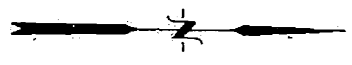


81-1923



SCALE: 1"=100'

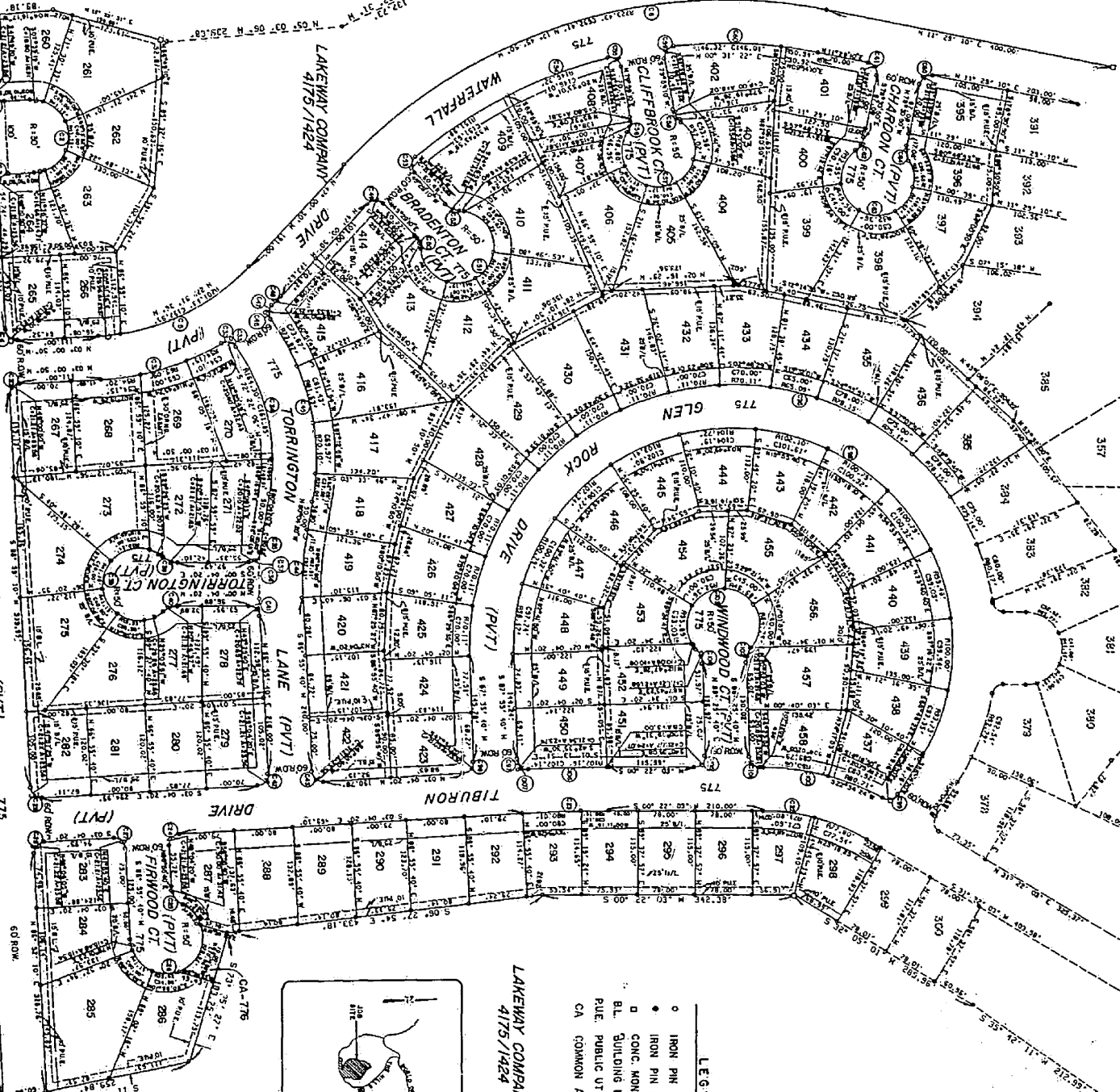
THE HILLS

OF LAKEWAY
PHASE FOUR

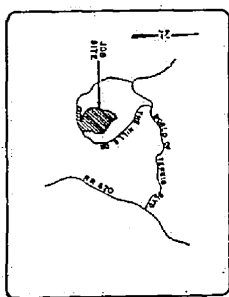
LAKEWAY COMPANY
4175/1424

THE HILLS DRIVE (PVT) 60 ROW
MATCH LINE

MATCH LINE



FLINT ROCK LAND CORP 6875/380



LAKEWAY COMPANY
4175/1424

- LEGEND
- IRON PIN SET
 - IRON PIN FOUND
 - ◻ CONC. MONUMENT SET
 - BL. BUILDING LINE
 - PUE. PUBLIC UTILITY EASEMENT
 - CA COMMON AREA

PREPARED BY:
Cunningham-graves, inc.

