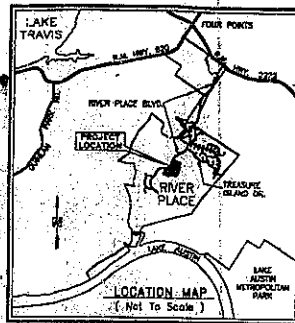


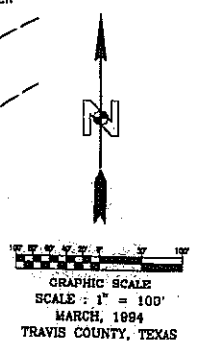
TABLE OF LABELED CURVE DATA

| CURVE NO. | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-----------|-----------|--------|--------|-------|-------------|
| 1 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 2 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 3 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 4 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 5 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 6 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 7 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 8 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 9 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 10 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 11 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 12 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 13 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 14 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 15 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 16 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 17 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 18 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 19 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 20 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 21 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 22 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 23 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 24 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 25 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 26 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 27 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 28 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 29 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 30 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 31 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 32 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 33 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 34 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 35 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 36 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 37 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 38 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 39 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 40 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 41 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 42 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 43 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 44 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 45 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 46 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 47 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 48 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 49 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 50 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 51 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 52 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 53 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 54 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 55 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 56 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 57 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 58 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 59 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 60 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 61 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 62 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 63 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 64 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 65 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 66 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 67 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 68 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 69 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 70 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 71 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 72 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 73 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 74 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 75 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 76 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 77 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 78 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 79 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 80 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 81 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 82 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 83 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 84 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 85 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 86 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 87 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 88 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 89 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 90 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 91 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 92 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 93 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 94 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 95 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 96 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 97 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 98 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 99 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |
| 100 | 01°58'33" | 580.00 | 20.00 | 20.00 | N23°19'23"E |



IMPERVIOUS COVER TABLE

| LOT NO. | MAX. ALLOWABLE IMP. COVER |
|---------------------------------|---------------------------|
| 151 - 157, 159 - 162, 164 - 170 | 3,000 S.F. |
| 158, 171 | 2,900 S.F. |
| 163 | 2,850 S.F. |
| 172 | 3,500 S.F. |



RIVER PLACE SECTION 1 BK. 84, PGS. 103A-103B

FIRST RIVER PLACE RESERVE, LTD. VOLUME 11379, PAGE 379 164.93 ACRES

Δ = 01°58'33"
R = 580.00'
L = 20.00'
C = 20.00'
N23°19'23"E

TABLE OF LABELED LINE DATA

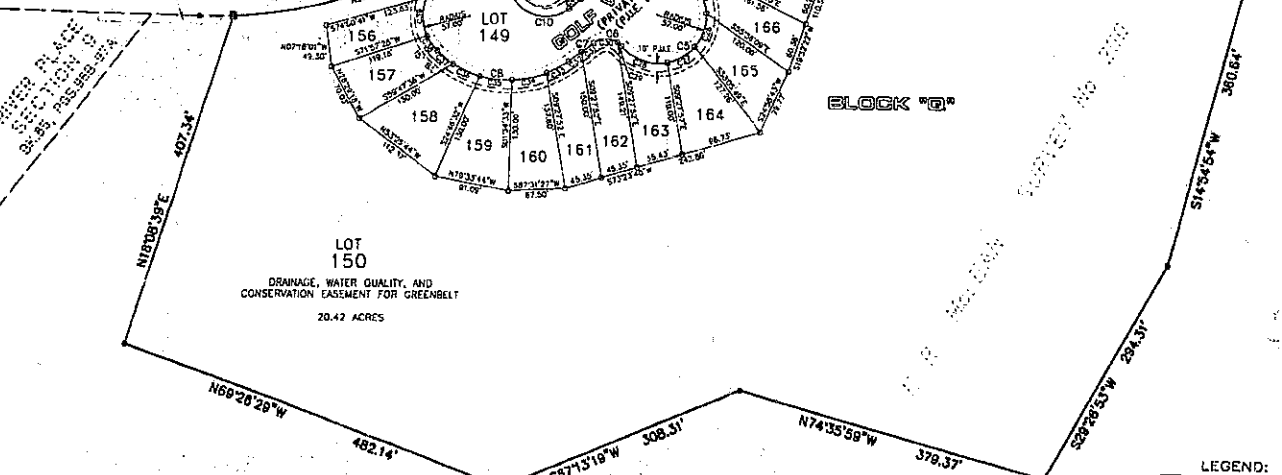
| LINE NO. | BEARING | LENGTH |
|----------|-------------|--------|
| 1 | S83°09'48"E | 21.34' |
| 2 | S88°58'48"E | 18.37' |
| 3 | S84°47'18"E | 17.34' |
| 4 | N45°12'42"E | 53.00' |
| 5 | N45°12'42"E | 47.78' |
| 6 | N45°12'42"E | 47.78' |
| 7 | N45°12'42"E | 47.78' |
| 8 | N45°12'42"E | 51.81' |

