

PLAT MAP RECORDING SHEET

INSTRUMENT #--

DEDICATOR-- RSRF Fern Bluff Company, L.L.C.

SUBDIVISION NAME-- STONE CANYON, SECTION FOUR

MAP RECORDED IN CABINET 0, SLIDES 59, 60, 61, 62 & 63

PROPERTY FORMERLY KNOWN AS: 37.879 ac. William Dugan Sy, A 190 (pt. 2657-657)

HAND TO: City of Austin (Hector 499-2711)

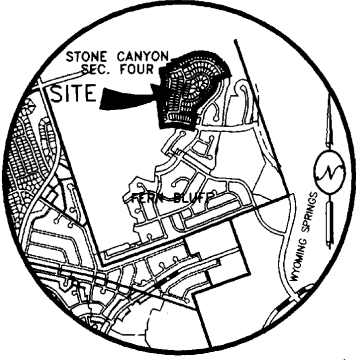
INSTRUMENT DATE: July 15, 1996

FILE DATE: January 15, 1997

Doc# 9701786  
# Pages: 5  
Date : 01-15-1997  
Time : 01:32:25 P.M.  
Filed & Recorded in  
Official Records  
of WILLIAMSON County, TX.  
ELAINE BIZZELL  
COUNTY CLERK  
Rec. \$ 156.00

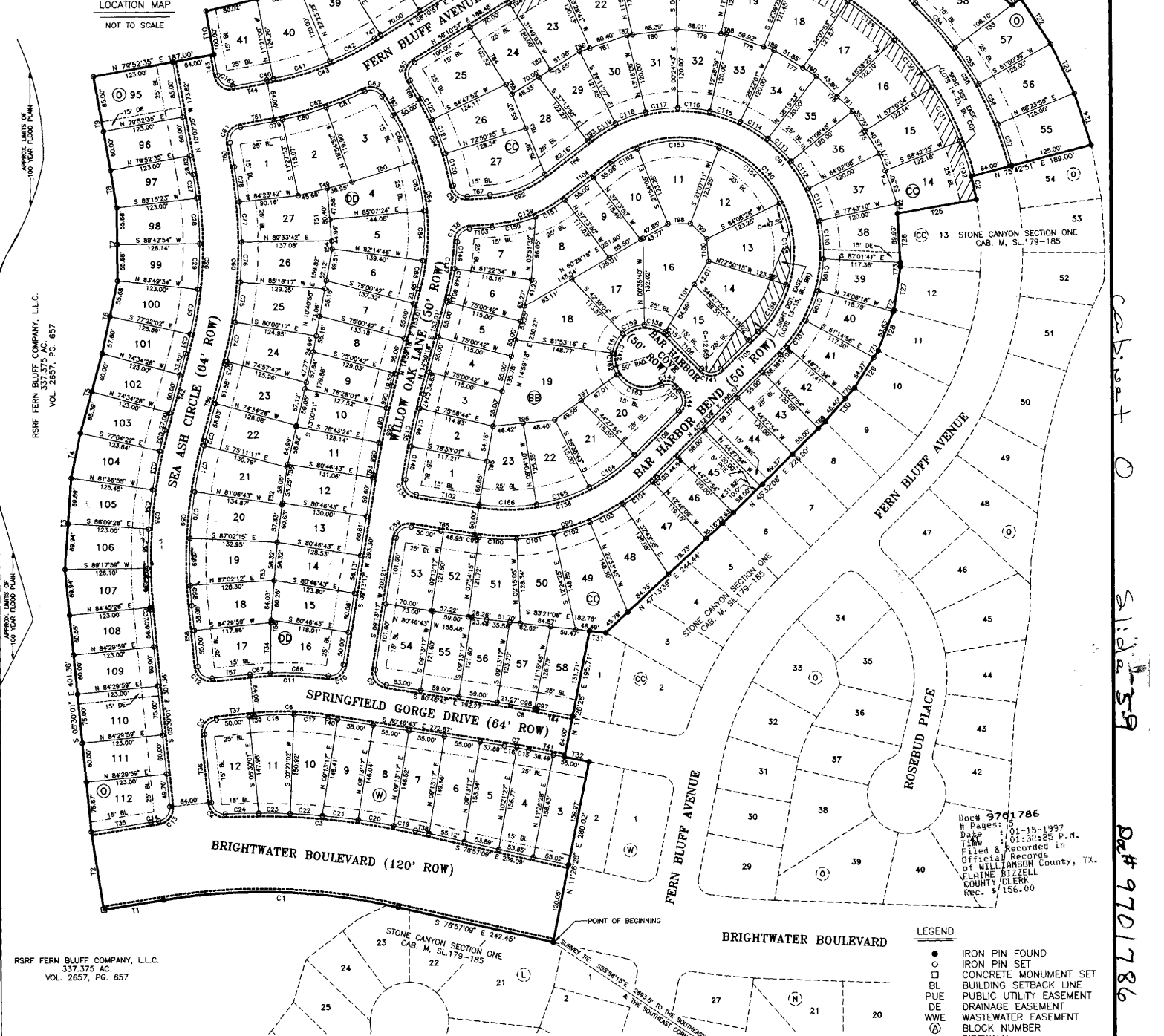
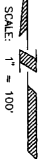
OFFICIAL RECORDS  
WILLIAMSON COUNTY, TEXAS

# STONE CANYON SECTION FOUR



RSRF FERN BLUFF COMPANY, L.L.C.  
337.375 AC.  
VOL. 2657, PG. 657

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ELAINE RITZELL  
COUNTY CLERK  
Rec. # 156.00

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - CONCRETE MONUMENT SET
  - BL BUILDING SETBACK LINE
  - PUE PUBLIC UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - WWE WASTEWATER EASEMENT
  - ⓐ BLOCK NUMBER
  - - - - - SIDEWALK

