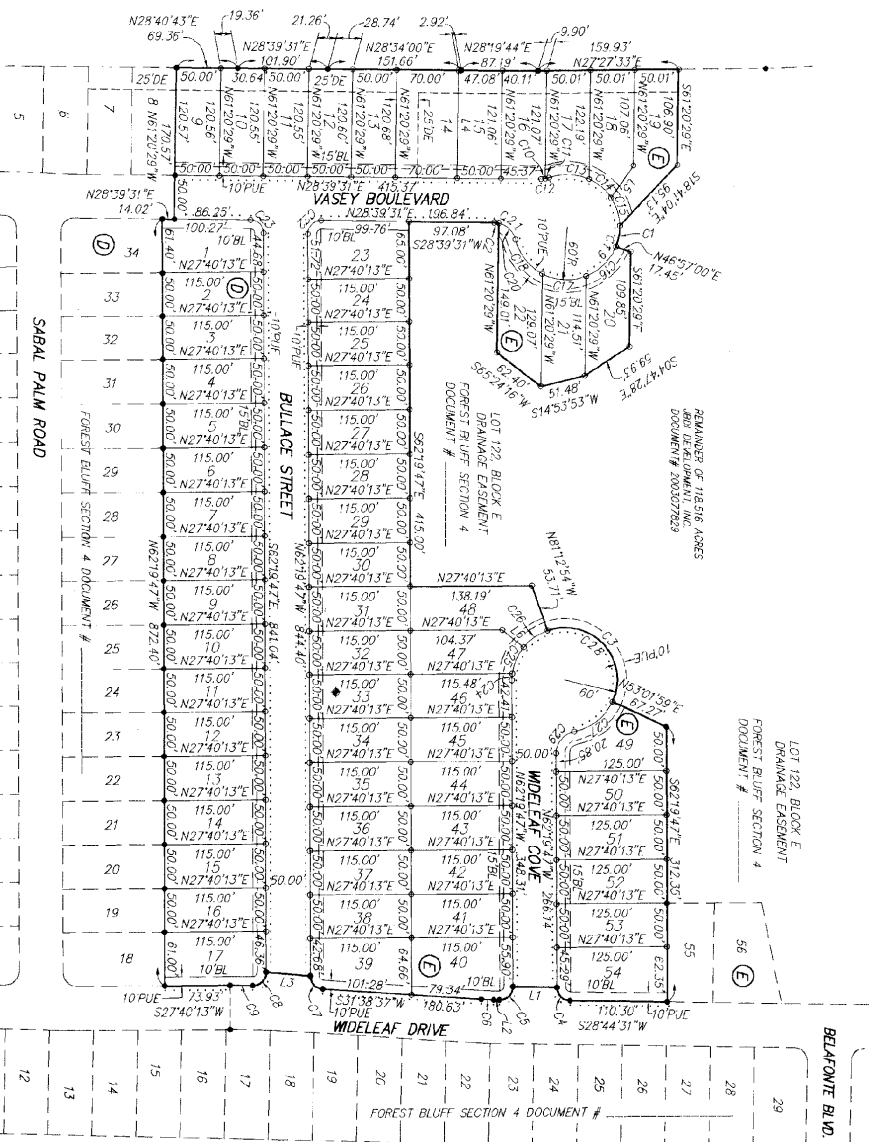


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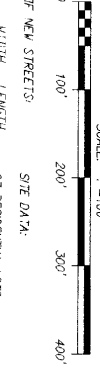
JAMES BEDFORD
 8 1/2 ACRES
 VOLUME 152, PAGE 12