BENCHMARKS:
B.M. #1: "X" CUT ON TOP OF CURB ON RIVER PLACE BLVD., 18' NORTH OF P.C.R. IN LOT 172. ELEV.: 944.77
B.M. #2: BENT 600 NAIL SET IN 16" L.O. IN LOT 162, 41' SOUTH OF LOT RIM BETWEEN LOTS 161/162. ELEV.: 946.54

Δ = 65°25'52"
R = 550.00'
L = 628.09'
C = 594.52'
N55°03'03"E

TOTAL NUMBER OF LOTS: 24
GOLF VISTA DRIVE: 635 L.P.

SLOPE EASEMENT: 3.6% ACRES
WH 0398, PG. 631



FIRST RIVER PLACE RESERVE, LTD. VOLUME 11379, PAGE 379 164.93 ACRES

- LEGEND:
- CONCRETE MONUMENT SET
 - IRON ROD FOUND
 - IRON ROD SET
 - BUILDING LINE
 - PUBLIC UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - SIDEWALK
 - SLOPE EASMT.

PROJECT: RIVER PLACE THE OVERLOOK
JOB NUMBER: 2247
DATE: FEB-JUNE, 1994
SCALE: 1" = 100'
SURVEYOR: DON KIRBY
T. CHNICIAN, JEF. BON
DRAWING: OVERLOOK 224701-3
FIELDNOTES:
PARTYCHECK: JIM MOFFON
FIELDBOOKS: 953725

SRI
SURVEY RESOURCES INC.

206 WILD BASIN RD.
SUITE #200
P.O. BOX 162690
AUSTIN, TEXAS
78716 - 2690
(512) 328 - 8221

The OVERLOOK AT RIVER PLACE

SHEET 3 OF 3
SRI PLAT No. 1005-2247-01

8315 \$81.00 9/30/94

FILM CODE 00009429939

Vol. 93 Page 356
PLAT RECORD, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS
THAT L. D. M. CORPORATION, ACTING HEREIN BY AND THROUGH ITS PRESIDENT, JEFF EASTMAN, BEING THE OWNER OF 25.10 ACRES OF LAND OUT OF THE E. R. McLEAN SURVEY NO. 2000, LOCATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 25.10 ACRE TRACT DESCRIBED IN A DEED TO L. D. M. CORPORATION, AS RECORDED IN VOLUME 12096, PAGE 3089 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 25.10 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "THE OVERLOOK AT RIVER PLACE" AND DO HEREBY DEDICATE THE PRIVATE STREET SHOWN ON SAID PLAT TO THE USE OF THE LOT OWNERS OF "THE OVERLOOK AT RIVER PLACE" AND DO HEREBY GRANT AN EXPRESS EASEMENT ACROSS ALL PRIVATE ACCESS EASEMENTS AND PRIVATE STREETS FOR PUBLIC USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION SERVICES, SOLID AND OTHER WASTE MATERIAL PICK-UP, AND ANY OTHER PURPOSES ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY AND DOES FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF ANY SAID COMMON AREAS AND PRIVATE ACCESS EASEMENTS AND PRIVATE STREETS AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERING OVER SAME; SAID TRACT IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED; FURTHER, THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF GOLF VISTA DRIVE, WHICH IS A PRIVATE STREET, SHALL BE VESTED IN THE HOMEOWNERS ASSOCIATION OF "THE OVERLOOK AT RIVER PLACE", RECORDED BY SEPARATE INSTRUMENT IN VOLUME 12093, PAGE(S) 2000 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

IN WITNESS WHEREOF, L. D. M. CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 26th DAY OF June, 1994, A.D.

L. D. M. CORPORATION
BY: JEFF EASTMAN, PRESIDENT
L. D. M. CORPORATION
9171 CAPITAL OF TEXAS HWY, NORTH, SUITE 300
AUSTIN, TEXAS 78746

THE STATE OF TEXAS
COUNTY OF TRAVIS

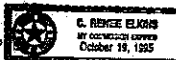
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR TRAVIS COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED JEFF EASTMAN, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREBY STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 26th DAY OF July, 1994, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

PRINTED NAME

MY COMMISSION EXPIRES



APPROVED FOR ACCEPTANCE

Nive Glavin

9/8/94

701 TRACY H. WATSON, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND DEVELOPMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS 16th DAY OF August, 1994, A.D.

