MISC FILM CODE
00039908000

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

WHEREAS POLAN INTERESTS LIMITED ACTING BY AND THROUGH KRAEGE POLAN ITS GENERAL PARTNER BEING THE OWNERS OF 28.44 ACRES IN THE SAMUEL HAMILTON SURVEY NO. 16, IN TRAVIS COUNTY, TEXAS, BEING OUT OF A 32.433 ACRE TRACT CONVEYED TO POLAN INTERESTS, LTD. AND RECORDED IN VOLUME 12721, PAGE 1466, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 28.44 ACRES OF LAND OUT OF SAID 32.433 ACRE TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS "PARK WEST AT CIRCLE C, PHASE 2" SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. FURTHER THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF TASAJILLO COVE, FOX CREEK DRIVE, FOXGLOVE COURT, TASAJILLO TRAIL, AND DALEA VISTA COURT, PRIVATE STREETS, SHALL BE VESTED IN THE HOMEOWNERS ASSOCIATION OF PARK WEST AT CIRCLE C, AS RECORDED IN VOLUME 13387 PAGE 0129 OF THE TRAVIS COUNTY DEED RECORDS. AND AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREET(S) AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY AND WE DO FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER SAME.

WITNESS MY HAND THIS 3 DAY OF Decembee, 1998.

KFolan
KRAEGE POLAN, GENERAL PARTNER
POLAN INTERESTS, LTD.
1315 NUECES
AUSTIN, TX. 78701

CYNTHIA A. MOORE
NOTARY PUBLIC
State of Texas
Comm Exp. 11-09-2000

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KRAEGE POLAN, GENERAL PARTNER OF POLAN INTERESTS LTD. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 3rd DAY OF December, 1998, A.D.

Cynthia A. Moore
NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS

Cynthia A. Moore
PRINTED NAME
MY COMMISSION EXPIRES: 11-09-2000

I, ALEX G. CLARKE, REGISTERED PROFESSIONAL ENGINEER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TRAVIS COUNTY ORDINANCE NO. 8596 STANDARDS FOR THE CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS OF 1984 AS AMENDED.

THE 100-YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP COMMUNITY PANEL NO. 48453C 0300E DATED JUNE 16, 1993, FOR TRAVIS COUNTY, TEXAS.

12/3/98
ALEX G. CLARKE
REGISTERED PROFESSIONAL ENGINEER
No. 65100 - STATE OF TEXAS
LONGARO & CLARKE, INC.
1010 LAND CREEK COVE, SUITE 200
AUSTIN, TEXAS 78746

STATE OF TEXAS
REGISTERED
ALEX G. CLARKE
65100
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, JOHN E BRAUTIGAM, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

12/3/98
DATE

STATE OF TEXAS
REGISTERED
JOHN E BRAUTIGAM
5057
PROFESSIONAL
LAND SURVEYOR

JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5057 STATE OF TEXAS
SURVEYING AND MAPPING, INC.
4029 CAPITAL OF TEXAS HWY., SO. STE. 125
AUSTIN, TEXAS 78704

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE 15 DAY OF December, 1998, A.D.

Betty Baker
BETTY BAKER, CHAIRPERSON

Susana Almanza
RAY VRUDHULA, SECRETARY
Susana Almanza

APPROVED FOR ACCEPTANCE:
THIS THE 15 DAY OF December, 1998, A.D.

Debra L Williams for
ALICE GLASCO
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT
CITY OF AUSTIN

THE 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 11th DAY OF March, 1999 A.D. AT 2:50 O'CLOCK P.M., AND DULY RECORDED ON THE 11th DAY OF March, 1999 A.D. AT 2:50 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 103, PAGE(S) 32-34
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 11th DAY OF March, 1999 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: Y Guerra
Deputy
Y. GUERRA

SEAL OF COUNTY CLERK TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT 2:50 O'CLOCK P.M., THIS 11th DAY OF March, 1999 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: Y Guerra
Deputy
Y. GUERRA

SEAL OF COUNTY CLERK TRAVIS COUNTY, TEXAS

SEE SHEET 2 OF 3 FOR ADDITIONAL PLAT NOTES.

