STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: 87151

WHEREAS CONTINENTAL HOMES OF AUSTIN, L.P., A TEXAS LIMITED PARTNERSHIP, DOING BUSINESS AS MILBURN HOMES, ACTING BY AND THROUGH TERRY MITCHELL, ITS VICE-PRESIDENT, BEING THE OWNERS OF 23.87 ACRES IN THE SAMUEL W. HAMILTON SURVEY NO. 16 ABSTRACT 340 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 20.21 ACRE TRACT (TRACT I), A 11.58 ACRE TRACT (TRACT VII), A 1.654 ACRE TRACT, AND THE REMAINDER OF A 10.110 ACRE TRACT CONVEYED TO MILBURN INVESTMENTS IN VOLUME 12674, PAGE 519 OF THE REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 11.426 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF AUSTIN, L.P., IN VOLUME 12832, PAGE 1001 OF THE REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 23.87 ACRES IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS:

"SENDERA SECTION TWELVE-B "

AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS, AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS AND OR RESTRICTIONS GRANTED AND NOT RELEASED. THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON THE LANDSCAPE/OPEN SPACE LOTS DEFINED HEREIN ARE THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION OR THE SENDERA OWNER'S ASSOCIATION, INC., THE DULY CONSTITUTED HOMEOWNERS ASSOCIATION FOR SENDERA SECTION 12-B, UNDER THAT CERTAIN INSTRUMENT RECORDED IN VOL. 12859, PG 310; VOL. 12859, PG 312; AND VOL. 13297 PG 497 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND THIS 20 DAY OF October, 1998

TERRY MITCHELL, VICE-PRESIDENT
CONTINENTAL HOMES OF AUSTIN, L.P.
4515 SEATON CENTER PARKWAY, NO. 200
AUSTIN, TEXAS 78759

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 TERRY MITCHELL, VICE-PRESIDENT, CONTINENTAL HOMES OF AUSTIN, L.P., KNOW 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 THERE STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF October, 1998, A.D.

NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS

PRINTED NAME LISA FERN
MY COMMISSION EXPIRES: LISA FERN Notary Public, State of Texas My Commission Expires AUG. 29, 2001

I, S. DANNY MILLER, 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 IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE .

THE 100-YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 481026-0255E DATED JUNE 16, 1993, FOR TRAVIS COUNTY, TEXAS.

5 June 98

S. DANNY MILLER
REGISTERED PROFESSIONAL ENGINEER
No. 82725 - STATE OF TEXAS
LONGARO & CLARKE, INC.
1010 LAND CREEK COVE, SUITE 200
AUSTIN, TEXAS 78746

STATE OF TEXAS S. DANNY MILLER 82725 REGISTERED PROFESSIONAL ENGINEER

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

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.

DATE 10/1/98

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

STATE OF TEXAS JOHN E BRAUTIGAM 5057 REGISTERED PROFESSIONAL LAND SURVEYOR

98098302Q1

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE 13th DAY OF October, 1998, A.D.

BETTY BAKER, CHAIRPERSON

RAY VRUDHULA, SECRETARY

APPROVED FOR ACCEPTANCE:

THIS THE 20 DAY OF October, 1998, A.D.

Alice Glasco 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 26th DAY OF October, 1998, A.D. AT 4:36 O'CLOCK P M., AND DULY RECORDED ON THE 26th DAY OF October, 1998, A.D. AT 4:36 O'CLOCK P M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 102 PAGE(S) 155-157 WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 26th DAY OF October, 1998, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: MICHAEL P. GONZALES DEPUTY Y. GUERRA

FILED FOR RECORD AT 4:36 O'CLOCK P M., THIS 26th DAY OF October 1998 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: MICHAEL P. GONZALES DEPUTY Y. GUERRA

SEE SHEET 2 OF 3 FOR ADDITIONAL PLAT NOTES.

PROJECT: LONGARO & CLARKE SENDERA 12-B
JOB NUMBER: 98034-00
DATE: MAY 1998
SCALE: 1"=100'
FIELD BK:
WORKSHEET: CRZ/DJP
DRAWING: 98034-04
DATUM: N/A
CHECKED: K WILK
MONUMENTS: N/A

CASE NO. C8-85-105.06.7A

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

SENDERA SECTION 12-B

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

SHEET 1 OF 3

SAM INC. DWG NO. L001-98034-04
6-2-98

MISC FILM CODE
00009836201

Vol. 102 Page 155
PLAT RECORD, TRAVIS COUNTY, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE 13th DAY OF October, 1998, A.D.

