.52	S 41° 45' 13" W	16.62
C25	30.00	20° 25' 18"	15.82	15.46	S 42° 42' 11" W	7.94
C26	30.00	20° 00' 20"	15.78	15.44	S 15° 22' 50" W	6.68

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00° 01' 01" E	20.00
L2	N 15° 49' 22" W	24.70
L3	S 37° 45' 10" W	11.11
L4	S 01° 28' 35" E	07.17
L5	S 89° 50' 09" W	11.11
L6	N 15° 49' 22" W	24.70
L7	N 33° 52' 52" E	20.00
L8	S 37° 45' 10" W	11.11
L9	N 89° 01' 01" E	20.00
L10	N 53° 52' 52" E	20.00
L11	N 53° 52' 52" E	20.00
L12	S 23° 53' 03" E	10.00
L13	N 15° 49' 22" E	24.70
L14	S 00° 01' 01" E	24.10
L15	S 00° 01' 01" E	10.00
L16	S 33° 52' 52" W	20.00
L17	S 33° 52' 52" W	20.00
L18	N 33° 52' 52" E	17.23
L19	S 33° 52' 52" W	20.00
L20	N 01° 52' 52" E	20.00
L21	N 37° 45' 10" E	20.00

LEGEND

- Concrete Monument Set
- Iron Pin Found
- Iron Pin Set



PFLUGERVILLE NORTHWEST - SECTION ONE
76/38

PREPARED BY
CUNNINGHAM-GRAVES, INC.
SHEET 2 OF 4

Vol. 96 Page 195
PLANNING & ENGINEERING
85 19883

WINDERMERE PHASE "F" SECTION ONE, A TOWNHOUSE SUBDIVISION

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: That Windermere Venture, owner of that certain 44.2085 acres tract of land in Travis County, Texas out of the John Van Winkle Survey No. 14, conveyed to Windermere Venture by deed recorded in Vol. 9111, Page 854, acting herein by and through its managing joint venturer, Boyle Hickerson, do hereby subdivide said 44.2085 acres of land in accordance with attached map or plat, to be known as Windermere Phase "F" - Section One, a Townhouse Subdivision, and do hereby dedicate to the public use the streets and easements shown hereon.

WINDERMERE VENTURE
P.O. BOX 783
ROUND ROCK, TEXAS 78664

4-11-85
Date

Boyle Hickerson
Boyle Hickerson, Managing Joint Venturer

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, on this day personally appeared BOYLE HICKERSON, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he has acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE this 11th day of APRIL, 1985, A.D.



Barbara S. Lawrence
Printed Name: BARBARA S. LAWRENCE
Notary Public in and for the State of Texas
My Commission Expires: 3-6-89

I, J. Stanley Coalter, 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 on the ground.

WITNESS MY HAND AND SEAL THIS 11th day of APRIL, 1985, A.D.

CUNNINGHAM-GRAVES, INC.

CUNNINGHAM-GRAVES, INC.

Jarl W. McJander
Jarl W. McJander
Professional Engineer No. 47159

J. Stanley Coalter
J. Stanley Coalter
Reg. Public Surveyor No. 1481



The 100 year flood plain will be contained within the drainage easements shown hereon after drainage improvements are completed.

GENERAL NOTES

- This subdivision is classified as urban and all streets, sidewalks, drainage and utility improvements are required to be built to City of Austin Standards.
- Driveway access onto Pflugerville Loop shall be prohibited.
- Driveway access to frontage streets for all townhouse lots in Blocks B, C and D shall be prohibited.
- Driveway access onto Black Locust Drive shall be prohibited.
- Sidewalks shall be located on both sides of Black Locust Drive and Cravensend Road; the north side of Thackeray Lane; the inside loop of Disraeli Circle and Blackthorn Drive.
- The 100 year floodplain will be contained within the drainage easements shown hereon after drainage improvements are completed. See FEMA Panel No. 481026-0110B. Drainage easements must be kept clear of buildings, fences, landscaping or other obstructions.
- The following lots in Block A are restricted to their respective finished floor elevations:

Lots 11-14	El. 747.3
Lots 15-18	El. 745.0
Lots 19-21	El. 744.2
Lots 22-28	El. 743.2

- For Deed Restrictions See Vol. 8036, Page 91 and Supplement thereto in Vol. 9068, Page 521 of Travis County Deed Records.

DATE: FEBRUARY 18, 1985
PROJECT # 005-0093.1000

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin on the 14 day of MAY, 1985 A.D.

Rafael Quintanilla
Chairman RAFAEL QUINTANILLA
Judith Shropshire
Secretary JUDITH SHROPSHIRE

APPROVED FOR ACCEPTANCE:

James B. Duncan
James B. Duncan - Director, Office of Land Development Services
DATE: MAY 14, 1985

FILED FOR RECORD, this 26th day of Sept., 1985 A.D. at 9:30 o'clock A.M.

BY: *K. Terrell* Deputy K. TERRELL
Doris Shropshire Doris Shropshire, County Clerk 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 thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads or other thoroughfares or in connection therewith shall be the responsibility of the owner and or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and said court assumes no obligations to build the streets, roads or other public thoroughfares of connection therewith. Also, the acceptance for maintenance by Travis County, in the streets and roads in real estate subdivisions, does not obligate the county to install street marking signs, as this is considered to be part of the developers construction, but that erecting signs for traffic control, such as SPEED LIMITS and STOP and YIELD signs shall remain the responsibility of the county.

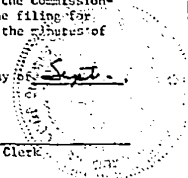
THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 17 day of Sept., 1985, 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 the said court in Book 3, Page 472.

WITNESS MY HAND AND SEAL OF THE COURT of said County, this 17 day of Sept., 1985, A.D.

BY: *E. Wall* Deputy E. WALL

DORIS SHROPSHIRE
Doris Shropshire, County Clerk Travis County, Texas



THE 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 Writing, with its Certificate of Authentication was filed for record in my office on the 26th day of Sept., A.D. 1985 at 9:30 o'clock A.M., and duly recorded on the 26th day of Sept., A.D. 1985, at 9:35 o'clock A.M., in the Plat Records of said County, in Book No. 61a, Pages 190B inclusive. 20A, 20C, D.

WITNESS MY HAND and seal of the County Court of said County, the date last written above.

BY: *K. Terrell* Deputy K. TERRELL

DORIS SHROPSHIRE
Clerk, County Clerk, Travis County, Texas

- All lots with a 30' Access and P.U.E. at the rear of the lot will be serviced by utilities from the front of the lot. All utility connections will be reviewed by the Travis County Engineers Office.

