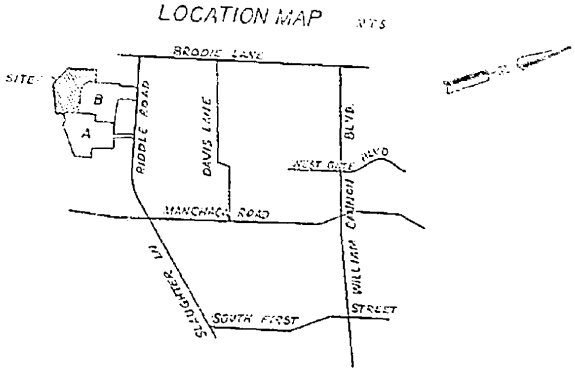
TANGLEWOOD FOREST
SECTION FOUR PHASE -C-



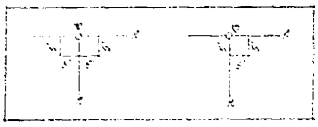
MINIMUM FINISHED FLOOR ELEVATIONS

LOT	BLK	ELEV.
49	A	726.0
50	A	725.0
51	A	724.0
62	A	722.0
63	A	721.0
64	A	720.0
65	A	719.0
66	A	718.0
67	A	717.0
68	A	716.0
69	A	715.0
70	A	715.5
71	A	715.5
72	A	715.5
73	A	714.0
74	A	713.5
75	A	713.0
76	A	712.5
77	A	712.0
78	A	711.5

SCALE 1"=100'

LEGEND

- Iron Rebar Found
- Iron Rebar Set
- Concrete Monument Found
- Concrete Monument Set
- Property Boundary Line
- PUE Public Utility Easement
- Centerline Soil Conservation Term



LEGEND FOR WATER / WASTEWATER SERVICE AGREEMENTS

CURVE DATA

	1	2	3	4	5	6	7	8
1	50°00'00"	300.00	150.00	261.80'	253.00	100.00	282.84	273.97
2	150.00	300.00	150.00	786.66'	50.00	20.00	311.54	561.32
3	12.47	50.00	6.26	12.47	12.44	5.00	12.44	24.89
4	94.16	50.00	48.11	73.03	77.51	39.71	122.66	178.57
5	93.74	100.00	47.91	163.63	90.00	46.00	314.55	334.75
6	93.74	100.00	47.91	163.63	90.00	46.00	314.55	334.75

	9	10	11
1	50°00'	60.00	4.00
2	50.00	20.00	5.00
3	12.47	5.00	12.47
4	94.16	39.71	94.16
5	93.74	46.00	93.74
6	93.74	46.00	93.74

Vol. 23 Page 178 Aug. 9-83 RCCHA 3803, A 40.00

Vol. 83 Page 178

83 12954

CB-82-32.3(83)

TANGLEWOOD FOREST
SECTION FOUR PHASE - C -

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT, WILSON DEVELOPMENT CORPORATION, A TEXAS CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, ACTING HEREIN BY AND THROUGH BOYLE WILSON, PRESIDENT, OWNER OF THAT CERTAIN TRACT OF LAND OUT OF AND PART OF THE THEODORE BISSELL LEAGUE, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED TO IT BY DEED RECORDED IN VOLUME 7485 PAGE 347 OF THE TRAVIS COUNTY, TEXAS, DEED RECORDS DO HEREBY SUBDIVIDE 13.15 ACRES OF LAND, TO BE KNOWN AS " TANGLEWOOD FOREST SECTION FOUR PHASE -C-," AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 5TH DAY OF JANUARY, 1983, A. D.

BOYLE WILSON, PRESIDENT
WILSON DEVELOPMENT CORPORATION
1705 CAPITAL OF TEXAS HIGHWAY - 201
AUSTIN, TEXAS 78746

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOYLE WILSON, PRESIDENT OF THE WILSON DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 5TH DAY OF JANUARY, 1983, A.D.

Judy Gray
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE:
DATE: July 26, 1983

Richard R. Lillie, Anne Kristopanis
RICHARD R. LILLIE, DIRECTOR OF PLANNING

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS July 26, 1983, 1983, A.D.

CHAIRMAN: Gilbert McClanahan
SECRETARY: Ed Wimberley

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 9th DAY OF August, 1983, A.D., AT 8:40 O'CLOCK A. M., AND DULY RECORDED ON THE 9th DAY OF August, 1983, A.D. AT 8:45 O'CLOCK A. M., IN THE PLAT RECORDS OF SAID COUNTY IN BOOK 83 PAGES 1732D-1733A.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THIS THE 9th DAY OF August, 1983, A.D.

DEPUTY: D. Jones
Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

FILED FOR RECORD THIS THE 9th DAY OF August, 1983, A.D.

DEPUTY: D. Jones
Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT ON THE 8th DAY OF August, 1983, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COUNTY IN BOOK 83 PAGE 445.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, THIS THE 8th DAY OF August, 1983, A.D.

DEPUTY: D. Hastings
D. HASTINGS
Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, 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 OR OTHER PUBLIC THOROUGHFARES, BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS OR OTHER PUBLIC THOROUGHFARES, SHALL BE THE RESPONSIBILITY OF THE OWNERS AND/OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS. SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, BRIDGES OR CULVERTS THEREWITH.

BE IT RESOLVED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, THAT THE ACCEPTANCE FOR MAINTENANCE 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 "SPEED LIMITS, STOP & YIELD" SIGNS SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

I, THOMAS J. DODD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 13-4 OF THE AUSTIN CITY CODES, IT IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, MADE ON THE GROUND UNDER MY SUPERVISION.

SURVEYED BY: 1-3-83
THOMAS J. DODD, R.P.L.S. NO. 3982
DODD SURVEYING COMPANY, INC.
P.O. BOX 2057, AUSTIN, TEXAS 78745

ENGINEERING BY: 1-05-83
RICHARD C. LOCKWOOD, P.E.
LOCKWOOD ENGINEERS, INC.
1708 CAPITAL OF TEXAS HIGHWAY - 501, AUSTIN, TEXAS 78746

NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE SOUTH AUSTIN CORRIDOR M.U.D. #1. WATER AND WASTEWATER SYSTEMS.

NOTE:
THE 100 YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON.

SIDEWALK NOTE:
SIDEWALKS SHALL BE INSTALLED ON THE EAST SIDE OF WADSWORTH WAY, THE NORTH SIDE OF JUSTICE TRAIL, THE SOUTH SIDE OF IVANHOE TRAIL, AND THE NORTH SIDE OF LARSON COVE.

SUCH SIDEWALKS SHALL BE COMPLETED PRIOR TO THE ACCEPTANCE OF ANY TYPE I OR TYPE II DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY.

SIDEWALKS WHICH HAVE NOT BEEN INSTALLED WITHIN TWO YEARS FROM THE DATE OF ACCEPTANCE FOR MAINTENANCE OF THE STREETS, MAY UPON THE 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.

NOTE:
PRIOR TO ANY CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THAT EXISTING AT UNDEVELOPED STATUS BY USE OF PONDING OR OTHER APPROVED METHODS.

Vol. 83 Page 1734 Aug - 9-83 RCCHA 38.03 # 40.00

Vol. 83 Page 1734 PLAT RECORDS, TRAVIS COUNTY, TEXAS

83 120553

C8-82-32.3 (83)