## STONE CANYON SECTION FOUR

OWNER: RSRF FERN BLUFF COMPANY, L.L.C.  
555 CALIFORNIA STREET  
SAN FRANCISCO, CALIFORNIA 94104

ACREAGE: 37.874 ACRES

SURVEY: WILLIAM DUGAN SURVEY, A-190

NUMBER OF BLOCKS: 6 BLOCKS

NUMBER OF LOTS: 142 LOTS

L. F. OF NEW STREET: 6524 L.F.

DATE: APRIL, 1996

SURVEYOR: AUSTIN SURVEYORS  
P. O. BOX 180243  
AUSTIN, TEXAS 78757

ENGINEER: GRAY + JANSING & ASSOCIATES, INC.  
8217 SHOAL CREEK BLVD., SUITE 200  
AUSTIN, TEXAS 78757-7592

LINEAR FEET OF NEW STREET

|                          |                  |
|--------------------------|------------------|
| BRIGHTWATER BOULEVARD:   | 715 L.F.         |
| SPRINGFIELD GORGE DRIVE: | 566 L.F.         |
| SEA ASH CIRCLE:          | 1240 L.F.        |
| WILLOW OAK LANE:         | 946 L.F.         |
| BAR HARBOR BEND:         | 1502 L.F.        |
| BAR HARBOR COVE:         | 144 L.F.         |
| FERN BLUFF AVENUE:       | 1411 L.F.        |
| <b>TOTAL:</b>            | <b>6524 L.F.</b> |

To grant vacation of temporary  
right-of-way easements for  
Stone Canyon Section  
Commissioners Court Minutes  
Volume 86 Page 854

## STONE CANYON SECTION FOUR SHEET 1 OF 5

|             |              |              |     |
|-------------|--------------|--------------|-----|
| PROJECT NO: | 1248-7458-14 | DESIGNED BY: | MEW |
| FILE NO:    | 7458PLT1.DWG | DRAWN BY:    | MEW |
| DATE:       | MAY, 1998    | CHECKED BY:  | DMG |
| SCALE:      | 1" = 100'    | REVIEWED BY: |     |

**GRAY + JANSING & ASSOCIATES, INC.**  
Consulting Engineers  
8817 Shoal Creek Blvd., Suite 200  
Austin, Texas 78757-7588  
(813)468-8871 FAX(813)464-9083