PREPARED BY
CUNNINGHAM-GRAVES, INC.
SHEET 4 OF 4

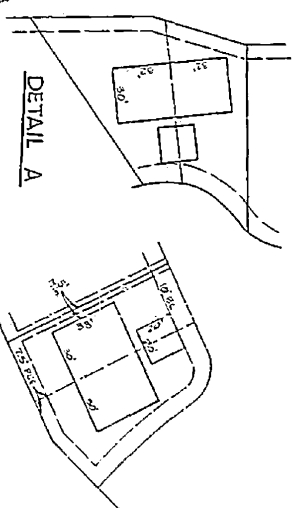
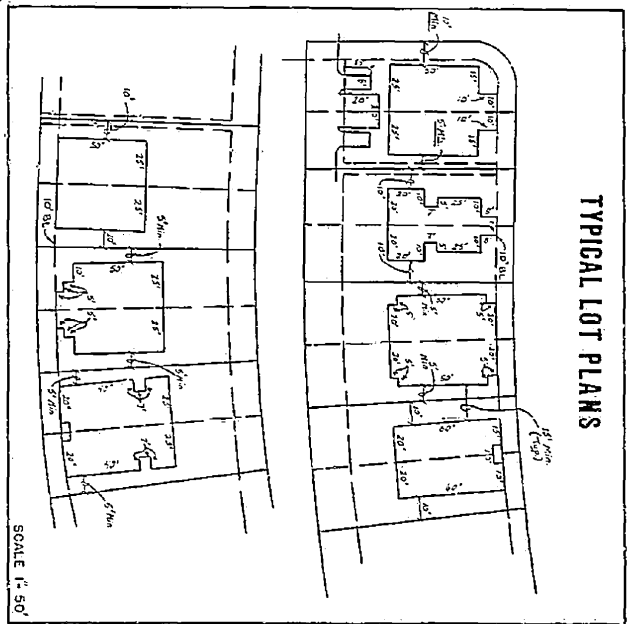
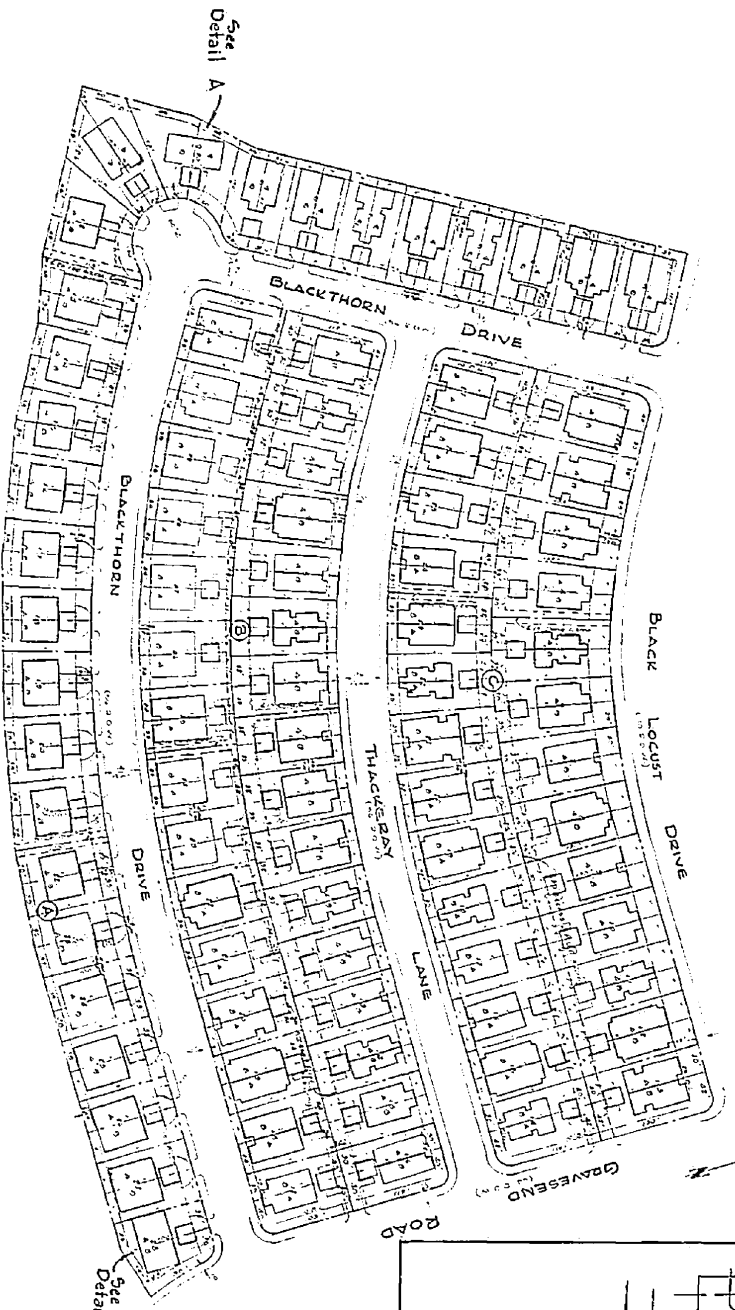
Vol. 816 Page 208
PLAT RECORD, TRAVIS COUNTY, TEXAS
85 19855

CB-84-209.1(85)

WINDERMERE PHASE "F" SECTION ONE

A TOWNHOUSE SUBDIVISION

Site Plan



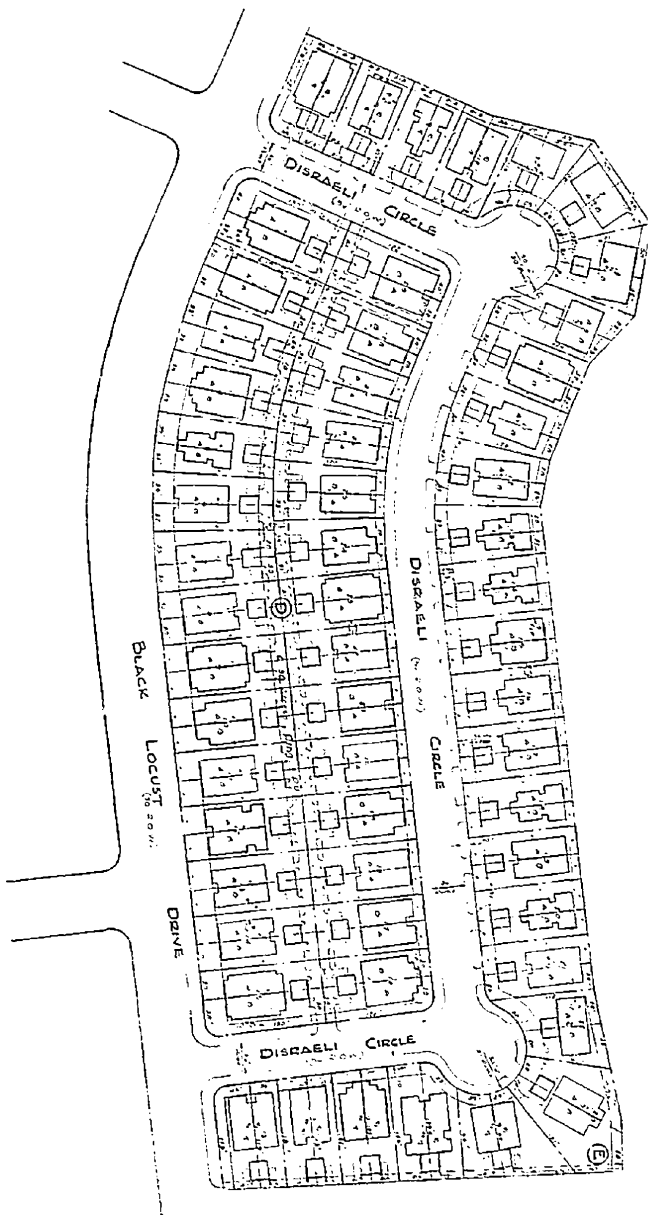
PREPARED BY:
CUMMINTIGHAM & GRAVES, INC.

100 Westpark, Two,
3140 Mofac,
Austin, TX. 78739

DATE: FEBRUARY 18, 1985
PROJECT # 005-0003.1100

28-84-209.1 (85)

WINDERMERE PHASE "F" SECTION ONE A TOWNHOUSE SUBDIVISION



DATE: 3/2/85

DATE: FEBRUARY 18, 1985
PROJECT # 005-0003.1100

(2-A)

PREPARED BY:
CUNNINGHAM GRAVES, INC.
100 Westpark Two,
3140 Maple,
Austin, TX. 78759



28-24-2091 (85)

CORRECTION OF PLATTING ERRORS

7-00
0 4 06 8864

THE STATE OF TEXAS)
COUNTY OF TRAVIS)
KNOW ALL MEN BY THESE PRESENTS

1000 132961 7.00 MISC
1 05/19/86

WHEREAS, a plat of subdivision titled "Windermere Phase F, Section One, a townhouse subdivision, was prepared by me or under my supervision, and subsequently filed for record in Book 86, Pages 19C-20D, Travis County Plat Records, and

WHEREAS, certain errors have been discovered in the platted dimensions and descriptions of a certain easement effecting lots 23A thru 28B, Block E, due to scrivener's errors;

WHEREAS, the undersigned now desires to correct said platting errors and to correct the easement dimensions and description to said Lots, to wit;

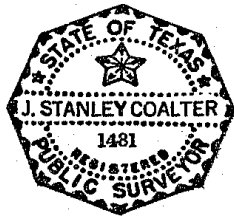
A certain 7.5 foot P.U.E. along the easterly line of said lots 23A through 28B, Block E, should read as an 8.00 foot access, drainage and P.U.E.

