$81.00 3881 2/1/95

Vol. 94 Page 231
PLAT RECORD, TRAVIS COUNTY, TEXAS

MISC FILM CODE
00009504005

WILLOW RUN SECTION 4

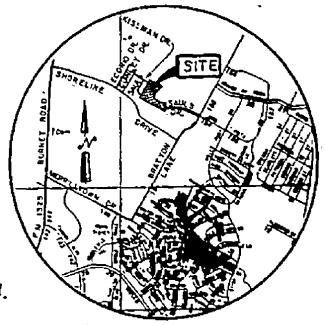
STREET SUMMARY	
SAULS DRIVE	2,129 L.F.
CRISSOM LANE	531 L.F.
KISSMAN DRIVE	586 L.F.
TOTAL	3,237 L.F.

BLOCK SUMMARY	
BLOCK	LOTS
L	12
P	27
Q	21
TOTAL	60

LEGEND

- ● = Iron Rod Found
- o = Iron Rod Set
- = Iron Pipe Found
- ■ = Concrete Monument Found
- □ = Concrete Monument Set
- P.U.E. = Public Utility Easement
- D.E. = Drainage Easement
- B.L. = Building Line
- ..... = Sidewalk Location

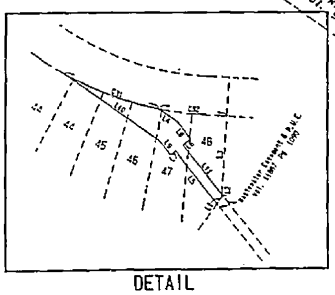
SCALE: 1"=100'
June 13th, 1994.



Location Map
(not to scale)

B.M. NO. 1: BENT 60D NAIL IN 8" PECAN +21' WEST LOT PIN @ LOTS 40/41, BLK. "P" AND 1' NORTH OF PROP. LINE. ELEV.: 881.94

B.M. NO. 2: BENT 60D NAIL IN 6" PECAN +49' SOUTH OF REAR LOT PIN @ LOTS 31/32, BLK. P AND 4' WEST OF PROP. LINE. ELEV.: 873.54



DETAIL

LINE #	BEARING	LENGTH
L1	S34°58'27"W	12.26'
L2	S03°46'37"W	4.96'
L3	N03°46'37"E	121.51'
L4	S54°43'07"E	35.42'
L5	N37°47'28"W	104.41'
L6	S52°12'32"W	15.00'
L7	S52°12'32"W	10.03'
L8	S37°47'28"E	33.35'
L9	N37°47'28"W	27.43'
L10	N54°43'07"W	181.26'
L11	S37°47'28"E	97.07'

CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD/BRG
C1	15.00'	97°30'00"	25.91'	16.36'	20.73' N53°15'02"E
C2	450.00'	7°55'01"	62.24'	31.19'	62.19' S45°03'27"E
C3	500.00'	7°55'01"	69.47'	34.79'	69.41' S45°03'27"E
C4	15.00'	92°25'50"	24.22'	15.67'	21.67' N36°45'03"W
C5	850.00'	4°13'07"	62.56'	31.31'	62.57' S37°23'26"E
C6	15.00'	90°00'00"	23.56'	15.00'	21.21' N52°16'52"E
C7	1075.56'	2°39'47"	49.99'	25.00'	49.99' N56°03'01"W
C8	1075.56'	2°39'47"	49.99'	25.00'	49.99' N56°03'01"W
C9	500.00'	31°30'16"	274.93'	141.04'	271.48' S70°28'15"E
C10	500.00'	1°34'52"	13.80'	6.90'	13.80' S55°30'34"E
C11	500.00'	5°55'47"	51.75'	25.89'	51.72' S59°15'54"E
C12	500.00'	5°48'33"	50.69'	25.36'	50.66' S65°08'03"E
C13	500.00'	5°27'32"	47.64'	23.84'	47.62' S70°45'04"E
C14	500.00'	5°27'32"	47.64'	23.84'	47.62' S76°13'35"E
C15	500.00'	5°27'32"	47.64'	23.84'	47.62' S81°41'07"E
C16	500.00'	1°48'30"	15.78'	7.89'	15.78' S85°19'08"E
C19	1075.56'	1°51'50"	34.99'	17.50'	34.99' N56°26'59"W
C20	1075.56'	0°47'57"	15.00'	7.50'	15.00' N55°07'08"W
C21	850.00'	2°01'11"	29.98'	14.99'	29.98' S55°17'28"W
C22	850.00'	4°13'04"	56.17'	28.10'	56.15' N57°23'26"E
C23	500.00'	3°52'33"	33.82'	16.92'	33.82' S51°03'43"E
C24	500.00'	4°06'28"	35.85'	17.93'	35.84' S47°04'43"E
C25	200.00'	7°09'55"	50.05'	25.05'	49.99' S48°35'54"E
C26	400.00'	0°49'04"	5.71'	2.86'	5.72' S52°35'25"E
C27	450.00'	2°32'07"	19.03'	9.51'	19.03' S46°17'02"E
C28	440.00'	31°30'16"	241.94'	124.11'	238.90' N70°28'15"W
C29	15.00'	89°59'60"	23.56'	15.00'	21.21' N37°43'07"W
C30	250.00'	4°13'04"	56.17'	28.10'	56.15' N57°23'26"E
C31	500.00'	18°03'44"	157.62'	79.47'	156.97' S69°28'55"E
C32	500.00'	7°42'37"	67.28'	33.69'	67.23' S82°22'05"E
C33	30.00'	89°59'60"	31.42'	20.00'	28.28' S75°16'37"W
C34	496.00'	26°30'00"	229.41'	116.79'	227.34' N72°58'23"W
C35	20.00'	90°00'00"	31.42'	20.00'	28.28' N14°43'23"W
C36	456.00'	26°30'00"	201.66'	102.66'	199.86' N72°58'23"W

C8-92-0254.01.2A

C8-92-528

MISC FILM CODE
00009504005

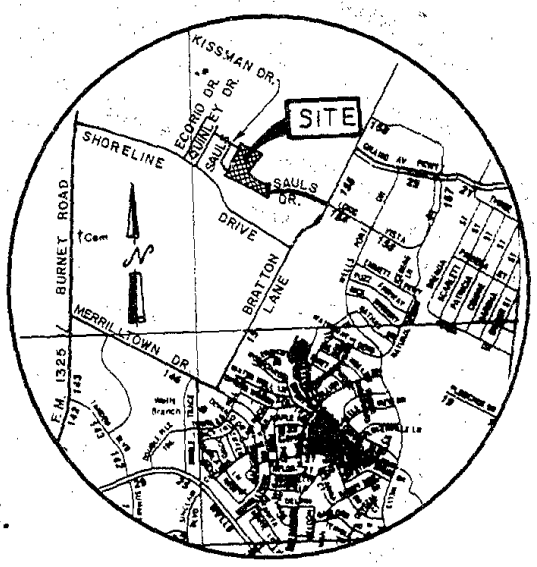
SECTION 4

LEGEND

- = Iron Rod Found
- = Iron Rod Set
- = Iron Pipe Found
- = Concrete Monument Found
- = Concrete Monument Set
- = Public Utility Easement
- = Drainage Easement
- = Building Line
- = Sidewalk Location

SCALE: 1" = 100'

June 13th, 1994.



