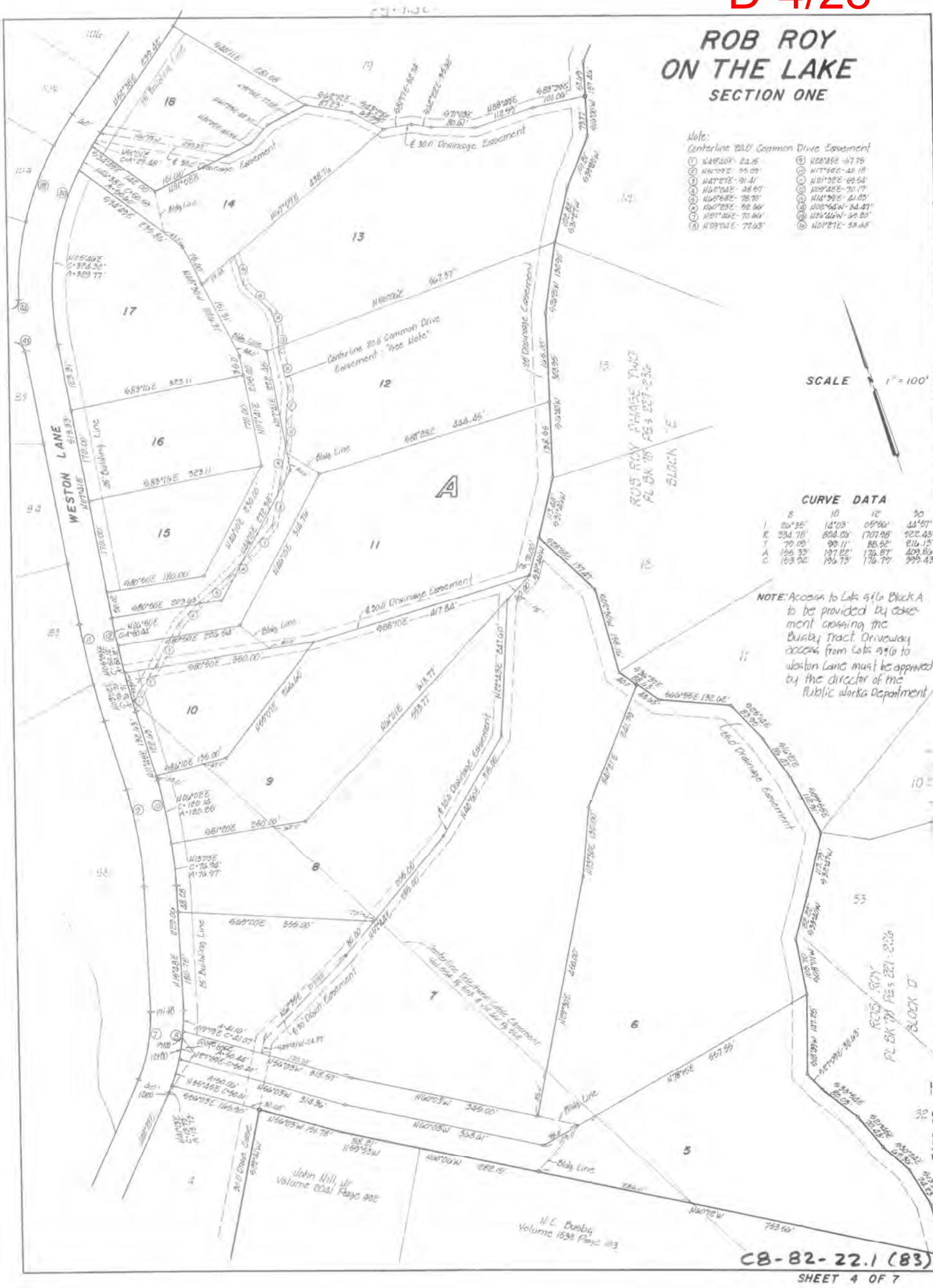
D-4/28


ROB ROY
ON THE LAKE
SECTION ONE
Note:
Centerline 20.0' Common Drive Easement
SCALE 1" = 100'
CURVE DATA
NOTE: Access to Lots 5 & 6 Block A to be provided by easement crossing the Busby Tract. Driveway access from Lots 5 & 6 to Weston Lane must be approved by the director of the Public Works Department
WESTON LANE
Centerline 20.0' Common Drive Easement "See Note"
Bldg. Line
25' Building Line
30.0' Drainage Easement
25.0' Drainage Easement
ROB ROY PHASE TWO
PL BK 78 PG 227-236
BLOCK "E"
ROB ROY
PL BK 78 PG 221-226
BLOCK "D"
John Hill, Jr.
Volume 2041 Page 492
N.C. Busby
Volume 1539 Page 183
Vol. 83 Page 113C
Apr 25-83 RCCHA 4643 $ 140.00
83 6971
C8-82-22.1 (83)
SHEET 4 OF 7