J 81° B 41W 3/11/99

CASE NO. C8-98-0137.1A

SAM INC. SURVEYING AND MAPPING INC.
4029 Capital of Texas Highway, So.
Brodie Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-0575
Fax (512) 326-3029

PARK WEST AT CIRCLE C
PHASE 2

Longaro & Clarke, Inc.
Consulting Engineers
Land Development • Stormwater Quality Management • Water Resources
1010 Land Creek Cove, Suite 200 Austin, Texas 78746
(512) 306-0228 - Fax (512) 306-0338

PROJECT: LONGARO & CLARKE
PARK WEST AT CIRCLE C PH 2
JOB NUMBER: 98136-03
DATE: 12-04-98
SCALE: 1" = 100'
SURVEYOR: JEB
DRAWING: CLP
CAD FILE: 98136-03
FIELDNOTES: N/A
PARTICIPANT: J. NIELSEN/W.BARR
REFERENCE: 22-24

SHEET 1 OF 3

Vol. 103 Page 32
PLAT RECORD, TRAVIS COUNTY, TEXAS

MISC FILM CODE

00009908069

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

WHEREAS, POLAN INTERESTS, LIMITED, ACTING BY AND THROUGH KRAIGE POLAN, ITS GENERAL PARTNER BEING THE OWNERS OF 28.44 ACRES IN THE SAMUEL HAMILTON SURVEY NO. 16, IN TRAVIS COUNTY, TEXAS, BEING OUT OF A 32.433 ACRE TRACT CONVEYED TO POLAN INTERESTS, LTD. AND RECORDED IN VOLUME 12721, PAGE 1466, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 28.44 ACRES OF LAND OUT OF SAID 32.433 ACRE TRACT IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS "PARK WEST AT CIRCLE C, PHASE 2" SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. FURTHER THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF TASAJILLO COVE, FOX CREEK DRIVE, FOXGLOVE COURT, TASAJILLO TRAIL, AND DALEA VISTA COURT, PRIVATE STREETS, SHALL BE VESTED IN THE HOMEOWNERS ASSOCIATION OF PARK WEST AT CIRCLE C, AS RECORDED IN VOLUME 13387, PAGE 0129 OF THE TRAVIS COUNTY DEED RECORDS, AND AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREET(S) AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY AND WE DO FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER SAME.

WITNESS MY HAND THIS 3 DAY OF Decembee, 1998.

XPolan

KRAIGE POLAN, GENERAL PARTNER
POLAN INTERESTS, LTD.
1315 NUECES
AUSTIN, TX. 78701

CYNTHIA A. MOORE
NOTARY PUBLIC
State of Texas
Comm. Exp. 11-09-2000

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KRAIGE POLAN, GENERAL PARTNER OF POLAN INTERESTS, LTD. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 3rd DAY OF December, 1998, A.D.

Cynthia A. Moore

OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

OF TRAVIS

E BRAUTIGAM, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY AL SUPERVISION, IN ACCORDANCE WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS D AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

12/3/98

STATE OF TEXAS
JOHN E BRAUTIGAM
6057
PROFESSIONAL
LAND SURVEYOR

JOHN E BRAUTIGAM
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 6057 STATE OF TEXAS
SURVEYING AND MAPPING, INC.
4029 CAPITAL OF TEXAS HWY., SO. STE. 125
AUSTIN, TEXAS 78704

TED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, ON THE 15 DAY OF December, 1998, A.D.

Betty Baker
BETTY BAKER, CHAIRPERSON

Susana Almanza
RAY VRUDHULA, SECRETARY
Susana Almanza

VED FOR ACCEPTANCE:

HE 15 DAY OF December, 1998, A.D.

Debra L. Williams for
GLASCO
PMENT REVIEW AND INSPECTION DEPARTMENT
F AUSTIN

ATE OF TEXAS
Y OF TRAVIS

A DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING
MENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY

INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 3rd DAY OF December, 1998, A.D.

Cynthia A. Moore
NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS

Cynthia A. Moore
PRINTED NAME
MY COMMISSION EXPIRES: 11-09-2000

I, ALEX G. CLARKE, REGISTERED PROFESSIONAL ENGINEER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TRAVIS COUNTY ORDINANCE NO. 8596 STANDARDS FOR THE CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS OF 1984 AS AMENDED.

THE 100-YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP COMMUNITY PANEL NO. 48453C 0300E DATED JUNE 16, 1993, FOR TRAVIS COUNTY, TEXAS.

12/3/98

ALEX G. CLARKE
REGISTERED PROFESSIONAL ENGINEER
No. 65100 - STATE OF TEXAS
LONGARO & CLARKE, INC.
1010 LAND CREEK COVE, SUITE 200
AUSTIN, TEXAS 78746

STATE OF TEXAS
ALEX G. CLARKE
65100
REGISTERED
PROFESSIONAL ENGINEER

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BY:

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BY:

SEE

Dawn 3/11/99

SAM, INC.
SURVEYING AND MAPPING INC.

