

Plat Document # _____

Plat

Plat Records Index Sheet:

Subdivision Name: THE POINTEOwner's Name: Volente Group of Texas IncResubdivision? (yes or no) NO

Additional Restrictions or Comments:

N A

Return: CITY OF JONESTOWN
 ED MOORE
 1405 BUFFALO GAP RD
 AUSTIN, TX 78734

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat File Stamp

FILED AND RECORDED



06-08-1999 03:54 PM 199900184
 DAVILAM \$81.00
 Dana DeBeauvoir, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

1999000184

6-8-99 \$810

PHOTOGRAPHIC MYLAR

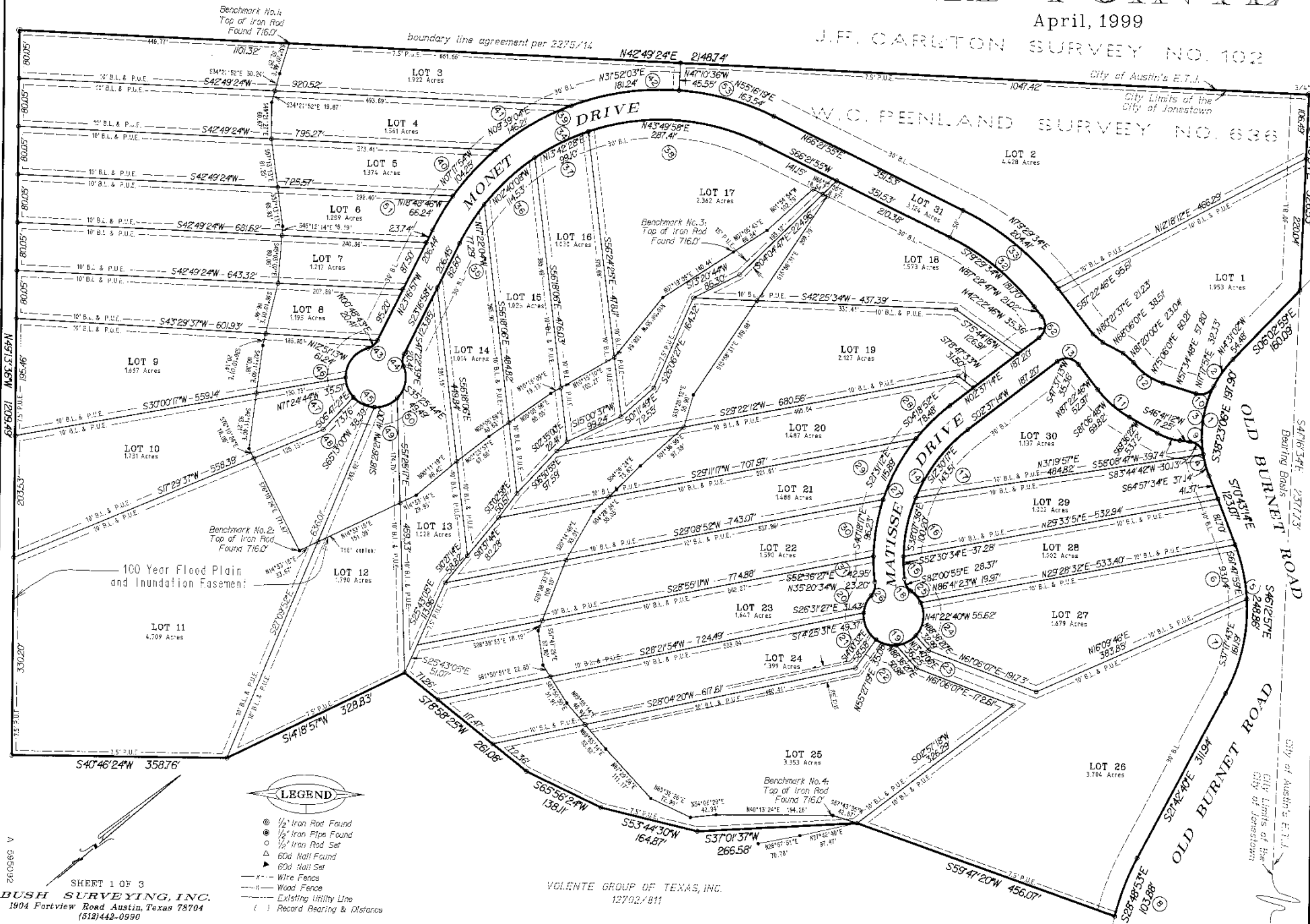
SCALE 1" = 100'

