

Heldenfels, Leane

From: Robert Kleeman <kleeman@smeevire.com>
Sent: Wednesday, February 25, 2015 4:14 PM
To: Heldenfels, Leane; Michael Herd (michaelherd2006@yahoo.com); Gaylord T. Hughey Jr. (gaylordguth@att.net); Courtney Loggins (courtneylogginsproducing.net)
Subject: Supplemental Information for BOA Packet C15-2015-0018
Attachments: PLAT 200100017.pdf; PLAT 200800232.pdf; Amendment to River Place Section 16 CCRs.pdf; Impervious Cover River Place Sections 16 & 17 Lake Front Lots.pdf; Table re River Place Sections 16 & 17 Impervious cover.pdf; 2-24-15 Charts for 7909 Big View.pdf

Leanne:

I represent Bob Herd with respect to the pending variance request before the Austin Board of Adjustment. At the February 9, 2015 BOA meeting, several board members requested information on the River Place Section 16 plat, the River Place Section 16 Covenants, Conditions and Restrictions, the calculation of impervious cover and more detail on the proposed impervious cover. Mr. Herd has asked me to respond to the Board on his behalf. Please include a copy of this email in the backup material for the Board.

The 2001 recorded subdivision plat and the 2012 amended plat that contains Lot 51A are attached. Plat note 3.C references the 1984 Lake Austin Watershed Ordinance. To be clear, the River Place Section 16 plat was designed under the 1984 Lake Austin Watershed Ordinance. Likewise, the sizing of each lot was premised on development occurring under the 1984 Lake Austin Watershed Ordinance. The lots at the end of the cul de sac are designed to "wrap around" an outparcel and to cross a drainage.

The Amendment to the River Place Section 16 CCRs that requires a minimum square footage of 3800 square feet of air conditioned space, a three car garage and two parking spaces outside of the front building set back is attached.

A chart describing how the amount of impervious cover is estimated and the size of the house is attached.

Finally, there are two attached charts that analyze permitted impervious cover on nearby lots. There are two distinct impervious cover regulations applicable to the subject property: the 1984 Lake Austin Watershed Ordinance ("LAWO") and the Lake Austin zoning district impervious cover restrictions. These two regulations calculate impervious cover very differently. The percentage of impervious cover reflected on the City website for permits issued for these lots cannot be used or compared to the percentage of impervious cover stated in the variance request.

Each chart analyzes the 7909 variance request under one set of impervious cover regulations. The first chart describes the 14 examples of houses/additions approved under the LAWO and then compares the examples to the proposed house as if the proposed house were being reviewed under the LAWO. That is, the 7909 house is reviewed the same way as the 14 examples. Figuratively speaking, this is an oranges to oranges comparison. The 14 examples provided are based on houses and additions approved under the 1984 Lake Austin Watershed Ordinance while those lots were zoned LA.

The second chart analyzes the impervious cover of 8 lake front lots under the LA zoning impervious cover regulations. The 75 foot shoreline setback area has been deducted from the area of each lot. Except for two lots denoted on this chart, it is assumed that the lake side property line is the shoreline. This chart puts the request for 35% impervious cover into a proper and fair context because the variance request pertains to LA zoning impervious cover regulations. Figuratively, this is an apples to apples comparison.

The property is burdened by a long flag pole and an existing driveway that provides access to an adjacent lot.

Please send me an email confirming your receipt of this email and the inclusion of this email in the Board's backup materials.

Thank you.

Robert Kleeman
Sneed, Vine & Perry, P.C.
900 Congress Avenue, Suite 300
Austin, Texas 78701
(512) 476-6955 – main
(512) 494-3135 - direct
(512) 476-1825 – fax

This communication may be protected by the attorney/client

PLAT DOCUMENT#



TRV 200100017
7 pgs

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: RIVER PLACE SECTION 16

OWNER'S NAME: FIRST RIVER PLACE RESERVE LTD

RESUBDIVISION?(YES/NO) NO

ADDITIONAL RESTRICTIONS/COMMENTS:

NONE

RETURN:

CITY OF AUSTIN

PO BOX 1088

Austin Texas 78767

Fred Soliz/

Justin Fohn

PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

01-17-2001 10 37 AM 200100017
BAZANJ \$181 00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

No. 457
No. 456

LEGEND

- Iron pin set
- Iron pin found
- Concrete monument set
- Concrete monument found
- Iron pipe found
- Fence post found
- △ Calculated point
- (xx) Record call

335.00 Minimum finished floor level

City of Austin
1751.0015 A.C.
Vol. 11818, pg. 1719

C. A. Smith, Jr.
200 Ac.
Vol. 1951, p. 1922

Lake Austin)

Drainage easement call.

CB-83--068.012.2

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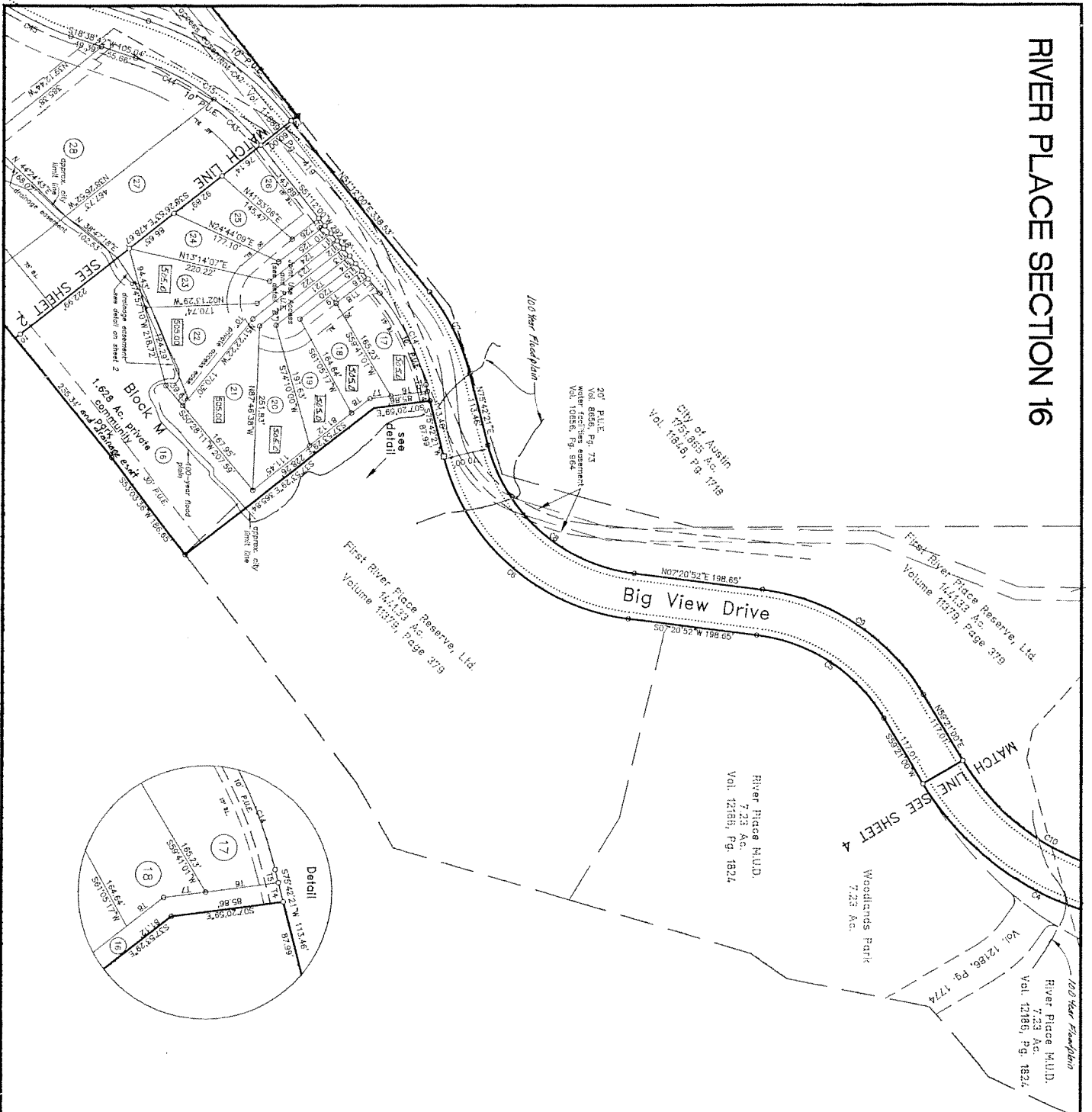
AUSTIN SURVEYOR
2105 Justin Lane #103
Austin, Texas 78757
512-454-8908

