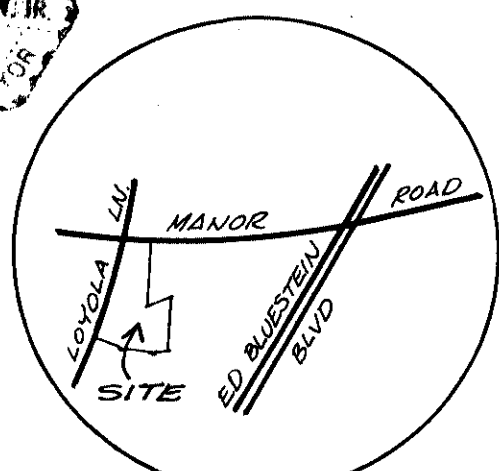
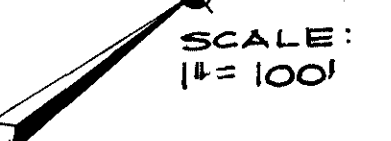
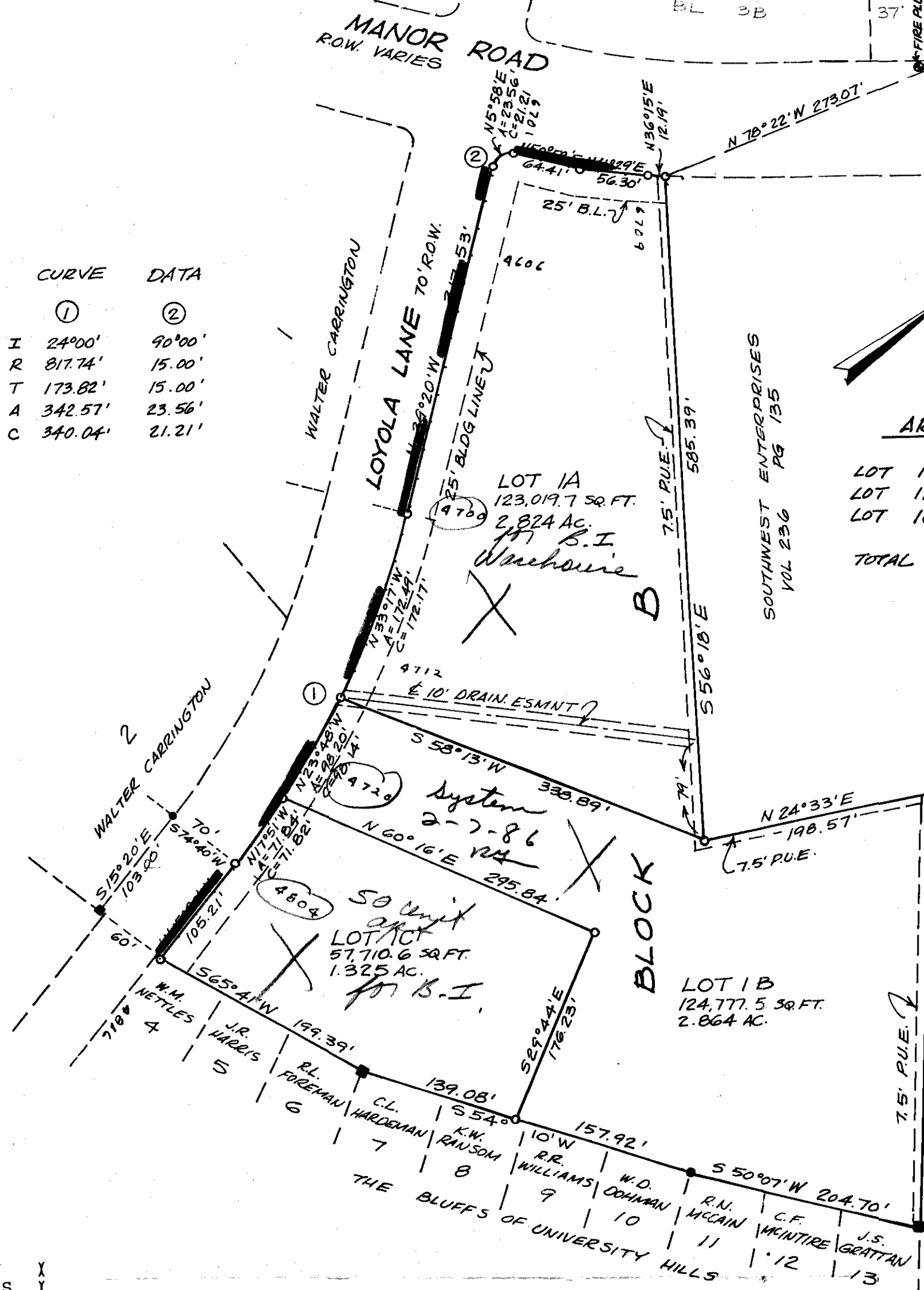


| CURVE | DATA |
|-----------|--------|
| ① | ② |
| I 24°00' | 90°00' |
| R 817.74' | 15.00' |
| T 173.82' | 15.00' |
| A 342.57' | 23.56' |
| C 340.04' | 21.21' |



AREA

| | |
|--------------|------------------|
| LOT 1A | 2.824 AC. |
| LOT 1B | 2.864 AC. |
| LOT 1C | 1.325 AC. |
| TOTAL | 7.013 AC. |

SITE MAP

LEGEND:

- IRON PIN FOUND
- IRON PIN SET
- CONC. MONUMENT FOUND
- CONC. MONUMENT SET

NOTE:

PRIOR TO CONSTRUCTION ON LOTS 1-A AND 1-B, AND 1-C, BLOCK B OF THIS SUBDIVISION DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN ENGINEERING DEPT. FOR REVIEW. RAINWATER RUNOFF SHALL BE HELD TO WHAT IS EXISTING IN THE UNDEVELOPED STATE BY PONDING OR OTHER APPROVED METHODS.