D-4/29

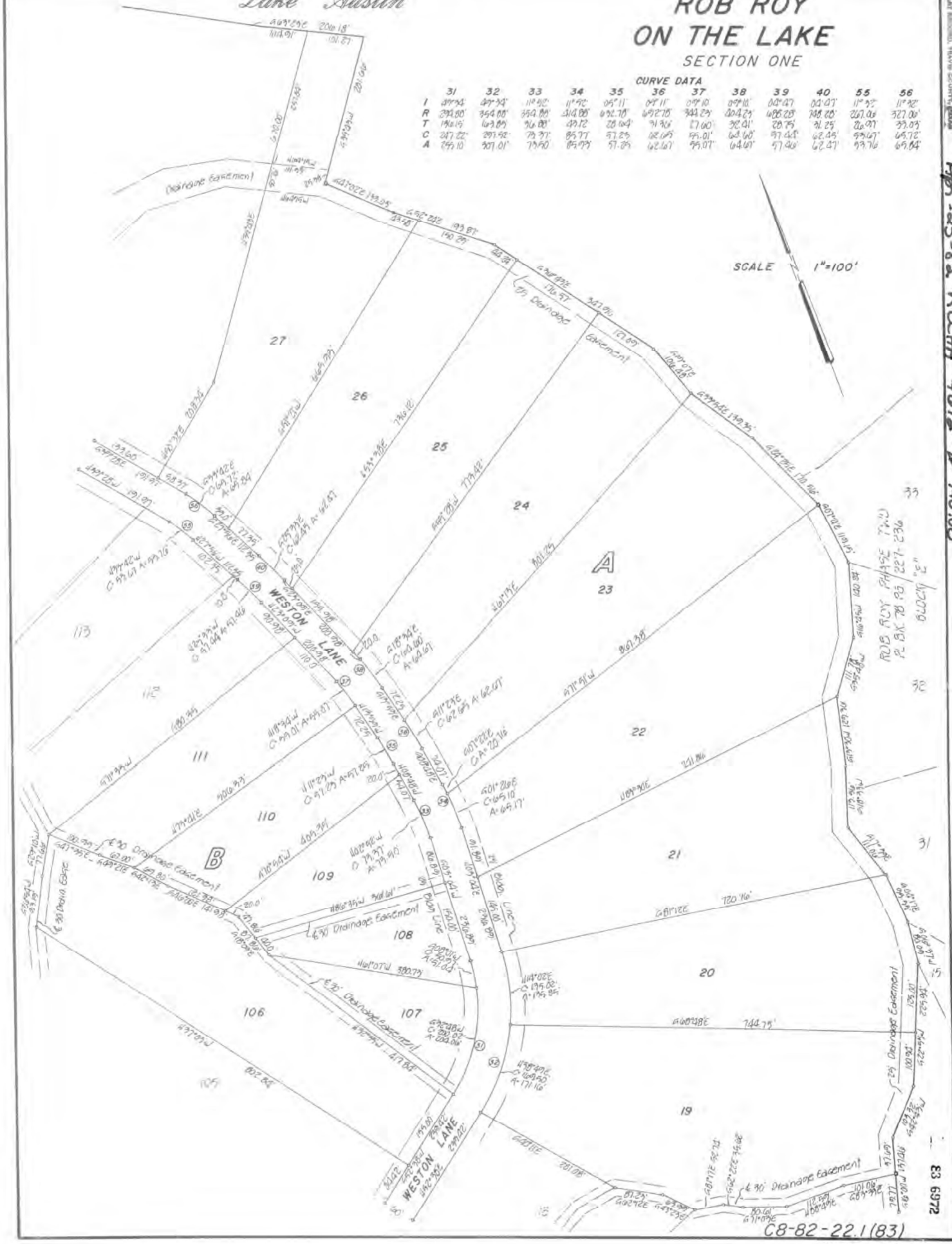
Lake Austin

ROB ROY ON THE LAKE

SECTION ONE

CURVE DATA

	31	32	33	34	35	36	37	38	39	40	55	56
I	49°34'	49°34'	11°52'	11°52'	05°11'	09°11'	09°10'	09°10'	04°47'	04°47'	11°32'	11°32'
R	294.88'	354.88'	354.88'	414.88'	632.78'	692.78'	344.23'	404.23'	686.28'	748.28'	267.06'	327.06'
T	136.15'	163.89'	36.88'	43.12'	28.64'	31.36'	27.60'	32.41'	28.75'	31.25'	26.97'	33.03'
C	247.22'	297.52'	73.37'	85.77'	57.23'	62.65'	55.01'	64.60'	57.44'	62.45'	53.67'	65.72'
A	255.10'	307.01'	73.50'	85.93'	57.25'	62.67'	55.07'	64.67'	57.46'	62.47'	53.76'	65.84'



C8-82-22.1(83)

