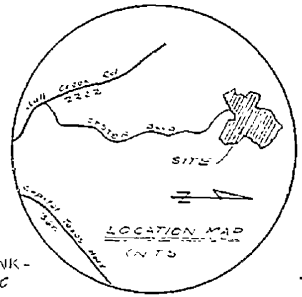


JESTER POINT 2 SECTION 6-8

92000 9273 1117 1922

SCALE 1" = 100'
September, 1992



TEXAS COMMERCE BANK -
AUSTIN NATIONAL ASSOC
VOL 11634, PG 1570

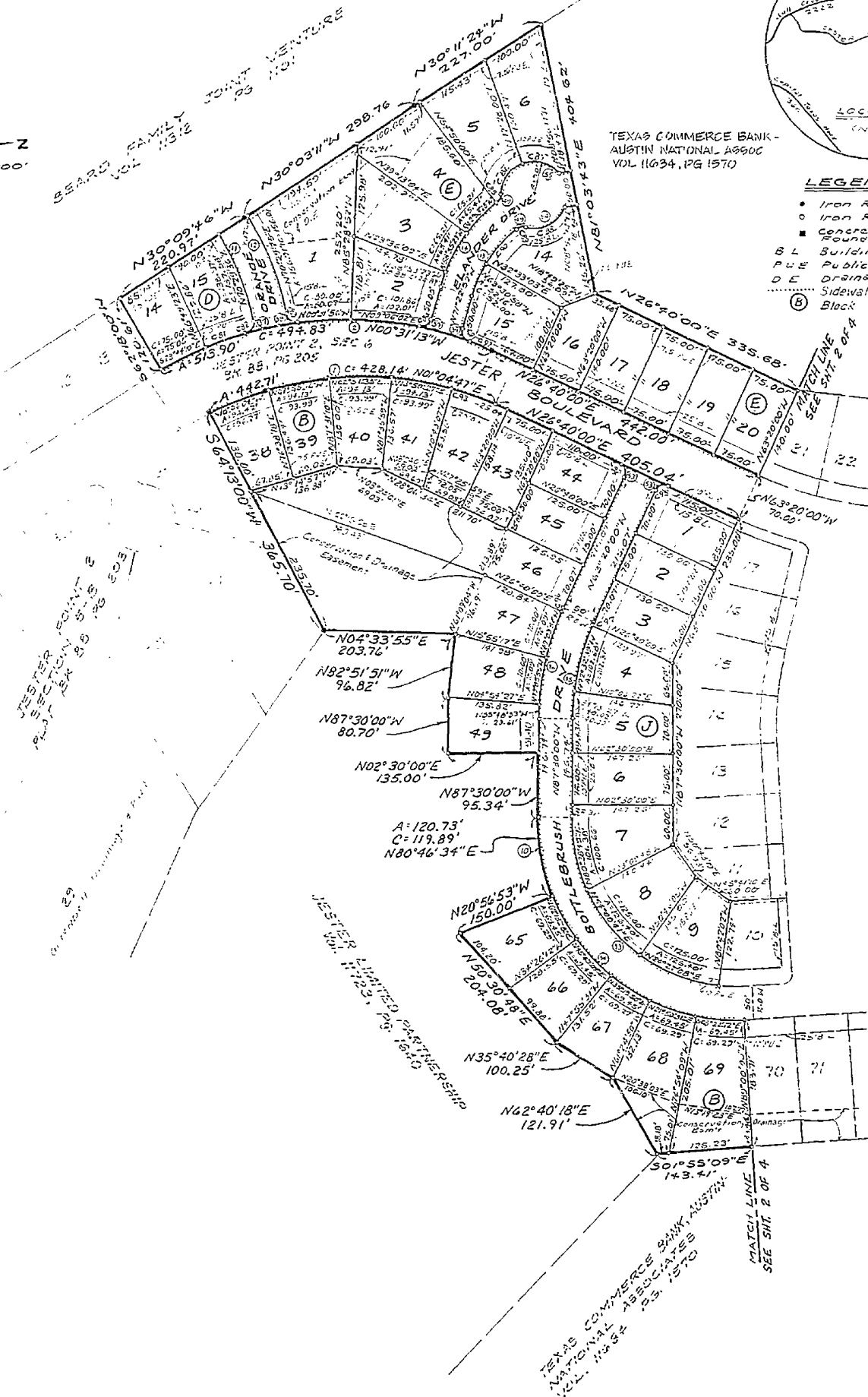
- LEGEND**
- Iron Rod Found
 - Iron Rod Set
 - Concrete Monument Found
 - BL Building Line
 - PUE Public Utility Easement
 - DE Drainage Easement
 - Sidewalk Location
 - (B) Block Designation

