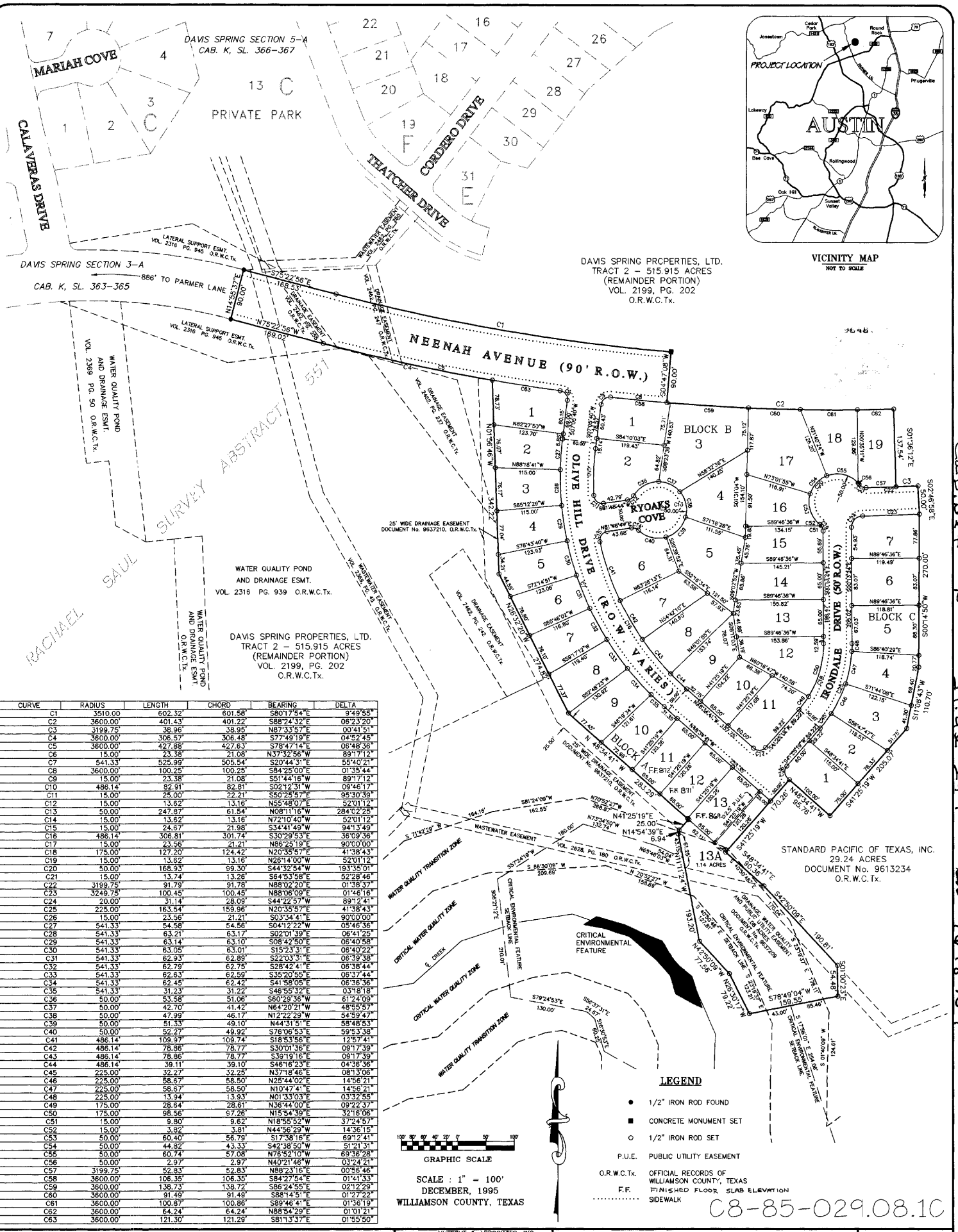


CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	3510.00	602.32'	601.58'	S80°17'54"E	9°49'55"
C2	3600.00'	401.43'	401.22'	S88°24'32"E	06°23'20"
C3	3199.75'	38.96'	38.95'	N87°33'57"E	00°41'51"
C4	3600.00'	306.57'	306.48'	S77°49'19"E	04°52'45"
C5	3600.00'	427.88'	427.63'	S78°47'14"E	06°48'36"
C6	15.00'	23.38'	21.08'	N37°32'56"W	89°17'12"
C7	541.33'	525.99'	505.54'	S20°44'31"E	55°40'21"
C8	3600.00'	100.25'	100.25'	S84°25'00"E	01°35'44"
C9	15.00'	23.38'	21.08'	S51°44'16"W	89°17'12"
C10	486.14'	82.91'	82.81'	S02°12'31"W	09°46'17"
C11	15.00'	25.00'	22.21'	S50°25'57"E	95°30'39"
C12	15.00'	13.62'	13.16'	N55°48'07"E	52°01'12"
C13	50.00'	247.87'	61.54'	N08°11'16"W	284°02'25"
C14	15.00'	13.62'	13.16'	N72°10'40"W	52°01'12"
C15	15.00'	24.67'	21.98'	S34°41'49"W	94°13'49"
C16	486.14'	306.81'	301.74'	S30°29'53"E	36°09'36"
C17	15.00'	23.56'	21.21'	N86°25'19"E	90°00'00"
C18	175.00'	127.20'	124.42'	N20°35'57"E	41°38'43"
C19	15.00'	13.62'	13.16'	N26°14'00"W	52°01'12"
C20	50.00'	168.93'	99.30'	S44°32'54"W	193°35'01"
C21	15.00'	13.74'	13.26'	S64°53'58"E	52°28'46"
C22	3199.75'	91.79'	91.78'	N88°02'20"E	01°38'37"
C23	3249.75'	100.45'	100.45'	N88°06'09"E	01°46'16"
C24	20.00'	31.14'	28.09'	S44°22'57"W	89°12'41"
C25	225.00'	163.54'	159.96'	N20°35'57"E	41°38'43"
C26	15.00'	23.56'	21.21'	S03°34'41"E	90°00'00"
C27	541.33'	54.58'	54.56'	S04°12'22"W	05°46'36"
C28	541.33'	63.21'	63.17'	S02°01'39"E	06°41'25"
C29	541.33'	63.14'	63.10'	S08°42'50"E	06°40'58"
C30	541.33'	63.05'	63.01'	S15°23'31"E	06°40'22"
C31	541.33'	62.93'	62.89'	S22°03'31"E	06°39'38"
C32	541.33'	62.79'	62.75'	S28°42'41"E	06°38'44"
C33	541.33'	62.63'	62.59'	S35°20'55"E	06°37'44"
