

\$106.00

7/5/01

200100195

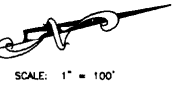
# BELLA VISTA SECTION TWO

### LEGEND

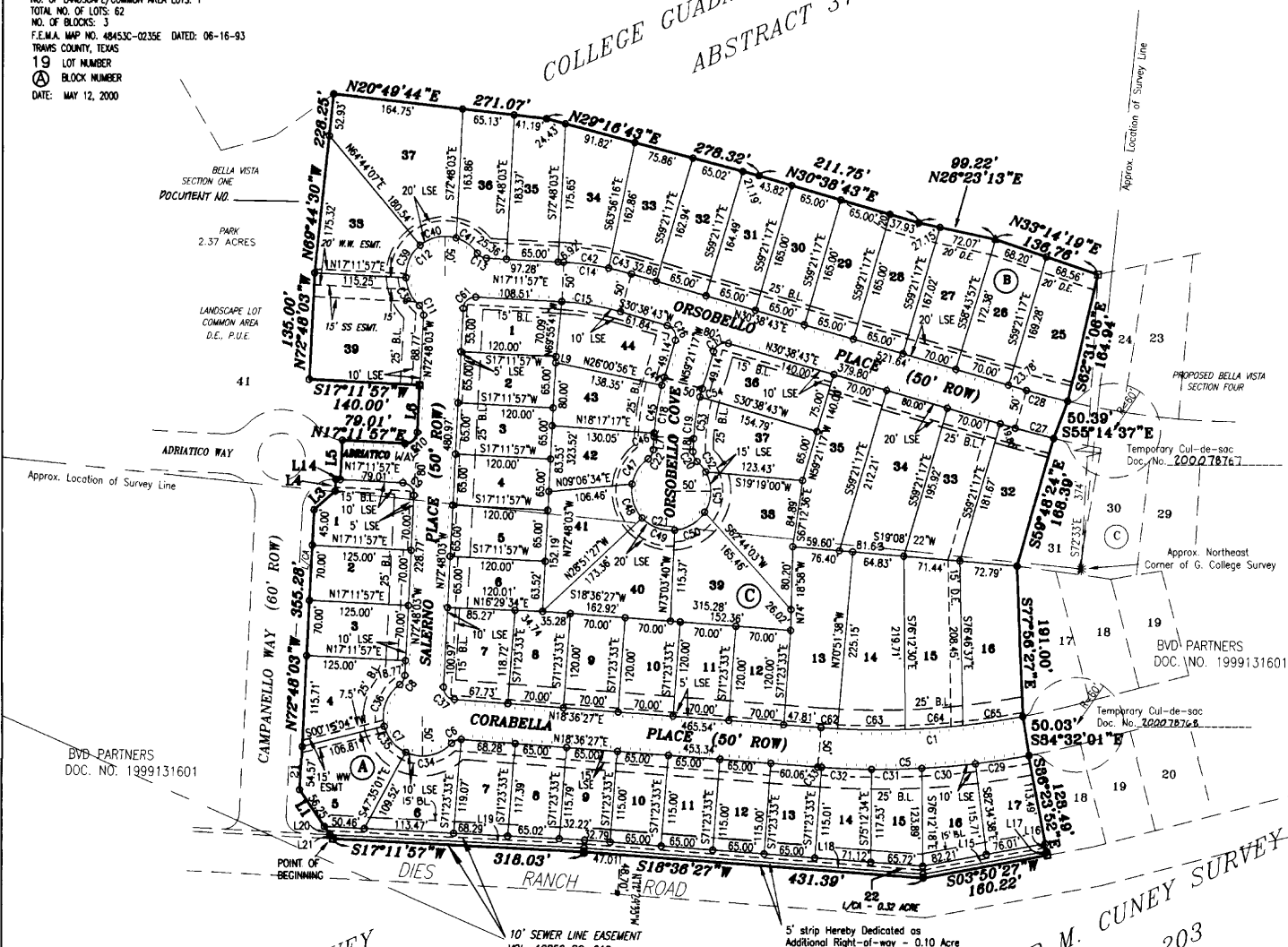
- IRON PIPE FOUND
  - NAIL FOUND
  - ◐ IRON ROD SET
  - ◑ IRON ROD FOUND
  - CONCRETE MONUMENT SET
  - ◼ CONCRETE MONUMENT FOUND
  - L/CA LANDSCAPE/Common Area
  - B.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - W.W. WASTE WATER
  - SS STORM SEWER
  - L.S.E. LATERAL SUPPORT EASEMENT
  - SIDWALK
- OWNER: BVD PARTNERS, L.P.  
 ACREAGE: 18.49 ACRES  
 SURVEY: P. CUNY ABS. 203 & C. GUADALUPE ABS. 612  
 NO. OF SF LOTS: 61  
 NO. OF LANDSCAPE/Common Area Lots: 1  
 TOTAL NO. OF LOTS: 62  
 NO. OF BLOCKS: 3  
 F.E.M.A. MAP NO. 48453C-0235E DATED: 06-16-93  
 TRANS COUNTY, TEXAS  
 19 LOT NUMBER  
 (A) BLOCK NUMBER  
 DATE: MAY 12, 2000

4620 TOREADOR  
DOC. NO. 1999018631

COLLEGE GUADALUPE SURVEY NO. 612  
ABSTRACT 319



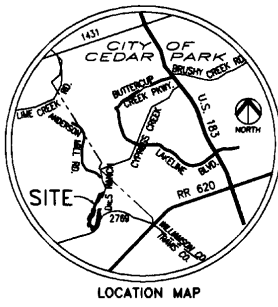
SCALE: 1" = 100'



BANYAN PAYNE SURVEY  
NO. 528 ABS. 637

PHILLIP M. CUNY SURVEY  
ABSTRACT 203

CONTINENTAL HOMES OF AUSTIN, INC.  
VOL. 12736 PG. 634



- BENCHMARKS:**
1. 1 60D NAIL IN 14" LIVE OAK LOT 36 BLOCK "C". ELEV. 924.19
  2. 1 60D NAIL IN 14" LIVE OAK IN LOT 7 BLOCK "C" ELEV. 946.47

NOTE: A 4' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO DIES RANCH ROAD RIGHT-OF-WAY.