1-17-2001

Doc # 200100017

PHOTOGRAPHIC MYLAR

RIVER PLACE SECTION 16



COURSE	BEARING	DISTANCE
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C85	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C86	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C87	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C88	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C89	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C90	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C91	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C92	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C93	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C94	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C95	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C96	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C97	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C98	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C99	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E
C100	71.9300	48.85'	157.44°	89.44'	S 89° 52' 52" E

Sheet 3 of 7

LEGEND

- Iron pin set
- Concrete monument set
- Concrete monument found
- Iron pipe found
- Iron pipe found
- Cancelled point
- Record coil
- Minimum trusted floor level

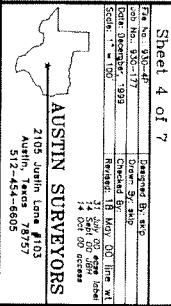
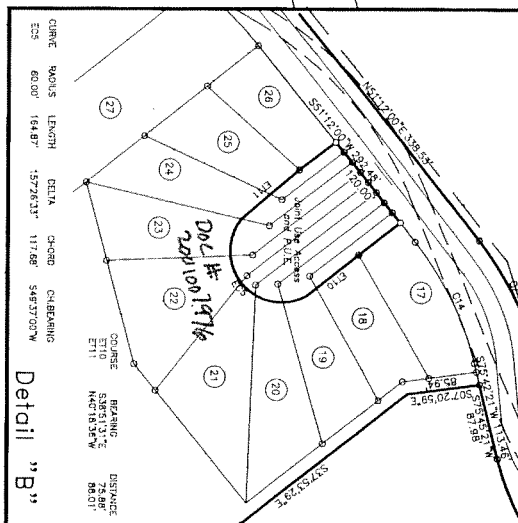
Scale 1" = 100'

AUSTIN SURVEYORS

2105 Justin Lane #103
Austin, Texas 78757
512-434-6005

CB-83-06B.012.2A

COURSE	CHARGE	RADIUS	LENGTH	DELTA	CHORD	CHORDANG
1	715.00	49.50	49.50	57.7	49.50	59.50
2	482.00	49.50	49.50	57.7	49.50	59.50
3	482.00	49.50	49.50	57.7	49.50	59.50
4	482.00	49.50	49.50	57.7	49.50	59.50
5	482.00	49.50	49.50	57.7	49.50	59.50
6	482.00	49.50	49.50	57.7	49.50	59.50
7	482.00	49.50	49.50	57.7	49.50	59.50
8	482.00	49.50	49.50	57.7	49.50	59.50
9	482.00	49.50	49.50	57.7	49.50	59.50
10	482.00	49.50	49.50	57.7	49.50	59.50
11	482.00	49.50	49.50	57.7	49.50	59.50
12	482.00	49.50	49.50	57.7	49.50	59.50
13	482.00	49.50	49.50	57.7	49.50	59.50
14	482.00	49.50	49.50	57.7	49.50	59.50
15	482.00	49.50	49.50	57.7	49.50	59.50
16	482.00	49.50	49.50	57.7	49.50	59.50
17	482.00	49.50	49.50	57.7	49.50	59.50
18	482.00	49.50	49.50	57.7	49.50	59.50
19	482.00	49.50	49.50	57.7	49.50	59.50
20	482.00	49.50	49.50	57.7	49.50	59.50
21	482.00	49.50	49.50	57.7	49.50	59.50
22	482.00	49.50	49.50	57.7	49.50	59.50
23	482.00	49.50	49.50	57.7	49.50	59.50
24	482.00	49.50	49.50	57.7	49.50	59.50
25	482.00	49.50	49.50	57.7	49.50	59.50
26	482.00	49.50	49.50	57.7	49.50	59.50
27	482.00	49.50	49.50	57.7	49.50	59.50
28	482.00	49.50	49.50	57.7	49.50	59.50
29	482.00	49.50	49.50	57.7	49.50	59.50
30	482.00	49.50	49.50	57.7	49.50	59.50
31	482.00	49.50	49.50	57.7	49.50	59.50
32	482.00	49.50	49.50	57.7	49.50	59.50
33	482.00	49.50	49.50	57.7	49.50	59.50
34	482.00	49.50	49.50	57.7	49.50	59.50
35	482.00	49.50	49.50	57.7	49.50	59.50
36	482.00	49.50	49.50	57.7	49.50	59.50
37	482.00	49.50	49.50	57.7	49.50	59.50
38	482.00	49.50	49.50	57.7	49.50	59.50
39	482.00	49.50	49.50	57.7	49.50	59.50
40	482.00	49.50	49.50	57.7	49.50	59.50
41	482.00	49.50	49.50	57.7	49.50	59.50
42	482.00	49.50	49.50	57.7	49.50	59.50
43	482.00	49.50	49.50	57.7	49.50	59.50
44	482.00	49.50	49.50	57.7	49.50	59.50
45	482.00	49.50	49.50	57.7	49.50	59.50
46	482.00	49.50	49.50	57.7	49.50	59.50
47	482.00	49.50	49.50	57.7	49.50	59.50
48	482.00	49.50	49.50	57.7	49.50	59.50
49	482.00	49.50	49.50	57.7	49.50	59.50
50	482.00	49.50	49.50	57.7	49	




D

- ☐ Concrete monument set
- ☒ Concrete monument found
- ☐ P.U.E. Public Utility Easement
- ☐ D.E. Drainage Easement
- ☐ Δ Calculated point
- ☐ (xs) Record call

Sheet 4 of 7

Drawn By: ship	Order No.: 930-177
Checked By:	Date: December, 1993
Revised: 18 May 00 line 40	Order: 1" = 100'

