Scale 1"=100

J. W. Smith's

WESTERN OAKS I-A

72 RESIDENTIAL LOTS
5 COMMON AREA LOTS

NOTES:

SIDEWALK REQUIREMENTS:
1. East side of One Oak Road
2. North side of Woodcreek Road
3. South side of McCarty Road.

COMMON AREA DATA:
1. Title to Common Area Lots A, B, D & E will be vested in a Property Owner Association composed of the owners of all lots within this and all subsequent sections of J.W. Smith's Western Oaks to be designated to be included in the Property Owners Association, and recorded in Volume 4245 Page 471 of the Deed Records of Travis County, Texas.
2. All of the Common Area Lots are dedicated for use as drainage and utility easements for the benefit of properties within J.W. Smith's Western Oaks, for use in natural open space, and for use of recreational activities by residents of J.W. Smith's Western Oaks and permanent Egress/Ingress easement rights are hereby dedicated to the following public and private municipal services: Police, Fire, Garbage, Ambulance

EASEMENTS:
1. Easements for specific public utility and drainage easements serving properties other than J.W. Smith's Western Oaks are designated and located on the plat

MINIMUM FLOOR ELEVATION:
1. Lots that are wholly or in part within the 100 year Flood Plain of Williamson Creek are designated by note thus (M.F.E. ___) indicating the Minimum Floor Elevation which is designated to be 1.0' above the Lot's Flood Plain as the elevation and the subject lot. (The lots within and are in the 100 year Flood Plain.)
2. All other lots: Finished Floor elevations for living areas or garages, areas shall be not less than 1.0' above the highest ground point within 5' of the structure. Lots of garage floors not designed for storage space may be as much as 0.5' lower than the designated finished floor elevation

LEGEND

- Concrete Monument Set
- Concrete Monument Found
- Iron Stake Set
- Iron Stake Found
- Boundary Line

CURVE DATA

	(A)	(B)	(C)	(D)	(E)	(F)	(G)
I	9°42'	9°42'	68°53'	93°52'	27°24'	86°05'	95°42'
R	18.00'	19.00'	16.00'	19.00'	18.00'	19.00'	19.00'
T	1.51'	1.59'	11.23'	19.31'	17.46	18.00'	15.44'
A	3.05'	3.24'	19.18'	30.14'	8.71.30	28.26'	26.34'
C	3.05'	3.24'	10.99'	27.14'	28.83'	25.45'	19.78'

	(H)	(I)	(J)	(K)	(L)	(M)	(N)
I	53°31'	19°35'	3°46'	3°46'	37°34'35"	237°34'35"	72°54'
R	1625.54	1521.64'	1.68	2491.68'	89.00	5.00	198.03'
T	24.84'	26.43'	99.48'	97.39'	33.88'	—	133.34'
A	215.40'	476.85'	199.89'	194.65'	57.39'	516.40	211.02'
C	719.40'	491.01'	198.85'	192.38	33.54'	—	199.30