C34	541.33'	62.45'	62.42'	S41°58'05"E	06°36'36"
C35	541.33'	31.23'	31.22'	S46°55'32"E	03°18'18"
C36	50.00'	53.58'	51.06'	S60°29'36"W	61°24'09"
C37	50.00'	42.70'	41.42'	N64°20'21"W	48°55'57"
C38	50.00'	47.99'	46.17'	N12°22'29"W	54°59'47"
C39	50.00'	51.33'	49.10'	N44°31'51"E	58°48'53"
C40	50.00'	52.27'	49.92'	S76°06'53"E	59°53'38"
C41	486.14'	109.97'	109.74'	S18°53'56"E	12°57'41"
C42	486.14'	78.86'	78.77'	S30°01'36"E	09°17'39"
C43	486.14'	78.86'	78.77'	S39°19'16"E	09°17'39"
C44	486.14'	39.11'	39.10'	S46°16'23"E	04°36'36"
C45	225.00'	32.27'	32.25'	N37°18'46"E	08°13'06"
C46	225.00'	58.67'	58.50'	N25°44'02"E	14°56'21"
C47	225.00'	58.67'	58.50'	N10°47'41"E	14°56'21"
C48	225.00'	13.94'	13.93'	N01°33'03"E	03°32'55"
C49	175.00'	28.64'	28.61'	N36°44'00"E	09°22'37"
C50	175.00'	98.56'	97.26'	N15°54'39"E	32°16'06"
C51	15.00'	9.80'	9.62'	N18°55'52"W	37°24'57"
C52	15.00'	3.82'	3.81'	N44°56'29"W	14°36'15"
C53	50.00'	60.40'	56.79'	S17°38'16"E	69°12'41"
C54	50.00'	44.82'	43.33'	S42°38'50"W	51°21'31"
C55	50.00'	60.74'	57.08'	N76°52'10"W	69°36'28"
C56	50.00'	2.97'	2.97'	N40°21'46"W	03°24'21"
C57	3199.75'	52.83'	52.83'	N88°23'16"E	00°56'46"
C58	3600.00'	106.35'	106.35'	S84°27'54"E	01°41'33"
C59	3600.00'	138.73'	138.72'	S86°24'55"E	02°12'29"
C60	3600.00'	91.49'	91.49'	S88°14'51"E	01°27'22"
C61	3600.00'	100.87'	100.86'	S89°46'41"E	01°36'19"
C62	3600.00'	64.24'	64.24'	N88°54'29"E	01°01'21"
C63	3600.00'	121.30'	121.29'	S81°13'37"E	01°55'50"

LEGEND

- ● 1/2" IRON ROD FOUND
- ■ CONCRETE MONUMENT SET
- ○ 1/2" IRON ROD SET
- P.U.E. PUBLIC UTILITY EASEMENT
- O.R.W.C.Tx. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- F.F. FINISHED FLOOR SLAB ELEVATION
- ····· SIDEWALK