Location Map
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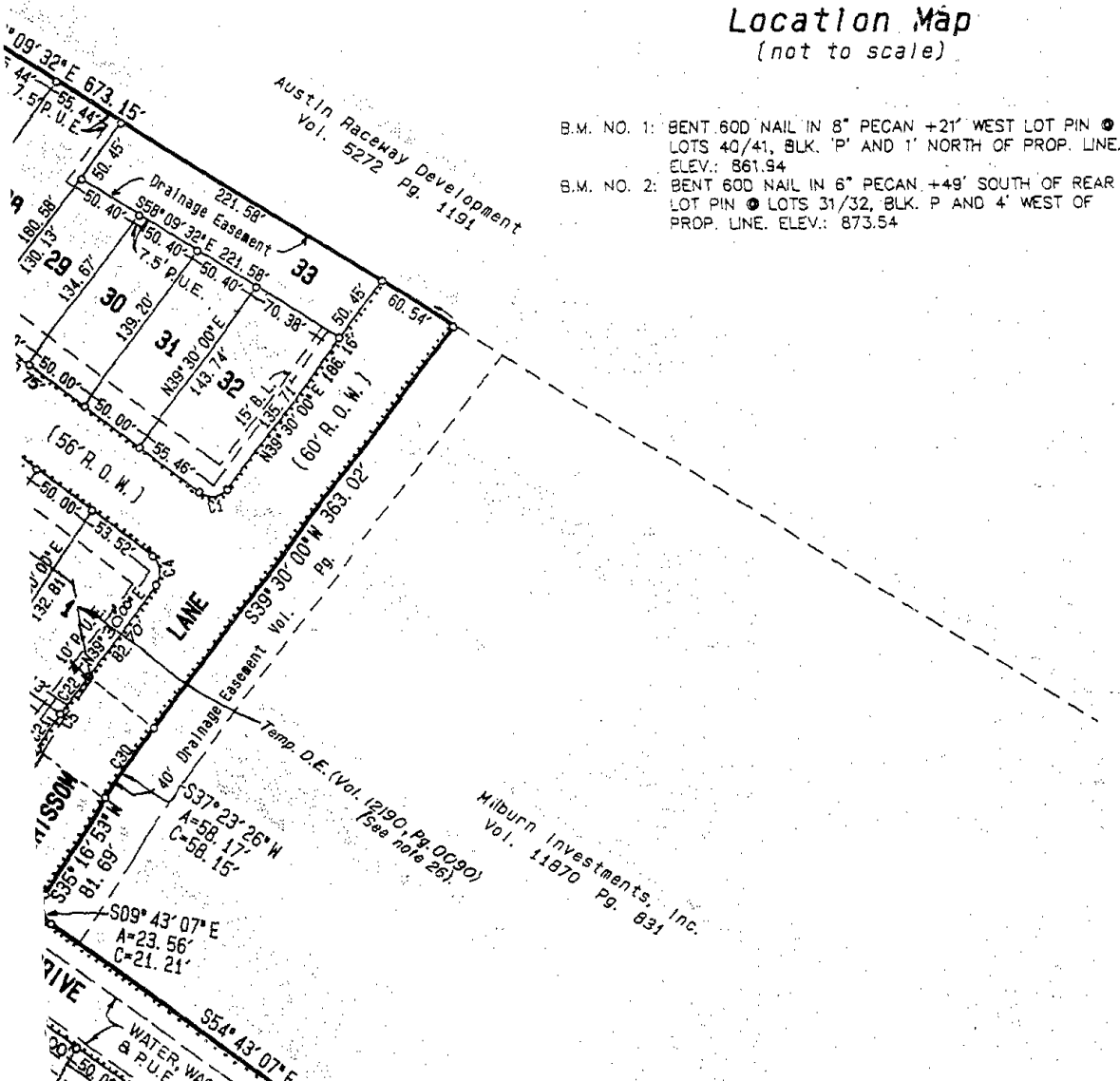
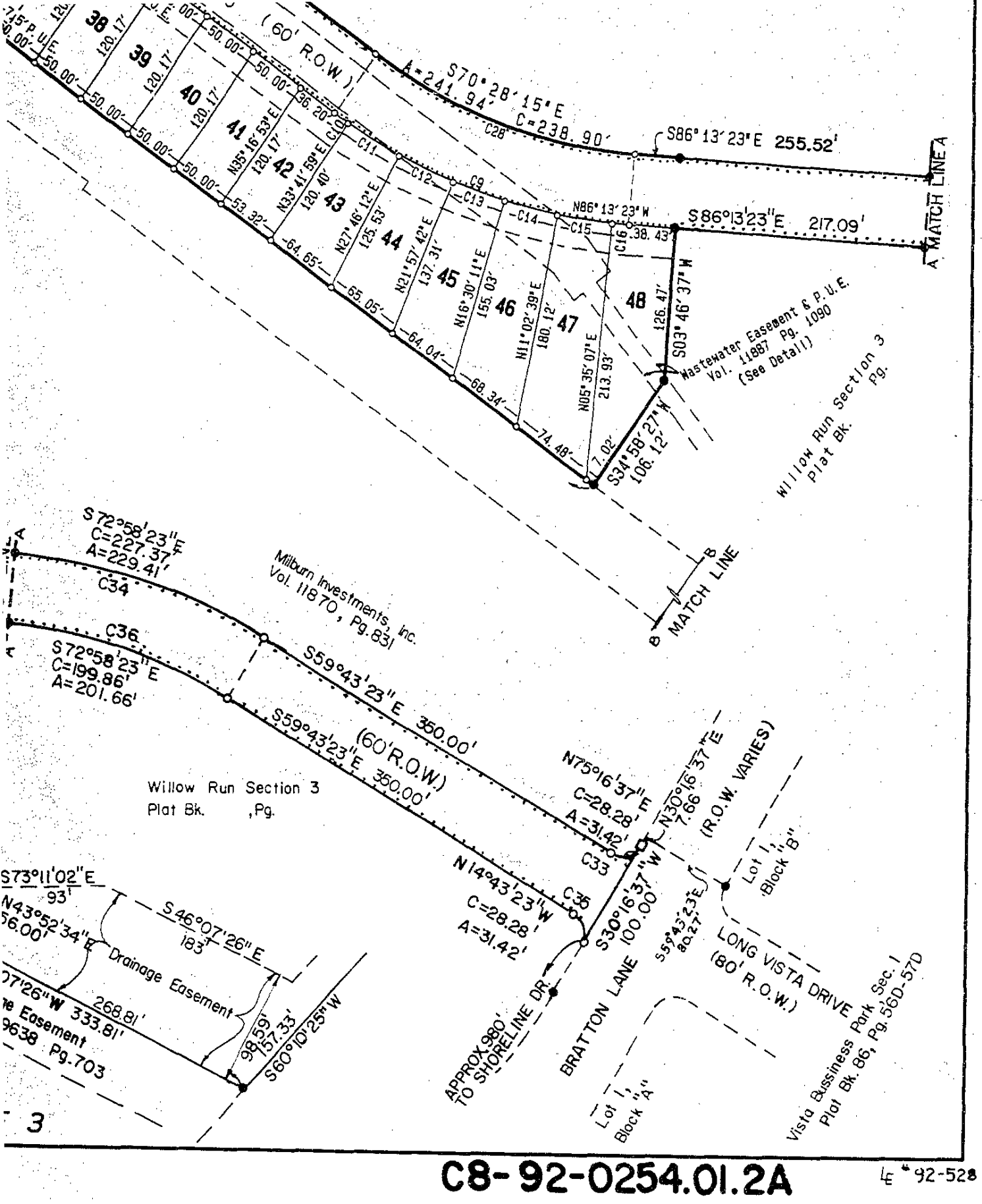
B.M. NO. 2: BENT 60D NAIL IN 6" PECAN +49' SOUTH OF REAR LOT PIN @ LOTS 31/32, BLK. P AND 4' WEST OF PROP. LINE. ELEV.: 873.54





