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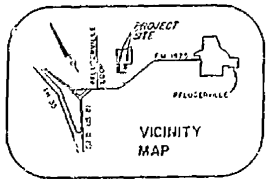
WINDERMERE PHASE C



SCALE: 1" = 100'

CURVE TABLE

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TAN. LENGTH
C1	25.00	090° 00' 00"	39.27	35.36	S 70° 01' 53" W	25.00
C2	25.00	090° 00' 00"	39.27	35.36	S 19° 58' 07" E	25.00
C3	30.00	049° 34' 03"	24.36	23.72	N 025° 15' 08" W	12.91
C4	60.00	183° 08' 06"	159.82	99.89	N 19° 58' 07" W	--
C5	30.00	049° 34' 03"	24.36	23.72	N 54° 18' 55" E	12.91
C6	30.00	35° 54' 30"	18.80	18.50	N 78° 55' 22" W	9.72
C7	50.00	10° 39' 32"	9.56	9.57	S 78° 47' 37" W	2.80
C8	50.00	37° 21' 39"	32.60	32.03	N 89° 51' 21" W	16.90
C9	50.00	24° 07' 13"	21.05	20.89	N 58° 06' 55" W	10.68
C10	50.00	24° 07' 13"	21.05	20.89	N 31° 59' 42" W	10.68
C11	50.00	18° 12' 33"	15.89	15.82	N 10° 48' 50" W	8.01
C12	50.00	18° 12' 33"	15.89	15.82	N 07° 22' 43" E	8.01
C13	50.00	41° 38' 03"	36.33	35.54	N 37° 18' 04" E	19.01
C14	50.00	19° 28' 48"	17.00	16.92	N 87° 51' 32" E	8.58
C15	15.00	090° 00' 00"	23.56	21.21	N 13° 58' 07" W	15.00
C16	15.00	090° 00' 00"	23.56	21.21	N 13° 58' 07" W	15.00
C17	15.00	090° 00' 00"	23.56	21.21	N 76° 01' 53" E	15.00
C17	30.00	49° 34' 03"	24.36	23.72	N 07° 44' 58" E	12.91
C18	60.00	183° 08' 06"	159.82	99.89	N 76° 01' 53" E	--
C19	30.00	49° 34' 03"	24.36	23.72	S 55° 41' 05" E	12.91
C20	30.00	31° 13' 53"	16.35	16.15	N 15° 24' 56" E	8.39
C21	30.00	15° 20' 09"	8.03	8.01	N 07° 52' 05" W	4.04
C22	50.00	49° 31' 18"	40.50	39.48	N 07° 43' 29" E	21.38
C23	50.00	34° 50' 30"	30.41	29.94	N 48° 24' 23" E	15.69
C24	50.00	23° 34' 41"	20.58	20.43	N 77° 30' 59" E	10.44
C25	50.00	23° 34' 41"	20.58	20.43	S 78° 48' 20" E	10.44
C26	50.00	42° 00' 13"	36.74	35.92	S 45° 57' 53" E	19.25
C27	50.00	12° 30' 42"	10.92	10.89	S 10° 39' 25" E	5.48
C28	25.00	90° 00' 00"	39.27	35.36	S 13° 58' 07" E	25.00
C29	25.00	90° 00' 00"	39.27	35.36	S 76° 01' 53" W	25.00
C30	30.00	49° 34' 03"	24.36	23.72	S 35° 41' 05" E	12.91
C31	60.00	183° 08' 06"	159.82	99.89	N 76° 01' 53" E	--
C32	30.00	49° 34' 03"	24.36	23.72	N 07° 44' 58" E	12.91
C33	30.00	25° 52' 49"	13.55	13.44	S 49° 01' 42" E	8.83
C34	30.00	20° 41' 14"	10.83	10.77	S 22° 44' 41" E	5.48
C35	50.00	35° 01' 50"	30.57	30.10	S 28° 51' 59" E	15.78
C36	50.00	28° 41' 07"	25.04	24.77	S 01° 40' 27" E	12.78
C37	50.00	28° 41' 00"	25.03	24.77	N 89° 38' 23" E	12.78
C38	50.00	28° 14' 37"	24.64	24.13	N 61° 40' 33" E	11.89
C39	50.00	28° 44' 37"	25.34	25.13	N 35° 04' 55" E	11.89
C40	50.00	37° 14' 27"	32.50	31.93	N 03° 09' 14" E	16.85
C41	30.00	16° 54' 32"	8.86	8.85	N 07° 14' 54" W	4.37
C42	30.00	28° 59' 31"	15.70	15.53	N 19° 02' 00" E	8.04
C43	30.00	49° 34' 03"	25.96	23.72	N 54° 18' 55" E	12.91
C44	60.00	183° 08' 06"	159.82	99.89	N 13° 58' 07" W	--
C45	30.00	49° 34' 03"	24.36	23.72	N 82° 10' 58" W	12.91
C46	30.00	15° 50' 57"	8.30	8.27	N 38° 57' 22" E	4.18
C47	30.00	30° 43' 06"	16.08	15.89	N 02° 14' 23" E	8.24
C48	50.00	28° 15' 41"	25.51	25.23	N 62° 59' 05" E	13.04
C49	50.00	27° 13' 11"	23.70	23.53	N 34° 45' 35" E	12.11
C50	50.00	27° 13' 10"	23.70	23.53	N 07° 32' 25" E	12.11
C51	50.00	23° 34' 41"	20.58	20.43	N 17° 51' 24" W	10.44
C52	50.00	23° 34' 41"	20.58	20.43	N 41° 29' 05" W	10.44
C53	50.00	42° 00' 35"	37.10	36.33	N 74° 30' 02" W	19.50
C54	50.00	08° 41' 54"	8.40	8.45	S 79° 10' 48" W	4.24

