

LOCATION MAP
N.T.S.

STATE OF TEXAS:
COUNTY OF TRAVIS:
DEDICATION STATEMENT:

THAT LAKE CHANDON PARTNERS, LTD., BEING THE OWNER OF 1.156 ACRES OF LAND, BEING ALL OF LOTS 17 THROUGH 20 AND 23 THROUGH 25 AND A PORTION OF THAT CERTAIN PRIVATE DRIVE AND PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT OF LAKE CHANDON P.U.D., A SUBDIVISION OF RECORD IN VOLUME 87, PAGES 163D-164A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOTS 17 THROUGH 20 AND 23 THROUGH 25 HAVING BEEN CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NO. 2001095145, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID PORTION OF THAT CERTAIN PRIVATE DRIVE AND PUBLIC UTILITY EASEMENT HAVING BEEN CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NO. 2014073963, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT SAID 1.156 ACRES OF LAND IN ACCORDANCE WITH APPLICABLE ORDINANCES OF THE CITY OF LAKEWAY, AND TRAVIS, COUNTY, TEXAS, THE HEREIN DESCRIBED PLAT TO BE KNOWN AS "AMENDED PLAT OF LOTS 17 THROUGH 20 AND 23 THROUGH 25 AND A PORTION OF THE PRIVATE DRIVE AND PUE, LAKE CHANDON P.U.D.", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL RIGHT-OF-WAYS, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

THAT LAKE CHANDON HOMEOWNERS ASSOCIATION, INC., BEING THE OWNER OF ALL OF THAT CERTAIN PRIVATE DRIVE AND PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT OF LAKE CHANDON P.U.D., A SUBDIVISION OF RECORD IN VOLUME 87, PAGES 163D-164A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, HAVING BEEN CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NO. 2012176532, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 1201 SQUARE FOOT PORTION OF SAID PRIVATE DRIVE AND PUBLIC UTILITY EASEMENT DEDICATED BY PLAT OF LAKE CHANDON P.U.D., A SUBDIVISION OF RECORD IN VOLUME 87, PAGES 163D-164A, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DESCRIBED IN A DEED OF RECORD TO LAKE CHANDON PARTNERS, LTD., IN DOCUMENT NO. 2014073963, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY PLAT THE REMAINDER OF SAID PRIVATE DRIVE AND PUBLIC UTILITY EASEMENT TO BE KNOWN AS "AMENDED PLAT OF LOTS 17 THROUGH 20 AND 23 THROUGH 25 AND A PORTION OF THE PRIVATE DRIVE AND PUE, LAKE CHANDON P.U.D.", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL RIGHT-OF-WAYS, STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____ A.D.

ROSS GEORGE, DIRECTOR
LAKE CHANDON PARTNERS, LTD
1200 ROYAL ADELADE DRIVE
COLLEGE STATION, TEXAS 77845

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____ A.D.

ROSS GEORGE, PRESIDENT
LAKE CHANDON HOMEOWNERS ASSOCIATION, INC.
4722 STONEBRIAR CIRCLE
COLLEGE STATION, TEXAS 77845

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSS GEORGE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATION:
STATE OF TEXAS:
COUNTY OF TRAVIS:

I, PHILLIP L. McLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF LAKEWAY, TEXAS AND TRAVIS COUNTY, TEXAS AND HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY SHOWN HEREON WAS ACTUALLY MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON THE DATE SHOWN.

PHILLIP L. McLAUGHLIN
07-22-14
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5300

CERTIFICATION BY A MUNICIPAL UTILITY DISTRICT:
STATE OF TEXAS:
COUNTY OF TRAVIS:

THE TRACT OF LAND DESCRIBED ON THIS PLAT IS WITHIN THE SERVICE AREA OF _____ MUNICIPAL UTILITY DISTRICT AND HAS WATER SERVICE AVAILABLE AND HAS WASTEWATER SERVICE AVAILABLE THROUGH AN AUTHORIZED ORGANIZED WASTEWATER COLLECTION AND TREATMENT SYSTEM SUBJECT TO THE RULES, REGULATIONS, AND REQUIREMENTS OF THE _____ MUNICIPAL UTILITY DISTRICT AS THEY MAY BE AMENDED FROM TIME TO TIME.

DATED: _____
PRESIDENT OF THE BOARD
MUNICIPAL UTILITY DISTRICT

CERTIFICATION BY CODE OFFICIAL:
STATE OF TEXAS:
COUNTY OF TRAVIS:

THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF LAKEWAY ON THIS THE _____ DAY OF _____, 20____, A.D.