Betty Baker
BETTY BAKER, CHAIRPERSON

Ray S. Vrudhula
RAY VRUDHULA, SECRETARY

APPROVED FOR ACCEPTANCE:

THIS THE 20 DAY OF October, 1998, A.D.

Debra 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 26th DAY OF October, 1998, A.D. AT 4:36 O'CLOCK P.M., AND DULY RECORDED ON THE 26th DAY OF October, 1998, A.D. AT 4:36 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 102, PAGE(S) 155-157. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 26th DAY OF October, 1998, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: ~~MICHAEL P. GONZALES~~ Y. GUERRA
DEPUTY

SEAL OF COUNTY CLERK · TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT 4:36 O'CLOCK P.M., THIS 26th DAY OF October, 1998, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: ~~MICHAEL P. GONZALES~~ Y. GUERRA
DEPUTY

SEAL OF COUNTY CLERK · TRAVIS COUNTY, TEXAS

SEE SHEET 2 OF 3 FOR ADDITIONAL PLAT NOTES.

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AS

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CASE NO. C8-85-105.06.7A

SENDERA SECTION 12-B	**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*	SHEET 1 OF 3

SAM INC. DWG NO. L001-98034-04
6-2-98

$81.00 10/26/98 B7151

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

WHEREAS CONTINENTAL HOMES OF AUSTIN, L.P., A TEXAS LIMITED PARTNERSHIP, DOING BUSINESS AS MILBURN HOMES, ACTING BY AND THROUGH TERRY MITCHELL, ITS VICE-PRESIDENT, BEING THE OWNERS OF 23.87 ACRES IN THE SAMUEL W. HAMILTON SURVEY NO. 16 ABSTRACT 340 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 20.21 ACRE TRACT (TRACT I), A 11.58 ACRE TRACT (TRACT VII), A 1.654 ACRE TRACT, AND THE REMAINDER OF A 10.110 ACRE TRACT CONVEYED TO MILBURN INVESTMENTS IN VOLUME 12674, PAGE 519 OF THE REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 11.426 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF AUSTIN, L.P., IN VOLUME 12832, PAGE 1001 OF THE REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 23.87 ACRES IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS:

"SENDERA SECTION TWELVE-B "

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WITNESS MY HAND THIS 2nd DAY OF October, 1998.

TERRY MITCHELL, VICE-PRESIDENT
CONTINENTAL HOMES OF AUSTIN, L.P.
4515 SEATON CENTER PARKWAY, NO. 200
AUSTIN, TEXAS 78759

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 TERRY MITCHELL, VICE-PRESIDENT, CONTINENTAL HOMES OF AUSTIN, L.P., KNOW 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 THERE STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 2nd DAY OF October, 1998, A.D.

NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS

PRINTED NAME LISA FERN
MY COMMISSION EXPIRES:

LISA FERN
Notary Public, State of Texas
My Commission Expires
AUG. 29, 2001

I, S. DANNY MILLER, 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 IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE .

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5 June 98

S. DANNY MILLER
REGISTERED PROFESSIONAL ENGINEER
No. 82725 - STATE OF TEXAS
LONGARO & CLARKE, INC.
1010 LAND CREEK COVE, SUITE 200
AUSTIN, TEXAS 78746

STATE OF TEXAS OF TEXAS S. DANNY MILLER 82725 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS

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.

DATE 10/1/98

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

STATE OF TEXAS
REGISTERED
JOHN E BRAUTIGAM
5057
PROFESSIONAL
LAND SURVEYOR

PROJECT:	LONGARO & CLARKE SENDERA 12-B
JOB NUMBER:	98034-06
DATE:	MAY 1998
SCALE:	1"=100'
SURVEYOR:	JEB
TECHNICIAN:	CMS/CUP
DRAWING:	98034-04
FIELDNOTES:	N/A
PARTYCHIEF:	R WILK
FIELDBOOKS:	N/A

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

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S

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.