NOTE:

SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF MANOR ROAD AND LOYOLA LANE. SUCH SIDEWALKS SHALL BE INSTALLED PRIOR TO ACCEPTANCE OF ANY TYPE I OR TYPE II DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY.

NO PORTION OF THIS TRACT IS IN THE FLOOD PLAIN OF ANY WATERCOURSE.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: THAT WALTER CARRINGTON, OWNER OF 2.91 ACRES OF LAND OUT OF LOT 1, BLOCK B, THE BLUFFS OF UNIVERSITY HILLS, SECTION ONE (1) A SUBDIVISION RECORDED IN BOOK 42, AT PAGE 12 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED BY SAID PERSON BY DEED RECORDED IN VOLUME 7007, PAGES 2185 THRU 2189, TRAVIS COUNTY DEED RECORDS AND J. M. LIMITED, A TEXAS LIMITED PARTNERSHIP, OWNER OF 1.28 ACRES OF LAND OUT OF LOT 1, BLOCK B, SAID SUBDIVISION, CONVEYED TO SAID PARTNERSHIP BY DEED RECORDED IN VOLUME 8085, PAGES 400 THRU 403, TRAVIS COUNTY DEED RECORDS, ACTING BY AND THRU ITS MANAGING PARTNER, WALTER CARRINGTON AND RAYE CARRINGTON LIMITED, A TEXAS LIMITED PARTNERSHIP, OWNER OF 2.82 ACRES OF LAND OUT OF LOT 1, BLOCK B, SAID SUBDIVISION, CONVEYED TO SAID PARTNERSHIP BY DEED RECORDED IN VOLUME 8219, PAGES 185 THRU 187, TRAVIS COUNTY DEED RECORDS, ACTING BY AND THROUGH ITS GENERAL PARTNER, RAYE CARRINGTON, DOES HEREBY RESUBDIVIDE SAID LOT, SAID SUBDIVISION, TO BE KNOWN AS THE BLUFFS OF UNIVERSITY HILLS-RESUBDIVISION OF LOT 1, BLOCK B. ALL EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR USE AS SPECIFIED.

THE BLUFFS OF UNIVERSITY HILLS - RESUBDIVISION OF LOT 1, BLOCK B

MAR 13 1984 N-25426 2-H-6650
STATE OF TEXAS
COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, 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 23rd DAY OF Feb, 1984, A.D. AT 3:45 O'CLOCK P M., AND DULY RECORDED ON THE 23rd DAY OF Feb, 1984, A.D. AT 3:50 O'CLOCK P M., IN THE PLAT RECORDS OF SAID COUNTY IN PLAT BOOK 80 PAGE 34A.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THIS THE 23rd DAY OF Feb, 1984, A.D.

WITNESS MY HAND THIS THE 18th DAY OF August, 1983, A.D.

Walter Carrington
WALTER CARRINGTON

Raye Carrington
RAYE CARRINGTON
GENERAL PARTNER,
RAYE CARRINGTON, LIMITED

DATE 2/14/84

L. Jones
DEPUTY L. JONES

Doris Shropshire
DORIS SHROPSHIRE, CLERK
COUNTY COURT, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WALTER CARRINGTON, 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 CONSIDERATIONS THEREIN EXPRESSED.

FILED FOR RECORD AT 3:45 O'CLOCK P M., THIS THE 23rd DAY OF Feb, 1984, A.D.

L. Jones
DEPUTY L. JONES

Doris Shropshire
DORIS SHROPSHIRE, CLERK
COUNTY COURT, TRAVIS COUNTY, TEXAS

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 18th DAY OF August, 1983, A.D.

Pat McDonald
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
PAT MCDONALD

I, Walter L. Horton, Jr., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLETE WITH CHAPTER 13-3 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT, TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

APPROVED FOR ACCEPTANCE:

Richard Little
RICHARD LITTLE, DIRECTOR OF PLANNING

DATE FEB. 21, 1984

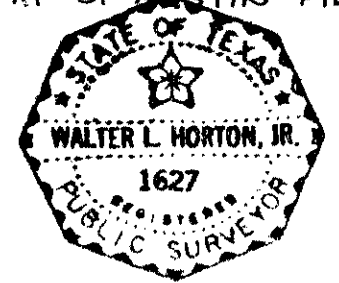
Walter L. Horton, Jr. REG. PUBLIC SURVEYOR NO 1627

CITY OF AUSTIN FILE NO. JULY 81: CBS-81-133

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY OF AUSTIN, TEXAS, PLANNING COMMISSION, ON THE 21st DAY OF FEB., 1984 A.D.

Gilbert M. Martinez
CHAIRMAN
STATE OF TEXAS
COUNTY OF TRAVIS

Ed Wendler, Jr.
SECRETARY
ED WENDLER, JR.



BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAYE CARRINGTON, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 14 DAY OF February, 1984, A.D.

Shirley Palas Brennan
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

W. Pulliam

DATE: AUG. 4, 1983

2-4-6650
CBS-81-133

PULLIAM, KRIZAN AND KAMRATH ENGINEERING, INC.
7950 ANDERSON SQUARE, SUITE 105
AUSTIN, TEXAS 78758
512/458-6266