C8-85-029.08.1C

Cabinet N Slide 244 Doc# 9648739

SAM INC. SURVEYING AND MAPPING INC

4029 Capital of Texas Highway, So.
Brodie Oaks Professional Plaza, Suite 126
Austin, Texas 78704
(512) 447-0676
Fax: (512) 326-3029

PROJECT: HUFFCUT & ASSOCIATES, INC. DAVIS SPRING 6A
JOB NUMBER: 95103-03
DATE: DECEMBER, 1995
SCALE: 1" = 100'
SURVEYOR: M.R. HATCHER
TECHNICIAN: B.D. NEWSOME
DRAWING: 6A-SHT1
FIELDNOTES: N/A
PARTYCHIEF: P. BLOOM, M. BELAIRE
FIELDBOOKS: 173,237

DAVIS SPRING SECTION 6-A

SHEET 1 OF 2

SAM INC. DWG NO. H001-95103-01
08-27-96

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

THAT, STANDARD PACIFIC OF TEXAS, INC., A DELAWARE CORPORATION, ACTING HEREIN BY AND THROUGH ITS DALLAS DIVISION PRESIDENT, MICHAEL W. BRADY, BEING THE OWNERS OF 12.35 ACRES OF LAND IN THE RACHAEL SAUL SURVEY ABSTRACT NO. 551 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 29.24 ACRES OF LAND CONVEYED TO STANDARD PACIFIC OF TEXAS, INC. RECORDED AS DOCUMENT NO. 9613234, IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DAVIS SPRING PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH SOVEREIGN INVESTMENTS, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER, PERRY O. BLANTON, VICE PRESIDENT, BEING THE OWNERS OF 1.07 ACRES OF LAND IN THE RACHAEL SAUL SURVEY ABSTRACT NO. 551, BEING A PORTION OF THAT CERTAIN 515.915 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 CONVEYED TO DAVIS SPRING PROPERTIES, LTD. RECORDED IN VOLUME 2199, PAGE 202 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 13.42 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS

DAVIS SPRING SECTION 6-A

AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETO GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, STANDARD PACIFIC OF TEXAS, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS THE 12th DAY OF August, 1996.

Michael W. Brady
MICHAEL W. BRADY
DALLAS DIVISION PRESIDENT
STANDARD PACIFIC OF TEXAS, INC.
5525 MACARTHUR BOULEVARD, SUITE 580
IRVING, TEXAS 75038

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL W. BRADY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF August, 1996 A.D.

Donna J. Crawford
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

DONNA J. CRAWFORD
Notary Public, State of Texas
My Commission Expires
SEPT. 17, 1996

IN WITNESS WHEREOF, DAVIS SPRING PROPERTIES, LTD. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS THE 12th DAY OF August, 1996.

PERRY O. BLANTON, VICE PRESIDENT
SOVEREIGN INVESTMENTS, INC. GENERAL PARTNER OF
DAVIS SPRING PROPERTIES, LTD.
3215 STECK AVENUE, SUITE 101
AUSTIN, TEXAS 78757-8060

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PERRY O. BLANTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF August, 1996 A.D.

Donna J. Crawford
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

DONNA J. CRAWFORD
Notary Public, State of Texas
My Commission Expires
SEPT. 17, 1996

ENGINEER'S CERTIFICATE

I, JAMES A. HUFFCUT, JR., 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 COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100-YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP COMMUNITY PANEL NO. 48491C0325 C, DATED SEPTEMBER 27, 1991, WILLIAMSON COUNTY, TEXAS.

August 13th 1996
DATE

James A. Huffcut Jr.
JAMES A. HUFFCUT, JR.
REGISTERED PROFESSIONAL ENGINEER
NO. 55253 - STATE OF TEXAS
HUFFCUT & ASSOCIATES, INC.
3305 STECK AVENUE, SUITE 305
AUSTIN, TEXAS 78757

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

SURVEYOR'S CERTIFICATE

THAT I, MICHAEL R. HATCHER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

August 6, 1996
DATE

Michael R. Hatcher
MICHAEL R. HATCHER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4259 - STATE OF TEXAS
SURVEYING AND MAPPING, INC.
4029 CAPITAL OF TEXAS HIGHWAY, So.
BRODIE OAKS PROFESSIONAL PLAZA, SUITE 125
AUSTIN, TEXAS 78704

STATE OF TEXAS REGISTERED MICHAEL R. HATCHER 4259 PROFESSIONAL LAND SURVEYOR

THIS SUBDIVISION HAS BEEN APPROVED FOR THE CENTRALIZED DELIVERY SERVICE AND THE STREET NAME(S) ARE APPROVED BY THE POST OFFICE.

AUGUST 13, 1996
DATE

D P Walsh
DENNIS P. WALSH, POSTMASTER
AUSTIN POST OFFICE
AUSTIN, TEXAS

APPROVED FOR ACCEPTANCE:

THIS THE 27th DAY OF August, 1996, A.D.

FOR
ALICE GLASCO, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT
CITY OF AUSTIN, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS THE 27th DAY OF August, 1996, A.D.