C8-84-196.03.2C

Cabaret  
 Slide 5-9  
 Doc# 9701786

# STONE CANYON SECTION FOUR

CURVE TABLE

| NUMBER | DELTA      | CHORD BRG     | RADIUS   | LENGTH  | TANGENT  | CHORD   |
|--------|------------|---------------|----------|---------|----------|---------|
| C1     | 21°57'38"  | N 87°55'57" W | 840.00'  | 360.29' | 182.38'  | 358.08' |
| C2     | 41°31'05"  | N 82°10'37" W | 618.00'  | 30.12'  | 13.07'   | 30.26'  |
| C3     | 15°47'18"  | N 84°50'47" W | 1060.00' | 292.09' | 146.98'  | 291.17' |
| C4     | 87°14'25"  | S 49°07'14" E | 20.00'   | 30.45'  | 19.06'   | 27.59'  |
| C5     | 90°00'00"  | S 39°29'59" W | 20.00'   | 31.42'  | 20.00'   | 28.28'  |
| C6     | 14°43'18"  | N 88°08'22" W | 438.00'  | 112.54' | 56.58'   | 112.23' |
| C7     | 2°13'11"   | N 79°40'08" W | 968.00'  | 37.50'  | 18.75'   | 37.50'  |
| C8     | 2°13'11"   | N 79°40'08" W | 1038.00' | 39.99'  | 20.00'   | 39.99'  |
| C9     | 90°00'00"  | S 35°46'43" E | 20.00'   | 31.42'  | 20.00'   | 28.28'  |
| C10    | 88°56'44"  | N 53°41'39" E | 20.00'   | 31.05'  | 19.64'   | 28.02'  |
| C11    | 13°40'02"  | N 88°40'00" W | 502.00'  | 119.75' | 60.16'   | 119.46' |
| C12    | 90°00'00"  | S 50°30'01" E | 20.00'   | 31.42'  | 20.00'   | 28.28'  |
| C13    | 87°14'25"  | N 38°07'11" E | 20.00'   | 30.45'  | 19.06'   | 27.59'  |
| C14    | 0°39'10"   | S 81°24'49" W | 1060.00' | 12.08'  | 6.04'    | 12.08'  |
| C15    | 1°05'01"   | N 79°06'03" W | 968.00'  | 19.20'  | 9.60'    | 19.20'  |
| C16    | 1°08'10"   | N 80°12'38" W | 968.00'  | 19.20'  | 9.60'    | 19.20'  |
| C17    | 6°46'14"   | N 84°09'50" W | 438.00'  | 51.76'  | 25.91'   | 51.73'  |
| C18    | 7°57'04"   | S 88°28'31" W | 438.00'  | 60.78'  | 30.44'   | 60.73'  |
| C19    | 1°49'56"   | N 77°52'07" W | 1060.00' | 33.90'  | 16.95'   | 33.89'  |
| C20    | 2°58'34"   | N 80°16'16" W | 1060.00' | 55.01'  | 27.51'   | 55.00'  |
| C21    | 2°58'34"   | N 80°16'16" W | 1060.00' | 55.06'  | 27.53'   | 55.05'  |
| C22    | 2°39'02"   | N 86°03'33" W | 1060.00' | 49.04'  | 24.52'   | 49.03'  |
| C23    | 2°35'38"   | N 88°40'53" W | 1060.00' | 47.99'  | 24.00'   | 47.98'  |
| C24    | 2°45'44"   | N 88°38'26" W | 1060.00' | 51.10'  | 25.56'   | 51.10'  |
| C25    | 2°32'33"   | S 84°38'45" W | 618.00'  | 67.48'  | 33.75'   | 67.36'  |
| C26    | 25°32'57"  | N 02°39'04" E | 618.00'  | 275.58' | 140.12'  | 273.30' |
| C27    | 3°22'47"   | N 08°26'01" W | 618.00'  | 32.23'  | 16.12'   | 32.23'  |
| C28    | 6°27'32"   | N 03°30'51" W | 618.00'  | 69.67'  | 34.87'   | 69.63'  |
| C29    | 6°27'32"   | N 02°56'40" W | 618.00'  | 69.67'  | 34.87'   | 69.63'  |
| C30    | 6°27'32"   | N 09°24'12" E | 618.00'  | 69.67'  | 34.87'   | 69.63'  |
| C31    | 2°47'34"   | N 11°41'45" E | 757.00'  | 33.12'  | 16.51'   | 33.12'  |
| C32    | 2°29'55"   | S 14°10'35" W | 757.00'  | 60.02'  | 30.02'   | 60.00'  |
| C33    | 4°32'33"   | S 10°39'21" W | 757.00'  | 60.02'  | 30.02'   | 60.00'  |
| C34    | 4°32'33"   | S 06°06'48" W | 757.00'  | 60.02'  | 30.02'   | 60.00'  |
| C35    | 4°32'33"   | S 01°34'15" W | 757.00'  | 60.02'  | 30.02'   | 60.00'  |
| C36    | 4°32'33"   | S 02°58'18" E | 757.00'  | 60.02'  | 30.02'   | 60.00'  |
| C37    | 0°15'27"   | S 05°23'18" E | 757.00'  | 3.40'   | 1.70'    | 3.40'   |
| C38    | 85°15'18"  | N 81°38'10" E | 20.00'   | 29.76'  | 18.41'   | 27.09'  |
| C39    | 66°04'52"  | N 88°46'37" W | 524.00'  | 604.35' | 340.82'  | 571.40' |
| C40    | 1°13'36"   | N 79°15'48" E | 468.00'  | 1.02'   | 0.02'    | 1.02'   |
| C41    | 11°02'29"  | N 73°07'45" E | 468.00'  | 90.19'  | 45.23'   | 90.05'  |
| C42    | 9°12'53"   | N 62°05'44" E | 468.00'  | 76.29'  | 38.28'   | 76.21'  |
| C43    | 21°41'39"  | N 69°01'46" E | 468.00'  | 172.20' | 89.28'   | 176.14' |
| C44    | 7°22'15"   | S 61°52'04" W | 524.00'  | 67.41'  | 33.75'   | 67.36'  |
| C45    | 7°22'14"   | S 69°14'19" W | 524.00'  | 67.41'  | 33.75'   | 67.36'  |
| C46    | 7°22'14"   | S 76°36'33" W | 524.00'  | 67.41'  | 33.75'   | 67.36'  |
| C47    | 7°22'14"   | S 83°58'47" W | 524.00'  | 67.41'  | 33.75'   | 67.36'  |
| C48    | 7°22'14"   | S 88°38'59" W | 524.00'  | 67.41'  | 33.75'   | 67.36'  |
| C49    | 7°22'14"   | N 81°16'45" W | 524.00'  | 67.41'  | 33.75'   | 67.36'  |
| C50    | 7°22'14"   | N 73°54'31" W | 524.00'  | 67.41'  | 33.75'   | 67.36'  |
| C51    | 7°22'14"   | N 66°32'17" W | 524.00'  | 67.41'  | 33.75'   | 67.36'  |
| C52    | 7°06'58"   | N 59°17'40" W | 524.00'  | 65.08'  | 32.58'   | 65.04'  |
| C53    | 85°15'18"  | S 03°37'08" E | 524.00'  | 299.76' | 150.26'  | 298.52' |
| C54    | 9°56'31"   | S 04°57'45" W | 524.00'  | 253.10' | 127.98'  | 252.70' |
| C55    | 7°18'55"   | N 32°38'49" W | 524.00'  | 66.90'  | 33.50'   | 66.86'  |
| C56    | 7°23'16"   | N 25°17'43" W | 524.00'  | 67.57'  | 33.83'   | 67.52'  |
| C57    | 7°18'55"   | N 17°56'37" W | 524.00'  | 66.90'  | 33.50'   | 66.86'  |
| C58    | 31°57'38"  | N 30°15'58" W | 524.00'  | 292.30' | 150.26'  | 288.52' |
| C59    | 20°55'33"  | S 04°57'45" W | 524.00'  | 253.10' | 127.98'  | 252.70' |
| C60    | 25°32'57"  | N 02°39'04" E | 682.00'  | 304.11' | 154.63'  | 301.60' |
| C61    | 90°00'00"  | S 34°52'35" W | 20.00'   | 31.42'  | 20.00'   | 28.28'  |
| C62    | 15°40'10"  | N 72°02'31" E | 532.00'  | 145.49' | 73.20'   | 145.04' |
| C63    | 85°19'26"  | N 73°07'51" W | 20.00'   | 29.78'  | 18.43'   | 27.11'  |
| C64    | 45°27'26"  | N 07°44'25" W | 345.00'  | 273.72' | 144.52'  | 266.59' |
| C65    | 54°06'11"  | N 06°11'37" E | 502.00'  | 253.10' | 127.98'  | 252.70' |
| C66    | 10°07'19"  | N 86°53'39" W | 502.00'  | 88.68'  | 44.46'   | 88.57'  |
| C67    | 3°32'43"   | S 86°16'20" W | 502.00'  | 31.06'  | 15.54'   | 31.06'  |
| C68    | 2°32'13"   | S 04°13'55" E | 693.00'  | 30.69'  | 15.35'   | 30.68'  |
