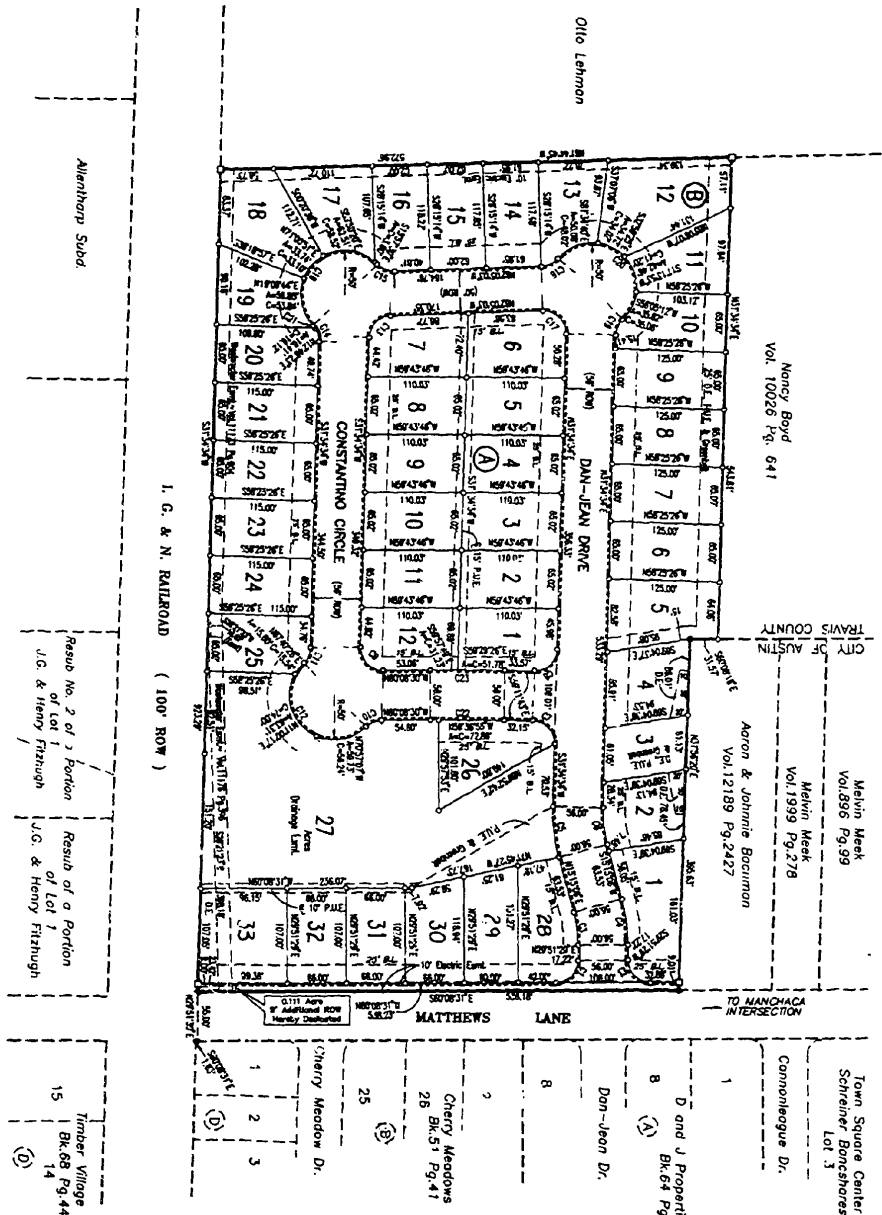


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DAN JEAN OAKS SUBDIVISION

Scale: 1" = 100'



Town Square Center
 Scheiner Bancshares
 Lot 3

D and J Properties Subd.
 Bk 64 Pg. 86

Don-Jean Dr.

Cherry Meadows
 26 Bk. 51 Pg. 41

Cherry Meadow Dr.