C8-92-0254.01.2A

LE 92-528

$81.00 3881 2/1/95

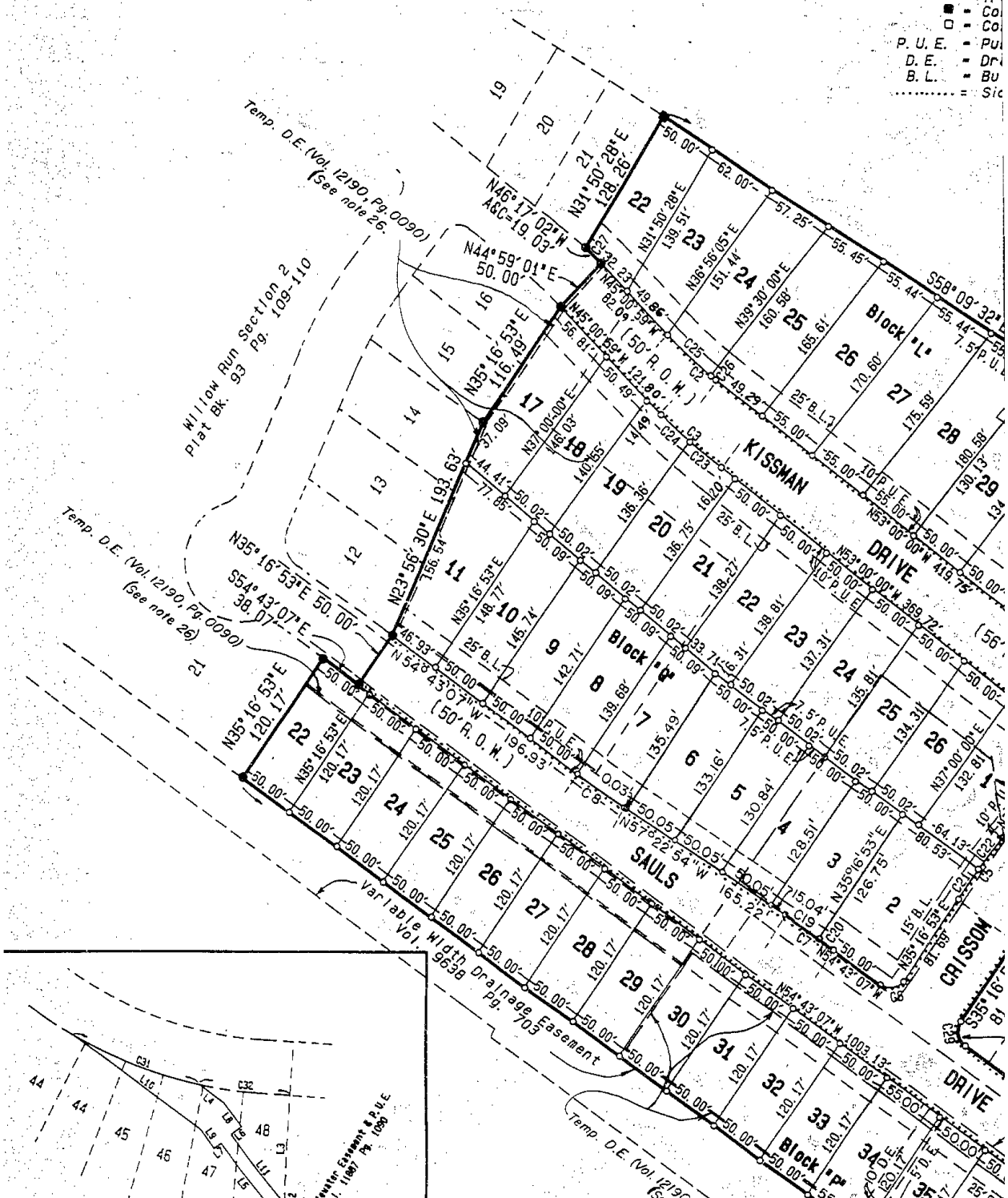
WILLOW RUN S

STREET SUMMARY

SAULS DRIVE	2,120 L.F.
CRISSOM LANE	531 L.F.
KISSMAN DRIVE	586 L.F.
TOTAL	3,237 L.F.