SHEET 5 OF 7

Vol. 83 Page 1130

Apr-25-83 RCCHA 4643 $ 140.00

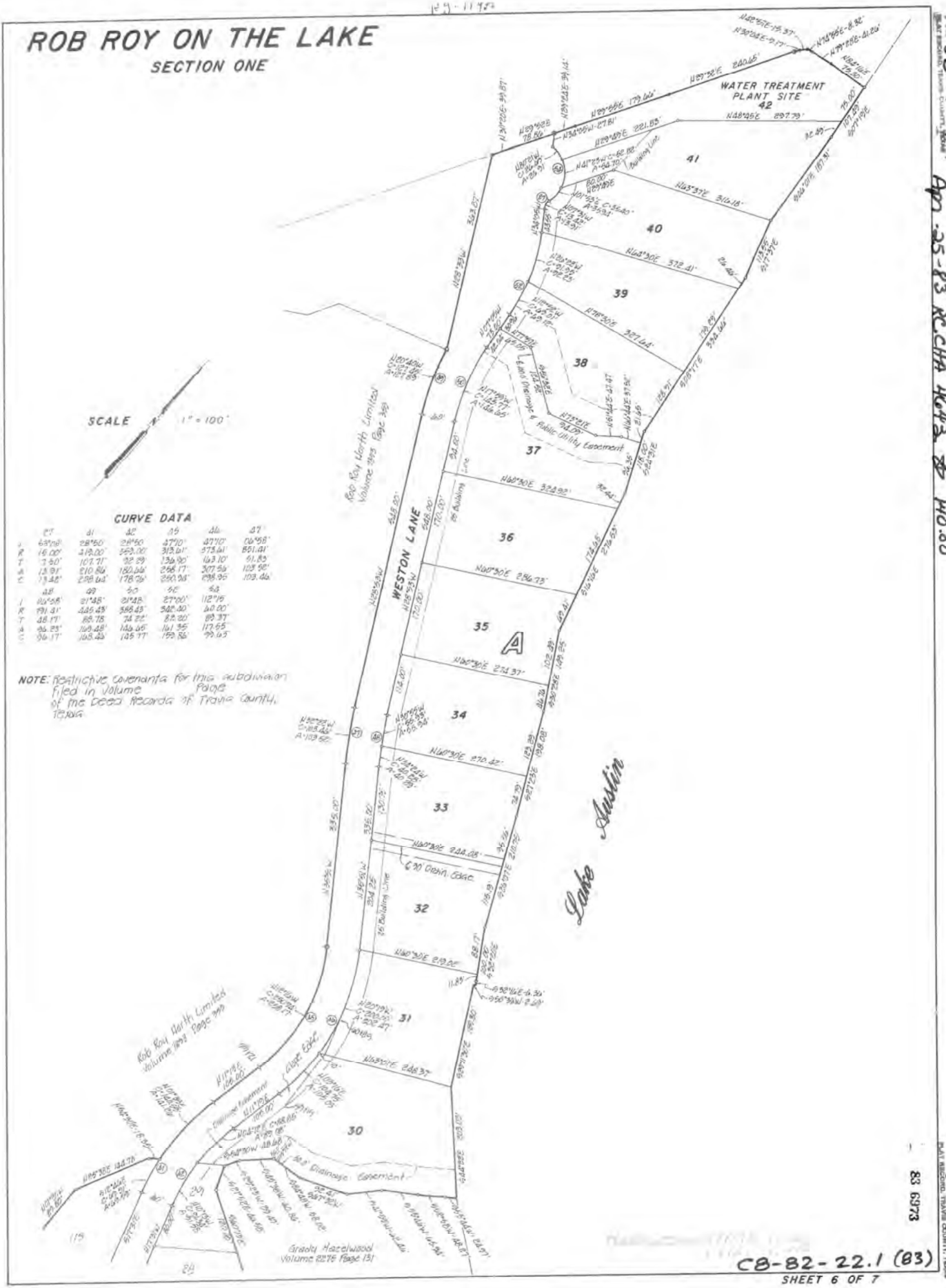
83 6972

Vol. 83 Page 1130

D-4/30

ROB ROY ON THE LAKE

SECTION ONE



CURVE DATA

	27	41	42	45	46	47
J	63°08'	28°50'	28°50'	47°10'	47°10'	06°58'
R	15.00'	419.00'	359.00'	313.61'	373.61'	851.41'
T	7.50'	107.71'	92.29'	136.90'	163.10'	51.83'
A	13.91'	210.86'	180.66'	258.17'	307.56'	103.52'
C	13.42'	228.64'	178.76'	250.98'	298.95'	103.46'

	48	49	50	52	54
J	86°58'	21°48'	21°48'	27°00'	112°15'
R	791.41'	445.43'	388.43'	342.40'	60.00'
T	48.17'	88.78'	74.22'	82.20'	89.37'
A	96.23'	169.48'	146.65'	161.35'	117.55'
C	96.17'	168.46'	145.77'	159.86'	99.65'

NOTE: Restrictive covenants for this subdivision filed in Volume Page of the Deed Records of Travis County, Texas

Vol. 83 Page 114A
Apr. 25-83 RC.CHA 4643 & 4640

83 6973

C8-82-22.1 (83)

SHEET 6 OF 7

Vol. 83 Page 114A

D-4/31

pg. 114B

ROB ROY ON THE LAKE

SECTION ONE

STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS }

THAT ROB ROY NORTH LIMITED, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS' GENERAL PARTNER, JOHN LLOYD, OWNERS OF 491.381 ACRES OF LAND OUT OF THE ISAAC PERKINS SURVEY NO. 37 AND THE ISSACS PERKINS SURVEY NO. 38 IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 7893, PAGE 359 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 227.133 ACRES OF LAND OUT OF THE SAID 491.381 ACRE TRACT, BEING 153.3 ACRES OUT OF THE ISAAC PERKINS SURVEY NO. 37 AND 73.833 ACRES OUT OF THE ISAAC PERKINS SURVEY NO. 38 IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON, TO BE KNOWN AS ROB ROY ON THE LAKE SECTION ONE AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON. SAID TRACT IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED.

WITNESS THE HAND OF JOHN LLOYD, GENERAL PARTNER OF ROB ROY NORTH LIMITED, THIS THE 31 DAY OF MARCH, 1983, A.D.

JOHN LLOYD, General Partner
Rob Roy North Limited
1101 Capitol of Texas Highway South
Bldg. D - Suite 210
Austin, Texas 78746

STATE OF TEXAS }
COUNTY OF TRAVIS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF MARCH, 1983, A.D. BY JOHN LLOYD, GENERAL PARTNER ON BEHALF OF ROB ROY NORTH LIMITED, A LIMITED PARTNERSHIP.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission expires: W.H. THURMAN My Commission Expires April 16, 1985

APPROVED FOR ACCEPTANCE THIS THE _____ DAY OF _____, 1983, A.D.

DIRECTOR OF PLANNING Richard R. Little

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 1983, A.D.

CHAIRMAN Gilbert M. Martinez SECRETARY JUDITH E. FOWLER

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DORIS SHROPSHIRE, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 25th DAY OF April, 1983, 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 SAID COURT IN BOOK 3, PAGE 445.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY THIS THE 25th DAY OF April, 1983, A.D.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: DEPUTY Maryanne Rickey

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 WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 25th DAY OF April, 1983, A.D. AT 4:15 O'CLOCK P.M. AND DULY RECORDED ON THE 25th DAY OF April, 1983, A.D. AT 4:15 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY IN PLAT BOOK 83, PAGES 112B, 113A, 113B, 113C, 113D, 114A, 114B.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY THE DATE LAST WRITTEN ABOVE.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: DEPUTY L. JONES

FILED FOR RECORD AT 4:15 O'CLOCK P.M. THIS THE 25th DAY OF April, 1983, A.D.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: DEPUTY L. JONES

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 OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE SAID TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

THE ACCEPTANCE FOR MAINTAINING 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 FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

I, LARRY A. TURNER, AM 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.

W. MARVEL SMITH SURVEYOR, INC.
3115 West 5th Street Austin, Texas 78703

LARRY A. TURNER
REGISTERED PUBLIC SURVEYOR NO. 2308
March 30, 1983

FLOOD PLAIN NOTE:
The 100 Year Flood is contained within the Drainage Easements as shown hereon.

ENGINEERING BY:

GEORGE W. MURFEE
Registered Professional Engineer No. 39106
1101 Capitol of Texas Highway South - Bldg. D Suite 110
Austin, Texas 78746
March 31, 1983

HEALTH DEPARTMENT RESTRICTIONS:
No structure in this subdivision shall be occupied until connected to a public sewer system or to an individual sewage disposal system which has been approved by the Austin-Travis County Health Department.
No structure in this subdivision shall be occupied until connected to a potable water supply from an approved public water source with adequate quantity for family use and operation of an approved sewage disposal system.

These restrictions are enforceable by the Austin-Travis County Health Department and/or the lot owners or developer.

The following lots have been approved for **ALTERNATE DISPOSAL SYSTEM** usage
BLOCK A: Lots 8, 9, 10, 12, 13, 14, 17, 18, 19, 21 & 29
BLOCK B: Lots 72, 73, 76, 77, 80, 81, 82, 95, 98, 100, 101, 102, 103, 107, 108, 111, 113 & 114
The following lots have been approved for **E.T. SYSTEM** usage:
BLOCK A: Lots 3, 4, 5, 6, 7, 11, 15, 20, 22, 23, 26, 27 & 28
BLOCK B: Lots 73, 74, 76, 77, 82, 86, 87, 88, 89, 90, 91, 93, 105, 106 & 115

Lots not listed above are accepted for development with conventional septic tank use by the Austin-Travis County Health Department.
This subdivision is restricted to one single family residence per lot only until a public sewer system is available.

Tommy L. Green 3-31-83
TOMMY L. GREEN, P.E. DATE
Health Officer

Note: See Page 6 of this plat for Restrictive Covenant reference.