J.J. Carlton
454/158

THE POINTE

April, 1999

J.F. CARLTON SURVEY NO. 102



SHEET 1 OF 3

BUSH SURVEYING, INC.
1904 Fortview Road Austin, Texas 78704
(512)442-0990

VOLENTE GROUP OF TEXAS, INC.
12702/811

1 1/2"

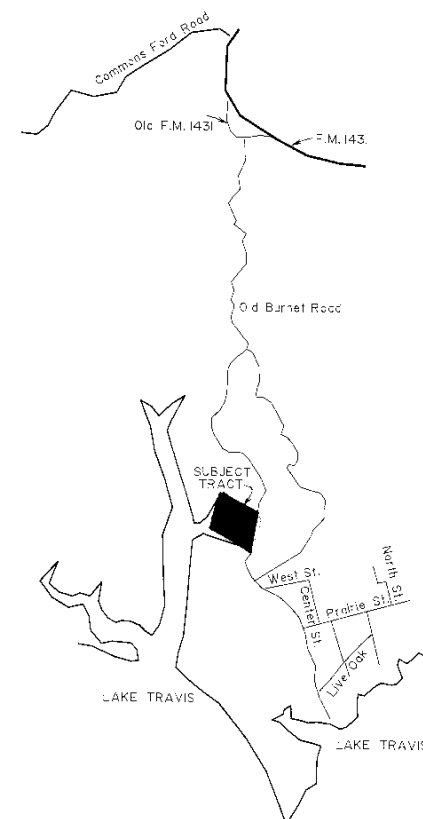
199900184

THE POINTE

CURVE DATA

① 64°40'15" 185.00' 117.11' 197.30' 208.81' S38°23'06"E'	② 16°56'07" 185.00' 27.54' 54.48' 54.68' S14°31'02"E'	③ 36°12'44" 185.00' 60.49' 37.14' 16.92' S41°05'28"E'	④ 11°31'24" 185.00' 8.67' 37.14' 37.21' S64°57'32"E'	⑤ 49°00'34" 300.00' 136.75' 248.86' 256.61' S46°12'57"E'	⑥ 7°50'28" 300.00' 47.09' 93.04' 93.42' S61°48'00"E'	⑦ 3°10'05" 300.00' 83.67' 161.19' 163.20' S37°17'43"E'
⑧ 14°12'25" 420.00' 52.34' 103.88' 104.14' S28°48'53"E'	⑨ 74°07'01" 25.00' 18.88' 30.13' 32.34' S83°44'42"W'	⑩ 60°33'54" 25.00' 21.19' 32.33' 35.15' N7°17'51"E'	⑪ 23°00'52" 175.00' 35.63' 69.82' 70.29' S81°06'47"W'	⑫ 35°02'26" 100.00' 31.57' 60.21' 61.16' N75°06'01"E'	⑬ 90°00'00" 25.00' 25.00' 35.36' 39.27' S47°37'14"W'	⑭ 59°01'00" 276.00' 55.64' 270.90' 283.26' N26°53'16"W'
⑮ 7°46'24" 275.00' 18.68' 37.28' 37.31' N52°30'34"W'	⑯ 20°59'34" 275.00' 50.95' 100.20' 100.76' N38°07'35"W'	⑰ 30°15'02" 275.00' 74.33' 143.51' 145.19' N12°30'17"W'	⑱ 48°11'23" 25.00' 11.18' 22.41' 21.03' N80°29'28"W'	⑲ 276°22'46" 50.00' N/A 66.67' 24°19' N33°36'14"E'	⑳ 36°38'07" 50.00' 16.55' 31.43' 31.37' S26°31'27"E'	㉑ 59°10'01" 50.00' 28.38' 49.37' 51.63' S74°25'31"E'
㉒ 41°04'19" 50.00' 18.73' 35.08' 35.84' N55°27'19"E'	㉓ 42°30'07" 50.00' 19.44' 36.25' 37.09' N13°40'06"E'	㉔ 67°35'25" 50.00' 33.47' 55.62' 58.98' N41°22'40"W'	㉕ 29°24'47" 50.00' 13.12' 25.39' 25.67' N89°52'46"W'	㉖ 48°11'23" 25.00' 11.18' 20.41' 21.03' N32°18'05"W'	㉗ 69°01'00" 325.00' 3483.94' 320.16' 334.76' S26°53'16"E'	㉘ 13°52'12" 325.00' 39.53' 78.48' 78.67' S4°18'52"E'