SIDNEY SANDERS
CHAIRPERSON

Cathy Vasquez-Revilla
CATHY VASQUEZ-REVILLA
SECRETARY

NOTES:

1. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
2. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED IN THE BRUSHY CREEK WATERSHED, IS CLASSIFIED AS WATER SUPPLY SUBURBAN CLASSIII, AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 13-2 ARTICLE V, AND CHAPTER 13-7 ARTICLE I OF THE CITY LAND DEVELOPMENT CODE. LAND IN THIS SUBDIVISION IS RESTRICTED TO IMPERVIOUS COVER LIMITS OF SECTION 13-2-544.
3. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
4. 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.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
6. 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.
7. VEHICULAR ACCESS IS PROHIBITED ONTO NEENAH AVENUE FROM ALL RESIDENTIAL LOTS.
8. NOTE NOT USED
9. THE OWNER OF THIS SUBDIVISION AND HIS OR HERS SUCCESSORS AND ASSIGNS ASSUMES RESPONSIBILITY 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 VACATIONS OR REPLATTING MAY BE REQUIRED AT THE OWNER'S EXPENSE IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
10. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
13. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF AUSTIN ALTERNATE URBAN STREET STANDARDS.
14. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 9-11-, 1996 THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.

    FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. 9648738, IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
15. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: OLIVE HILL DRIVE, RYOAKS COVE, IRONDALE DRIVE, AND THE SUBDIVISION SIDE OF NEENAH AVENUE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT 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.
16. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE SECTION 13-7-14.
17. CUT OR FILL NOT SHALL EXCEED A DEPTH OF FOUR FEET FROM EXISTING GROUND EXCEPT IN CONFORMANCE WITH LAND DEVELOPMENT CODE SECTION 13-7-16 OR AS VARIED BY THE CITY.
18. CONSTRUCTION ON SLOPES IN EXCESS OF FIFTEEN PERCENT (15%) ARE RESTRICTED PURSUANT TO LAND DEVELOPMENT CODE SECTION 13-2-590.
19. FOR A MINIMUM TRAVEL DISTANCE OF TWENTY FEET (25') FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED FOURTEEN PERCENT (14%) ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRANSPORTATION AND PUBLIC SERVICES AND PLANNING DEPARTMENTS.
20. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
21. WATER QUALITY EASEMENTS LISTED ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 13-7 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED.
    FOR WATER QUALITY POND MAINTENANCE AGREEMENT REFER TO DOCUMENT # _____ OF THE O.R.O.W.C.Tx.
22. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 13-7 ARTICLE I OF THE CITY LAND DEVELOPMENT CODE, THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
23. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE AND WATER QUALITY CONTROL PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS."
24. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE PROPERTY AND DOES NOT CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
25. THE ELECTRIC UTILITY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. THE UTILITY, HOWEVER MAY NOT PERFORM ANY ACTION WHICH WOULD CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
26. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
27. **ALL FINISHED SLAB ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:**

LOT 11	BLOCK A	872.0
LOT 12	BLOCK A	871.0
LOT 13	BLOCK A	869.0

THE STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, ELAINE BIZZELL, 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 10 DAY OF September, 1996 A.D. AT 4:10 O'CLOCK P .M., AND DULY RECORDED ON THE 11 DAY OF September, 1996 A.D. AT 4:19 O'CLOCK P .M. IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET N, SLIDE(S) 244 245.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE LAST ABOVE WRITTEN.

BY: Lizzie Hampton
DEPUTY

ELAINE BIZZELL
CLERK, COUNTY COURT,
WILLIAMSON COUNTY, TEXAS.

COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

C8-85-029.08.1C

Cabinet N Slide 244-245

SAM INC.
SURVEYING AND MAPPING INC.

4029 Capital of Texas Highway, So.
Brodie Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-0575
Fax: (512) 326-3029

PROJECT:	HUFFCUT & ASSOCIATES, INC. DAVIS SPRING SEC. 6-A
JOB NUMBER:	95103-03
DATE:	DECEMBER, 1995
SCALE:	N/A
SURVEYOR:	M.R. HATCHER
TECHNICIAN:	B.D. NEWSOME
DRAWING:	6A-SHT2
FIELDNOTES:	N/A
PARTYCHIEF:	P. BLOOM, M. BELAIRE
FIELDBOOKS:	173,237

DAVIS SPRING SECTION 6-A

SHEET 2 OF 2

SAM INC. DWG NO. H001-95103-01
08-06-96

PLAT MAP RECORDING SHEET

Doc# 9648739
Pages: 2
Date : 09-11-1996
Time : 04:14:49 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. $ 81.00

INSTRUMENT #--

DEDICATOR-- Standard Pacific of Texas, Inc.