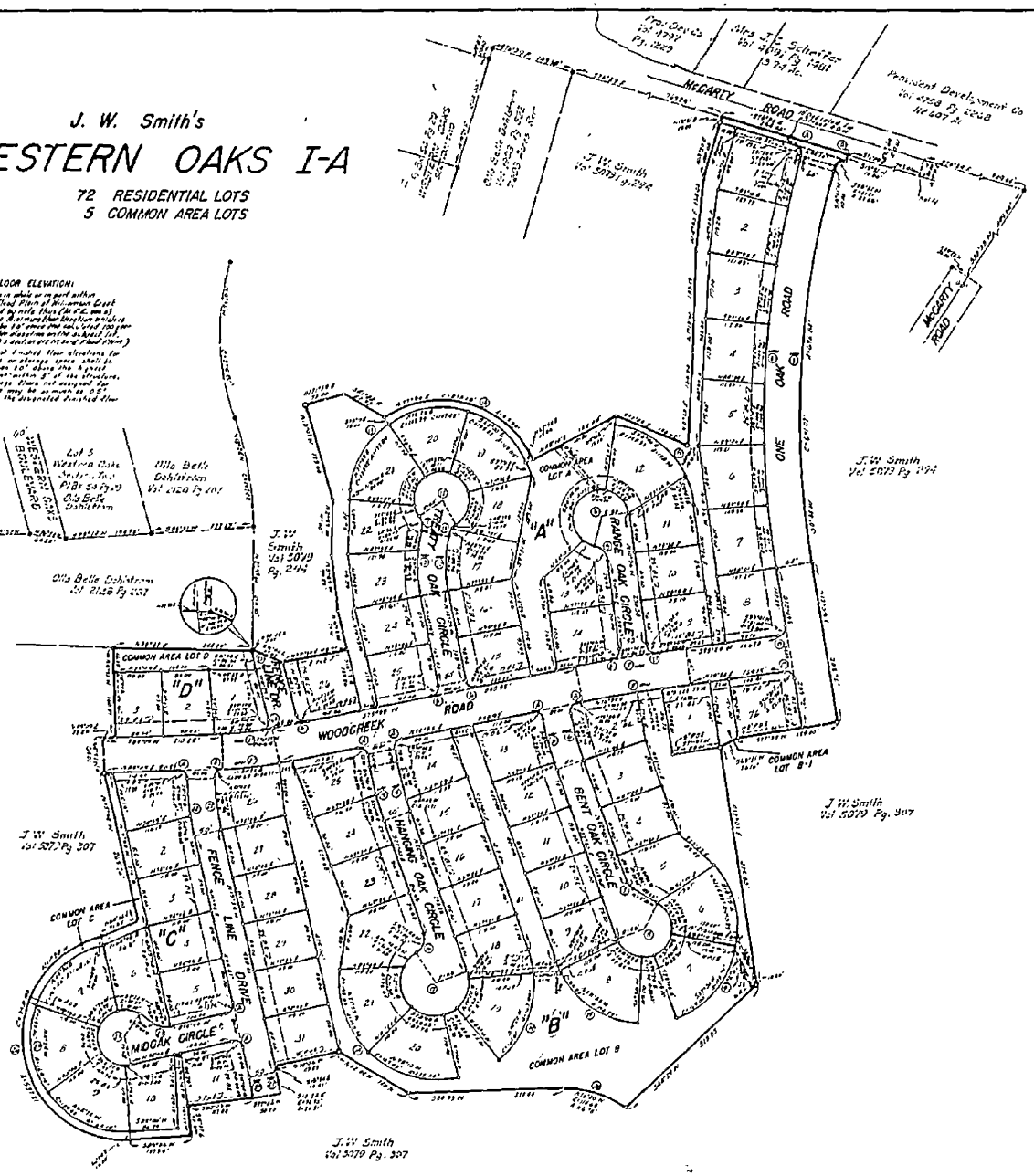
	(O)	(P)	(Q)	(R)	(S)	(T)	(U)
I	87°03'	21°00'	48°43	223°43'	112°00'	82°42'	82°42'
R	633.48'	583.48'	30.00'	30.00'	168.00'	268.00'	198.78'
T	45.68'	10.08'	11.72'	—	203.39'	57.03'	84.03'
A	91.21'	84.01'	28.50'	194.50'	323.02	115.33'	98.32'
C	91.34'	83.94'	21.86	—	273.86'	112.33'	89.78'

	(V)	(W)	(X)	(Y)	(Z)	(AA)
I	42°58'	273°58'	109°02'	101°09	8°18	8°18'
R	30.00'	50.00'	160.00'	190.00'	575.00'	647.00'
T	12.71	—	395.28	5.4.00'	39.00	16.38'
A	22.48'	238.30'	458.19'	317.73	99.00'	98.29'
C	23.78'	—	518.85'	218.08'	99.78'	98.93'