SHEET 1 OF 3

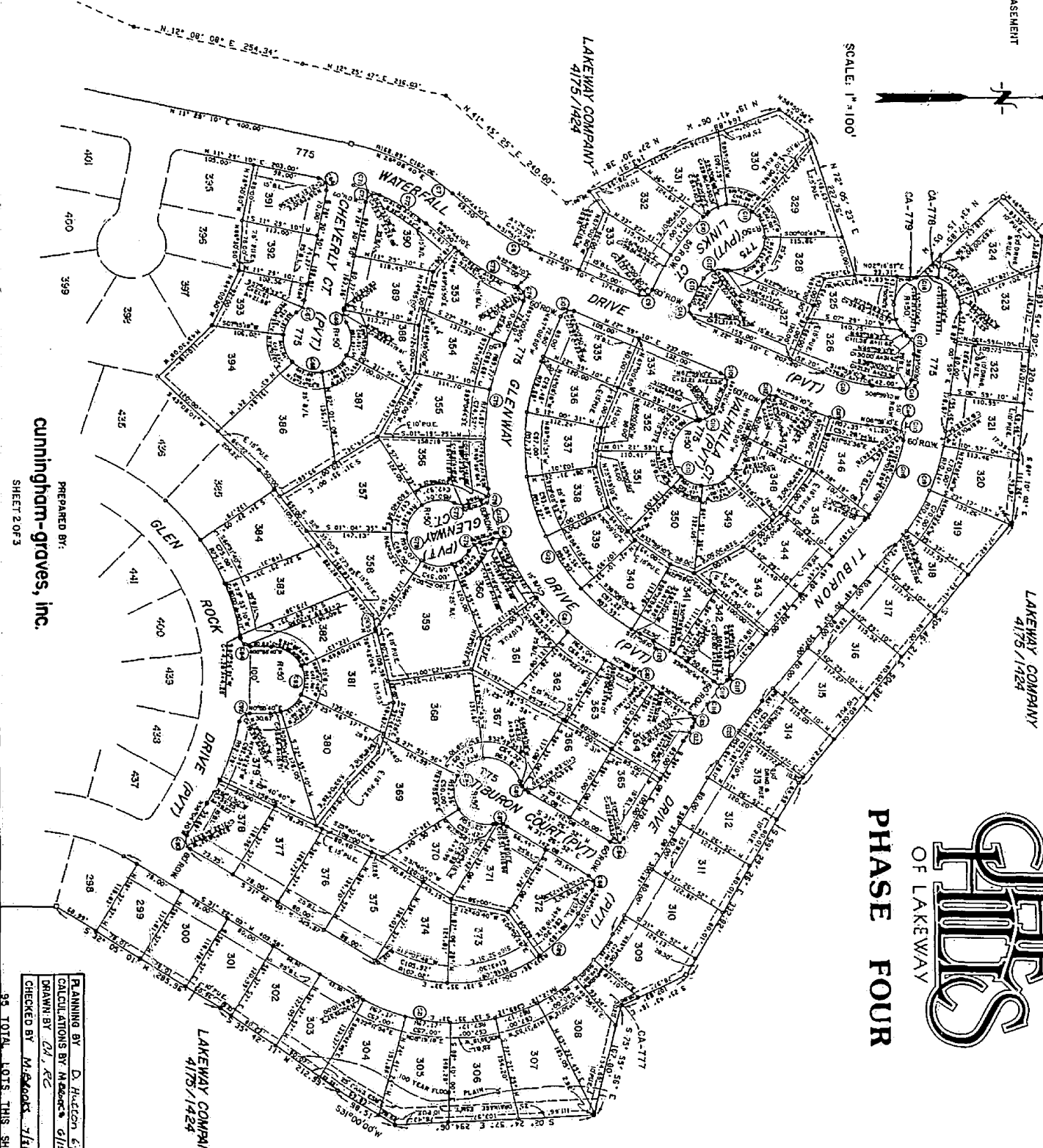
CB16-80-002461 (0) R52

- LEGEND**
- IRON PIN SET
 - ◐ IRON PIN FOUND
 - ◑ CONC. MONUMENT SET
 - BUILDING LINE
 - PUE. PUBLIC UTILITY EASEMENT

CURVE DATA

LINE	ADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	TAN. LENGTH
C1	18.00	180° 00' 00"	31.4159	31.4159	19.0000
C2	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C3	15.00	180° 00' 00"	15.7079	15.7079	9.9499
C4	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C5	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C6	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C7	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C8	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C9	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C10	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C11	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C12	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C13	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C14	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C15	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C16	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C17	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C18	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C19	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C20	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C21	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C22	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C23	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C24	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C25	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C26	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C27	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C28	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C29	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C30	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C31	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C32	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C33	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C34	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C35	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C36	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C37	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C38	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C39	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C40	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C41	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C42	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C43	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C44	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C45	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C46	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C47	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C48	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C49	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C50	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C51	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C52	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C53	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C54	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C55	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C56	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C57	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C58	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C59	30.00	180° 00' 00"	50.9296	50.9296	30.0000
C60	30.00	180° 00' 00"	50.9296	50.9296	30.0000

SCALE: 1"=100'



THE CHIDS

OF LAKEWAY

PHASE FOUR

LAKEWAY COMPANY
4/75/1424

PREPARED BY:
cunningham-graves, inc.

SHEET 2 OF 3

PLANNING BY D. Hutton 6/15/16
CALCULATIONS BY M. Moore 6/15/16
DRAWN BY C.J. RC
CHECKED BY M. Moore 7/1/16
95 TOTAL LOTS THIS SHEET

PHASE FOUR

OF LAKEWAY

THE STATE OF TEXAS
 I KNOW ALL MEN BY THESE PRESENTS:

That Lakeway Company, a partnership organized and existing under the laws of the State of Texas, having entered into a deed of land and other interests, one of the "Hills of Lakeway" Subdivision, situated in Travis County, Texas and being a portion of a 607.22 acre tract of land described as Tract One in a deed conveyed by Albert Investment Corporation to Lakeway Land Company, recorded in Volume 4175, Page 1424, Travis County deed records, does hereby subdivide the said 69.5 acres in accordance with this plat and does hereby adopt said plat as its subdivision to be known as "THE HILLS OF LAKEWAY, PHASE FOUR".

Lakeway Company in recording this plat of the Hills of Lakeway, Phase Four has designated certain areas of land as private streets, paths, playgrounds and open spaces intended for use by the homeowners in The Hills of Lakeway for recreation and other related activities. The designated areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in The Hills of Lakeway as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to The Hills of Lakeway dated June 11, 1981. Said Declaration of Covenants, Conditions and Restrictions is hereby incorporated and made a part of this plat. Lakeway Company does hereby grant an Express Easement across all private access easements and private streets for public use of the surface for all governmental functions, vehicular and/or non-vehicular, including fire and police protection services, solid and other waste material pick-up, any other purposes and governmental authority deemed necessary, and does further agree that all governmental entities, their agents or employees shall not be liable for any damage occurring to the surface of any of the said common areas and private access easements and private streets as a result of governmental vehicles traversing over same in their official capacity.