LINE TABLE

LABEL	BEARING	DISTANCE
T1	N 58° 58' 07" W	10.00
T2	S 58° 58' 07" E	20.00
T3	N 30° 58' 25" E	78.88
T4	S 58° 58' 07" E	20.00
T5	N 58° 58' 07" W	15.00
T6	S 31° 01' 53" W	17.50
T7	N 31° 01' 53" E	17.50
T8	N 58° 58' 07" W	14.61
T9	N 31° 01' 53" E	22.59
T10	N 31° 01' 53" E	50.00
T11	N 31° 01' 53" E	10.45
T12	S 58° 58' 07" E	4.81
T13	S 31° 01' 53" W	17.50
T14	S 31° 01' 53" W	17.50
T15	S 58° 58' 07" E	21.81
T16	N 31° 01' 53" E	20.00
T17	N 31° 01' 53" E	20.81
T18	N 58° 58' 07" W	8.01
T18	N 58° 58' 07" W	27.80
T20	N 30° 44' 35" E	3.02
T21	N 31° 01' 53" E	31.88
T22	N 31° 01' 53" E	11.00
T23	N 58° 58' 07" W	27.42
T24	N 31° 01' 34" E	8.03
T25	S 31° 01' 34" W	23.20
T26	N 31° 01' 34" E	20.00
T27	N 30° 58' 25" E	15.04
T28	N 31° 12' 53" E	17.43
T29	N 30° 58' 53" E	17.97
T30	N 25° 58' 53" E	18.20
T31	N 30° 52' 27" E	16.80

SKYVIEW MANOR 76/275

WINDERMERE PHASE A - SECTION ONE 82/187-189

WINDERMERE PHASE B

WINDERMERE PHASE C

WINDERMERE DRIVE 70' ROW

FITCHBURG CIRCLE 50' ROW

STONEHAM CIRCLE 50' ROW

NIMBUS DRIVE 75' R.O.W.

WINDERMERE PHASE A

SECTION ONE 82/187-189

RESUBDIVISION OF LOTS 3-9 INCL. & LOTS 19-23 INCL. 52/9

WATSON PARK

3-D VENTURE - 7683/17

LEGEND

⊠	Concrete Monument Found
⊡	Concrete Monument Set
*	Iron Pin Found
O	Iron Pin Set
b l	Building Line
P.U.E.	Public Utility Easement

CALCULATED BY: TTP
CALC. CHKD BY: TB
PLAT CHKD BY: TM
LOT CHKD BY: TM

DATE: 01/24/83
PROJECT # 410-255

Sheet 1 of 2

TOTAL LOTS = 118

PREPARED BY
cunningham-graves, inc.