CB-82-22.1(83)

SHEET 7 OF 7

Vol. 83 Page 114B PLAT RECORDS, TRAVIS COUNTY, TEXAS

Apr-25-83 RCCHA 46.43 & 140.00

83 6974

Vol. 83 Page 114B PLAT RECORDS, TRAVIS COUNTY, TEXAS

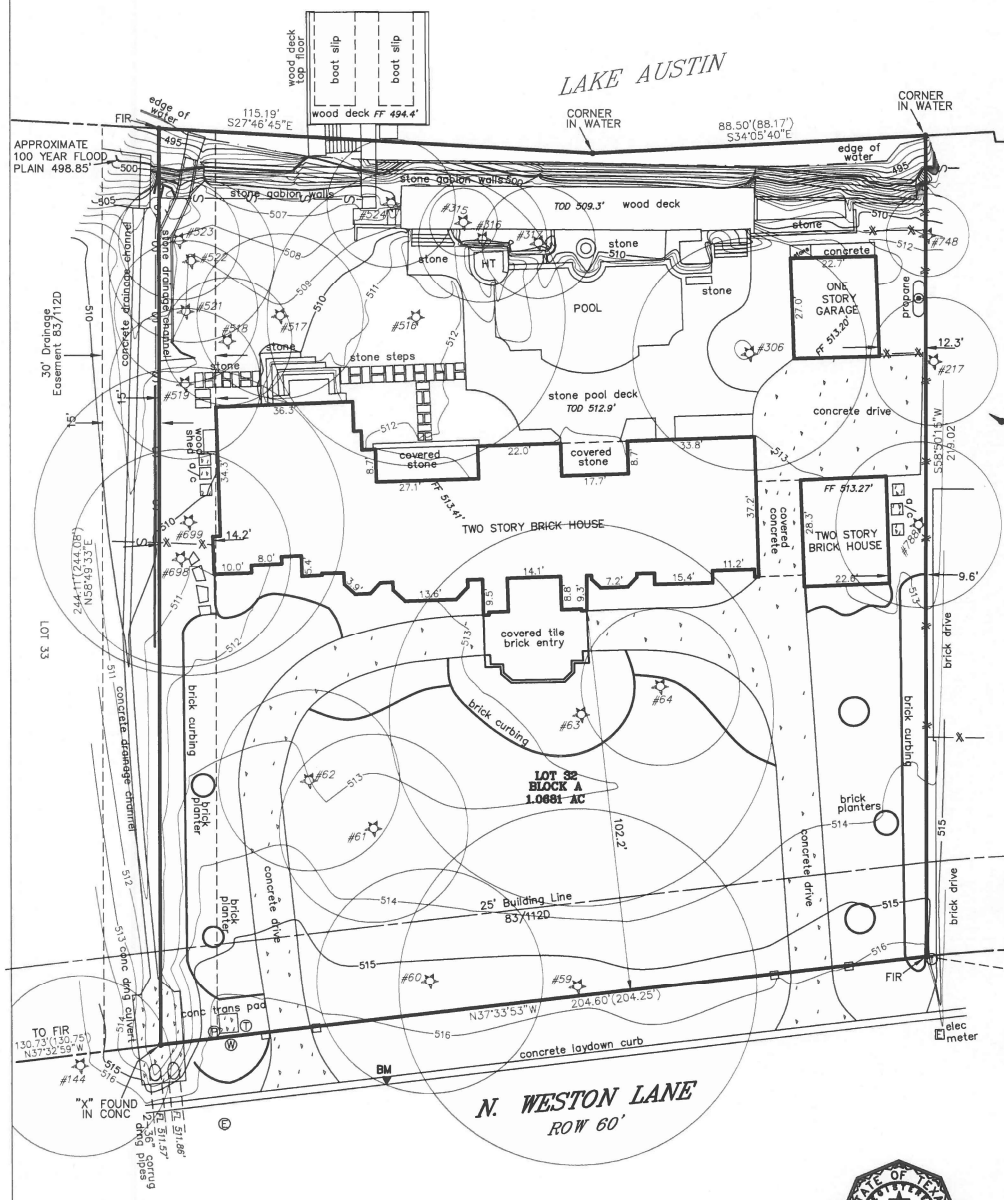
D-4/32

J15652

OWNER:
JAMES T. GOODWIN
SUSAN K. GOODWIN
ADDRESS:
1209 N. WESTON LANE

LEGAL DESCRIPTION:
LOT 32, BLOCK A, ROB ROY ON THE LAKE SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 83, PAGES 112D–114B, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

LOT 32 IS SUBJECT TO EASEMENT RIGHTS AND RESTRICTIVE COVENANTS OF RECORD.



TREE NOTE:
Trees as shown on this survey are measured 4.5' above natural grade; the circle represents a simulated root zone with one foot of radius for one inch of tree diameter.

TREE LIST

T#	TYPE	SIZE
#59	pecan	33/29"
#60	pecan	30"
#61	pecan	25"
#62	pecan	24"
#63	pecan	51"
#64	pecan	21"
#144	live oak	24"
#217	pecan	17"
#306	pecan	31"
#315	pecan	9"
#316	pecan	17"
#317	pecan	15"
#516	pecan	31/17"
#517	pecan	22"
#518	pecan	17"
#519	pecan	20"
#521	pecan	19"
#522	pecan	22"
#523	pecan	16"
#524	pecan	17"
#698	pecan	29"
#699	pecan	41"
#748	elm	11"
#788	pecan	22"

SCALE 1"=20'

LEGEND

FOUND 1/2" IRON ROD FIR
FOUND 1/2" IRON ROD W/CAP FIRC
SET 1/2" IRON ROD W/CAP SIRC LABELED "WATERLOO RPLS 4324"
WROUGHT IRON FENCE
STEEL FENCE
WATER METER
CATV BOX
PHONE BOX
ELECTRIC MANHOLE
WATER VALVE
(RECORD)
TREE SYMBOL W/DRIP LINE

BENCHMARK BM:
Triangle cut in concrete curb, Elevation 516.48' NAVD88

FINISHED FLOOR ELEVATIONS FF 98.0'

BEARING BASE
THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK GPS OBSERVATIONS.

THIS IS A SURFACE DRAWING, THE CONVERSION FACTOR FOR GRID TO SURFACE IS: 0.99984434468301033

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B & 6 Condition II Survey.

And I certify that the property shown hereon IS PARTIALLY within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453C0430J

Zone: AE & X Dated: JANUARY 6, 2016

Survey Dated this the 13TH day of JANUARY, 201 9.