LINEAR FOOTAGE OF RIGHT-OF-WAY	
CORABELLA PLACE	767.27'
SALERNO PLACE	560.00'
ORSOBELLO PLACE	804.32'
ORSOBELLO COVE	227.51'
ADRIATICO WAY	125.55'
<b>TOTAL</b>	<b>2484.65'</b>

SHEET 1 OF 4

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 Civil Engineering • Surveying  
 3401 Slaughter Lane West • Austin, Texas 78748  
 PH: (512) 280-5160 • FAX: (512) 280-5165

PATH-G:\PROJ\3769\PLAT-SEC2.DWG JOB NO. 3769

# BELLA VISTA SECTION TWO

LINE	DIRECTION	DISTANCE
L1	S70°19'46" W	75.00'
L3	S27°48'03" E	35.36'
L4	N72°48'03" W	15.00'
L5	S72°48'03" E	50.00'
L6	N72°48'03" W	60.00'
L7	N72°48'03" W	16.73'
L8	N72°48'03" W	16.73'
L9	S72°48'03" E	7.60'
L14	S17°11'57" W	5.98'
L15	S03°50'27" W	159.55'
L16	S86°23'52" E	10.00'
L17	S86°23'52" E	5.00'
L18	S18°36'27" W	430.80'
L19	S17°11'57" W	321.84'
L20	N70°19'46" E	12.50'
L21	N70°19'46" E	6.25'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	975.00	256.97	129.33	256.23	N11°03'25" E	15°06'03"
C5	1025.00	268.44	134.99	267.67	N11°06'17" E	15°00'18"
C6	15.00	13.62	7.32	13.16	N07°24'10" W	52°01'12"
C7	50.00	168.10	45.73	99.39	S52°54'12" W	192°37'56"
C8	15.00	13.62	7.32	13.16	N46°47'27" W	52°01'12"
C9	15.00	23.56	15.00	21.21	S62°11'57" W	90°00'00"
C10	15.00	23.56	15.00	21.21	N27°48'03" W	90°00'00"
C11	15.00	13.62	7.32	13.16	N81°11'21" E	52°01'12"
C12	50.00	169.33	406.04	99.25	N27°48'03" W	194°02'25"
C13	15.00	13.62	7.32	13.16	N43°12'33" E	52°01'12"
C14	375.00	88.00	44.20	87.80	N23°55'20" E	13°26'45"
C15	325.00	76.27	38.31	76.09	S23°55'20" W	13°26'45"
C16	15.00	23.56	15.00	21.21	S75°38'43" W	90°00'00"
C17	15.00	23.56	15.00	21.21	S14°21'17" E	90°00'00"
C18	325.00	76.27	38.31	76.09	S66°04'40" E	13°26'45"
C19	275.00	64.54	32.42	64.39	N66°04'40" W	13°26'45"
C20	15.00	13.62	7.32	13.16	S81°11'21" W	52°01'12"
C21	50.00	247.67	39.04	61.54	S17°11'57" W	284°02'25"
C22	15.00	13.62	7.32	13.16	S48°47'27" E	52°01'12"
C23	15.00	23.56	15.00	21.21	S75°38'43" W	90°00'00"
C24	15.00	23.56	15.00	21.21	N14°21'17" W	90°00'00"
C27	1025.00	50.22	25.12	50.22	S29°14'29" W	02°48'27"
C28	975.00	53.84	26.93	53.84	S29°03'47" W	03°09'51"
C29	1025.00	68.35	34.19	68.33	N05°30'45" E	03°49'14"
C30	1025.00	68.35	34.19	68.33	N09°19'58" E	03°49'14"
C31	1025.00	63.46	31.74	63.45	N13°01'01" E	03°32'51"
C32	1025.00	63.35	31.68	63.33	N16°33'40" E	03°32'27"
C33	1025.00	4.94	2.47	4.94	N18°28'10" E	00°16'33"
C34	50.00	63.79	37.07	59.55	N03°08'18" E	73°06'08"
C35	50.00	44.12	23.61	42.71	S64°58'13" W	50°33'42"
C36	50.00	60.19	34.34	56.62	N55°15'53" W	68°58'05"
C37	15.00	23.19	14.64	20.95	S62°54'12" W	86°35'31"
C38	50.00	40.39	21.37	39.30	N78°19'10" E	46°16'51"
C39	50.00	60.49	25.06	44.83	N51°54'08" W	53°16'31"
C40	50.00	48.76	26.52	46.85	S02°40'21" W	55°52'28"
C41	50.00	33.69	17.51	33.06	N49°54'52" E	38°36'35"
C42	375.00	58.01	29.06	57.95	N21°37'50" E	06°51'46"
C43	375.00	30.00	15.01	29.99	S28°21'13" W	04°43'37"
C44	325.00	10.09	5.04	10.09	N60°14'38" W	01°46'42"
C45	325.00	61.72	30.95	61.63	S66°34'26" E	10°52'53"
C46	325.00	4.46	2.23	4.46	N72°24'28" W	00°47'11"
C47	50.00	35.03	20.57	38.05	N43°08'39" W	44°43'37"
C48	50.00	46.56	25.12	44.89	S87°49'03" W	53°21'00"
C49	50.00	45.72	24.60	44.14	S34°56'47" W	52°23'32"
C50	50.00	45.59	24.52	44.02	N17°22'07" W	52°14'15"
C51	50.00	53.68	29.76	51.14	N74°14'48" W	61°31'06"
C52	50.00	17.29	8.73	17.21	S65°05'12" W	19°48'54"
C53	275.00	53.67	26.92	53.59	S67°12'34" E	11°10'57"
C54	275.00	10.86	5.43	10.86	S60°29'12" E	02°15'49"
C61	15.00	23.56	15.00	21.21	N27°48'03" W	90°00'00"
C62	975.00	21.08	10.54	21.08	S17°59'17" W	01°14'20"
C63	975.00	85.58	42.82	85.55	S14°51'14" W	05°01'44"
C64	975.00	73.36	36.70	73.34	S10°11'03" W	04°18'39"
C65	975.00	76.95	38.50	76.93	S05°46'04" W	04°31'19"

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JOB NO. 3769

# BELLA VISTA SECTION TWO

STATE OF TEXAS:

COUNTY OF TRAVIS:


KNOW ALL MEN BY THESE PRESENTS: THAT BVD PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, HEREIN BY AND THROUGH BVD MANAGEMENT CORPORATION, ITS SOLE GENERAL PARTNER, JOSEPH A. DIQUINZIO, JR., PRESIDENT, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, BEING OWNERS OF THAT CERTAIN 107.49 ACRE TRACT OF LAND OUT OF AND A PART OF THE COLLEGE GUADALUPE SURVEY NO. 812, ABSTRACT 319, AND THE PHILLIP M. CUNEY SURVEY, ABSTRACT 203, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 1999131601 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 18.49 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS

## "BELLA VISTA SECTION TWO"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS, SHOWN HEREON.

WITNESS MY HAND, THIS THE 25th DAY OF May, 2000, A.D.