The corrections described above effecting Lots 23A through 28B, Block E, are correctly shown on the attached EXHIBIT "A".

NOW THEREFORE, the undersigned by the submission and recording of the attached EXHIBIT "A" does hereby correct the dimension and description of said easement described above as it effects Lots 23A through 28B, Block E.

EXECUTED this 19th day of May 1986.

CUNNINGHAM GRAVES, INC.



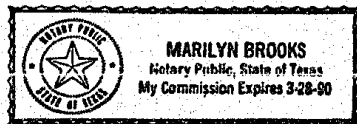
J. Stanley Coalter
J. Stanley Coalter, R.P.S. 1481

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared J. Stanley Coalter, R.P.S. 1481, known to me to be the person whose name is 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 19TH DAY OF MAY, 1986.

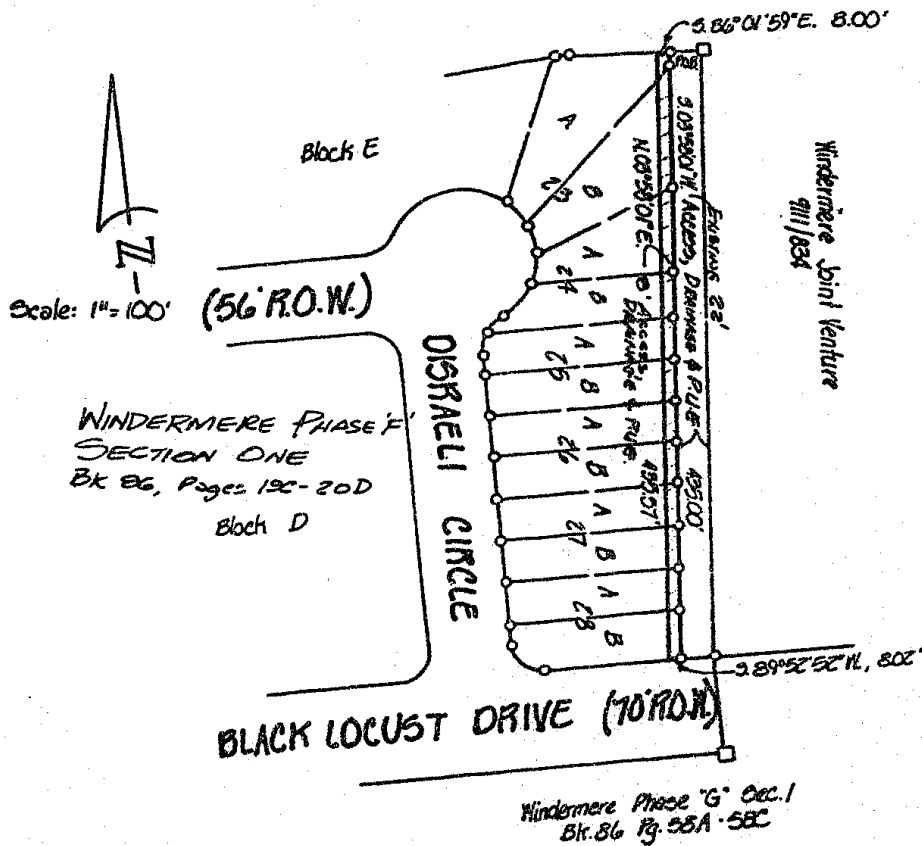


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY SEAL

Marilyn Brooks

BEING 3,482 SQUARE FEET OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NO. 14, ABSTRACT NO. 786, TRAVIS COUNTY, TEXAS, AND BEING OUT OF WINDERMERE PHASE 'F', SECTION ONE, A TOWN-HOUSE SUBDIVISION RECORDED IN BOOK 86, PAGES 19C-20D PLAT RECORDS OF TRAVIS COUNTY, TEXAS



SKETCH TO ACCOMPANY FIELD NOTES

LEGEND

- Set Iron Rod
- ◻ Set Conc. Monument
- Area described in Field Notes

Date: March 19, 1986
 Job No. 005-0003.1000
 Log No.

09700 0524

EXHIBIT 'A'
 PREPARED BY
 CUNNINGHAM-GRAVES, INC.
 AUSTIN, TEXAS

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me; and
was duly RECORDED in the Volume and Page of the
said RECORDS of Travis County, Texas on

MAY 19 1986



Newspaper
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Travis Newspaper
COUNTY CLERK
TRAVIS COUNTY, TEXAS

1986 MAY 19 PM 3:02

FILED

AFTER FILING PLEASE RETURN TO:
CUNNINGHAM-GRAVES, INC.
P.O. Box 200727
AUSTIN, TEXAS 78720-0727
ATT: MARLYN BOOKS
SURVEY DEPT.

09700 0525

erroneously platted as 125.00 feet. The correct distance is 130.00 feet, as shown on the attached EXHIBIT "B".

The distance from the southeast corner of Lot 28B, Block E, along the northerly right-of-way line of BLACK LOCUST DRIVE, a public street, to the most northerly east corner of said BLACK LOCUST DRIVE and the southeast corner of a 30 foot access easement was erroneously omitted from the plat. The distance is 22.06 feet, as shown on the attached EXHIBIT "D".

The tangent label, for the dimensions along the north line of the said 30 foot access easement, Block E, was erroneously erased. The label should be T9, as shown on the attached EXHIBIT "D".

The tangent label, for the dimensions along the front lot line of Lot 2A, Block A, said line also being the westerly right-of-way of BLACKTHORN DRIVE, a public street, was erroneously omitted from the plat. The label should be T11, as shown on the attached EXHIBIT "B".

The tangent label, for the dimensions along the front lot line of Lot 9B, Block A, said line also being the westerly right-of-way of BLACKTHORN DRIVE, a public street, was erroneously omitted from the plat. The label should be T12, as shown on the attached EXHIBIT "C".

The tangent label, for the dimensions along the front lot line of Lot 14B, Block A, said line also being the southerly right-of-way of BLACKTHORN DRIVE, a public street, was erroneously shown as 14 on the plat. The correct label is T14, as shown on the attached EXHIBIT "C".

The tangent label, for the dimensions along the back lot line of Lot 10B, Block A, said line being a part of the west line of Block A labeled T1, was erroneously omitted from the plat. The label should be T10, as shown on the attached EXHIBIT "C".

The tangent distance along the back lot line of Lot 22A, Block A, said line being common with the northerly lot line of Lot 29, Block A, was erroneously erased from the plat and an iron rod was erroneously added to the line. The total correct distance is 37.78 feet, at a bearing of N 85° 40' 23" W, as shown on the attached EXHIBIT "C".

The curve label, along the front lot line of Lot 10A, Block A, on a curve to the right from the northeast of said Lot 10A, Block A, said lot line also being the westerly right-of-way of BLACKTHORN DRIVE, a public street, was erroneously omitted from the plat. The label should be C26, as shown on the attached EXHIBIT "C".

The bearing and distance of the common line between Lot 13B and Lot 14A, Block A, was erroneously omitted from the plat. The bearing and distance is S 29° 52' 52" W, 100.00 feet, as shown on the attached EXHIBIT "C".