C8-83-17.1 P/C

B

WINDERMERE PHASE 'C'

83 9071

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENT: That Windermere Venture, owner of that tract of land in Travis Co. Texas out of the John Van Winkle Survey No. 14, conveyed to Windermere Venture by deed recorded in Vol 8035, page 72-76 of the Deed Records of Travis County, Texas, acting herein by and through its managing joint venturer, Doyle Hickerson, do hereby subdivide 15.31 acres of land out of the aforementioned tract to be known as Windermere Phase 'C' and do hereby dedicate to the public use the streets and easements shown hereon.
WITNESS MY HAND the date shown below.

WINDERMERE VENTURE
PO BOX 733
ROUND ROCK, TEXAS 78664

BY: Doyle Hickerson

3/31/83
Date

Doyle Hickerson, Managing Joint Venturer

For restrictive covenants affecting this property, see Vol. 9037 Pg. 597 Travis County Deed Records.

STATE OF TEXAS
COUNTY OF TRAVIS:
BEFORE ME, the undersigned authority, a notary public in and for Travis County, Texas, on this personally appeared Doyle Hickerson, known to me to be the person whose name is subscribed to the foregoing instrument of writing and he acknowledged to me that he executed the same for the purposes and consideration herein expressed and in the capacity herein stated WITNESS MY HAND AND SEAL OF OFFICE this 31st day of MARCH, 1983, A.D.

Notary Public in and for Travis County, Texas

NOTARY PUBLIC STATE OF TEXAS

"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 SEAL this 31st day of January, 1983 A.D.

CUNNINGHAM-GRAVES, INC.

T. J. Hillis, Reg.
Professional Engineer No. 28526

STATE OF TEXAS T. J. HILLIS 28526 REGISTERED PROFESSIONAL ENGINEER

CUNNINGHAM-GRAVES, INC.

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

STATE OF TEXAS J. STANLEY COALTER 1481 REGISTERED PUBLIC SURVEYOR

NOTES:

1. A Travis County Development Permit is required prior to any residential construction on any lot in this subdivision.
2. Sidewalks shall be located on both sides of Nimbus Drive, inside loop of Stoneham Circle & Fitchburg Circle.
3. No lot in this subdivision shall be occupied until connection is made to the Windermere Utility Corporation water and wastewater system.
4. No multiple-unit townhouse structure may be located closer than fifteen feet to another multiple-unit townhouse structure.
5. Each residential living unit shall have at least two off-street parking spaces provided. These spaces may include driveways and covered parking such as garages and carports.
6. The limit of the 100-year floodplain is contained within the drainage easements shown.
7. All lots are restricted to single-family use.

APPROVED FOR ACCEPTANCE:

Richard Lillie DATE APRIL 26, 1983

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin on the 26th day of April, A.D., 1983.

Chairman — Secretary

FILED FOR RECORD, this the 17th day of May, A.D. 1983 at 4:25 o'clock P.M.

DORIS SHROPSHIRE
Clerk County Court, Travis County, Texas

By: L. Jones
Deputy L. JONES

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 17th day of May A.D., 1983, at 4:25 o'clock P M., and duly recorded on the 17th day of May, A.D. 1983 at 4:30 o'clock P M., in the Plat Records of said County, in Plat Book No. 83 Pages 130B-130C

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

DORIS SHROPSHIRE
Clerk County Court, Travis County, Texas

By: L. Jones
Deputy L. JONES

COMMISSIONERS COURT CERTIFICATE

THE STATE OF TEXAS

COUNTY OF TRAVIS

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 9th day of May, 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 the said court in Book 3 Page 496.

WITNESS MY HAND AND SEAL OF THE COURT of said County, this 9th day of May, 1983 A.D.

By: Maryanne Richey Deputy — Doris Shropshire
Maryanne Richey
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 public 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 plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and said court assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat or of constructing any bridges or culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares in connection therewith. Also, the acceptance for maintenance by Travis County, of 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.

PREPARED BY:
cunningham - graves, inc.
JOB NO. 410-145 FEB '83 RE.
Sheet 2 of 2

C8-83-17.1 P/F