AUSTIN SURVEYORS



AUSTIN SURVEYORS

2105 Justin Lane #103
Austin, Texas 78757
512-454-6605

01-17-2001

Doc # 200 10017

RIVER PLACE SECTION 16

Notes:

1. This property shall be developed and maintained in accordance with the "Second Amendment to Agreement Concerning Creation and Operation of River Place Municipal Utility District," executed on March 6, 1992, by and between the City of Austin, First River Place Reserve, Ltd. and River Place Municipal Utility District.
2. The property shall be developed and maintained in a manner which meets or exceeds the standards for landscaping set out in the City's Landscape Ordinance. As codified in Section 13-7, Article III of the Land Development Code of the City of Austin, as amended from time to time, or as such landscaping standards may be carried forward into any comprehensive revision to the City Zoning Ordinance which may hereafter be adopted.
3. The property shall be developed and maintained in a manner which meets or exceeds the standards set out in Section 13-6 article I of the Land Development Code of the City of Austin, as amended from time to time. All development within the district, including the routing and construction of infrastructure, shall comply with the applicable special watershed ordinances. The following additional provisions shall apply to the development of the property.
 - A. Erosion and sedimentation controls shall be provided for all development permitted after the date of this agreement in compliance with Section 13-7-14 of the LDC, as amended on October 17, 1991.
 - B. Water quality controls shall be provided for all streets and areas naturally draining to streets permitted for development after the date of this agreement in compliance with Section 13-7-19 of the LDC, as amended on October 17, 1991.
 - C. The impervious cover for all development permitted after the date of this agreement shall be restricted to land having a slope category of 0-25%. An exception from this limitation shall be made for public streets in conformance with City Ordinance #840301-G, Section 13-3-63B (Lake Austin Watershed Ordinance). With the exception of the 25% to 35% slope category, the impervious cover limits will conform to Ordinance #840301-G, Division 3, Part C (Lake Austin Watershed Ordinance).
4. Construction on the property shall be in compliance with the city's building code, including but not limited to any provisions thereof relating to construction in flood plains, the city's plumbing code, and the city's electrical code, as revised from time to time. Inspection and approval of all construction by the city building inspection department for compliance with this plat note shall be required.
5. Any use of any portion of the property for a use or uses other than single family residential, cluster single family residential with not more than two units per structure, or duplex residential shall require site plan approval for such use(s) by the City Planning Commission in accordance with the site plan review procedures and the development standards prescribed by the city's Land Development Code, as codified in Title 13 of the 1981 Code of the City of Austin, as amended from time to time.
6. The erection and maintenance of billboards and signs on the property shall be consistent with the standards of Title 13 of the 1981 Code of the City of Austin, as amended from time to time.
7. Water saving devices are required in all structures prior to providing water or wastewater services to the structures, including but not limited to, low flow shower heads, water conserving toilets and aerators on sink spouts.
8. All water and wastewater system improvements must be in accordance with the City of Austin water and wastewater system design criteria and specifications, State of Texas standards. All plans must be presented to the City of Austin Water and Wastewater Utility for review and approval. All construction must be inspected by the City of Austin.
9. Public sidewalks, built to City of Austin standards are required along the following streets and as shown by a dotted line on the plat in the street right-of-way: Big View Drive - both sides. 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.
10. The lots in this subdivision are subject to the Declaration of Covenants, Conditions and Restrictions as found in Volume 11479, Page 386 of the Real Property Records of Travis County, Texas.
11. 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 **NOV. 3, 2000**. The subdivider is responsible for the construction of all streets and facilities needed to serve the lots within this 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 Document No. **2001001919** of the Real Property Records of Travis County, Texas.
12. No objects, including but not limited to buildings, fences or landscaping shall be allowed in drainage easements except as approved by the City of Austin and Travis County.
13. All drainage easements on private property shall be maintained by the property owners or their assigns.
14. Property owners shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
15. Four off-street parking spaces will be required for each unit in the subdivision that is served by a joint use driveway. Each off-street parking space shall be provided outside the limits of the emergency access easement.
16. A Travis County development permit is required prior to any site development.
17. Streets within this subdivision shall be constructed to City of Austin urban or alternate urban standards.
18. Lot 2 & 3, Block A of River Place Golf Course final plat (Book 103, Page 3 of the Plat Records of Travis County, Texas) is used to calculate total impervious cover requirements for River Place Section 16. A restrictive covenant recorded in Document No. _____ of the Official Records of Travis County, Texas allows _____ square feet of impervious cover from Lots 2 & 3, Block A of River Place Golf Course to be used for River Place Section 16.
19. Any city reviews, permits, approvals, or inspections required by these plat notes or necessary to evidence compliance herewith shall require the payment to the city of the standard fees for performance of same.
20. No lot will be occupied until the structure is connected to the River Place Municipal Utility District water and wastewater systems.
21. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8 Subchapter B of the City of Austin Land Development Code.
22. The owner/developer of this subdivision/lot shall provide the Austin Energy 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 25-8 of the City of Austin Land Development Code.
23. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition the owner shall be responsible for any tree pruning and tree removal that is within 10 feet of the centerline of the overhead electrical facilities designed to provide electric service to this project. Austin Energy work shall also be included within the limits of construction of this project.
24. A variance to Sections 13-3-639, 13-3-640, 13-3-651, and 25-4-152 of the Land Development Code was granted by the Planning Commission on July 27, 1999.
25. This subdivision is exempt from the detention requirements per Section 1.2.2.F of the City of Austin Drainage Criteria Manual.
26. All finished floor elevations in this subdivision shall be 1.0 feet above the 100-year frequency flood level. The following minimum finished floor elevations are hereby set for the affected lots:
 Lots 17 through 23, Block M FFE 505.00
 Lots 27 through 48, Block M FFE 505.00
 Lots 49 through 54, Block M FFE 505.00
 No fill shall be placed or allowed to remain on these lots except by separate permit.
27. Lot 16, Block M shall be deeded to the owners of Lots 17 through 26 as a private community park.
28. Direct access to Big View Drive is restricted from Lots 18-25, Lots 47 & 48, and Lots 49-55 in Block M. These lots will utilize the joint use access, drainage and public utility easement as shown herein. See also the instrument recorded in Document No. **2001001919** of the Official Records of Travis County, Texas.
29. Parkland dedication requirements of the City of Austin Code are met by land dedication as per the Second Amendment to Agreement Concerning Creation and Operation of River Place Municipal Utility District, Article IX, Sec. D.(1).
30. The owner of this subdivision and his/her successors and assigns, assume 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 vacations or replatting may be required, at the owners sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
31. Access for Lots 17 and 26, Block M is restricted to Big View Drive.
32. The water quality easements shown are for the purpose of achieving compliance pursuant to Chapter 25-8 of the City Land Development Code. The use and maintenance of these easements are restricted by Sections 25-8-211 and 25-8-213 thereof.
33. Maintenance of water quality controls shall be according the City of Austin standards.
34. Erosion and sedimentation controls are required for all construction on each lot including single family and duplex construction pursuant to LDC Section 25-8-181 and the Environmental Criteria Manual.
35. Construction of this subdivision is subject to the terms and conditions of the Travis County "Subdivision Construction Agreement" as recorded in Document No. **20001001919** at the Official Public Records of Travis County, Texas.