7. ALL BUILDING FOUNDATIONS ON SLOPES OF FIFTEEN (15) PERCENT AND OVER AND ON FILL PLACED UPON SLOPES FIFTEEN (15) PERCENT AND OVER MUST UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.

8. EVERY LOT SHALL BE REASONABLY ACCESSIBLE BY A VEHICLE FROM THE ROADWAY TO THE PROBABLE BUILDING SITE. FOR A MINIMUM TRAVEL DISTANCE OF TWENTY-FIVE (25) FEET FROM THE ROADWAY EDGE THE DRIVEWAY GRADE MAY EXCEED FOURTEEN (14) PERCENT ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE DIRECTOR OF THE ENGINEERING DEPARTMENT OR HIS DESIGNEE.

9. 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 _____, 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, PER SEPARATE INSTRUMENT RECORDED IN VOLUME _____, PAGE _____ IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREET AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BOTH SIDES OF CORRAN FERRY DRIVE AND CORTINA DRIVE. 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.

11. THE RESPONSIBILITY FOR MAINTENANCE OF THE WATER QUALITY FACILITY TO SERVE THIS TRACT LIES WITH THE DEVELOPER AND/OR THEIR ASSIGNS AS REFERENCED IN THE RESTRICTIVE COVENANTS. EASEMENT FOR THE DETENTION AND WATER QUALITY FACILITY ARE RECORDED IN VOL. 12806, PG. 0344 OF THE REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

12. THIS SUBDIVISION IS WITHIN THE WILLIAMSON CREEK WATERSHED, AND DEVELOPMENT WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE CITED DEVELOPMENT REGULATIONS SET FORTH IN THE WILLIAMSON CREEK ORDINANCE (No. 80-1218W) PER THE SETTLEMENT AGREEMENT.

13. BENCHMARKS:
   A.) CONCRETE NAIL IN POWER POLE AT SOUTHEAST CORNER OF LOT 1, BLOCK C, MAPLE RUN SECTION 9; ELEVATION = 779.26;
   B.) BOAT SPIKE IN 6" CEDAR TREE ON LOT 4, BLOCK H, DEER PARK AT MAPLE RUN SECTION 10; ELEVATION = 797.36.

14. 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.

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

16. 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.

17. PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

18. THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE T.N.R.C.C. HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN AND SEWAGE COLLECTION SYSTEM.

19. THE ELECTRIC UTILITY 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.

20. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC DEPARTMENT 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.

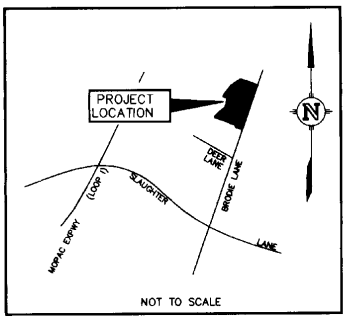
21. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

22. FOR COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS PROPERTY SEE SEPARATE INSTRUMENT RECORDED IN VOL. 12859, PG. 0310 AND VOL. 12859, PG. 0312 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

23. LOTS 58 AND 59 BLOCK M ARE OPEN SPACE/DRAINAGE EASEMENT LOTS AND SHALL BE OWNED AND MAINTAINED BY THE SENDERA OWNERS ASSOC., ~~DEVELOPER AND/OR THEIR ASSIGNS~~. NO RESIDENTIAL DEVELOPMENT SHALL BE PERMITTED ON THESE LOTS.

24. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND SPECIFICATIONS.

25. THIS SUBDIVISION IS SUBJECT TO THE INTEGRATED PEST MANAGEMENT PLAN (IPM) ON FILE WITH THE CITY OF AUSTIN FOR SENDERA SECTION 16 (C8-85-105.06.1A), PER THE RESTRICTIVE COVENANT RECORDED IN VOL. 13243, PG. 1893, R.P.R.T.C. TX.



