7485 $60.00 4/30/93

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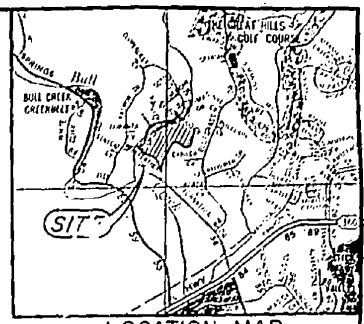
PLAT RECORD, TRAVIS COUNTY, TEXAS

GREAT HILLS XXVI

SCALE: 1" = 100'



LOCATION MAP

SPICEBRUSH COVE
SPICEBRUSH DRIVE
GREYFEATHER DRIVE
CLITHEA COVE
IRONWOOD COVE
R.O.W. Hereby Dedicated
R.O.W. as Built
R.O.W. as Platted
25' Drainage Easement
30' WASTEWATER EASMT DETAIL
Access Esmt. Vol 11668 Pg 175
Relocated
PUB. DRAINAGE EASEMENT & PRIVATE GREENBELT
PRIVATE GREENBELT
BLOCK "B"
GREAT HILLS XXV
BK 86, PG 300-302A
GREENBELT, DRAINAGE EASEMENT & PUE
15' DRAINAGE EASEMENT
GREAT HILLS XV-A
BK 85, PG 1389-1390
AMENDED PLAT OF LOTS 6, 7, 8 & 9 GREAT HILLS XV-A
SPICEWOOD SPRINGS ASSOCIATION 9952/590

LEGEND
- • IRON PIN FOUND
- ▪ IRON PIN IN CONC. FOUND
- o IRON PIN SET
- ..... SIDEWALK LOCATION
- W.W. ESMT. WASTEWATER EASEMENT

	CURVE DATA					
⑥	NO.	①	②	③	④	⑤
99°08'41"	Δ	75°45'23"	110°40'30"	25°03'10"	68°27'19"	77°56'24"
50.00'	R	50.00'	20.00'	340.06'	335.13'	306.93'
86.52'	L	66.11'	38.63'	148.69'	400.40'	417.52'
56.69'	T	38.69'	28.92'	75.55'	227.99'	248.28'
76.12'	Ch.	61.40'	32.90'	147.51'	377.01'	386.06'
N122°24'51"W	Ch. Brg	N26°47'32"W	N11°19'35"W	N31°29'03"E	N53°11'07"E	N48°24'35"E

SHEET 1 OF 2

MARCH 1993

C8-81-022-03.1A

MISC FILM CODE
00009312681

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PLAT RECORD, TRAVIS COUNTY, TEXAS

GREAT HILLS XXVI

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT I, DOUG SNYDER FOR TEXAS COMMERCE BANK-AUSTIN, NATIONAL ASSOCIATION, TRUSTEE OF 27.496 ACRES OF LAND, BEING A PORTION OF THAT 150.20 ACRE TRACT OF LAND, OUT OF AND A PART OF THE JAMES COLEMAN SURVEY NO. 25, J. NOWLAND SURVEY NO. 26, AND JOSEPH SCOTT SURVEY NO. 27, SITUATED IN TRAVIS COUNTY, TEXAS, DESCRIBED IN A DEED TO TEXAS COMMERCE BANK-AUSTIN, NATIONAL ASSOCIATION, BY DEED OF RECORD IN VOLUME 10668, PAGE 716, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 27.496 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS "GREAT HILLS XXVI", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 23rd DAY OF DECEMBER, 1992.

Doug Snyder
DOUG SNYDER

STATE OF TEXAS:
COUNTY OF TRAVIS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 23rd DAY OF December, 1992, BY DOUG SNYDER.

NOTARY: Patricia Ann Thomson
(SIGNATURE)
PATRICIA ANN THOMSON
(PRINTED NAME)

MY COMMISSION EXPIRES: 4-30-93

Note: All finished slab elevations in this subdivision shall be 1.0 foot minimum above the 100 year frequency flood level. The following minimum elevations are hereby set for the affected lots:

Lot	Min. Finish Floor Elev.	Lot	Min. Finish Floor Elev.	Lot	Min. Finish Floor Elev.
1	659.0	7	649.0	13	646.0
2	654.0	8	647.0	14	645.0
3	653.0	9	646.0	15	644.0
4	652.0	10	645.0	16	644.0
5	651.0	11	644.0	17	644.0
6	650.0	12	652.0		

No fill shall be placed or allowed to remain, on these lots except by separate permit.

SURVEYORS CERTIFICATE:

I, HERMAN CRICHTON, 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.

SURVEYED BY: CRICHTON AND ASSOCIATES

H. Lucy Crich 3-1-93
HERMAN CRICHTON DATE
R.P.L.S. NO. 4046
101 N LAMPASAS
ROUND ROCK, TX 78664

ENGINEERS CERTIFICATE:

I, JOHN HOELL, 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 EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBER 481026 0195 B, DATED APRIL 1, 1982 FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY: URBAN DESIGN GROUP

3.1.93
JOHN HOELL, P.E. # 42657 DATE
4112 SPICEWOOD SPRINGS ROAD, SUITE 700
AUSTIN, TEXAS 78759

coxgrhills.oct

NOTES:

1. 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.

2. NO LOT WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.

3. 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.

NOTES: (CONT.)

4. DRAINAGE EASEMENTS: PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS DEDICATED HEREON AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN FOR INSPECTION AND MAINTENANCE.

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

6. THIS PROJECT WILL PARTICIPATE IN THE CITY OF AUSTIN REGIONAL DETENTION PROGRAM.

7. 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.

8. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE URBAN TRANSPORTATION DEPARTMENT AND THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

9. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN ENVIRONMENTAL MANUAL.

10. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN SIGN ORDINANCE, CHAPTER 13-2, ARTICLE VII.

11. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SPICEBRUSH DRIVE AND GREYFEATHER DRIVE 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.

12. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

13. DEVELOPMENT OF THESE LOTS ARE HEREBY RESTRICTED TO SINGLE FAMILY/DUPLEX RESIDENTIAL USES.

14. THERE SHALL BE NO DEVELOPMENT OR LANDSCAPING WITHIN THE GREENBELT OTHER THAN APPROVED DRAINAGE AND UTILITY IMPROVEMENTS.

APPROVED FOR ACCEPTANCE:

David Kreidler for
JIM SMITH, DIRECTOR
DEPARTMENT OF PLANNING AND DEVELOPMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, ON THE 27 DAY OF April, 1993 A.D.

M. Lisa Robl
CHAIRPERSON

Brad Jackson
SECRETARY

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 30th DAY OF April, 1993, A.D. AT 4:00 O'CLOCK P.M., AND DULY RECORDED ON THE 30th DAY OF April, 1993, A.D. AT 4:00 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 91, PAGE(S) 295-296.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 30th DAY OF April, 1993, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
BY: B J Rutherford
DEPUTY

FILED FOR RECORD AT 4:00 O'CLOCK P.M., THIS THE 30th DAY OF April, 1993, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
BY: B J Rutherford
DEPUTY

MARCH, 1993