4029 Capital of Texas Highway, So.
Brodie Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-0575
Fax: (512) 326-3029

PARK WEST AT CIRCLE C
PHASE 2

STATE OF TEXAS
ITY OF TRAVIS

NA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING RUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY E ON THE 11th DAY OF March 1999, A.D. AT 2:50 O'CLOCK P M., DULY RECORDED ON THE 11th DAY OF March 1999 A.D. AT 2:50 OCK P M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 203 PAGE(S) 32-34 ESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 11th DAY OF March 1999, A.D.

DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Deputy Y. GUERRA

SEAL OF COUNTY CLERK · TRAVIS COUNTY, TEXAS

FOR RECORD AT 2:50 O'CLOCK P M., THIS 11th DAY OF March A.D.

DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Deputy Y. GUERRA

SEAL OF COUNTY CLERK · TRAVIS COUNTY, TEXAS

HEET 2 OF 3 FOR ADDITIONAL PLAT NOTES.

CASE NO. C8-98-0137.1A

Longaro & Clarke, Inc.
Consulting Engineers
Land Development • Stormwater Quality Management • Water Resources
1610 Land Creek Cove, Suite 200 Austin, Texas 78746
(512) 306-0228 ~ Fax (512) 306-0888

PROJECT:	LONGARO & CLARKE PARK WEST AT CIRCLE C PH 2
JOB NUMBER:	98136-03
DATE:	12-04-98
SCALE:	1"=100'
SURVEYOR:	JEB
TECHNICIAN:	CUP
DRAWING:	98136-03
FIELDNOTES:	N/A
PARTYCHIEF:	J. NIELSEN/M.BARR
FIELDBOOKS:	225,244

SHEET 1 OF 3

SAM INC. DWG NO. L003-98136-01
12-04-98

Vol. 103 Page 33
PLAT RECORDS, TRAVIS COUNTY, TEXAS

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
2. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER SYSTEM AND 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.
3. 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 THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
4. 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.
5. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO SEC. 13-7-14 LAND DEVELOPMENT CODE.
6. THERE ARE NO SLOPES OF FIFTEEN (15) PERCENT OR GREATER ON THIS SITE
7. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS
9. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION AND MAINTENANCE.
10. 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 INCLUDING RSMP METHODS OR PROVIDING CAPACITY IN THE CIRCLE C NORTH DETENTION FACILITY.
11. THE PEDERNALES ELECTRIC COOPERATIVE INC. 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 PEDERNALES ELECTRIC COOPERATIVE INC. 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 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. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND SPECIFICATIONS.
15. BENCHMARK NOTE:
    MR1 : COTTON SPINDLE IN 18" LIVE OAK NEAR NORTH ROW OF LACROSSE AVE. AND 250' EAST OF ESCARPMENT BLVD. ELEV. = 868.95
    MR2 : COTTON SPINDLE IN 32" LIVE OAK NEAR THE SOUTH ROW OF LACROSSE AVE AND 100 FEET WEST OF DAHLBREEN DR. ELEV. = 858.83
16. PARK WEST AT CIRCLE C, PHASE TWO IS SUBJECT TO SUBDIVISION RESTRICTIONS OF RECORD IN VOL 13287 PG 1771 REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
17. PARK WEST AT CIRCLE C, PHASE TWO IS SUBJECT TO PERPETUAL MAINTENANCE AGREEMENT OF RECORD IN VOL 13287 PG 1771 REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
18. COMMON AREA LOTS 103 AND 104, BLOCK A, COMMON AREA LOT 55, BLOCK B, AND COMMON AREA LOT 26, BLOCK C SHALL BE OWNED AND MAINTAINED BY THE PARK WEST HOMEOWNERS' ASSOCIATION PROVISIONS FOR THE MAINTENANCE AND USE LIMITATIONS OF THESE LOTS ARE COVERED IN THE HOMEOWNERS' COVENANTS
19. DRIVEWAY ACCESS FROM ALL LOTS IS PROHIBITED TO LACROSSE AVE.
20. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PRIVATE STREET INTERSECTIONS. AN ADDITIONAL "PRIVATE STREET" SIGN WILL BE POSTED AT ALL INTERSECTIONS OF PRIVATE STREETS WITH PUBLIC STREETS
21. 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. TASAJILLO TRAIL, TASAJILLO COVE, FOXGLOVE COURT, DALEA VISTA COURT, FOX CREEK DRIVE, AND LACROSSE AVENUE. 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
22. THREE OFF-STREET PARKING SPACES, ONE OF WHICH SHALL BE COVERED, ARE REQUIRED FOR EACH DWELLING UNIT
23. ALL PRIVATE STREETS SHOWN HEREON (TASAJILLO TRAIL, TASAJILLO COVE, FOXGLOVE COURT, DALEA VISTA COURT, AND FOX CREEK DRIVE,) AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION
24. THIS PLAT COMPLIES WITH ALL APPLICABLE REQUIREMENTS FOR SMALL LOT SUBDIVISIONS AS STATED IN THE CITY OF AUSTIN LAND DEVELOPMENT CODE, SECTION 13-2-435
25. AN ADMINISTRATIVE WAIVER HAS BEEN GRANTED FROM SECTION 13-1-481(C) OF THE LAND DEVELOPMENT CODE
26. A VARIANCE TO SECTION 13-2-423 OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE PLANNING COMMISSION ON 12-15-98
27. A VARIANCE TO SECTION 13-2-435(d)(4) OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE PLANNING COMMISSION ON 12-15-98
28. A VARIANCE TO SECTION 13-2-424 OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE PLANNING COMMISSION ON 12-15-98
29. LACROSSE AVENUE WILL BE DEDICATED TO THE CITY OF AUSTIN AS 100' WIDE PUBLIC RIGHT-OF-WAY.
30. A VARIANCE TO SECTION 13-2-406 OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE PLANNING COMMISSION ON 12-15-98
31. A VARIANCE TO SECTION 13-1-481 I OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE PLANNING COMMISSION ON 12-15-98
32. PUBLIC SIDEWALKS ALONG LACROSSE AVENUE ADJACENT TO LOT 104, BLOCK A AND LOT 26, BLOCK C SHALL BE AS PART OF THE SUBDIVISION REQUIREMENTS
33. AN ADMINISTRATIVE WAIVER TO SECTION 13-2-430 OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE PLANNING COMMISSION ON 12-15-98
34. THIS PLAT IS LOCATED IN THE BARTON SPRINGS ZONE OF THE SLAUGHTER CREEK WATERSHED