SUBDIVISION NAME-- Davis Spring, Section 6-A

MAP RECORDED IN CABINET N, **SLIDE** 244 & 245

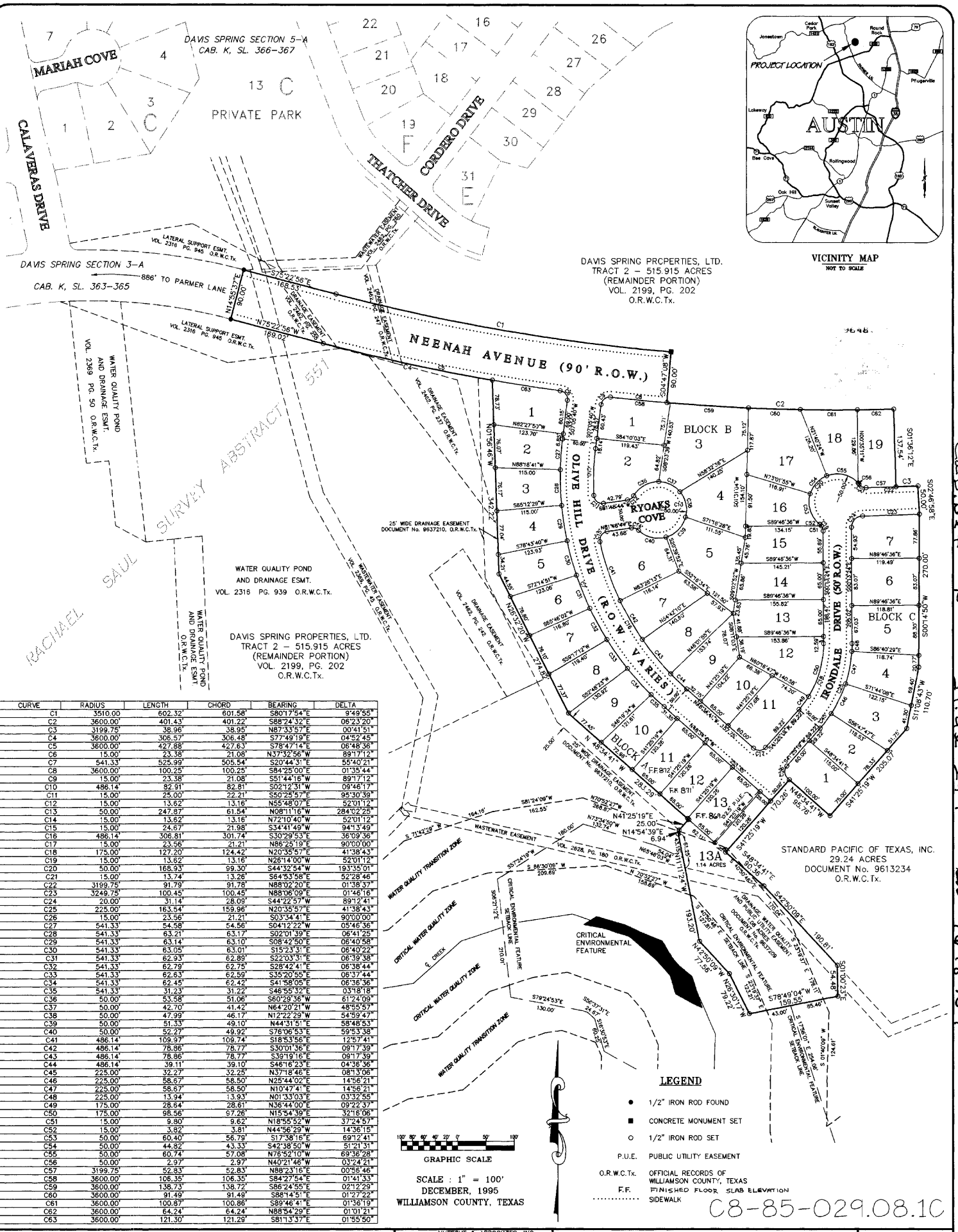
PROPERTY FORMERLY KNOWN AS: 12.35 ac. Rachael Saul Sy, A 551 pt. 29.24 ac. Document #9613234

HAND TO: City of Austin (499-2711 Hector Avila)

