



PLAT DOCUMENT# _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Resubdivision of Lots 2 - 8 and a

Portion of lots 1, 9-16, Block 4 of the Raymond Plateau Subdivision

OWNER'S NAME: Fifth/Lamar Retail LTD

RESUBDIVISION?(YES/NO) Yes

ADDITIONAL RESTRICTIONS/COMMENTS:

Document #2000149073

RETURN:

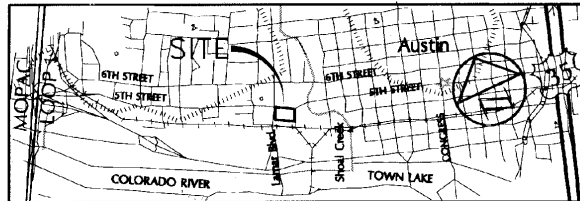
COA
Aneseia Carnes
P.O. Box 1088
Austin, TX 78767

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

09-18-2000 01 29 PM 200000291
STRONCL \$56 00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

RESUBDIVISION OF LOTS 2-8 AND A PORTION OF LOTS 1, 9-16, BLOCK 4, OF THE RAYMOND PLATEAU SUBDIVISION



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOWN ALL MEN BY THESE PRESENTS THAT FIFTH LAMAR RETAIL, LTD. A TEXAS PARTNERSHIP, THE UNDERSIGNED OWNER OF THAT CERTAIN 2.62 ACRE TRACT OF LAND, AS CONVEYED TO US BY WARRANTY DEED COUNTY CLERK FILE NO. 1999033193 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 2.62 ACRES OF LAND, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "RESUBDIVISION OF LOTS 2-8 AND PORTION OF LOTS 1, 9-16, BLOCK 4, RAYMOND PLATEAU SUBDIVISION", HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE LOCAL GOVERNMENT CODED, DEDICATING ALL STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AND BEING SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND AND SEAL THIS 15th DAY OF August, A.D., 2000

BRADLEY F. SCHLOSSER
FIFTH LAMAR RETAIL, LTD.
907 W. FIFTH STREET, STE. 202
AUSTIN, TX 78703

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRADLEY F. SCHLOSSER KNOW TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF August, A.D., 2000

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE

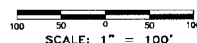
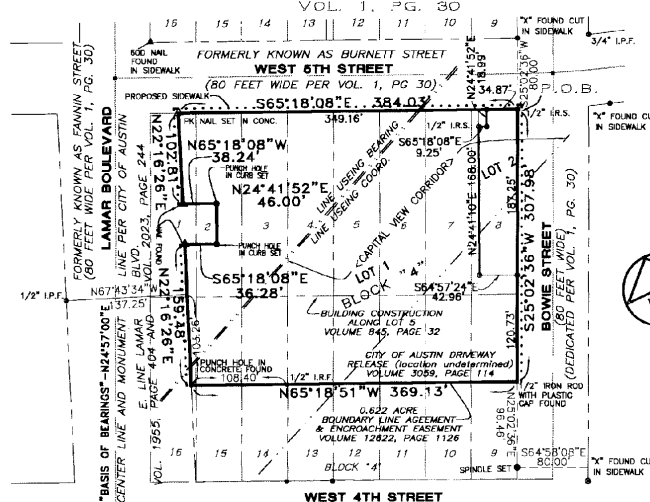
Alice Glasco, Director
DEPARTMENT OF DEVELOPMENT, REVIEW AND INSPECTION

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE 23rd DAY OF August, 2000 A.D.

Ray S. Woodhull
Ray Woodhull, SECRETARY

Betty Baker
Betty Baker, VICE CHAIR

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE 9th DAY OF September, 2000



LOT ACREAGE	
LOT 1	2.44 ACRES
LOT 2	0.19 ACRES
TOTAL	2.62 ACRES

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON LAMAR BOULEVARD MONUMENTATION AND SUBSEQUENT REFERENCE POINTS MADE BY THE CITY OF AUSTIN. THE CENTERLINE OF LAMAR BOULEVARD IS TAKEN AS NORTH 24° 57'00" EAST AS SHOWN HEREON.

BENCHMARK:

CITY OF AUSTIN BENCHMARK ELEVATION 476.28 TRIANGLE CUT IN ARC OF SOUTHWEST CURB RETURN AT INTERSECTION OF LAMAR BOULEVARD AND WEST 9TH STREET.
FIELDBOOK : BOOK 3124, PAGE 39

LEGEND

- MONUMENT FOUND
- IRON PIPE FOUND AS NOTED I.P.F.
- IRON ROD FOUND AS NOTED I.R.F.
- IRON ROD SET AS NOTED I.R.S.
- ⊙ SPINDLE FOUND AS NOTED
- ▲ NAIL FOUND AS NOTED
- △ NAIL SET AS NOTED
- - - PROPOSED SIDEWALK

STATE OF TEXAS §
COUNTY OF TRAVIS §

CIVIL ENGINEER'S STATEMENT:

THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE. SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0205 E, EFFECTIVE DATE JUNE 16, 1993 OF TRAVIS COUNTY, TEXAS.

Rolf Stizman
ROLF STIZMAN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 43094
DOUGET & ASSOCIATES, INC.
5121 BEE CAVES ROAD, SUITE 201
AUSTIN, TEXAS 78746



SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF CHAPTER 13 AUSTIN REQUIREMENTS, AND TRAVIS COUNTY SUBDIVISION SPECIFICATIONS, AND FURTHER STATES THAT THIS PLAT IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Rolf Stizman
ROBERT E. HYSMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 5131
ACOUSURV, INC.
5121 BEE CAVES ROAD, SUITE 201
AUSTIN, TEXAS 78746

7/28/00

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 18th DAY OF Sept, 2000 A.D., AT 1:29 O'CLOCK P.M., AND DULY RECORDED ON THE 18th DAY OF Sept, 2000 A.D., AT 1:29 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE, IN COUNTY CLERK No. 200000291 of the official Public Records of Travis County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 18th DAY OF Sept, 2000, A.D.