| C69    | 5°55'32"   | S 00°00'02" E | 693.00'  | 71.67'  | 35.87'   | 71.64'  |
| C70    | 5°55'32"   | S 05°55'31" W | 693.00'  | 71.67'  | 35.87'   | 71.64'  |
| C71    | 5°55'32"   | S 11°51'03" W | 693.00'  | 71.67'  | 35.87'   | 71.64'  |
| C72    | 0°36'43"   | S 15°07'11" W | 693.00'  | 7.40'   | 3.70'    | 7.40'   |
| C73    | 0°23'20"   | N 15°13'52" E | 682.00'  | 4.63'   | 2.31'    | 4.63'   |
| C74    | 5°08'30"   | N 12°27'58" E | 682.00'  | 61.20'  | 30.62'   | 61.18'  |
| C75    | 5°10'00"   | N 07°18'43" E | 682.00'  | 61.50'  | 30.77'   | 61.48'  |
| C76    | 5°10'00"   | N 02°08'42" E | 682.00'  | 61.50'  | 30.77'   | 61.48'  |
| C77    | 5°10'00"   | N 03°01'18" W | 682.00'  | 61.50'  | 30.77'   | 61.48'  |
| C78    | 4°31'06"   | N 07°51'51" W | 682.00'  | 53.78'  | 26.91'   | 53.77'  |
| C79    | 1°20'28"   | N 79°12'21" E | 532.00'  | 12.45'  | 6.23'    | 12.45'  |
| C80    | 7°26'59"   | N 74°48'38" E | 532.00'  | 69.17'  | 34.63'   | 69.12'  |
| C81    | 6°52'43"   | N 67°38'47" E | 532.00'  | 63.87'  | 31.97'   | 63.83'  |
| C82    | 1°20'42"   | N 71°24'17" W | 345.00'  | 78.05'  | 39.28'   | 77.86'  |
| C83    | 12°37'50"  | N 11°11'31" W | 345.00'  | 50.95'  | 25.48'   | 50.90'  |
| C84    | 12°37'50"  | N 01°26'19" E | 345.00'  | 76.05'  | 38.18'   | 75.90'  |
| C85    | 7°14'04"   | N 11°22'16" E | 345.00'  | 43.56'  | 21.81'   | 43.53'  |
| C86    | 1°27'19"   | S 14°15'38" W | 1371.76' | 34.84'  | 17.42'   | 34.84'  |
| C87    | 2°15'23"   | S 12°24'17" W | 1371.76' | 54.02'  | 27.01'   | 54.02'  |
| C88    | 1°14'20"   | S 01°14'20" W | 1371.76' | 49.21'  | 24.61'   | 49.21'  |
| C89    | 90°00'00"  | S 54°13'17" W | 20.00'   | 31.42'  | 20.00'   | 28.28'  |
| C90    | 53°41'11"  | N 72°22'41" E | 325.00'  | 304.53' | 164.48'  | 293.51' |
| C91    | 172°45'55" | N 40°50'52" W | 220.00'  | 663.37' | 3480.02' | 439.12' |
| C92    | 33°35'26"  | N 69°33'53" E | 155.00'  | 90.87'  | 46.78'   | 89.58'  |
| C93    | 83°46'30"  | S 11°45'09" E | 20.00'   | 29.24'  | 17.94'   | 26.71'  |
| C94    | 20°36'14"  | S 03°10'01" W | 395.00'  | 143.80' | 71.90'   | 143.28' |
| C95    | 88°39'05"  | S 13°51'24" W | 20.00'   | 30.95'  | 19.53'   | 27.95'  |
| C96    | 107°31'54" | N 68°03'06" W | 460.00'  | 863.32' | 627.73'  | 742.08' |
| C97    | 0°10'40"   | N 78°38'52" W | 1032.00' | 3.20'   | 1.60'    | 3.20'   |
| C98    | 2°02'31"   | N 79°45'28" W | 1032.00' | 36.78'  | 18.39'   | 36.78'  |
| C99    | 7°19'02"   | S 11°26'14" E | 325.00'  | 7.47'   | 3.74'    | 7.47'   |
| C100   | 10°09'20"  | S 87°10'25" E | 325.00'  | 57.61'  | 28.88'   | 57.53'  |
| C101   | 10°09'20"  | N 82°40'15" E | 325.00'  | 57.61'  | 28.88'   | 57.53'  |
| C102   | 10°09'20"  | N 72°30'55" E | 325.00'  | 57.61'  | 28.88'   | 57.53'  |
| C103   | 10°09'20"  | N 62°21'35" E | 325.00'  | 57.61'  | 28.88'   | 57.53'  |
| C104   | 10°03'04"  | N 52°15'23" E | 325.00'  | 57.01'  | 28.58'   | 56.94'  |
| C105   | 1°41'45"   | N 46°22'58" W | 325.00'  | 9.62'   | 4.81'    | 9.62'   |
| C106   | 3°53'40"   | N 43°35'16" E | 220.00'  | 14.95'  | 7.48'    | 14.95'  |
| C107   | 12°53'22"  | N 35°11'45" E | 220.00'  | 49.49'  | 24.85'   | 49.39'  |
| C108   | 12°53'22"  | N 22°18'23" E | 220.00'  | 49.49'  | 24.85'   | 49.39'  |
| C109   | 12°53'22"  | N 09°25'00" E | 220.00'  | 49.49'  | 24.85'   | 49.39'  |
| C110   | 15°15'09"  | N 04°39'15" W | 220.00'  | 38.57'  | 29.46'   | 38.39'  |
| C111   | 12°53'22"  | N 31°41'03" W | 220.00'  | 58.54'  | 29.27'   | 58.42'  |
| C112   | 12°53'22"  | N 32°24'34" W | 220.00'  | 49.49'  | 24.85'   | 49.39'  |
| C113   | 12°53'22"  | N 45°17'56" W | 220.00'  | 49.49'  | 24.85'   | 49.39'  |
| C114   | 12°53'22"  | N 58°11'18" W | 220.00'  | 49.49'  | 24.85'   | 49.39'  |
| C115   | 12°53'22"  | N 71°04'40" W | 220.00'  | 49.49'  | 24.85'   | 49.39'  |
| C116   | 12°53'22"  | N 83°58'02" W | 220.00'  | 49.49'  | 24.85'   | 49.39'  |
| C117   | 20°36'14"  | S 03°08'36" W | 220.00'  | 49.49'  | 24.85'   | 49.39'  |
| C118   | 12°53'22"  | S 70°15'14" W | 220.00'  | 49.49'  | 24.85'   | 49.39'  |
| C119   | 11°02'22"  | S 58°17'21" W | 220.00'  | 42.39'  | 21.26'   | 42.32'  |
| C120   | 7°17'42"   | N 13°30'45" W | 395.00'  | 50.29'  | 25.18'   | 50.26'  |
| C121   | 8°02'33"   | N 21°10'52" W | 395.00'  | 55.45'  | 27.77'   | 55.40'  |
| C122   | 5°16'00"   | N 30°08'08" W | 460.00'  | 66.30'  | 33.17'   | 66.30'  |
| C123   | 8°19'22"   | S 62°20'38" W | 460.00'  | 66.30'  | 33.17'   | 66.76'  |
| C124   | 11°31'31"  | S 72°16'04" W | 460.00'  | 92.79'  | 46.42'   | 92.37'  |
| C125   | 11°33'27"  | S 83°48'33" W | 460.00'  | 92.79'  | 46.55'   | 92.63'  |
| C126   | 11°29'34"  | N 84°39'56" W | 460.00'  | 92.27'  | 46.29'   | 92.27'  |
| C127   | 11°31'31"  | N 73°09'23" W | 460.00'  | 92.53'  | 46.42'   | 92.37'  |
| C128   | 11°31'31"  | N 61°37'53" W | 460.00'  | 92.53'  | 46.42'   | 92.37'  |
| C129   | 11°31'31"  | N 50°06'22" W | 460.00'  | 92.53'  | 46.42'   | 92.37'  |
| C130   | 11°31'31"  | N 38°34'51" W | 460.00'  | 92.53'  | 46.42'   | 92.37'  |
| C131   | 11°31'31"  | N 27°03'20" W | 460.00'  | 92.53'  | 46.42'   | 92.37'  |
| C132   | 11°31'31"  | N 15°31'50" W | 460.00'  | 92.53'  | 46.42'   | 92.37'  |
| C133   | 107°31'54" | N 68°03'06" W | 460.00'  | 863.32' | 627.73'  | 742.08' |
| C134   | 90°00'00"  | S 05°46'43" E | 20.00'   | 31.42'  | 20.00'   | 28.28'  |
| C135   | 5°46'01"   | S 12°06'17" W | 1321.76' | 133.04' | 66.58'   | 132.98' |
| C136   | 53°41'11"  | N 72°22'41" E | 275.00'  | 257.68' | 139.17'  | 248.35' |
| C137   | 12°24'11"  | N 08°47'12" E | 395.00'  | 85.51'  | 42.92'   | 85.34'  |
| C138   | 83°46'30"  | S 44°28'21" W | 20.00'   | 29.24'  | 17.94'   | 26.71'  |
| C139   | 33°35'26"  | N 69°33'53" E | 205.00'  | 120.18' | 61.87'   | 118.47' |
| C140   | 172°45'55" | N 40°50'52" W | 170.00'  | 512.61' | 2689.11' | 339.32' |

CURVE TABLE

| NUMBER | DELTA      | CHORD BRG     | RADIUS   | LENGTH  | TANGENT | CHORD   |
|--------|------------|---------------|----------|---------|---------|---------|
| C141   | 90°00'00"  | S 89°27'54" E | 20.00'   | 31.42'  | 20.00'  | 28.28'  |
| C142   | 256°39'27" | S 07°12'22" W | 50.00'   | 223.98' | 118.61' | 223.98' |
| C143   | 76°39'27"  | N 82°47'38" W | 15.00'   | 20.07'  | 11.86'  | 18.61'  |
| C144   | 90°00'00"  | N 00°32'06" E | 20.00'   | 31.42'  | 20.00'  | 28.28'  |
| C145   | 2°13'43"   | S 10°20'08" W | 1321.76' | 51.41'  | 25.71'  | 51.41'  |
| C146   | 2°34'16"   | S 12°44'08" W | 1321.76' | 59.32'  | 29.66'  | 59.31'  |
| C147   | 0°58'02"   | S             |          |         |         |         |

# STONE CANYON SECTION FOUR

## FIELD NOTES FOR STONE CANYON SECTION FOUR

FIELD NOTES DESCRIBING 37.879 ACRES OF LAND IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190 SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 337.375 ACRE TRACT 3 CONVEYED TO RSRP FERN BLUFF COMPANY, L.L.C., BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 2657, PAGE 657 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF BRIGHTWATER BOULEVARD, FROM WHICH THE SOUTHEAST CORNER OF THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190 AND THE SOUTHEAST CORNER OF SAID 337.375 ACRE TRACT BEARS S55 56'15"E, 2893.5 FEET, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT.

THENCE ALONG A SOUTH LINE HEREOF, THE FOLLOWING THREE (3) COURSES:  
1. N76 57'09"W, 242.45 FEET TO AN IRON PIN SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 940.00 FEET AND A CENTRAL ANGLE OF 21 57'38".  
2. ALONG THE ARC OF SAID CURVE 360.28 FEET, THE LONG CHORD OF WHICH BEARS N87 55 57"W, 358.08 FEET TO AN IRON PIN SET AT THE POINT OF TANGENCY OF SAID CURVE.  
3. S81 05'14"W, 92.07 FEET TO AN IRON PIN SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE WEST LINE HEREOF, THE FOLLOWING NINE (9) COURSES:  
1. N08 54'46"W, 120.00 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
2. N05 30'01"W, 401.36 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
3. N04 06'25"E, 139.83 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
4. N11 58'33"E, 69.90 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
5. N15 25'32"E, 125.39 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
6. N12 10'01"E, 113.28 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
7. N00 17'06"W, 111.36 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
8. N09 16'23"W, 58.01 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
9. N10 07'25"W, 145.00 FEET TO AN IRON PIN SET AT AN ELL CORNER OF THIS TRACT.

THENCE N79 52'35"E, 187.00 FEET TO AN IRON PIN SET AT AN ELL CORNER OF THIS TRACT.

THENCE N10 07'25"W, 67.24 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.

THENCE N74 46'17"E, 146.71 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.

THENCE N22 23'29"W, 66.32 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.

THENCE ALONG A NORTH LINE HEREOF, THE FOLLOWING NINE (9) COURSES:  
1. N77 21'03"E, 134.07 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
2. N64 24'37"E, 140.83 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
3. N69 14'19"E, 166.97 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
4. N76 36'33"E, 82.79 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
5. N83 58'47"E, 82.79 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
6. S88 38'59"E, 82.79 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
7. S81 16'45"E, 82.79 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
8. S74 20'47"E, 156.18 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.  
9. S50 59'29"E, 170.00 FEET TO AN IRON PIN SET AT AN ELL CORNER OF THIS TRACT.

THENCE S39 00'31"W, 26.29 FEET TO AN IRON PIN SET AT AN ELL CORNER OF THIS TRACT.

THENCE S50 59'29"E, 135.26 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.

THENCE N53 41'44"E, 16.90 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.

THENCE S32 38'49"E, 82.81 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.

THENCE S25 17'44"E, 83.63 FEET TO AN IRON PIN SET AT AN ANGLE POINT OF THIS TRACT.

THENCE S17 56'37"E, 82.81 FEET TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 54, BLOCK O, STONE CANYON SECTION ONE, A SUBDIVISION OF RECORD IN CABINET M, SLIDES 179-185 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST EASTERLY CORNER OF THIS TRACT.

THENCE S75 42'51"W, 189.00 FEET TO AN IRON PIN FOUND ON THE WEST RIGHT-OF-WAY LINE OF FERN BLUFF AVENUE AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 4 31'05".

THENCE ALONG THE ARC OF SAID CURVE 36.27 FEET, THE SUB-CHORD OF WHICH BEARS S12 01 37"E, 36.26 FEET TO AN IRON PIN SET AT THE NORTHEAST CORNER OF LOT 13, BLOCK CC, OF SAID STONE CANYON SECTION ONE, FOR THE POINT OF TANGENCY OF SAID CURVE.

THENCE ALONG THE NORTH LINE OF SAID LOT 13, BLOCK CC, S80 13'56"W, 122.10 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 13, FOR AN ANGLE POINT OF THIS TRACT.

THENCE ALONG THE WEST LINE OF SAID BLOCK CC, THE FOLLOWING SEVEN (7) COURSES:  
1. S02 59'03"E, 81.00 FEET TO AN IRON PIN FOUND AT AN ANGLE POINT OF THIS TRACT.  
2. S08 43'42"E, 66.82 FEET TO AN IRON PIN FOUND AT AN ANGLE POINT OF THIS TRACT.  
3. S21 37'51"W, 66.85 FEET TO AN IRON PIN FOUND AT AN ANGLE POINT OF THIS TRACT.  
4. S32 37'23"W, 66.73 FEET TO AN IRON PIN FOUND AT AN ANGLE POINT OF THIS TRACT.  
5. S41 22'09"W, 68.04 FEET TO AN IRON PIN FOUND AT AN ANGLE POINT OF THIS TRACT.  
6. S45 32'06"W, 220.00 FEET TO AN IRON PIN FOUND AT AN ANGLE POINT OF THIS TRACT.  
7. S47 13'39"W, 244.44 FEET TO AN IRON PIN FOUND ON THE NORTH LINE OF LOT 1, OF SAID BLOCK CC, AT THE SOUTHWEST CORNER OF LOT 3, OF SAID BLOCK CC, FOR AN ANGLE POINT OF THIS TRACT.

THENCE ALONG THE NORTH LINE OF SAID LOT 1, N83 21'06"W, 25.11 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 FOR AN ANGLE POINT OF THIS TRACT.

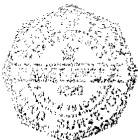
THENCE S11 26'28"W, 195.71 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SPRINGFIELD GORGE DRIVE, FOR AN ELL CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SPRINGFIELD GORGE DRIVE S78 33'32"E, 37.83 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 2, BLOCK W OF SAID STONE CANYON SECTION ONE, FOR AN ELL CORNER OF THIS TRACT.

THENCE S11 26'28"W, 280.02 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 37.879 ACRES OF LAND, MORE OR LESS.

I, CLAUDE F. HINKLE, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION, AND THE FIELD NOTES SHOWN HEREON CLOSE.

AUSTIN SURVEYORS  
P. O. BOX 180243  
AUSTIN, TEXAS 78757




*Claude F. Hinkle, Jr.*  
\_\_\_\_\_  
CLAUDE F. HINKLE, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4629

DATE 6-26-96

Cabinet 0  
Slide 61

STONE CANYON  
SECTION FOUR  
SHEET 3 OF 5

|                          |                  |
|--------------------------|------------------|
| PROJECT NO: 1248-7458-14 | DESIGNED BY: MEW |
| FILE NO: 7458PL3.DWG     | DRAWN BY: MEW    |
| DATE: MAY, 1996          | CHECKED BY: DWG  |
| SCALE:                   | REVISED BY:      |



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Consulting Engineers  
8217 Shoal Creek Blvd., Suite 200  
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(512)458-0871 FAX(512)454-9933

# STONE CANYON SECTION FOUR

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

THAT RSRF FERN BLUFF COMPANY, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH BLAKE J. MAGEE, ITS DULY AUTHORIZED AGENT, BEING THE SOLE OWNER OF 37.879 ACRES OF LAND OUT OF AND A PART OF THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 337.375 TRACT 3 AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 2657, PAGE 657 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 37.879 ACRES OF LAND PURSUANT TO TITLE 13 OF THE AUSTIN CITY CODE AND CHAPTER 212, TEXAS LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

### STONE CANYON SECTION FOUR

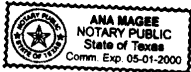
AND DOES HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY APPROVE THE RECORDED OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY AND ALL EASEMENTS, STREETS AND ROADS THAT ARE SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 15<sup>th</sup> DAY OF July, 1996 A.D.

RSRF FERN BLUFF COMPANY, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY  
555 CALIFORNIA STREET  
SAN FRANCISCO, CALIFORNIA 94104

BY: [Signature]  
BLAKE J. MAGEE, AGENT

THE STATE OF TEXAS :  
THE COUNTY OF TRAVIS :



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE J. MAGEE, AGENT OF RSRF FERN BLUFF COMPANY, L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 15<sup>th</sup> DAY OF July, 1996 A.D.

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

ANA MAGEE MY COMMISSION EXPIRES ON 05-01-2000  
PRINTED NAME OF NOTARY

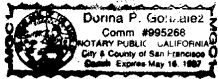
THE STATE OF CALIFORNIA :  
THE COUNTY OF SAN FRANCISCO : KNOW ALL MEN BY THESE PRESENTS:

THAT WELLS FARGO BANK, N.A. A NATIONAL BANKING ASSOCIATION, ACTING HEREIN BY AND THROUGH ARON GIOVARA, ITS DULY AUTHORIZED Vice President, THE LIEN HOLDER OF 37.879 ACRES OF LAND OUT OF AND A PART OF THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 337.375 TRACT 3 AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 2657, PAGE 657 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOES HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY APPROVE THE RECORDED OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY AND ALL EASEMENTS, STREETS AND ROADS THAT ARE SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 28<sup>th</sup> DAY OF June, 1996 A.D.