INSTRUMENT DATE: August 12, 1996

FILE DATE: September 11, 1996

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	3510.00	602.32'	601.58'	S80°17'54"E	9°49'55"
C2	3600.00'	401.43'	401.22'	S88°24'32"E	06°23'20"
C3	3199.75'	38.96'	38.95'	N87°33'57"E	00°41'51"
C4	3600.00'	306.57'	306.48'	S77°49'19"E	04°52'45"
C5	3600.00'	427.88'	427.63'	S78°47'14"E	06°48'36"
C6	15.00'	23.38'	21.08'	N37°32'56"W	89°17'12"
C7	541.33'	525.99'	505.54'	S20°44'31"E	55°40'21"
C8	3600.00'	100.25'	100.25'	S84°25'00"E	01°35'44"
C9	15.00'	23.38'	21.08'	S51°44'16"W	89°17'12"
C10	486.14'	82.91'	82.81'	S02°12'31"W	09°46'17"
C11	15.00'	25.00'	22.21'	S50°25'57"E	95°30'39"
C12	15.00'	13.62'	13.16'	N55°48'07"E	52°01'12"
C13	50.00'	247.87'	61.54'	N08°11'16"W	284°02'25"
C14	15.00'	13.62'	13.16'	N72°10'40"W	52°01'12"
C15	15.00'	24.67'	21.98'	S34°41'49"W	94°13'49"
C16	486.14'	306.81'	301.74'	S30°29'53"E	36°09'36"
C17	15.00'	23.56'	21.21'	N86°25'19"E	90°00'00"
C18	175.00'	127.20'	124.42'	N20°35'57"E	41°38'43"
C19	15.00'	13.62'	13.16'	N26°14'00"W	52°01'12"
C20	50.00'	168.93'	99.30'	S44°32'54"W	193°35'01"
C21	15.00'	13.74'	13.26'	S64°53'58"E	52°28'46"
C22	3199.75'	91.79'	91.78'	N88°02'20"E	01°38'37"
C23	3249.75'	100.45'	100.45'	N88°06'09"E	01°46'16"
C24	20.00'	31.14'	28.09'	S44°22'57"W	89°12'41"
C25	225.00'	163.54'	159.96'	N20°35'57"E	41°38'43"
C26	15.00'	23.56'	21.21'	S03°34'41"E	90°00'00"
C27	541.33'	54.58'	54.56'	S04°12'22"W	05°46'36"
C28	541.33'	63.21'	63.17'	S02°01'39"E	06°41'25"
C29	541.33'	63.14'	63.10'	S08°42'50"E	06°40'58"
C30	541.33'	63.05'	63.01'	S15°23'31"E	06°40'22"
C31	541.33'	62.93'	62.89'	S22°03'31"E	06°39'38"
C32	541.33'	62.79'	62.75'	S28°42'41"E	06°38'44"
C33	541.33'	62.63'	62.59'	S35°20'55"E	06°37'44"
C34	541.33'	62.45'	62.42'	S41°58'05"E	06°36'36"
C35	541.33'	31.23'	31.22'	S46°55'32"E	03°18'18"
C36	50.00'	53.58'	51.06'	S60°29'36"W	61°24'09"
C37	50.00'	42.70'	41.42'	N64°20'21"W	48°55'57"
C38	50.00'	47.99'	46.17'	N12°22'29"W	54°59'47"
C39	50.00'	51.33'	49.10'	N44°31'51"E	58°48'53"
C40	50.00'	52.27'	49.92'	S76°06'53"E	59°53'38"
C41	486.14'	109.97'	109.74'	S18°53'56"E	12°57'41"
C42	486.14'	78.86'	78.77'	S30°01'36"E	09°17'39"
C43	486.14'	78.86'	78.77'	S39°19'16"E	09°17'39"
C44	486.14'	39.11'	39.10'	S46°16'23"E	04°36'36"
C45	225.00'	32.27'	32.25'	N37°18'46"E	08°13'06"
C46	225.00'	58.67'	58.50'	N25°44'02"E	14°56'21"
C47	225.00'	58.67'	58.50'	N10°47'41"E	14°56'21"
C48	225.00'	13.94'	13.93'	N01°33'03"E	03°32'55"
C49	175.00'	28.64'	28.61'	N36°44'00"E	09°22'37"
C50	175.00'	98.56'	97.26'	N15°54'39"E	32°16'06"
C51	15.00'	9.80'	9.62'	N18°55'52"W	37°24'57"
C52	15.00'	3.82'	3.81'	N44°56'29"W	14°36'15"
C53	50.00'	60.40'	56.79'	S17°38'16"E	69°12'41"
C54	50.00'	44.82'	43.33'	S42°38'50"W	51°21'31"
C55	50.00'	60.74'	57.08'	N76°52'10"W	69°36'28"
C56	50.00'	2.97'	2.97'	N40°21'46"W	03°24'21"
C57	3199.75'	52.83'	52.83'	N88°23'16"E	00°56'46"
C58	3600.00'	106.35'	106.35'	S84°27'54"E	01°41'33"
C59	3600.00'	138.73'	138.72'	S86°24'55"E	02°12'29"
C60	3600.00'	91.49'	91.49'	S88°14'51"E	01°27'22"
C61	3600.00'	100.87'	100.86'	S89°46'41"E	01°36'19"
C62	3600.00'	64.24'	64.24'	N88°54'29"E	01°01'21"
C63	3600.00'	121.30'	121.29'	S81°13'37"E	01°55'50"

