

REALTEX FUNDING CORP.  
VOL. 8521 PG. 573  
VOL. 8521 PG. 606

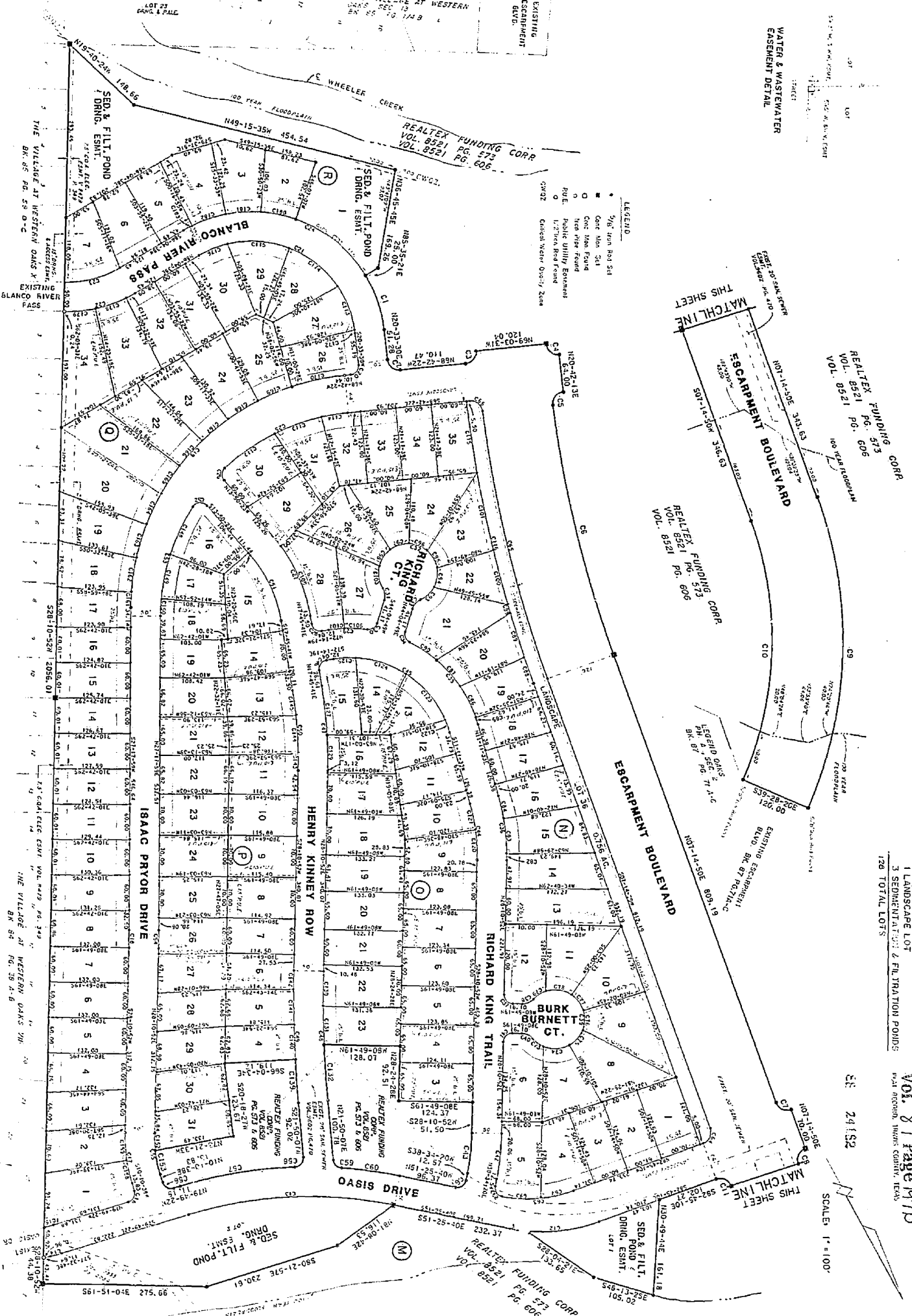
REALTEX FUNDING CORP.  
VOL. 8521 PG. 573  
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LEGEND OAKS  
PH. 2, PG. 7, A.C.  
BK. 87, PG. 10, 11, C