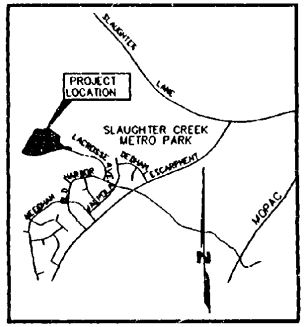
Sub. Construction Agm 13089/135

98099080170

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1050.00'	847.98'	448.65'	825.13'	S83°39'18"E	46°16'20"
C2	950.33'	582.18'	308.08'	582.84'	N88°56'25"W	35°42'09"
C3	325.00'	48.26'	24.17'	48.21'	N40°40'12"E	08°30'27"
C4	1050.33'	350.01'	176.64'	348.39'	N80°38'03"W	19°05'35"
C5	60.00'	301.49'	43.67'	70.61'	S77°09'46"E	287°54'21"
C6	60.00'	301.53'	43.64'	70.59'	N83°02'07"E	287°56'10"
C7	205.00'	357.17'	243.56'	313.68'	S56°52'41"E	99°49'37"
C8	155.00'	157.30'	86.17'	150.63'	S43°57'48"W	58°08'41"
C9	15.00'	23.56'	15.00'	21.21'	N61°47'31"W	89°59'57"
C10	15.00'	23.56'	15.00'	21.21'	S28°12'29"W	90°00'03"
C11	155.00'	243.47'	155.00'	219.20'	S38°02'07"W	90°00'00"
C12	15.00'	23.56'	15.00'	21.21'	N51°57'53"W	90°00'00"
C13	15.00'	23.56'	15.00'	21.21'	S38°02'07"W	90°00'00"
C14	15.00'	26.18'	17.88'	22.98'	N56°57'52"W	100°00'00"
C15	325.00'	246.50'	129.52'	240.63'	N75°14'12"W	43°27'21"
C16	50.00'	241.19'	44.72'	66.67'	S73°12'07"W	276°22'46"
C17	25.00'	23.55'	12.73'	22.69'	S10°11'30"W	53°58'05"
C18	375.00'	185.12'	94.49'	183.25'	N59°03'58"E	28°17'04"
C19	15.00'	23.56'	15.00'	21.21'	S61°47'31"E	89°59'57"
C20	15.00'	23.56'	15.00'	21.21'	N28°12'29"E	90°00'03"
C21	325.00'	160.44'	81.89'	158.81'	N59°03'58"E	28°17'04"
C22	375.00'	284.42'	149.44'	277.65'	N75°14'12"W	43°27'21"
C23	205.00'	322.01'	205.00'	289.91'	S38°02'07"W	90°00'00"
C24	25.00'	23.55'	12.73'	22.69'	N20°01'10"E	53°58'05"
C25	25.00'	23.55'	12.73'	22.69'	S33°56'55"E	53°58'05"
C26	15.00'	20.94'	12.59'	19.28'	N33°02'08"E	80°00'00"
C27	155.00'	270.06'	184.16'	237.17'	S56°52'41"E	99°49'37"
C28	15.00'	23.56'	15.00'	21.21'	N28°12'29"E	90°00'03"
C29	15.00'	23.56'	15.00'	21.21'	S61°47'31"E	89°59'57"
C31	1050.33'	304.51'	153.33'	303.44'	S81°30'50"W	16°36'39"
C32	60.00'	301.53'	43.64'	70.59'	S73°12'27"W	287°56'10"
C33	205.00'	211.23'	116.07'	202.01'	S43°31'00"W	59°02'16"
C34	25.00'	24.44'	13.29'	23.49'	S13°08'45"E	56°00'24"
C35	25.00'	23.03'	12.41'	22.23'	N40°23'38"E	52°47'32"
C36	925.00'	747.10'	395.28'	726.96'	S83°39'12"E	46°16'36"
C37	205.00'	46.08'	23.14'	45.98'	S38°54'17"E	12°52'40"
C38	205.00'	35.45'	17.77'	35.40'	N78°09'43"E	09°54'25"
C39	205.00'	46.31'	23.25'	46.21'	N89°35'12"E	12°56'33"
C40	205.00'	46.11'	23.15'	46.01'	S77°29'54"E	12°53'14"
C41	205.00'	46.00'	23.10'	45.91'	S64°37'34"E	12°51'28"
C42	205.00'	45.99'	23.09'	45.89'	S51°46'14"E	12°51'14"
C43	205.00'	44.99'	22.58'	44.90'	S13°15'05"E	12°34'25"