STATE OF TEXAS REGISTERED THOMAS P. DIXON 4324 PROFESSIONAL LAND SURVEYOR

Thomas P. Dixon R.P.L.S. 4324
WATERLOO SURVEYORS INC.
P.O. BOX 160176
AUSTIN, TEXAS 78716–0176
Phone: 512–481–9602
www.waterloosurveyors.com
FIRM# 10124400

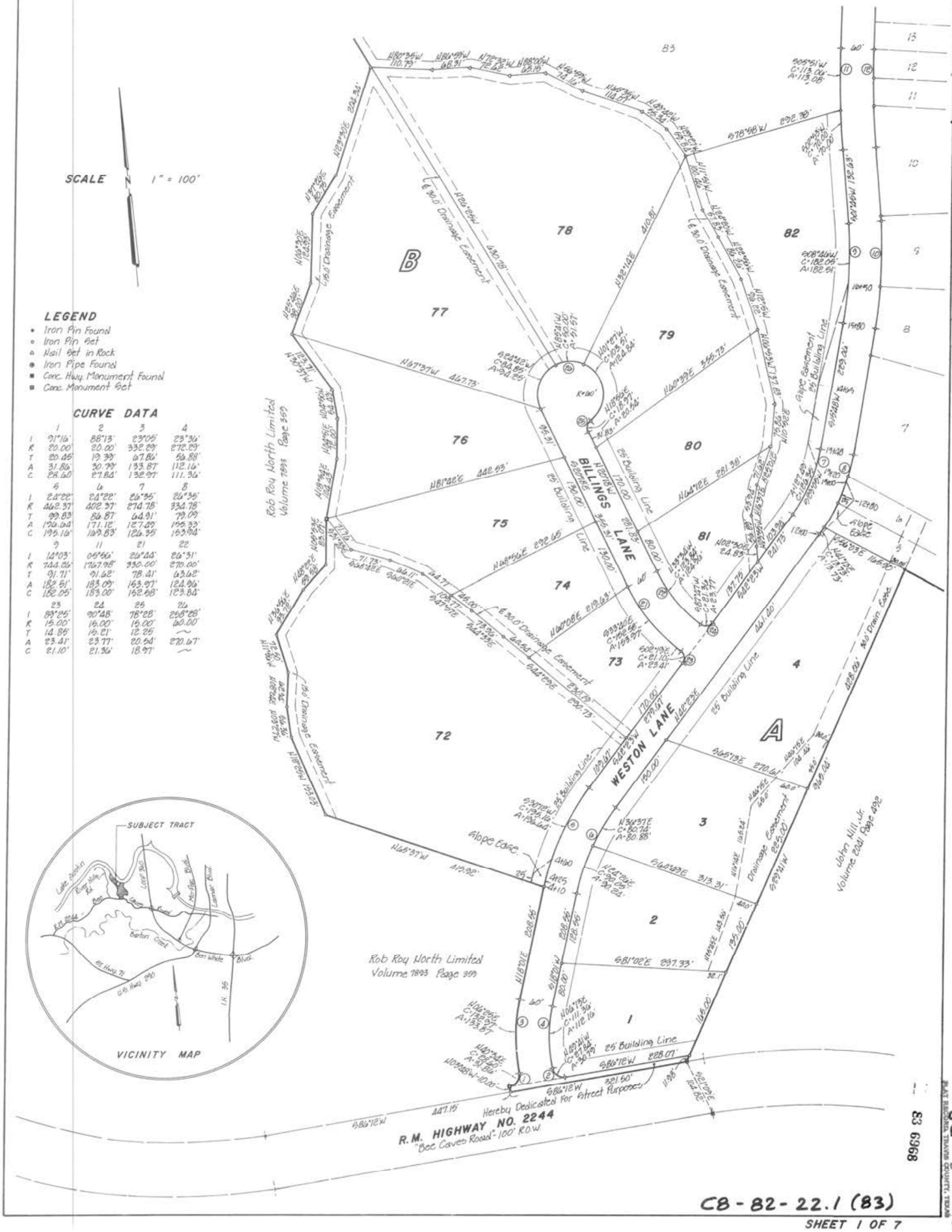
© Copyright 2019

D-4/33

Restrictions V. 7092 P. 660
V. 8121 P. 440

ROB ROY ON THE LAKE

SECTION ONE



Vol. 83 Page 1120 Apr 25 83 RCCHA 4643 # 140.00

Vol. 83 Page 1120

83 6968

C8-82-22.1 (83)