The bearing on the common line between Lots 12B & 13A, Lots 13A & 13B and Lots 14A & 14B, Block A, was erroneously omitted from the plat. The bearing of the said common lines is S 29° 52' 52" W, as shown on the attached EXHIBIT "C".

The bearing on the common line between Lots 22B and Lot 23A, Block A was erroneously platted as S 04° 55' 04". The correct bearing is S 04° 55' 04" W, as shown on the attached EXHIBIT "C".

The curve label along the front lot line of Lot 2B, Block B, said line also being the southerly right-of-way line of THACKERAY LANE, a public street, was erroneously platted as C34. The correct curve label is C94, as shown on the attached EXHIBIT "C".

The curve label and the tangent label, along the front lot line of Lot 12A, Block B, said line also being the southerly right-of-way line of

THACKERAY LANE, a public street, was erroneously omitted from the plat. The curve label is C113 and the tangent label is T37, as shown on the attached EXHIBIT "C".

The curve label, along the back lot line of Lot 2B, Block B, was erroneously omitted from the plat. The curve label is C133, as shown on the attached EXHIBIT "C".

The curve label, along the back lot line of Lot 12A, Block B, was erroneously omitted from the the plat. The curve label is C152, as shown on the attached EXHIBIT "C".

The tangent label, along the back lot line of Lot 21A, Block B, was erroneously omitted from the plat. The tangent label is T38, as shown on the attached EXHIBIT "C".

The tangent label, along the back lot line of Lot 30A, Block B, was erroneously omitted from the plat. The tangent label is T39, as shown on the attached EXHIBIT "C".

The bearing on the common line between Lot 21A and Lot 21B, Block B was erroneously platted as N 01° 10' 29". The correct bearing is N 01° 10' 29" E, as shown on the attached EXHIBIT "C".

The bearing on the common line between Lot 21B and Lot 22A, Block B was erroneously platted as N 02° 47' 03". The correct bearing is N 02° 47' 03" E, as shown on the attached EXHIBIT "C".

The bearing on the common line between Lot 22A and Lot 22B, Block B was erroneously platted as N 04° 23' 38". The correct bearing is N 04° 23' 38" E, as shown on the attached EXHIBIT "C".

The bearing on the common line between Lot 22B and Lot 23A, Block B was erroneously platted as N 06° 00' 13". The correct bearing is N 06° 00' 13" E, as shown on the attached EXHIBIT "C".

The bearing on the common line between Lot 23A and Lot 23B, Block B was erroneously platted as N 07° 36' 48". The correct bearing is N 07° 36' 48" E, as shown on the attached EXHIBIT "C".

The bearing on the common line between Lot 23B and Lot 24A, Block B was erroneously platted as N 09° 13' 23". The correct bearing is N 09° 13' 23" E, as shown on the attached EXHIBIT "C".

The bearing on the common line between Lot 24A and Lot 24B, Block B was erroneously platted as N 10° 49' 57". The correct bearing is N 10° 49' 57" E, as shown on the attached EXHIBIT "C".

The bearing on the common line between Lot 25A and Lot 25B, Block B was erroneously platted as N 14° 03' 07". The correct bearing is N 14° 03' 07" E, as shown on the attached EXHIBIT "C".

The bearing on the common line between Lot 26A and Lot 26B, Block B was erroneously platted as N 17° 16' 16". The correct bearing is N 17° 16' 16" E, as shown on the attached EXHIBIT "C".

The bearing on the common line between Lot 27A and Lot 27B, Block B, was erroneously platted as N 20° 29' 26". The correct bearing is N 20° 29' 26" E, as shown on the attached EXHIBIT "C".

The bearing on the common line between Lot 28A and Lot 28B, Block B was erroneously platted as N 23° 42' 35". The correct bearing is N 23° 42' 35" E, as shown on the attached EXHIBIT "C".

09773 0889

The bearing on the common line between Lot 29A and Lot 29B, Block B was erroneously platted as N 26° 55' 45". The correct bearing is N 24° 55' 45" E, as shown on the attached EXHIBIT "C".

The bearing on the common line between Lot 30A and Lot 30B, Block B was erroneously platted as 29° 52' 52" E. The correct bearing is N 29° 52' 52" E, as shown on the attached EXHIBIT "C".

The tangent distance along the front lot line of 1B, Block C, said line also being the southerly right-of-way line for BLACK LOCUST DRIVE, a public street, was erroneously erased off the plat. The distance is 31.00 feet, as shown on the attached EXHIBIT "B".

The tangent distance along the front lot line of Lot 2A, Block C, said line also being the southerly right-of-way line for BLACK LOCUST DRIVE, a public street, was erroneously erased off the plat. The distance is 31.00 feet, as shown on the attached EXHIBIT "B".

The tangent label along the front lot line of Lot 26A, Block C, said line also being the northerly right-of-way line for BLACKTHORN DRIVE, a public street, was erroneously shown as 44. The correct tangent label is T44, as shown on the attached EXHIBIT "B".

The tangent distance along the front lot line of Lot 26B, Block C, said line also being the northerly right-of-way line for BLACKTHORN DRIVE, a public street, was erroneously erased off of the plat. The distance is 34.00 feet, as shown on the attached EXHIBIT "B".

The tangent distance along the front lot line of Lot 27A, Block C, said line also being the northerly right-of-way line for BLACKTHORN DRIVE, a public street, was erroneously erased off the plat. The distance is 34.00 feet, as shown on the attached EXHIBIT "B".

The curve label, along the front lot line of Lot 18A, Block C, said line also being the northerly right-of-way line for BLACKTHORN DRIVE, a public street, was erroneously omitted from the plat. The curve label is C153, as shown on the attached EXHIBIT "C".

The curve label and tangent label on the front lot line of Lot 24A, Block D, said line also being the southerly right-of-way line for DISRAELI CIRCLE, a public street, were erroneously shown as C255, curve label, and 758, tangent label. The correct curve label is C235 and the correct tangent label is T58, as shown on the attached EXHIBIT "D".

The tangent label on the front lot line of Lot 2B, Block D, said line also being the northerly right-of-way line for BLACK LOCUST DRIVE, a public street, was erroneously omitted from the plat. The tangent label is T54, as shown on the attached EXHIBIT "B".

The tangent distance along the front lot line of Lot 28B, Block D, said line also being the southerly right-of-way line of DISRAELI CIRCLE, a public street, was erroneously erased off the plat. The distance is 29.00 feet, as shown on the attached EXHIBIT "B".

The tangent distance along the front lot line of Lot 29A, Block D, said line also being the southerly right-of-way line of DISRAELI CIRCLE, a public street, was erroneously erased off the plat. The distance is 29.70 feet, as shown on the attached EXHIBIT "B".

The tangent label along the back lot line of Lot 8A, Block D was erroneously shown as T5. The correct tangent label is T59, as shown on the attached EXHIBIT "D".

The tangent distance along the back lot line of Lot 8B, Block D was erroneously erased off the plat. The correct distance is 31.50 feet, as shown on the attached EXHIBIT "D".

09773 0890

The curve label along the back lot line of 8A, Block D was erroneously shown as C230. The correct curve label is C236, as shown on the attached EXHIBIT "D".

The curve label along the back lot line of Lot 28A, Block D, was erroneously shown as C208. The correct curve label is C248, as shown on the attached EXHIBIT "B".

The bearing on the common line between Lot 8B and Lot 9A, Block D was erroneously erased off the plat, sheet 2 of 4. The bearing is N 00° 07' 08" W, as shown on the attached EXHIBIT "D".

The bearing on the common line between Lot 16A and Lot 16B, Block D was erroneously platted as 00° 07' 08" W. The correct bearing is N 00° 07' 08" W, as shown on the attached EXHIBIT "D".

The bearing on the common line between Lot 29A and Lot 29B, Block D was erroneously platted as N 29° 52' 52". The correct bearing is N 29° 52' 52" E, as shown on the attached EXHIBIT "B".

