

#106° A0586 8/4/98

GREAT HILLS SECTION 30

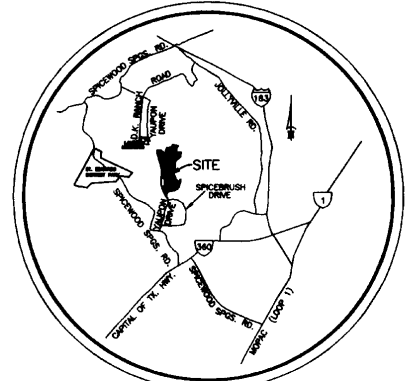
101 292

LEGEND

- - Iron Stake Found
- - Iron Stake Set
- - Conc. Monument Fnd.
- - Conc. Monument Set
- S.S.E. - Storm Sewer Easmt.
- W.W.E. - Wastewater Easmt.
- B.L. - Building Setback Line
- () - Record Information
- ||||| - Sidewalk
- C.L. - Center Line
- P.U.E. - Public Utility Easement

TOTAL AREA: 44.466 AC.
 TOTAL NO. LOTS: 48

SCALE: 1" = 100'



DIANELLA LN.

1 2 3 4 5 6 7 8

YAUPON DRIVE (70' R.O.W.)
VOL. 10223, PG. 804

GREAT HILLS SEC. 29
 PLAT BK. 100 PGS. 43-47

10
 BLOCK "BB"
 GREENBELT AND
 DRAINAGE EASEMENT
 16.6973 AC.

Yaupon Great Hills, L.P.
 Vol. 12982 Pg. 105
 Tract Two
 279.61 Ac.

10
 BLOCK "BB"
 GREENBELT AND
 DRAINAGE EASEMENT
 16.6973 AC.

WASTEWATER EASEMENT
 VOL. 12982 PG. 105

48
 BLOCK "A"
 GREENBELT,
 DRAINAGE EASEMENT &
 PUBLIC UTILITY EASEMENT
 27.830 AC.

WASTEWATER EASEMENT
 VOL. 12237 PG. 1635

Yaupon Great Hills, L.P.
 Vol. 12982
 Tract Two
 279.61 Ac.

MATCH LINE SEE SHEET 2 OF 4

MATCH LINE SEE SHEET 2 OF 4

173
 172
 171
 144
 143
 142

GREAT HILLS XXII
 PLAT BK. 84 PGS. 85D-86A

GREAT HILLS XXI
 PLAT BK. 84 PGS. 85B-85C

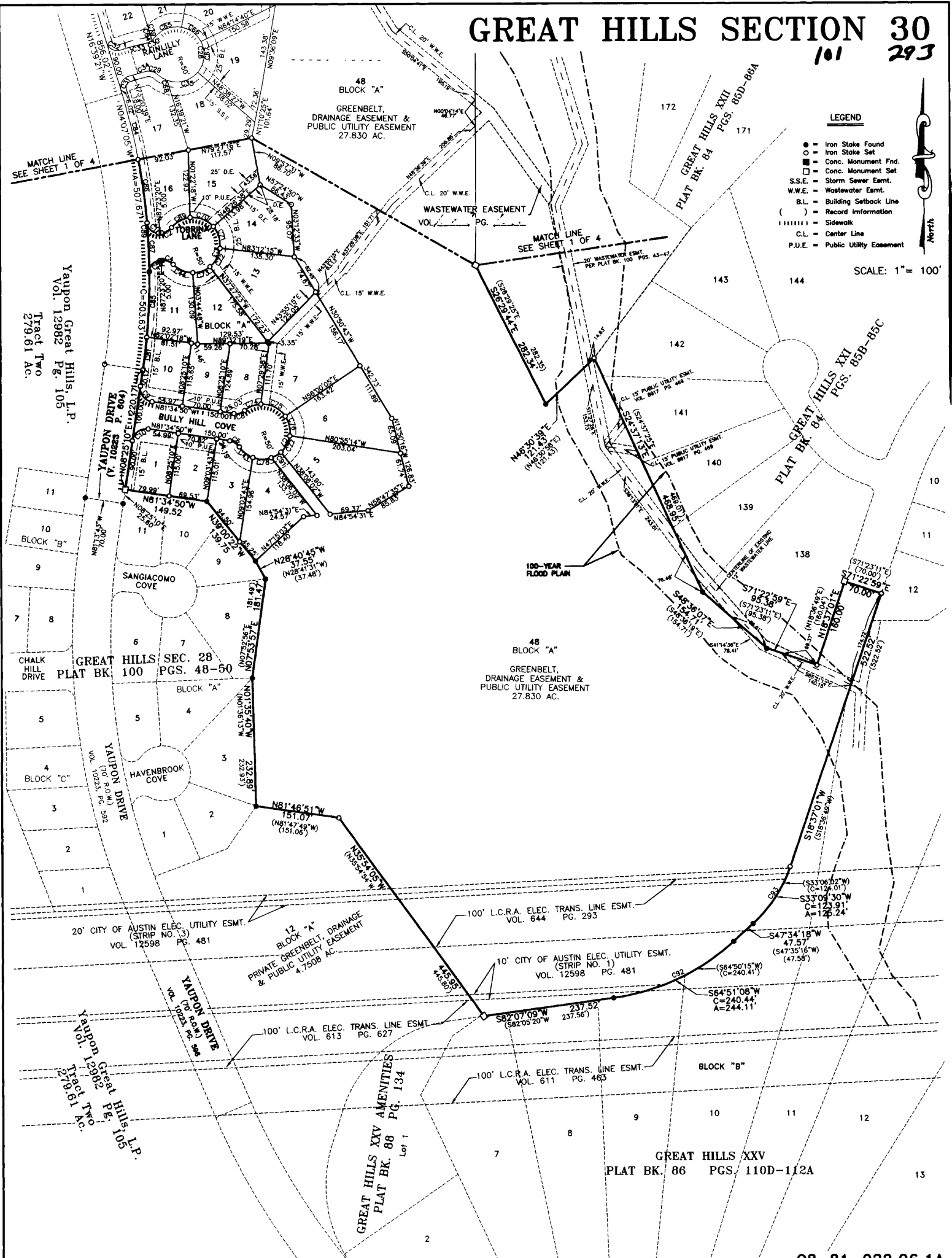
GREAT HILLS SECTION 30

101 293

LEGEND

- = Iron Stake Found
- = Iron Stake Set
- = Conc. Monument Fnd.
- = Conc. Monument Set
- S.S.E. = Storm Sewer Esmt.
- W.W.E. = Wastewater Esmt.
- B.L. = Building Setback Line
- () = Record Information
- ||||| = Sidewalk
- C.L. = Center Line
- P.U.E. = Public Utility Easement

SCALE: 1" = 100'



Yaupon Great Hills, L.P.
Tract Two
Vol. 12982 Pg. 105
279.61 Ac.

GREAT HILLS SEC. 28
PLAT BK. 100 PGS. 48-50

Yaupon Great Hills, L.P.
Tract Two
Vol. 12982 Pg. 105
279.61 Ac.

GREAT HILLS SECTION 30

101 294

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	30.65'	19.25'	27.74'	N48°42'14"W	87°48'52"
C2	25.00'	21.03'	11.18'	20.41'	N63°17'38"E	48°11'23"
C3	50.00'	241.19'	44.72'	66.67'	N02°36'40"W	276°22'46"
C4	25.00'	21.03'	11.18'	20.41'	N68°30'59"W	48°11'23"
C5	20.00'	30.65'	19.25'	27.74'	N43°28'54"E	87°48'52"
C6	25.00'	21.03'	11.18'	20.41'	N57°28'08"W	48°11'23"
C7	50.00'	241.19'	44.72'	66.67'	N09°25'10"E	276°22'46"
C8	25.00'	21.03'	11.18'	20.41'	N74°19'29"E	48°11'23"
C9	25.00'	39.27'	25.00'	35.36'	N36°34'50"W	90°00'00"
C10	25.00'	39.27'	25.00'	35.36'	N53°25'10"E	90°00'00"
C11	20.00'	32.16'	20.76'	28.80'	N53°47'36"W	92°07'26"
C12	25.00'	30.77'	17.68'	28.87'	N44°52'49"E	70°31'44"
C13	50.00'	218.63'	70.71'	81.65'	N45°07'11"W	290°31'44"
C14	20.00'	32.16'	20.76'	28.80'	N34°04'58"E	92°07'26"
C15	60.00'	274.00'	69.44'	90.80'	N16°31'41"W	261°39'16"
C16	25.00'	32.30'	18.84'	30.10'	N77°17'31"E	74°00'53"
C17	20.00'	31.42'	20.00'	28.28'	N61°39'21"W	90°00'00"
C18	20.00'	31.42'	20.00'	28.28'	N28°20'39"E	90°00'00"
C19	275.00'	158.88'	81.61'	156.48'	N68°48'52"E	33°03'35"
C20	275.00'	158.83'	83.45'	156.48'	N52°59'40"E	40°41'58"
C21	20.00'	31.42'	20.00'	28.28'	N28°20'39"E	90°00'00"
C22	20.00'	31.42'	20.00'	28.28'	N61°39'21"W	90°00'00"
C23	275.00'	153.78'	26.98'	53.70'	N78°56'49"E	11°12'20"
C24	25.00'	18.39'	9.75'	10.36'	N63°56'16"E	42°35'56"
C25	25.00'	33.51'	16.84'	33.58'	N77°37'27"E	06°33'35"
C26	25.00'	24.33'	13.23'	23.39'	N70°12'37"W	55°48'16"
C27	50.00'	240.61'	45.24'	67.09'	N00°11'13"W	275°43'27"
C28	50.00'	240.84'	45.21'	67.07'	N05°19'41"W	275°45'24"
C29	25.00'	24.28'	13.18'	23.32'	N75°14'48"W	35°35'37"
C30	25.00'	18.39'	9.75'	10.36'	N54°10'01"E	42°44'46"
C31	20.00'	31.42'	20.00'	28.28'	N28°20'39"E	90°00'00"
C32	20.00'	31.42'	20.00'	28.28'	N61°39'21"W	90°00'00"
C33	274.62'	29.70'	14.86'	29.66'	N76°26'32"E	06°11'45"
C34	224.62'	14.16'	7.08'	14.18'	N75°09'01"E	03°36'44"
C35	50.00'	61.28'	35.14'	57.50'	N75°14'32"E	70°11'40"
C36	50.00'	44.68'	23.92'	43.21'	N67°55'23"W	51°11'47"
C37	225.00'	24.96'	12.49'	24.95'	N78°43'32"E	06°21'25"
C38	275.00'	45.13'	22.62'	45.08'	N79°50'53"E	09°24'13"
C39	225.00'	2.72'	1.36'	2.72'	N72°59'50"E	00°41'38"
C40	275.00'	61.36'	30.92'	61.26'	N66°56'59"E	12°47'21"
C41	60.00'	46.87'	24.01'	45.89'	N88°04'55"W	44°45'44"
C42	50.00'	35.52'	18.55'	34.78'	N59°47'30"E	40°42'22"
C43	50.00'	31.93'	16.53'	31.39'	N51°41'09"W	36°35'25"
C44	50.00'	39.32'	20.74'	38.32'	N66°57'06"W	45°03'38"
C45	275.00'	8.65'	4.33'	8.65'	N74°14'43"E	01°48'07"
C46	275.00'	8.65'	4.33'	8.65'	N74°26'45"E	02°12'11"
C47	50.00'	8.21'	4.11'	8.20'	N48°39'16"E	09°24'25"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C48	50.00'	45.77'	24.63'	44.19'	N77°34'53"E	52°26'49"
C49	50.00'	37.94'	19.94'	37.04'	N54°29'38"E	43°28'39"
C50	50.00'	54.43'	30.72'	51.78'	N03°12'20"W	62°22'30"
C51	50.00'	49.59'	27.05'	47.58'	N58°04'05"E	56°49'18"
C52	50.00'	68.93'	41.21'	63.60'	N49°06'34"E	78°59'12"
C53	50.00'	53.51'	29.64'	51.00'	N60°44'10"W	61°19'20"
C54	50.00'	60.86'	34.70'	57.01'	N04°40'54"E	69°30'50"
C55	225.00'	107.34'	54.71'	106.32'	N58°59'01"E	27°20'02"
C56	225.00'	49.78'	24.98'	48.66'	N38°58'50"E	12°40'19"
C57	60.00'	51.19'	27.27'	48.65'	N57°05'16"E	48°53'10"
C58	60.00'	52.48'	28.05'	50.82'	N73°24'44"W	50°06'50"
C59	60.00'	35.52'	18.30'	35.00'	N31°23'52"W	33°54'56"
C60	60.00'	40.75'	21.20'	39.97'	N05°01'03"E	38°54'53"
C61	60.00'	47.19'	24.89'	45.98'	N47°00'21"E	45°03'44"
C62	275.00'	9.88'	4.94'	9.88'	N41°18'51"E	02°03'34"
C63	275.00'	87.41'	44.08'	87.04'	N51°26'58"E	18°12'40"
C64	25.00'	12.63'	6.45'	12.49'	N65°04'15"E	28°56'20"
C65	50.00'	35.45'	20.20'	32.65'	N63°33'49"E	63°32'24"
C66	50.00'	45.07'	24.20'	43.56'	N53°50'34"W	51°38'50"
C67	50.00'	58.48'	33.83'	56.04'	N06°03'46"E	68°09'51"
C68	50.00'	19.38'	9.80'	19.26'	N58°33'19"W	22°12'39"
C69	50.00'	39.39'	20.78'	36.38'	N61°46'12"E	45°08'29"
C70	50.00'	47.21'	25.53'	45.48'	N68°36'28"W	54°56'12"
C71	50.00'	42.91'	22.45'	40.95'	N17°22'49"W	48°12'06"
C72	50.00'	38.43'	20.81'	38.42'	N29°23'17"E	45°11'08"
C73	50.00'	33.83'	17.48'	33.00'	N71°14'57"E	36°32'15"
C74	50.00'	32.28'	16.73'	31.72'	N68°43'33"E	36°39'31"
C75	50.00'	51.29'	28.16'	48.07'	N63°23'18"W	58°46'46"
C76	50.00'	37.59'	19.73'	36.71'	N12°27'45"W	43°04'41"
C77	50.00'	34.12'	17.76'	33.46'	N28°37'50"E	39°08'08"
C78	50.00'	33.63'	17.48'	33.00'	N89°14'59"W	38°52'15"
C79	25.00'	6.02'	3.03'	6.01'	N43°41'51"E	13°48'27"
C80	1234.25'	145.14'	72.65'	145.05'	N04°21'45"W	06°44'15"
C81	1160.00'	58.85'	29.93'	59.85'	N06°56'29"E	02°57'23"
C82	1234.25'	106.74'	50.40'	106.71'	N14°19'03"W	04°40'50"
C83	1234.25'	91.50'	45.77'	91.48'	N09°51'19"W	04°14'52"
C84	1160.00'	123.71'	61.91'	123.65'	N13°36'02"W	08°06'37"
C85	1160.00'	119.22'	59.66'	119.17'	N02°31'08"E	05°53'20"
C86	1160.00'	116.39'	58.24'	116.34'	N07°40'16"W	05°44'55"
C87	1160.00'	88.50'	44.27'	88.47'	N02°36'40"W	04°22'16"
C88	1234.25'	337.38'	169.75'	336.33'	N08°49'29"W	15°39'43"
C89	1160.00'	507.67'	257.97'	503.63'	N04°07'05"W	25°04'31"
C90	1234.25'	146.67'	73.33'	146.67'	N00°39'12"W	00°40'51"
C91	50.00'	20.33'	10.31'	20.19'	N59°49'53"E	23°18'00"
C92	485.37'	244.11'	125.88'	240.44'	N64°51'08"W	34°30'11"
C93	247.86'	125.24'	63.99'	123.91'	S33°09'30"W	28°57'00"

STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS: THAT YAUPON GREAT HILLS, L.P., A TEXAS LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, ACTING BY AND THROUGH THOMAS R. MARTIN, SENIOR VICE PRESIDENT, CHT PROPERTIES INC., GENERAL PARTNER, BEING OWNER OF THE REMAINDER OF A 279.61 ACRE TRACT OF LAND OUT OF THE J. NOWLAND SURVEY No. 26, TRAVIS COUNTY, TEXAS AS CONVEYED BY DEED RECORDED IN VOLUME 12982, PAGE 105 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 44.466 ACRES OF LAND OUT OF THE J. NOWLAND SURVEY NO. 26, IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "GREAT HILLS SECTION 30", AND DOES 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 29th DAY OF MAY, 1998, A.D.

Thomas R. Martin
THOMAS R. MARTIN, SR. VICE PRESIDENT
YAUPON GREAT HILLS, L.P., by CHT PROPERTIES, INC.

STATE OF TEXAS)
COUNTY OF TRAVIS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 29th DAY OF May, 1998, A.D., BY THOMAS R. MARTIN, SR. VICE PRESIDENT, CHT PROPERTIES, INC., GENERAL PARTNER WITH YAUPON GREAT HILLS, L.P.



Fay B Church
SIGNATURE
Fay B Church
PRINTED NAME

APPROVED FOR ACCEPTANCE:

Alice Glasgow 7-28-98
ALICE GLASGOW, DIRECTOR
DATE
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE 21 DAY OF July, 1998, A.D.

Betty Barber *Ray S. Windhule*
CHAIRPERSON 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 21 DAY OF July, 1998, A.D. AT O'CLOCK 11:00 A.M., AND DULY RECORDED ON THE 21 DAY OF July, 1998, A.D. AT O'CLOCK 11:00 A.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 201, PAGE(S) 292-295.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 21 DAY OF July, 1998, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: *Y Guerra*
DEPUTY Y GUERRA

FILED FOR RECORD AT 11:00 O'CLOCK 11 A.M., THIS THE 21 DAY OF July, 1998, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: *Y Guerra*
DEPUTY Y GUERRA

SURVEYOR'S CERTIFICATE:

I, GLENN T. DIAL, AM 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: TRIMBLE LAND SURVEYING, INC.

Glenn T. Dial
GLENN T. DIAL, R.P.L.S. NO. 5168
TRIMBLE LAND SURVEYING, INC.
1501-A WEST ANDERSON LANE, SUITE 102
AUSTIN, TX 78757



5-27-98
DATE

ENGINEER'S CERTIFICATE:

I, D. SCOTT JONES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND 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, AND 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. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0195E DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY: LOCKWOOD ENGINEERS, INC.

D. Scott Jones
D. SCOTT JONES, P.E. NO. 81986
1501-A WEST ANDERSON LANE, SUITE 102
AUSTIN, TX 78757



5-24-98
DATE

GREAT HILLS SECTION 30

101 ... 295

NOTES:

1. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT:

YAUPON DRIVE : EAST SIDE
 VILLA MARIA COURT : NORTH SIDE
 LLANO ESTACADO LANE : SOUTH SIDE
 OXAUS LANE : NORTH SIDE
 RAINLILLY LANE : NORTH SIDE
 TOBRINA LANE : NORTH SIDE
 BULLY HILL COVE : NORTH SIDE

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.

2. 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.
3. DRAINAGE EASEMENTS: PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN FOR INSPECTION AND MAINTENANCE.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. THE USE OF LOT 48, BLOCK "A", IS RESTRICTED TO GREENBELT, DRAINAGE, AND PUBLIC UTILITY EASEMENT. THIS LOT SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
6. 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.
7. 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 CITY OF AUSTIN.
8. WITH THE EXCEPTION OF FILL PLACED UNDER FOUNDATIONS WITH SIDES PERPENDICULAR TO THE GROUND OR STRUCTURAL EXCAVATION, NO FILL OR CUT ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET IN DEPTH.
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'S ENVIRONMENTAL CRITERIA MANUAL.
10. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO THE CITY OF AUSTIN ALTERNATE URBAN STREET STANDARDS:
- | | | |
|---------------------|------------|---------|
| VILLA MARIA COURT | 50' R.O.W. | 28' F-F |
| LLANO ESTACADO LANE | 50' R.O.W. | 28' F-F |
| OXAUS LANE | 50' R.O.W. | 28' F-F |
| RAINLILLY LANE | 50' R.O.W. | 28' F-F |
| TOBRINA LANE | 50' R.O.W. | 28' F-F |
| BULLY HILL COVE | 50' R.O.W. | 28' F-F |
11. 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 PROGRAM OF THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF SAID AMOUNT SHALL BE DETAINED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHOD.
12. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
13. NO LOT WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
14. ALL WATER AND WASTEWATER SYSTEMS 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.
15. 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.
16. 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 11/11/1997, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.

FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOL. 101, PAGE 295, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

17. A 10' WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAYS.
18. DIRECT ACCESS TO YAUPON DRIVE FROM ANY SINGLE FAMILY LOT IN THIS SUBDIVISION IS PROHIBITED.
19. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY FOR OPERATION AND MAINTENANCE OF THEIR FACILITIES. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CH. 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 UTILITY 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 NECESSARY TO SERVE THE SUBJECT PROPERTY. THESE EASEMENTS AND/OR ACCESS WILL NOT BE LOCATED SO AS TO CAUSE THE SUBJECT TRACT 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, VEGETATION 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. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITATIONS OF ORDINANCE No. 800103-P AS NOTED IN THE FOLLOWING TABLE.

	SLOPE CATEGORY		
	0-15%	15-25%	>25%
TOTAL AREA (Ac)	21.8	11.7	11.0
ALLOWABLE IMPERVIOUS COVER (%)	30.0	20.0	10.0
ALLOWABLE IMPERVIOUS COVER (Ac)	6.5	2.3	1.5
PROPOSED TOTAL IMPERVIOUS COVER (Ac)	4.5	0.4	0.0

NOTE: THE ABOVE CALCULATIONS INCLUDE 1,900 LF (2.0 Ac) OF YAUPON DRIVE (70' R.O.W.).

23. THIS PLAT IS LOCATED IN THE BULL CREEK WATERSHED AND IS SUBJECT TO AND IN COMPLIANCE WITH ALL REQUIREMENTS OF THE 1980 LAKE AUSTIN WATERSHED ORDINANCE NO. 800103-P.
24. THE HIGHEST ELEVATION OF THE 100 YEAR FLOODPLAIN IS APPROXIMATELY 730. THE MINIMUM FINISHED FLOOR ELEVATION OF ANY LOT IN THIS SUBDIVISION SHALL BE 732.