BLOCK SUMMARY

BLOCK	LOTS
L	12
P	27
Q	21
TOTAL	60



DETAIL

LINE #	BEARING	LENGTH
L1	S34° 58' 27" W	12.26'
L2	S03° 46' 37" W	4.96'
L3	N03° 46' 37" E	121.51'
L4	S54° 43' 07" E	35.42'
L5	N37° 47' 28" W	104.41'
L6	S52° 12' 32" W	15.00'
L7	S52° 12' 32" W	10.00'
L8	S37° 47' 28" E	33.35'
L9	N37° 47' 28" W	27.40'
L10	N54° 43' 07" W	181.26'
L11	S37° 47' 28" E	97.07'

CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD/BRG	
C1	15.00'	87° 30' 00"	22.91'	14.36'	20.75'	N83° 15' 00" E
C2	400.00'	7° 59' 01"	55.74'	27.91'	55.69'	S49° 00' 29" E
C3	500.00'	7° 59' 01"	69.67'	34.89'	69.61'	S49° 00' 29" E
C4	15.00'	92° 29' 60"	24.22'	15.67'	21.67'	N06° 45' 00" W
C5	850.00'	4° 13' 07"	62.58'	31.31'	62.57'	S37° 23' 26" W
C6	15.00'	90° 00' 00"	23.56'	15.00'	21.21'	N80° 16' 53" E
C7	1075.58'	2° 39' 47"	49.99'	25.00'	49.99'	N56° 03' 01" W
C8	1075.58'	2° 39' 47"	49.99'	25.00'	49.99'	N56° 03' 01" W
C9	500.00'	31° 30' 16"	274.93'	141.04'	271.48'	S70° 28' 15" E
C10	500.00'	1° 34' 53"	13.80'	6.90'	13.80'	S55° 30' 34" E
C11	500.00'	5° 55' 47"	51.75'	25.90'	51.72'	S59° 15' 54" E
C12	500.00'	5° 48' 30"	50.69'	25.36'	50.66'	S65° 08' 03" E
C13	500.00'	5° 27' 32"	47.64'	23.84'	47.62'	S70° 46' 04" E
C14	500.00'	5° 27' 32"	47.64'	23.84'	47.62'	S76° 13' 35" E
C15	500.00'	5° 27' 32"	47.64'	23.84'	47.62'	S81° 41' 07" E
C16	500.00'	1° 48' 30"	15.78'	7.89'	15.78'	S85° 19' 08" E
C19	1075.58'	1° 51' 50"	34.99'	17.50'	34.99'	N56° 26' 59" W
C20	1075.58'	0° 47' 57"	15.00'	7.50'	15.00'	N55° 07' 06" W
C21	850.00'	2° 01' 11"	29.96'	14.98'	29.96'	S36° 17' 28" W
C22	850.00'	2° 11' 56"	32.62'	16.31'	32.62'	S38° 24' 02" W
C23	500.00'	3° 52' 33"	33.82'	16.92'	33.82'	S51° 03' 43" E
C24	500.00'	4° 06' 28"	35.85'	17.93'	35.84'	S47° 04' 13" E
C25	400.00'	7° 09' 55"	50.02'	25.05'	49.99'	S48° 35' 56" E
C26	400.00'	0° 49' 06"	5.71'	2.86'	5.72'	S52° 35' 28" E
C27	430.00'	2° 32' 07"	19.03'	9.51'	19.03'	S46° 17' 02" E
C28	440.00'	31° 30' 16"	241.94'	124.11'	238.90'	N70° 28' 15" W
C29	15.00'	89° 59' 60"	23.56'	15.00'	21.21'	N09° 43' 07" W
C30	790.00'	4° 13' 07"	58.17'	29.10'	58.15'	N37° 23' 26" E
C31	500.00'	18° 03' 44"	157.62'	79.47'	156.97'	S69° 28' 55" E
C32	500.00'	7° 42' 37"	67.28'	33.69'	67.23'	S82° 22' 05" E
C33	20.00'	89° 59' 60"	31.42'	20.00'	28.28'	S75° 16' 37" W
C34	496.00'	26° 30' 00"	229.41'	116.79'	227.37'	N72° 58' 23" W
C35	20.00'	90° 00' 00"	31.42'	20.00'	28.28'	N14° 43' 23" W
C36	436.00'	26° 30' 00"	201.66'	102.66'	199.86'	N72° 58' 23" W