SR 24152  
SCALE: 1" = 100'

WATER & WASTEWATER  
EASEMENT DETAIL

- LEGEND
- 1/8" Iron Rod Set
  - Gate Man Set
  - Gate Man Found
  - Iron Pipe Found
  - Public Utility Easement
  - 1.2" Iron Rod Found
  - Critical Water Quality Zone



Lichlter/Jameson & Associates, Inc.  
CONSULTING ENGINEERING PLANNING SURVEYING  
881 BARDON SPRINGS ROAD, SUITE 400, AUSTIN, TEXAS 78748-1144, 512-474-5653

LEGEND OAKS PHASE A, SECT. 4 & PHASE B

DRWN.	CDB
CHECKED BHR.	DATE 4-12-88
SCALE 1" = 100'	DATE
DESCRIPTION	BY
REVISION BLOCK	

CURVE DATA

Table with columns: CURVE, RAD, TAN, CHORD, ARC, DELTA, CHORD BEARING. Contains 91 rows of curve data.

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- NOTES
1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
2. SIDEWALK NOTE
A. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ESCARPMENT BLVD...
B. SUCH SIDEWALKS WILL BE COMPLETED PRIOR TO THE ACCEPTANCE AND ISSUANCE OF ANY TYPE I OR II DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY.
C. SIDEWALKS WHICH HAVE NOT BEEN INSTALLED WITHIN TWO YEARS FROM THE DATE OF ACCEPTANCE FOR MAINTENANCE OF THE STREETS MAY, UPON APPROVAL OF THE CITY COUNCIL, BE CONSTRUCTED BY THE CITY OF AUSTIN...
3. DETENTION
PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW...
4. STREETS WILL BE CONSTRUCTED TO URBAN STREET STANDARDS AS FOLLOWS...
5. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 13-3, DIVISION 3 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED.
6. ALL DRAINAGE AND EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS SUCCESSORS.
7. NO BURIED UTILITIES, UNDERPASSING OR OTHER STRUCTURES ARE PERMITTED...
8. THE MAINTENANCE REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 13-3, DIVISION 3, AUSTIN CITY CODE OF 1981, AS AMENDED, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY, AND SHALL BE THE EFFECTIVENESS OF EACH DESIGN FEATURE OR PART OF A PLAN OR PLAN GOVERNED BY THESE PROVISIONS.

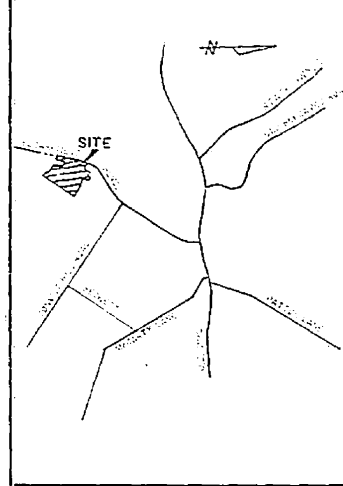
- 14. DEVELOPMENT IN THOSE AREAS SHOWN HEREON AS CRITICAL WATER QUALITY ZONES SHALL BE LIMITED TO THE EXTENT PERMITTED IN SECTION 13-3-433 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED.
9. DULY AUTHORIZED AGENTS OF THE CITY OF AUSTIN SHALL HAVE THE RIGHT OF ENTRY ON THE LAND OR PREMISES, WHERE DRAINAGE FACILITIES ARE LOCATED ON PRIVATE PROPERTY, AT REASONABLE TIMES, FOR THE PURPOSES OF INSPECTION OF, AND THE CITY OF AUSTIN SHALL HAVE THE RIGHT OF ENTRY ON THE PROPERTY FAILS TO MAINTAIN SUCH AREAS THE CITY SHALL REQUEST IN WRITING THAT THE PROPERTY OWNER COMPLY, BUT IF WITHIN THREE MONTHS THE OWNER DOES NOT COMPLY, THE CITY SHALL EITHER:
A. CAUSE THE NECESSARY MAINTENANCE TO BE ACCOMPLISHED AND ASSESS THE PROPERTY OWNER FOR THE CITY'S ACTUAL COST, OR
B. BRING ACTION FOR A MANDATORY INJUNCTION TO REQUIRE THE PROPERTY OWNER TO ACCOMPLISH THE REQUIRED MAINTENANCE.
10. THIS TRACT IS WAIVED FROM THE COMPREHENSIVE WATERSHED ORDINANCE AS PER SECTION 13-15-208.
11. THIS TRACT IS IN THE WILLIAMSON CREEK WATERSHED.
12. BENCHMARK NO. 849-0200-38, BK. 139, PG. 60 - 852.71 1/2" IRON ROD SET IN WEST SIDE OF POWER POLE IN FENCE LINE ALONG EAST BOUNDARY LINE OF SECTION 4 - 13-40' SOUTH OF DEAD END OF OASIS DRIVE & EAST BOUNDARY LINE.
13. BENCHMARK NO. 849-0200-32, BK. 139, PG. 63 - 846.91 1/2" R.O.W. SPIKE IN BASE OF 2" TRIN LITE OAK 1 1/2" IN 9' WEST OF WEST P.O.W. ESCARPMENT BLVD. - 325' NORTH OF SOUTH BOUNDARY LINE OF 200 AC. TRACT.
14. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, WATER/WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
15. WATER AND WASTEWATER SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
16. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE DRIVEWAY GRADES MAY EXCEED 1% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOTECHNICAL DESIGN PROPOSALS BY THE URBAN TRANSPORTATION DEPARTMENT AND THE OFFICE OF LAND DEVELOPMENT SERVICES.
17. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION OF IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT GEOTECHNICAL REPORTS MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

REVISION BLOCK
Lichter/Jameson & Associates, Inc.
CONSULTING ENGINEERING PLANNING SURVEYING
811 GARDNER SPRINGS ROAD, SUITE 400, AUSTIN, TEXAS 78704-1164, 512-454-8800
DATE 4-12-88
SCALE 1" = 100'
DESCRIPTION:
BY:
DATE:
2
3
A-84E-0204-06

CERTIFIED TO THIS 15<sup>th</sup> DAY OF April, 1988 A.D.

88 21194

Linda Hampton  
LINDA D. HAMPTON  
REGISTERED PROFESSIONAL ENGINEER  
NO. 54416, STATE OF TEXAS  
LICHLITER/JAMESON & ASSOC.  
811 BARTON SPRINGS ROAD  
SUITE 400  
AUSTIN, TEXAS 78704-1164



LOCATION MAP

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, LINDA D. HAMPTON, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIED WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 13-3 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

APPROVED FOR ACCEPTANCE

CERTIFIED TO THIS 5<sup>th</sup> DAY OF April, 1988 A.D.

Linda Hampton  
LINDA D. HAMPTON  
REGISTERED PROFESSIONAL ENGINEER  
NO. 54416, STATE OF TEXAS  
LICHLITER/JAMESON & ASSOC.  
811 BARTON SPRINGS ROAD  
SUITE 400  
AUSTIN, TEXAS 78704-1164

Tracy H. Watson  
TRACY H. WATSON, ACTING DIRECTOR,  
OFFICE OF LAND DEVELOPMENT SERVICES

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_ A.D.