VICINITY MAP

PROJECT: LONGARO & CLARKE SENDERA 12-B
JOB NUMBER: 98034-05
DATE: MAY 1998
SCALE: 1"=100'
SURVEYOR: JEB
TECHNICIAN: CMS/CUP
DRAWING: 98034-05
FIELDNOTES: N/A
PARTYCHIEF: R WILK
FIELDBOOKS: N/A

CASE NO. C8-85-105.06.7A

SAM INC. SURVEYING AND MAPPING INC.
4029 Capital of Texas Highway, So.
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SENDERA SECTION 12-B

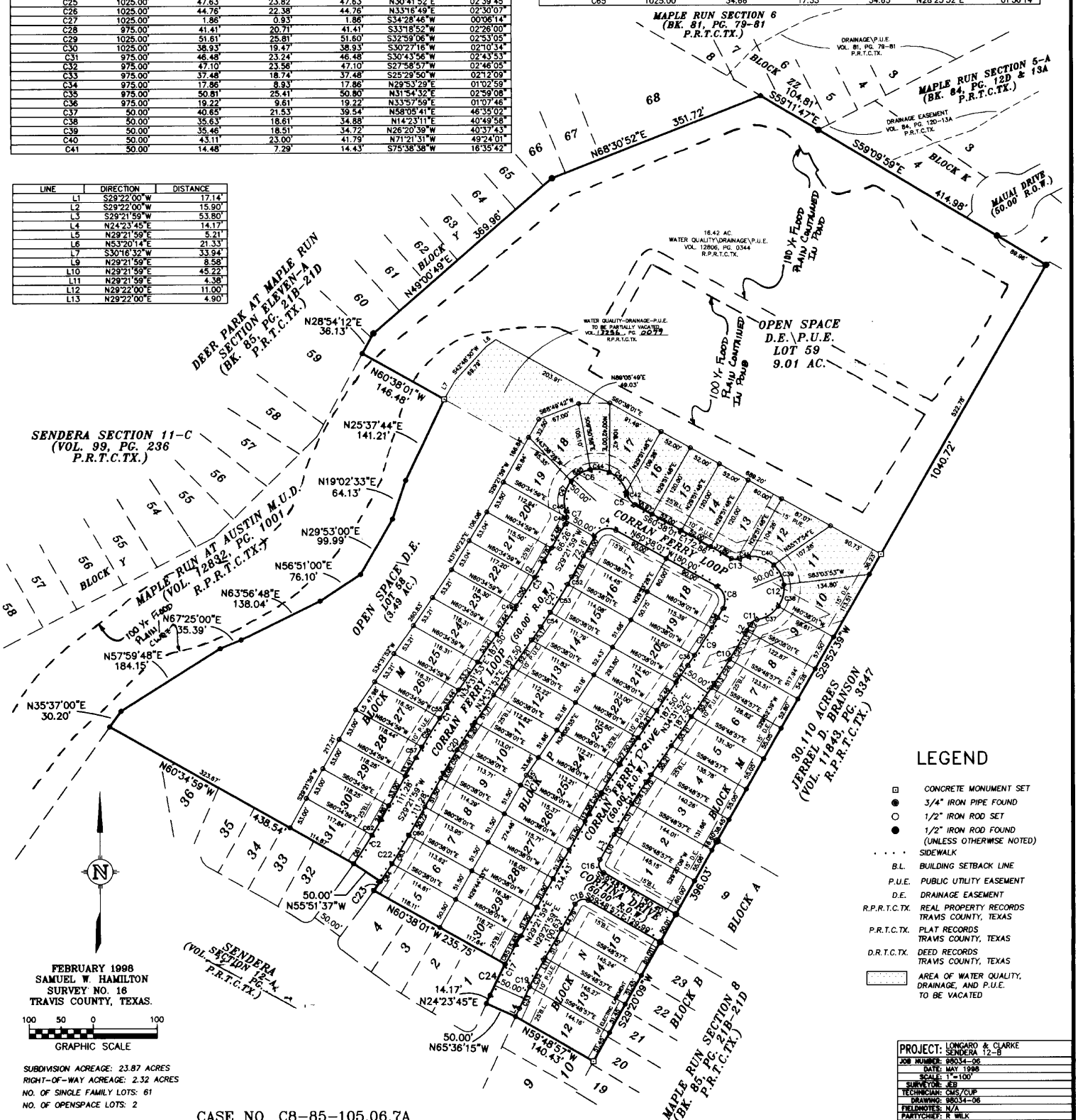
Longaro & Clarke, Inc.
Consulting Engineers
Land Development • Stormwater Quality Management • Water Resources
1010 Land Creek Cove, Suite 200 Austin, Texas 78746
(512) 306-0228 - Fax (512) 306-0338