SEARD FAMILY JOINT VENTURE
VOL 1312

JESTER POINT 2, SEC 6
PLAT 1312, PG 91

JESTER LIMITED PARTNERSHIP
VOL 11723, PG 1540

TEXAS COMMERCE BANK
NATIONAL ASSOCIATES
VOL 11634, PG 1570



MISC FILE CODE
00009235287

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JESTER POINT 2 SECTION 6-B

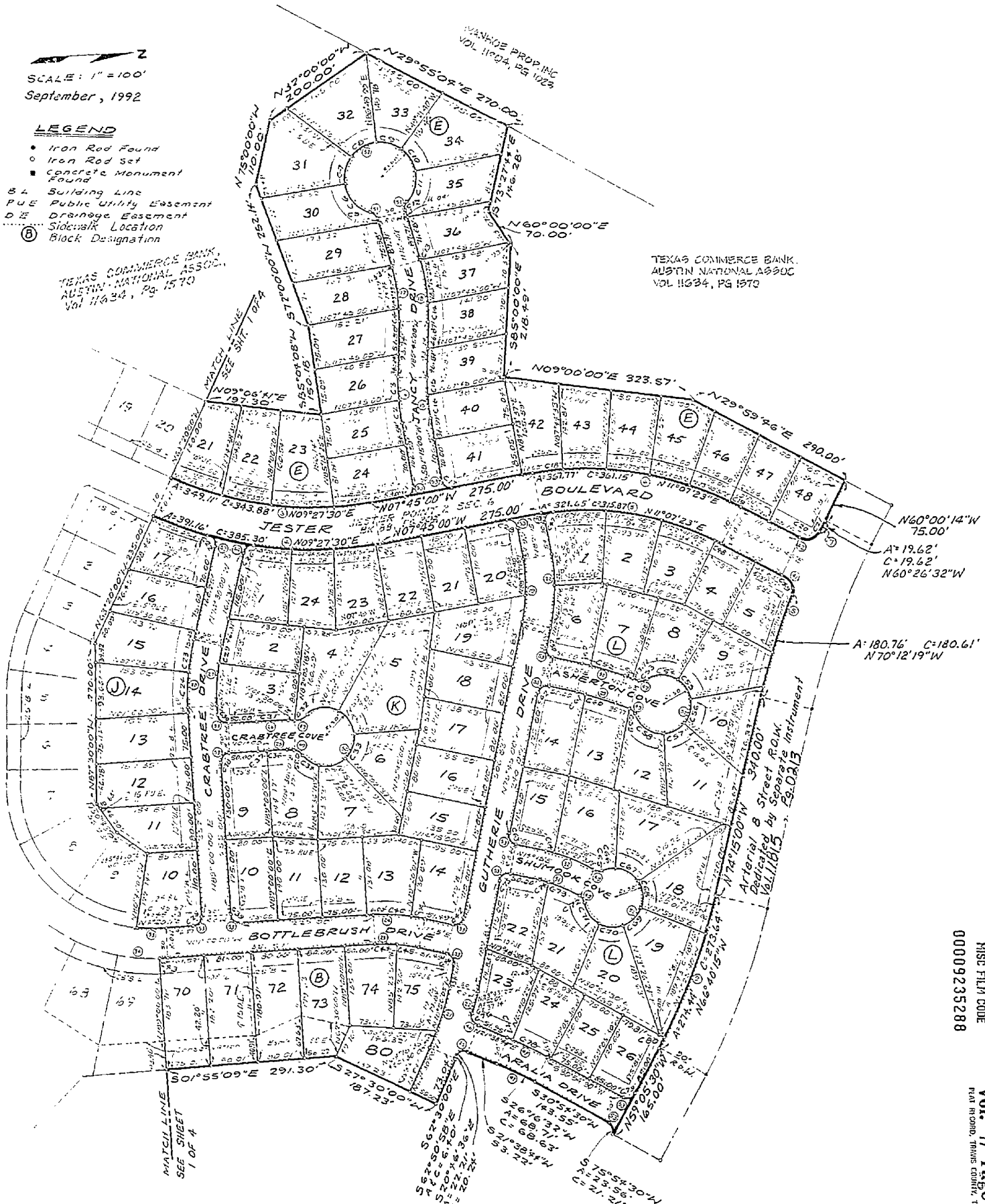
SCALE: 1" = 100'
September, 1992

LEGEND

- Iron Rod Found
- Iron Rod Set
- Concrete Monument Found
- Building Line
- PUE Public Utility Easement
- DE Drainage Easement
- Sidewalk Location
- ⓑ Block Designation