DANA DEBEAUVOR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY

RESUBDIVISION OF
LOTS 2-8 AND PORTIONS OF LOTS 1, 9-16, BLOCK 4,
RAYMOND PLATEAU SUBDIVISION
OF RECORD IN VOLUME 1, PAGE 30 TRAVIS COUNTY, TEXAS



Earth Quest, Inc.
Professional Land Surveying

5121 Bee Caves Road, Suite 201
Austin, Texas 78746
Phone: (512) 306-8412 Fax: (512) 329-8754

DATE: JUNE 1, 2000	SCALE: 1" = 100'
DRAWING FILE: BLOCK4PLDWG	DRAWN BY: T. PARKS
APPROVED BY: R. E. HYSMITH	PROJECT NO.:
	SHEET
035-005/304-001	1 OF 2

RESUBDIVISION OF LOTS 2-8 AND A PORTION OF LOTS 1, 9-16, BLOCK 4, OF THE RAYMOND PLATEAU SUBDIVISION

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A MUNICIPAL WATER DISTRIBUTION SYSTEM OR AN APPROVED ONSITE WATER WELL.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM OR APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM.
3. 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.
4. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS SUBDIVISION, RAYMOND PLATEAU SUBDIVISION SHALL APPLY TO THIS AMENDED/RESUBDIVISION PLAT.
5. THE OWNER OF THIS SUBDIVISION AND HIS OR HER ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PREPROPOSALS BY THE CITY OF AUSTIN.
10. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER 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 VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
11. 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.
12. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: WEST 5TH STREET AND BOWIE STREET. 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.
13. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
14. JOINT ACCESS WILL BE PROVIDED FOR BOTH LOTS FROM BOWIE STREET.

ON-SITE DETENTION:

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 Lots 1 & 2 requires approval of a separate Development Permit.

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. (to the nearest tenth)
1	4	470.0
2	4	470.0

METES AND BOUNDS DESCRIPTION

Being 2.62 acres of land out of and part of Lots 1, 9 through 16, and all of Lots 2 through 8, Block 4, of the Raymond Plateau Subdivision as recorded in Volume 1, Page 30, of the Plat Records of Travis County, Texas, said 2.62 acres being conveyed to Lamar-Sixth-Austin, Inc. by Warranty Deed recorded under County Clerk File No. 1999033193 of the Real Property Records of Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said Lot 8, the northeast corner of said Block 4, and being at the intersection of the south line of 5th Street, (80.00 feet wide), and the west line of Bowie Street, (80.00 feet wide);

THENCE, South 25°02'36" West, along the east line of said Block 4, and the West line of said Bowie Street, a distance of 307.98 feet to a 1/2 inch iron rod set for the southeast corner of the herein described tract, and being in the East line of said Lot 9;

THENCE, North 65°18'51" West, departing said west line of Bowie Street, a distance of 369.13 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;

THENCE, North 22°16'26" East, a distance of 159.48 feet to a 1/2 inch iron rod set for an exterior corner of the herein described tract;

THENCE, South 65°18'08" East, a distance of 36.28 feet to a 1/2 inch iron rod found for an interior corner of the herein described tract;

THENCE, North 24°41'52" East, a distance of 46.00 feet to a 1/2 inch iron rod found for an interior corner;

THENCE, North 65°18'08" West, a distance of 38.24 feet to an "X" found in concrete for an exterior corner of the herein described tract;

THENCE, N 22°16'26" East, a distance of 102.81 feet to a PK nail found for the northwest corner of the herein described tract, being in the north line of said Lot 2, Block 4, and being in the south line of said 5th Street;

THENCE, South 65°18'08" East, along the north line of said Block 4, and the south line of said 5th Street, a distance of 384.03 feet to the POINT OF BEGINNING, containing 2.62 of land, more or less.

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF CHAPTER 13 AUSTIN REQUIREMENTS, AND TRAVIS COUNTY SUBDIVISION SPECIFICATIONS, AND FURTHER STATES THAT THIS PLAT IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Robert E. Hysmith

 ROBERT E. HYSMITH
 REGISTERED PROFESSIONAL LAND SURVEYOR NO.5131
 EARTH QUEST, INC.
 5121 BEE CAVES ROAD, SUITE 201
 AUSTIN, TEXAS 78746
 (512) 306-9412
 FAX (512) 583-2601



RESUBDIVISION OF LOTS 2-8 AND PORTIONS OF LOTS 1, 9-16, BLOCK 4, RAYMOND PLATEAU SUBDIVISION OF RECORD IN VOLUME 1, PAGE 30 TRAVIS COUNTY, TEXAS					
Earth Quest, Inc. Professional Land Surveyors, Inc. 5121 Bee Caves Road, Suite 201 Austin, Texas 78746 Phone: (512) 306-9412 Fax: (512) 329-8754	DATE: JUNE, 2000 SCALE: 1" = 100' DRAWING FILE: BLOCK4PL.DWG DRAWN BY: T. PARKS APPROVED BY: R. E. HYSMITH <hr/> <table border="1" style="width: 100%; font-size: small;"> <tr> <th>PROJECT NO.</th> <th>SHEET</th> </tr> <tr> <td>035-005/304-001</td> <td>2 OF 2</td> </tr> </table>	PROJECT NO.	SHEET	035-005/304-001	2 OF 2
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