BVD PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP  
BY: BVD MANAGEMENT CORPORATION

  
JOSEPH A. DIQUINZIO, JR., PRESIDENT  
BVD MANAGEMENT CORPORATION, GENERAL PARTNER  
602 WEST 9TH STREET  
AUSTIN, TEXAS 78768-5229

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 25th DAY OF May, 2000, A.D.

  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

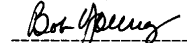


APPROVED THIS THE 26th DAY OF JUNE, 2000, A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

  
SANDY TRULLILLO, CHAIRPERSON JOHN PATNE, VICE CHAIR  
PLANNING AND ZONING COMMISSION

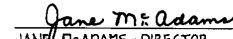
  
MIKE PEREZ, SECRETARY  
PLANNING AND ZONING COMMISSION

I, BOB YOUNG, MAYOR OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZE AND APPROVE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

  
BOB YOUNG  
MAYOR, CITY OF CEDAR PARK


  
LEANN M. BARNES  
CITY SECRETARY, CITY OF CEDAR PARK

THIS SUBDIVISION IS IN THE ETJ OF THE CITY OF CEDAR PARK, TEXAS, THIS THE 27th DAY OF MAY, 2001.

  
JANE M. ADAMS - DIRECTOR  
PLANNING DEPARTMENT - CITY OF CEDAR PARK

**GENERAL NOTES:**

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK AND TRAVIS COUNTY, PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
2. ALL SUBDIVISION CONSTRUCTION INCLUDING STREETS, DRAINAGE, WATER, WASTEWATER, ETC. SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES AND CONSTRUCTION STANDARDS.
3. ON-SITE OR OFF-SITE DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PRE-DEVELOPED PEAK RATES OF DISCHARGE FOR THE 2, 25 AND 100 YEAR STORM EVENTS.
4. 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 CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
6. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
7. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. SUBDIVISION IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY TRAVIS COUNTY AND THE CITY OF CEDAR PARK OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION IN A FORM ACCEPTABLE TO TRAVIS COUNTY SHALL BE PROVIDED.
9. TEMPORARY AND PERMANENT OFF-SITE EASEMENTS, AS REQUIRED, WILL BE PROVIDED FOR CONSTRUCTION OF WATER WASTEWATER AND DRAINAGE FACILITIES PRIOR TO CONSTRUCTION PLAN APPROVAL.
10. ALL OFF-SITE WATER AND WASTEWATER FACILITIES NECESSARY TO OBTAIN SERVICE FROM THE CITY SHALL BE PROVIDED BY OWNER OR HIS OR HER SUCCESSORS OR ASSIGNS.
11. THE DEVELOPER IS RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES IDENTIFIED DURING REVIEW OF SUBDIVISION CONSTRUCTION PLANS.
12. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
13. THIS SUBDIVISION IS SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THIS SUBDIVISION.
14. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS, INCLUDING CORABELLA PLACE, SALERNO PLACE, ORSOBELLO PLACE, ORSOBELLO COVE, AND ADRIATICO WAY. ALSO THE SUBDIVISION SIDE OF DIES RANCH ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL OR COMMERCIAL LOT SHALL BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
15. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
16. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM AND AN APPROVED POTABLE WATER SYSTEM.
17. WATER AND WASTEWATER FOR THIS SUBDIVISION SHALL BE PROVIDED BY WILLIAMSON/TRAVIS COUNTIES WCID NO. 1E.
18. NO OBJECT, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
19. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF CEDAR PARK AND TRAVIS COUNTY.
20. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
21. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO TRAVIS COUNTY, SHALL BE PROVIDED.
22. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OF 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
23. NO BUILDING SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO CITY OF CEDAR PARK WATER AND WASTEWATER SERVICE.
24. ALL INTERIOR LOTS ARE AT LEAST 7,425 SQUARE FEET IN AREA AND ALL CORNER LOTS ARE AT LEAST 8,000 SQUARE FEET IN AREA.
25. DRIVEWAY ACCESS IS PROHIBITED FROM ALL SINGLE FAMILY LOTS TO DIES RANCH ROAD.
26. DRIVEWAY ACCESS IS PROHIBITED FROM LOT 1, BLOCK A TO ADRIATICO WAY.
27. DRAINAGE EASEMENT IS ENCLOSED CONDUIT.
28. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
29. LOT 22, BLOCK A IS A LANDSCAPE/Common Area/PEDESTRIAN ACCESS EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE BELLA VISTA HOMEOWNERS ASSOCIATION, INC. OR ITS ASSIGNS.
30. A TEN (10) FOOT WIDE PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY ON ALL LOTS. A FIVE (5) FOOT WIDE PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE. PUE'S SEVEN AND ONE HALF (7.5) FOOT IN WIDTH ARE HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.
31. THIS SUBDIVISION IS SUBJECT TO A HOMEOWNERS ASSOCIATIONAL AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2001082453 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS.
32. PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCTION OF, ON OR UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT, AND MODIFICATION THEREOF TO THE CITY OF CEDAR PARK FOR REVIEW AND APPROVAL.
33. THE PLAT RESTRICTIONS WILL BE ENFORCED THROUGH APPROPRIATE LEGAL PROCEDURE TO PROHIBIT THE CONSTRUCTION, CONNECTION OF UTILITIES OR ISSUING PERMITS UNLESS OR UNTIL THE REQUIREMENTS OF THE PLAT RESTRICTIONS HAVE BEEN ACHIEVED.
34. PRIOR TO COUNTY ACCEPTANCE OF STREETS AND DRAINAGE IN BELLA VISTA SECTION TWO, THE STREETS IN BELLA VISTA SECTION ONE, A FINAL PART OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SHALL BE CONSTRUCTED AND ACCEPTED. PRIOR TO COUNTY ACCEPTANCE OF BELLA VISTA SECTION TWO, BELLA VISTA ONE MUST BE ACCEPTED.