	(AB)	(AC)	(AD)	(AE)	(AF)
I	37°04'37"	237°04'37"	32°33'	69°33'	3°18'
R	30.00'	60.00'	170.00'	175.00'	600.00'
T	11.93'	—	154.42'	121.93'	18.16
A	19.42'	3.4.70	323.73	212.26'	32.41'
C	31.42'	—	288.72	199.50'	32.40

	(AG)	(AH)	(AI)	(AJ)	(AK)	(AL)	(AM)
I	93°34'	93°34'	31°53'	31°53'	43°53'	223°53'	
R	30.00'	598.00'	322.00'	272.00'	30.00'	30.00'	30.00
T	30.00'	48.60'	53.63'	49.33	14.68'	—	—
A	49.77'	89.04'	112.77'	91.18'	31.31'		149.00'
C	39.83'	64.38'	110.41'	90.73'	33.50'	—	—

	(AN)	(AO)	(AP)	(AQ)	(AR)	(AS)
I	17°00	111°00	8°00'	8°00	38°14	38°32
R	183.00	180.00	227.00'	633.00'	129.30	145.30
T	27.46	22.57.12	18.15'	17.48	44.44	148.18'
A	48.82	53.72	31.31'	31.48'	118.38'	131.83'
C	32.09.95	2.58.09'	36.79'	34.89'	118.88'	130.38'



STATE OF TEXAS: COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:

That WOODSIDE DEVELOPMENT CO., INC., a Texas corporation, with home offices in Austin, Texas, owner of 31.35 acres of land in Travis County, Texas, out of the THOMAS ANDERSON LEAGUE, SURVEY #17, conveyed to it by Warranty Deed of record in Volume 5241 Page 1351 Deed Records of Travis County, Texas, acting herein by and through its President, J.W. Smith, does here by subdivide said 31.35 acres of land to be known as J.W. Smith's WESTERN OAKS I-A, and does adopt this map of subdivision, thereby dedicating to public use the streets shown hereon, and dedicating the easements shown hereon for the purposes and considerations designated hereon

WITNESS MY HAND this the 21st day of May 1975

J.W. Smith
J.W. Smith, President

STATE OF TEXAS: COUNTY OF TRAVIS:

BEFORE ME, the undersigned authority, on this day personally appeared J.W. Smith, President of WOODSIDE DEVELOPMENT CO., INC. known to me to be the person & officer whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations and acted in the capacity therein expressed

WITNESS MY HAND this the 21st day of May 1975.

Vana Jo Griffith
Notary Public, Travis County, Texas

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS: COUNTY OF TRAVIS:

I, DORIS SHREPSHIRE, clerk of the COUNTY COURT within and for the county and state aforesaid, do hereby certify that the foregoing instrument of writing with certificate of authentication was filed for record in my office on the 13 day of August A.D. 1975 at 1:30 o'clock P.M. and duly recorded on the 13 day of August A.D. 1975 at 1:30 o'clock P.M. in the Plat Records of said County and State in Plat Book 73 at Page 4.

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

by Mike Kilgore Deputy

FILED FOR RECORD at 1:30 o'clock P.M. on the 13 day of August A.D. 1975
Doris Shrepshire, Clerk, County Court, Travis County, Texas.

by Mike Kilgore Deputy

APPROVED FOR ACCEPTANCE:

Richard Lillie
Richard R. Lillie, Director of Planning

8/11/75
Date

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, this the 11 day of AUGUST A.D. 1975

Jean Allen Mather
Secretary

C.M. Betts
Chairman

I DO HEREBY CERTIFY that City of Austin Code, Chapter 23.27 of the 1967 has been complied with.

Surveyed by B.F. Priest
Registered Public Surveyor, B.F. Priest

PLANNING AND ENGINEERING CALCULATIONS BY JERYL HART & ASSOCIATES

Certified correct by: Jeryl D. Hart 12-23-74
Jeryl D. Hart, P.E.

STATE OF TEXAS
JERYL D. HART
No. 23

Revised 3-10-75
Revised 5-15-75

J.N. 74-015-F
Calculations on Mouse 1000
By J.D.H. Date
Drawn by J.W.P. 4-15-74