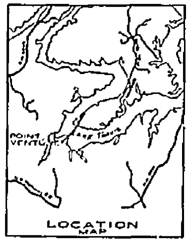
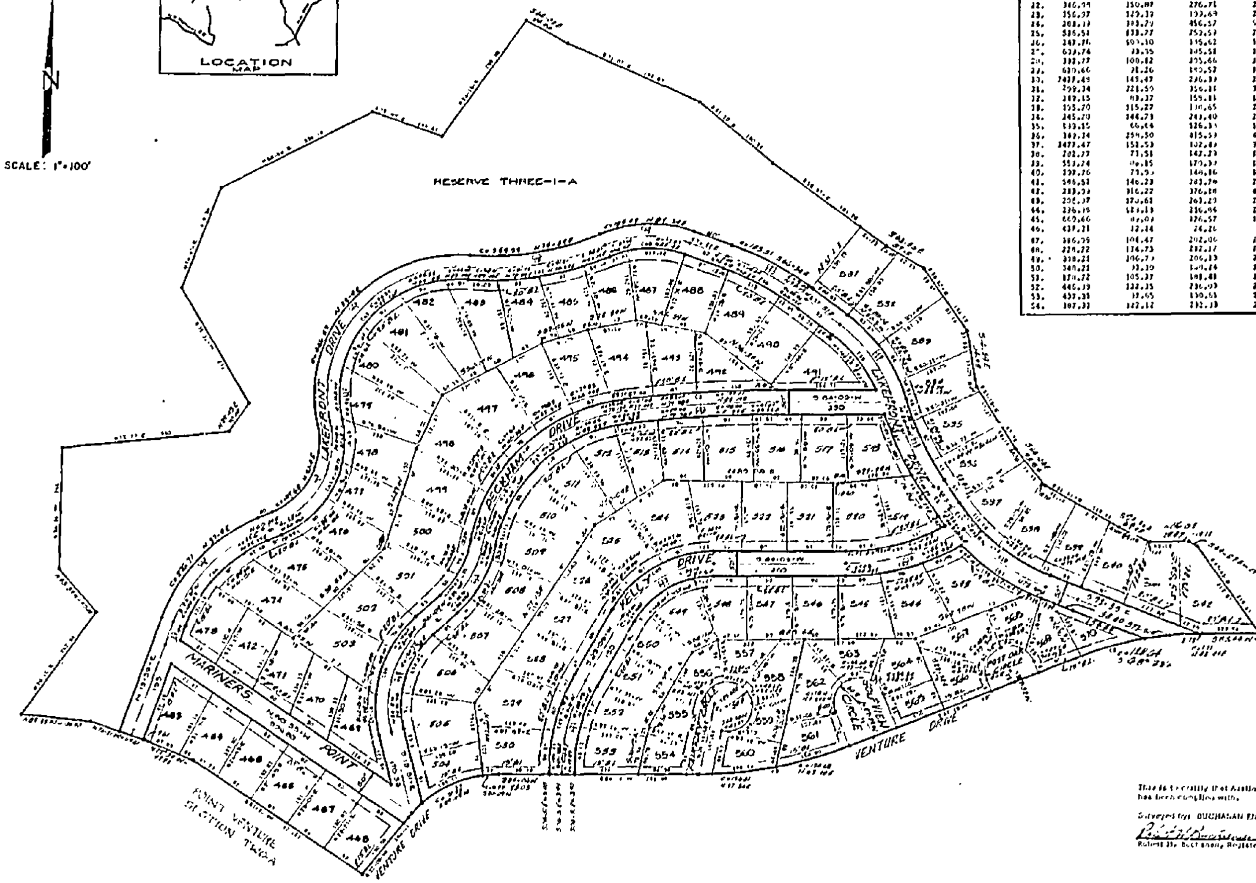
Filed 3-27-72 RCCA A-9119 $7.50





CURVE DATA

No.	R	T	C	A	Δ
1.	633.17	.15	1.71	1.71	13-09
2.	633.13	66.30	133.13	133.34	11-35
3.	911.25	155.09	304.47	306.31	31-19
4.	225.33	86.47	161.53	165.17	41-50
5.	321.39	140.99	256.70	264.12	47-09
6.	303.96	157.99	231.49	250.35	73-09
7.	359.13	350.93	416.10	433.66	109-09
8.	563.58	145.99	271.68	274.41	28-09
9.	222.76	33.33	166.33	171.07	44-30
10.	531.74	33.99	177.31	170.65	17-19
11.	331.77	103.03	133.73	133.39	16-09
12.	635.66	25.09	107.33	108.63	17-09
13.	2453.40	150.09	293.48	233.63	67-09
14.	324.34	340.99	355.35	413.28	73-09
15.	224.15	75.09	142.35	144.75	37-09
16.	323.70	130.00	224.32	234.46	61-09
17.	413.38	25.09	50.99	50.11	63-58
18.	413.31	102.36	193.75	291.75	28-08
19.	428.30	126.86	242.62	246.99	38-25
20.	203.22	129.99	206.73	216.83	61-07
21.	373.31	199.99	193.17	195.43	33-09
22.	346.99	150.87	276.71	296.63	47-09
23.	356.37	129.37	193.69	216.42	33-09
24.	208.33	303.79	456.57	519.35	109-09
25.	536.53	133.77	253.53	262.13	28-53
26.	343.76	507.10	135.62	130.26	40-09
27.	633.74	33.35	305.58	136.23	17-30
28.	333.77	100.12	195.66	303.93	16-00
29.	630.66	38.26	193.57	101.13	17-00
30.	3437.49	149.47	236.33	310.57	19-09
31.	299.34	221.59	356.31	331.93	33-09
32.	317.15	83.37	159.11	163.73	37-09
33.	393.70	315.27	330.65	239.35	63-09
34.	345.70	344.73	343.40	361.54	61-00
35.	133.15	66.64	126.33	128.61	37-09
36.	309.34	294.50	415.39	445.03	73-09
37.	3477.47	151.53	302.43	332.68	19-09
38.	202.77	71.51	142.23	143.03	39-09
39.	353.74	90.15	170.39	170.96	17-09
40.	393.76	73.93	144.16	153.07	46-09
41.	396.53	146.23	283.74	296.62	28-03
42.	233.93	316.27	376.18	436.97	107-09
43.	236.37	173.61	263.23	305.17	73-09
44.	336.78	183.13	336.95	343.61	47-09
45.	660.66	87.03	176.57	177.10	15-22
46.	437.31	12.14	24.26	24.27	03-11
47.	306.39	104.47	202.06	234.31	29-27
48.	339.22	134.73	232.17	243.51	60-09
49.	338.31	346.73	206.13	309.59	39-09
50.	340.31	33.19	149.84	302.31	33-09
51.	370.72	105.37	181.81	130.27	68-07
52.	446.39	133.35	236.09	239.86	30-37
53.	437.33	33.65	130.63	132.16	35-31
54.	307.33	137.17	232.33	236.50	35-09