C44	155.00'	26.25'	13.16'	26.22'	S68°11'03"W	09°42'10"
C45	155.00'	129.51'	68.81'	125.78'	S39°23'45"W	47°52'26"
C46	60.00'	70.31'	39.82'	66.35'	N07°32'51"W	67°08'12"
C47	60.00'	34.66'	17.83'	34.18'	N62°34'14"E	33°05'58"
C48	60.00'	31.78'	16.27'	31.41'	N74°17'45"E	30°21'04"
C49	60.00'	30.57'	15.62'	30.24'	S75°56'03"E	29°11'21"
C50	60.00'	31.47'	16.11'	31.11'	S46°18'50"E	30°03'04"
C51	60.00'	33.21'	17.04'	32.79'	S15°25'53"E	31°42'51"
C52	60.00'	46.68'	24.59'	45.51'	S22°42'52"W	44°34'38"
C53	60.00'	22.82'	11.55'	22.68'	S55°53'48"W	21°47'13"
C54	205.00'	12.64'	6.32'	12.64'	S15°45'50"W	03°31'55"
C55	205.00'	42.09'	21.12'	42.02'	S23°24'43"W	11°45'50"
C56	205.00'	41.28'	20.71'	41.21'	S35°03'43"W	11°32'11"
C57	205.00'	37.17'	18.64'	37.12'	S46°01'30"W	10°23'23"
C58	205.00'	41.15'	20.64'	41.08'	S56°58'13"W	11°30'02"
C59	205.00'	36.91'	18.50'	36.86'	S67°52'41"W	10°18'54"
C60	205.00'	39.11'	19.61'	39.05'	S01°29'59"E	10°55'47"
C61	205.00'	39.84'	19.98'	39.77'	S09°31'56"W	11°08'02"
C62	205.00'	39.72'	19.92'	39.66'	S20°39'01"W	11°06'09"
C63	205.00'	39.65'	19.89'	39.60'	S31°44'40"W	11°05'08"
C64	205.00'	42.27'	21.21'	42.19'	S43°11'38"W	11°48'47"
C65	205.00'	54.79'	27.56'	54.62'	S56°45'24"W	15°18'45"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C66	205.00'	52.61'	26.40'	52.30'	S71°45'01"W	14°42'28"
C67	205.00'	14.12'	7.06'	14.12'	S81°03'43"W	03°56'51"
C68	155.00'	70.20'	35.71'	69.60'	S70°03'40"W	25°56'55"
C69	155.00'	99.25'	51.39'	97.58'	S38°44'34"W	36°41'18"
C70	155.00'	74.03'	37.73'	73.32'	S08°43'02"W	27°21'49"
C71	155.00'	35.49'	17.82'	35.41'	S13°31'24"E	13°07'04"
C72	155.00'	79.88'	40.85'	79.00'	S34°36'45"E	29°31'38"
C73	155.00'	89.88'	46.25'	88.63'	S66°13'20"E	33°13'52"
C74	155.00'	64.81'	32.89'	64.34'	N85°11'12"E	23°57'24"
C75	325.00'	27.81'	13.92'	27.81'	N70°45'24"E	04°54'12"
C76	325.00'	59.18'	29.67'	59.09'	N83°05'20"E	10°26'06"
C77	325.00'	59.06'	29.61'	58.98'	N32°40'00"E	10°24'44"
C78	375.00'	40.84'	20.44'	40.82'	N70°05'19"E	06°14'26"
C79	375.00'	48.12'	24.09'	48.08'	N83°17'34"E	07°21'08"
C80	375.00'	48.12'	24.09'	48.08'	N55°56'26"E	07°21'08"
C81	375.00'	48.02'	24.06'	48.02'	N48°35'41"E	07°20'30"
C82	325.00'	29.36'	14.69'	29.35'	N56°04'48"W	05°10'33"
C83	325.00'	55.22'	27.68'	55.15'	N63°33'08"W	09°44'06"
C84	325.00'	56.71'	28.43'	56.64'	N73°25'05"W	09°59'52"
C85	325.00'	57.51'	28.83'	57.44'	N83°29'11"W	10°08'22"
C86	325.00'	47.70'	23.89'	47.65'	S87°14'23"W	08°24'31"
C87	375.00'	45.55'	22.80'	45.52'	S88°30'54"W	06°57'33"
C88	375.00'	15.15'	7.58'	15.15'	N88°50'52"W	02°18'55"