The tangent label along the front line of Lot 2A, Block E, said line also being the westerly right-of-way line for DISRAELI CIRCLE, a public street, was erroneously omitted from the plat. The tangent label is T25, as shown on the attached EXHIBIT "B".

The tangent label along the front lot line of Lot 25A, Block E, said line also being the easterly right-of-way line for DISRAELI CIRCLE, a public street, was erroneously omitted from the plat. The tangent label is T14, as shown on the attached EXHIBIT "D".

The tangent label along the front lot line of Lot 28B, Block E, said line also being the easterly right-of-way line for DISRAELI CIRCLE, a public street, was erroneously omitted from the plat. The tangent label is T15, as shown on the attached EXHIBIT "D".

The curve label along the front lot line of Lot 6B, Block E, said line also being the westerly right-of-way line for DISRAELI CIRCLE, a public street, was erroneously erased off the plat. The curve label is C58, as shown on the attached EXHIBIT "B".

The curve label along the front lot line of Lot 9B, Block E, said line also being the northerly right-of-way line for DISRAELI CIRCLE, a public street, was erroneously shown as C6. The correct label is C66, as shown on the attached EXHIBIT "B".

The curve label along the front lot line of Lot 21A, Block E, said line also being the northerly right-of-way line for DISRAELI CIRCLE, a public street, was erroneously omitted from the plat. The curve label is C16, as shown on the attached EXHIBIT "D".

The curve label along the front lot line of Lot 24B, Block E, said line also being the easterly right-of-way line for DISRAELI CIRCLE, a public street, was erroneously omitted from the plat. The curve label is C25, as shown on the attached EXHIBIT "D".

The curve label along the front lot line of Lot 25A, Block E, said line also being the easterly right-of-way line for DISRAELI CIRCLE, a public street, was erroneously omitted from the plat. The curve label is C26, as shown on the attached EXHIBIT "D".

The tangent label on the back lot line of Lot 6B, Block E, said line being a part of the northwesterly line of Block E, dimensioned as N 59° 48' 09" E, 106.56 feet, was erroneously shown as 777. The correct tangent label is T77, as shown on the attached EXHIBIT "B".

09773 0891

The tangent label on the back lot line of Lot 23A, Block E, said lot line being a part of the northerly line of Block E, dimensioned as N 84° 51' 33" E, 145.48 feet, was erroneously omitted from the plat. The tangent label is T11, as shown on the attached EXHIBIT "D".

The tangent label on the back lot line of Lot 23A, Block E, said line being a part of the easterly line of Block E, dimensioned as S 03° 58' 01" W, 435.00 feet, was erroneously omitted from the plat. The tangent label is T12, as shown on the attached EXHIBIT "D".

The bearing on the common line between Lot 24B and Lot 25A, Lot 25A and Lot 25B, Lot 25B and Lot 26A, Lot 26A and Lot 26B, Lot 26B and Lot 27A, Lot 27A and Lot 27B, Lot 27B and Lot 28A, and Lot 28A and Lot 28B, Block E, were erroneously omitted from the plat. All of the said common lines are parallel to the common line between Lot 24A and Lot 24B, Block E, and the northerly right-of-way line for BLACK LOCUST DRIVE. The bearing is N 89° 52' 52" E, as shown on the attached EXHIBIT "D".

The bearing on the common line between Lot 21A and 21B, Block E was erroneously omitted from the plat. The bearing is N 00° 07' 08" W, as shown on the attached EXHIBIT "D".

The block numbers for the block located between THACKERAY LANE, a public street and BLACK LOCUST DRIVE, a public street, and the block located between BLACK LOCUST DRIVE, a public street and DISRAELI CIRCLE, a public street, were erroneously omitted from the plat. The block number for the block between said THACKERAY LANE and BLACK LOCUST DRIVE is "BLOCK C" and the block number for the block between said BLACK LOCUST DRIVE and DISRAELI CIRCLE is "BLOCK D", as shown on the attached EXHIBIT "A".

The 30 foot easement running from east to west through Block B was erroneously labeled as a 30' Access & P.U.E. The correct label for this easement is 30' Access, Drainage & P.U.E., as shown on the attached EXHIBIT "A".

The 30 foot easement running from east to west through Block C was erroneously labeled as a 30' Access & P.U.E. The correct label for this easement is 30' Access, Drainage & P.U.E., as shown on the attached EXHIBIT "A".

The 30 foot easement running from east to west through Block D was erroneously labeled as a 30' Access & P.U.E. The correct label for this easement is a 30' Access, Drainage & P.U.E., as shown on the attached EXHIBIT "A".

The 30 foot easement running from south to north along the east side of Block E was erroneously labeled as a 30' Access & P.U.E. The correct label for this easement is a 30' Access, Drainage & P.U.E., as shown on the attached EXHIBIT "A".

The adjoiner shown to the west, to the north, and to the east of the platted area was erroneously shown as DOYLE HICKERSON, JR., Volume 8773, Page 436. The correct adjoiner is WINDERMERE, a Joint Venture, Volume 9111, Page 834, as shown on the attached EXHIBIT "A".

The adjoiner shown to the east of Lot 29, Block A, along lines labeled T3 and T4, was erroneously shown as DOYLE HICKERSON, JR., Volume 8773, Page 436. The correct adjoiner is WINDERMERE HOMEOWNERS ASSOCIATION, Volume 8261, Page 781, as shown on the attached EXHIBIT "A".

NOW THEREFORE, the undersigned by the submission and recording of the attached EXHIBITS "A", "B", "C", and "D", does hereby correct the above listed errors on the WINDERMERE PHASE "F" - SECTION ONE, A TOWNHOUSE SUBDIVISION plat recorded in Book 86, Pages 19C-20D of the Travis County Plat Records.

EXECUTED this 8th day of July, 1986, A.D.

CUNNINGHAM-GRAVES, INC.



Gregory J. Clements
Gregory J. Clements, R.P.S. #4197

ACKNOWLEDGEMENT

THE STATE OF TEXAS) (
COUNTY OF TRAVIS) (

BEFORE ME, the undersigned authority, on this day personally appeared Gregory J. Clements, R.P.S. #4197, known to me to be the person whose name is 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8TH DAY OF JULY, 1986, A.D.