LEGEND

- ● 1/2" IRON ROD FOUND
- ■ CONCRETE MONUMENT SET
- ○ 1/2" IRON ROD SET
- P.U.E. PUBLIC UTILITY EASEMENT
- O.R.W.C.Tx. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- F.F. FINISHED FLOOR SLAB ELEVATION
- ····· SIDEWALK

C8-85-029.08.1C

Cabinet N Slide 244 Doc# 9648739

SAM INC. SURVEYING AND MAPPING INC

4029 Capital of Texas Highway, So.
Brodie Oaks Professional Plaza, Suite 126
Austin, Texas 78704
(512) 447-0676
Fax: (512) 326-3029

PROJECT: HUFFCUT & ASSOCIATES, INC. DAVIS SPRING 6A
JOB NUMBER: 95103-03
DATE: DECEMBER, 1995
SCALE: 1" = 100'
SURVEYOR: M.R. HATCHER
TECHNICIAN: B.D. NEWSOME
DRAWING: 6A-SHT1
FIELDNOTES: N/A
PARTYCHIEF: P. BLOOM, M. BELAIRE
FIELDBOOKS: 173,237

DAVIS SPRING SECTION 6-A

SHEET 1 OF 2

SAM INC. DWG NO. H001-95103-01
08-27-96

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

THAT, STANDARD PACIFIC OF TEXAS, INC., A DELAWARE CORPORATION, ACTING HEREIN BY AND THROUGH ITS DALLAS DIVISION PRESIDENT, MICHAEL W. BRADY, BEING THE OWNERS OF 12.35 ACRES OF LAND IN THE RACHAEL SAUL SURVEY ABSTRACT NO. 551 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 29.24 ACRES OF LAND CONVEYED TO STANDARD PACIFIC OF TEXAS, INC. RECORDED AS DOCUMENT NO. 9613234, IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DAVIS SPRING PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH SOVEREIGN INVESTMENTS, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER, PERRY O. BLANTON, VICE PRESIDENT, BEING THE OWNERS OF 1.07 ACRES OF LAND IN THE RACHAEL SAUL SURVEY ABSTRACT NO. 551, BEING A PORTION OF THAT CERTAIN 515.915 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 CONVEYED TO DAVIS SPRING PROPERTIES, LTD. RECORDED IN VOLUME 2199, PAGE 202 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 13.42 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS

DAVIS SPRING SECTION 6-A

AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETO GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, STANDARD PACIFIC OF TEXAS, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS THE 12th DAY OF August, 1996.

Michael W. Brady
MICHAEL W. BRADY
DALLAS DIVISION PRESIDENT
STANDARD PACIFIC OF TEXAS, INC.
5525 MACARTHUR BOULEVARD, SUITE 580
IRVING, TEXAS 75038

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL W. BRADY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF August, 1996 A.D.

Donna J. Crawford
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

DONNA J. CRAWFORD
Notary Public, State of Texas
My Commission Expires
SEPT. 17, 1996

IN WITNESS WHEREOF, DAVIS SPRING PROPERTIES, LTD. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS THE 12th DAY OF August, 1996.

PERRY O. BLANTON, VICE PRESIDENT
SOVEREIGN INVESTMENTS, INC. GENERAL PARTNER OF
DAVIS SPRING PROPERTIES, LTD.
3215 STECK AVENUE, SUITE 101
AUSTIN, TEXAS 78757-8060

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PERRY O. BLANTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF August, 1996 A.D.

Donna J. Crawford
NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

DONNA J. CRAWFORD
Notary Public, State of Texas
My Commission Expires
SEPT. 17, 1996

ENGINEER'S CERTIFICATE

I, JAMES A. HUFFCUT, JR., 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 COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100-YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP COMMUNITY PANEL NO. 48491C0325 C, DATED SEPTEMBER 27, 1991, WILLIAMSON COUNTY, TEXAS.

August 13th 1996
DATE

James A. Huffcut Jr.
JAMES A. HUFFCUT, JR.
REGISTERED PROFESSIONAL ENGINEER
NO. 55253 - STATE OF TEXAS
HUFFCUT & ASSOCIATES, INC.
3305 STECK AVENUE, SUITE 305
AUSTIN, TEXAS 78757

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

SURVEYOR'S CERTIFICATE

THAT I, MICHAEL R. HATCHER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

August 6, 1996
DATE

Michael R. Hatcher
MICHAEL R. HATCHER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4259 - STATE OF TEXAS
SURVEYING AND MAPPING, INC.
4029 CAPITAL OF TEXAS HIGHWAY, So.
BRODIE OAKS PROFESSIONAL PLAZA, SUITE 125
AUSTIN, TEXAS 78704

STATE OF TEXAS REGISTERED MICHAEL R. HATCHER 4259 PROFESSIONAL LAND SURVEYOR

THIS SUBDIVISION HAS BEEN APPROVED FOR THE CENTRALIZED DELIVERY SERVICE AND THE STREET NAME(S) ARE APPROVED BY THE POST OFFICE.