WELLS FARGO BANK, N.A.  
A NATIONAL BANKING ASSOCIATION  
2120 EAST PARK PLACE, SUITE 100  
EL SEGUNDO, CALIFORNIA 90245

BY: [Signature]



THE STATE OF CALIFORNIA :  
THE COUNTY OF SAN FRANCISCO :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARON GIOVARA, Vice President OF WELLS FARGO BANK, N.A., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 28<sup>th</sup> DAY OF JUNE, 1996 A.D.

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF CALIFORNIA

DORINA P. GONZALEZ MY COMMISSION EXPIRES ON 5-16-97  
PRINTED NAME OF NOTARY

### GENERAL NOTES:

- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, AND WATER AND WASTEWATER LINES SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE FERN BLUFF MUNICIPAL UTILITY DISTRICT WATER AND WASTEWATER SYSTEM.
- AN EROSION/SEDIMENTATION CONTROL PLAN PURSUANT TO LDC SECTION 13-7-14 IS REQUIRED FOR ALL CONSTRUCTION, INCLUDING SINGLE FAMILY HOMES IN THIS SUBDIVISION.
- THIS SUBDIVISION IS CLASSIFIED AS URBAN, AND ALL STREETS SHOWN HEREON WILL BE CONSTRUCTED TO CITY OF AUSTIN STREET STANDARDS.
- 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.
- 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 AND APPROVAL.
- 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 REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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 9-17, 1996, 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 VOLUME 970785, PAGE 2, IN THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, 970785.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY FERN BLUFF MUNICIPAL UTILITY DISTRICT.
- VEHICULAR/DRIVEWAY ACCESS IS PROHIBITED TO BRIGHTWATER BOULEVARD FROM ALL LOTS IN THIS SUBDIVISION.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- ALL DWELLINGS, TRAILERS, OR MOBILE HOMES PLACED ON SUBDIVISION LOTS OR RANCHETTES MUST BE CONNECTED TO SEPTIC TANKS OR DISPOSAL FACILITIES MEETING THE SPECIFICATIONS AND CONDITIONS OF THE STATE DEPARTMENT OF HEALTH AND THE PRIVATE SEWAGE FACILITY REGULATIONS APPLICABLE TO WILLIAMSON COUNTY AS OF THE DATE OF INSTALLATION.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TEN FOOT WIDE UTILITY EASEMENT ADJACENT TO ALL STREET RIGHTS-OF-WAY ON ALL LOTS IN THIS SUBDIVISION IS HEREBY DEDICATED TO THE PUBLIC USE.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A SIGHT DISTANCE EASEMENT IS HEREBY DEDICATED ALONG THE FRONT OF LOTS 14-23, BLOCK CC, AS SHOWN ON THE FACE OF THE PLAT. SIGHT DISTANCE EASEMENT IS DEFINED AS FOLLOWS: AN EASEMENT TO PROVIDE AN UNIMPAIRED VIEW OF A MOTORIST AT OR NEAR AN INTERSECTION OF A ROAD WITH ANOTHER ROAD, ALLEY, DRIVEWAY OR ANY WAY INTENDED FOR USE BY VEHICULAR TRAFFIC. THE FOLLOWING RESTRICTIONS APPLY TO SIGHT DISTANCE EASEMENTS: WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONERS' COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES. NO IMPROVEMENTS WITHIN SIGHT DISTANCE EASEMENTS SHALL EXCEED TWO (2) FEET IN HEIGHT.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE FERN BLUFF MUNICIPAL UTILITY DISTRICT. WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MAY BE INSPECTED BY THE DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE FERN BLUFF MUNICIPAL UTILITY DISTRICT (MUD CONSENT AGREEMENT) AND SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH SAID AGREEMENT. IN ACCORDANCE WITH THE MUD CONSENT AGREEMENT, RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE RECORDED IN VOLUME 1568, PAGE(S) 84-93 OF THE DEED RECORDS OF WILLIAMSON COUNTY.
- THIS SUBDIVISION IS LOCATED WITHIN THE BRUSHY CREEK WATERSHED, WHICH IS CLASSIFIED AS A WATER SUPPLY SUBURBAN CLASS III WATERSHED AND HAS BEEN REVIEWED AND APPROVED AS A PROJECT EXEMPT UNDER LDC SECTION 13-2-502-(B)(2) DUE TO APPROVAL OF FERN BLUFF M.U.D. LAND PLAN PRIOR TO 5/18/86 AND SUBJECT TO THE TERMS AND CONDITIONS OF SAID LAND PLAN.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER-OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED REGULATIONS.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- NO LOT IN THIS SUBDIVISION MAY BE OCCUPIED UNTIL THE CITY OF AUSTIN ISSUES A CERTIFICATE OF OCCUPANCY FOR IT.
- ALL BUILDING SLAB ELEVATIONS SHALL BE A MINIMUM OF 1 FOOT ABOVE ANY POINT ON THE LOT WITHIN FIVE FEET OF THE PERIMETER OF THE BUILDING.
- NO LOT IN THIS SUBDIVISION MAY BE OCCUPIED UNTIL THE STREET CONSTRUCTION HAS BEEN ACCEPTED AS COMPLETE BY WILLIAMSON COUNTY OR ACCEPTABLE FISCAL HAS BEEN POSTED WITH WILLIAMSON COUNTY.
- IN ADDITION TO THE EASEMENTS SHOWN HEREON, A SIGHT DISTANCE EASEMENT IS HEREBY DEDICATED ALONG THE FRONT OF LOTS 13-15, BLOCK BB, AS SHOWN ON THE FACE OF THE PLAT. SIGHT DISTANCE EASEMENT IS DEFINED AS FOLLOWS: AN EASEMENT TO PROVIDE AN UNIMPAIRED VIEW OF A MOTORIST AT OR NEAR AN INTERSECTION OF A ROAD WITH ANOTHER ROAD, ALLEY, DRIVEWAY OR ANY WAY INTENDED FOR USE BY VEHICULAR TRAFFIC. THE FOLLOWING RESTRICTIONS APPLY TO SIGHT DISTANCE EASEMENTS: WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF COMMISSIONERS' COURT AT OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES. NO IMPROVEMENTS WITHIN SIGHT DISTANCE EASEMENTS SHALL EXCEED TWO (2) FEET IN HEIGHT.

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Slide 12

### STONE CANYON SECTION FOUR SHEET 4 OF 5

|                          |                  |
|--------------------------|------------------|
| PROJECT NO: 1248-7458-14 | DESIGNED BY: MEW |
| FILE NO: 7458PL4.DWG     | DRAWN BY: MEW    |
| DATE: MAY, 1998          | CHECKED BY: DWG  |
| SCALE:                   | REVISED BY:      |

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Austin, Texas 78757-7682  
(512)452-0371 FAX(512)664-0932

# STONE CANYON SECTION FOUR

### DETENTION NOTE:

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 ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF ROUND ROCK, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.

I, STEPHEN K. COLLINS, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY ATTEST:

- NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NUMBER 48491C 0330 C, DATED SEPT. 27, 1991, FOR WILLIAMSON COUNTY, TEXAS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS APPROVED BY THE CITY OF AUSTIN/WILLIAMSON COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OF SAID EASEMENT.
- NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE DEVELOPMENT PERMIT (CCDP) APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- THIS SUBDIVISION HAS 0-15% SLOPES. NO SLOPES IN THIS SUBDIVISION EXCEED 15% GRADIENT.
- THIS SUBDIVISION IS LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION HAS APPROVED, IN WRITING, THE POLLUTION ABATEMENT PLAN.
- NO LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NUMBER 48491C 0330 C, EFFECTIVE DATE, SEPTEMBER 27, 1991, FOR WILLIAMSON COUNTY, TEXAS.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAT SUBMITTED HERewith; THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF; AND THAT SAID PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

ALL ENGINEERING WORK FOR THE ROADS AND DRAINAGE (INCLUDING DRIVEWAY DRAIN PIPES) WITHIN THIS SUBDIVISION WILL BE COMPLETED IN COMPLIANCE WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS (INCLUDING THE ENGINEERING GUIDELINES INCORPORATED AS APPENDIX B) AND WITH ALL GENERALLY ACCEPTED ENGINEERING STANDARDS.

WITNESS MY HAND THIS 26<sup>th</sup> DAY OF June, 1996, A.D.

GRAY • JANSGEN & ASSOCIATES, INC.  
8217 SHOAL CREEK BLVD., SUITE 200  
AUSTIN TEXAS 78757

Stephen K. Collins  
STEPHEN K. COLLINS  
REGISTERED PROFESSIONAL ENGINEER NO. 55969

6-26-96  
DATE



APPROVED

Emily DeLuka  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

APPROVED FOR ACCEPTANCE

SEPT. 25, 1996  
DATE

Alice Vasquez  
ALICE VASQUEZ, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

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

Michael A. Rivera  
MICHAEL A. RIVERA, CHAIRPERSON

Cathy Vasquez-Revilla  
CATHY VASQUEZ-REVILLA, SECRETARY

### WILLIAMSON COUNTY COMMISSIONERS COURT RESOLUTION AND APPROVAL

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 AUSTIN AND COMMISSIONER'S COURT OF WILLIAMSON COUNTY FOR REVIEW AND APPROVAL. IT IS FURTHER UNDERSTOOD THAT THE ENFORCEMENT OF THE PLAT RESTRICTIONS IS THE RESPONSIBILITY OF THE DEVELOPER-OWNER; HOWEVER, THE CITY OF AUSTIN AND THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY SHALL HAVE THE RIGHT AND AUTHORITY TO ENFORCE THE PLAT RESTRICTIONS THROUGH APPROPRIATE LEGAL PROCEDURE TO PROHIBIT THE CONSTRUCTION, CONNECTION OF UTILITIES OR ISSUING OF PERMITS UNLESS OR UNTIL THE REQUIREMENTS OF THE PLAT RESTRICTIONS HAVE BEEN ACHIEVED.

BY: Blake J. Magee  
BLAKE J. MAGEE, AGENT  
RSRF FERN BLUFF COMPANY, L.L.C.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE STREETS, ROADS OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR CULVERTS IN CONNECTION THEREWITH. IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE AFORESAID OBLIGATIONS OF THE DEVELOPER AND EITHER 60% OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACHIEVED OR THE EXPIRATION OF 2 YEARS FROM THE DATE OF COMPLETION, AND ALL DRIVEWAY DRAINPIPES HAVE BEEN INSTALLED, ON WRITTEN PERMISSION FROM THE COUNTY COMMISSIONERS' COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS AND ROADS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

THE STATE OF TEXAS

THE COUNTY OF WILLIAMSON

I, JOHN C. DOERFLER, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH WRITTEN FIELD NOTES SHOWN HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, KNOWN AS "STONE CANYON SECTION FOUR", HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT WAS DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

9 29 96  
DATE  
John C. Doerfler  
JOHN C. DOERFLER, COUNTY JUDGE,  
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS

THE COUNTY OF WILLIAMSON

I, ELAINE BIZZELL, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 10 DAY OF June, 1997 A.D., AT 9:45 O'CLOCK A. M., AND WAS DULY RECORDED ON THIS THE 12 DAY OF June, 1997 A.D., AT 1:02 O'CLOCK P. M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET 0 SLIDES 59, 60, 61, 62, 63

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.



Elaine Bizzell  
ELAINE BIZZELL  
CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

### WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT APPROVAL

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARD'S AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS, AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Paulo Pinto  
PAULO PINTO  
DIRECTOR OF ENVIRONMENTAL SERVICES  
6/26/96  
DATE

### STONE CANYON SECTION FOUR SHEET 5 OF 5

|             |              |              |     |
|-------------|--------------|--------------|-----|
| PROJECT NO: | 1246-7458-14 | DESIGNED BY: | MEW |
| FILE NO:    | 7458PLTS.DWG | DRAWN BY:    | MEW |
| DATE:       | MAY, 1996    | CHECKED BY:  | DWG |
| SCALE:      |              | REVISD BY:   |     |

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