Carlson, Brigance & Doering, Inc.  
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# BELLA VISTA SECTION TWO

## FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE COLLEGE GUADALUPE SURVEY NO. 612, ABSTRACT 319, AND THE PHILLIP M. CUNNEY SURVEY, ABSTRACT 203, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO BVD PARTNERS, L.P. IN DOCUMENT NO. 1999131601 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 18.49 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CONCRETE MONUMENT SET IN THE WEST RIGHT-OF-WAY LINE OF DIES RANCH ROAD, AN EXISTING 60-FOOT WIDE RIGHT-OF-WAY, BEING ALSO THE EAST LINE OF SAID BVD PARTNERS TRACT, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 18.49 ACRE TRACT OF LAND,

THENCE, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID DIES RANCH ROAD, AND CROSSING SAID BVD PARTNERS TRACT, FOR THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12:

1. S70°19'46"W, A DISTANCE OF 75.00 FEET TO AN IRON ROD SET,
2. N72°48'03"W, A DISTANCE OF 355.28 FEET TO AN IRON ROD SET,
3. N27°48'03"W, A DISTANCE OF 35.36 FEET TO AN IRON ROD SET,
4. N72°48'03"W, A DISTANCE OF 15.00 FEET TO AN IRON ROD FOUND,
5. N17°11'57"E, A DISTANCE OF 5.99 FEET TO AN IRON ROD SET,
6. N72°48'03"W, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET,
7. N17°11'57"E, A DISTANCE OF 79.01 FEET TO AN IRON ROD SET AT A POINT OF CURVATURE TO THE LEFT,
8. WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, AND WHOSE CHORD BEARS, N27°48'03"W, A DISTANCE OF 21.21 FEET TO AN IRON ROD SET AT THE POINT OF TANGENCY,
9. N72°48'03"W, A DISTANCE OF 60.00 FEET TO A CONCRETE MONUMENT SET,
10. S17°11'57"W, A DISTANCE OF 140.00 FEET TO AN IRON ROD SET,
11. N72°48'03"W, A DISTANCE OF 135.00 FEET TO AN IRON ROD SET, AND
12. N89°44'30"W, A DISTANCE OF 228.25 FEET TO AN IRON ROD FOUND IN THE WEST LINE OF SAID BVD PARTNERS TRACT, BEING ALSO THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO 4620 TOREADOR IN DOCUMENT NO. 1999018631 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE WEST LINE OF SAID BVD PARTNERS TRACT, BEING ALSO THE EAST LINE OF SAID 4620 TOREADOR TRACT, FOR THE WEST LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

1. N20°49'44"E, A DISTANCE OF 271.07 FEET TO AN IRON ROD FOUND,
2. N29°18'43"E, A DISTANCE OF 278.32 FEET TO AN IRON ROD FOUND,
3. N30°38'43"E, A DISTANCE OF 211.75 FEET TO AN IRON ROD FOUND,
4. N26°23'13"E, A DISTANCE OF 99.22 FEET TO A NAIL FOUND, AND
5. N33°14'19"E, A DISTANCE OF 136.76 FEET TO A CONCRETE MONUMENT SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, DEPARTING THE EAST LINE OF SAID 4620 TOREADOR TRACT, AND CROSSING SAID BVD PARTNERS TRACT, FOR THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

1. S62°31'08"E, A DISTANCE OF 164.94 FEET TO AN IRON ROD SET,
2. S55°14'37"E, A DISTANCE OF 50.39 FEET TO AN IRON ROD SET,
3. S59°48'24"E, A DISTANCE OF 168.39 FEET TO AN IRON ROD SET,
4. S77°56'27"E, A DISTANCE OF 191.00 FEET TO AN IRON ROD SET, AND
5. S84°32'01"E, A DISTANCE OF 50.03 FEET TO AN IRON ROD SET, AND
6. S86°23'52"E, A DISTANCE OF 128.49 FEET TO A CONCRETE MONUMENT SET IN THE WEST RIGHT-OF-WAY LINE OF SAID DIES RANCH ROAD, BEING ALSO THE EAST LINE OF SAID BVD PARTNERS TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE, WITH THE EAST LINE OF SAID BVD PARTNERS TRACT, BEING ALSO THE WEST RIGHT-OF-WAY LINE OF SAID DIES RANCH ROAD, FOR THE EAST LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1. S03°50'27"W, A DISTANCE OF 160.22 FEET TO AN IRON ROD FOUND,
2. S18°36'27"W, A DISTANCE OF 431.39 FEET TO AN IRON ROD FOUND, AND
3. S17°11'57"W, A DISTANCE OF 318.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.49 ACRES OF LAND.

FLOOD PLAIN NOTE: THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-0235E FOR TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR., P.E., DO HEREBY CERTIFY THAT THIS PLAT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO LOT WITHIN THIS SUBDIVISION IS ENCRoACHED BY ANY AREA WHICH IS SUBJECT TO A 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR

ENGINEERING BY: Charles R. Brigance, Jr. 5/22/00  
 CHARLES R. BRIGANCE, JR. P.E. NO. 64346 DATE  
 CARLSON, BRIGANCE & DOERING, INC.  
 3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748



STATE OF TEXAS:

COUNTY OF TRAVIS:

I, THOMAS J. DODD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE CODES AND ORDINANCES OF CITY OF CEDAR PARK, TEXAS.

SURVEYED BY: Thomas J. Dodd 5-22-00  
 THOMAS J. DODD, R.P.L.S. NO. 1882 DATE  
 CARLSON, BRIGANCE & DOERING, INC.  
 3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748



STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 12<sup>th</sup> DAY OF June, 2001, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK 6 PAGE(S) 29

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 5<sup>th</sup> DAY OF July, 2001, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: Robert Reemis  
 DEPUTY

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT; OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH; THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES 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 PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE 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 BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED 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 FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT 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 DEBEAUVOIR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 12<sup>th</sup> DAY OF June, 2001, A.D., AT 12:30 O'CLOCK P.M., AND DULY RECORDED ON THE 12<sup>th</sup> DAY OF June, 2001, A.D., AT 12:30 O'CLOCK P.M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOCUMENT NUMBER 200100195

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, THIS THE 12<sup>th</sup> DAY OF June, 2001, A.D.

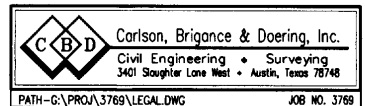
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: Dana Debeauvoir  
 DEPUTY

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2001, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: Dana Debeauvoir  
 DEPUTY





PLAT DOCUMENT# \_\_\_\_\_

# PLAT

## PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Bella Vista Section Two

OWNER'S NAME: BVD Partners, L.P., BVD Management Corporation

RESUBDIVISION?(YES/NO) No

### ADDITIONAL RESTRICTIONS/COMMENTS:

NA

RETURN: TNR  
Anna Bowlin  
X9383

PLAT FILE STAMP  
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Dana Debeauvoir*