㉙ 20°32'25" 325.00' 58.89' 115.89' 16.52' S21°31'12"E'	㉚ 17°01'41" 325.00' 48.65' 36.23' 36.59' S40°18'17"E'	㉛ 7°34'39" 325.00' 21.52' 22.95' 42.98' S52°36'27"E'	㉜ 26°15'19" 400.00' 93.29' 181.70' 183.30' S79°29'34"W'	㉝ 26°15'19" 450.00' 104.95' 204.41' 206.21' N79°29'34"E'	㉞ 89°38'52" 375.00' 372.70' 528.70' 586.74' N21°32'29"E'	㉟ 11°49'48" 375.00' 38.85' 77.29' 77.43' N17°22'04"W'
㊱ 17°34'04" 375.00' 57.95' 114.53' 114.98' N2°40'08"W'	㊲ 5°59'06" 375.00' 49.99' 99.10' 99.39' N13°42'28"E'	㊳ 45°03'54" 375.00' 155.58' 287.41' 294.95' N43°49'58"E'	㊴ 89°28'52" 425.00' 422.40' 599.19' 664.98' N21°32'29"E'	㊵ 23°01'44" 425.00' 86.59' 169.67' 170.82' N11°46'05"W'	㊶ 19°48'35" 425.00' 74.21' 146.21' 146.94' N9°39'04"E'	㊷ 24°37'22" 425.00' 92.75' 181.24' 182.64' N31°52'03"E'
㊸ 45°11'23" 25.00' 11.18' 20.41' 21.03' N0°48'44"E'	㊹ 48°11'23" 25.00' 11.18' 20.41' 21.03' S47°22'39"E'	㊺ 276°22'46" 25.00' N/A 66.67' 241.19' N66°43'02"E'	㊻ 75°31'16" 25.00' 38.73' 61.24' 65.90' S12°51'13"E'	㊼ 41°35'46" 50.00' 18.39' 35.51' 36.30' S71°24'44"E'	㊽ 45°08'46" 50.00' 20.79' 38.39' 39.40' N65°13'00"E'	㊾ 48°24'31" 50.00' 22.48' 41.00' 42.24' N15°26'21"E'
㊿ 65°42'26" 50.00' 32.29' 54.25' 57.34' N38°37'07"W'	1 8°56'22" 425.00' 33.22' 66.24' 66.31' N18°49'46"W'	2 90°00'00" 25.00' 25.00' 39.36' 39.27' N42°22'46"W'	3 22°11'09" 425.00' 83.33' 163.54' 164.57' N55°16'19"E'			

LOCATION MAP



781006061

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

KNOW ALL MEN BY THESE PRESENTS:

That we, Volente Group of Texas, Inc., acting in and through its president John Shipley, being the owners of 57.107 acres of land out of the W.C. Penland Survey No. 636 in Travis County, Texas, as conveyed to us by deed recorded in Volume 12702 Page 81 of the Real Property Records of Travis County, Texas, do hereby subdivide said 57.107 acres in accordance with the attached plat to be known as THE POINTE, and do hereby dedicate to the Public use of the public easements as shown hereon subject to dry easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND this the 27 day of MAY, 1999, A.D.