LINE	LENGTH	RADIUS	DETA	CHORD BEING	CHORD TAN	
C1	94.53	60.00	232.637	S31°45'51"E	24.36	12.44
C2	4.98	75.00	1125.24	S82°27'13"W	4.98	2.50
C3	146.58	60.00	1341.93	N75°54'53"E	119.96	142.21
C4	20.28	13.00	464.543	N75°54'53"E	21.01	14.72
C5	13.53	15.00	91.017	S16°47'38"E	21.41	15.28
C6	13.53	278.00	254.00	S30°11'34"W	13.93	63.66
C7	22.92	15.00	86.0137	S74°39'23"W	20.47	13.99
C8	23.98	15.00	91.9527	S63°07'02"E	21.51	15.42
C9	28.65	925.00	1795.21	S28°17'51"W	28.65	12.83
C10	4.65	25.00	104.013	N23°19'24"E	4.65	2.33
C11	4.43	25.00	109.9037	N17°54'51"E	4.42	2.22
C12	9.08	25.00	20.4806	N17°54'51"E	9.07	4.59
C13	46.95	60.00	44.5004	N30°15'28"E	45.76	14.76
C14	33.43	60.00	31.5527	N68°38'13"E	33.00	17.16
C15	33.43	60.00	31.5527	N29°29'20"W	33.00	17.16
C16	48.92	60.00	48.9259	N18°41'41"W	47.58	26.91
C17	51.63	60.00	48.9183	N31°18'54"E	50.05	27.64
C18	51.63	60.00	48.9183	N80°19'05"E	49.48	27.15
C19	289.99	60.00	276.9497	N33°44'44"W	79.65	53.34
C20	28.18	25.00	64.3331	N12°22'31"E	28.71	15.80
C21	33.17	25.00	76.2035	N68°39'46"E	30.79	15.34
C22	23.82	15.00	50.5919	N15°50'08"W	21.40	15.36
C23	23.30	15.00	68.0042	N27°09'52"E	21.03	14.74
C24	7.91	60.00	716.100	N58°41'47"W	7.60	3.81
C25	33.43	60.00	31.5527	N30°08'04"W	33.00	17.16
C26	33.43	60.00	31.5527	N27°07'57"W	33.00	17.16
C27	57.04	60.00	54.9823	N65°41'49"W	54.92	30.88
C28	272.10	60.00	259.9007	N27°35'18"E	32.64	21.21
C29	34.63	25.00	79.9008	N22°44'42"W	32.68	20.32

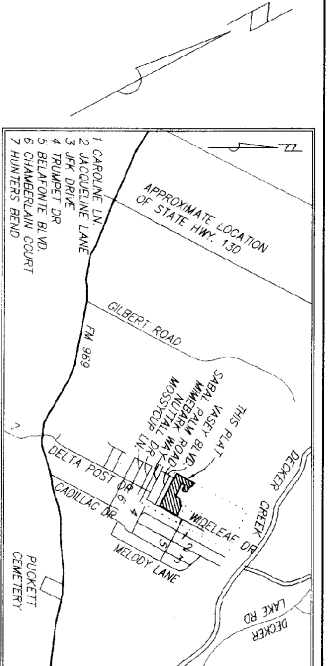
LINE	LENGTH	BEARING
L1	30.02	S89°23'04"W
L2	6.06	S83°44'51"W
L3	6.06	S53°05'12"W
L4	170.79	N67°00'29"W
L5	44.82	N27°35'15"W
L6	31.14	N65°51'40"E

FOREST BLUFF SECTION 5



LINEAR FEET OF NEW STREETS:
 NAME WIDTH LENGTH SITE DATA
 VASEY BOULEVARD 50 446 63 RESERVING LOTS
 WIDELEAF DRIVE 50 349 JOHN BURELSON SURVEY NO. 11178 ACRES
 BELFRONTE STREET 50 883 JOHN BURELSON SURVEY NO. 33 ABSTRACT NO. 5
 TOTAL 1678

- LEGEND:
 • = FOUND 1/2" IRON ROD
 • = SET 1/2" IRON ROD WITH CAP STAMPED "RIS"
 DE = DRAINAGE EASEMENT
 PU = PUBLIC UTILITY EASEMENT
 BL = BUILDING SETBACK LINE
 CEF = CRITICAL ENVIRONMENTAL FEATURE
 --- = SIDEWALK REQUIRED