07-05-2001 12 03 PM 200100195  
GUERRAY \$106 00  
DANA DEBEAUVOIR , COUNTY CLERK  
TRAVIS COUNTY, TEXAS

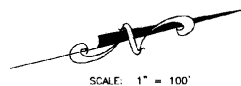
# BELLA VISTA SECTION TWO

### LEGEND

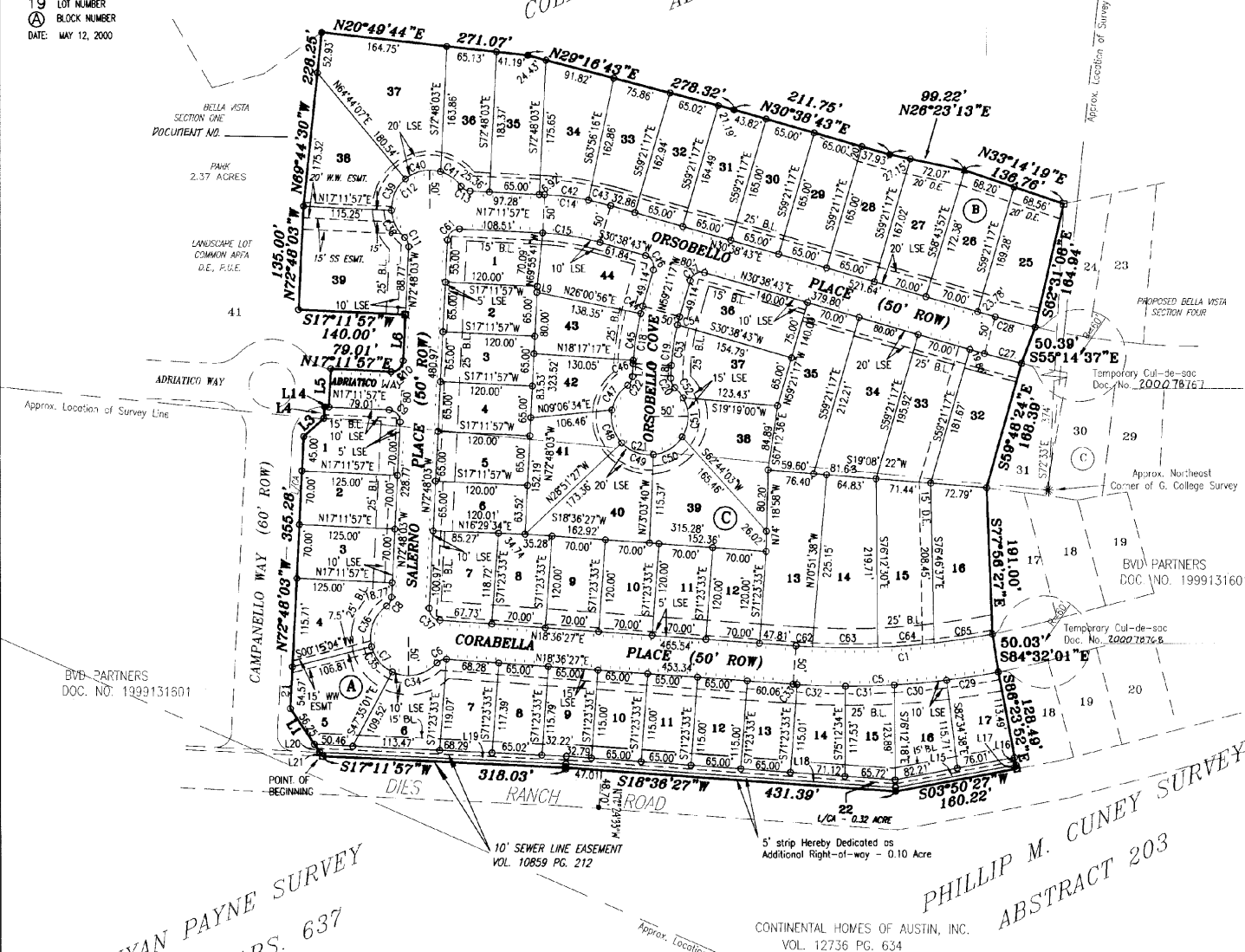
- IRON PIPE FOUND
  - ▲ NAIL FOUND
  - IRON ROD SET
  - IRON ROD FOUND
  - CONCRETE MONUMENT SET
  - CONCRETE MONUMENT FOUND
  - L/CA LANDSCAPE/Common Area
  - B.L. BUILDING SETBACK LINE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - W.W. WASTE WATER
  - SS STORM SEWER
  - L.S.E. LATERAL SUPPORT EASEMENT
  - SEWERK SEWER
- OWNER: BVD PARTNERS, LP.  
 ACREAGE: 18.49 ACRES  
 SURVEY: P. CUNEY ABS. 203 & C. GUADALUPE ABS. 319  
 NO. OF SF LOTS: 61  
 NO. OF LANDSCAPE/Common Area LOTS: 1  
 TOTAL NO. OF LOTS: 62  
 NO. OF BLOCKS: 3  
 F.E.M.A. MAP NO. 48453C-0235E DATED: 06-16-93  
 TRAVIS COUNTY, TEXAS  
 19 LOT NUMBER  
 (A) BLOCK NUMBER  
 DATE: MAY 12, 2000

4620 TOREADOR  
DOC. NO. 1999018631

COLLEGE GUADALUPE SURVEY NO. 612  
ABSTRACT 319



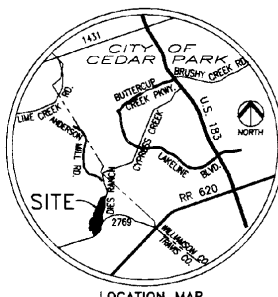
SCALE: 1" = 100'



BANYAN PAYNE SURVEY  
NO. 528 ABS. 637

PHILLIP M. CUNEY SURVEY  
ABSTRACT 203

CONTINENTAL HOMES OF AUSTIN, INC.  
VOL. 12736 PG. 634



- BENCHMARKS:**
1. 1 60D NAIL IN 14" LIVE OAK  
LOT 36 BLOCK "C". ELEV. 924.19
  2. 1 60D NAIL IN 14" LIVE OAK IN  
LOT 7 BLOCK "C" ELEV. 946.47

NOTE: A 4' SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO  
DIES RANCH ROAD RIGHT-OF-WAY.

LINEAR FOOTAGE OF RIGHT-OF-WAY	
CORABELLA PLACE	767.27'
SALERNO PLACE	560.00'
ORSOBELLO PLACE	804.32'
ORSOBELLO COVE	227.51'
ADRIATICO WAY	125.55'
<b>TOTAL</b>	<b>2484.65'</b>


**Carlson, Brigance & Doering, Inc.**  
 Civil Engineering + Surveying  
 3401 Slaughter Lane West • Austin, Texas 78748  
 PH: (512) 280-5160 • FAX: (512) 280-5165

PATH-G:\PROJ\3769\PLAT-SEC2.DWG JOB NO. 3769

# BELLA VISTA SECTION TWO

LINE	DIRECTION	DISTANCE
L1	S70°19'46"W	75.00'
L3	S27°48'03"E	35.36'
L4	N72°48'03"W	15.00'
L5	S72°48'03"E	50.00'
L6	N72°48'03"W	60.00'
L7	N72°48'03"W	16.73'
L8	N72°48'03"W	16.73'
L9	S72°48'03"E	7.80'
L14	S17°11'57"W	5.99'
L15	S03°50'27"W	159.55'
L16	S86°23'52"E	10.00'
L17	S86°23'52"E	5.00'
L18	S18°36'27"W	430.80'
L19	S17°11'57"W	321.84'
L20	N70°19'46"E	12.50'
L21	N70°19'46"E	6.25'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	975.00'	256.97'	129.33'	256.23'	N11°03'25"E	15°06'03"
C5	1025.00'	268.44'	134.99'	267.67'	N11°06'17"E	15°00'18"
C6	15.00'	13.62'	7.32'	13.16'	N07°24'10"W	52°01'12"
C7	50.00'	168.10'	451.73'	99.39'	S62°54'12"W	192°37'56"
C8	15.00'	13.62'	7.32'	13.16'	N46°47'27"W	52°01'12"
C9	15.00'	23.56'	15.00'	21.21'	S62°11'57"W	90°00'00"
C10	15.00'	23.56'	15.00'	21.21'	N27°48'03"W	90°00'00"
C11	15.00'	13.62'	7.32'	13.16'	N81°11'21"E	52°01'12"
C12	50.00'	169.33'	406.04'	99.25'	N27°48'03"W	194°02'25"
C13	15.00'	13.62'	7.32'	13.16'	N43°12'33"E	52°01'12"
C14	375.00'	88.00'	44.20'	87.80'	N23°55'20"E	132°26'45"
C15	325.00'	76.27'	38.31'	76.09'	S23°55'20"W	132°26'45"
C16	15.00'	23.56'	15.00'	21.21'	S75°38'43"W	90°00'00"
C17	15.00'	23.56'	15.00'	21.21'	S14°21'17"E	90°00'00"
C18	325.00'	76.27'	38.31'	76.09'	S66°04'40"E	132°26'45"
C19	275.00'	64.54'	32.42'	64.39'	N66°04'40"W	132°26'45"
C20	15.00'	13.62'	7.32'	13.16'	S81°11'21"W	52°01'12"
C21	50.00'	247.87'	39.04'	61.54'	S17°11'57"W	284°02'25"
C22	15.00'	13.62'	7.32'	13.16'	S46°47'27"E	52°01'12"
C23	15.00'	23.56'	15.00'	21.21'	S75°38'43"W	90°00'00"
C24	15.00'	23.56'	15.00'	21.21'	N14°21'17"W	90°00'00"
C27	1025.00'	50.22'	25.12'	50.22'	S29°14'29"W	02°48'27"
C28	975.00'	53.84'	26.93'	53.84'	S29°03'47"W	03°09'51"
C29	1025.00'	68.35'	34.19'	68.33'	N05°30'45"E	03°49'14"
C30	1025.00'	68.35'	34.19'	68.33'	N09°19'58"E	03°49'14"
C31	1025.00'	63.46'	31.74'	63.45'	N13°01'01"E	03°32'51"
C32	1025.00'	63.35'	31.68'	63.33'	N16°33'40"E	03°32'29"
C33	1025.00'	4.94'	2.47'	4.94'	N18°28'10"E	07°16'33"
C34	50.00'	63.79'	37.07'	59.55'	N03°08'18"E	73°06'08"
C35	50.00'	44.12'	23.61'	42.71'	S64°58'13"W	57°33'42"
C36	50.00'	60.19'	34.34'	56.62'	N55°15'53"W	68°58'05"
C37	15.00'	23.19'	14.64'	20.95'	S62°54'12"W	88°35'31"
C38	50.00'	40.39'	21.37'	39.30'	N78°19'10"E	46°16'51"
C39	50.00'	60.49'	25.08'	44.83'	N51°54'08"W	53°16'31"
C40	50.00'	48.76'	26.52'	46.85'	S02°40'21"W	55°52'28"
C41	50.00'	33.69'	17.51'	33.06'	N49°54'52"E	38°36'35"
C42	375.00'	58.01'	29.06'	57.95'	N21°37'50"E	08°51'46"
C43	375.00'	30.00'	15.01'	29.99'	S28°21'13"W	04°34'59"
C44	325.00'	10.09'	5.04'	10.09'	N60°14'38"W	01°46'42"
C45	325.00'	61.72'	30.95'	61.63'	S66°34'26"E	105°52'53"
C46	325.00'	4.46'	2.23'	4.46'	N72°24'28"W	00°47'11"
C47	50.00'	35.03'	20.57'	38.05'	N43°08'39"W	44°43'37"
C48	50.00'	46.56'	25.12'	44.89'	S87°49'03"W	53°21'00"
C49	50.00'	45.72'	24.60'	44.14'	S34°56'47"W	52°23'32"
C50	50.00'	45.59'	24.52'	44.02'	N17°22'07"W	52°14'15"
C51	50.00'	53.68'	29.76'	51.14'	N74°14'48"W	61°31'06"
C52	50.00'	17.29'	8.73'	17.21'	S65°05'12"W	19°48'54"
C53	275.00'	53.67'	26.92'	53.59'	S67°12'34"E	11°10'57"
C54	275.00'	10.86'	5.43'	10.86'	S60°29'12"E	02°15'49"
C61	15.00'	23.56'	15.00'	21.21'	N27°48'03"W	90°00'00"
C62	975.00'	21.08'	10.54'	21.08'	S17°59'17"W	01°14'20"
C63	975.00'	85.58'	42.82'	85.55'	S14°51'14"W	05°01'44"
C64	975.00'	73.36'	36.70'	73.34'	S10°11'03"W	04°18'39"
C65	975.00'	76.95'	38.50'	76.93'	S05°46'04"W	04°31'19"



Carlson, Brigrance & Doering, Inc.  
 Civil Engineering • Surveying  
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 Ph: (512) 280-5160 • FAX: (512) 280-5165

# BELLA VISTA SECTION TWO

STATE OF TEXAS:

COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT BVD PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, HEREIN BY AND THROUGH BVD MANAGEMENT CORPORATION, ITS SOLE GENERAL PARTNER, JOSEPH A. DIQUINZIO, JR., PRESIDENT, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, BEING OWNERS OF THAT CERTAIN 107.49 ACRE TRACT OF LAND OUT OF AND A PART OF THE COLLEGE GUADALUPE SURVEY NO. 612, ABSTRACT 319, AND THE PHILLIP M. CUNNEY SURVEY, ABSTRACT 203, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 1999131601 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 18.49 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS

## "BELLA VISTA SECTION TWO"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS, SHOWN HEREON.

WITNESS MY HAND, THIS THE 25th DAY OF May, 2000, A.D.