Notary Public in and for the State of Texas

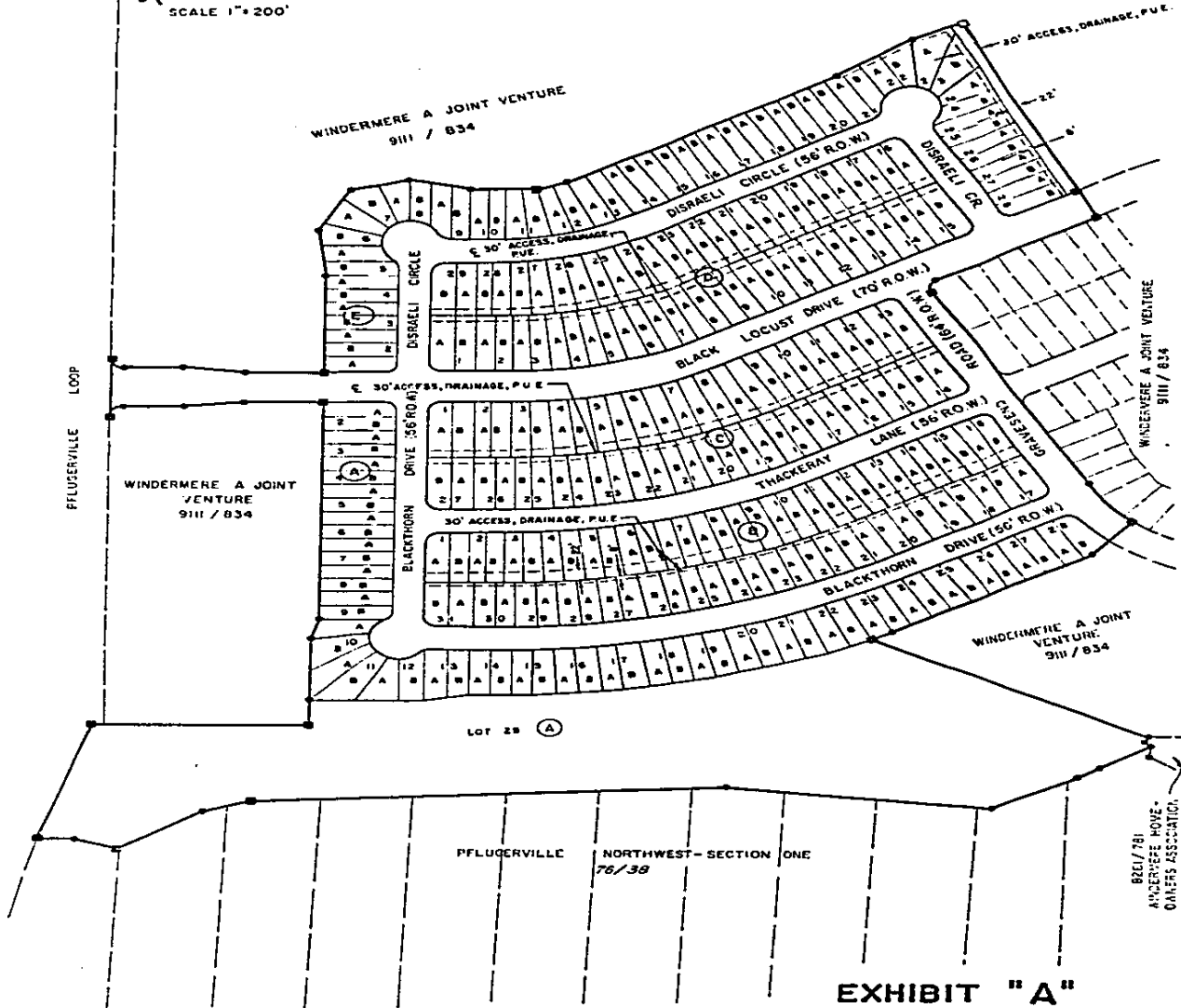
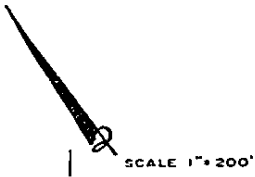
Marilyn Brooks
Marilyn Brooks
My Commission Expires 3/28/90

CGI Job No. 005-0003.1100
Correct/A-11/MB/da

NOTARY SEAL

09773 0893

SKETCH TO ACCOMPANY PLAT CORRECTIONS



AFTER FILING PLEASE RETURN TO:
 CUNNINGHAM-GRAVES INC.
 PO BOX 200727
 AUSTIN, TEXAS 78720-0727
 ATTN. SURVEY DEPARTMENT
 MARILYN BROOKS

DATE 06/24/86

EXHIBIT "A" WINDERMERE PHASE "F" SECTION ONE A TOWNHOUSE SUBDIVISION

PLAT BOOK 86/PAGES 19C-20D
 TRAVIS COUNTY PLAT RECORDS

09773 0894

SKETCH TO ACCOMPANY PLAT CORRECTIONS

WINDERMERE, A Joint Venture
9/11/834

SCALE: 1" = 100'

TANGENT TABLE		
LABEL	BEARING	DISTANCE
T11	S29°52'32"W	15.00'
T25	N29°52'32"E	15.00'
T26	N29°52'32"E	12.00'
T54	N60°07'08"W	10.90'
T54	N60°07'08"W	14.90'

LEGEND
 ■ Concrete Monument Found
 ● Iron Pin Found

PFLUGERVILLE LOOP

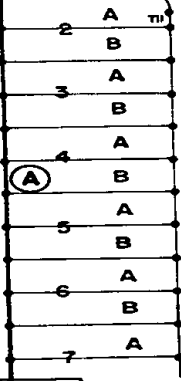
112°52'52"E
130.00'
90.00'
70.00'

BLACK

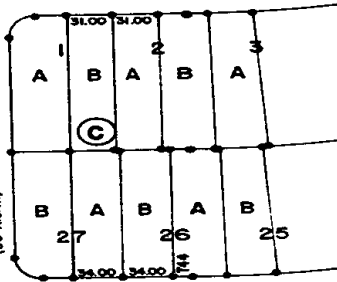
LOCUST
(70' R.O.W.)

DRIVE

WINDERMERE, A Joint Venture
9/11/834



BLACKTHORN DRIVE
(56' R.O.W.)



THACKERAY LANE
(56' R.O.W.)

(B)

EXHIBIT "B"

WINDERMERE PHASE "F"
SECTION ONE
A TOWNHOUSE SUBDIVISION

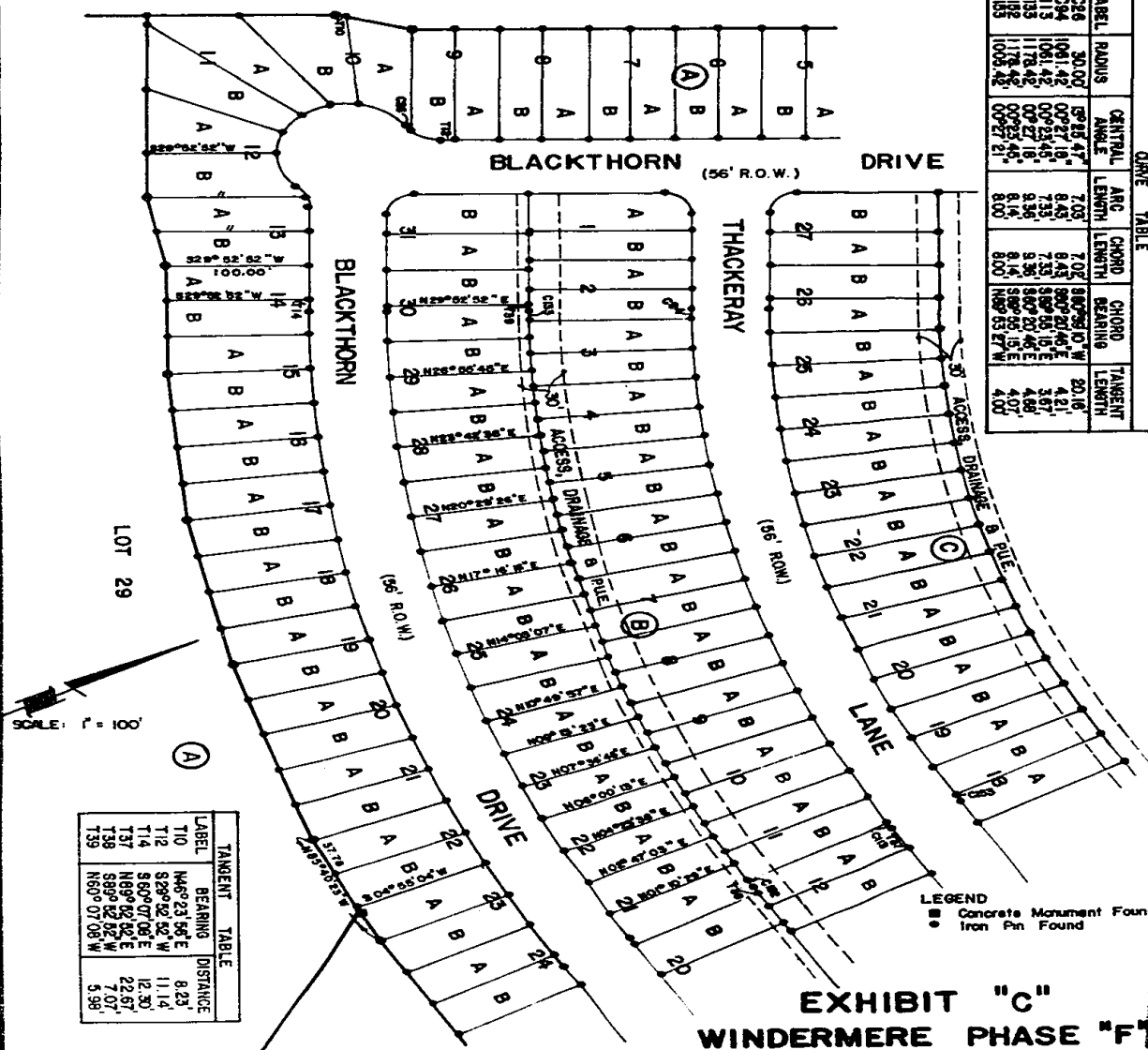
PLAT BOOK 86/PAGES 19C-200
TRAVIS COUNTY PLAT RECORDS