1. Lots 433 through 533 inclusive will be view lots.
2. Lots 534 through 570 inclusive will be cluster cottage lots.
3. Reserve Area Three-1-A shall be unrestricted acreage.
4. A flood easement granted to L.C.R.A. exists from the 715 contour to the center of Lake Travis.

This is to certify that Austin City Code Chapter 23-A of 1954 has been complied with.

Surveyed for: BUCHANAN ENGINEERING CORPORATION

Robert D. Buchanan, Registered Professional Engineer

POINT VENTURE

SECTION THREE-I

OWNER: VENTURE DEVELOPMENT CO., LEANDER, TEXAS

ENGINEER: ASSOCIATED ENGINEERING CONSULTANTS, INC. HOUSTON, TEXAS

STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS

That Venture Development Company, a partnership, acting herein by and through its duly authorized managing partner, Smith Land Company, Inc., under that certain instrument dated September 4, 1970, and recorded in Volume 4144, Page 244, of the Deed Records of Travis County, Texas, owner of that 362.07 acre tract of land out of the C. C. Browning Survey No. 432, Abstract No. 76, the Adams, Beaty and Moulton Survey No. 141, Abstract No. 2303, the T. Anderson Survey No. 47, Abstract No. 2105, the B. Milam Survey No. 515, Abstract No. 571, and the E. Pearson Survey No. 316, Abstract No. 641, in Travis County, Texas, as conveyed by Deeds recorded in Volume 3305, Page 1101, Volume 4321, Page 33, Volume 3783, Page 763 of the Deed Records of Travis County, Texas, does hereby subdivide 67.37 acres to be known as POINT VENTURE SECTION THREE-I and does hereby dedicate to the public all streets and easements as shown hereon.

WITNESS MY HAND this the 13th day of MARCH, 1972.

ATTEST: SECRETARY (Asst.)

JOEL M. CUMMINGS, VICE PRESIDENT
SMITH LAND COMPANY, INC.

THE STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, a notary public in and for Harris County, Texas, on this day personally appeared Joel M. Cummings, Vice President of Smith Land Company, Inc. as Attorney-in-Fact and Trustee for Venture Development Company, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13 day of March A.D., 1972.

Notary Public in and for Harris County, Texas

FILED FOR RECORD at 10:40 o'clock A.M., this the 27 day of March A.D., 1972.

Deputy

Clerk, County Court, Travis County, Texas

THE 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 foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on the 27 day of March, A.D., 1972, at 10:40 o'clock A.M., and duly recorded on the 27 day of March A.D., 1972 at 11:30 o'clock A.M., in the Plat Records of said County in Plat Book 58, Page 48.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY the date last written above.

Deputy

Doris Shropshire
Clerk, County Court, Travis County, Texas

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 27 day of March, A.D., 1972, 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 326.

WITNESS MY HAND AND SEAL OF OFFICE this the 27th day of March A.D., 1972.

W. R. Wurth, Deputy

Doris Shropshire
Clerk, County Court, Travis County, Texas

The subdivision herein is outside the jurisdiction of the City of Austin, Travis County, Texas as of the 17th day of March 1972 A.D.

Director of Public Works

In approving this plat by the Commissioner's Court of Travis County, Texas, it is understood that the building of all streets, roads, and other public 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 Commissioner's Court of Travis County, Texas, and the Commissioner's Court of Travis County, Texas, assumes no obligation to build the streets, roads or other public thoroughfares shown on this plat or of the construction of any bridges or culverts in connection therewith.

Each house in this subdivision shall be connected to a sewage disposal system meeting the requirements of city, state and/or county health department and the developer.

A strip of land seven and one-half feet (7.5') in width off the rear and sidelines of Lots 433 through 533 inclusive in this subdivision is hereby dedicated as a drainage and a public utility easement.

A strip of land seven and one-half feet (7.5') in width off the rear of lots 533 through 546 inclusive in this subdivision is hereby dedicated as a drainage and a public utility easement.

RESTRICTIONS

No lot in this subdivision shall be occupied until water satisfactory for human consumption is available and each house is served by sanitary sewers meeting the requirements of the City of Austin, Travis County, Texas Health Department.

This restriction is subject to the inspection and approval of and is enforceable by the City of Austin - Travis County Health Unit and/or authorities.

For Restrictions see Book 4391 page 1453
Deed Records, Travis County, Texas.

Doris Shropshire, County Clerk, Travis County, Texas
By: Kathryn Adams, Deputy