BENCHMARKS:

BM #1 Spindle set in pole South ROW Big View at Vandermeer Elev. = 693.0

BM #2 Spindle set in power pole at intake structure Elev. = 514.4

SHEET 6 OF 7

File No: 930-6P	Designed by: shp
Job No: 930-179	Drawn by: shp
Date: December, 1999	Checked by:
Scale: 1" = 31 May 00	Revised: 31 May 00
	14 Oct 00 #25

AUSTIN SURVEYORS
 2105 Justin Lane #103
 Austin, Texas 78757
 512-454-6605

C8-83-068.012.2A

01-17-2001

Doc #200 10017

RIVER PLACE SECTION 16

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT First River Place Reserve, Ltd., a Texas limited partnership, acting herein by and through its sole general partner, Texas Highlands Inc., whose vice-president is John W. Gravenor, being the owner of 58.200 acres of land of land in the W.R. Hobbs Survey No. 456, the W.R. Hobbs Survey No. 457 in Travis County, Texas, being a part of a 1441.033 acre tract of land conveyed to River Place Reserve, Ltd. by deed recorded in Volume 11379, Page 379 of the Real Property Records of Travis County, Texas and River Place Municipal Utility District owner of 0.002 acres of land by virtue of a deed recorded in Volume 12186, Page 1824 of the said Real Property Records and do hereby subdivide the said 58.164 acres in accordance with the attached map or plat, to be known as

RIVER PLACE SECTION 16

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 22nd day of SEPTEMBER, 2000 A.D.

First River Place Reserve, Ltd.
a Texas limited partnership
By: Texas Highlands, Inc., its sole general partner

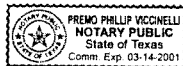
John W. Gravenor
John W. Gravenor, vice-president
Texas Highlands, Inc.
4207 River Place Boulevard
Austin, Texas 78730

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 22nd day of September, 2000 by John W. Gravenor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22nd day of September, 2000 A.D.

Notary Public in and for
the State of Texas



River Place Municipal Utility District, a municipal utility district created and operated pursuant to Chapters 49 & 54 of the Texas Water Code

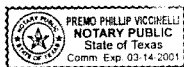
Kenneth L. Dantlett
VICE President
River Place Municipal Utility District
c/o Winstead Secret & Minick, P.C.
100 Congress Ave, Suite 800
Austin, Texas 78701

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 26th day of September, 2000 by Kenneth L. Dantlett

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 26th day of September, 2000 A.D.

Notary Public in and for
the State of Texas



THE STATE OF TEXAS
COUNTY OF TRAVIS

That Norwest Bank, a Texas banking corporation, being the leinholder of record of the said 1441.33 acre tract does hereby approve of and join in the adoption of this plat.

IN WITNESS WHEREOF, Norwest Bank, a Texas banking corporation, has caused these presents to be executed this the 26th day of September, 2000, A.D.

Norwest Bank, a Texas banking corporation

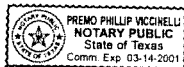
By: Wm D. Taylor, vice-president
Norwest Bank
111 Congress Ave.
Austin, Texas 78764

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 26th day of September, 2000 by William D. Taylor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 26th day of September, 2000 A.D.

Notary Public in and for
the State of Texas



APPROVED FOR ACCEPTANCE:

This subdivision is located within the ETJ of the City of Austin on this the 12th day of December, 2000, A.D.

12-5-2000
Date

Clark Patterson
Alice Glasco, Director
Development Review and Inspection Department

Accepted and authorized for record by the Planning Commission, City of Austin, on this the 5th day of December, 2000, A.D.

Betty Baker Lynne Davis
Chairperson Secretary

I, Dana DeBeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that on the 12th day of December, 2000, A.D., the Commissioners Court of Travis County, Texas passed an order authorizing the filing for record of this plat and that said order was duly entered in the Minutes of said Court in Book 12, Page(s) 2

WITNESS MY HAND AND SEAL OF THE COURT of said County on this 12th day of December, 2000 A.D.

Dana DeBeauvoir, Clerk, County Court, Travis County, Texas

By: Dana DeBeauvoir
Deputy

I, Dana DeBeauvoir, County Clerk of the Travis County Court, do hereby certify that the foregoing instrument of writing and its Certificate of Authentication, was filed for record in my office on the 17 day of January, 2000, A.D., at 10:37 o'clock AM in the Official Public Records of Travis County and State in Document No. 20010017

TRAVIS

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, the 17 day of January, 2000 A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

By: J. Bazar
Deputy



In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, or other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads and other public thoroughfares shown on this plat and all bridges and culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares or in connection therewith is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County Texas.

The Owners of the subdivision shall construct the subdivision's street and drainage improvements, "the improvements", to County Standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the Owner(s) must post fiscal security with the County in the amount of the estimated cost of the improvements. The Owner(s) obligation to construct the improvements to County Standards and to post the fiscal security to secure such construction is a continuing obligation binding on the owners and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County Standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install Street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs which is considered to be part of the developers construction.

FLOOD PLAIN NOTE:

The 100-year flood plain is contained within the drainage easements shown hereon. A tract within the designated flood and hazard area as shown on the Federal Flood Insurance Rate Map No. 48453C0290 E and 48453C0245 E, effective date June 16, 1993 for Travis County, Texas.

STATE OF TEXAS
COUNTY OF TRAVIS

This is to certify that I am authorized to practice the profession of engineering in the State of Texas, that I have reviewed the plat submitted herewith, and that all of the information shown hereon is accurate and correct to the best of my knowledge as related to the engineering portions of this plat and that said plat complies with Title 13 of the Austin City Code, of 1981, as amended, and all other applicable codes and ordinances.

Keith B. Jackson
Keith B. Jackson, Registered Professional Engineer # 55854
P.B.S.&J.
P.O. Box 519
Austin, Texas 78767
Fax: 327-2453

9/21/00
Date



STATE OF TEXAS
COUNTY OF TRAVIS

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, 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.

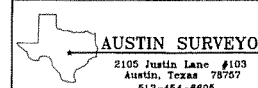
AUSTIN SURVEYORS
P.O. BOX 180243
AUSTIN, TEXAS 78718

Claude F. Hinkle, Jr.
Claude F. Hinkle, Jr.
Registered Professional Land Surveyor No. 4629
Fax: not available



SHEET 7 OF 7

File No. 830-6P	Designed By: asp
Job No. 930-177	Drawn By: asp
Date: December, 1999	Checked By:
Scale: 1"=	Revised: 19 May 00 cc.



Lot Summary
Residential Lots 49.458 Ac 49 lots
Right-of-way 8.706 Ac. Big View Drive
Total 58.164 Ac.
Linear feet of road 5673 feet Big View Drive.