C89	375.00'	49.29'	24.66'	49.25'	N83°55'29"W	07°31'81"
C90	375.00'	50.04'	25.06'	50.00'	N75°20'13"W	07°38'42"
C91	375.00'	50.02'	25.05'	49.98'	N68°41'36"W	07°38'31"
C92	375.00'	50.39'	25.23'	50.35'	N61°01'23"W	07°41'56"
C93	375.00'	23.99'	12.00'	23.98'	N55°20'20"W	03°39'84"
C94	325.00'	62.65'	31.42'	62.55'	N41°56'18"E	11°02'39"
C95	25.00'	21.03'	11.18'	20.41'	S07°18'09"W	48°11'23"
C96	50.00'	53.65'	28.73'	51.11'	N00°30'32"E	61°28'36"
C97	50.00'	33.63'	17.48'	33.00'	N49°20'53"W	38°32'15"
C98	50.00'	33.63'	17.48'	33.00'	N87°53'09"W	38°32'15"
C99	50.00'	33.63'	17.48'	33.00'	S53°34'36"W	38°32'15"
C100	50.00'	33.63'	17.48'	33.00'	S15°02'21"W	38°32'15"
C101	50.00'	53.02'	29.31'	50.57'	S34°36'21"E	60°45'09"
C102	25.00'	21.03'	11.18'	20.41'	N40°53'14"W	48°11'23"
C103	25.00'	1.24'	0.62'	1.24'	N05°32'26"W	02°50'53"
C104	25.00'	19.78'	10.44'	19.27'	N18°33'18"E	45°20'29"
C105	50.00'	34.03'	17.70'	33.38'	S21°43'34"W	38°59'52"
C106	50.00'	33.63'	17.48'	33.00'	S17°02'30"E	38°32'15"
C107	50.00'	33.63'	17.48'	33.00'	S55°34'45"E	38°32'15"
C108	50.00'	33.63'	17.48'	33.00'	N85°53'00"E	38°32'15"
C109	50.00'	33.63'	17.48'	33.00'	N47°20'45"E	38°32'15"
C110	50.00'	33.63'	17.48'	33.00'	N08°48'30"E	38°32'15"
C111	50.00'	39.00'	20.55'	38.02'	N32°48'27"W	44°41'37"
C112	25.00'	19.74'	10.42'	19.23'	S32°31'56"E	45°14'39"
C113	25.00'	1.29'	0.64'	1.29'	S00°28'14"E	02°58'44"
C114	155.00'	1.54'	0.77'	1.54'	S15°10'30"W	00°34'05"
C115	925.00'	29.88'	14.94'	29.88'	S81°26'29"E	01°51'02"
C116	925.00'	24.37'	12.18'	24.37'	S83°07'17"E	01°30'33"
C117	925.00'	122.33'	61.28'	122.24'	S87°39'53"E	07°34'39"
C118	925.00'	93.80'	46.94'	93.76'	S74°21'30"E	02°48'38"
C119	925.00'	133.45'	66.84'	133.34'	S81°23'48"E	08°15'58"
C120	925.00'	45.20'	22.61'	45.20'	S86°55'47"E	02°48'00"
C121	925.00'	93.53'	46.80'	93.49'	N88°46'26"E	05°47'35"
C122	925.00'	80.10'	40.08'	80.08'	N83°23'47"E	04°57'42"
C123	925.00'	72.70'	36.37'	72.68'	N78°39'50"E	04°30'11"
C124	925.00'	51.73'	25.87'	51.72'	N74°48'38"E	03°12'14"
C125	1187.66'	52.03'	26.02'	52.02'	S74°31'01"W	02°30'36"
C126	1208.55'	59.78'	29.89'	59.77'	S77°38'26"W	02°50'02"
C127	15.00'	23.54'	14.98'	21.20'	N08°32'48"W	89°55'30"
C128	205.00'	46.25'	23.23'	46.16'	S26°00'07"E	12°55'39"
C129	1075.33'	111.80'	55.95'	111.75'	S76°11'13"W	05°57'25"
C130	950.00'	767.28'	405.95'	746.59'	N83°39'13"W	46°16'32"
C131	50.00'	241.19'	44.72'	66.67'	N83°02'07"E	276°22'46"
C132	25.00'	21.03'	11.18'	20.41'	S31°03'34"E	48°11'23"
C133	25.00'	21.03'	11.18'	20.41'	N17°07'49"E	48°11'23"