CURVE TABLE						
LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT LENGTH
C58	50.00'	43°55'24"	38.33'	37.40'	N01°17'14"W	20.16'
C57	30.00'	12°35'19"	6.59'	6.58'	N16°57'17"W	3.31'
C66	30.00'	03°26'32"	1.98'	1.98'	S89°15'56"E	0.99'
C226	683.42'	01°26'00"	17.10'	17.10'	N60°30'07"W	8.55'

AFTER FILING PLEASE RETURN TO:
 CUNNINGHAM-GRAVES, INC.
 P.O. BOX 300727
 AUSTIN, TEXAS 78720-0727
 ATTN: SURVEY DEPARTMENT
 MARILYN BROOKS

09773 0895

SKETCH TO ACCOMPANY PLAT CORRECTIONS



DRIVE TABLE					
LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C96	30.00'	87°32'47"	7.05'	7.02'	88°25'10" W
C94	1061.42'	00°27'18"	8.45'	8.45'	89°07'40" E
C13	1061.42'	00°23'45"	7.33'	7.33'	88°58'15" E
C135	1178.45'	00°27'18"	9.36'	9.36'	88°57'40" E
C135	1178.45'	00°23'45"	8.16'	8.16'	88°56'15" E
C135	1008.43'	00°27'21"	8.00'	8.00'	88°53'27" W
					TANGENT LENGTH
					30.16'
					4.21'
					3.87'
					4.88'
					4.07'
					4.07'

TANGENT TABLE		
LABEL	BEARING	DISTANCE
T10	N45°23'56" E	8.23'
T12	S28°32'32" W	11.14'
T14	S69°07'00" E	12.30'
T37	N89°02'02" E	22.57'
T38	S89°02'02" W	7.01'
T39	N60°07'08" W	5.36'

EXHIBIT "C"
WINDERMERE PHASE "F"
SECTION ONE
A TOWNHOUSE SUBDIVISION
 PLAT BOOK 86/PAGES 19C-200
 TRAVIS COUNTY PLAT RECORDS

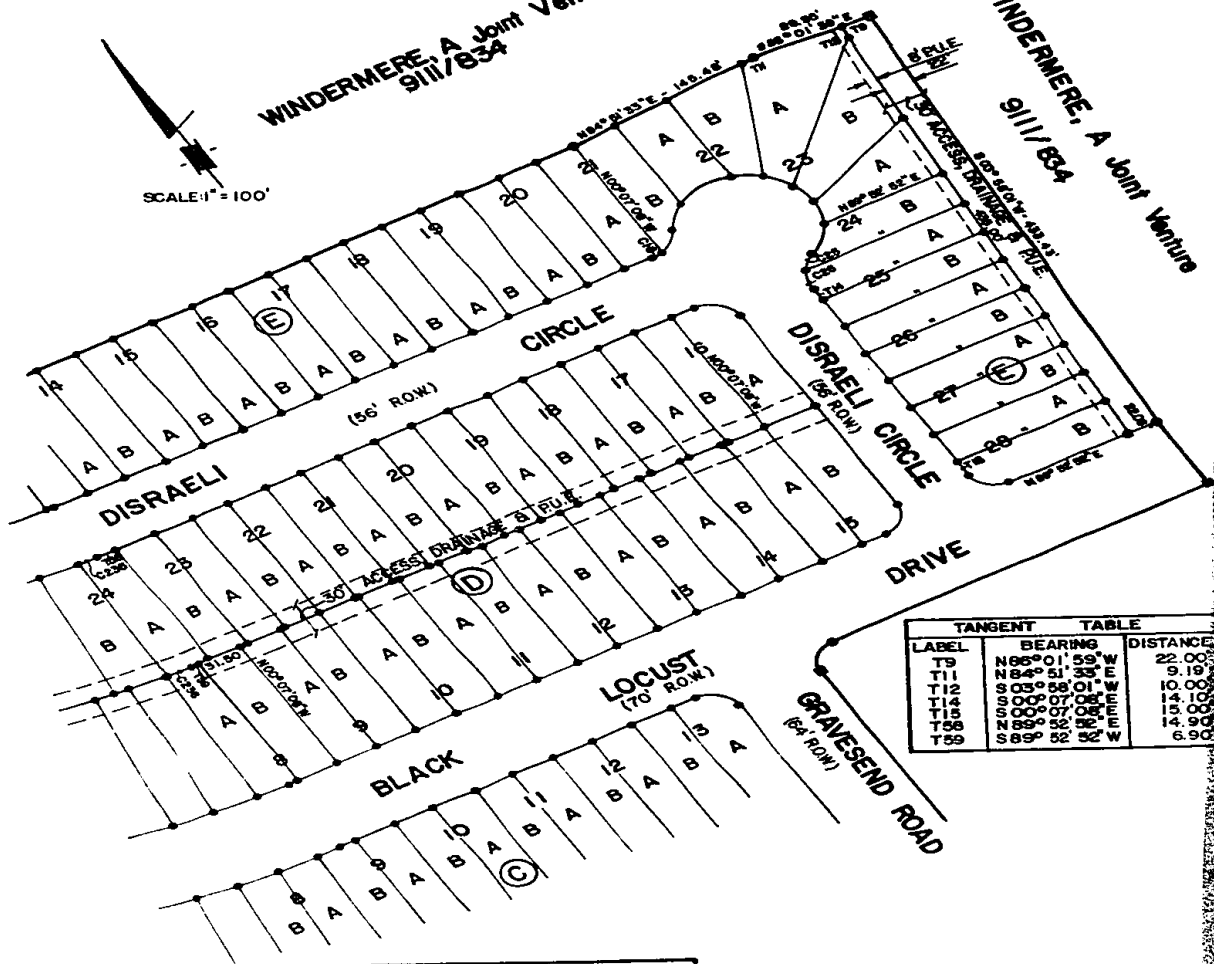
AFTER FILING PLEASE RETURN TO:
 CLINEBISHAM - GRAVES, INC.
 P.O. BOX 200727
 AUSTIN, TEXAS 78720-0727 09773 0896
 ATTN: SURVEY DEPARTMENT
 MARILYN BROOKS

SKETCH TO ACCOMPANY PLAT CORRECTIONS



WINDERMERE, A Joint Venture
9/11/834

WINDERMERE, A Joint Venture
9/11/834



TANGENT TABLE		
LABEL	BEARING	DISTANCE
T9	N86°01'59"W	22.00
T11	N84°51'32"E	9.19
T12	S03°58'01"W	10.00
T14	S00°07'08"E	14.10
T15	S00°07'08"E	15.00
T56	N85°58'32"E	14.90
T59	S85°52'32"W	6.90