BVD PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP  
BY : BVD MANAGEMENT CORPORATION

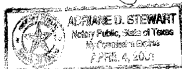
Joseph A. DiQuinzio, Jr.  
JOSEPH A. DIQUINZIO, JR., PRESIDENT  
BVD MANAGEMENT CORPORATION, GENERAL PARTNER  
602 WEST 9th STREET  
AUSTIN, TEXAS 78768-5229

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 25th DAY OF May, 2000, A.D.

Adriane Stewart  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



APPROVED THIS THE 20th DAY OF JUNE, 2000, A.D., BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

Sandy Trujillo  
SANDY TRUJILLO, CHAIRPERSON  
PLANNING AND ZONING COMMISSION

Mike Perez  
MIKE PEREZ, SECRETARY  
PLANNING AND ZONING COMMISSION

I, BOB YOUNG, MAYOR OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZE AND APPROVE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

Bob Young  
BOB YOUNG  
MAYOR, CITY OF CEDAR PARK

Leann M. Barnes  
LEANN M. BARNES  
CITY SECRETARY, CITY OF CEDAR PARK

THIS SUBDIVISION IS IN THE ETJ OF THE CITY OF CEDAR PARK, TEXAS, THIS THE 20th DAY OF MAY, 2001.

Jane Mc Adams  
JANE MCADAMS - DIRECTOR  
PLANNING DEPARTMENT - CITY OF CEDAR PARK

GENERAL NOTES:

1. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK AND TRAVIS COUNTY, PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
2. ALL SUBDIVISION CONSTRUCTION INCLUDING STREETS, DRAINAGE, WATER, WASTEWATER, ETC. SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES AND CONSTRUCTION STANDARDS.
3. ON-SITE OR OFF-SITE DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PRE-DEVELOPED PEAK RATES OF DISCHARGE FOR THE 2, 25 AND 100 YEAR STORM EVENTS.
4. 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 CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION.
6. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
7. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. SUBDIVISION IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH CONSTRUCTION PLANS APPROVED BY TRAVIS COUNTY AND THE CITY OF CEDAR PARK OR FISCAL SURETY FOR SUBDIVISION CONSTRUCTION IN A FORM ACCEPTABLE TO TRAVIS COUNTY SHALL BE PROVIDED.
9. TEMPORARY AND PERMANENT OFF-SITE EASEMENTS, AS REQUIRED, WILL BE PROVIDED FOR CONSTRUCTION OF WATER WASTEWATER AND DRAINAGE FACILITIES PRIOR TO CONSTRUCTION PLAN APPROVAL.
10. ALL OFF-SITE WATER AND WASTEWATER FACILITIES NECESSARY TO OBTAIN SERVICE FROM THE CITY SHALL BE PROVIDED BY OWNER OR HIS OR HER SUCCESSORS OR ASSIGNS.
11. THE DEVELOPER IS RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES IDENTIFIED DURING REVIEW OF SUBDIVISION CONSTRUCTION PLANS.
12. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
13. THIS SUBDIVISION IS SUBJECT TO THE LAKE TRAVIS NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE. A NON-POINT SOURCE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THIS SUBDIVISION.
14. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS, INCLUDING CORABELLA PLACE, SALERNO PLACE, ORSOBELLO PLACE, ORSOBELLO COVE, AND ADRIATICO WAY. ALSO THE SUBDIVISION SIDE OF DIES RANCH ROAD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL OR COMMERCIAL LOT SHALL BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE STREETS IN THE SUBDIVISION ARE CONSTRUCTED.
15. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
16. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM AND AN APPROVED POTABLE WATER SYSTEM.
17. WATER AND WASTEWATER FOR THIS SUBDIVISION SHALL BE PROVIDED BY WILLIAMSON/TRAVIS COUNTIES WCID NO. 1E.
18. NO OBJECT, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
19. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF CEDAR PARK AND TRAVIS COUNTY.
20. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
21. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO TRAVIS COUNTY, SHALL BE PROVIDED.
22. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET OF 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE RIGHT-OF-WAY OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
23. NO BUILDING SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO CITY OF CEDAR PARK WATER AND WASTEWATER SERVICE.
24. ALL INTERIOR LOTS ARE AT LEAST 7,425 SQUARE FEET IN AREA AND ALL CORNER LOTS ARE AT LEAST 8,000 SQUARE FEET IN AREA.
25. DRIVEWAY ACCESS IS PROHIBITED FROM ALL SINGLE FAMILY LOTS TO DIES RANCH ROAD.
26. DRIVEWAY ACCESS IS PROHIBITED FROM LOT 1, BLOCK A TO ADRIATICO WAY
27. 15' DRAINAGE EASEMENT IS ENCLOSED CONDUIT.
28. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
29. LOT 22, BLOCK A IS A LANDSCAPE/Common AREA/PEDESTRIAN ACCESS EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE BELLA VISTA HOMEOWNERS ASSOCIATION, INC. OR ITS ASSIGNS.
30. A TEN (10) FOOT WIDE PUE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY ON ALL LOTS, A FIVE (5) FOOT WIDE PUE IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE. PUE'S SEVEN AND ONE HALF (7.5) FOOT IN WIDTH ARE HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

31. THIS SUBDIVISION IS SUBJECT TO A HOMEOWNERS ASSOCIATION AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2001022452 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS.

32. PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCTION OF OR UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT, AND MODIFICATION THEREOF TO THE CITY OF CEDAR PARK FOR REVIEW AND APPROVAL.

33. THE PLAT RESTRICTIONS WILL BE ENFORCED THROUGH APPROPRIATE LEGAL PROCEDURE TO PROHIBIT THE CONSTRUCTION, CONNECTION OF UTILITIES OR ISSUING PERMITS UNLESS OR UNTIL THE REQUIREMENTS OF THE PLAT RESTRICTIONS HAVE BEEN ACHIEVED.

34. PRIOR TO COUNTY ACCEPTANCE OF STREETS AND DRAINAGE IN BELLA VISTA SECTION TWO, THE STREETS IN BELLA VISTA SECTION ONE, A FINAL PLAT OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SHALL BE CONSTRUCTED AND ACCEPTED. PRIOR TO COUNTY ACCEPTANCE OF BELLA VISTA SECTION TWO, BELLA VISTA ONE MUST BE ACCEPTED.

