H02/13

TRAVIS COUNTY PLAT VOLUME 101 PAGE 35

NOTES:

1. THIS SUBDIVISION IS RESTRICTED TO ONE SINGLE FAMILY UNIT.
2. THIS SUBDIVISION IS LOCATED IN THE LAKE AUSTIN WATERSHED, WHICH IS CLASSIFIED AS WATER SUPPLY RURAL AND SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. ALL DRAINAGE IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN/TRAVIS COUNTY STANDARDS.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HOMEOWNER ASSOCIATION.
5. NO GARDENS, BUILDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
6. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
7. WASTEWATER DISPOSAL WILL BE PROVIDED BY ONSITE SEPTIC.
8. INSTALLATION OF SIDEWALK WILL NOT BE REQUIRED.
9. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
10. THE OWNER OF THIS SUBDIVISION AND HIS/HER SUCCESSORS AND ASSIGNS ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REGULATIONS OF THE CITY OF AUSTIN. THE OWNER HEREBY CERTIFIES THAT ANY PLAN VARIANCE OR DEVIATION MUST BE REQUESTED IN THE OWNER'S SOLE DISCRETION. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
11. ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE ONE FOOT MINIMUM ABOVE MEAN SEA LEVEL FOR THE 25 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE LOT 60, 1.1' EL 615.5
NO FILL SHALL BE PLACED ON ALLOWED TO REMAIN ON THESE LOTS EXCEPT BY SEPARATE PERMIT.
12. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY, AND SHALL NOT PREVENT ACCESS BY GOVERNMENTAL AUTHORITIES.
13. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL TRIMMING ALL TREES WORK IN COMPLIANCE WITH CHAPTER 13-7, ARTICLE II THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
14. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC DEPARTMENT WITH AN EASEMENT AND ACCESS RIGHTS-OF-WAY TO THE DEPARTMENT IN ORDER TO INSTALL, OPERATE, AND MAINTAIN ELECTRIC FACILITIES. THE INSTALLATION AND OR SOME MAINTENANCE OF UTILITIES, AND ACCESS TO THESE EASEMENTS MAY ALSO REQUIRED TO PROVIDE STANDARD ELECTRIC FACILITIES AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 13-7 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
15. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RESTORATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE REQUIRED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
16. ALL STREETS, DRIVEWAYS, SIDEWALKS, EROSION CONTROL AND WATER AND WASTEWATER LINES REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
17. BUILDING SETBACK LINES SHALL BE IN COMPLIANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
18. THIS SUBDIVISION IS EXEMPT FROM STORMWATER DETENTION REQUIREMENTS PER SECTION 1.2.2.E OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
19. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON THIS LOT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
20. 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 IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED '/'/ , 19 '/' THE SUBDIVIDER IS RESPONSIBLE FOR ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.

FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOL. , PG.

21. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION LAKE SHORE ADDITION SHALL APPLY TO THIS RESUBDIVISION PLAT.
22. AN ADMINISTRATIVE WAIVER HAS BEEN GRANTED FROM THE SCALE REQUIREMENT OF 1"=100' FOR ALL FINAL PLATS, AS PER THE SUBDIVISION SUBMITTAL REQUIREMENT.
23. AN ADMINISTRATIVE WAIVER HAS BEEN GRANTED TO UTILIZE A SEPTIC TANK IN A URBAN AREA.
24. A VARIANCE TO SECTION 13-8-95(A)(3) OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE ENVIRONMENTAL BOARD ON OCT. 15, 1997.
25. FOR THE PURPOSE OF COMPLIANCE WITH CITY OF AUSTIN DEVELOPMENT CODE SECTIONS 13-7-19 AND 13-8-213, THE LOT IS RESTRICTED TO A MAXIMUM IMPERVIOUS COVER OF 45% BASED ON THE NET SITE AREA, WHICH CONSISTS OF 1.3 ACRES TO A MAXIMUM IMPERVIOUS COVER OF 0.585 ACRES. THE RESPONSIBILITY OF THE OWNER IS TO MONITOR THE MAXIMUM PERMITTED IMPERVIOUS COVER ON THIS LOT TO ENSURE WATER QUALITY CONTROLS.