SAM INC. DWG NO. L001-98034-05
6-2-98

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1025.00'	92.40'	46.23'	92.37'	S31°56'56"W	05°09'54"
C2	975.00'	81.23'	40.64'	81.21'	N31°45'11"E	04°46'24"
C3	975.00'	87.89'	43.97'	87.86'	N31°56'56"E	05°09'53"
C4	25.00'	39.27'	25.00'	35.36'	S74°21'59"W	90°00'00"
C5	25.00'	21.03'	11.18'	20.41'	S36°32'20"E	48°11'23"
C6	50.00'	162.65'	897.22'	99.85'	S74°21'59"W	186°22'46"
C7	25.00'	21.03'	11.18'	20.41'	N05°16'18"E	48°11'23"
C8	25.00'	39.27'	25.00'	35.36'	N15°38'01"W	90°00'01"
C9	975.00'	87.89'	43.97'	87.86'	N31°56'56"E	05°09'53"
C10	1025.00'	92.39'	46.23'	92.36'	N31°56'56"E	05°09'53"
C11	15.00'	13.62'	7.32'	13.16'	S55°22'36"W	52°01'12"
C12	50.00'	169.33'	406.03'	99.25'	N15°38'01"W	194°02'26"
C13	15.00'	13.62'	7.32'	13.16'	S86°38'37"E	52°01'12"
C14	975.00'	87.89'	43.97'	87.86'	S31°56'56"W	05°09'53"
C15	1025.00'	92.40'	46.23'	92.37'	S31°56'56"W	05°09'53"
C16	15.00'	23.35'	14.79'	21.06'	S15°13'29"E	89°10'56"
C17	1025.00'	88.92'	44.49'	88.89'	S26°52'52"W	04°58'14"
C18	15.00'	23.78'	15.22'	21.36'	S74°46'31"W	90°49'04"
C19	975.00'	84.58'	42.32'	84.56'	S26°52'52"W	04°58'14"
C20	975.00'	87.89'	43.98'	87.86'	S31°56'56"W	05°09'54"
C21	1025.00'	92.40'	46.23'	92.37'	N31°56'56"E	05°09'53"
C22	1025.00'	85.39'	42.72'	85.37'	N31°45'11"E	04°46'24"
C23	1025.00'	17.56'	8.78'	17.56'	N34°37'50"E	00°58'53"
C24	1025.00'	54.27'	27.14'	54.26'	S25°54'45"W	03°02'00"
C25	1025.00'	47.63'	23.82'	47.63'	N30°41'52"E	02°39'45"
C26	1025.00'	44.76'	22.38'	44.76'	N33°16'49"E	02°30'07"
C27	1025.00'	1.86'	0.93'	1.86'	S34°28'46"W	00°06'14"
C28	975.00'	41.41'	20.71'	41.41'	S33°18'52"W	02°26'00"
C29	1025.00'	51.61'	25.81'	51.60'	S32°59'06"W	02°53'05"
C30	1025.00'	38.93'	19.47'	38.93'	S30°27'16"W	02°10'34"
C31	975.00'	46.48'	23.24'	46.48'	S30°43'56"W	02°43'53"
C32	975.00'	47.10'	23.56'	47.10'	S27°58'57"W	02°46'05"
C33	975.00'	37.48'	18.74'	37.48'	S25°29'50"W	02°12'09"
C34	975.00'	17.86'	8.93'	17.86'	N29°53'29"E	01°02'59"
C35	975.00'	50.81'	25.41'	50.80'	N31°54'32"E	02°59'08"
C36	975.00'	19.22'	9.61'	19.22'	N33°57'59"E	01°07'46"
C37	50.00'	40.65'	21.53'	39.54'	N58°05'41"E	46°35'02"
C38	50.00'	35.63'	18.61'	34.88'	N14°23'11"E	40°49'58"
C39	50.00'	35.46'	18.51'	34.72'	N26°20'39"W	40°37'43"
C40	50.00'	43.11'	23.00'	41.79'	N71°21'31"W	49°24'01"
C41	50.00'	14.48'	7.29'	14.43'	S75°38'38"W	16°35'42"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
			7.29'	14.43'	S75°38'38"W	16°35'42"
C42	50.00'	3.33'	1.67'	3.33'	N14°21'08"W	03°48'59"
C43	50.00'	42.29'	22.50'	41.04'	N40°29'26"W	48°27'37"
C44	50.00'	30.47'	15.72'	30.00'	N82°10'42"W	34°54'55"
C45	50.00'	36.33'	19.01'	35.53'	S59°33'02"W	41°37'37"
C46	25.00'	9.61'	4.87'	9.55'	N07°48'38"W	22°01'32"
C47	50.00'	50.23'	27.47'	48.15'	S09°57'25"W	57°33'37"
C48	25.00'	11.42'	5.81'	11.32'	N16°17'03"E	26°09'51"
C49	975.00'	5.58'	2.79'	5.58'	N34°22'03"E	00°19'39"
C50	975.00'	53.09'	26.55'	53.08'	N32°38'37"E	03°07'12"
C51	975.00'	29.22'	14.61'	29.22'	N30°13'30"E	01°43'03"
C52	1025.00'	13.59'	6.80'	13.59'	N29°44'46"E	00°45'35"
C53	1025.00'	51.54'	25.78'	51.54'	N31°34'00"E	02°52'52"
C54	1025.00'	27.26'	13.63'	27.26'	N33°46'09"E	01°31'26"
C55	1025.00'	19.75'	9.88'	19.75'	S33°58'45"W	01°06'15"
C56	1025.00'	53.06'	26.53'	53.05'	S31°56'39"W	02°57'57"
C57	1025.00'	19.59'	9.79'	19.59'	S29°54'50"W	01°05'42"
C58	975.00'	45.43'	22.72'	45.43'	S33°11'47"W	02°40'11"
C59	975.00'	42.46'	21.23'	42.45'	S30°36'50"W	02°29'42"
C60	1025.00'	0.78'	0.39'	0.78'	N29°23'17"E	00°02'37"
C61	975.00'	53.09'	26.55'	53.08'	N32°34'48"E	03°07'11"
C62	975.00'	28.14'	14.07'	28.14'	N30°11'36"E	01°39'13"
C63	1025.00'	51.52'	25.77'	51.52'	N30°51'00"E	02°52'48"
C64	1025.00'	33.09'	16.55'	33.09'	N33°12'54"E	01°50'59"
C65	1025.00'	34.66'	17.33'	34.65'	N28°23'52"E	01°56'14"