IN WITNESS WHEREOF Lakeway Company has caused these presents to be executed by the President of its Managing Partner this 10th day of August, 1981 A.D.

LAKEWAY COMPANY, A Partnership
 (Formerly Shaker, Boush, Hunt Company)
 by Lakeway Land Corporation Managing Partner

R. K. Duplanty, President
 R. K. Duplanty, President
 One World of Tennis Square
 Austin, Texas 78724

THE STATE OF TEXAS
 COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared R. K. Duplanty, President, of Lakeway Land Corporation, (said corporation being the Managing Partner for the partnership firm of Lakeway Company, a Texas Partnership) known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of Lakeway Land Corporation, a Managing Partner for Lakeway Company, a Texas partnership, for the purposes and consideration therein expressed, and in the capacity herein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this 10th day of August, 1981 A.D.

Ursula E. Mackrell
 Notary Public in and for
 Travis County, Texas
 URSULA E. MACKRELL



"I, J. Stanley Coates, an authorized under the laws of the State of Texas to practice the profession of Surveying and HERBY CERTIFY that this plat complies with Chapter 41 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 21st day of July, 1981 A.D.

CUNNINGHAM-GROVES, INC.

Robert S. Allen
 Robert S. Allen, P.E.
 Professional Engineer No. 41512



J. Stanley Coates
 J. Stanley Coates
 Notary Public Surveyor No. 1481



The 100 year TREAD PLATIN is contained within the drainage easements shown except for the following lots:

Lot No.	Min. Sub Elevation	Lot No.	Min. Sub Elevation
301	504.0	307	491.0
302	504.0	308	491.0
304	504.0	309	491.0

PREPARED BY:
 Cunningham-Groves, Inc.

SHEET 3 OF 3

APPROVED FOR RECORD:
Richard R. Lillith
 Richard R. Lillith, Director of Planning
 Date: 9/28/81
 This subdivision plat is hereby ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin on the 28th day of September, 1981.

David G. Boudrivan
 David G. Boudrivan, Secretary
 GILBERT W. MARTINEZ

FILED FOR RECORD, this the 11th day of August A.D. 1981 at 8:00 o'clock A.M.

BY X. Davis Deputy
 Doris Shepphite, County Clerk
 Travis County, Texas

STATE OF TEXAS

COUNTY OF TRAVIS

I, Doris Shepphite, 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 notarization was filed for record in my office on the 10th day of August A.D. 1981, at 10:00 o'clock P.M. of the year recorded in said County in Book 81 at Page 181-182 of Travis County deed records at 8:00 A.M.

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

BY X. Davis Deputy
 Doris Shepphite, County Clerk
 Travis County, Texas

COMMISSIONERS COURT CERTIFICATE

STATE OF TEXAS

COUNTY OF TRAVIS

I, Doris Shepphite, County Clerk of Travis County, Texas, do hereby certify that on the 10th day of August, 1981, 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 81 Page 181-182.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY this 10th day of August A.D. 1981.

BY X. Young Deputy
 Doris Shepphite, County Clerk
 Travis County, Texas

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the buildings 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 private 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 private thoroughfares shown on this plat or of constructing any bridges or culverts necessary to be constructed or placed in such streets, roads or other private thoroughfares in connection therewith.

NOTES:

1. A Travis County Development Permit is required prior to any residential construction on any lot in this subdivision.
2. All private streets, and common area lots, are public utility easements and drainage easements.
3. No lot may be occupied until connection is made to the Hurst Creek H.U.D. water and wastewater system.
4. Sidewalks are not required.
5. Easements pertaining to the Property Owner's Association and Common Area and Golf Course; lots are a part of the "Hills of Lake Awarded Master Declaration" as recorded in Volume 7456, Pages 499-532, Travis County Deed Records.
6. All streets shown are private streets.
7. Common area lots are prohibited from occupancy.
8. All structures on lots in this subdivision shall be limited to a height of not greater than twenty-eight feet unless approved by the Hills of Lakeway Architectural Committee.
9. All streets, drainage, sidewalks, water and wastewater lines shall be designed to meet Travis County Suburban Subdivision Standards.

