PRESTON OAKS SECTION TWO

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:

THAT, CONTINENTAL HOMES OF AUSTIN, L.P., A TEXAS LIMITED PARTNERSHIP, DOING BUSINESS AS MILBURN HOMES, ACTING HEREIN BY AND THROUGH CHTEX OF AUSTIN, INC., A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER, HAVING ITS PRINCIPAL OFFICE IN AUSTIN, TEXAS; AND BEING OWNERS OF THAT CERTAIN 46.270 ACRE TRACT OF LAND OUT OF AND A PART OF THE WILLIAM HORNSBY 1/3 LEAGUE, SURVEY NO. 22, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN VOLUME 12579, PAGE 1353, OF THE TRAVIS COUNTY, TEXAS REAL PROPERTY RECORDS, DO HEREBY SUBDIVIDE 17.210 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "PRESTON OAKS SECTION TWO", AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 8th DAY OF August, 1996, A.D.

Terry E. Mitchell

TERRY B. MITCHELL, VICE-PRESIDENT
CHTEX OF AUSTIN, INC.
4515 SETON CENTER PARKWAY, SUITE 200
AUSTIN, TEXAS 78759

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRY G. MITCHELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 8th DAY OF August, 1996, A.D.

DEBCRAH E. MACK
Notary Public, State of Texas
My Commission Expires
JAN. 26, 1998

Deborah E. Mack
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE September DAY OF 24 1996, A.D.

SID SANDERS, CHAIRPERSON

Cathy Vasquez-Revilla
CATHY VASQUEZ-REVILLA, SECRETARY

APPROVED FOR ACCEPTANCE:

DATE: OCTOBER 15, 1996

FOR
ALICE GASCO, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 22nd DAY OF Oct., 1996, A.D., AT 4:01 O'CLOCK P.M., AND DULY RECORDED ON THE 22nd DAY OF October, 1996, A.D., AT 4:01 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 97, PAGE(S) 353-355

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 22nd DAY OF October, 1996, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY ✓ GUERRA

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED IN THE WALNUT CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 13-2, ARTICLE V AND CHAPTER 13-7, ARTICLE 1 OF THE LAND DEVELOPMENT CODE.
2. THIS MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 13-7, ARTICLE I, THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY.
3. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT, INCLUDING ROADWAYS, WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA.
4. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF COUNCIL BLUFF DRIVE, WALLING FORGE DRIVE AND COLUMBINE DRIVE AND ALONG THE SUBDIVISION SIDE OF GANYMEDE DRIVE, AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
5. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION.
6. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
7. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE, CHAPTER 13-2, ARTICLE VII.
8. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED October 1st, 1996. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 12798, PAGE 0653, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

JOB NO. 3450
SHEET 1 OF 3

C8-94-0216.01.2A

PRESTON OAKS SECTION TWO

GENERAL NOTES CONTINUED:

10. BUILDING SETBACK LINES SHALL CONFORM TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE REQUIREMENTS.
11. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE CITY OF AUSTIN.
12. NO FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET OF DEPTH AND EXCEPT FOR STRUCTURAL EXCAVATION, NO CUT ON ANY LOT SHALL BE GREATER THAN FOUR FEET, EXCEPT AS APPROVED BY VARIANCE.
13. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN URBAN STANDARDS.
14. THE OWNER OR HIS ASSIGNS WILL PROVIDE ACCESS AND MAINTENANCE OF THE PONDS AND EASEMENTS, AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN FOR INSPECTION OF SAID EASEMENTS.
15. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
16. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER SYSTEM AND THE WASTEWATER FACILITY.
17. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
18. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
19. ALL SLOPES ON THIS SITE ARE LESS THAN FIFTEEN PERCENT (15%).
20. THE ELECTRIC UTILITY HAS THE RIGHT TO CUT AND TRIM TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 13-7, ARTICLE II OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
21. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENTS AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 13-7 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
22. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
23. DETENTION NOTE: PRIOR TO CONSTRUCTION ON THE LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS BY THE USE OF PONDING OR OTHER APPROVED METHODS.
24. TREE REPLACEMENT PLAN IS AS FOLLOWS: THE EQUIVALENT OF 1-2" CALIPER TREE PER LOT WILL BE PROVIDED.
25. PARKLAND REQUIREMENTS WILL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
26. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN RECORDED IN VOLUME 12798 AND PAGE 665 OF THE TRAVIS COUNTY, TEXAS REAL PROPERTY RECORDS.
27. NO DEVELOPMENT SHALL BE ALLOWED ON THE PRESERVE LOT, LOT 33, "BLOCK A", OTHER THAN ALLOWED BY THE U.S. FISH AND WILDLIFE SERVICE AND THE CITY OF AUSTIN

FLOOD PLAIN NOTE: THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-0155E FOR TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR., P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE, OF 1981, AS AMENDED.