Carlson, Brigrance & Doering, Inc.  
Civil Engineering • Surveying  
3401 Slaughter Lane West • Austin, Texas 78748

# BELLA VISTA SECTION TWO

## FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE COLLEGE GUADALUPE SURVEY NO. 612, ABSTRACT 319, AND THE PHILIP M. CUNY SURVEY, ABSTRACT 203, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO BVD PARTNERS, L.P. IN DOCUMENT NO. 1999131601 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 18.49 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CONCRETE MONUMENT SET IN THE WEST RIGHT-OF-WAY LINE OF DIES RANCH ROAD, AN EXISTING 60-FOOT WIDE RIGHT-OF-WAY, BEING ALSO THE EAST LINE OF SAID BVD PARTNERS TRACT, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 18.49 ACRE TRACT OF LAND,

THENCE, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID DIES RANCH ROAD, AND CROSSING SAID BVD PARTNERS TRACT, FOR THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12,

1. S70°19'46"W, A DISTANCE OF 75.00 FEET TO AN IRON ROD SET,
2. N72°48'03"W, A DISTANCE OF 355.28 FEET TO AN IRON ROD SET,
3. N27°48'03"W, A DISTANCE OF 35.36 FEET TO AN IRON ROD SET,
4. N72°48'03"W, A DISTANCE OF 15.00 FEET TO AN IRON ROD FOUND,
5. N17°11'57"E, A DISTANCE OF 5.99 FEET TO AN IRON ROD SET,
6. N72°48'03"W, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET,
7. N17°11'57"E, A DISTANCE OF 79.01 FEET TO AN IRON ROD SET AT A POINT OF CURVATURE TO THE LEFT,
8. WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS, N27°48'03"W, A DISTANCE OF 21.21 FEET TO AN IRON ROD SET AT THE POINT OF TANGENCY,
9. N72°48'03"W, A DISTANCE OF 60.00 FEET TO A CONCRETE MONUMENT SET,
10. S17°11'57"W, A DISTANCE OF 140.00 FEET TO AN IRON ROD SET,
11. N72°48'03"W, A DISTANCE OF 135.00 FEET TO AN IRON ROD SET, AND
12. N69°44'30"W, A DISTANCE OF 228.25 FEET TO AN IRON ROD FOUND IN THE WEST LINE OF SAID BVD PARTNERS TRACT, BEING ALSO THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO 4620 TOREADOR IN DOCUMENT NO. 1999018631 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE WEST LINE OF SAID BVD PARTNERS TRACT, BEING ALSO THE EAST LINE OF SAID 4620 TOREADOR TRACT, FOR THE WEST LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, NUMBERED 1 THROUGH 5,

1. N20°49'44"E, A DISTANCE OF 271.07 FEET TO AN IRON ROD FOUND,
2. N29°16'43"E, A DISTANCE OF 278.32 FEET TO AN IRON ROD FOUND,
3. N30°38'43"E, A DISTANCE OF 211.75 FEET TO AN IRON ROD FOUND,
4. N26°23'13"E, A DISTANCE OF 99.22 FEET TO A NAIL FOUND, AND
5. N33°14'19"E, A DISTANCE OF 136.76 FEET TO A CONCRETE MONUMENT SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE, DEPARTING THE EAST LINE OF SAID 4620 TOREADOR TRACT, AND CROSSING SAID BVD PARTNERS TRACT, FOR THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES, NUMBERED 1 THROUGH 6,

1. S62°31'08"E, A DISTANCE OF 164.94 FEET TO AN IRON ROD SET,
2. S55°14'37"E, A DISTANCE OF 50.39 FEET TO AN IRON ROD SET,
3. S59°48'24"E, A DISTANCE OF 168.39 FEET TO AN IRON ROD SET,
4. S77°56'22"E, A DISTANCE OF 191.00 FEET TO AN IRON ROD SET,
5. S84°32'01"E, A DISTANCE OF 50.03 FEET TO AN IRON ROD SET, AND
6. S86°23'52"E, A DISTANCE OF 128.49 FEET TO A CONCRETE MONUMENT SET IN THE WEST RIGHT-OF-WAY LINE OF SAID DIES RANCH ROAD, BEING ALSO THE EAST LINE OF SAID BVD PARTNERS TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE, WITH THE EAST LINE OF SAID BVD PARTNERS TRACT, BEING ALSO THE WEST RIGHT-OF-WAY LINE OF SAID DIES RANCH ROAD, FOR THE EAST LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1. S03°50'27"W, A DISTANCE OF 160.22 FEET TO AN IRON ROD FOUND,
2. S18°36'27"W, A DISTANCE OF 431.39 FEET TO AN IRON ROD FOUND, AND
3. S17°11'57"W, A DISTANCE OF 318.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.49 ACRES OF LAND.

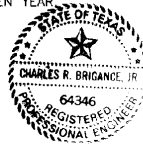
FLOOD PLAIN NOTE: THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-0235E FOR TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR., P.E., DO HEREBY CERTIFY THAT THIS PLAT IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND THAT NO LOT WITHIN THIS SUBDIVISION IS ENCRoACHED BY ANY AREA WHICH IS SUBJECT TO A 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR.

ENGINEERING BY: Charles R. Brigance Jr. 5/22/00 DATE  
 CHARLES R. BRIGANCE, JR. P.E. NO. 64346  
 CARLSON, BRIGANCE & DOERING, INC.  
 3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748



STATE OF TEXAS:

COUNTY OF TRAVIS:

I, THOMAS J. DODD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE CODES AND ORDINANCES OF CITY OF CEDAR PARK, TEXAS.

SURVEYED BY: Thomas J. Dodd 5-22-00 DATE  
 THOMAS J. DODD, R.P.L.S. NO. 1882  
 CARLSON, BRIGANCE & DOERING, INC.  
 3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748



STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 12th DAY OF June, 2001, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK 6, PAGE(S) 29.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 5th DAY OF July, 2001, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: Robert Keenish  
 DEPUTY



IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES 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 PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE 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 BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED 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 FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT 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 DEBEAUVOIR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 5th DAY OF July, 2001, A.D., AT 12:03 O'CLOCK P. M., AND DULY RECORDED ON THE 5th DAY OF July, 2001, A.D., AT 12:03 O'CLOCK P. M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOCUMENT NUMBER 200100195.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, THIS THE 5th DAY OF July, 2001, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: Dana Debeauvoir  
 DEPUTY



FILED FOR RECORD AT 12:03 O'CLOCK P. M., THIS THE 5th DAY OF July, 2001, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: Dana Debeauvoir  
 DEPUTY



**C B D** Carlson, Brigance & Doering, Inc.  
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