CB-83-068.012.2A



PLATS 200800232

3 PGS

PLAT DOCUMENT # _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: LOT 49A, BLOCK M, REPLAT OF LOTS 49
AND 50, BLOCK M, RIVER PLACE, SECTION 16

OWNERS NAME: JOHN MORRIS ANN MORRIS

RESUBDIVISION? YES ☐ NO ☒

ADDITIONAL RESTRICTIONS / COMMENTS:

2008137008

RETURN:

CITY OF AUSTIN
YOLANDA PARADES
974-2484

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2008 Aug 13 09:39 AM 200800232

HAYWOODK \$92.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

LOT 49A, BLOCK M,
REPLAT OF LOTS 49 AND 50, BLOCK M, RIVER
PLACE, SECTION 16

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

THAT WE, JOHN MORRIS AND JOHN HOBBS BEING THE OWNER OF 2.49 ACRES OF LAND IN THE W. R. HOBBS SURVEY NO. 448, THE W. R. HOBBS SURVEY, IN 45TH N. TRANS COUNTY, TEXAS CONVEYED BY DOCUMENT NO. 20707936 OF THE OFFICIAL PUBLIC RECORDS TO 20707937 THE 5TH N. TRANS COUNTY RECORDS OF TRANS PLAT SECTION 16 RECORDED IN DOCUMENT NO. 20707901 TEXAS AND BEING LOTS 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 84

*LOT 49A, BLOCK M, REPLAT OF LOTS 49 & 50, BLOCK M, RIVER PLACE SECTION 16

WITNESS MY HAND THIS THE 13 DAY OF July, 2007 A.D.

JOHN S MORRIS
5404 N. SCOUT ISLAND CIRCLE
AUSTIN, TEXAS 78731

5404 N. SCOUT ISLAND CIRCLE
AUSTIN, TEXAS 76731

THE STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13 DAY OF July, 2007, A.D.

BY JOHN MORRIS AND ANN MORRIS, OWNERS OF SAID 2.47 ACRES, SATE BEING LOTS 48-56, BLOCK M, RIVER PLACE, SECTION 16

WITNESS MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF July, 2007, A.D.

NOTARY PUBLIC IN AND
FOR TRAVIS COUNTY, TEXAS



FLOODPLAIN NOTE

THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0290-E & 48453C0245-E, DATED JANUARY 19, 2003 FOR TARRANT COUNTY, TEXAS

DATE 7/2/07

John A.
GARRET S. BONN
REGISTERED PROFESSIONAL ENGINEER
NO. 97361 - STATE OF TEXAS
C.FAULKNER ENGINEERING, L.P.
937 W. 5TH ST. STE. 250
AUSTIN, TEXAS 78767-1528
PHONE (512)465-9476
FAX: (512)465-9473



APPROVED FOR ACCEPTANCE

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 17 DAY OF July, 2007 AD

7-17-07
DATE

Don E. Pennington
VICTORIA J. HSIAO, E. ACTING DIRECTOR
CITY OF AUSTIN, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE 12 DAY OF May 2008, I.D.

DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY Edward



THE STATE OF TEXAS
COUNTY OF TRAVIS

1. PAUL C. SAUVIE, REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 30 OF THE AUSTIN CITY CODE. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM SURVEY MADE ON THE GROUND UNDER AN ORDER AND SUPERVISION.

DATE 1-2-07



C. FAULKNER ENGINE
907 W 5TH ST STE. 2
AUSTIN, TEXAS 78703
PHONE: 512-495-9470
FAX: 512-495-9473

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, UNDER SECTION 30-2.44(B)(2), AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE EXECUTIVE MANAGER, TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE 2 DAY OF JULY, 2006 0 D.

7/2/08
DATE

JOSEPH CIEBEL, AN EXECUTIVE MANAGER
TRANSPORTATION NATURAL RESOURCES

**LOT 49A, BLOCK M,
REPLAT OF LOTS 49 & 50, BLOCK M,
RIVER PLACE SECTION 16**



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TRAVIS COUNTY, TEXAS

DATE:	JANUARY, 2007
SUREYOR:	PAUL C. SAIVE, JR., RPLS No 2518
TECHNICIAN:	JEFF A. MOUST
FIELDBOOK:	N/A
JOB NUMBER:	2111.001
DESCRIPTION:	N/A
DRAWING:	J. E. Johnson, 49-52 N River Place Carmichael, CA 95604/John-2007

LOT 49A, BLOCK M.

CFE PLAT NO.
LOTS 49 & 50
REPLAT.dwg

200800232

LOT 49A, BLOCK M,
REPLAT OF LOTS 49 AND 50, BLOCK M, RIVER
PLACE, SECTION 16

NOTES:

1. THE PROPERTY SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH THE "SECOND AMENDMENT TO AGREEMENT CONCERNING CREATION AND OPERATION OF RIVER PLACE MUNICIPAL PLAZA RESERVE, LTD. AND RIVER PLACE MUNICIPAL UTILITY DISTRICT"
2. THE PROPERTY SHALL BE DEVELOPED AND MAINTAINED IN A MANNER WHICH MEETS OR EXCEEDS THE STANDARDS FOR LANDSCAPING SET OUT IN THE CITY'S LANDSCAPE ORDINANCE, AS CARRIED IN TITLE 30 OF THE CITY OF AUSTIN MUNICIPAL CODE. SUCH LANDSCAPING STANDARDS MAY BE CARRIED FORWARD INTO ANY COMPREHENSIVE REVISION TO THE CITY ZONING ORDINANCE WHICH MAY HEREAFTER BE ADOPTED.
3. THE PROPERTY SHALL BE DEVELOPED AND MAINTAINED IN A MANNER WHICH MEETS OR EXCEEDS THE STANDARDS FOR LANDSCAPING SET OUT IN THE CITY'S LANDSCAPE ORDINANCE, AS CARRIED IN TITLE 30 OF THE CITY OF AUSTIN MUNICIPAL CODE. SUCH LANDSCAPING STANDARDS MAY BE CARRIED FORWARD INTO ANY COMPREHENSIVE REVISION TO THE CITY ZONING ORDINANCE WHICH MAY HEREAFTER BE ADOPTED.
4. EROSION AND SEDIMENTATION CONTROLS SHALL BE PROVIDED FOR ALL CONSTRUCTION PERMITTED AFTER THE DATE OF THIS AGREEMENT IN COMPLIANCE WITH SECTION 30-5-181 OF THE CURRENT CITY OF AUSTIN CODE.
5. WATER QUALITY CONTROL SHALL BE PROVIDED FOR ALL STREETS AND AREAS NATURALLY DRAINING TO STREETS PERMITTED FOR DEVELOPMENT AFTER THE DATE OF THIS AGREEMENT IN COMPLIANCE WITH THE SECOND AMENDMENT TO AGREEMENT CONCERNING CREATION AND OPERATION OF RIVER PLACE MUNICIPAL UTILITY DISTRICT ARTICLE IX.A.23) OR AS OTHERWISE SUBSEQUENTLY AMENDED.
6. THE IMPERVIOUS COVER FOR ALL DEVELOPMENT PERMITTED AFTER THE DATE OF THIS AGREEMENT SHALL BE RESTRICTED TO LAND HAVING A SLOPE CATEGORY OF 0.25% OR AN EXCEPTION FROM THIS LIMITATION SHALL BE MADE FOR PUBLIC STREETS IN CONFORMANCE WITH CITY ORDINANCE #480301-G, SECTION 13-3-628 (LAME AUSTIN WATERSHED ORDINANCE), WITH THE EXCEPTION OF THE 25 % TO 35% SLOPE CATEGORY. THE IMPERVIOUS COVER LIMITS WILL CONFORM TO ORDINANCE #480301-G, DIVISION 5, PART C (LAME AUSTIN WATERSHED ORDINANCE).
7. CONSTRUCTION OF THE PROPERTY SHALL BE IN COMPLIANCE WITH THE CITY'S BUILDING CODE, INCLUDING BUT NOT LIMITED TO ANY PROVISIONS THEREOF RELATING TO CONSTRUCTION IN FLOOD PLAINS. THE CITY'S BUILDING CODE AND THE CITY'S ELECTRICAL CODE AS REVISED FROM TIME TO TIME SHALL BE APPLIED TO ALL CONSTRUCTION OF THE PROPERTY. THE CITY'S INSPECTION DEPARTMENT FOR COMPLIANCE WITH THIS PLAN NOTE SHALL BE REQUIRED.
8. ANY USE OF ANY PORTION OF THE PROPERTY FOR A USE OR USES OTHER THAN SINGLE FAMILY RESIDENTIAL, CLUSTER SINGLE FAMILY RESIDENTIAL WITH NO MORE THAN TWO UNITS PER STRUCTURE, OR COMMERCIAL, SHALL BE IN COMPLIANCE WITH THE CITY'S ZONING ORDINANCE AND ANY STANDARDS PRESCRIBED BY THE CITY'S LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN, AS AMENDED FROM TIME TO TIME.
9. THE ERECTION AND MAINTENANCE OF ALL ROADS AND SIGNS ON THE PROPERTY SHALL BE CONSENT WITH THE STANDARDS OF TITLE 30 OF THE CURRENT CITY OF AUSTIN CODE, AS AMENDED FROM TIME TO TIME.
10. WATER SAVING DEVICES ARE REQUIRED IN ALL STRUCTURES PRIOR TO PROVIDING WATER OR SEWER SERVICE. WATER-CONSERVING TOILETS AND AERATORS ON SINK SPOUTS.
11. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS, STATE OF TEXAS FOR REVIEW AND APPROVAL. ALL CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
12. PUBLIC SIDEWALK, BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREET, AS SHOWN BY A DOTTED LINE ON THE PLAT IN THE STREET RIGHT-OF-WAY, BIG VIEW DRIVE. BOTH SIDES OF THE STREET SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS. THE CONSTRUCTION OF THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, INCLUDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY.
13. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS FOUND IN VOLUME 1749, PAGE 386 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
14. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENT, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED NOVEMBER 3, 2006. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE SUBDIVISION. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SUBDIVISION WITH THE TERMS OF THAT AGREEMENT FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION. SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2001007974 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
15. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR THEIR ASSIGNS.

14. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

15. FOUR OFF-STREET PARKING SPACES WILL BE REQUIRED FOR EACH UNIT IN THE SUBDIVISION THAT IS SERVED BY A JOINT USE DRIVEWAY. EACH OFF-STREET PARKING SPACE SHALL BE PROVIDED OUTSIDE THE LIMITS OF THE EMERGENCY ACCESS EASEMENT.

16. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

17. STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF AUSTIN URBAN OR ALTERNATE URBAN STANDARDS.

18. ANY CITY REVIEWS, PERMITS, APPROVALS, OR INSPECTIONS REQUIRED BY THESE PLAT NOTES OR NECESSARY TO EVIDENCE COMPLIANCE HEREWITH SHALL REQUIRE THE PAYMENT TO THE CITY OF THE STANDARD FEES FOR PERFORMANCE OF SAME.

19. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE RIVER PLACE MUNICIPAL UTILITY DISTRICT WATER AND WASTEWATER SYSTEMS.

20. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL BE RESPONSIBLE FOR ANY WORK IN COMPLIANCE WITH SECTION 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

21. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED TO THE INSTALLATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND ACCESS SHALL BE PROVIDED TO THE AUSTIN ENERGY IN CONFORMANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH TITLE 30-6 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

22. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, INCLUDING BUT NOT LIMITED TO ANY PROVISIONS THEREOF RELATING TO CONSTRUCTION IN FLOOD PLAINS. THE CITY'S BUILDING CODE AND THE CITY'S ELECTRICAL CODE AS REVISED FROM TIME TO TIME SHALL BE APPLIED TO ALL CONSTRUCTION OF THE PROPERTY. THE CITY'S INSPECTION DEPARTMENT FOR COMPLIANCE WITH THIS PLAN NOTE SHALL BE REQUIRED.

23. THIS SUBDIVISION IS EXEMPT FROM THE DETENTION REQUIREMENTS PER SECTION 12.22 OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.

24. DIRECT ACCESS TO BIG VIEW DRIVE IS RESTRICTED FROM THIS LOT. THIS LOT WILL UTILIZE THE JOINT ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT AS SHOWN HEREON. SEE ALSO THE INSTRUMENT RECORDED IN DOCUMENT NO. 2001007974 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

25. PARKLAND DEDICATION REQUIREMENTS OF THE CITY OF AUSTIN CODE ARE MET BY AND DEDICATION AS PART OF THE SECOND AMENDMENT TO AGREEMENT CONCERNING CREATION AND OPERATION OF RIVER PLACE MUNICIPAL UTILITY DISTRICT, ARTICLE X, SECTION D. (1)

26. THE OWNER OF THIS SUBDIVISION AND HIS/HER SUCCESSORS AND ASSIGNS ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF THE EASEMENTS AND FACILITIES SHOWN HEREON. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS AND FACILITIES SHOWN HEREON. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS AND FACILITIES SHOWN HEREON. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS AND FACILITIES SHOWN HEREON.

27. THE MAINTENANCE OF THE EASEMENTS AND FACILITIES SHOWN HEREON IS THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS AND FACILITIES SHOWN HEREON. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS AND FACILITIES SHOWN HEREON. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS AND FACILITIES SHOWN HEREON.

28. CONSTRUCTION OF THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE TRAVIS COUNTY SUBDIVISION CONSTRUCTION AGREEMENT AS RECORDED IN DOCUMENT NO. 2001007974 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

29. MAINTENANCE OF WATER QUALITY CONTROL SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.

30. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO LOC SECTION 30-5-181 AND THE ENVIRONMENTAL CRITERIA MANUAL.

31. WATERSHED STATUS: THIS PROJECT IS LOCATED IN THE LAME AUSTIN WATERSHED, IS CLASSIFIED AS WATER SUPPLY RURAL WATERSHED. THE SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

32. A PRELIMINARY SUBDIVISION PLAT THAT PROPOSES A SINGLE FAMILY RESIDENTIAL LOT ON A SLOPE WITH A GRADIENT OF MORE THAN 15 PERCENT SHALL BE SUBJECT TO THE CITY OF AUSTIN IDENTIFYING THE LOT AND DESCRIBING THE REQUIREMENTS OF SECTION 30-5-203, SUBSECTION (B) OF THE CITY LAND DEVELOPMENT CODE.

33. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS TO FAULT TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO COMPLY WITH THE CITY OF AUSTIN STANDARDS. THE CITY OF AUSTIN DOES NOT PROVIDE ANY APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

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

35. LOTS 2 & 3, BLOCK A OF RIVER PLACE GOLF COURSE FINAL PLAT BOOK 43, PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS IS USED TO CALCULATE TOTAL IMPERVIOUS COVER REQUIREMENTS FOR RIVER PLACE SECTION 16. A RESTRICTIVE COVENANT RECORDED IN DOCUMENT NO. 2001007974 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS ALLOWS THE SQUARE FEET OF IMPERVIOUS COVER FROM LOTS 2 & 3, BLOCK A RIVER PLACE GOLF COURSE TO BE USED FOR RIVER PLACE SECTION 16.

36. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO LOC SECTION 30-5-181 AND THE ENVIRONMENTAL CRITERIA MANUAL.

37. LOTS 49 AND 50, BLOCK M, RIVER PLACE SECTION 16 IS RECORDED IN DOCUMENT NO. 2001007974, VACATED BY DOCUMENT NO. 2001007974, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

38. WATER AND WASTEWATER PROVIDED BY RIVER PLACE MUD.

39. FLOODPLAIN NOTE

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A FLOODPLAIN MAP HAS BEEN OBTAINED FROM THE TEXAS DIVISION OF WATER RESOURCES, A FEDERAL AGENCY, AND IS AVAILABLE FOR REVIEW AT THE TEXAS DIVISION OF WATER RESOURCES, 4845302966 & 4845302966, DATED JANUARY 19, 2000 FOR TRAVIS COUNTY, TEXAS.

MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOODPLAIN AS SHOWN HEREON.

FLOODPLAIN DISCLOSURE NOTE

BY LAY THE MINIMUM FINISHED FLOOR ELEVATION (FFE) OF ANY HABITABLE STRUCTURE MUST BE AT LEAST ONE FOOT ABOVE THE 100-YEAR FLOODPLAIN CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN MAP. THE FLOODPLAIN MAP IS NOT PRESENT AT THIS LOCATION AS SHOWN ON THIS DOCUMENT. HOWEVER, FEMA RECORDS ARE AVAILABLE FOR REVIEW AT THE TEXAS DIVISION OF WATER RESOURCES, 4845302966 & 4845302966, DATED JANUARY 19, 2000 FOR TRAVIS COUNTY, TEXAS.

PRELIMINARY MAPS SHOWING AN INCREASE IN THE AREA COVERED BY THE 100-YEAR FLOODPLAIN, WHILE FEMA HAS NOT FORMALLY ADOPTED THE NEW MAPS, IT IS RECOMMENDED THAT NEW HABITABLE STRUCTURES HAVE A FEET OF AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION PER THE PRELIMINARY MAPS, BY FILING THIS PLAT AND CONSTRUCTING A STRUCTURE WITH A FLOODING INDICATED BY THE NEW MAPS, CHOOSE NOT TO FOLLOW THIS RECOMMENDATION, AND THEREBY RELIEVES TRAVIS COUNTY OF LIABILITY FOR DAMAGE TO THE STRUCTURE OR ITS CONTENTS, OR ANY OTHER LIABILITY ARISING FROM ACTUAL OR POTENTIAL FLOODING.

TBM #1: COTTON SPRING SET IN POWER POLE IN SOUTH ROW OF BIG VIEW DRIVE AT VANDERBARGER ELEV -9830

TBM #2: COTTON SPRING SET IN POWER POLE AT IN TAKE STRUCTURE ELEV -5144

PHOTOGRAPHIC MYLAR

CITIKRENER ENGINEERING

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P: 512.495.9470
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P.O. Box 1528
Austin, Texas 78767-1528
www.citikrenerengineering.com

TRAVIS COUNTY, TEXAS	
DATE:	JANUARY, 2007
SURVEYOR:	PAUL C. SAUVE, JR., RPLS. NO. 2518
TECHNICIAN:	JEFF ALMOUST
FIELDBOOK:	N/A
JOB NUMBER:	2111.001
DESCRIPTION:	N/A
DRAWING:	Survey \CADD\LOTS49&50RPLAT.dwg