LINE	DIRECTION	DISTANCE
L1	S29°22'00"W	17.14'
L2	S29°22'00"W	15.90'
L3	S29°21'59"W	53.80'
L4	N24°23'45"E	14.17'
L5	N29°21'59"E	5.21'
L6	N53°20'14"E	21.33'
L7	S30°16'32"W	33.94'
L9	N29°21'59"E	8.58'
L10	N29°21'59"E	45.22'
L11	N29°21'59"E	4.38'
L12	N29°22'00"E	11.00'
L13	N29°22'00"E	4.90'



LEGEND

- ◻ CONCRETE MONUMENT SET
- ● 3/4" IRON PIPE FOUND
- ○ 1/2" IROD ROD SET
- ● 1/2" IROD ROD FOUND (UNLESS OTHERWISE NOTED)
- . . . . SIDEWALK
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- AREA OF WATER QUALITY, DRAINAGE, AND P.U.E. TO BE VACATED

FEBRUARY 1998
SAMUEL W. HAMILTON
SURVEY NO. 16
TRAVIS COUNTY, TEXAS.

100 50 0 100
GRAPHIC SCALE

SUBDIVISION ACREAGE: 23.87 ACRES
RIGHT-OF-WAY ACREAGE: 2.32 ACRES
NO. OF SINGLE FAMILY LOTS: 61
NO. OF OPENSPACE LOTS: 2

CASE NO. C8-85-105.06.7A

PROJECT: LONGARO & CLARKE SENDERA 12-B
JOB NUMBER: 98034-06
DATE: MAY 1998
SCALE: 1"=100'
SURVEYOR: ESB
TECHNICIAN: CMS/CUP
DRAWING: 98034-06
FIELDNOTES: N/A
PARTYCHIEF: R WILK
FIELDBOOKS: 776

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

SENDERA SECTION 12-B

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

SAM INC. DWG NO. L001-98034-06
8-2-98