MISC FILM CODE
00009504006

WILLOW RUN SECTION 4

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT MILBURN INVESTMENTS, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH TERRY MITCHELL, ITS VICE-PRESIDENT, BEING OWNERS OF 38.621 ACRES OF LAND OUT OF AND A PART OF THE NELSON MERRILL SURVEY NO. 70, ABSTRACT NO. 570, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 11870, PAGE 831, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 14.247 ACRES OF LAND, PURSUANT TO THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 13 OF THE AUSTIN CITY CODE, IN ACCORDANCE TO THIS PLAT AS SHOWN HEREON, TO BE KNOWN AS "WILLOW RUN, SECTION 4", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 26th DAY OF September, 1994, A.D.

Terry S. Mitchell
TERRY MITCHELL, VICE PRESIDENT
MILBURN INVESTMENTS, INC.
P.O. BOX 9802
AUSTIN, TX 78766

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 26th DAY OF September, 1994, A.D. BY TERRY MITCHELL, VICE PRESIDENT, MILBURN INVESTMENTS, INC.

ADRIANE DANIEL
Notary Public, State of Texas
My Commission Expires
APRIL 4, 1997

Adriane Daniel
SIGNATURE

Adriane Daniel
PRINTED NAME

MY COMMISSION EXPIRES 4-4-97

APPROVED FOR ACCEPTANCE:

Alice Glasco 1/25/95
TRACY WATSON, ACTING DIRECTOR DATE
DEPARTMENT OF PLANNING AND DEVELOPMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE 6th DAY OF December, 1994, A.D.

M. Scott Roberts
CHAIRPERSON, M. SCOTT ROBERTS

Cathy Vasquez Revilla
SECRETARY, CATHY VASQUEZ-REVILLA

IN APPROVING THIS PLAT BY COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTIONS THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE 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, AND THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATIONS TO BUILD THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. BE IT RESOLVED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS: THAT THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPERS' CONSTRUCTION; BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 24th DAY OF January, 1995, 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 95-1, PAGE(S) 46.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 1st DAY OF February, 1995, A.D.

DANA DEBEAUVOIR, CLERK, COUNTY COURT
TRAVIS COUNTY, TEXAS

BY: Juliana Rompel
DEPUTY
Juliana Rompel

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 1st DAY OF February, 1995, A.D. AT 3:30 O'CLOCK P.M., AND DULY RECORDED ON THE 1st DAY OF February, 1995, A.D. AT 3:30 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 94, PAGE(S) 231-233.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 1st DAY OF February, 1995, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: Y Cusm
DEPUTY

FILED FOR RECORD AT 3:30 O'CLOCK P.M., THIS THE 1st DAY OF February, 1995, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: Y Cusm
DEPUTY

SURVEYOR'S CERTIFICATE

I, BILLY TRIMBLE, 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 BY ME OR UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: TRIMBLE LAND SURVEYING, INC.

9/26/94
BILLY H. TRIMBLE, R.P.S. NO. 4037 DATE
TRIMBLE LAND SURVEYING, INC.
4131 SPICEWOOD SPRINGS ROAD, SUITE B-1
AUSTIN, TX 78749

STATE OF TEXAS
BILLY H. TRIMBLE
4037
REGISTERED PROFESSIONAL LAND SURVEYOR

ENGINEER'S CERTIFICATE:

I, FRED LOCKWOOD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FLOOD PLAIN NOTE:

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0110E AND 48453C150E DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY: LOCKWOOD ENGINEERING, INC.