Timber Village
 Bk. 68 Pg. 44

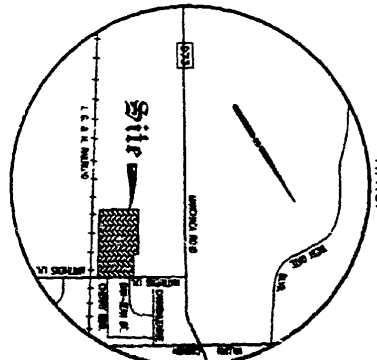
Result of a Portion
 of Lot 1
 J.C. & Henry Fitzhugh

Result of a Portion
 of Lot 2
 J.C. & Henry Fitzhugh

Result of a Portion
 of Lot 3
 J.C. & Henry Fitzhugh

CHANCE	BEINGS	LENGTH	THICKNESS	CORNER	BEARING	DEPTH
C1	25.00	36.27	23.00	32.36	N14°51'22"E	60.000
C2	25.00	36.47	23.00	32.36	S19°08'51"E	60.000
C3	147.00	37.47	18.84	31.37	N02°53'18"E	14.3823
C4	203.00	51.75	28.02	51.81	S72°24'50"E	14.3823
C5	203.00	51.75	28.12	51.81	S72°24'50"E	14.3823
C6	147.00	41.06	21.06	41.74	N63°24'50"E	14.3823
C7	25.00	36.51	23.34	32.37	S19°08'51"E	60.000
C8	25.00	36.51	23.67	32.37	N01°11'25"E	60.000
C9	25.00	40.07	23.78	32.66	N11°03'50"E	61.4304
C10	25.00	18.83	10.36	18.15	S80°03'06"E	43.0208
C11	25.00	18.83	10.36	18.15	S80°03'06"E	43.0208
C12	25.00	18.84	10.36	18.15	S80°03'06"E	43.0208
C13	25.00	31.87	23.45	32.31	S14°44'45"E	60.000
C14	25.00	18.83	10.35	18.15	S80°03'06"E	43.0208
C15	25.00	21.03	11.18	20.41	N01°09'22"E	40.1173
C16	25.00	154.70	100.00	100.00	S71°19'23"E	172.5355
C17	25.00	40.87	24.69	34.47	N01°04'44"E	40.1173
C18	25.00	21.03	11.18	20.41	N01°09'22"E	40.1173
C19	25.00	18.83	10.36	18.15	S80°03'06"E	43.0208
C20	25.00	18.83	10.36	18.15	S80°03'06"E	43.0208
C21	25.00	33.44	14.87	32.44	N02°44'41"E	67.2879
C22	488.00	82.06	41.04	82.06	S89°40'07"E	63.9677
C23	5025.00	82.01	41.50	82.01	N89°40'07"E	62.5877

Note: A strip of land ten feet (10') in width running north-south along the east line of Lot 1 of this subdivision is hereby dedicated as an Electric Utility Easement.



= LOCATION MAP =
 N.T.S.

Legend

- IRON PIN SET
 - IRON PIN FOUND
 - CONCRETE MONUMENT SET
 - CONCRETE MONUMENT FOUND
 - BUILDING SETBACK LINE
 - PUBLIC UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - ... APPROXIMATE SERRAVALLO LOCATION
 - 1 LOT NUMBER
 - ① BLOCK NUMBER
- OWNER: Henry Coult (Pastor) Episcopal Church Central of Cooper of 7400
 ADDRESS: 11331 ABERNETHY
 SURVEY: WILLIAM CANNON LEASE SURVEY NO. 19
 NO. OF LOTS: 4
 NO. OF BLOCKS: 2
 F.E.M.A. MAP NO. 48433-C-0710E
 TRAVIS CO. TEXAS DATE: 6/16/93
 DATE: AUGUST 5, 1998

PHOTOGRAPHIC MYLAR
 #56 B9338 1-11-99

SHEET 1 OF 2

CB-97-0207.1A

DAN JEAN OAKS SUBDIVISION

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

THAT NANCY BOYD, OWNER OF THAT CERTAIN 12.86 ACRE TRACT OF LAND CONVEYED IN VOLUME 10253, PAGE 32, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT CERTAIN 5 ACRE TRACT OF LAND CONVEYED IN VOLUME 2245, PAGE 190, DEED RECORDS OF TRAVIS COUNTY, TEXAS, INCLUSIVE OF THAT CERTAIN UNDIVIDED TWENTY-FIVE PERCENT (25%) INTEREST IN AND TO SAID 5 ACRE TRACT CONVEYED BY DEED OF GIFT TO ST. MATTHEWS EPISCOPAL CHURCH RECORDED IN VOLUME 10034, PAGE 910 OF SAID REAL PROPERTY RECORDS, SAID UNDIVIDED INTEREST FURTHER CONVEYED TO THE PROTESTANT EPISCOPAL CHURCH COUNCIL OF DIOCESE OF TEXAS BY GENERAL WARRANTY DEED OF RECORD IN VOLUME 10417, PAGE 468 OF SAID REAL PROPERTY RECORDS, SAVE AND EXCEPT ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO TRAVIS COUNTY BY RIGHT-OF-WAY DEED RECORDED IN VOLUME 1549, PAGE 387 OF SAID DEED RECORDS, BOTH TRACTS BEING OUT OF AND A PART OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, SITUATED IN TRAVIS COUNTY, DO HEREBY SUBDIVIDE 11.931 ACRES OF LAND OUT OF SAID TRACTS IN ACCORDANCE WITH THE MAP AS SHOWN HEREON SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT YET RELEASED, TO BE KNOWN AS DAN JEAN OAKS SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND, THIS THE 31 DAY OF August, 1998, A.D.

