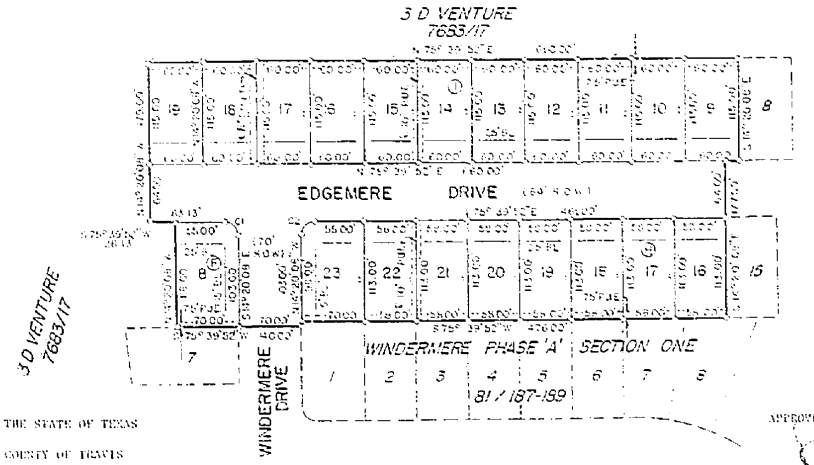
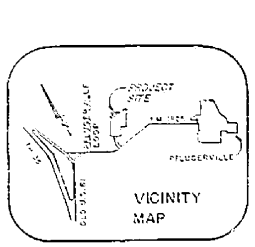
WINDERMERE PHASE 'A' SECTION TWO





SCALE: 1"=100'

CURVE DATA

	C1	C2
Δ	103°00'00"	83°00'00"
R	15.00'	15.00'
T	15.00'	15.00'
A	23.56'	23.56'
C	21.21'	21.21'
CHIN	S 38°30'00"W	S 30°30'52"E

LEGEND

- ○ IRON ROD SET
- ● IRON ROD FOUND
- □ CONCRETE MONUMENT SET
- ■ CONCRETE MONUMENT FOUND
- BL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: 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. 7683, Page 814 of the Deed Records of Travis County, Texas, acting herein by and through its managing joint venturer, Doyle Hickerson, do hereby subdivide 3.68 acres of land out of the aforementioned tract to be known as Windermere Phase A, Section 2, and do hereby dedicate to the public use the streets and easements shown hereon.

WITNESS MY HAND the date shown below.

11-23-82
Date

WINDERMERE VENTURE
BY:
Doyle Hickerson, Managing Joint Venturer
P.O. Box 783
Round Rock, Texas 78680

THE STATE OF TEXAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day 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 23 day of Nov., 1982, A.D.

NOTARY PUBLIC STATE OF TEXAS

Notary Public in and for the State of Texas

My Commission Expires 3-6-85

"I, J. Stanley Coulter, 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 23rd day of Nov., 1982 A.D.

CUNNINGHAM-GRAVES, INC.

T. J. Hicks 11-23-82
T. J. Hicks Reg. Professional Engineer No. 29626

CUNNINGHAM-GRAVES, INC.

J. Stanley Coulter
J. Stanley Coulter, Public Surveyor No. 1481

No part of this subdivision is located within a 100 year flood plain.

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 Windermere Drive and Edgemere Drive. Such sidewalks shall be completed prior to acceptance of any Type I & Type II driveway approach and/or certificate of occupancy. Sidewalks which have not been installed within two years from the date of such acceptance for maintenance of the streets, may upon approval of the City Council, be constructed by the City of Austin and assessment shall be made against the affected properties for all engineering, administration, and construction costs.
3. No lot in this subdivision shall be occupied until connection is made to the Windermere Utility Company water and wastewater system.
4. Windermere Utility Company shall have access to all Public Rights-of-Way and Public Utility Easements shown hereon.
5. U.S. Postal Service will Provide Centralized Mail Delivery to Windermere. Phase II, Section 2 by means of Cluster Mail Boxes located on Jay Jay, Texas and de conformidad con las regulaciones del Correo de los Estados Unidos.

APPROVED FOR ACCEPTANCE:

Richard Lillie, Director of Planning — Date DEC. 14, 1982

This subdivision plat is hereby ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin on the 14 day of DEC, 1982, A.D.

Gilbert Mastering, Chairman — Mary E. Ley, Secretary

FILED FOR RECORD, this the 30th day of December 1982, A.D. at 3:35 o'clock P.M.

By L. Jones, Deputy — Doris Shropshire, County Clerk, Travis County, Texas

STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, Clerk of the County court of Travis County, Texas, 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 30 day of December at 3:35 o'clock P.M. in the Plat Records of said County in Book 83 at Page 579, and recorded at 3:40 o'clock P.M.

WITNESS MY HAND AND SEAL OF THE COURT of said County, the date last written above.

L. Jones, Deputy — Doris Shropshire, County Clerk, Travis County, Texas

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 29 day of December, 1982, 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 442.

WITNESS MY HAND AND SEAL OF THE COURT of said County, this 29 day of December, 1982, A.D.

By D. Hastings, Deputy — 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.
OCTOBER 1982

TOTAL NO. OF LOTS = 20

C8-82-07.2 PROJECT NO.

Vol. 83 Page 579 PLAT RECORDS, TRAVIS COUNTY, TEXAS
Dec -30-82 8CC HA 3985 At 3:40
Vol. 83 Page 579 PLAT RECORDS, TRAVIS COUNTY, TEXAS
83 1135