AUGUST 13, 1996
DATE

D P Walsh
DENNIS P. WALSH, POSTMASTER
AUSTIN POST OFFICE
AUSTIN, TEXAS

APPROVED FOR ACCEPTANCE:

THIS THE 27th DAY OF August, 1996, A.D.

FOR
ALICE GLASCO, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT
CITY OF AUSTIN, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS THE 27th DAY OF August, 1996, A.D.

SIDNEY SANDERS
CHAIRPERSON

Cathy Vasquez-Revilla
CATHY VASQUEZ-REVILLA
SECRETARY

NOTES:

1. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
2. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED IN THE BRUSHY CREEK WATERSHED, IS CLASSIFIED AS WATER SUPPLY SUBURBAN CLASSIII, AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 13-2 ARTICLE V, AND CHAPTER 13-7 ARTICLE I OF THE CITY LAND DEVELOPMENT CODE. LAND IN THIS SUBDIVISION IS RESTRICTED TO IMPERVIOUS COVER LIMITS OF SECTION 13-2-544.
3. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
4. 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.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
6. 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.
7. VEHICULAR ACCESS IS PROHIBITED ONTO NEENAH AVENUE FROM ALL RESIDENTIAL LOTS.
8. NOTE NOT USED
9. THE OWNER OF THIS SUBDIVISION AND HIS OR HERS SUCCESSORS AND ASSIGNS ASSUMES RESPONSIBILITY 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 VACATIONS OR REPLATTING MAY BE REQUIRED AT THE OWNER'S EXPENSE IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
10. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
13. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO CITY OF AUSTIN ALTERNATE URBAN STREET STANDARDS.
14. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 9-11-, 1996 THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.

    FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. 9648738, IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.
15. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: OLIVE HILL DRIVE, RYOAKS COVE, IRONDALE DRIVE, AND THE SUBDIVISION SIDE OF NEENAH AVENUE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT 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.
16. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE SECTION 13-7-14.
17. CUT OR FILL NOT SHALL EXCEED A DEPTH OF FOUR FEET FROM EXISTING GROUND EXCEPT IN CONFORMANCE WITH LAND DEVELOPMENT CODE SECTION 13-7-16 OR AS VARIED BY THE CITY.
18. CONSTRUCTION ON SLOPES IN EXCESS OF FIFTEEN PERCENT (15%) ARE RESTRICTED PURSUANT TO LAND DEVELOPMENT CODE SECTION 13-2-590.
19. FOR A MINIMUM TRAVEL DISTANCE OF TWENTY FEET (25') FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED FOURTEEN PERCENT (14%) ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRANSPORTATION AND PUBLIC SERVICES AND PLANNING DEPARTMENTS.
20. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
21. WATER QUALITY EASEMENTS LISTED ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 13-7 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED.
    FOR WATER QUALITY POND MAINTENANCE AGREEMENT REFER TO DOCUMENT # _____ OF THE O.R.O.W.C.Tx.
22. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 13-7 ARTICLE I OF THE CITY LAND DEVELOPMENT CODE, THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
23. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE AND WATER QUALITY CONTROL PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS."
24. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE PROPERTY AND DOES NOT CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
25. THE ELECTRIC UTILITY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. THE UTILITY, HOWEVER MAY NOT PERFORM ANY ACTION WHICH WOULD CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
26. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
27. **ALL FINISHED SLAB ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:**

LOT 11	BLOCK A	872.0
LOT 12	BLOCK A	871.0
LOT 13	BLOCK A	869.0

THE STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, ELAINE BIZZELL, 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 10 DAY OF September, 1996 A.D. AT 4:10 O'CLOCK P .M., AND DULY RECORDED ON THE 11 DAY OF September, 1996 A.D. AT 4:19 O'CLOCK P .M. IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET N, SLIDE(S) 244 245.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE LAST ABOVE WRITTEN.

BY: Lizzie Hampton
DEPUTY

ELAINE BIZZELL
CLERK, COUNTY COURT,
WILLIAMSON COUNTY, TEXAS.

COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

C8-85-029.08.1C

Cabinet N Slide 244-245

SAM INC.
SURVEYING AND MAPPING INC.

4029 Capital of Texas Highway, So.
Brodie Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-0575
Fax: (512) 326-3029

PROJECT:	HUFFCUT & ASSOCIATES, INC. DAVIS SPRING SEC. 6-A
JOB NUMBER:	95103-03
DATE:	DECEMBER, 1995
SCALE:	N/A
SURVEYOR:	M.R. HATCHER
TECHNICIAN:	B.D. NEWSOME
DRAWING:	6A-SHT2
FIELDNOTES:	N/A
PARTYCHIEF:	P. BLOOM, M. BELAIRE
FIELDBOOKS:	173,237

DAVIS SPRING SECTION 6-A

SHEET 2 OF 2

SAM INC. DWG NO. H001-95103-01
08-06-96