SHEET 1 OF 7

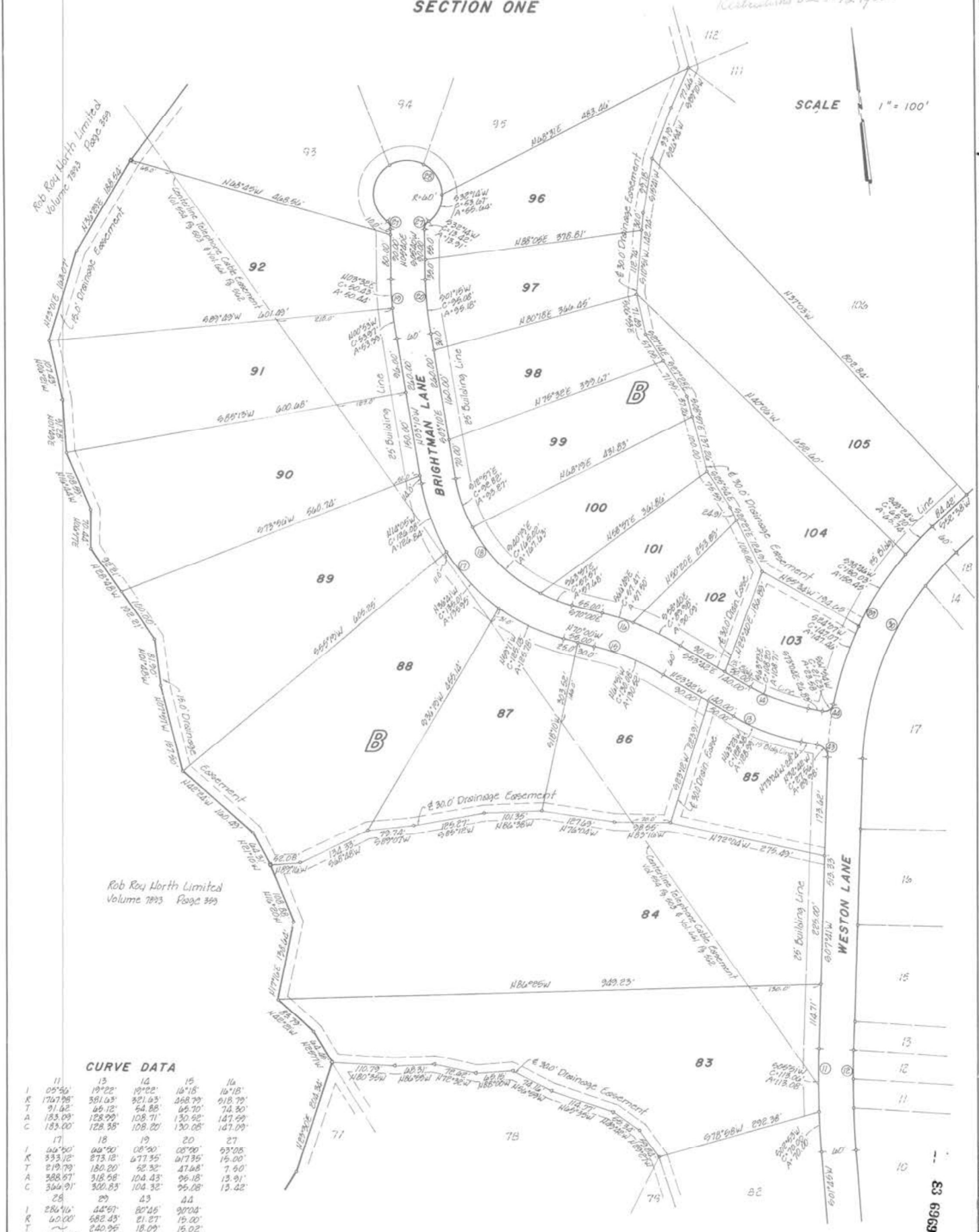
D-4/34

pg. 113A

ROB ROY ON THE LAKE

SECTION ONE

Restrictions Vol 8121 Pg. 440 Fed 323 2106
Restrictions Vol 3042 Pg 640



CURVE DATA

	11	13	14	15	16
I	05°56'	19°22'	19°22'	16°18'	16°18'
R	1767.98'	381.63'	321.63'	458.79'	518.79'
T	91.62'	65.12'	54.88'	65.70'	74.30'
A	183.09'	128.99'	108.71'	130.52'	147.59'
C	183.00'	128.38'	108.20'	130.08'	147.09'

	17	18	19	20	27
I	66°50'	66°50'	08°50'	08°50'	53°08'
R	333.12'	273.12'	677.35'	617.35'	15.00'
T	219.79'	180.20'	52.32'	47.68'	7.50'
A	388.57'	318.58'	104.43'	95.18'	13.91'
C	366.91'	300.83'	104.32'	95.08'	13.42'

	28	29	43	44
I	286°16'	44°57'	80°45'	90°04'
R	60.00'	582.43'	21.27'	15.00'
T	~	240.95'	18.09'	15.02'
A	299.78'	456.93'	29.98'	23.58'
C	~	445.30'	27.56'	21.23'

Vol. 83 Page 113A
PLAT RECORD, TRAVIS COUNTY, TEXAS
Apr-25-83 RCCHA 4643 & 140.80

83 6969

C8-82-22.1 (83)

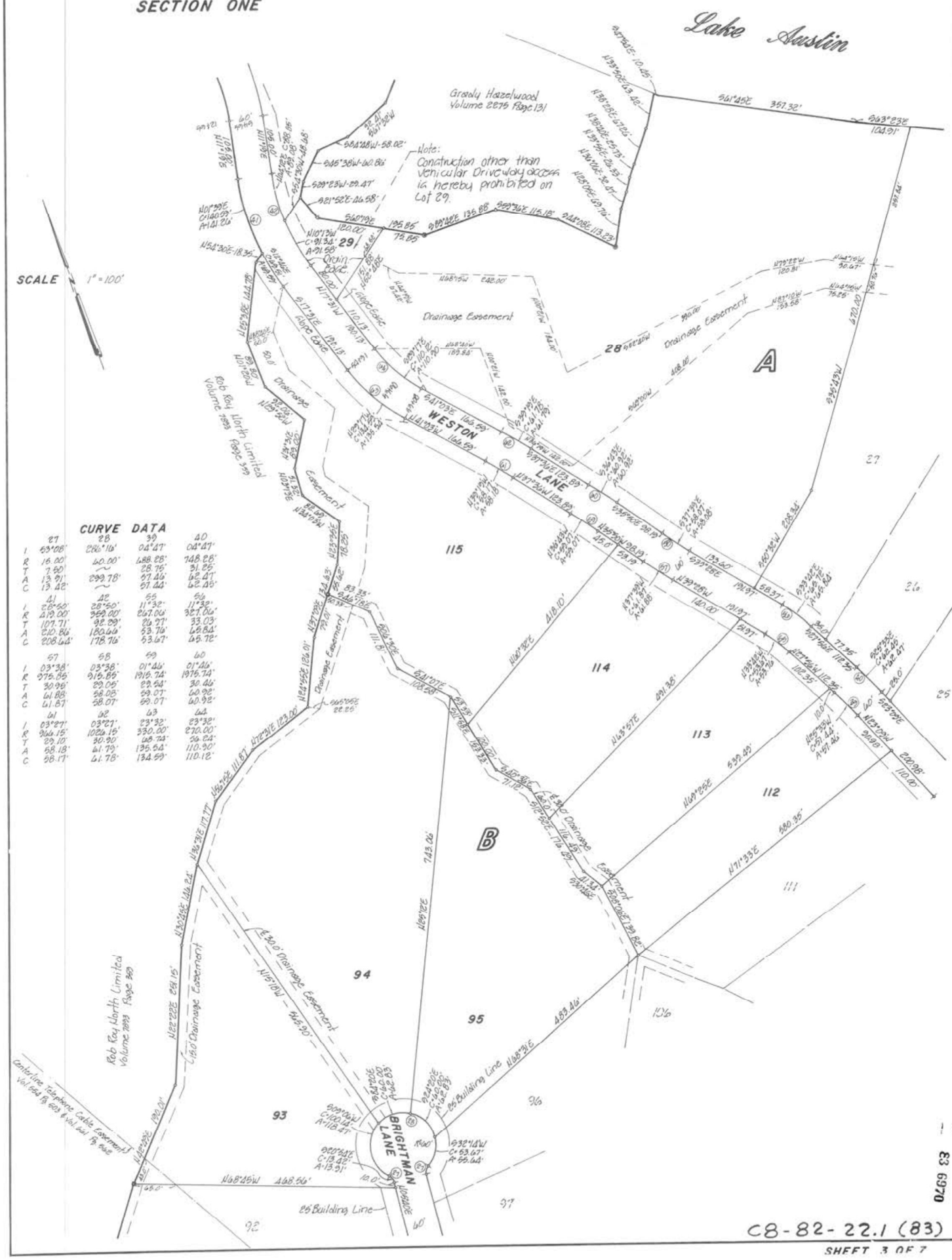
SHEET 2 OF 7

Vol. 83 Page 113A
PLAT RECORD, TRAVIS COUNTY, TEXAS

D-4/35

ROB ROY ON THE LAKE

SECTION ONE



CURVE DATA

	27	28	39	40
I	53°08'	286°16'	04°47'	04°47'
R	16.00'	60.00'	688.28'	748.28'
T	7.50'	~	28.75'	31.25'
A	13.91'	299.78'	57.46'	62.47'
C	13.42'	~	57.44'	62.45'