Nancy Boyd
NANCY BOYD
4007 FIRST VIEW DRIVE
AUSTIN, TEXAS 78731
(512) 346-9623

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NANCY BOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 31 DAY OF AUGUST, 1998, A.D.

Lisa R. Bolling
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

LISA R. BOLLING
PRINT NAME



WITNESS MY HAND, THIS THE 23 DAY OF September, 1998, A.D.

Protestant Episcopal Church Council of Diocese of Texas
3803 W. ALABAMA
HOUSTON, TEXAS 77006
(800) 318-4452

Accepted and authorized for record by the Planning Commission of the City of Austin, Texas, this the 13th day of October, 1998.

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Name], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 23 DAY OF September, 1998, A.D.

Nancy L. Leonard
NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS

NANCY L. LEONARD
PRINT NAME

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF THE DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 13th DAY OF October, 1998.

Alice Glasco
ALICE GLASCO, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 11th DAY OF January, 1999, A.D., AT 9:08 O'CLOCK A.M., AND DULY RECORDED ON THE 11th DAY OF January, 1999, A.D., AT 9:08 O'CLOCK A.M., IN THE PLAT RECORDS OF SAID COUNTY, IN PLAT BOOK 102, PAGE(S) 303-304.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THE 11th DAY OF January, 1999, A.D.

DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS.

L. Strong
DEPUTY

FILED FOR RECORD AT 9:08 O'CLOCK A.M., ON THE 11th DAY OF January, 1999, A.D.

L. Strong
DEPUTY

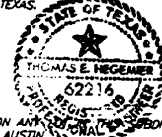
GENERAL NOTES

- THE CITY OF AUSTIN SHALL MAINTAIN ALL DRAINAGE FACILITIES, CHANNELS AND STORM DRAINS SYSTEMS LOCATED WITHIN PUBLIC RIGHT-OF-WAY AND OR DRAINAGE EASEMENTS.
- FOR LOTS 1, 2, 4 & 5, BLOCK B, BUILDING CONSTRUCTION IS ALLOWED ON EACH LOT, HOWEVER, ALONG THE WEST PROPERTY LINE, NO SHEDS, FENCES, OR LANDSCAPING THAT OBSTRUCTS CONVEYANCE OF OFF-SITE FLOWS TO THE WATER QUALITY/RETENTION POND ARE PERMITTED EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ACCESS TO MATTHEWS LANE IS PROHIBITED FROM LOTS 1-28, BLOCK B. LDC SECTION 13-2-431.
- SUBJECT TO THE GOVERNMENT'S CONDITIONS AND RESTRICTIONS RECORDED IN VOLUME 1114, PAGE 1114, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL NOTES continued

- 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 VACATIONS OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THE 100 YEAR FLOODPLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN ON PLAT.
- NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FROM PANEL # 48453C-0210E, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

Tom E. Hegemer
TOM HEGEMER, P.E.
RAV AND CH & ASSOC.
1102 WEST AVENUE
AUSTIN, TEXAS P.E. No. 62276



- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT WITHIN THE SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE 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.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF THE 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.
- 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. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DIVISION 3, CHAPTER 13-3 OF THE LAKE AUSTIN WATERSHED ORDINANCE.
- THE MAINTENANCE REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN DIVISION 3, CHAPTER 13-3, AUSTIN CITY CODE OF 1967, AS AMENDED, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN AND SHALL RETAIN THE EFFECTIVENESS OF EACH DESIGN FEATURE OR PART OF A PLAN OR PLAN COVERED BY THESE PROVISIONS.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT(S) 3 & 27, BLOCK B, REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT, SECTION 13-2-472.
- ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:

LOT	BLOCK	F.F. ELEV.	LOT	BLOCK	F.F. ELEV.	LOT	BLOCK	F.F. ELEV.	LOT	BLOCK	F.F. ELEV.
1	B	714.3'	20	B	709.5'	25	B	706.0'	29	B	710.0'
2	B	714.5'	21	B	709.0'	26	B	708.5'	30	B	708.5'
4	B	714.8'	22	B	708.5'				31	B	707.9'
18	B	710.0'	23	B	708.0'				32	B	706.5'
19	B	710.2'	24	B	707.5'	28	B	711.0'	33	B	706.0'

- NO FILL SHALL BE PLACED OR ALLOWED TO REMAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' (FIFTY FEET) TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 150' (ONE-HUNDRED FIFTY FEET) TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET.
- INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR TAP FEE.
- 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: DAN-JEAN DRIVE, CONSTANTINO CIRCLE, MATTHEWS LANE. 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. LDC SECTION 13-5-91.
- THE WATER QUALITY EASEMENTS SHOWN 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 BY SECTION 13-7-18, 34 AND 35 THEREOF.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 13-7-14, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 13-7-18.
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- 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 FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
- THIS SUBDIVISION IS LOCATED IN THE WILLIAMSON CREEK WATERSHED, CLASSIFIED AS SUBURBAN.
- THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DIVISION 3, CHAPTER 13-3 OF THE LAKE AUSTIN WATERSHED ORDINANCE.
- STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS LDC SECTION 13-5-53(c).
- A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM. LDC SECTION 13-2-436(e) AND 13-5-107.
- 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 3/29/1998, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THIS 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 VOL. 1336, PAGE 444, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- 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.

I, STEVE H. BRYSOON, A** 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.

AS SURVEYED BY:
STEVE H. BRYSOON SURVEYING CO.

Steve H. Brysoon
STEVE H. BRYSOON - R.P.L. NO. 4248
1715 CAPITAL OF TEXAS HWY. SOUTH, SUITE 208
AUSTIN, TEXAS 78746
TEL:(512) 347-9505 FAX:(512) 347-9

NOVEMBER 1st, 1997



AMMENDED DAN JEAN OAKS SUBDIVISION

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

THAT, ASSET BUILDERS, INC., OWNERS OF THAT CERTAIN 11931 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE, CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 13283, PAGES 705 OF THE REAL FORFEITURE RECORD, TRAVIS COUNTY, TEXAS, ACTING HEREBY BY AND THROUGH GLEN ANDERSON, ITS GENERAL PARTNER, SAID 11931 ACRES BEING ALL OF 'DAN JEAN OAKS SUBDIVISION', A SUBDIVISION RECORDED IN VOLUME 102, PAGES 303-304, OF PLAT RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY AMEND SAID PLAT FOR THE SOLE PURPOSE OF CORRECTING A SCRIBNER'S ERROR PURSUANT TO SECTION 212.018 TEXAS LAND GOVERNMENT CODE TO CORRECT A SCRIBNER'S ERROR, PREVIOUSLY APPROVED BY THE MUNICIPAL AUTHORITY RESPONSIBLE FOR APPROVING PLATS, AND IN ACCORDANCE WITH THE MAP AS SHOWN HERETO TO BE KNOWN AS 'AMENDED PLAT OF DAN JEAN OAKS SUBDIVISION' SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT YET RELEASED, AND DO HEREBY DEKATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREDON

WITNESS MY HAND, THIS THE 9th DAY OF April 1999 A.D.

Glen Anderson
GLEN ANDERSON, GENERAL PARTNER
ASSET BUILDERS, INC.
5524 BEE CAVES RD STE K6
AUSTIN TEXAS 78746
(512) 308-0900

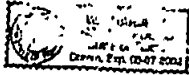
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Glen Anderson, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY OF April 1999 A.D.

Tina Marshall
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

Tina Marshall
PRINT NAME



GENERAL NOTES continued

- 4 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 VACATIONS OR RE-PLATING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS
- 5 THE 100 YEAR FLOOD-PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN ON PLAT
- 6 NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 38353G-0210E, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

Tom Heigener
TOM HEIGENER, P.E.
RAYMOND CRAWFORD ASSOC
1102 WEST AVENUE
AUSTIN, TEXAS PE No 82278



- 7 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
- 8 NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY
- 9 ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. (AS SHOWN ON LOTS 2, 4-12, BLOCK B) THEY SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES
- 10 PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES
- 11 THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE 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
- 12 THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF THE 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
- 13 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. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT
- 14 THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DIVISION J CHAPTER 13-3 OF THE LAKE AUSTIN WATERSHED ORDINANCE.
- 15 THE MAINTENANCE REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN DIVISION J, CHAPTER 13-3, AUSTIN CITY CODE OF 1982, AS AMENDED, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN AND SHALL RETAIN THE EFFECTIVENESS OF EACH DESIGN FEATURE OR PART OF A PLAT OR PLAN GOVERNED BY THESE PROVISIONS
- 16 PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT(S) J & 27, BLOCK B, REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT SECTION 13-2-472
- 17 ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS

LOT	BLOCK	F.F. ELEV.	LOT	BLOCK	F.F. ELEV.	LOT	BLOCK	F.F. ELEV.	LOT	BLOCK	F.F. ELEV.
1	B	714.3'	20	B	709.5'	25	B	706.0'	29	B	710.0'
2	B	714.5'	21	B	709.0'	26	B	709.5'	30	B	708.5'
4	B	714.8'	22	B	708.5'				31	B	707.0'
18	B	710.5'	23	B	708.0'				32	B	706.5'
19	B	710.2'	24	B	707.5'	28	B	711.0'	33	B	706.0'

NO FILL SHALL BE PLACED OR ALLOWED TO REMAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT

- 18. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' (FIFTY FEET) TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 150' (ONE-HUNDRED FIFTY FEET) TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET
- 19. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR TAP FEE
- 20. 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 DAN-JEAN DRIVE, CONSTANTINE CIRCLE, MATTHEWS LANE. 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 CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY LOC SECTION 13-5-91
- 21. THE WATER QUALITY EASEMENTS SHOWN 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 BY SECTION 13-7-18 J4 AND J5 THEREOF
- 22. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS
- 23. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LOC SECTION 13-7-14 AND THE ENVIRONMENTAL CRITERIA MANUAL
- 24. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LOC SECTION 13-7-19
- 25. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM
- 26. 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 FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN
- 27. THIS SUBDIVISION IS LOCATED IN THE WILLIAMSON CREEK WATERSHED CLASSIFIED AS SUBURBAN
- 28. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DIVISION J, CHAPTER 13-3 OF THE LAKE AUSTIN WATERSHED ORDINANCE
- 29. STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS LOC SECTION 11-5-53(o)
- 30. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM LOC SECTION 13-2-436(e) AND 13-5-107
- 31. 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 12-3-1998. 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 VOL. 13283, PAGE 705, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS
- 32. 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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF THE DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 4-14-99 DAY OF April 1999

Alice Glasco
ALICE GLASCO, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF April 1999 AT 9:08 O'CLOCK A. M. AND DULY RECORDED ON THE 15th DAY OF April 1999 AT 9:08 O'CLOCK A. M. IN THE PLAT RECORDS OF SAID COUNTY, IN Document No 1999 00115

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THE DAY OF April 1999 A.D.

DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: Y Guerra
DEPUTY Y GUERRA



FILED FOR RECORD AT 9:08 O'CLOCK A. M. ON THE 15th DAY OF April 1999 A.D.

DANA DEBEAUVOR
BY: Y Guerra
DEPUTY Y GUERRA



GENERAL NOTES

- 1 THE CITY OF AUSTIN SHALL MAINTAIN THE DRAINAGE FACILITIES, CHANNELS AND STORM DRAINS SYSTEMS LOCATED WITHIN PUBLIC RIGHT-OF-WAY AND OR DRAINAGE EASEMENTS FOR LOT 3, BLOCK B AND LOT 27, BLOCK B.
- 2 FOR LOTS 1, 2, 4 & 5, BLOCK B, BUILDING CONSTRUCTION IS ALLOWED ON EACH LOT, HOWEVER, ALONG THE WEST PROPERTY LINE, NO SHEDS, FENCES, OR LANDSCAPING THAT OBSTRUCTS CONVEYANCE OF OFF-SITE FLOWS TO THE WATER QUALITY/RETENTION POND ARE PERMITTED EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 3. ACCESS TO MATTHEWS LANE IS PROHIBITED FROM LOTS 1-28, BLOCK B. LOC SECTION 13-2-431

3/17/99
TEH

I STEVE H BRYSON 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

AS SURVEYED BY
STEVE H BRYSON SURVEYING CO

Steve H Bryson
STEVE H BRYSON - R.P.L.S. NO. 4248
1713 CAPITAL OF TEXAS HWY SOUTH, SUITE 208
AUSTIN, TEXAS 78746
TEL.(512) 347-9505 FAX (512) 347-9510

NOVEMBER 1st, 1997



FILED AND RECORDED

Dana DeBeauvoir

04-15-1999 09:08 AM 199900115
GUERRAY \$56.00
Dana DeBeauvoir, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Plat

No.