CURVE TABLE					
LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH
C16	30.000	162°51'03"	9.82	8.70	N81°27'21"E 4.44
C26	30.000	299°38'16"	13.52	13.30	S46°42'11"W 7.94
C26	30.000	329°00'10"	16.76	16.54	S15°52'58"W 8.60
C235	431.42	01°32'19"	14.10	14.10	S88°20'58"E 7.05
C236	553.42	02°03'43"	19.92	19.92	N65°05'16"W 9.95

EXHIBIT "D"
WINDERMERE PHASE "F"
SECTION ONE
A TOWNHOUSE SUBDIVISION

AFTER FILING PLEASE RETURN TO:
CUNNINGHAM-GRAVES, INC.
P.O. BOX 200727
AUSTIN, TEXAS 78720-0727
ATTN: SURVEY DEPARTMENT
MARILYN BROOKS

09773 0897

PLAT BOOK 86/PAGES 19C-200
TRAVIS COUNTY PLAT RECORDS

FILED
JUL 8 2 33 PM '86

Debra J. ...
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me, and
was duly RECORDED, in the Volume and Page of the
General RECORDS of Travis County, Texas on

JUL 8 1986



Debra J. ...
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was
found to be inadequate for the best photographic
reproduction because of illegibility, carbon or
photo copy, discolored paper, etc. All blockouts,
additions and changes were present at the time
the instrument was filed and recorded.

After Recording Return To:
CUNNINGHAM-GRAVES, INC.
P. O. Box 200727
Austin, Texas 78720-0727
Attn: Survey Department
MARILYN BROOKS

09773 0898

700

CORRECTION OF PLATTING ERRORS

4 13 7357 2
CB-84-209.2(85)

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

((KNOW ALL MEN BY THESE PRESENTS))

2000 283550

7.00 MISC
2 18/22/86

WHEREAS, a plat of subdivision titled "Windermere Phase F, Section One, a townhouse subdivision, was prepared by me or under my supervision, and subsequently filed for record in Book 86, Pages 19C-20D, Travis County Plat Records, and

WHEREAS, certain errors have been discovered in the platted dimensions and descriptions of a certain easement effecting lots 23A thru 28B, Block E, due to scrivener's errors;

WHEREAS, the undersigned now desires to correct said platting errors and to correct the easement dimensions and description to said Lots, to wit;

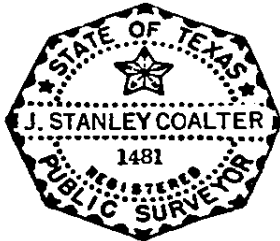
A certain 7.5 foot P.U.E. along the easterly line of said lots 23A through 28B, Block E, should read as an 8.00 foot access, drainage and P.U.E.

The corrections described above effecting Lots 23A through 28B, Block E, are correctly shown on the attached EXHIBIT "A".

NOW THEREFORE, the undersigned by the submission and recording of the attached EXHIBIT "A" does hereby correct the dimension and description of said easement described above as it effects Lots 23A through 28B, Block E.

EXECUTED this 19th day of May 1986.

CUNNINGHAM GRAVES, INC.



J. Stanley Coalter
J. Stanley Coalter, R.P.S. 1481

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared J. Stanley Coalter, R.P.S. 1481, known to me to be the person whose name is 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 19TH DAY OF MAY, 1986.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

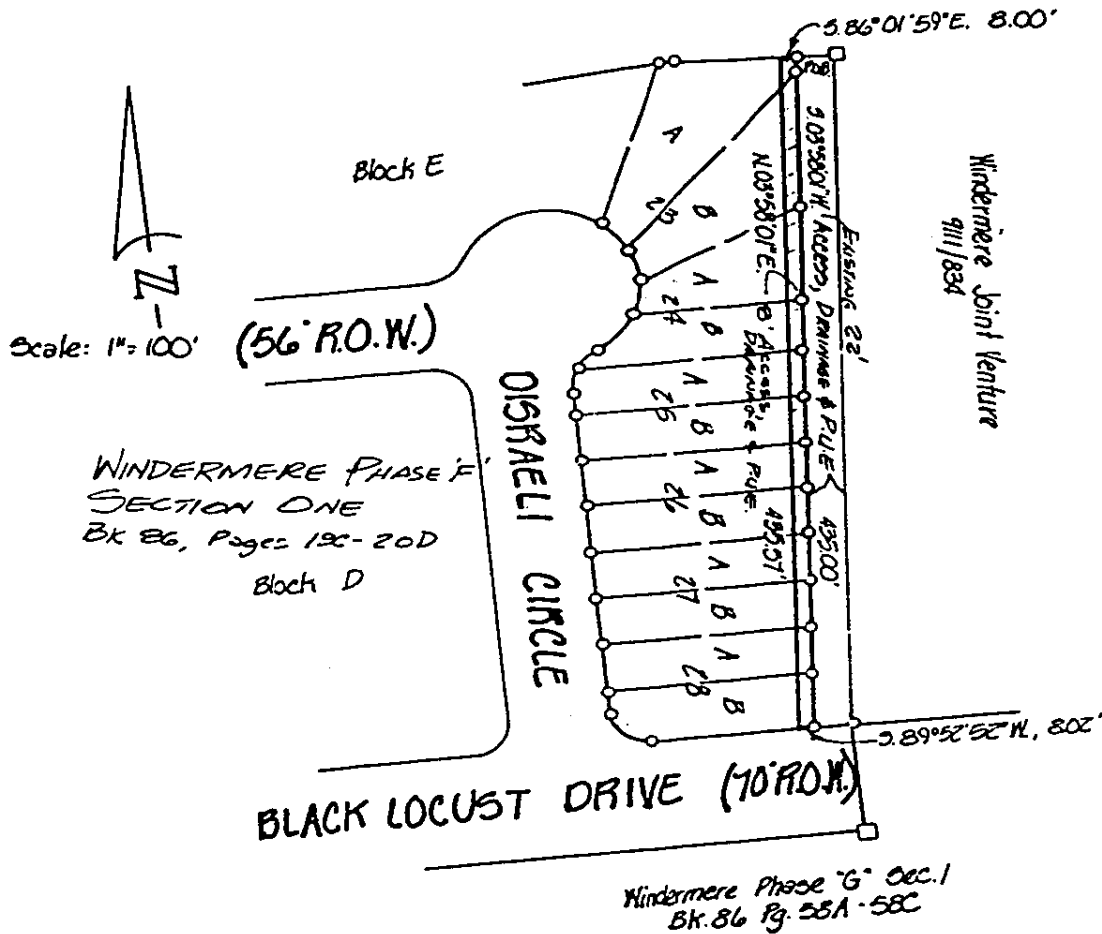
NOTARY SEAL

REAL PROPERTY RECORDS
Travis County, Texas

Marilyn Brooks

09937 0388

BEING 3,482 SQUARE FEET OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NO. 14, ABSTRACT NO. 786, TRAVIS COUNTY, TEXAS, AND BEING OUT OF WINDERMERE PHASE "F"; SECTION ONE, A TOWN-HOUSE SUBDIVISION RECORDED IN BOOK 86, PAGES 19C-20D PLAT RECORDS OF TRAVIS COUNTY, TEXAS



SKETCH TO ACCOMPANY FIELD NOTES

- LEGEND
- o Set Iron Rod
 - o Set Conc. Monument
 - Area described in Field Notes
- RETURN TO
LAND DEV. SERV.
CITY OF AUSTIN
F. O. Hodde

EXHIBIT "A"
PREPARED BY
CUNNINGHAM-GRAVES, INC.
AUSTIN, TEXAS

Date: March 19, 1986
Job No. 005-0003.1300
Log No. 09937 0389

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me, and
was duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas on

OCT 22 1986



Deane Angell
COUNTY CLERK
TRAVIS COUNTY, TEXAS

TRAVIS COUNTY CLERK
COUNTY CLERK

1986 OCT 22 PM 2:54

FILED

09937 0390