TEXAS COMMERCE BANK,
AUSTIN NATIONAL ASSOC.,
Vol. 11634, Pg. 1570

TEXAS COMMERCE BANK,
AUSTIN NATIONAL ASSOC.
Vol. 11634, PG. 1570



MATCH LINE
SEE SHEET
1 OF 4

TEXAS COMMERCE BANK-AUSTIN
NATIONAL ASSOCIATES
VOL. 11634, PG. 1570

A=19.62'
C=19.62'
N60°26'32"W

A=180.76'
C=180.61'
N70°12'19"W

MISC. FILM CODE
00009235288

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CB-81-14.02.1A

Sheet 2 of 4

JESTER POINT 2 SECTION 6-B

CURVE DATA

① I: 51°10'26" R: 495.67' T: 237.35' A: 442.71' C: 426.14'	② I: 51°22'25" R: 541.52' T: 278.14' A: 513.90' C: 494.83'	③ I: 34°25'00" R: 381.19' T: 180.00' A: 349.11' C: 343.88'	④ I: 34°25'00" R: 651.19' T: 201.68' A: 391.16' C: 385.30'	⑤ I: 37°44'46" R: 468.25' T: 166.91' A: 521.65' C: 315.87'	⑥ I: 37°44'46" R: 558.25' T: 190.84' A: 367.77' C: 341.15'	⑦ I: 00°52'40" R: 1280.36' T: 9.81' A: 19.62' C: 19.62'	⑧ I: 8°05'21" R: 1280.36' T: 90.53' A: 180.76' C: 180.61'	⑨ I: 15°03'30" R: 1037.32' T: 138.02' A: 274.44' C: 273.64'	⑩ I: 23°26'53" R: 295.00' T: 61.22' A: 120.73' C: 119.89'	⑪ I: 21°18'45" R: 372.00' T: 70.00' A: 138.37' C: 137.58'
⑫ I: 21°16'15" R: 422.00' T: 79.37' A: 156.91' C: 156.01'	⑬ I: 36°17'52" R: 190.00' T: 62.13' A: 120.09' C: 116.10'	⑭ I: 36°12'52" R: 240.00' T: 78.48' A: 151.69' C: 149.16'	⑮ I: 12°00'00" R: 325.00' T: 39.16' A: 68.07' C: 67.94'	⑯ I: 12°00'00" R: 375.00' T: 39.41' A: 78.54' C: 78.40'	⑰ I: 17°45'05" R: 300.00' T: 46.64' A: 92.94' C: 92.57'	⑱ I: 17°45'00" R: 350.00' T: 54.65' A: 108.00' C: 108.00'	⑲ I: 22°00'00" R: 275.00' T: 53.45' A: 105.59' C: 104.94'	⑳ I: 22°00'00" R: 325.00' T: 63.17' A: 124.79' C: 124.03'	㉑ I: 13°15'00" R: 475.00' T: 55.17' A: 109.85' C: 109.60'	㉒ I: 13°15'00" R: 525.00' T: 60.96' A: 121.41' C: 121.14'
㉓ I: 15°15'00" R: 275.00' T: 36.82' A: 73.19' C: 72.78'	㉔ I: 15°15'00" R: 325.00' T: 43.51' A: 86.50' C: 86.25'	㉕ I: 08°30'00" R: 495.47' T: 23.60' A: 47.56' C: 47.54'	㉖ I: 05°30'00" R: 545.47' T: 26.20' A: 52.36' C: 52.34'	㉗ I: 14°30'00" R: 350.00' T: 50.75' A: 100.79' C: 100.44'	㉘ I: 14°30'00" R: 400.00' T: 58.00' A: 115.19' C: 114.79'	㉙ I: 06°00'00" R: 475.52' T: 33.25' A: 66.40' C: 66.34'	㉚ I: 06°00'00" R: 525.52' T: 36.75' A: 73.36' C: 73.32'	㉛ I: 17°25'00" R: 236.15' T: 36.75' A: 71.78' C: 71.51'	㉜ I: 17°25'00" R: 286.15' T: 43.63' A: 86.98' C: 86.65'	㉝ I: 17°25'00" R: 336.15' T: 43.63' A: 86.98' C: 86.65'
㉞ I: 23°30'00" R: 295.00' T: 313.59' A: 481.41' C: 429.74'	㉟ I: 24°10'00" R: 350.00' T: 74.93' A: 147.63' C: 146.53'	㊱ I: 24°10'00" R: 400.00' T: 65.63' A: 168.72' C: 167.47'	㊲ I: 85°50'18" R: 400.00' T: 13.55' A: 22.47' C: 20.43'	㊳ I: 85°54'39" R: 15.00' T: 13.97' A: 22.47' C: 20.44'	㊴ I: 85°52'42" R: 15.00' T: 13.96' A: 22.47' C: 20.44'	㊵ I: 95°01'41" R: 15.00' T: 15.61' A: 24.35' C: 21.77'	㊶ I: 83°50'35" R: 525.52' T: 22.45' A: 36.58' C: 33.41'	㊷ I: 90°52'41" R: 25.00' T: 25.39' A: 36.58' C: 33.63'	㊸ I: 87°16'50" R: 15.00' T: 14.31' A: 22.86' C: 20.71'	㊹ I: 85°47'30" R: 50.00' T: 46.46' A: 74.87' C: 68.07'
㊺ I: 84°30'39" R: 15.00' T: 17.71' A: 22.21' C: 20.24'	㊻ I: 06°39'31" R: 15.00' T: 14.15' A: 22.69' C: 20.59'	㊼ I: 09°15'46" R: 425.00' T: 34.43' A: 68.71' C: 68.63'	㊽ I: 09°15'46" R: 475.00' T: 38.48' A: 76.79' C: 76.71'	㊾ I: 52°01'13" R: 15.00' T: 7.32' A: 13.62' C: 13.16'	㊿ I: 28°02'25" R: 50.00' T: 5.26' A: 24.787' C: 61.54'	1 I: 57°46'09" R: 15.00' T: 8.26' A: 15.12' C: 14.49'	2 I: 29°53'217" R: 40.00' T: - A: 309.49' C: 64.00'	3 I: 90°00'00" R: 15.00' T: 15.00' A: 23.56' C: 21.21'	4 I: 85°47'30" R: 50.00' T: 46.46' A: 74.87' C: 68.07'	5 I: 138°14'56" R: 50.00' T: 131.10' A: 120.64' C: 93.44'

CHORD DATA

No.	Arc.	Chord	Bearing	No.	Arc.	Chord	Bearing
C1	23.56'	21.21'	N52°45'30"W	C65	13.62'	13.16'	N05°39'24"E
C2	38.48'	38.48'	N85°11'23"E	C66	23.90'	23.68'	N06°39'29"W
C3	40.06'	40.04'	N88°48'37"W	C67	44.76'	43.28'	N32°40'49"E
C4	19.06'	19.05'	N87°34'11"W	C68	46.83'	45.14'	N85°09'14"E
C5	15.12'	14.49'	N47°36'56"E	C69	44.90'	43.41'	N42°17'16"W
C6	64.94'	61.82'	N49°44'18"E	C70	41.15'	40.00'	N07°01'05"W
C7	49.43'	46.05'	N75°39'04"W	C71	46.33'	44.69'	N57°08'30"E
C8	51.18'	49.64'	N27°36'44"W	C72	13.62'	13.16'	N57°40'36"E
C9	45.88'	44.77'	N18°43'53"E	C73	57.15'	57.01'	N24°44'01"E
C10	45.15'	44.09'	N62°11'48"E	C74	14.63'	14.63'	N16°01'31"E
C11	52.90'	51.20'	N70°59'18"W	C75	23.56'	21.21'	N30°45'00"W
C12	15.12'	14.49'	N74°36'56"W	C76	22.69'	20.59'	N64°58'29"E
C13	3.70'	3.70'	N74°48'11"E	C77	9.80'	9.80'	N22°14'11"E
C14	29.57'	29.56'	N03°10'13"W	C78	66.99'	66.94'	N26°52'04"E
C15	29.56'	29.55'	N88°21'21"W	C79	23.56'	21.21'	N14°05'30"W
C16	38.50'	38.48'	N85°38'39"E	C80	20.00'	20.00'	N59°38'39"W
C17	23.56'	21.21'	N37°15'00"E	C81	63.83'	63.79'	N16°23'19"W
C18	46.55'	48.54'	N05°15'30"W	C82	22.47'	20.43'	N55°55'52"W
C19	24.00'	24.00'	N28°45'21"E	C83	22.49'	20.44'	N35°11'13"E
C20	39.65'	35.63'	N15°26'34"W	C84	22.48'	20.44'	N28°26'32"W
C21	19.42'	19.42'	N40°26'32"W	C85	13.62'	13.16'	N61°10'36"W
C22	22.86'	20.71'	N61°50'35"E	C86	60.78'	57.11'	N52°21'37"W
C23	56.04'	56.00'	N78°30'50"W	C87	59.86'	56.35'	N16°45'51"E
C24	59.15'	59.09'	N86°45'50"W	C88	74.87'	68.07'	N26°02'32"W
C25	23.56'	21.21'	N46°00'00"W	C89	13.62'	13.16'	N09°09'24"W
C26	22.46'	20.42'	N31°35'58"W	C90	67.93'	67.57'	N45°24'31"W
C27	5.53'	5.53'	N07°30'27"W	C91	22.48'	20.44'	N65°40'47"E
C28	23.56'	21.21'	N37°15'00"E	C92	37.11'	37.10'	N24°42'13"E
C29	30.01'	30.00'	N76°57'23"W	C93	23.89'	63.85'	N22°58'27"E
C30	23.56'	21.21'	N44°00'00"E	C94	23.56'	21.21'	N71°40'00"E
C31	52.36'	52.34'	N01°45'00"E	C95	23.56'	21.21'	N18°20'00"W
C32	13.62'	13.16'	N21°30'36"W	C96	4.93'	4.93'	N63°41'10"W
C33	44.13'	42.71'	N67°14'21"W	C97	4.93'	4.93'	N63°44'12"W
C34	39.26'	38.26'	N34°01'32"E				
C35	13.62'	13.16'	N30°30'36"E				
C36	32.56'	32.55'	N02°37'03"E				
C37	15.00'	15.00'	N00°07'57"W				
C38	23.56'	21.21'	N46°00'00"W				
C39	23.56'	21.21'	N44°00'00"E				
C40	46.17'	46.05'	N04°49'57"E				
C41	20.34'	20.33'	N12°27'27"E				
C42	23.56'	21.21'	N30°45'00"W				
C43	13.43'	13.43'	N00°18'17"E				
C44	36.40'	36.57'	N02°48'45"E				
C45	36.40'	36.57'	N10°26'15"E				
C46	23.56'	21.21'	N59°15'00"E				
C47	24.35'	2.77'	N51°14'09"W				
C48	14.98'	14.98'	N29°07'01"E				
C49	36.58'	33.41'	N71°55'04"E				
C50	23.56'	21.21'	N59°15'00"E				
C51	15.00'	15.00'	N15°04'04"E				
C52	58.38'	58.34'	N19°04'04"E				
C53	13.62'	13.16'	N03°45'36"W				
C54	54.73'	52.04'	N01°35'15"E				
C55	42.20'	40.96'	N57°07'35"E				
C56	45.11'	43.59'	N72°50'56"W				
C57	41.15'	40.00'	N23°25'36"W				
C58	64.48'	60.26'	N37°12'39"E				
C59	13.62'	13.16'	N48°15'36"E				
C60	51.39'	51.37'	N19°09'14"E				
C61	15.00'	15.00'	N15°09'16"E				
C62	23.56'	21.21'	N30°45'00"W				
C63	23.56'	21.21'	N59°15'00"E				
C64	15.01'	15.01'	N15°45'09"E				

NOTE: 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.

NOTE: PRIOR TO CONSTRUCTION ON 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 AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETERMINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.

MISC FILE CODE
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JESTER POINT 2, SECTION 6-B

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL BY THESE PRESENTS; THAT JESTER LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH DH INVESTMENT COMPANY, A TEXAS CORPORATION, GENERAL PARTNER, BY DAVID A. HILL, PRESIDENT, OWNER OF 64.797 ACRES OF LAND OUT OF AND A PART OF THE A.E. PATTON SURVEY NO. 541, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 11723, PAGES 1640, OF THE TRAVIS COUNTY, TEXAS, DEED RECORDS, AND BEING A PORTION OF JESTER POINT 2, SECTION 5, A SUBDIVISION OF RECORD IN PLAT BOOK 84, PAGES 154A, 154B, 154C AND 154D OF THE TRAVIS COUNTY, TEXAS, PLAT RECORDS, AND BEING THAT SAME PROPERTY VACATED BY INSTRUMENT RECORDED IN VOLUME 10964, PAGE 431, OF THE TRAVIS COUNTY, TEXAS, DEED RECORDS, DO HEREBY SUBDIVIDE 44.463 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "JESTER POINT 2, SECTION 6-B" AND DO 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.

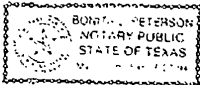
WITNESS MY HAND THIS THE 17th DAY OF September, 1992.

JESTER LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP,
BY: DH INVESTMENT COMPANY,
A TEXAS CORPORATION, GENERAL PARTNER

BY: David A. Hill
DAVID A. HILL, PRESIDENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 17th DAY OF September, 1992, BY DAVID A. HILL, PRESIDENT OF DH INVESTMENT COMPANY, GENERAL PARTNER OF JESTER LIMITED PARTNERSHIP.



Bonita Peterson
(SIGNATURE)

Bonita Peterson
(PRINTED NAME)

MY COMMISSION EXPIRES: 7-27-94

APPROVED FOR ACCEPTANCE:

Jim Smith in _____ DATE 10/16/92
JIM SMITH, DIRECTOR
DEPARTMENT OF PLANNING AND DEVELOPMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, ON THE SIXTH DAY OF OCTOBER, 1992 A.D.

Gail Gemberling CHAIRPERSON, DR. GAIL GEMBERLING
Brooks Kasson SECRETARY, BROOKS KASSON

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, BANA DOBEAUVOIR, 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 THIS 17th DAY OF November, 1992, A.D. AT 10:00 O'CLOCK A.M., AND DUPLI RECORDED ON THE 17th DAY OF November, 1992, A.D. AT 10:00 O'CLOCK A.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 91, PAGES 5356, 5358.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 17th DAY OF November, 1992, A.D.

BANA DOBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

B. J. Rutherford DEPUTY
B. J. Rutherford

FILED FOR RECORD AT 10:00 O'CLOCK A.M., THIS THE 17th DAY OF November, 1992, A.D.

BANA DOBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

B. J. Rutherford DEPUTY
B. J. Rutherford

- NOTES
- ALL WATER AND WASTEWATER SYSTEM 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.
 - NO LOT WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN APPROVED WATER AND WASTEWATER SYSTEMS.
 - 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.
 - 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.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
 - ATTENTION NOTE:** PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, DEPARTMENT OF PLANNING AND DEVELOPMENT FOR REVIEW. RAINFALL RUNOFF WILL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. (SECTION 13-2-.072)
 - 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.

SURVEYOR CERTIFICATE:

I, BILLY H. TRIMBLE, AN 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.

SURVEYING BY:

TRIMBLE & ASSOCIATES LAND SURVEYING

Billy H. Trimble 9.14.92
BILLY H. TRIMBLE, R.P.S. #4037 DATE:
1525 CAPITAL OF TEXAS HIGHWAY, 11-112
AUSTIN, TEXAS 78716



ENGINEER CERTIFICATE:

I, FRED C. LOCKWOOD, 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 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.

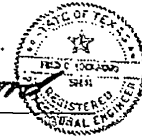
FLOOD PLAIN NOTE:

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 STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 481026-0165 B. DATED APRIL 1, 1982 FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY:

LOCKWOOD ENGINEERS, INC.

Fred C. Lockwood
FRED C. LOCKWOOD,
1250 CAPITAL OF TEXAS HIGHWAY, 111-120
AUSTIN, TEXAS 78746



9-17-92

- 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 GEOMETRIC DESIGN PROPOSALS BY THE URBAN TRANSPORTATION DEPARTMENT AND THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
- 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.
- 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.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH THE AUSTIN SIGN ORDINANCE, CHAPTER 13-2, ARTICLE VII.
- NO FENCES, REMOVAL OF VEGETATION, CONSTRUCTION ACTIVITY SHALL BE ALLOWED IN THE CONSERVATION EASEMENTS, EXCEPT FOR UTILITIES WITHIN DESIGNATED EASEMENTS.
- ALL STREETS WITHIN THIS SUBDIVISION WILL BE CONSTRUCTED TO ALTERNATE URBAN STREET STANDARDS
- ALL BUILDING FOUNDATIONS ON SLOPES OF FIFTEEN PERCENT AND OVER AND/OR FILL PLACED UPON SLOPES FIFTEEN PERCENT AND OVER MUST UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
- ALL ROADWAY CUT AND FILL SHALL BE CONTAINED WITHIN THE RIGHT-OF-WAY.
- TEN FEET (10') PUBLIC UTILITY EASEMENT REQUIRED ADJACENT TO ALL STREET RIGHT-OF-WAYS.
- THERE WILL BE NO CONSTRUCTION IN THE DRAINAGE AND CONSERVATION EASEMENTS OTHER THAN UTILITIES, DRAINAGE, AND RECREATIONAL FACILITIES.
- UTILITIES SHALL BE CONSTRUCTED IN DEFINED EASEMENTS ONLY.
- PERMANENT SPOILS TO BE PLACED ON LOT 160, BLOCK B, DEVELOPMENT PERMIT NO. SP-890094 D.
- THIS SUBDIVISION IS EXEMPT FROM THE WATER QUALITY REGULATIONS OF THE LAND DEVELOPMENT CODE (SEC. 13-2-502 (D)(2)), BUT IS SUBJECT TO COMPLIANCE TO THE LAKE AUSTIN GROWTH MANAGEMENT PLAN, ORDINANCE # 800103-P, ADOPTED JANUARY 3, 1980.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ON THE SUBDIVISION SIDE OF ARTERIAL S; AND ALONG BOTH SIDES OF ALL OTHER STREETS WITHIN 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 CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- ACCESS TO ARTERIAL 8 IS PROHIBITED FROM LOTS 5, 9, 10, 11, 18, 19 AND 26, BLOCK L; AND LOT 48, BLOCK E.
- 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 October 16, 1992, 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 THE SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOL. 11815, PG. 0218, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

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