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

SECRETARY \_\_\_\_\_ CHAIRPERSON \_\_\_\_\_

THAT REALTEX FUNDING CORP., A TEXAS CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, ACTING HEREIN BY AND THROUGH ITS ATTORNEY IN FACT, C. PEYTON COLLINS, HAVING ITS HOME OFFICE IN THE CITY OF AUSTIN, COUNTY OF TRAVIS, BEING THE OWNER OF A 41,607 ACRE TRACT OF LAND SITUATED IN THE THOMAS ANDERSON SURVEY NO. 17, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 199,969 ACRE TRACT OF LAND CONVEYED TO REALTEX FUNDING CORP. BY DEEDS RECORDED IN VOLUME 8521, PAGES 606 AND VOLUME 8521, PAGE 573 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, DO HEREBY ADOPT THIS PLAT OR MAP AS OUR SUBDIVISION OF SAID 41,607 ACRES, TO BE KNOWN AS LEGEND OAKS PHASE A, SECTION 4 & PHASE B, DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS HEREON ARE GRANTED AND NOT RELEASED.

FILED FOR RECORD AT 8:50 O'CLOCK A.M., THIS THE 12<sup>th</sup> DAY OF Sept., 1988 A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

K. Travell  
DEPUTY



WITNESS MY HAND THIS 15<sup>th</sup> DAY OF April, 1988 A.D.

C. Peyton Collins  
C. PEYTON COLLINS, ATTORNEY IN FACT  
901 HOPKIN SOUTH SUITE 410  
AUSTIN, TEXAS 78746

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 12<sup>th</sup> DAY OF Sept., 1988 AT 8:50 O'CLOCK A.M., AND DULY RECORDED ON THE 12<sup>th</sup> DAY OF Sept., 1988 A.D., AT 8:55 A.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 87, PAGE(S) 197D, 198A, 198B

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK,  
THE 12<sup>th</sup> DAY OF Sept., 1988 A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

K. Travell  
DEPUTY



STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED C. PEYTON COLLINS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS ATTORNEY-IN-FACT OF REALTEX FUNDING CORP., AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF REALTEX FUNDING CORP. FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15<sup>th</sup> DAY OF April, 1988.

Linda Anne Ray  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
LINDA ANNE RAY 11-2-80

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, WILLIAM H. RAMSEY, A REGISTERED PUBLIC SURVEYOR, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH SURVEY RELATED PORTIONS OF CHAPTER 13-3 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.

CERTIFIED TO THIS 5<sup>th</sup> DAY OF April, 1988 A.D.

William H. Ramsey  
WILLIAM H. RAMSEY  
REGISTERED PUBLIC SURVEYOR  
NO. 4532, STATE OF TEXAS  
LICHLITER/JAMESON & ASSOC.  
811 BARTON SPRINGS ROAD  
SUITE 400  
AUSTIN, TEXAS 78704-1164

- 1. ON STREET 13440 IS PROHIBITED ALONG THE NORTH CURB OF 13440 PAVOR DRIVE IN FRONT OF LOTS 80, 81, 82, 83, 84, 85, BLOCK N, AND ALONG THE SOUTH CURB OF 13440 PAVOR DR. BETWEEN BLANCO RIVER PASS AND ENCARNATION BLVD. APPROXIMATE. NO PARKING SIGNS MUST BE INSTALLED IMMEDIATELY AFTER ROAD CONSTRUCTION.
- 2. ACCESS WILL BE PROHIBITED TO ENCARNATION BOULEVARD.
- 3. FOR RESTRICTIONS PERTAINING TO LOT 85, BLOCK N, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 10772, PAGE 1 DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- 4. 13440 PAVOR DR. WILL BE MORTGAGED BY THE WEST OF LOT 13440 TO PROVIDE A RIGHT TO LAND OWNERS PERSONAL ESCROW TRUST BUILD.

20. 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 Sept. 8, 1988. 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. 10772 Pg. 11 in the Deed records of Travis County, Texas.

REVISION BLOCK  
DATE  
DESCRIPTION  
DRAWN: RBB  
CHECKED: BHH  
SCALE: 1" = 100'  
DATE: 4-12-88

LEGEND OAKS PHASE A, SECT. 4 & PHASE B

Lichtliter/Jameson & Associates, Inc.  
CONSULTING ENGINEERING PLANNING SURVEYING