9-26-94
FRED C. LOCKWOOD, P.E. NO. 50141 DATE
4412 SPICEWOOD SPRINGS ROAD, SUITE 800
AUSTIN, TX 78759

STATE OF TEXAS
FRED C. LOCKWOOD
50141
REGISTERED PROFESSIONAL ENGINEER

C8-92-0254.01.2A 4* 92-528

WILLOW RUN SECTION 4

MISC FILM CODE
00009504007

NOTES:

1. 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: EACH SIDE OF KISSMAN DRIVE, CRISSOM LANE AND SAULS DRIVE. 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.

2. NO LOT WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE WELLS BRANCH MUNICIPAL UTILITY DISTRICT WATER AND WASTEWATER SYSTEMS.

3. SITE DEVELOPMENT PERMIT: PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR DUPLEX, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

4. DRAINAGE EASEMENTS: PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN FOR INSPECTION AND MAINTENANCE.

5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.

6. DEVELOPMENT OF LOT 33, BLOCK "L", IS HEREBY RESTRICTED TO USE OTHER THAN RESIDENTIAL.

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

8. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE URBAN TRANSPORTATION DEPARTMENT AND THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

9. NO FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET OF DEPTH. EXCEPT FOR STRUCTURAL EXCAVATION, NO CUT ON ANY LOT SHALL BE GREATER THAN FOUR FEET.

10. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.

11. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE AUSTIN SIGN ORDINANCE, CHAPTER 13-2, ARTICLE VII.

12. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 13-2, ARTICLE V, AND CHAPTER 13-7, ARTICLE I, OF THE 1981 CITY CODE OF AUSTIN AS AMENDED. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITATION OF CHAPTER 13-2, ARTICLE V OF THE 1981 CITY CODE OF AUSTIN AS AMENDED.

13. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 13-7, ARTICLE I, THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY.

14. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO THE CITY OF AUSTIN URBAN STREET STANDARDS.

15. 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.

16. ALL WATER AND WASTEWATER SYSTEMS IMPROVEMENTS MUST BE IN ACCORDANCE TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.

17. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THR OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

18. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

19. THIS SUBDIVISION IS LOCATED IN THE WALNUT CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN WATERSHED AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 13-2, ARTICLE V AND CHAPTER 13-7, ARTICLE I OF THE CITY LAND DEVELOPMENT CODE.

20. CONSTRUCTION ON SLOPES IN EXCESS OF FIFTEEN PERCENT (15%) ARE RESTRICTED PURSUANT TO LAND DEVELOPMENT CODE, SECTION 13-2-580.

21. 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 1-3-, 1995, 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. 12365 PAGE 849, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

22. ACCESS IS PROHIBITED TO CRISSOM LANE FROM LOTS 1 AND 2, BLOCK "Q", AND LOT 33, BLOCK "L".

23. NO DRIVEWAY WILL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.

24. A TEN FEET (10') WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC STREET RIGHT-OF-WAY.

25. NO SLOPES ON THIS SITE ARE GREATER THAN 15% GRADIENT.

26. TEMPORARY WATER QUALITY EASEMENTS (RECORDED IN VOL. 12190, PAGE 0090), OF THE TRAVIS COUNTY DEED RECORDS) AND TEMPORARY DRAINAGE EASEMENTS (RECORDED IN VOL. 12190, PAGE 0096 OF THE TRAVIS COUNTY DEED RECORDS) ARE FOR TEMPORARY CONTROLS ONLY AND WILL BE VACATED BY SEPARATE INSTRUMENT PRIOR TO CONSTRUCTION ON LOTS 1-4, 8-11, 17-21 AND 25-26, BLOCK "Q"; AND LOTS 22-37, BLOCK "P".