LINE TABLE		
L1	77.06'	N16°47'33"W
L2	72.06'	N16°47'33"W
L3	28.02'	S29°13'56"W
L4	49.94'	N36°29'23"E
L5	50.08'	S76°23'07"W
L7	79.30'	N57°13'02"E
L8	244.15'	S16°47'33"E
L9	45.78'	N48°33'27"W
L10	26.42'	N03°30'02"E
L11	20.97'	S48°33'27"E
L12	24.81'	S48°33'27"E
L13	31.19'	N23°02'04"E
L14	54.81'	S38°43'45"E
L15	248.46'	S06°57'53"E
L16	458.83'	S83°02'07"W



VICINITY MAP
(NOT TO SCALE)

CASE NO. C8-98-0137.1A

SAM INC.
SURVEYING AND MAPPING INC.
4029 Capital of Texas Highway, So.
Brodie Oaks Professional Plaza, Suite 125
Austin, Texas 78704
(512) 447-0575
Fax: (512) 326-3029

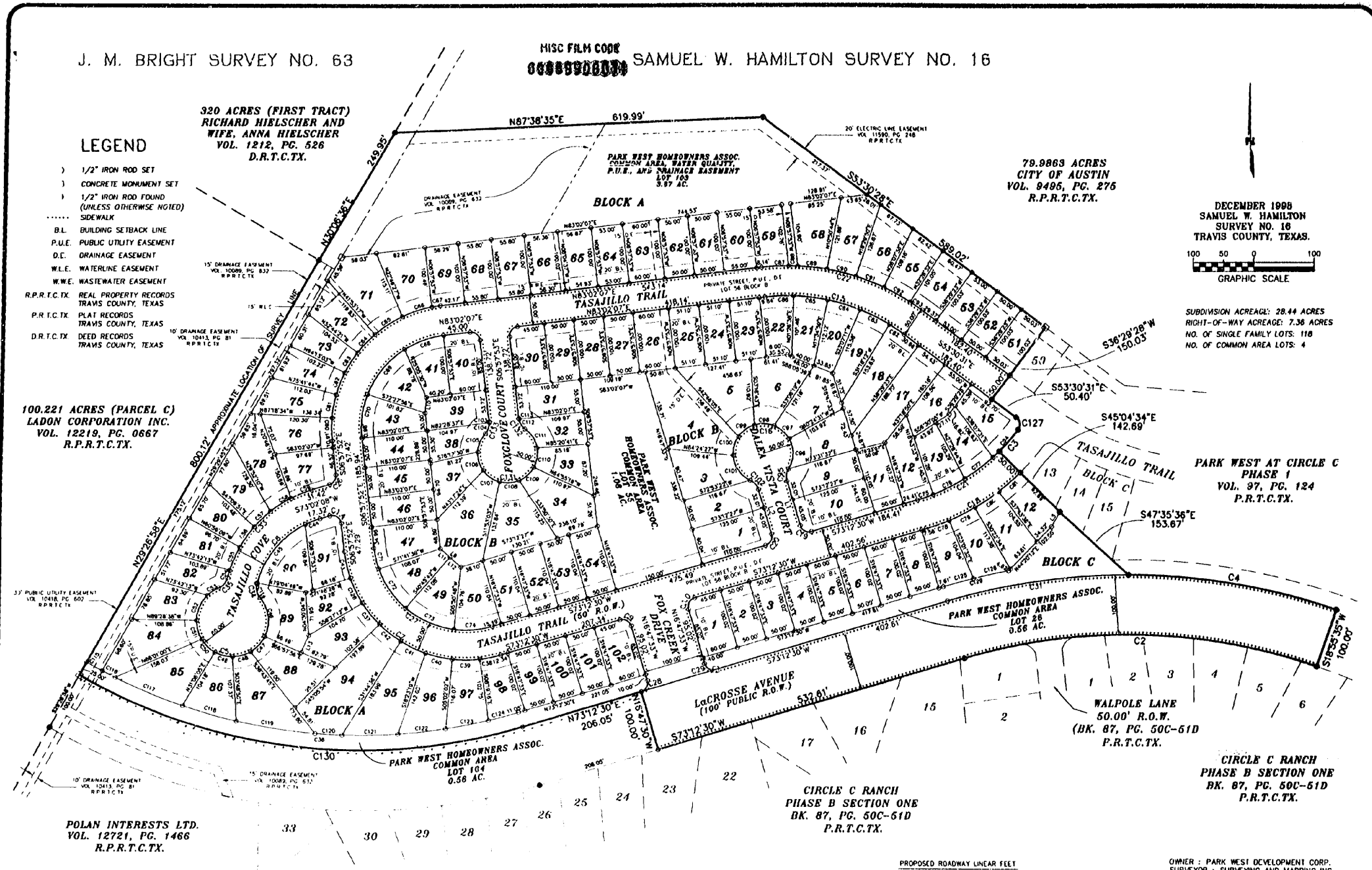
PARK WEST AT CIRCLE C
PHASE 2

Longaro & Clarke, Inc.
Consulting Engineers
Land Development • Stormwater Quality Management • Water Resources
1010 Land Creek Cove, Suite 200 Austin, Texas 78746
(512) 306-0228 - Fax (512) 306-0338

PROJECT: LONGARO & CLARKE PARK WEST AT CIRCLE C PH 2
JOB NUMBER: 98136-02
DATE: 12-04-98
SCALE: 1"=100'
SURVEYOR: JOB
TECHNICIAN: CP/CWS
DRAWING: 98136-02
FIELDNOTES: N/A
DRAFTSMAN: J. ARLEDGE/W. BARR
TELEPHONE: 327-3441

SHEET 2 OF 3

SAM INC. JOB NO. L003-98136-00



PROPOSED ROADWAY LINEAR FEET

TASAJILLO TRAIL	2886'
FOX CREEK DRIVE	150'
LACROSSE AVENUE	1156'
DALEA VISTA COURT	173'
FOXCLOVE COURT	235'
TASAJILLO COVE	318'

NOTE: A PORTION OF THE DRAINAGE EASEMENT AS DESCRIBED IN VOLUME 10089, PAGE 632 OF THE REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS, HAS BEEN VACATED IN VOLUME 13317, PAGE 2203 OF THE REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

OWNER : PARK WEST DEVELOPMENT CORP.
SURVEYOR : SURVEYING AND MAPPING INC.
ENGINEER : LONGARO & CLARKE, INC.

CASE NO. C8-98-0137.1A

SAM INC. SURVEYING AND MAPPING INC.
4029 CAPITAL OF TEXAS HIGHWAY, SO
BRODIE OAKS PROFESSIONAL PLAZA, SUITE 125
AUSTIN, TEXAS. 78704
(512) 447-0575
FAX (512) 326-5029
EMAIL SAM@SAM-INC-AUS.COM

PARK WEST AT CIRCLE C PHASE 2

Longaro & Clarke, Inc.
Consulting Engineers
Land Development • Stormwater Quality Management • Water Resources
1910 Land Creek Cove, Suite 200 Austin, Texas 78746
(512) 306-0228 - Fax (512) 306-0338

PROJECT:	LONGARO & CLARKE PARK WEST AT CIRCLE C PH 2
JOB NUMBER:	98134-03
DATE:	12-04-98
SCALE:	1"=100'
SURVEYOR:	JGB
TECHNICIAN:	CDP/CWS
DRAWING:	98134-03
FIELDBOOK:	N/A
COMPUTED:	J. WILSON/M.BARR
CHECKED:	218-244

SHEET 3 OF 3

SAM INC. DWG NO. L003-98138-03
12-04-98