AUSTIN - TRAVIS COUNTY HEALTH DEPARTMENT NOTES

Net site area = 1.3 ac

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM WHICH HAS BEEN APPROVED BY THE AUSTIN - TRAVIS COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SUPPLY THAT IS APPROVED PUBLIC OR PRIVATE, OR APPROVED WATER SYSTEM THAT HAS WATER DISTRICT THAT LIE WITHIN MINIMUM QUANTITY FOR PRIMARY USE AND OPERATION OF AN APPROVED PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM.
3. NO WATER WELL MAY BE INSTALLED WITHIN 100 FEET OF AN ON-SITE WASTEWATER DISPOSAL SYSTEM AND MAY BE AN ON-SITE WASTEWATER DISPOSAL SYSTEM INSTALLED WITHIN 150 FEET OF A WATER WELL.
4. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM HAVE BEEN SUBMITTED TO AND APPROVED BY THE AUSTIN - TRAVIS COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT.
5. ALL DEVELOPMENT ON ALL LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF CHAPTER 15-4 OF THE CODE OF THE CITY OF AUSTIN.
6. THESE RESTRICTIONS ARE ENFORCEABLE BY THE AUSTIN - TRAVIS COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT UNDER THE LAW OWNERS.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES OF ANY BRIDGES OF CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OF CULVERTS IN CONNECTION THEREWITH.

THE ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT IMPLIES THE COUNTY TO DIGITAL STREET LIGHTING SERVICE, AS THIS IS CONSIDERED TO BE PART OF THE STREET'S OPERATIONS, BUT THAT EXCEPTING SERVICE FOR TRAFFIC CONTROL SIGN AS PER THE COUNTY'S OPERATIONS, BUT THAT SIGNS SHALL REMAIN THE RESPONSIBILITY OF THE OWNER AND/OR THE

COMMISSIONERS COURT CERTIFICATE
THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DAVID DEBENAVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT
ON THE _____ DAY OF _____, 1998, A.D., THE COMMISSIONER'S 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 _____ PAGES _____. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 1998, A.D.

DAVID DEBENAVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY: _____ DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____ .M. THIS _____ DAY OF _____ 1998 , A.D.

DAVID DEBENAVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY: _____ DEPUTY

CB-97-0082.0A

35 101

2-6-98
DATE

STATE OF TEXAS
REGISTERED
J. LEROY BUSH
1328
PROFESSIONAL
LAND SURVEYOR

J. LEROY BUSH, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1328
BUSH SURVEYING, INC.
1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704

1-27-98
DATE

EDWIN L. COONROD, P.E.

I, J. LEROY BUSH, AM INFORMED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND UNDER COUNTY TRAVIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IN THAT AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, THIS THE 24th DAY OF March, 1998 A.D.

DOUG BOWER, CHAIRPERSON
W. Brown
BETTY BAKER, SECRETARY

APPROVED FOR ACCEPTANCE THIS THE 24th DAY OF March, 1998 A.D.

ALEX GLASCO, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SYLVIA C. ROBINSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 21 DAY OF January , 1998 A.D.

MICHELLE M. BROWLES
NOTARY PUBLIC IN AND FOR STATE OF TEXAS
MICHELLE M BROWLES
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION EXPIRES
06-13-2001

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP #48453C 0080C, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1990.

11-6-97
DATE

JOSEPH LORENZO, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS #66817
LORENZO & CLARKE, INC.
7000 LAND CREEK COVE
SUITE NO. 200
AUSTIN, TEXAS 78746

JOSEPH LORENZO
66817
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TEXAS

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AUSTIN - TRAVIS COUNTY HEALTH DEPARTMENT NOTES

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COMMISSIONERS COURT CERTIFICATE
THE STATE OF TEXAS
COUNTY OF TRAVIS

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DAVID DEBENAVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY: _____ DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____ .M. THIS _____ DAY OF _____ 1998 , A.D.

DAVID DEBENAVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
BY: _____ DEPUTY

CB-97-0082.0A

2 / 2
109-01-06

RESUBDIVISION OF LOT 80
LAKE SHORE ADDITION
FINAL PLAT

BUSH SURVEYING, INC.
904 Fortview Road, Austin, Texas 78704
(512) 443-1174

OWNER:
SYLVIA C. ROBINSON
61 GN. STEPHENS SCHOOL ROAD
AUSTIN, TX 78746

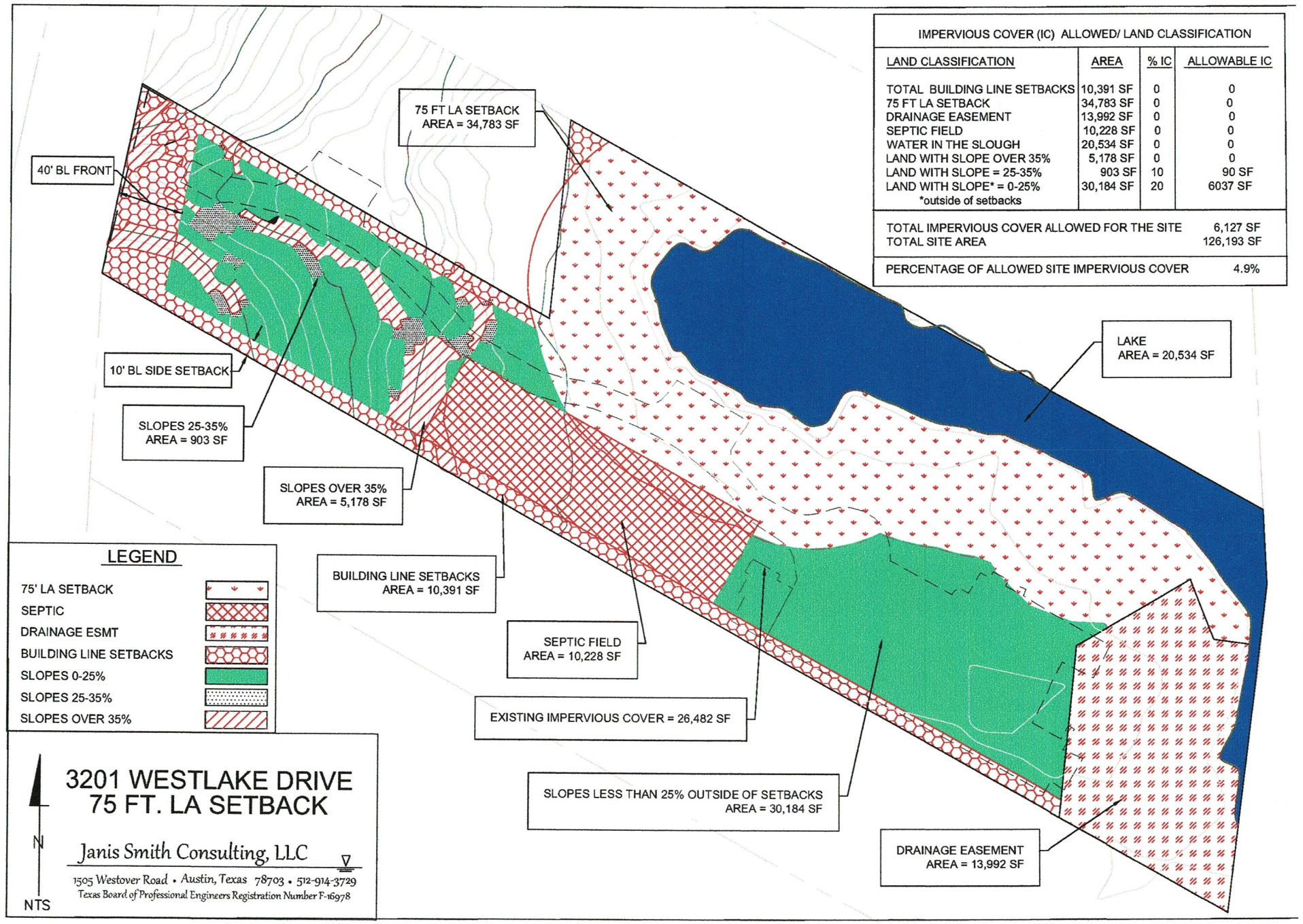
Longoro & Clarke, Inc.
Consulting Engineers
Land Development • Stormwater Quality Management • Water Resources
3110 Land Creek Cove, Suite 200, Austin, Texas 78746
(512) 328-2008 • Fax (512) 328-4635

DRWN: GH/JK
CHECKED: KC
SCALE: 1"=100'
DATE: OCT '97

REVISION BLOCK			
	BY	DATE	DESCRIPTION

PHOTOGRAPHIC MYLAR

H02/14

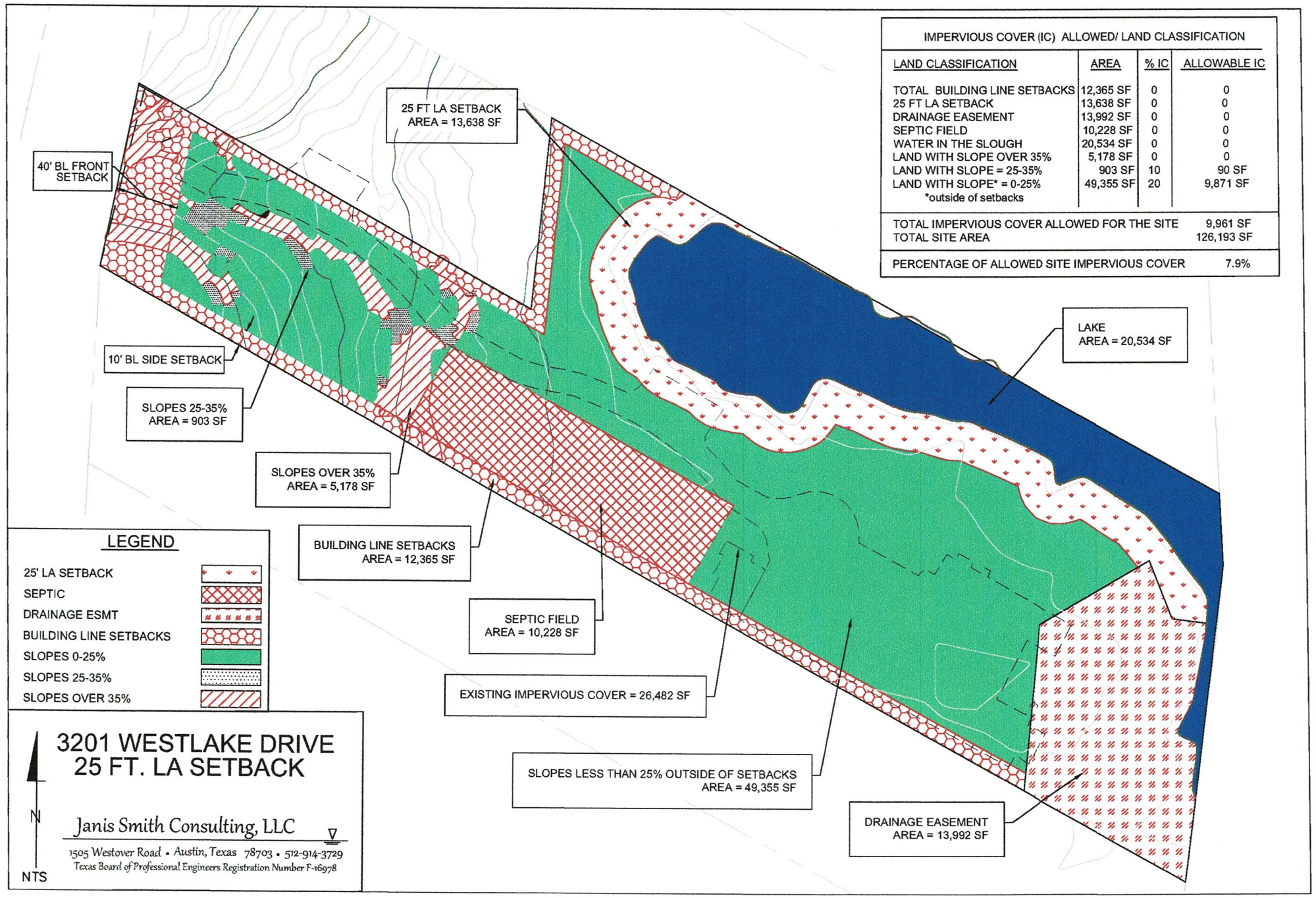


IMPERVIOUS COVER (IC) ALLOWED/ LAND CLASSIFICATION

LAND CLASSIFICATION	AREA	% IC	ALLOWABLE IC
TOTAL BUILDING LINE SETBACKS	10,391 SF	0	0
75 FT LA SETBACK	34,783 SF	0	0
DRAINAGE EASEMENT	13,992 SF	0	0
SEPTIC FIELD	10,228 SF	0	0
WATER IN THE SLOUGH	20,534 SF	0	0
LAND WITH SLOPE OVER 35%	5,178 SF	0	0
LAND WITH SLOPE = 25-35%	903 SF	10	90 SF
LAND WITH SLOPE* = 0-25%	30,184 SF	20	6037 SF
*outside of setbacks			

TOTAL IMPERVIOUS COVER ALLOWED FOR THE SITE	6,127 SF
TOTAL SITE AREA	126,193 SF
PERCENTAGE OF ALLOWED SITE IMPERVIOUS COVER	4.9%

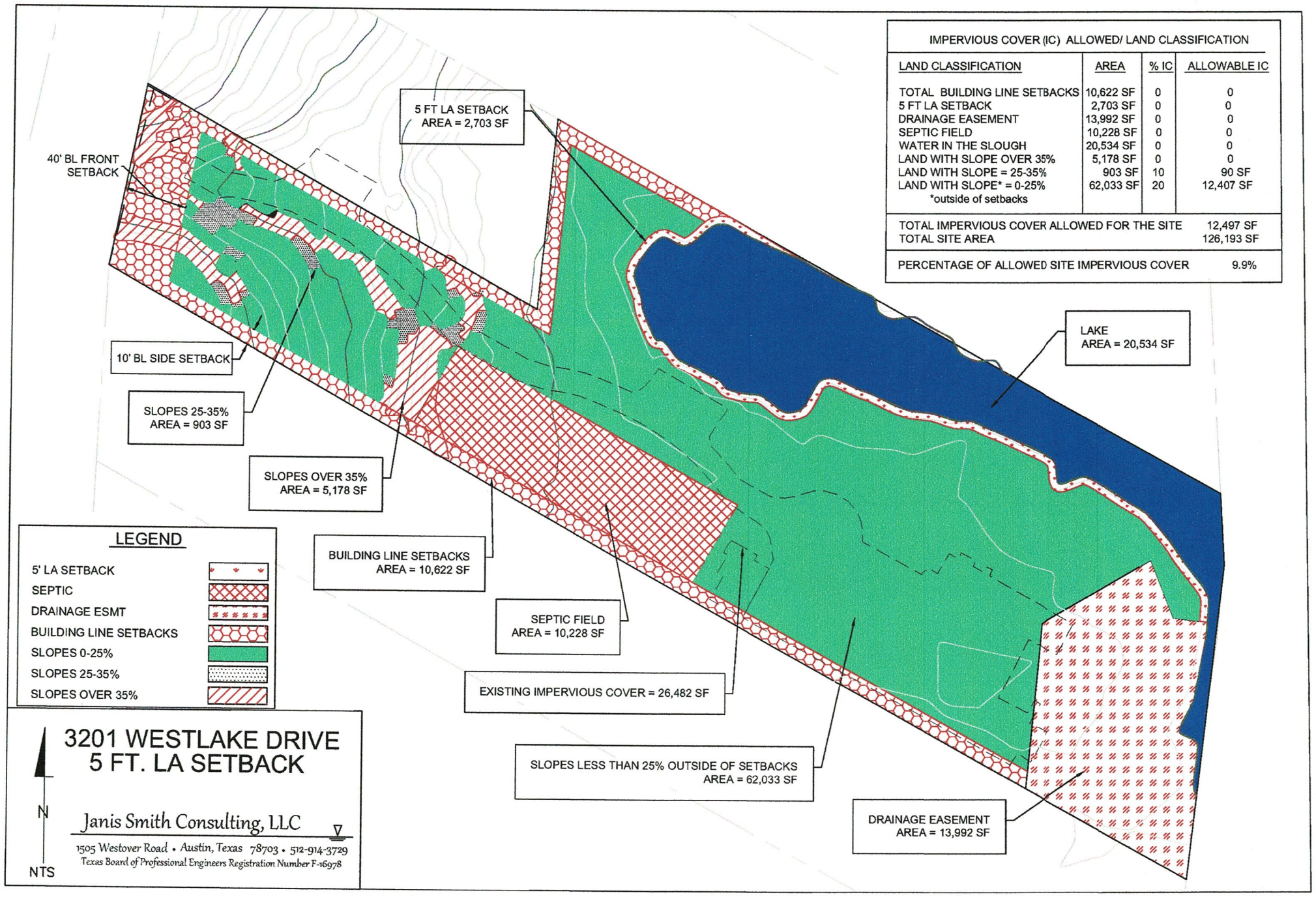
H02/15



IMPERVIOUS COVER (IC) ALLOWED/ LAND CLASSIFICATION

LAND CLASSIFICATION	AREA	% IC	ALLOWABLE IC
TOTAL BUILDING LINE SETBACKS	12,365 SF	0	0
25 FT LA SETBACK	13,638 SF	0	0
DRAINAGE EASEMENT	13,992 SF	0	0
SEPTIC FIELD	10,228 SF	0	0
WATER IN THE SLOUGH	20,534 SF	0	0
LAND WITH SLOPE OVER 35%	5,178 SF	0	0
LAND WITH SLOPE = 25-35%	903 SF	10	90 SF
LAND WITH SLOPE* = 0-25%	49,355 SF	20	9,871 SF
*outside of setbacks			
TOTAL IMPERVIOUS COVER ALLOWED FOR THE SITE			9,961 SF
TOTAL SITE AREA			126,193 SF
PERCENTAGE OF ALLOWED SITE IMPERVIOUS COVER			7.9%

H02/16



IMPERVIOUS COVER (IC) ALLOWED/ LAND CLASSIFICATION

LAND CLASSIFICATION	AREA	% IC	ALLOWABLE IC
TOTAL BUILDING LINE SETBACKS	10,622 SF	0	0
5 FT LA SETBACK	2,703 SF	0	0
DRAINAGE EASEMENT	13,992 SF	0	0
SEPTIC FIELD	10,228 SF	0	0
WATER IN THE SLOUGH	20,534 SF	0	0
LAND WITH SLOPE OVER 35%	5,178 SF	0	0
LAND WITH SLOPE = 25-35%	903 SF	10	90 SF
LAND WITH SLOPE* = 0-25%	62,033 SF	20	12,407 SF
*outside of setbacks			
TOTAL IMPERVIOUS COVER ALLOWED FOR THE SITE			12,497 SF
TOTAL SITE AREA			126,193 SF
PERCENTAGE OF ALLOWED SITE IMPERVIOUS COVER			9.9%