NOTES:
 1. WATERSEED STATUS: THIS PROJECT IS LOCATED IN THE DECKER GREEN WATERSHED WHICH IS CLASSIFIED AS SUBURBAN.
 2. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE HORNSBY BEND UTILITY COMPANY WATER AND WASTEWATER SYSTEMS.
 3. ALL BUILDING SETBACK LINES WILL BE 10 FEET FROM THE FRONT BUILDING LINE, 10 FEET FOR STREET SIDE BUILDING LINES, AND 5 FEET ON INTERIOR SIDE LOT LINES.
 4. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH THE HORNSBY BEND UTILITY COMPANY AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS.
 5. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL PLATING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY BY THE GOVERNING BODY OR UTILITY COMPANY (LIC, 28-5-351).
 6. ALL STREETS WILL BE BUILT TO CITY OF AUSTIN URBAN STANDARDS.
 7. VARIANCE TO SECTIONS 25.6, 341, 25-6-343 AND 25-8-361 OF THE LAND DEVELOPMENT CODE (LDC) REQUIREMENTS, FULL REQUIREMENTS AND WASTEWATER RESTRICTIONS) WERE GRANTED WITH THE PRELIMINARY PLAN APPROVAL (08-00-2291) ON AUGUST 6, 2001, AND ALSO GRANTED BY THE REVISED PRELIMINARY PLAN IN THIS SECTION WILL NOT BE PERMITTED EXCEED 12 FEET.
 8. AN ADMINISTRATIVE VARIANCE TO SECTION 25-8-322 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC) (CHAPTER 25A AND 30) (GRANTED BY THE REVISED PRELIMINARY PLAN APPROVED ON AUGUST 6, 2001 AND 30) (GRANTED BY THE REVISED PRELIMINARY PLAN APPROVED ON JANUARY 6, 2004).
 9. AN ADMINISTRATIVE VARIANCE HAS BEEN GRANTED FROM SECTION 25-4-151 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (BLOCK LENGTH) WITH PRELIMINARY PLAN (08-00-2291-01), APPROVED AUGUST 6, 2001, AND ALSO GRANTED BY THE REVISED PRELIMINARY PLAN APPROVED BY THE CITY OF AUSTIN PLANNING AND ZONING COMMISSION ON JANUARY 6, 2004.
 10. AUSTIN ENERGY HAS THE RIGHT TO PRIOR AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL THESE WORK IN COMPLIANCE WITH CHAPTER 25-8 SUBSECTION B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 11. THE OPERATOR OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH 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 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF ANY PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION OF THIS PROJECT.
 13. A THYMS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 14. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER 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 LOCATION OR REPLACING MAY BE REQUIRED. ALL THE OWNER'S STAFF PRESENT, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SOON CODES AND REQUIREMENTS, LOC 28-4-4-63.
 15. 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, LOC 25-9-1.
 16. PRIOR TO CONSTRUCTION ON LOTS 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 LOTS BY FLOODING OR OTHER APPROVED METHODS.
 NOTES CONTINUED ON SHEET 2

DATE: NOV. 28, 2003
 SCALE: 1" = 100'
 SHEET 1 OF 2 SHEETS
RANDALL JONES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 836-4793
RJ SURVEYING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 836-4793

20060092

FOREST BLUFF SECTION 5 TRAVIS COUNTY, TEXAS

17. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

18. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADLES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE CITY OF AUSTIN.

19. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PLEASANT TO CHAPTER 23-A OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 23-6-9-211 AND 23-6-213 THEREOF. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA PLEASANT TO LOC SECTION 23-6-9-211.

20. PERSONS/SEMI-PUBLIC UTILITIES ARE REQUIRED FOR ALL CONSTRUCTION BY EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PLEASANT TO LOC SECTION 25-6-181 AND THE ENVIRONMENTAL CRITERIA MANUAL.

21. MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE PERFORMED ACCORDING TO THE CITY OF AUSTIN STANDARDS.

22. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY, AND THE CITY OF AUSTIN.

23. ALL DRAINAGE EASEMENT ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

24. STREETS IN THIS SECTION WILL NOT BE APPROVED AND ACCEPTED FOR MAINTENANCE UNTIL AFTER THE STREETS IN FOREST BLUFF SECTION 4 HAVE BEEN APPROVED BY TRAVIS COUNTY AND ACCEPTED FOR MAINTENANCE.

25. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND RESIST TO THE TERMS OF AND SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED MAY 20, 2004. 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 IN DOCUMENT NUMBER 2003077829 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

26. ALL STREETS, DRAINAGE, SIDEWALKS, AND EROSION CONTROLS ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS. WATER AND WASTEWATER UTILITIES SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REVIEWED AND APPROVED BY THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY DEPARTMENT.

27. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY TO SERVE THIS SECTION HAVE BEEN CONSTRUCTED, INSPECTED AND ACCEPTED BY THE CITY OF AUSTIN.

28. THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NUMBER 2003119177 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THIS PLAT WAS ANNEKED IN DOCUMENT NUMBER 2003119177 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS THAT JOHN S. LLOYD, PRESIDENT AND THOROUGH JOHN S. LLOYD, PRESIDENT, BEING THE OWNER OF THAT 118.816 ACRE TRACT OF LAND AS FOUND OF RECORD IN DOCUMENT NUMBER 2003077829 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBMIT THIS TRACT OF LAND AND 25% OF THE LOCAL GOVERNMENT CODE AS SHOWN ON THE ATTACHED MAP TO BE KNOWN AS FOREST BLUFF SECTION 5 AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND /OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 5th DAY OF APRIL 2004 A. D.
John S. Lloyd
JOHN S. LLOYD, PRESIDENT AND THOROUGH JOHN S. LLOYD, PRESIDENT, A TEXAS CORPORATION, 400 DEVELOPMENT LANE, SUITE 100, AUSTIN, TEXAS 78746

STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, Robert Jones, a Notary Public, on this day personally appeared the above named JOHN S. LLOYD, PRESIDENT AND THOROUGH JOHN S. LLOYD, PRESIDENT, A TEXAS CORPORATION, who acknowledged to me that he executed the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, given under my hand and seal of office this 5th day of April, A. D. 2004.



APPROVED FOR ACCEPTANCE:
Joe Parralugo
JOE PARRALUGO, P. E., ACTING DIRECTOR
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT
CITY OF AUSTIN
2004 A. D.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON AND PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL FLOOD INSURANCE MAP NUMBER 18-1983, FLOOD HAZARD RATE MAP # 48483D020 E, TRAVIS COUNTY, TEXAS, DATED JUNE 18, 1983.
I, KEITH COLLINS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

KEITH COLLINS
REGISTERED PROFESSIONAL ENGINEER NO. 80579
RANFALL JONES ENGINEERING
1212 EAST BRAKER LANE
AUSTIN, TEXAS 78753



I, JOHN KENNETH WEGAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARIES, CORNERS, ANGLES AND DISTANCES ON THE SURVEY HAVE BEEN MEASURED AND FOUND TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
I, JOHN KENNETH WEGAND, AM REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741 RANFALL JONES ENGINEERING
1212 EAST BRAKER LANE
AUSTIN, TEXAS 78753



APPROVED FOR ACCEPTANCE:
Joe Parralugo
JOE PARRALUGO, P. E., ACTING DIRECTOR
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT
CITY OF AUSTIN
2004 A. D.