ENGINEERING BY: Charles R. Brigance — 8-13-96 DATE

CHARLES R. BRIGANCE, JR., P.E. NO. 64346
CARLSON ENGINEERING & ASSOCIATES, INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748

STATE OF TEXAS — CHARLES R. BRIGANCE, JR. — 64346 — REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, THOMAS J. DODD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE, OF 1981 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: — 8-13-96 DATE

THOMAS J. DODD, R.P.L.S. NO. 1882
CARLSON ENGINEERING & ASSOCIATES, INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748

STATE OF TEXAS — REGISTERED — THOMAS J. DODD — 1882 — PROFESSIONAL — LAND SURVEYOR

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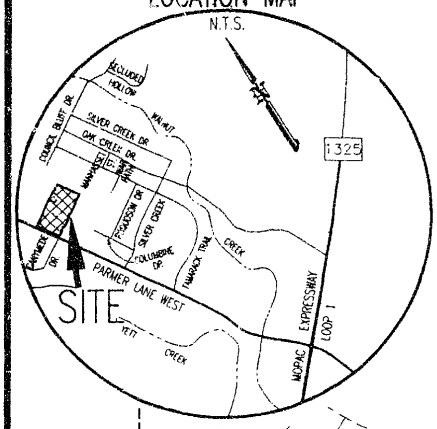
Vol. 97 Page 356
PLAT RECORDS, TRAVIS COUNTY, TEXAS

PRESTON OAKS SECTION TWO

LOCATION MAP
N.T.S.



SCALE: 1" = 100'

PRESTON OAKS SECTION THREE
BK. 97 PG. 353-355

COUNCIL BLUFF DRIVE

WALLING FORGE DRIVE

COLUMBINE DRIVE

GANYMEDE DRIVE

PRESTON OAKS SECTION ONE
BK. 97 PG. 353-355

AUSTIN WHITE LIME COMPANY
VOL. 7042, PG. 1281

25' DRAINAGE ESMT

DRAINAGE EASEMENT

150' CEF SETBACK BUFFER ZONE FROM CAVE PERIMETERS

OPEN SPACE AND CONSERVATION EASEMENT

CAVE

+/- 21'

+/- 188'

+/- 200'

8.012 ACRES

CITY OF AUSTIN CITY LIMITS

+/- 18.72

DISTANCES SHOWN FOR CAVE LOCATIONS ARE APPROXIMATE.

A Strip of land ten feet (10') in width running parallel and adjacent to all streets in this subdivision is hereby dedicated as a public utility easement

PARMER LANE WEST (R.O.W. VARIES)
(F.M.734)

MILWOOD SECTION 10
BK. 81, PG. 235-236

MILWOOD SECTION 6
BK. 81, PG. 217-220

GANYMEDE DRIVE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	S13°45'41"E	90°00'00"
C2	20.00'	31.40'	19.98'	28.27'	S76°12'52"W	89°57'06"
C3	20.00'	31.43'	20.02'	28.30'	N13°47'08"W	90°02'54"
C4	20.00'	31.40'	19.98'	28.27'	S76°12'52"W	89°57'06"
C5	20.00'	31.43'	20.02'	28.30'	N13°47'08"W	90°02'54"
C6	25.00'	39.25'	24.98'	35.34'	N76°12'54"E	89°57'06"
C7	25.00'	21.03'	11.18'	20.41'	N82°54'16"W	48°11'23"
C8	15.00'	13.82'	7.32'	13.16'	N57°14'55"E	52°01'12"
C9	50.00'	166.03'		99.60'	S11°52'13"E	190°15'29"
C10	15.00'	23.57'	15.01'	21.22'	S13°47'08"E	90°02'54"
C11	15.00'	23.55'	14.99'	21.20'	N76°12'52"E	89°57'06"
C12	15.00'	23.57'	15.01'	21.22'	N13°47'08"W	90°02'54"
C13	15.00'	23.56'	15.00'	21.21'	N76°14'19"E	90°00'00"
C14	15.00'	23.56'	15.00'	21.21'	N13°45'41"W	90°00'00"

LEGEND

- ○ IRON PIN SET
- ● IRON PIN FOUND
- □ CONCRETE MONUMENT SET
- ■ CONCRETE MONUMENT FOUND
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ····· APPROXIMATE SIDEWALK LOCATION

OWNER: CONTINENTAL HOMES OF AUSTIN, L.P.
ACREAGE: 17.210 ACRES
SURVEY: WILLIAM HORNSBY 1/3 LEAGUE
SURVEY NO. 22
NO. OF LOTS: 48
NO. OF BLOCKS: 4
F.E.M.A. MAP NO. 48453C0155E
TRAVIS CO., TX. DATED: 6/16/93
19 LOT NUMBER
Ⓐ BLOCK NUMBER
DATE: AUGUST 5, 1996

JOB NO. 3450
SHEET 3 OF 3