199900115 2 PGS

156.00 4/15/99

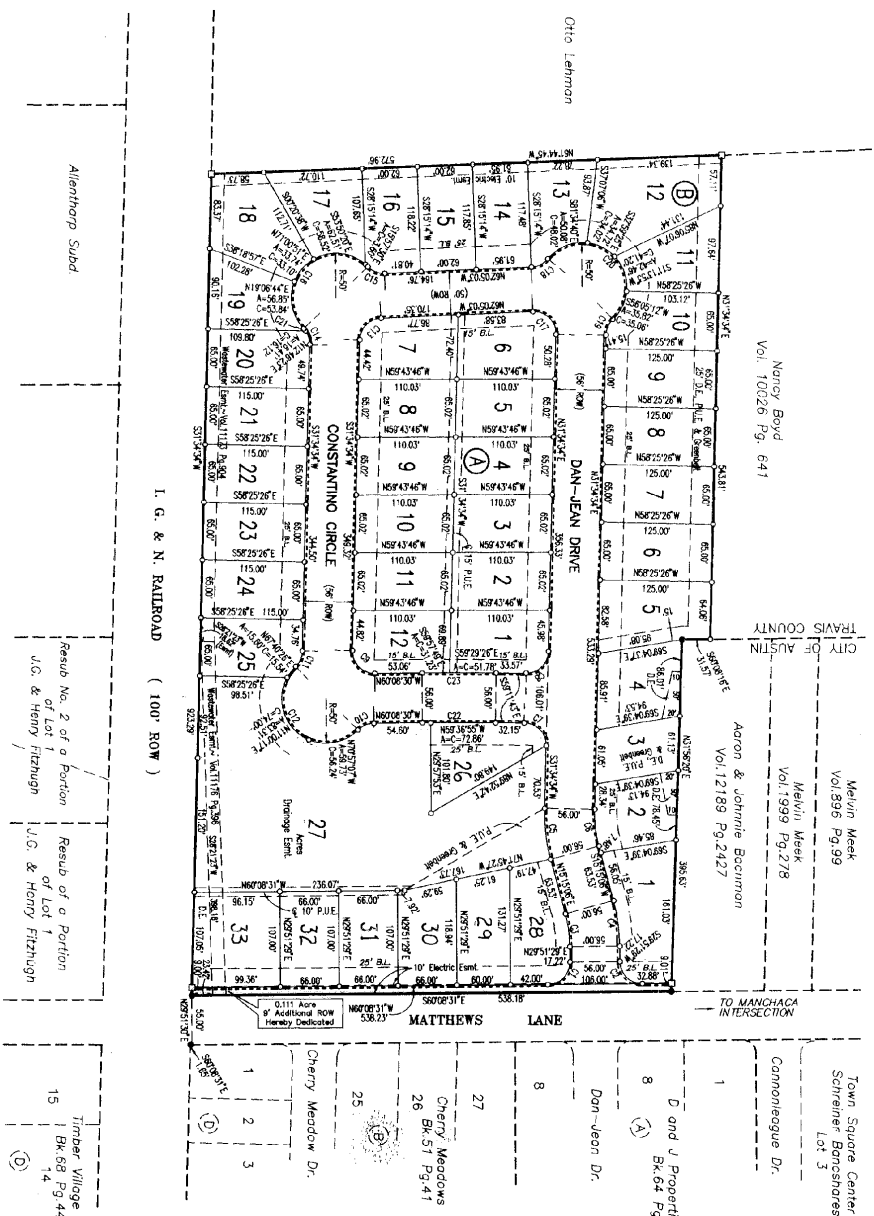
199900115

PHOTOGRAPHIC MYLAR

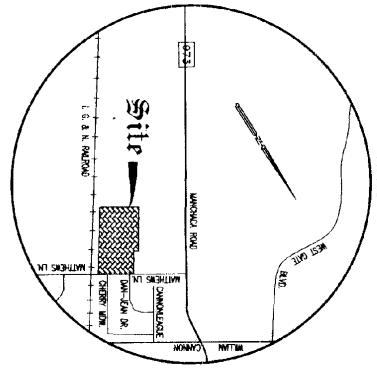
SHEET 1 OF 2

AMENDED DAN JEAN OAKS SUBDIVISION

Scale: 1" = 100'



Note: A strip of road ten feet (10') in width running parallel and adjacent to all streets in this subdivision is hereby dedicated as an Electric Utility Easement.



LOCATION MAP = N.T.S.