LOT 49A, BLOCK M,
REPLAT OF LOTS 49 & 50, BLOCK M,
RIVER PLACE SECTION 16

CITE PLAT NO.
LOTS 49 & 50
REPLAT.dwg

2
OF 3

200800232

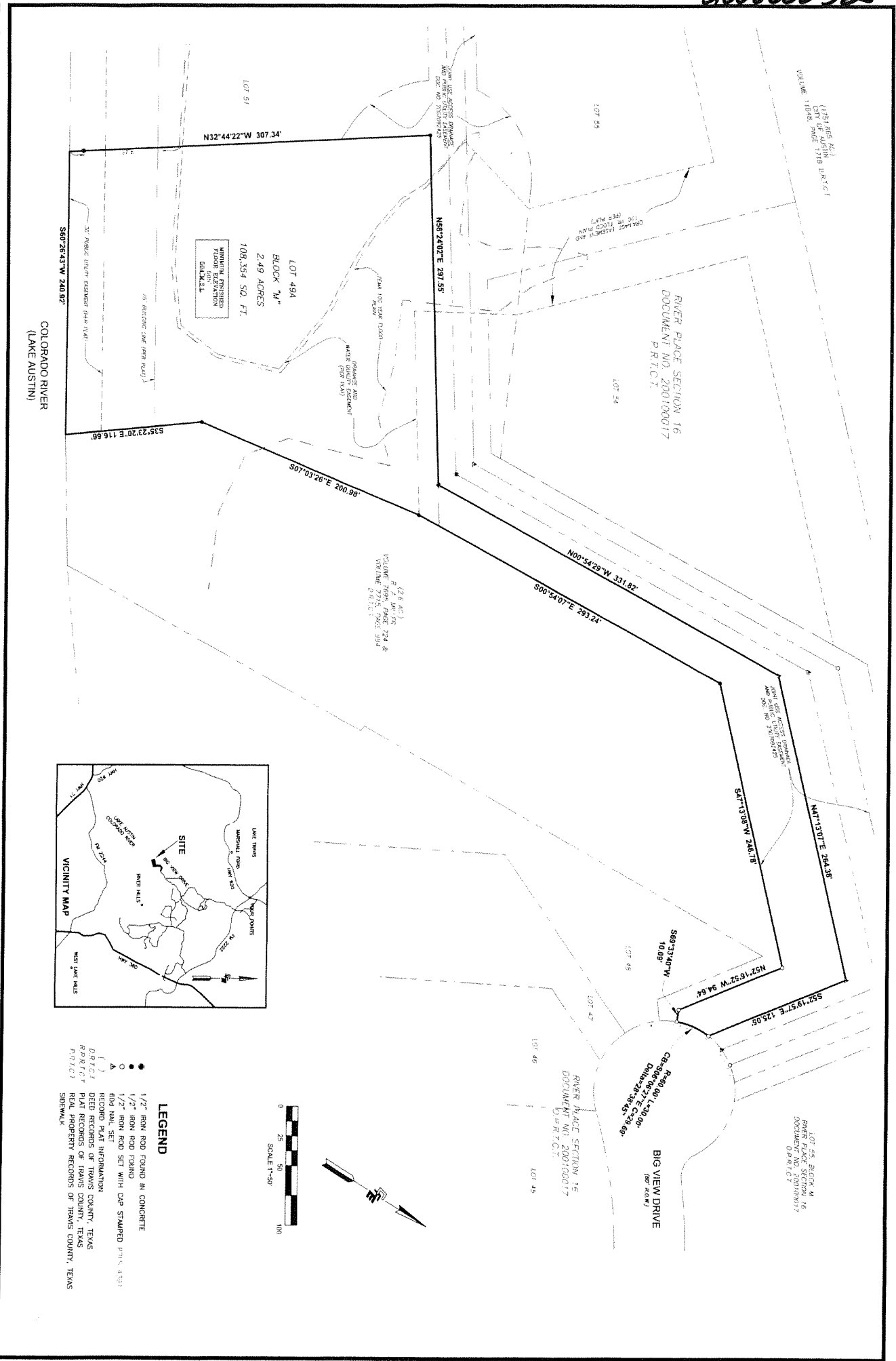


C F E
ENGINEERING

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Austin, Texas 78767-1528
www.cfeengineering.com

TRAVIS COUNTY, TEXAS	
DATE	JANUARY, 2007
SURVEYOR	PAUL C. SAUVÉ, JR., RPLS. No. 2518
TECHNICIAN	JEFF ALMQUIST
FIELDBOOK	N/A
JOB NUMBER	2111.001
DESCRIPTION	REPLAT
DRAWING	Survey\CD0\LOTS49&50\REPLAT.dwg

LOT 49A, BLOCK M,
REPLAT OF LOTS 49 & 50, BLOCK M
RIVER PLACE SECTION 16



09/21/87

**FIRST AMENDED SUPPLEMENTAL DECLARATION
TO THE RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR RIVER PLACE RESIDENTIAL AREAS
(SECTION 16)**

THE STATE OF TEXAS
COUNTY OF TRAVIS

§
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KNOW ALL MEN BY THESE PRESENTS THAT

This First Amended Supplemental Declaration to the Restated Declaration of Covenants, Conditions and Restrictions for River Place Residential Areas (Section 16) (the "First Amendment") is made by LAKE AUSTIN RIVER PLACE, LTD, a Texas limited partnership ("LARP") and is as follows

RECITALS

A Prior Restrictions This First Amendment shall amend that one certain Supplemental Declaration to the Restated Declaration of Covenants, Conditions and Restrictions for River Place Residential Areas (Section 16) dated January 17, 2001, recorded as Document No 2001026354, Official Public Records of Travis County, Texas (the "Supplemental Declaration")

B Declarant LARP is the owner and developer of all lots (the "Lots") located within RIVER PLACE SECTION 16, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No 200100017, Official Public Records of Travis County, Texas (the "Property") and successor in interest of First River Place Reserve, Ltd, as Declarant in the Supplemental Declaration

C Authority for Amendment LARP, in its capacity as Declarant, has the authority to designate such additional covenants, conditions and restrictions or amendments thereto as Declarant deems appropriate for the Property as set forth in this First Amendment

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Supplemental Declaration is hereby amended as follows

1 Section 2 01 Construction of Improvements, is amended to read as follows

Any and all Improvements erected, placed, constructed, painted, altered, modified, or remodeled on any portion of the Property shall strictly comply with the requirements of the Master Declaration and the Architectural Guidelines, unless a variance is obtained pursuant to Section 7 07 of the Master Declaration

In addition, all of the Property shall be owned, held, encumbered, leased, used, occupied, and enjoyed subject to the following supplemental limitations and restrictions

(a) The minimum living area (exclusive of open or screened porches, terraces, patios, decks, driveways, and garages) for residences constructed within the Property shall be 3,800 square feet The ACC may grant a variance to these restrictions due to site constraints such as flood plain limits, restricted views, and topography However, in no event shall these variances be reduced beyond the minimums set forth then by the local governing agencies

(g) Each Lot must contain a private garage for not fewer than three (3) automobiles and off-street parking space for a minimum of two (2) automobiles, which off-street parking shall be located no closer than twenty-five feet (25') from the front Lot line and otherwise comply with the side Lot line setbacks as set forth elsewhere in this Supplemental Declaration or the Master Declaration. The ACC may grant a variance to these restrictions due to site constraints such as flood plain limits, restricted views, and topography. However, in no event shall a variance be less restrictive than the minimum requirements set forth then by the local governing agencies.

(h) Garages may face or open toward any street, or greenbelt, in such event, the garage doors must be screened by a solid wall with similar architectural features consistent with the facade of the house. Plans for garages that face a street must be submitted for Architectural Control Committee review and written approval of the location and design of the garage orientation, doors, and screening.

(i) All roofs shall be constructed of clay or concrete tile, non-reflective metal, slate, or other material expressly approved by the Architectural Control Committee. The color and composition of all roof materials shall be expressly approved by the Architectural Control Committee.

(j) The location of all buildings and Improvements shall comply with the Master Declaration and any City of Austin building requirements.

(k) Only wood or vinyl-clad wood windows, unless specifically approved by the Architectural Control Committee, shall be permitted. All windows on each residence shall have a consistent design throughout the residence and shall strictly comply with requirements established by the Architectural Control Committee.

(l) The design, construction materials, and location of (i) all driveways, and (ii) culverts incorporated into driveways for ditch or drainage crossings, shall be approved by the Architectural Control Committee. Driveways shall be a minimum of ten feet (10') in width at their narrowest point. Driveways on corner lots abutting a cul-de-sac and another roadway shall access off the cul-de-sac, unless otherwise required by the Plat or the City of Austin. The Architectural Control Committee shall establish design and materials requirements for all driveway culverts to insure that they are consistent in appearance throughout the Property. Appropriate facing materials for driveways include pavers, concrete or combination of concrete and brick or paved edging.

(m) The location, design, and materials used in construction of all mailboxes including, without limitation, an art address identification marker and a light, shall be approved in advance by the Architectural Control Committee in advance of and prior to construction.

(n) The Declarant shall be entitled to require each Owner of a Lot to install an address column (the "Address Column") on such Owner's Lot in accordance with design, construction, and electrical plans and specifications adopted by the Architectural Control Committee. Construction of the Address Column shall be completed prior to the occupancy of any residential structure located upon such Owner's Lot. Each Owner, at such Owner's sole cost and expense, shall be obligated to maintain the Address Column and all electrical fixtures associated therewith which are located on such Owner's Lot, provided, however, that the Sub-Association shall periodically replace the light bulbs located on each Address Column.

STATE OF TEXAS

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COUNTY OF Travis

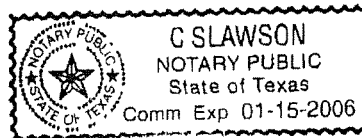
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This instrument was acknowledged before me on this 10 day of July, 2003, by James Kerby, as President of Lynx Development Company, Inc., a Texas corporation, as General Partner of Lake Austin River Place, Ltd., a Texas limited partnership, on behalf of said entity.

C Slawson
Notary Public, State of Texas

(seal)

Prepared in the Law Offices of
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After Recording, Return To:
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DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS