

7909 BIG VIEW DR

HEATED AREA

FIRST LEVEL FLOOR PLAN	3,451 sq.ft.
SECOND LEVEL FLOOR PLAN	2,378 sq.ft.
TOTAL HEATED AREA =	5,829 sq.ft.

IMPERVIOUS COVERAGE

LOT AREA =	50,181 sq.ft.
POLE AREA =	18,040 sq. ft.
LOT - POLE AREA =	32,141 sq.ft.

FOOTPRINT OF MAIN RESIDENCE (COV. FOUNDATION)	5,688 sq.ft.
PATIOS	435 sq.ft.
CONCRETE WALKS & PLANTERS	245 sq.ft.
EXISTING DRIVEWAY	1,160 sq.ft.
NEW DRIVEWAY	683 sq.ft.
A/C PADS	27 sq.ft.
TOTAL IMP. COVERAGE =	8,238 sq.ft.

Impervious Cover Enforcement
River Place Section 16 & 17 Lots with New Houses or Additions
since 2009 Annexation
According to City Website Information

	Lot and Section	Address Big View Dr.	Year Built	House Size (sf)	Lot Size (sf)	Initial IC Sq.ft.	Initial IC%	IC Addition (%)	Year of Addition
1	Lot 2 §17	8818	2010	7,043.0	103,568	9,015	8.7%	1,000 (9.7%)	2011**
2	Lot 17 §17	8816	2011	4,602.0	28,946	17,692	32%	272 (33%)	2011
3	Lot 18 §17	8808	2011	5,860.5	43,516	10,006	29.4%	1,201 (32.8%)	2011
4	Lot 25 §17	8612	2012	4,754.5	45,738	12,335	24.75%	n/a	n/a
5	Lot 26 §17	8600	2010	4,608.0	47,741	9,118	19.8%	1,032 (22%)	2010**
6	Lot 63 §16	8401	2006	5,992	46,199	11,891	23%	1,113 (25.74%)	2014
7	Lot 32 §16	8316	2010	6,274.0	43,887	11,976	27.2%	1,446 (30%)	2010
8	Lot 33 §16	8308	2011	5,808.0	44,318	8,313	18.75%	1,107 (19.76%)	2012**
9	Lot 39 §16	8116	n/a	n/a	46,461	*	n/a	n/a	n/a
10	Lot 40 §16	8108	2006	6,020	47,384	8,860	18.6%	712 (20.2%)	2011
11	Lot 42 §16	8024	2011	6,851.0	48,800	15,300	31.3%	n/a	**
12	Lot 57 §16	8021	2010	6,989.0	50,303	8,704	17%	1,908 (21%)	2010**
13	Lot 48 §16	7904	2006	7,481.0	62,417	14,010	22%	238 (23%)	2014**
14	Lot 52A §16	7913	2012	5,788.0	56,530	12,582	22.3%	588 (23.3%)	2012**
		Average		6004		11,745			
		7909		5,829	50,181	8,238	16.4%	n/a	n/a

* October 2014 Chapter 245 determination that plat note, and not LA zoning regulations, control impervious cover limit.

** City records reflect maximum allowable impervious cover as 35%.

River Place Section 16 & 17 Lake Front Lots with New Houses or Additions
since 2009 Annexation
Based on LA Zoning Impervious Cover Regulations

		Address Big View Dr.	Lot Size (SQ FT)	Year of Last Permit*	75' shoreline setback	Net Lot Area	IC Sq.ft.****	LA ***** Zoning IC%
1	Lot 17 §17	8816	28,645.6	2011	20,641***	33,809	17,964	53%
2	Lot 18 §17	8808	43,516	2011	18,093***	25,423	11,207	44%
3	Lot 25 §17	8612	45,738	2012	7,500	38,238	12,335	32.6%
4	Lot 32 §16	8316	43,887	2010	10,200	33,687	13,422	39.8%
5	Lot 40 §16	8108	47,384	2011	7,500	39,884	9,572	24%
6	Lot 42 §16	8024	48,800	2011	14,625	34,175	15,300	44.8%
7	Lot 48 §16	7904	62,417	2014	15,256	47,161	14,349	30.4%
8	Lot 52A §16	7913	37,549**	2012	8,250	29,299	13,170	45%
		Average						
		Proposed 7909	32,141**	n/a	7,589	24,552	8,238	33.5%

* Reflects year of last building permit authorizing construction of impervious cover.

** Lot area reduced by subtracting flag pole Section 25-1-22(A)(1).

*** Shoreline setback area includes area below 492.8' contour line. Section 25-1-22(A)(2).

**** Includes all impervious cover.

***** Lot area based on deductions in Section 25-1-22(A) when calculating allowable impervious cover.

Net lot area for each lot is assumed to be 0-25% slope category. The variance requested has a higher percentage than shown in this chart because a portion of Lot 51A is in the 25-35% slope category.

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

Dana Debeauvoir

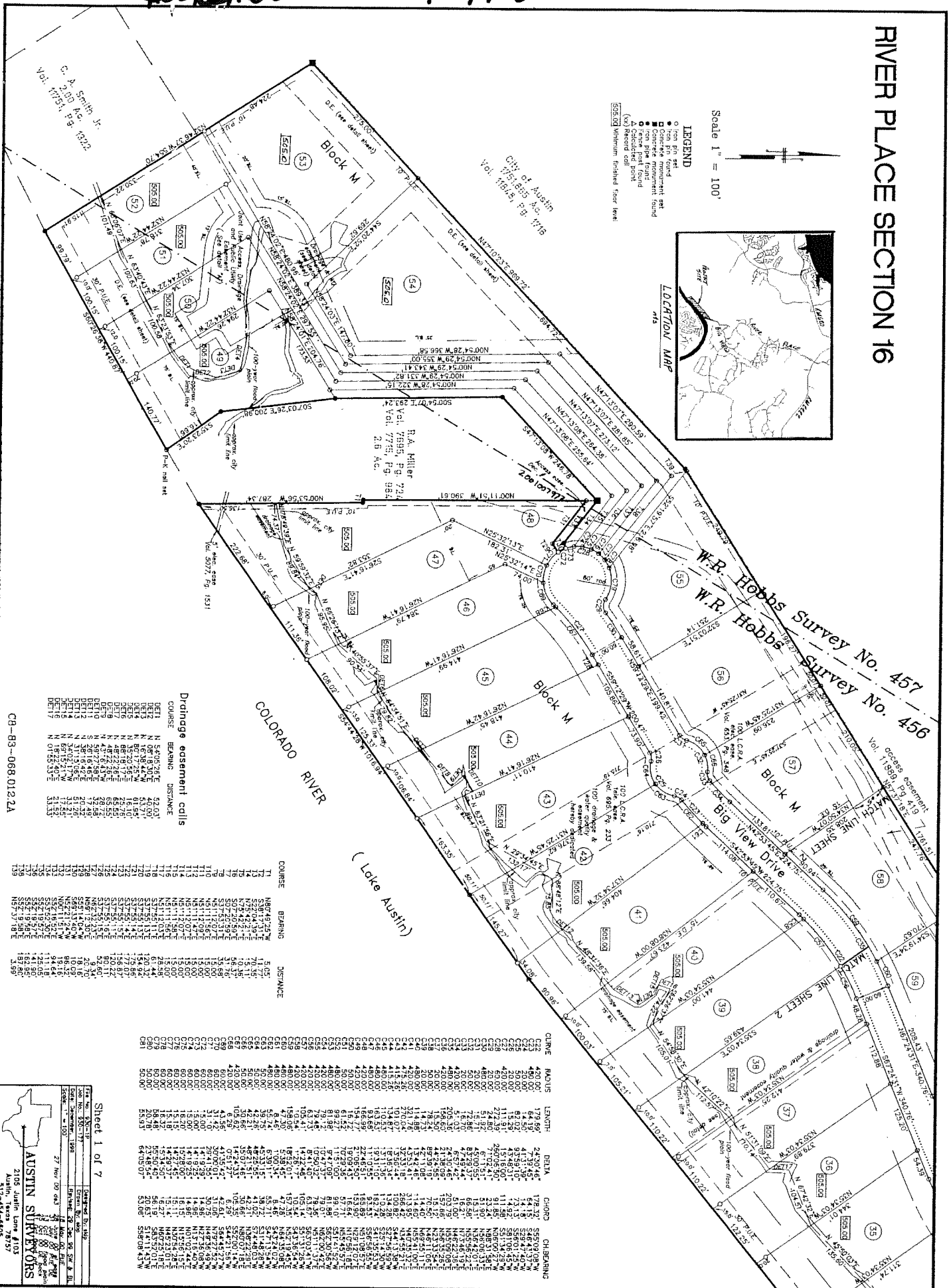
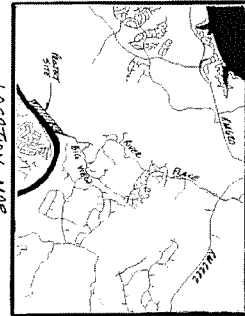
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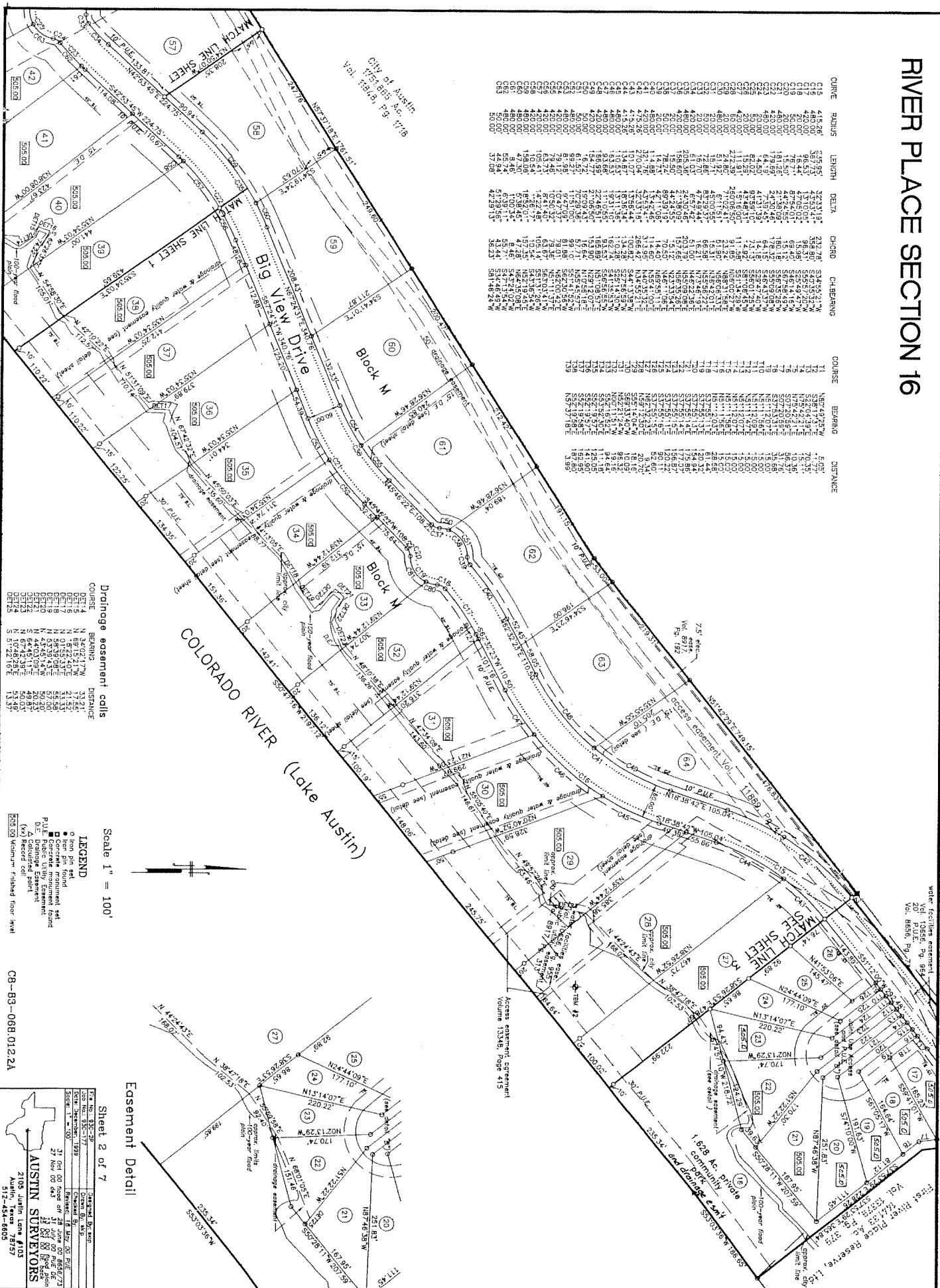
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

To. 457
No. 456

- LOCATION MAP



RIVER PLACE SECTION 16

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Easement Detai

Sheet 2 of 7

File No: 93C-2P	Designed By: skip
Lab No: 030-879	

Date: December, 1939	Checked By:
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31 Oct 00 flood off 28 June 00 8656/73

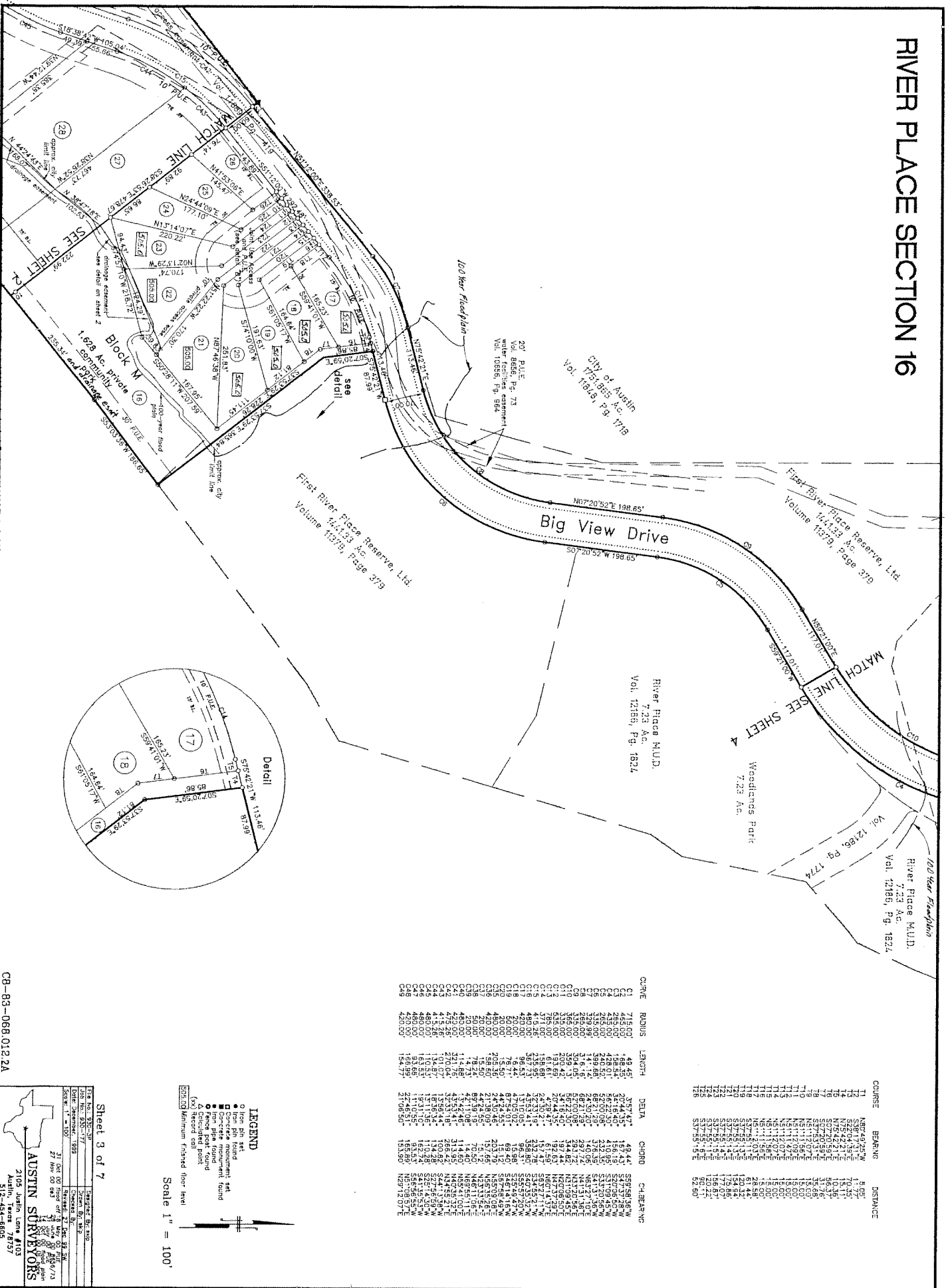
13 Oct 88 Good plain
25 Oct 88 In back

CAUSIN SURVEILORS

Austin, Texas 78757

CONFIDENTIAL

RIVER PLACE SECTION 16



CR-83-066.012.2A

Sheet 3 of 7

AUSTIN SURVEYORS
2105 Justin Lane #103
Austin, Texas 78757
512-454-6005

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CHECKED BY: [Signature]
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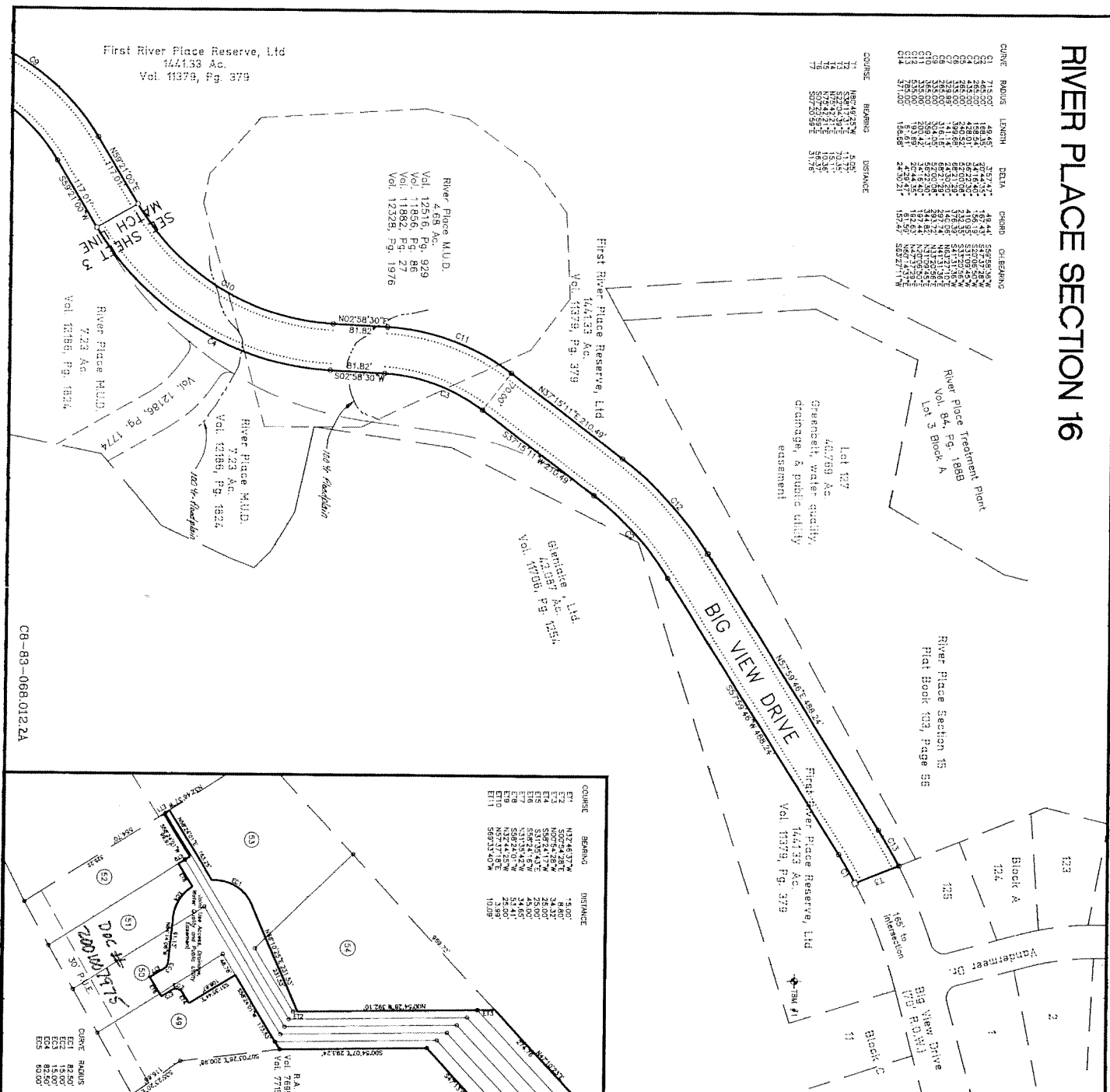
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LEGEND

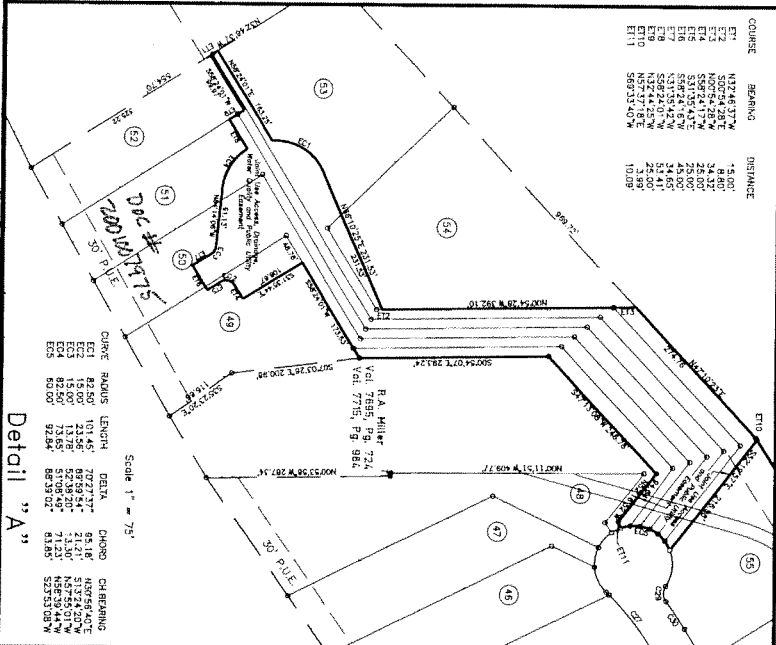
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- Iron pin found
- Concrete monument set
- Concrete monument found
- Iron pipe found
- Iron pipe found
- Calculated point
- Record call
- Minimum raised floor level

Scale 1" = 100'

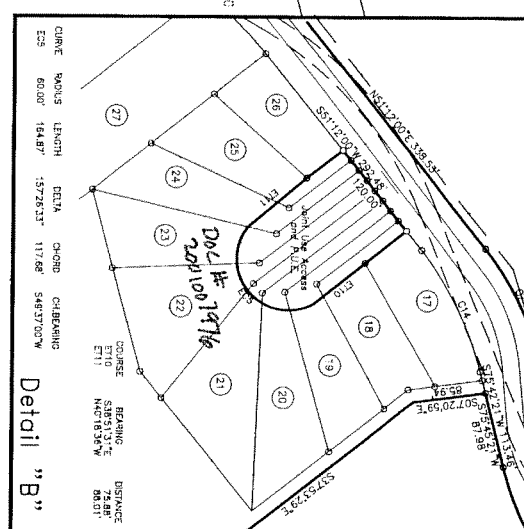
RIVER PLACE SECTION 16

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COURSE	BEARING	DISTANCE
E1	N32.46°37'W	15.00
E2	S05°52'28"E	8.80
E3	N00°24'28"W	34.32
E4	S56°24'17"W	26.00
E5	S31°05'43"E	25.00
E6	S58°24'16"W	45.00
E7	N31°05'42"E	34.65
E8	S58°24'01"W	51.41
E9	N32°44'25"W	25.00
E10	N57°37'18"E	19.99
E11	S69°33'40"W	10.09



Detail "A"




Detail

Scale 1" = 100'

- # LEGEND
- Iron pin set
 - Iron pin found
 - Concrete monument set
 - Concrete monument found
 - P.U.E. Public Utility Easement
 - D.E. Drillage Easement
 - △ Calculated point
 - (xx) Record call

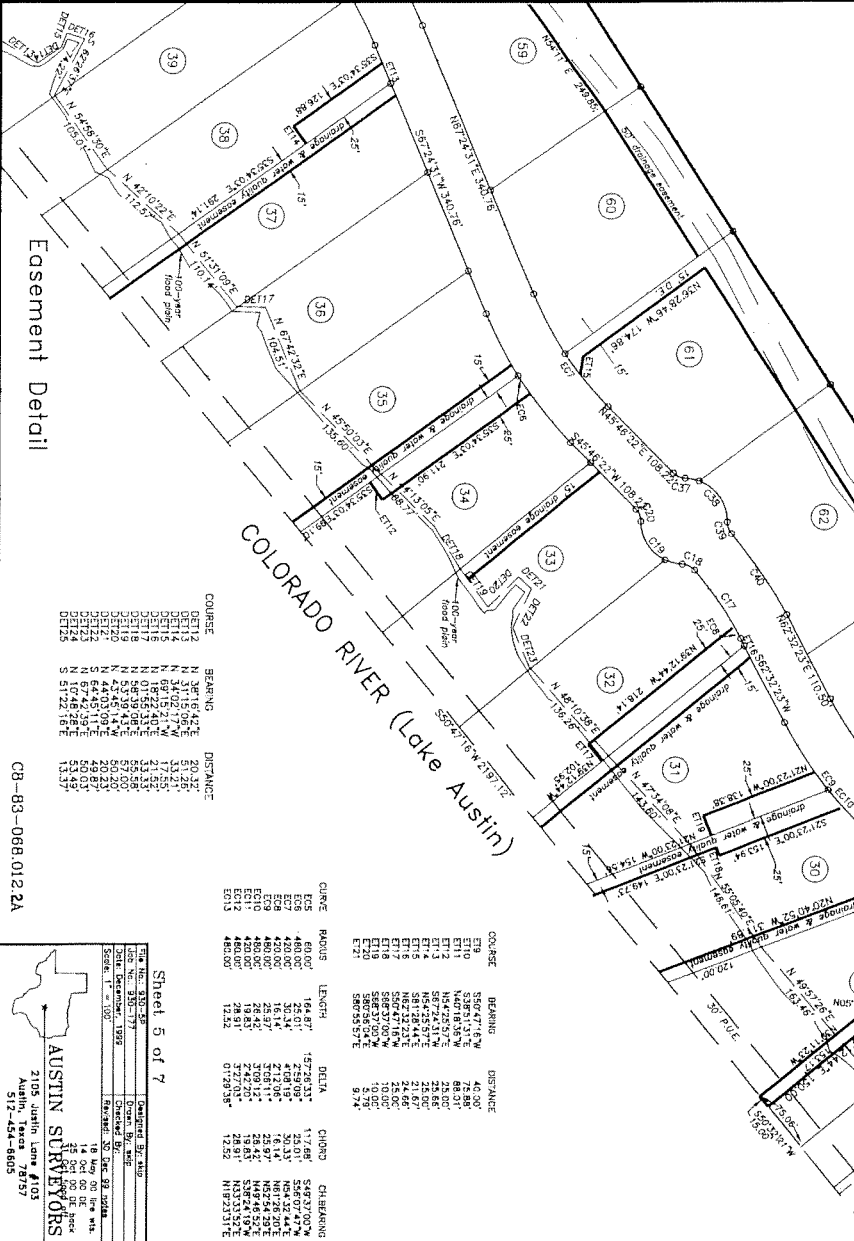
Sheet 4 of 7

File No.: 930-40	Designed By: skp
Job No.: 930-177	Drawn By: skp
Date: December, 1993	Checked By:
Scale: 1" = 100'	Revised: 18 May 00 line w

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

PHOTOGRAPHIC MYLAR

Detail Sheet



LEGEND

- Iron pin set
- Iron pin found
- Concrete monument set
- Concrete monument found
- Iron pipe found
- Fence post found
- △ Recalculated point

(xx) Record call

COURSE	BEARING	DISTANCE
D012	N 341° 16' 42"E	20.1 ± 0.1
D013	E 15° 15' 06"E	2.0 ± 0.1
D014	N 340° 12' 17"W	1.3 ± 0.1
D015	N 69° 11' 21"W	1.5 ± 0.1
D016	N 18° 52' 10"E	1.2 ± 0.1
D017	N 01° 55' 17"E	2.3 ± 0.1
D018	N 38° 39' 38"E	2.0 ± 0.1
D019	N 5° 29' 37"E	2.0 ± 0.1
D020	N 43° 40' 09"E	2.2 ± 0.1
D021	N 64° 45' 11"E	2.0 ± 0.1
D022	N 67° 42' 39"E	2.5 ± 0.1
D023	S 10° 42' 18"E	1.3 ± 0.1
D024	S 10° 42' 18"E	1.3 ± 0.1

CLONE	PRODS	LENGTH	DELTA	CHORD	CH-BEAMS
E013	466.00	12.22	0.128358	12.52	119.331E
E012	466.00	12.22	0.128358	12.52	119.331E
E010	466.00	26.42	0.264219	26.42	119.331E
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E008	466.00	26.42	0.264219	26.42	119.331E
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E005	466.00	14.27	0.142739	14.27	119.331E
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Access
Volume
titra

(28)

essen

Sheet 5 of 7

2

Order By: <input type="text"/>
Checked By: <input type="text"/>

18 May 00 fire mtg.
14 Oct 00 mtg.

ISTIN SURVEYORS

2105 Justin Lane #103
Austin, Texas 78757

.....

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 13-3-638 (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 5, 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. **2001007914** 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 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 foot above the 100-year frequency flood level, the following minimum finished floor elevations are hereby set for the affected lots:
 Lots 11 through 23, Block M FFE 505.00
 Lots 27 through 48, Block M FFE 505.00
 Lots 49 through 51, 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 18-26, 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 hereon. See also the instrument recorded in Document No. **2001007914** 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 to 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. **2001007914** of the Official Public Records of Travis County, Texas.


BENCHMARKS:

BM #1 Spindle set in pole South ROW Big View at Vandermere 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: skip
Job No.: 930-177	Drawn By: skip
Date: December, 1999	Checked By:
Scale: 1" = 40'	Revised: 19 May 00 del #31
	14 Oct 00 #35

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

CB-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

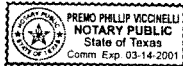
John W. Gravenor
John W. Gravenor, vice-president
Texas Highlands, Inc.
4207 River Place Boulevard
Austin, Texas 78730

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

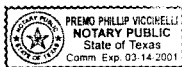
VICE Print Name KENNETH L. DARTLETT
President
River Place Municipal Utility District
c/o Winstead Secret & Minick, P.C.
100 Congress Ave. Suite 800
Austin, Texas 78701

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 24th day of September, 2000 by Kenneth L. Dartlett

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24th 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 inheritor 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

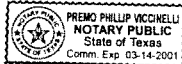
By: Wm. D. Taylor, vice-president
Norwest Bank
111 Congress Ave.
Austin, Texas 78764

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 5th 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.

Ally Baker
Chairperson

Linda Davis
Secretary

I, Dana DeBeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that on the 5th 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 17, Page(s) 22.

WITNESS MY HAND AND SEAL OF THE COURT of said County on this 5th day of December, 2000, A.D.

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

By: *Raney*
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. 200100017.

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. Bazan*
Deputy

J. Bazan

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 and 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 portion of this tract is within the designated flood 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.E.S.
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

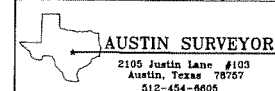
Claude F. Hinkle, Jr.
Claude F. Hinkle, Jr.
Registered Professional Land Surveyor No. 4629
Fax: not available



SHEET 7 OF 7

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.

File No. 930-66	Designed By: sup
Job No. 930-177	Drawn By: sup
Date: December, 1999	Checked By:
Scale: 1"=	Revised: 19 May 00 cc



CB-83-088.012.2A



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

8.13.08

#9200

200800232

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

THE STATE OF TEXAS
COUNTY OF TRAVIS

THAT WE, JOHN MORRIS AND ANN MORRIS BEING THE OWNERS OF 2.49 ACRES OF LAND IN THE W.R. HOBBS SURVEY NO. 486, THE W.R. HOBBS SURVEY NO. 487 IN TRAVIS COUNTY, TEXAS CONVEYED IN DOCUMENT NO. 200800232 TO THE TRAVIS COUNTY, TEXAS AND BEING LOTS 49 & 50, RIVER PLACE SECTION 16 RECORDED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS WHICH SAID LOTS WERE VACATED BY DOCUMENT NO. 200800232 OF TRAVIS COUNTY, TEXAS AND 50 AND CONSOLIDATE SAID LOTS PLASANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTERS 212.016 AND 212.019 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS:

LOT 49A, BLOCK M, REPLAT OF LOTS 49 & 50, BLOCK M, 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 13 DAY OF July, 2007 A.D.

John Morris
JOHN S. MORRIS
6404 N. SCOUT ISLAND CIRCLE
AUSTIN, TEXAS 78731

Ann Morris
ANN MORRIS
6404 N. SCOUT ISLAND CIRCLE
AUSTIN, TEXAS 78731

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 2.49 ACRES, SAME BEING LOTS 49 & 50, BLOCK M, RIVER PLACE, SECTION 16.
WITNESS MY HAND AND SEAL OF OFFICE, THIS 13 DAY OF July, 2007 A.D.
Bruce J. Jara
NOTARY PUBLIC IN AND
FOR TRAVIS COUNTY, TEXAS



FLOODPLAIN NOTE:

THE 40 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A FLOODPLAIN MAP WAS OBTAINED FROM THE TEXAS DIVISION OF WATER RESOURCES, 12000 N. MOORE AVENUE, AUSTIN, TEXAS 78751, AND IS ON FILE WITH THE AGENCY. THE FLOODPLAIN MAP (FPM) NO. 4485C0235E & 4485C0235E, DATED JANUARY 19, 2000 FOR TRAVIS COUNTY, TEXAS.

DATE 7/2/07

Garret S. Bonn
GARRET S. BONN
REGISTERED PROFESSIONAL ENGINEER
NO. 24844
C.D. SURVEYING ENGINEERING, L.P.
907 W. 5TH ST. STE. 250
AUSTIN, TEXAS 78701
PHONE: (512) 465-9470
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 A.D.

DATE 7-17-07
Don E. Ferguson
DON E. FERGUSON, ACTING DIRECTOR
CITY OF AUSTIN, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

1. DATA DEVELOPER, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 12 DAY OF July, 2007 A.D. AT 1:00 O'CLOCK A.M. IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS IN DOCUMENT NO. 200800232.
WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THIS 12 DAY OF July, 2007 A.D.

DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY *Dana Debeauvoir*
DANA DEBEAUVOUR
CLERK



THE STATE OF TEXAS
COUNTY OF TRAVIS

1. PAUL C. SALVE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLETES 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 MY DIRECTION AND SUPERVISION.

Paul C. Salve
PAUL C. SALVE, JR., A.S. #2818
C. FALKNER ENGINEERING, L.P.
907 W. 5TH ST. STE. 250
AUSTIN, TEXAS 78701
PHONE: (512) 465-9470
FAX: (512) 465-9473

DATE 7-2-07



APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, UNDER SECTION 392.84(B)(2), AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE EXECUTIVE MANAGER, TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, THIS THE 2 DAY OF July, 2007 A.D.

Joseph E. Hefner
JOSEPH E. HEFNER, JR., EXECUTIVE MANAGER
TRANSPORTATION AND NATURAL RESOURCES

DATE 7/2/08

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

C FALKNER ENGINEERING
907 W. 5TH ST. #250
AUSTIN, TEXAS 78703
P: 512.495.9470
F: 512.495.9473
P.O. Box 1528
AUSTIN, TEXAS 78767-1528
www.cfalknerengineering.com

TRAVIS COUNTY, TEXAS	
DATE:	JANUARY, 2007
SURVEYOR:	PAUL C. SALVE, JR., RPLS. NO. 2518
TECHNICIAN:	JEFF A. MUNDIST
FIELDBOOK:	N/A
JOB NUMBER:	2111.001
DESCRIPTION:	N/A
DRAWING:	Survey/CADD/LOT549&50MEND.dwg

CFE PLAT NO.
LOTS 49 & 50
REPLAT.dwg

200800232

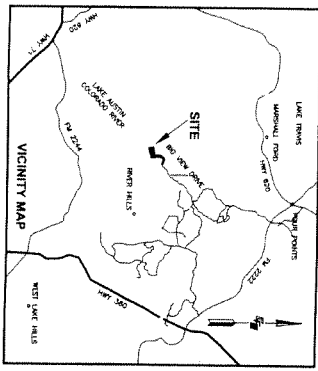
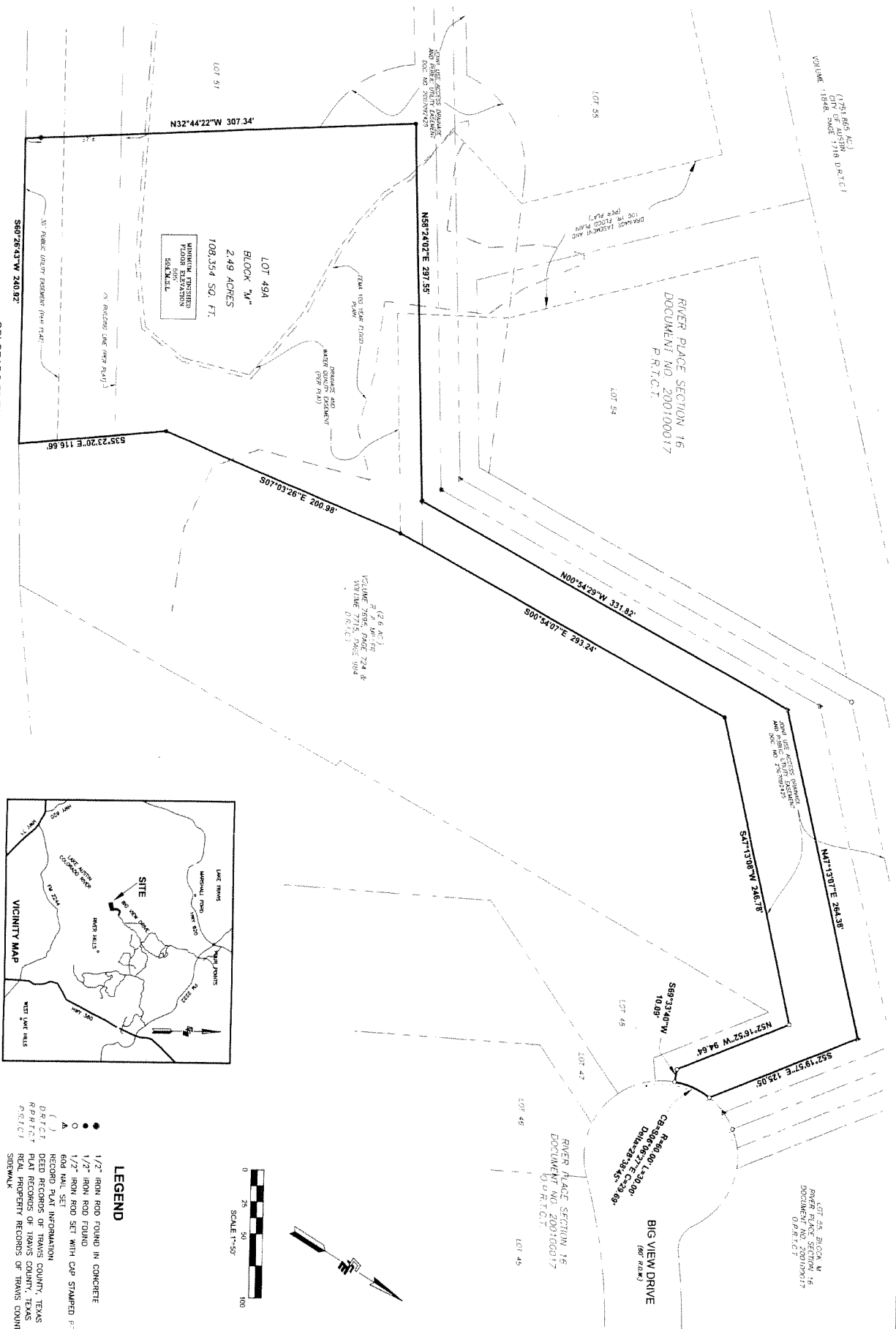
CFA
ENGINEERING
907 W. 5TH ST., #250
AUSTIN, TEXAS 78703
P: 512.485.9470
F: 512.485.9473
P.O. Box 1528
AUSTIN, TEXAS 78767-1528
www.cfaengineering.com

TRAVIS COUNTY, TEXAS

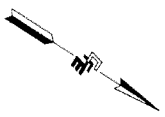
DATE	JANUARY, 2007
SURVEYOR	PAUL C. SAUVY, JR., RPLS No. 2518
TECHNICIAN	JEFF ALMQUIST
FIELDBOOK	N/A
JOB NUMBER	2111.001
DESCRIPTION	REPLAT
DRAWING	Survey (ADD) LOTS 49 & 50 M River Place

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

COLORADO RIVER
(LAKE AUSTIN)



- LEGEND**
- 1/2" IRON ROD FOUND IN CONCRETE
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET WITH CAP STAMPED P.T.S. 4331
 - 60d NAIL SET
 - RECORD PLAT INFORMATION
 - DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - RECORD RECORDS OF TRAVIS COUNTY, TEXAS
 - RECORD RECORDS OF TRAVIS COUNTY, TEXAS
 - RECORD RECORDS OF TRAVIS COUNTY, TEXAS



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 §
 § KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF TRAVIS §

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

(b) Unless otherwise expressly approved by the Architectural Control Committee the exterior walls of any residence shall consist of one hundred percent (100%) stucco and/or stone and/or brick constructed in strict compliance with the requirements of the Architectural Control Committee. No stucco board, ELFS or comparable material will be permitted. Notwithstanding the foregoing provision, the Architectural Control Committee shall have the authority to permit the use of wood siding in specific circumstances where the Architectural Control Committee determines the limited use of wood siding to be appropriate and consistent with the design requirements established by the Architectural Control Committee, but in no event shall the exterior walls of any residence consist of greater than five percent (5.0%) wood siding.

(c) All gates and fences shall not exceed six feet (6') in height. The height, location, design, material, and color of, gates, knees and retaining walls must be approved by the Architectural Control Committee. All retaining walls must be engineered to City of Austin regulations. Retaining walls should not exceed six feet (6') in height unless dictated by lot conditions or other circumstance accepted by the Architectural Control Committee. All retaining walls that exceed six feet (6') in height must be terraced and landscaped as required by the Architectural Control Committee.

(d) That portion of the foundation and poured concrete improvements, including driveways on the lot, that are visible from the exterior of the structure must be concealed by a combination of (a) facing with exterior stone or stucco all portions higher than twelve inches (12") above the finished grade, and/or (b) constructing terraced planter boxes, which shall be constructed of the same or substantially similar masonry material as the structure and designed so as to minimize the visual impact of the structure's mass and height. The design and materials of masonry facing on poured concrete improvements, terraces, and planter boxes shall conform to the requirements of the Architectural Control Committee.

(e) The design, specifications, construction materials, and location of all decks shall be approved in advance by the Architectural Control Committee and shall require all vertical supports to be constructed of masonry or masonry veneer.

(f) The Lots shall be used solely for private single family residential purposes and there shall not be constructed or maintained thereon more than one detached single family residence which shall not exceed the following height limitations and shall meet the following criteria:

- (i) Except as provided in (ii), below, the maximum building height shall be no more than forty-five feet (45') measured according to the following definition: the vertical distance between the top of the foundation at its highest point within the structure and the highest ridge, peak, or gable of a roof, excluding chimneys, cupolas, or other design features (which determination shall be made by the Architectural Control Committee (the "ACC") in its sole and absolute discretion). 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.
- (ii) No roof shall have a pitch in excess of 10/12.

(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.

(o) The Architectural Control Committee shall establish design and material requirements for all landscaping for exterior lighting to ensure a consistent level of quality throughout the Property

(p) Notwithstanding any provision to the contrary in the Master Declaration or this Supplemental Declaration, one (1) private boat dock per Lot (the "Private Dock") may be constructed on each of Lots 27 through 52, of Block M on the Property, pursuant to the terms of this Section 2.01(o). The construction, operation, and maintenance of each Private Dock shall comply with all applicable governmental rules, ordinances, and regulations for design and materials conformance. Furthermore, the plans and specifications for the construction of each Private Dock shall be submitted and approved by the Architectural Control Committee in advance of and prior to construction.

2. Add to Article VI, Section 6.11 as follows: Notice regarding possible liability for additional taxes for River Place Municipal Utility District. The Property may be annexed into the River Place Municipal Utility District (the "District") as established by Declarant's execution of any applications, reports, plats, re-plats, amended plats and other submittals (the Documents") as reasonably required by the District, Travis County Texas, the City of Austin, or any governmental or quasi-governmental authority in connection with Declarant's petition for the annexation of the Property to be brought within the area of the District's boundaries. Owners of any Lot purchased within the Property agree to (i) join with Declarant as petitioner as necessary to such Documents, and (ii) execute any such Documents upon the request of Declarant, and each such Owner hereby appoints Declarant, its successors/assigns, and the Association's Board of Directors as Owner's attorney-in-fact to sign documents on Owner's behalf incident to such annexation.

Except as expressly provided herein, the Supplemental Declaration remains in full force and effect as written. In the event of a conflict between this First Amendment and the Supplemental Declaration, this First Amendment shall control. Any capitalized terms used, but not defined in this First Amendment, are used and defined as in the Supplemental Declaration.

Executed this 27th day of June, 2003

DECLARANT:

LAKE AUSTIN RIVER PLACE, LTD., a Texas limited partnership
By LYNX DEVELOPMENT COMPANY, INC., a Texas corporation,
its General Partner

By 
James Kerby, President

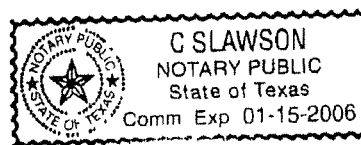
STATE OF TEXAS §
 §
COUNTY OF Travis §

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
Whittenton & Hurst, L.L.P.
109 N Water St (Hwy 281)
Burnet, Texas 78611



After Recording, Return To:
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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir
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DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS