

YMCA - TOWN LAKE SUBDIVISION

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Linda Rogers, President, Board of Directors, Austin Metropolitan Young Men's Christian Association of Austin (YMCA), a corporation organized and existing under the laws of the State of Texas, having its principal place of business in Austin, Travis County, Texas, acting for said Young Men's Christian Association (YMCA), owner of that certain tract of land containing 4.80 acres of land being a portion of Lot 2, Block 8, "RAYMOND'S PLATEAU", a subdivision in the City of Austin, Travis County, Texas, a subdivision recorded in Plat Book 1, Page 30 of the Plat Records of Travis County, Texas, and an unplatted portion of Outlot 11 of Division 2 of the Original Government Outlots in the City of Austin according to the map or plat filed at the General Land Office of the State of Texas, as conveyed to it by instrument recorded in Volume 3338, Pages 1452 through 1456, Deed Records of Travis County, Texas, said property having been zoned for usage other than one or two residential units per lot for the immediate preceding five years, and there being no restrictions limiting said subdivision to one or two residential units per lot pursuant to Section 5, Article 974a as amended, Texas Civil Statutes, do hereby subdivide said 4.80 acres of land in accordance with the plat shown hereon, to be known as "YMCA-TOWN LAKE SUBDIVISION" and do hereby dedicate to the public the use of all streets and easements shown hereon, subject to any easements or restriction heretofore granted and not released.

WITNESS MY HAND this the 13 day of November, 1987, A.D.

Linda Rogers
Linda Rogers, President
YMCA

1100 West 1st Street
Austin, Texas 78701

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Linda Rogers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she 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 13 day of Nov, 1987 A.D.



Eunice G. Keiser
Notary Public in and For Travis County, Texas

Eunice G. Keiser
My Commission Expires: 10-01-89

APPROVED FOR ACCEPTANCE:

Marie A. Gaines
Marie A. Gaines

Tracy H. Watson, Acting Director
Office Of Land Development Services

MARIE A. GAINES

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission, of the City of Austin, Texas, this the 12TH day of JAN, 1988, A.D.

Chairperson Mary M. Arnold Secretary J. M. Goodman
MARY M. ARNOLD J. M. GOODMAN

FILED FOR RECORD this the 16th day of Feb, 1988 A.D., at 3:25 o'clock P.M.

Dana DeBeauvoir, Clerk, County Court, Travis County, Texas

By: Deputy

K. Terrell
K. TERRELL

STATE OF TEXAS

COUNTY OF TRAVIS

I, Dana DeBeauvoir, 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 16th day of Feb, 1988, A.D., at 3:25 o'clock P.M. and duly recorded on the 16th day of Feb, 1988, A.D., at 3:30 o'clock P.M. in the Plat Records of said County in Book No. 87, Page(s) 1460, 147A

WITNESS MY HAND AND SEAL of the County Court of said County of date last written.

Dana DeBeauvoir, Clerk, County Court, Travis County, Texas

By: Deputy

K. Terrell
K. TERRELL

NOTES:

1. Sidewalks are required along the subdivision side of North Lamar Blvd. Such sidewalks shall be completed prior to the acceptance and issuance of any Type I or II Driveway Approach and/or Certificate of Occupancy. Sidewalks which have not been installed within two (2) years from the date of acceptance for maintenance of the streets may, upon approval of the City Council, be constructed by the City of Austin and assessment made against the affected properties for all engineering administration and construction costs.
2. All lots within this subdivision are restricted to usage other than single-family or duplex.
3. ACCESS FOR INSPECTION AND/OR MAINTENANCE OF DRAINAGE EASEMENTS: Property owner shall provide for access to the drainage easement as may be necessary and shall not prohibit access by City of Austin/Travis County for inspection and maintenance.
4. ALLEYS/SERVICEWAYS: Facilities for off-street loading and unloading shall be provided for all non-residential sites.
5. DETENTION NOTE: Prior to construction on the lot in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall runoff shall be held to the amount existing at undeveloped status by ponding or other approved methods. All proposed construction or site alteration in this subdivision requires approval of a separate Waterway Development Permit.
6. DRAINAGE EASEMENT OBSTRUCTIONS: No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by City of Austin or Travis County.
7. All signs shall comply with the Austin Sign Ordinance.
8. Additional water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Austin and State Health Department plans and specifications. Plans and specifications shall be submitted to the City of Austin Water and Wastewater Department for review.

RESTRICTIVE COVENANT FILED IN VOLUME

10584 PAGE 197 TRAVIS COUNTY

REAL PROPERTY RECORDS

STATE OF TEXAS

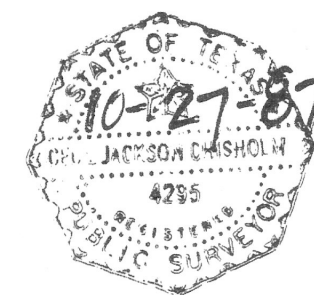
COUNTY OF TRAVIS

I, Cecil Jackson Chisholm, 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 of 1981 as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

As surveyed by:

BAKER-AICKLEN & ASSOCIATES, INC.

Cecil Jackson Chisholm
Cecil Jackson Chisholm Date 10-27-87
Registered Public Surveyor No. 4295
9111 Jollyville Road, Suite 107
Austin, Texas 78759



FLOODPLAIN:

A portion of this subdivision is within the 100-year floodplain, according to FIRM Reference Panel 75 of 105, Federal Flood Insurance Administration, Community Panel 480624-0075B dated Sept. 2, 1981, for the City of Austin, Travis County, Texas.

STATE OF TEXAS

COUNTY OF TRAVIS

I, Joe M. Baker, am authorized under the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of Chapter 13-3 (and Chapters 13-15, if applicable) of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge.

Engineering by:

BAKER-AICKLEN & ASSOCIATES, INC.

Joe M. Baker
Joe M. Baker Date 12-16-87
Registered Professional Engineer No. 26324
9111 Jollyville Road, Suite 107
Austin, Texas 78759



COMP FILE "YMCA" DISC B/A # 24
JOB NO. 287-1-001-105

10-7-87
SHEET TWO OF TWO

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**BAKER-AICKLEN
& ASSOCIATES, INC.**
Consulting Engineers

9111 JOLLYVILLE ROAD
SUITE 107
AUSTIN, TEXAS 78759
(512) 346-6980

CBs-87-104