Legend

- IRON PIN SET
- IRON PIN FOUND
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- BUILDING STRUCK LINE
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- ... APPROXIMATE SIDEWALK LOCATION
- 1 LOT NUMBER
- (A) BLOCK NUMBER

OWNER: ASSET B, JAZZ DERS, I.M.C.
 ACRES: 11.931 ACRES
 SURVEY: WILLIAM CANNON LEASUE SURVEY NO.19
 NO. OF LOTS: 4
 NO. OF BLOCKS: 2
 MAP NO.: 44853C-0210E
 TOWN OF TEXAS, TEXAS DATED 6/18/93
 DATE: AUGUST 3, 1998

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	26.00	39.27	26.00	36.96	N47.5127E	90.0000°
C2	43.00	37.47	26.00	35.96	S150.8317E	90.0000°
C3	44.00	37.47	18.84	37.57	N27.3317E	143.673°
C4	203.00	57.94	26.02	51.51	S27.3317E	143.673°
C5	203.00	57.94	26.12	57.84	S27.3317E	143.673°
C6	142.00	41.88	21.08	41.74	N27.3317E	143.673°
C7	142.00	41.88	21.08	41.74	S13.6835E	97.6617°
C8	23.00	38.91	35.12	N1.67125E	88.1343°	
C9	23.00	38.91	25.78	35.88	N1.67125E	88.1343°
C10	23.00	19.55	19.15	S82.2934E	45.0700°	
C11	23.00	19.55	10.38	19.15	S40.6534E	45.0700°
C12	50.00	18.84	9.29	S14.1638E	181.4727°	
C13	23.00	39.27	23.45	S74.4435E	86.2027°	
C14	23.00	10.38	18.15	S90.0329E	45.0700°	
C15	23.00	10.38	20.41	N17.9272E	48.1123°	
C16	50.00	18.84	11.18	100.00	S75.1925E	179.3335°
C17	23.00	18.84	76.65	36.47	N15.1515E	93.3937°
C18	23.00	41.88	11.18	20.41	N87.1344E	48.1123°
C19	23.00	18.84	18.15	N84.0538E	45.0700°	
C20	23.00	10.38	18.15	N15.0529E	185.5308°	
C21	23.00	31.4	1.52	2.01	N82.4441E	07.2547°
C22	448.00	82.08	41.24	82.01	N59.4007E	07.2547°
C23	503.00	83.01	41.30	83.01	N59.4007E	07.2547°

CA-99-0046.OA

AMMENDED DAN JEAN OAKS SUBDIVISION

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

THAT, ASSET BUILDERS, INC., OWNERS OF THAT CERTAIN 11.931 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE, CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 13298, PAGE 795 OF THE REAL PROPERTY RECORD, TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH GLEN ANDERSON, ITS GENERAL PARTNER, SAID 11.931 ACRES BEING ALL OF "DAN JEAN OAKS SUBDIVISION", A SUBDIVISION RECORDED IN VOLUME 102, PAGES 303-304, OF PLAT RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY AMEND SAID PLAT FOR THE SOLE PURPOSE OF CORRECTING A SCRIBNER'S ERROR PURSUANT TO SECTION 212.016 TEXAS LAND GOVERNMENT CODE TO CORRECT A SCRIBNER'S ERROR, PREVIOUSLY APPROVED BY THE MUNICIPAL AUTHORITY RESPONSIBLE FOR APPROVING PLATS, AND IN ACCORDANCE WITH THE MAP AS SHOWN HEREON, TO BE KNOWN AS "AMENDED PLAT OF DAN JEAN OAKS SUBDIVISION" SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT YET RELEASED, AND DO HEREBY DEICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND, THIS THE 9th DAY OF April, 1999 A.D.

Glen Anderson
GLEN ANDERSON, GENERAL PARTNER
ASSET BUILDERS, INC.
8524 BEE CAVES RD., STE K6
AUSTIN, TEXAS 78746
(512) 308-0900

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Glen Anderson, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY OF April, 1999 A.D.

Tina Marshall
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

Tina Marshall
PRINT NAME



GENERAL NOTES continued

- 4. 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 VACATIONS OR RE-PLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 5. THE 100 YEAR FLOODPLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN ON PLAT.
- 6. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C-0210E, DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

Tom Hegemer, P.E.
FLOOD CONTROL & ASSOC.
1102 WEST AVENUE
AUSTIN, TEXAS
P.E. No. 62216



- 7. 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.
- 8. NO BUILDINGS, TENTS, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- 9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS. (AS SHOWN ON LOTS 2, 4-12, BLOCK B) TEH
- 10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 11. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE 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.
- 12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF THE 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.
- 13. 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. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 14. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DIVISION 3, CHAPTER 13-3 OF THE LAKE AUSTIN WATERSHED ORDINANCE.
- 15. THE MAINTENANCE REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN DIVISION 3, CHAPTER 13-3 AUSTIN CITY CODE OF 1987, AS AMENDED, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN AND SHALL RETAIN THE EFFECTIVENESS OF EACH DESIGN FEATURE OR PART OF A PLAT OR PLAN GOVERNED BY THESE PROVISIONS.
- 16. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT(S) 3 & 27, BLOCK B, REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT. SECTION 13-2-472.
- 17. ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:

LOT	BLOCK	F.F. ELEV.	LOT	BLOCK	F.F. ELEV.	LOT	BLOCK	F.F. ELEV.	LOT	BLOCK	F.F. ELEV.
1	B	714.5'	20	B	709.5'	29	B	706.0'	29	B	710.0'
2	B	714.5'	21	B	709.0'	26	B	709.5'	30	B	708.5'
4	B	714.8'	22	B	708.5'				31	B	707.0'
18	B	710.5'	23	B	708.0'				32	B	706.5'
19	B	710.2'	24	B	707.5'	28	B	711.0'	33	B	706.0'

NO FILL SHALL BE PLACED OR ALLOWED TO REMAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.

- 18. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50' (FIFTY FEET) TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET OR 150' (ONE-HUNDRED FIFTY FEET) TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET.
- 19. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR TAP FEE.
- 20. 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: DAN-JEAN DRIVE, CONSTANTINO CIRCLE, MATTHEWS LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT SIDEWALKS SHALL BE CAUSE FOR WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC SECTION 13-5-91.
- 21. THE WATER QUALITY EASEMENTS SHOWN 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 BY SECTION 13-7-18, 34 AND 35 THEREOF.
- 22. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- 23. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 13-7-14, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 24. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 13-7-19.
- 25. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- 26. 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 FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
- 27. THIS SUBDIVISION IS LOCATED IN THE WILLIAMSON CREEK WATERSHED, CLASSIFIED AS SUBURBAN.
- 28. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF DIVISION 3, CHAPTER 13-3 OF THE LAKE AUSTIN WATERSHED ORDINANCE.
- 29. STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS LDC SECTION 13-5-53(a).
- 30. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT, FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM. LDC SECTION 13-2-436(e) AND 13-5-107.
- 31. 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 3/11/99. THEREFORE, 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 AGREEMENT.
- FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOL. 13342, PAGE 2440, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- 32. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF THE DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, THIS THE 4-21-99 April, 1999

Debra Williams for
ALICE GLASCO, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF April, 1999 A.D., AT 9:08 O'CLOCK A.M., AND DULY RECORDED ON THE 15th DAY OF April, 1999, A.D., AT 9:08 O'CLOCK A.M., IN THE PLAT RECORDS OF SAID COUNTY, IN 1999 00115.

Document No 1999 00115
WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS DAY OF April, 1999, 15th A.D.

DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS.

BY: Y. Guerra
DEPUTY
Y. GUERRA



FILED FOR RECORD AT 9:08 O'CLOCK A.M., ON THE 15th DAY OF April, 1999, A.D.

DANA DEBEAUVOIR
BY: Y. Guerra
DEPUTY
Y. GUERRA



GENERAL NOTES

- 1. THE CITY OF AUSTIN SHALL MAINTAIN THE DRAINAGE FACILITIES, CHANNELS AND STORM DRAINS SYSTEMS LOCATED WITHIN PUBLIC RIGHT-OF-WAY AND OR DRAINAGE EASEMENTS FOR LOTS 3, BLOCK B AND LOT 27, BLOCK B.
- 2. FOR LOTS 1, 2, 4 & 5, BLOCK B, BUILDING CONSTRUCTION IS ALLOWED ON EACH LOT, HOWEVER, ALONG THE WEST PROPERTY LINE, NO SHEDS, FENCES, OR LANDSCAPING THAT OBSTRUCTS CONVEYANCE OF OFF-SITE FLOWS TO THE WATER QUALITY/RETENTION POND ARE PERMITTED EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 3. ACCESS TO MATTHEWS LANE IS PROHIBITED FROM LOTS 1-28, BLOCK B. LDC SECTION 13-2-431.

3-17-99
TEH

I, STEVE H. BRYSON, 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.
AS SURVEYED BY:
STEVE H. BRYSON SURVEYING CO.
Steve H. Bryson
NOVEMBER 1st, 1997
STEVE H. BRYSON ~ R.P.L.S. NO. 4248
1715 CAPITAL OF TEXAS HWY. SOUTH, SUITE 208
AUSTIN, TEXAS 78746
TEL: (512) 347-9505 FAX: (512) 347-9510