M. Scott Roberts

Summer McWhorter

SCOTT ROBERTS, CHAIRPERSON

for KATHY VASQUEZ-REVILLA, SECRETARY

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 DELINEATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES, OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THE 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, AND THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, BE IT RESOLVED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS THAT THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION; BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND "STOP AND YIELD SIGNS", SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 20th DAY OF September, 1994, 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 91, PAGE(S) 32.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS 27 DAY OF September, 1994, A.D.

DANA DEBEAUVOUR, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: *Dana D. Danish*
DEPUTY DANA S. SMITH



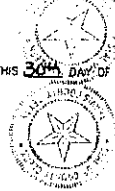
THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 30th DAY OF September, 1994, AT 1:45 O'CLOCK P. M., IN THE PLAT RECORDS OF THE SAID COUNTY AND STATE IN PLAT BOOK 93, PAGE(S) 356-358.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THIS 30th DAY OF September, 1994, A.D.

DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: *Dearna Gonzalez*
DEPUTY DEARNA GONZALEZ



DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: *Dearna Gonzalez*
DEPUTY DEARNA GONZALEZ

FLOODPLAIN NOTE:

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREIN. NO PORTION OF THIS TRACT IS WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP, COMMUNITY PANEL NO. 48453C0240E, TRAVIS COUNTY, TEXAS, DATED JUNE 16, 1993.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I REVIEWED THE PLAT SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

7-28-94



Fred C. Lockwood

DATE

FRED C. LOCKWOOD
REGISTERED PROFESSIONAL ENGINEER
NO. 50141 STATE OF TEXAS
LOCKWOOD ENGINEERS, INC.
4412 SPICEWOOD SPRINGS RD, SUITE 600
P.O. BOX 5145
AUSTIN, TEXAS 78783

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DONALD J. KIRBY, 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 COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 13 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

CERTIFIED TO THIS 13 DAY OF June, 1994, A.D.



DONALD J. KIRBY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2508 - STATE OF TEXAS
SURVEY RESOURCES, INC.
P.O. BOX 162690
AUSTIN, TEXAS 78716-2690

PROJECT: RIVER PLACE
The OVERLOOK
JOB NUMBER: 2247
DATE: FEB - JUNE 1994
SCALE: 1" = 100'
SURVEYOR: DON KIRBY
TECHNICIAN: JEF, BDN
DRAWING: OVERLOOK/224701-1
FIELD NOTES:
PARTY CHIEF: JIM HOPSON
FIELD BOOKS: 6232 6262

SRI
SURVEY RESOURCES INC.

206 WILD BASIN RD.
SUITE #200
P.O. BOX 162690
AUSTIN, TEXAS
78716-2690
(512) 328-8221

The OVERLOOK
AT
RIVER PLACE

SHEET
1
OF
3

SRI PLAT No.
1006-2247-01

LOCAL D:\PLOTFILE\MVLABR224701-1.PLT

NOTES:

1. 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.
2. 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 DEVELOPMENT OF THE PROPERTY:
 - (1) 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.
 - (2) EROSION AND SEDIMENTATION CONTROLS SHALL BE PROVIDED FOR ALL DEVELOPMENT ON LOTS PLATTED BEFORE THE DATE OF THIS AGREEMENT IN COMPLIANCE WITH SECTION 13-7-14 OF THE LDC AS IT EXISTED PRIOR TO THE ADOPTION OF THE OCTOBER 17, 1991 AMENDMENTS.
 - (3) 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.
 - (4) 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-F, DIVISION 5, PART C AND ORDINANCE #840301-D, PART C (LAKE AUSTIN WATERSHED ORDINANCE).
3. 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 OF FLOODPLANS, THE CITY'S PLUMBING CODE AND THE CITY'S ELECTRICAL CODE, AS THE SAME MAY BE AMENDED FROM TIME TO TIME. INSPECTION AND APPROVAL OF ALL CONSTRUCTION BY THE CITY BUILDING INSPECTION DEPARTMENT FOR COMPLIANCE WITH THIS SUBSECTION 3 SHALL BE REQUIRED.
4. THE SUBDIVISION OF THE PROPERTY SHALL REQUIRE APPROVAL OF SUBDIVISION PLATS BY THE CITY PLANNING COMMISSION AS PROVIDED BY CHAPTER 212, LOCAL GOVERNMENT CODE, AS AMENDED IN CHAPTER 13 OF THE 1991 CODE OF THE CITY OF AUSTIN, AS AMENDED FROM TIME TO TIME. IT IS EXPRESSLY ACKNOWLEDGED THAT THIS AGREEMENT DOES NOT WAIVE FIRST RIVER PLACE'S LIABILITY TO BRING THE PRELIMINARY PLAN FOR FIRST RIVER PLACE DEVELOPMENT, AS APPROVED BY THE PLANNING COMMISSION ON OCTOBER 25, 1993, INTO COMPLIANCE WITH THE REVISED LAND PLAN ATTACHED HERETO.
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 OF 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 CHAPTER 13 OF THE 1991 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 CHAPTER 13 OF THE 1991 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. 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 PERFORMING THE SAME.
9. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG GOLF VISTA DRIVE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
10. SITE DEVELOPMENT PERMIT: PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR DUPLEX, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
11. DRAINAGE EASEMENTS: PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN FOR INSPECTION AND MAINTENANCE.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
13. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN THE DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
14. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
15. NO FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET OF DEPTH. EXCEPT FOR STRUCTURAL EXCAVATION, NO CUT ON ANY LOT SHALL BE GREATER THAN FOUR FEET.
16. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.
17. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN SIGN ORDINANCE, CHAPTER 13-2, ARTICLE VII.
18. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAKE AUSTIN WATERSHED ORDINANCE (#840301-G). LAND IN THE SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITATION OF ABOVE STATED ORDINANCE AS AMENDED BY THE M.U.D. LAND USE AGREEMENT.
19. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 13-7, ARTICLE 1, OF THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
20. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO THE CITY OF AUSTIN URBAN OR ALTERNATE URBAN STREET STANDARDS.
21. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
22. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
23. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS AND STATE OF TEXAS STANDARDS. ALL PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. ALL CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
24. CONSTRUCTION ON SLOPES IN EXCESS OF FIFTEEN PERCENT (15%) ARE RESTRICTED TO THE LAKE AUSTIN WATERSHED ORDINANCE (#840301-G).
25. ACCESS TO GOLF VISTA DRIVE FROM LOTS 171 AND 172 IS PROHIBITED EXCEPT THROUGH THE COMMON ACCESS EASEMENT. SEE VOLUME 12283 PG. 0026, TRAVIS COUNTY DEED RECORDS.
26. LOT 150, BLOCK Q, SHALL BE OWNED & MAINTAINED BY THE PROPERTY OWNER, ITS HEIRS AND ASSIGNS AS SPECIFIED IN A RESTRICTIVE COVENANT RECORDED IN VOL. 12333, PG. 0087 OF THE TRAVIS COUNTY PROPERTY RECORDS. THIS EASEMENT IS ESTABLISHED FOR THE PURPOSE OF RECEIVING AND CONVEYING STORMWATER AND HAS BEEN INCLUDED IN IMPERVIOUS COVER CALCULATIONS ELSEWHERE WITHIN THE SUBDIVISION IN ORDER TO MEET THE LAND USE REQUIREMENTS OF THE RIVERPLACE M.U.D. CONSENT AGREEMENT.
27. FOR MAXIMUM ALLOWABLE IMPERVIOUS ON EACH LOT IN THIS SUBDIVISION SEE IMPERVIOUS COVER TABLE, SHEET 3.
28. A PRIVATE STREET SIGN MUST BE POSTED ALONG WITH A STREET NAME SIGN AT THE ENTRANCE LOCATION TO THIS SUBDIVISION.
29. THE PRIVATE STREET (GOLF VISTA DRIVE) DESIGNATED AS LOT 149, BLOCK Q, AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SAID STREET WILL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.
30. 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 September 14, 1994, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 12283 PAGE 0051 IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
31. ACCESS TO RIVER PLACE BLVD. IS PROHIBITED FROM ANY LOT IN THIS SUBDIVISION.
32. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE RIVER PLACE M.U.D. APPROVED WATER AND WASTEWATER SYSTEM.
33. THE 10' SLOPE EASEMENT ALONG LOTS 150 B 170-172, BLOCK Q, SHALL ALLOW FOR THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, UPGRADE AND REPAIR OF BOTH THE CONCRETE RETAINING WALL AND ROADWAY EMBANKMENT SLOPE.

PROJECT: RIVER PLACE
The OVERLOOK
JOB NUMBER: 2247
DATE: FEB - JUNE, 1994
SCALE: 1" = 10'
SURVEYOR: DON KIRBY
TECHNICIAN: JEF. BDN
DRAWING: OVERLOOK 224701-2
FIELD NOTES:
PARTY CHIEF: JIM HOPSON
FIELD BOOKS: 6232, 6262



206 WILD BASIN RD.
SUITE #200
P. O. BOX 162690
AUSTIN, TEXAS
78716 - 2690
(512) 328 - 8221

The OVERLOOK
AT
RIVER PLACE

SHEET
2
OF
3
SRI PLAT No.
1005-2247-01

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