	41	42	55	56
I	28°50'	28°50'	11°32'	11°32'
R	419.00'	359.00'	267.06'	327.06'
T	107.71'	92.29'	26.97'	33.03'
A	210.86'	180.66'	53.76'	65.84'
C	208.64'	178.76'	53.67'	65.72'

	57	58	59	60
I	03°38'	03°38'	01°46'	01°46'
R	975.85'	915.85'	1915.74'	1975.74'
T	30.95'	29.05'	29.54'	30.46'
A	61.88'	58.08'	59.07'	60.92'
C	61.87'	58.07'	59.07'	60.92'

	61	62	63	64
I	03°27'	03°27'	23°32'	23°32'
R	966.15'	1026.15'	330.00'	270.00'
T	29.10'	30.90'	68.74'	56.24'
A	58.18'	61.79'	135.54'	110.90'
C	58.17'	61.78'	134.59'	110.12'

C8-82-22.1 (83)

SHEET 3 OF 7

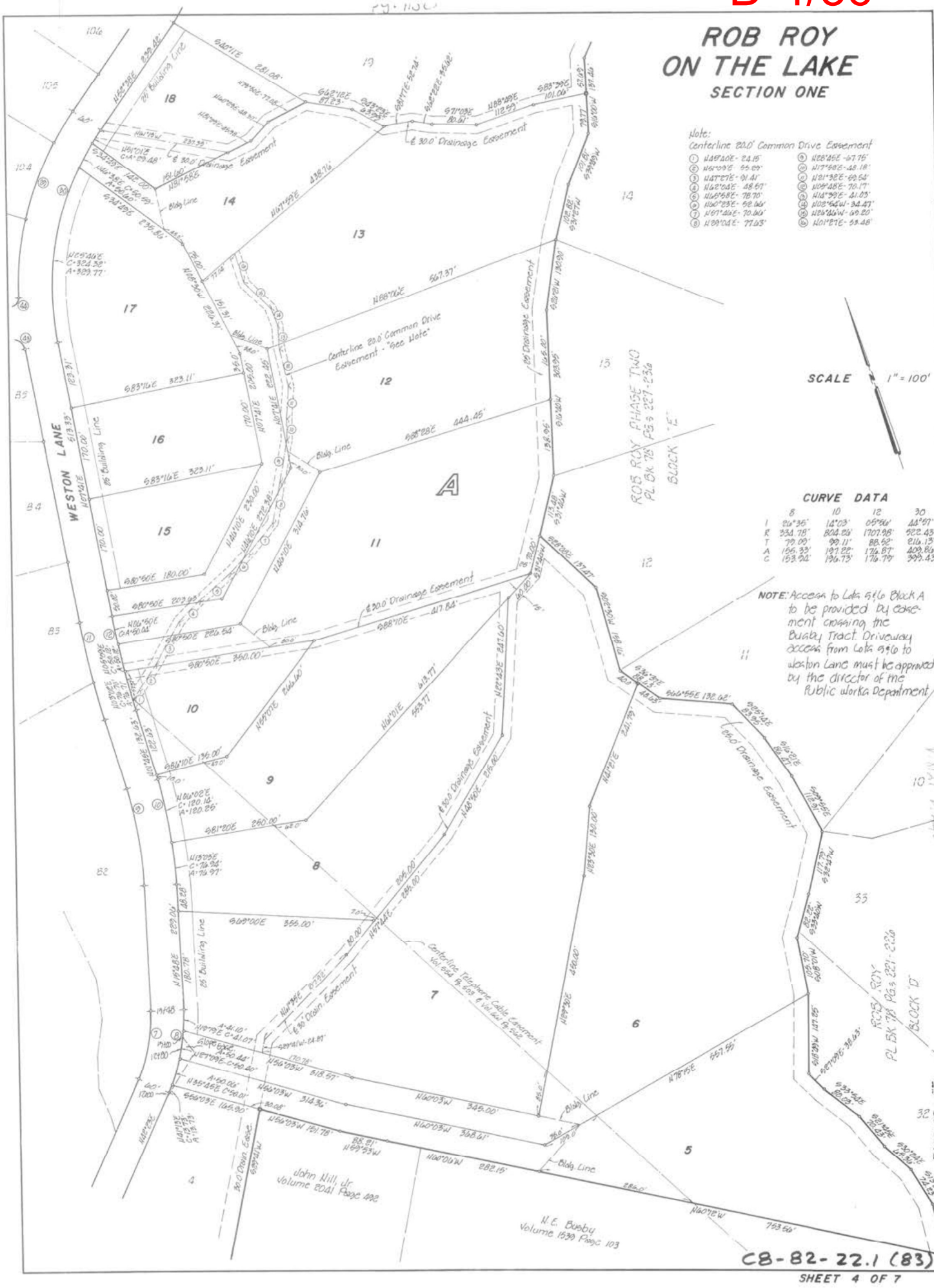
Vol. 83 Page 113B
PLAT RECORD, TRAVIS COUNTY, TEXAS

Apr 25-83 RCCHA 4643 # 140.50

83 6970

Vol. 83 Page 113B
PLAT RECORD, TRAVIS COUNTY, TEXAS

D-4/36



Vol. 83 Page 113C
PLAT RECORD, TRAVIS COUNTY, TEXAS
Apr 25-83 RCCHA 4643 & 140.00

83 6971

Vol. 83 Page 113C
PLAT RECORD, TRAVIS COUNTY, TEXAS

D-4/37

Lake Austin

ROB ROY ON THE LAKE

SECTION ONE

CURVE DATA

	31	32	33	34	35	36	37	38	39	40	55	56
I	49°34'	49°34'	11°52'	11°52'	05°11'	09°11'	09°10'	09°10'	04°47'	04°47'	11°32'	11°32'
R	294.88'	354.88'	354.88'	414.88'	632.78'	692.78'	344.23'	404.23'	688.28'	748.28'	267.06'	327.06'
T	136.15'	163.85'	36.88'	43.12'	28.64'	31.36'	27.60'	32.41'	28.75'	31.25'	26.97'	33.03'
C	247.22'	297.52'	73.37'	85.77'	57.23'	62.65'	55.01'	64.60'	57.44'	62.45'	53.67'	65.72'
A	255.10'	307.01'	73.50'	85.93'	57.25'	62.67'	55.07'	64.67'	57.46'	62.47'	53.76'	65.84'

SCALE 1"=100'

ROB ROY PHASE TWO
PL.BK. 78 PG. 227-236
BLOCK "E"

WESTON LANE

Drainage Easement

25' Drainage Easement

30' Drainage Easement

Bldg. Line

A

B

C8-82-22.1(83)

SHEET 5 OF 7

Vol. 83 Page 1130
PLAT RECORD, TRAVIS COUNTY, TEXAS

Apr-25-83 RCCHA 4643 # 140.00

83 6972

Vol. 83 Page 1130
PLAT RECORD, TRAVIS COUNTY, TEXAS

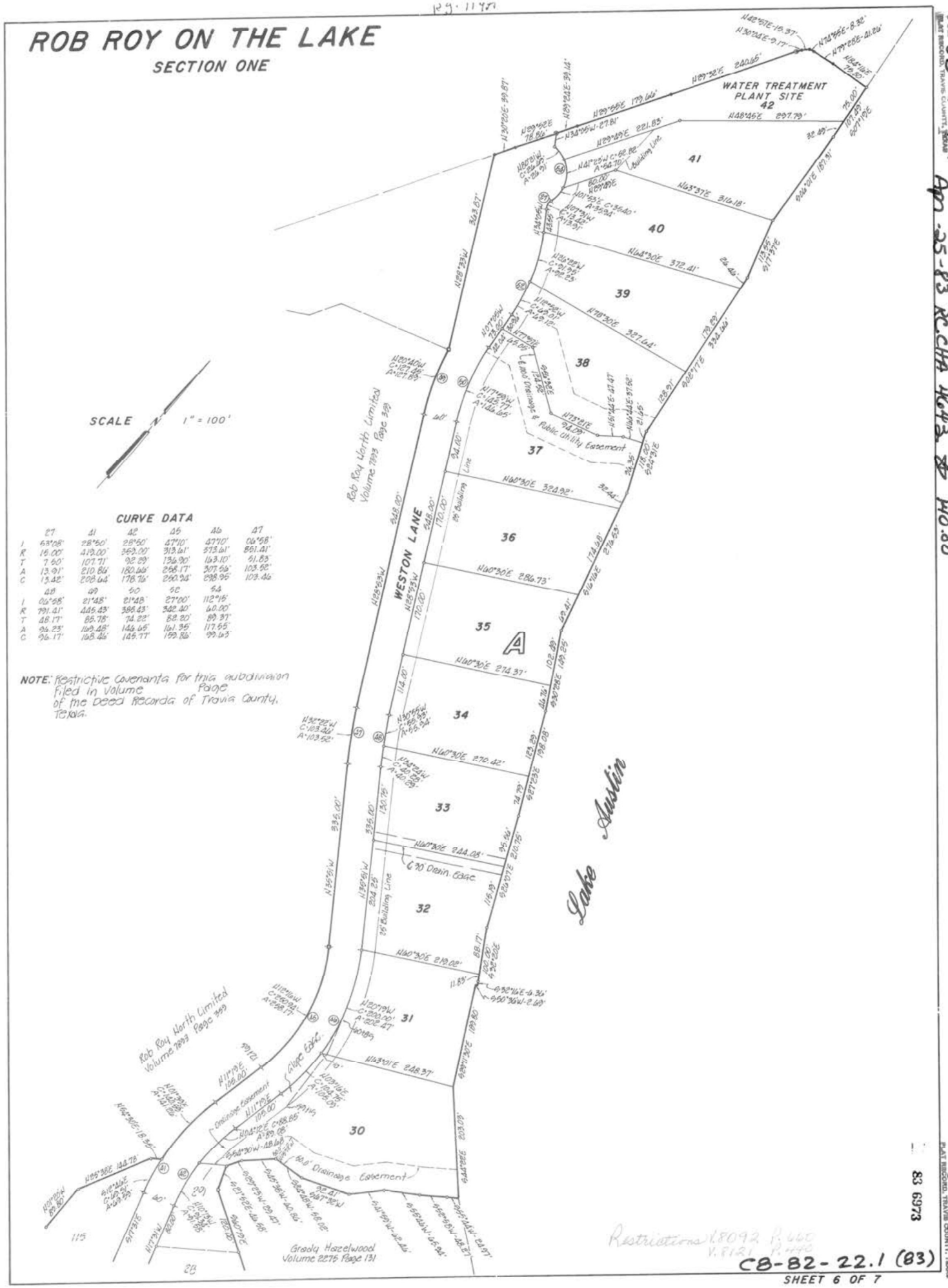
D-4/38

Vol. 83 Page 114A
PLAT RECORD, TRAVIS COUNTY, TEXAS

Ap-25-83 RC.CHA 4643 & 440.82

ROB ROY ON THE LAKE

SECTION ONE



CURVE DATA

	27	41	42	45	46	47
I	53°08'	28°50'	28°50'	47°10'	47°10'	06°58'
R	15.00'	419.00'	359.00'	313.61'	373.61'	851.41'
T	7.50'	107.71'	92.29'	136.90'	163.10'	51.83'
A	13.91'	210.86'	180.66'	258.17'	307.56'	103.52'
C	13.42'	208.64'	178.76'	250.94'	298.95'	103.46'

	48	49	50	52	54
I	06°58'	21°48'	21°48'	27°00'	112°15'
R	791.41'	445.43'	385.43'	342.40'	60.00'
T	48.17'	85.78'	74.22'	82.20'	89.37'
A	96.23'	169.48'	146.65'	161.35'	117.55'
C	96.17'	168.46'	145.77'	159.86'	99.63'

NOTE: Restrictive Covenants for this subdivision filed in Volume Page of the Deed Records of Travis County, Texas.

Restrictions V.8092 P.660
V.8121 P.440

C8-82-22.1 (83)

SHEET 6 OF 7

83 6973

Vol. 83 Page 114A
PLAT RECORD, TRAVIS COUNTY, TEXAS