COMMISSIONERS' COURT RESOLUTION
IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THROUGHWAYS SHOWN ON THIS PLAT OR ANY PORTIONS OF SAID THROUGHWAYS IN CONNECTION WITH THE BUILDINGS OF ALL BUILDINGS OR OTHER STRUCTURES HEREON, BUT THE RESPONSIBILITY OF ALL BUILDINGS OR OTHER STRUCTURES HEREON TO BE CONSTRUCTED OR PLACED IN SUCH STRUCTURES, ROADS OR OTHER PUBLIC THROUGHWAYS OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND /OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREETS AND DRAINAGE IMPROVEMENTS (THE ACCEPTED) TO COUNTY STANDARDS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER'S OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION ENDING THE REQUISITE AND THE SECURED FISCAL SECURITY SHALL BE RELEASED TO THE COUNTY UPON RECEIPT OF A LETTER OF COMPLETION FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR THE PURPOSES OF THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF THE ROADS AND STREETS IN THIS SUBDIVISION OR BEING TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT STOP SIGNS AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DEBRAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATES OF AUTHENTICITY, WAS FILED AND RECORDED IN MY OFFICE OF THE CLERK OF TRAVIS COUNTY, TEXAS, ON THIS 5th DAY OF APRIL, A. D. 2004, AT 10:00 A. M. BY DUTY DEPOSITED ON THE 4th DAY OF APRIL, A. D. 2004, AND COPIED AND SET IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



DATE: NOV. 28, 2003
RANDALL JONES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 838-4793
RU SURVEYING, INC.

20060092

FOREST BLUFF SECTION 5 TRAVIS COUNTY, TEXAS

17. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

18. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRASSES MAY EXCEED 14" ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE CITY OF AUSTIN.

19. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF MEETING COMPLIANCE REQUIREMENTS TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF. WATER QUALITY COVERS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPROVED COVER IN EXCESS OF 20% OF THE NET SITE AREA PERSUANT TO LOC SECTION 25-9-211.

20. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION, PERSUANT TO LOC SECTION 25-8-181 AND THE ENVIRONMENTAL CRITERIA MANUAL.

21. MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE PERFORMED ACCORDING TO THE CITY OF AUSTIN STANDARDS.

22. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT, EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.

23. ALL DRAINAGE EASEMENT ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

24. STREETS IN THIS SECTION WILL NOT BE APPROVED AND ACCEPTED FOR MAINTENANCE UNTIL AFTER THE STREETS IN FOREST BLUFF SECTION 4 HAVE BEEN APPROVED BY TRAVIS COUNTY AND ACCEPTED FOR MAINTENANCE.

25. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS OF THIS SUBDIVISION IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF AUSTIN DATED MAY 22, 2002. 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 OF STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION, THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION.

26. ALL STREETS, DRAINAGE, SIDEWALKS, AND EROSION CONTROLS ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS. WATER AND WASTEWATER UTILITIES SHALL BE CONSTRUCTED AND APPROVED BY THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY DEPARTMENT.

27. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY TO SERVE THIS SECTION HAVE BEEN CONSTRUCTED, INSPECTED AND ACCEPTED BY THE CITY OF AUSTIN.

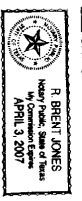
28. THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NUMBER 2003115113 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THIS PLAT WAS AMENDED IN DOCUMENT NUMBER 2003115113 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

29. THE SUBDIVISION OWNER / DEVELOPER AS DERIVED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SECURITY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN. WHETHER INSTALLED BY THE OWNER / DEVELOPER OR INDIVIDUAL HOME BUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER / DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY TDLR.

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS THAT JOHN S. LLOYD, PRESIDENT AND THOROUGH JOHN S. LLOYD, PRESIDENT, BEING THE OWNER OF THAT 118.616 ACRE TRACT OF LAND AS FOUND OF RECORD IN DOCUMENT NUMBER 200307829 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBMIT THE FORESAYING TO THE PUBLIC IN FULL GOVERNMENT CODE AS SHOWN ON THE ATTACHED MAP TO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 5th DAY OF APRIL 2006.
JOHN S. LLOYD, PRESIDENT AND DEVELOPER, INC., A TEXAS CORPORATION
AUSTIN, TEXAS 78746

STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, Robert Jones, a Notary Public, on this 5th day of April, 2006, I presented to me 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 office this 5th day of April, A. D., 2006.