John Shipley
John Shipley, President
Volente Group of Texas, Inc.
7610 Dory Drive
Leander, Texas 78641

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

Before me, the undersigned official, on this day, appeared John Shipley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of this office this 27 day of MAY, 1999, A.D.

Barbara L. Hawkins
Notary Public Signature

Notary Public Printed
or typed name
Barbara L. Hawkins
My commission expires 06-01-2000

NOTES:

1. City of Jonestown Development permit required prior to any site development.
2. No objects, including but not limited to, buildings, fences, or encasings shall be allowed in a drainage easement except as approved by the City of Jonestown.
3. All drainage easements on private property shall be maintained by the property owner or assigns.
4. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
5. No structure in this subdivision shall be occupied until connected to a private on-site wastewater disposal system which has been approved by the LCRA on-site wastewater facility department.
6. No structure in this subdivision shall be occupied until connected to a potable water supply with adequate quantity for family use and operation of an approved private on-site wastewater disposal system.
7. No water well may be installed within 100 feet of an on-site wastewater disposal system nor may an on-site wastewater disposal system be installed within 100 feet of a water well.
8. A portion of this property is located in the 100 year flood plain (Zone AE-716) as shown on the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel Number 481026 0280 E, dated June 16, 1993.
9. Minimum Slab Elevations for any structure to be used for human habitation in this subdivision will be 7' mean sea level.
10. All lots in this subdivision have 0' Front Public Utility Easements (P.U.E.), 10' Side P.U.E.'s, 7.5' Rear P.U.E.'s, 30' Front Building Setback Lines, 10' Side Building Setback Lines, and 30' Rear Building Setback Lines.

Approved and Authorized by the City of Jonestown, Texas.
Dated this the 30 day of June, 1999.

Sam Billings
Sam Billings,
Mayor, City of Jonestown, Texas

This plat has been submitted to the Planning and Zoning Commission of the City of Jonestown and is recommended for approval.
Dated this the 24 day of JUNE, 1999.

Raymond W. ...
Raymond W. ...
Chairman
Planning and Zoning Commission

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Timothy D. Hearlidge, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Timothy D. Hearlidge
Timothy D. Hearlidge
Reg. Professional Surveyor No. 4136
BUSH SURVEYING, INC.
1904 Fortview Road
Austin, Texas 78704



Date

5-28-99

596092

SHEET 3 OF 3
BUSH SURVEYING, INC.
1904 Fortview Road Austin, Texas 78704
(512)442-0990

All property herein is subject to the Lower Colorado River Authority's Nonpoint-Source Pollution (NPSS) Control Ordinance. Should any lot be proposed for a use other than a single family residential, a LCRA NPS Development Permit, its successors and assign, may be required.

B. R. Cristadoro
Lower Colorado River Authority

5/28/99
Date

Each and every on-site sewage facility installed within this subdivision must be permitted, inspected and licensed for operation under these terms, standards and requirements of the Texas Natural Resource Conservation Commission and Lower Colorado River Authority as are in effect at the time such applications for permits and licenses are made. Steep slopes, shallow soils, heavy rock will likely require professionally designed systems in some instances.

B. R. Cristadoro
Lower Colorado River Authority

5/28/99
Date

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Dana DeBeauvoir, Clerk 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 27 day of JUNE, 1999, A.D., at 10:00 o'clock P.M. and duly recorded on the 27 day of JUNE, 1999, A.D., at 10:00 o'clock P.M. in the Plat Records of said County and State in Book 184.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the 27 day of JUNE, 1999, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: [Signature]
Deputy

FILED FOR RECORD OF 10:00 o'clock P.M. this the 27 day of JUNE, 1999, A.D.

DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS

BY: [Signature]
Deputy

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

That I, Edward C. Moore, am authorized under the laws of the State of Texas to practice the Profession of Engineering, and hereby certify that this plat is feasible from an engineering standpoint, and is true and correct to the best of my knowledge.

The 100 year floodplain is carried in the drainage easements as shown hereon. A portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel Number 481026 0280 E, dated June 16, 1993.

Edward C. Moore
Edward C. Moore, P.E. 7199
LOOMS & MOORE, INC.
303 Bee Caves Road Suite 225
Austin, Texas 78746

5-27-99



THE POINTE

FIELD NOTE DESCRIPTION OF 57.607 ACRES OF LAND OUT OF THE W.C. PENLAND SURVEY NO. 636, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE VOLENTE GROUP OF TEXAS, INC. IN A DEED AS RECORDED IN VOLUME 12702 PAGE 81 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " iron rod set at the most westerly northwest corner of that certain (Tract 2) tract of land conveyed to the Volente Group of Texas, Inc. in a deed as recorded in Volume 12702 Page 81 of the Real Property Records of Travis County, Texas, and being on the common line of the W.C. Penland Survey No. 636, and the J.P. Carlton Survey No. 102, said rod being for the most westerly corner of the tract herein described and from which the most northerly northwest corner of the W.C. Penland Survey No. 636 (as used and occupied on the ground) bears S 42 deg. 49' 24" W 605.53 feet,

THENCE, with the northwesterly line of the Volente tract, being common with the southerly line of a tract of land conveyed to J.P. Carlton in a deed as recorded in Volume 454 Page 156 of the Deed Records of Travis County, Texas, said line having been established by a boundary line agreement recorded in Volume 2275 Page 54 of the Deed Records of Travis County, Texas N 42 deg. 49' 24" E 2148.74 feet to a $\frac{1}{4}$ " iron pipe found at the most northerly northeast corner of said Penland survey, being for the most northerly northeast corner of the Volente tract, and being for the most northerly northeast corner of this tract,

THENCE, with the northeasterly line of the Volente tract, being common with the southwesterly line of the Carlton tract: S 47 deg. 16' 34" E 326.53 feet to a $\frac{1}{2}$ " iron rod set in the westerly right-of-way line of Old Burnet Road, being for the most easterly northeast corner of this tract, and from which a $\frac{1}{2}$ " iron pipe bears S 47 deg. 16' 34" E 2377.73 feet,

THENCE, with the westerly right-of-way line of Old Burnet Road the following six (6) courses:
1) S 06 deg. 02' 59" E 160.39 feet to a $\frac{1}{2}$ " iron rod set,
2) along a curve to the left, having a radius of 185.00 feet, and a chord which bears S 38 deg. 23' 06" E 197.90 feet to a $\frac{1}{2}$ " iron rod set,
3) S 70 deg. 43' 14" E 123.07 feet to a $\frac{1}{2}$ " iron rod set,
4) along a curve to the right, having a radius of 300.00 feet and a chord which bears S 46 deg. 12' 57" E 248.86 feet to a $\frac{1}{2}$ " iron rod set,
5) S 21 deg. 42' 40" E 311.94 feet to a $\frac{1}{2}$ " iron rod set,
6) along a curve to the left, having a radius of 420.00 feet, and a chord which bears S 28 deg. 48' 53" E 103.88 feet to a $\frac{1}{2}$ " iron rod set in the interior of the Volente tract, being for the most easterly corner of this tract,

THENCE, leaving said right-of-way line, and through the interior of the Volente tract the following seven (7) courses:

1) S 69 deg. 47' 20" E 456.07 feet to a $\frac{1}{2}$ " iron rod set,
2) S 37 deg. 01' 37" W 268.58 feet to a $\frac{1}{2}$ " iron rod set,
3) S 63 deg. 44' 30" W 184.87 feet to a $\frac{1}{2}$ " iron rod set,
4) S 65 deg. 56' 24" W 138.11 feet to a $\frac{1}{2}$ " iron rod set,
5) S 78 deg. 58' 25" W 261.06 feet to a $\frac{1}{2}$ " iron rod set,
6) S 14 deg. 18' 57" W 328.83 feet to a $\frac{1}{2}$ " iron rod set,
7) S 40 deg. 46' 24" W 358.56 feet to a $\frac{1}{2}$ " iron rod set for the most southerly corner of this tract,

THENCE, N 49 deg. 13' 36" W 209.49 feet to the PLACE OF BEGINNING, in all containing 57.607 acres of land.

PHOTOGRAPHIC MYLAR