CODE OFFICIAL
CITY OF LAKEWAY

APPROVAL BY CODE OFFICIAL:
STATE OF TEXAS:
COUNTY OF TRAVIS:

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CODE OFFICIAL FOR THE CITY OF LAKEWAY, TEXAS, IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCES OF THE CITY, AND IS HEREBY APPROVED AND AUTHORIZED FOR RECORD.

DATED: _____
CODE OFFICIAL
CITY OF LAKEWAY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK ____M., AND DULY RECORDED ON THIS THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK ____M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

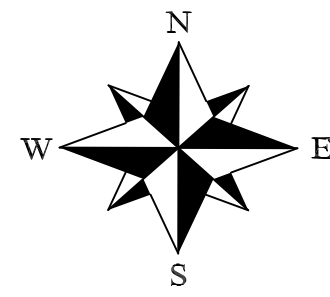
BY _____
DEPUTY

FILED FOR RECORD AT _____ O'CLOCK ____M., THIS THE _____ DAY OF _____, 20____, A.D.

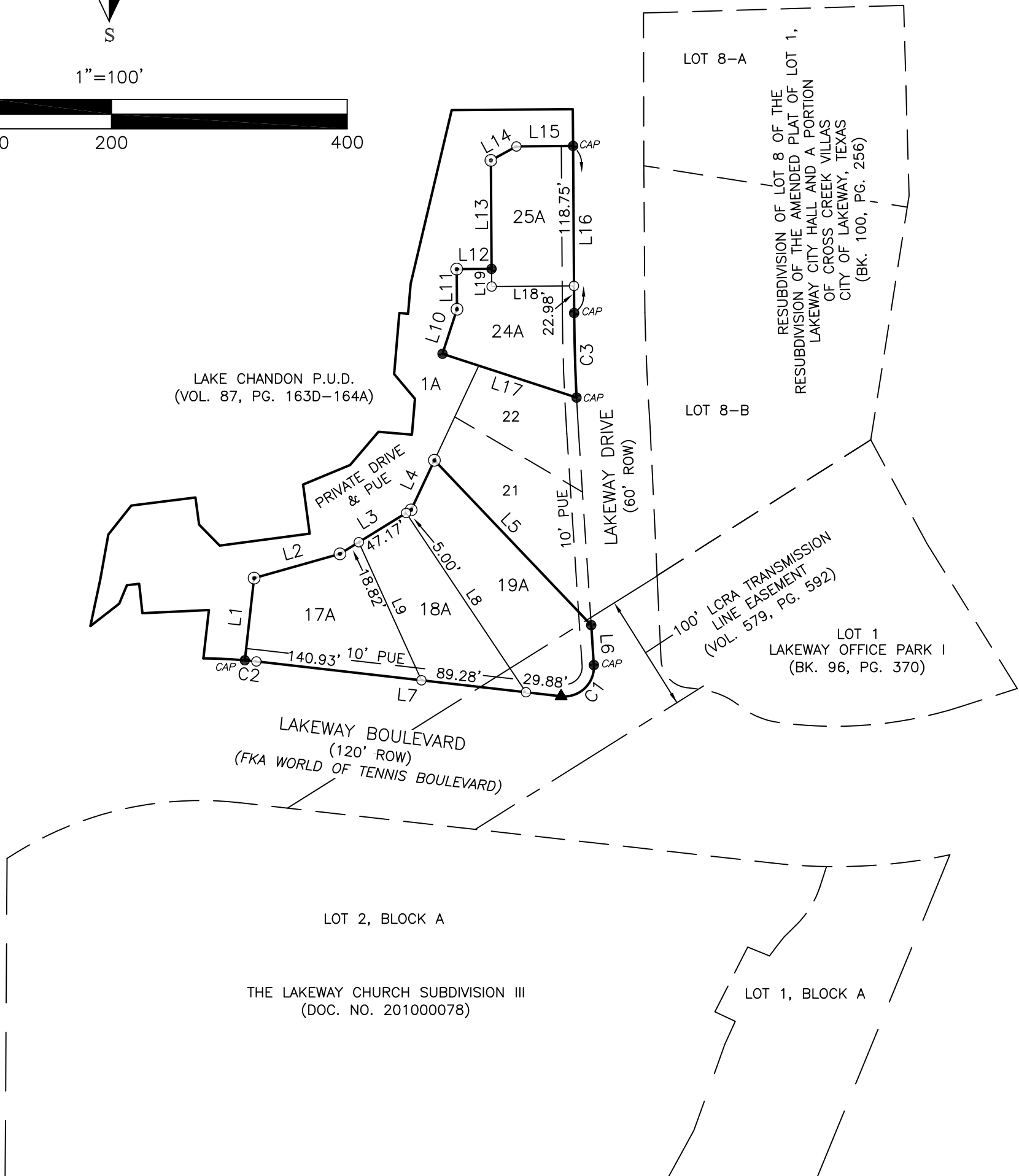
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

AMENDED PLAT OF LOTS 17 THROUGH 20 AND 23 THROUGH 25 AND A PORTION OF THE PRIVATE DRIVE AND PUE, LAKE CHANDON P.U.D.



1"=100'



PLAT NOTES:

- THIS AMENDED PLAT DOES NOT REMOVE ANY RESTRICTIONS. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF LAKE CHANDON P.U.D. RECORDED IN VOLUME 87, PAGES 163D - 164A, PLAT RECORDS, TRAVIS COUNTY, TEXAS.
- THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOODPLAIN AS IDENTIFIED ON FEMA MAP PANEL NO. 48453C0405H, EFFECTIVE SEPTEMBER 26, 2008.
- THIS SUBDIVISION IS LOCATED IN THE CITY OF LAKEWAY.

LEGEND:

- CAP = IRON ROD FOUND WITH CAP
- = 1/2" IRON ROD FOUND
- ▲ = PK NAIL FOUND
- = IRON ROD WITH "G&R" CAP SET
- ⊙ = 60D NAIL FOUND REPLACED WITH IRON ROD WITH "G&R" CAP
- PUE = PUBLIC UTILITY EASEMENT
- BL = BUILDING LINE SETBACK

TOTAL NUMBER OF LOTS: 5

LOT AREAS:
LOT 17A = 11102 SQ. FT.
LOT 18A = 9242 SQ. FT.
LOT 19A = 13378 SQ. FT.
LOT 24A = 8455 SQ. FT.
LOT 25A = 8163 SQ. FT.
TOTAL AREA OF THIS PLAT: 1.156 ACRES (50,340 SQ. FT.)
RESIDENTIAL LOTS: 5
NEW STREETS: NONE

| NO. | DELTA | RADIUS | ARC | CHORD BEARING | CHORD | TANGENT | RECORD CHORD |
|-----|------------|----------|--------|---------------|--------|---------|--------------------|
| C1 | 100°31'07" | 25.00' | 43.86' | S46°31'32"W | 38.45' | 30.07' | S48°09'33"W 38.37' |
| C2 | 1°21'01" | 418.62' | 9.87' | N84°13'34"W | 9.87' | 4.93' | N82°27'40"W 9.96' |
| C3 | 2°20'28" | 1756.94' | 71.79' | S01°37'17"E | 71.79' | 35.90' | |

| LINE TABLE | | | |
|------------|-------------|----------|---------------------|
| NUMBER | DIRECTION | DISTANCE | RECORD INFO. |
| L1 | N06°25'55"E | 70.20' | N08°17'06"E 70.13' |
| L2 | N74°15'09"E | 75.69' | |
| L3 | N58°14'51"E | 70.99' | N60°06'08"E 70.98' |
| L4 | N25°08'19"E | 46.48' | N26°51'19"E 46.43' |
| L5 | S43°33'51"E | 193.09' | S41°49'38"E 192.97' |
| L6 | S03°46'03"E | 33.94' | S01°58'00"E 34.07' |
| L7 | N83°29'11"W | 260.09' | N81°42'54"W 260.21' |
| L8 | S33°45'56"E | 183.00' | |
| L9 | S24°23'11"E | 128.66' | |
| L10 | N18°01'11"E | 39.74' | S19°50'47"W 39.69' |
| L11 | N00°26'51"W | 34.06' | S01°21'00"W 34.12' |
| L12 | N89°34'07"E | 29.57' | N88°39'00"W 29.70' |
| L13 | N00°20'30"W | 92.08' | N01°21'00"E 92.00' |
| L14 | N61°31'00"E | 24.69' | N63°24'22"E 24.90' |
| L15 | N89°29'31"E | 48.02' | S88°39'00"E 48.00' |
| L16 | S00°22'33"E | 141.73' | S01°21'00"W 141.73' |
| L17 | N71°54'57"W | 119.64' | S70°09'13"E 119.95' |
| L18 | S89°34'07"W | 69.86' | |
| L19 | N00°20'30"W | 15.00' | |

G&R
SURVEYING, LLC

1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000