ROBERT JONES
NOTARY PUBLIC PRINTED OR TYPED NAME
MY COMMISSION EXPIRES 4/3/2007
SEAL

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL FLOOD RESISTANCE MAP DATE 10/1983. FLOOD PROTECTION RATE MAP # 486503202 E, TRAVIS COUNTY, TEXAS, DATED APRIL 10, 1983.

I, JOHN KENNETH MORGAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. THAT ALL BOUNDARIES, CORNERS, AND LINES SHOWN ON THE GROUND AS SHOWN HEREON, AND HEREBY CERTIFY THAT THIS PLAT COMPLETES WITH THE TRAVIS COUNTY ORDER NO. 8596 STANDARDS FOR THE CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS OF 1984, AS AMENDED.



JOHN KENNETH MORGAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5741
RANDALL JONES ENGINEERING
1212 EAST BRAKNER LANE
AUSTIN, TEXAS 78753

APPROVED FOR ACCEPTANCE:
JOE PARANIKO, P. E., ACTING DIRECTOR
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT
CITY OF AUSTIN
2006 A. D.

APPROVED FOR ACCEPTANCE:
DAVID DEERAYVOR, CLERK OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS
2006 A. D.



COMMISSIONERS' COURT RESOLUTION
IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THROUGHWAYS SHOWN ON THIS PLAT OR ANY PORTIONS OR ELEMENTS IN CONNECTION THEREWITH. THE BUILDINGS OF ALL BUILDERS OR OWNERS OF THE LOTS SHOWN ON THIS PLAT SHALL BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THROUGHWAYS OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND / OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREETS AND DRAINAGE IMPROVEMENTS (THE IMPROVEMENTS) TO COUNTY STANDARDS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE IMPROVEMENTS POSTED TO SECURE PRIVATE IMPROVEMENTS TO SECURE THE OBLIGATION OF THE OWNER TO POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER'S OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION ENDING ON THE DATE THE IMPROVEMENTS ARE COMPLETED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR THE FILING OF THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF THE ROADS AND STREETS IN THIS SUBDIVISION DOES NOT CONSTITUTE AN ENDORSEMENT OF THE IMPROVEMENTS OR TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DEERAYVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATION OF AUTHENTICATION, WAS FILED AND RECORDED IN MY OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS, ON THIS 5th DAY OF APRIL, 2006, AT 10:52 AM. I AM DULY DULY RECORDED ON THIS DAY OF APRIL, 2006, AT 10:52 AM. ALL RIGHTS IN DOCUMENT NUMBER 20060092 ARE RESERVED TO THE SUBDIVIDER AND HIS ASSIGNS IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION OF STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION, THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 5th DAY OF APRIL, 2006, AT 10:52 AM. IN THE CITY OF AUSTIN, TEXAS, AND IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

DATE: NOV. 28, 2003
RANDALL JONES ENGINEERING, INC.
1212 E. BRAKNER LANE, AUSTIN, TEXAS 78753 (512) 838-4793
RU SURVEYING, INC.
1212 E. BRAKNER LANE, AUSTIN, TEXAS 78753 (512) 838-4793
SHEET 2 OF 2 SHEETS



PLATS 200600032

2 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: PLAT OF FOREST BLUFF SECTION 5

OWNERS NAME: JBDI DEVELOPMENT

RESUBDIVISION? YES NO

ADDITIONAL RESTRICTIONS / COMMENTS:

2006017857

RETURN:

WATERSHED PROTECTION DEVELOPMENT
505 BARTON SPRINGS 4TH FL
AUSTIN TX 78704

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2006 Feb 01 11:41 AM 200600032

BENAVIDESV \$65.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS