

Restr. 9561 | 560

Vol. 86 Page 98B  
FLAT RECORD, TRANS-FONKUM

# RIVER POINTE

SCALE: 1" = 100  
LEGEND:

FOUND CONCRETE MONUMENT  
SET CONCRETE MONUMENT  
FOUND NAIL IN TREE  
FOUND P.K. NAIL  
FOUND GOD NAIL  
FOUND IRON ROD  
SET IRON ROD

LINEAR FEET OF NEW R.O.W.  
214.91 F.

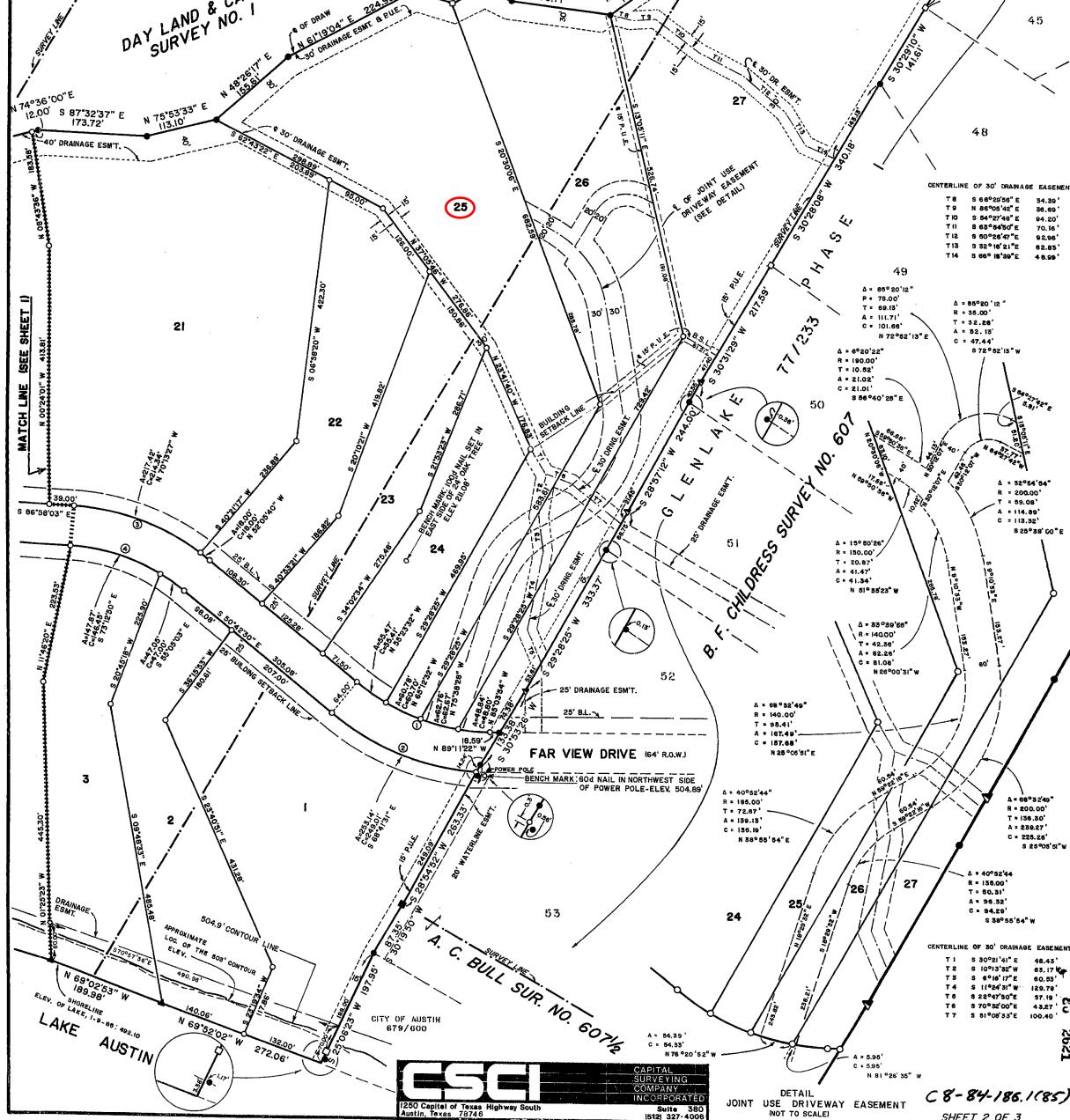
STEVE TOPLETZ, TRUSTEE  
8171/25

4 G. N. RR. CO.  
SURVEY NO. 42

86 2620

NOTE: THE LIMITS OF THE 100 YEAR FLOOD SHOWN ARE ONLY APPROXIMATE LOCATIONS BASED ON INFORMATION SHOWN ON THE F.I.R.M. MAP NO. 481026-1  
OR: TRAVIS COUNTY (UNINCORPORATED AREA) DATED 4-1-81.

C8-84-186.1(85) SHEET 10



# RIVER POINTE

THE STATE OF TEXAS \$ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS \$

THAT I, Wiley McLwain, president of JWM Development Co., Inc., a corporation organized and existing under the laws of the state of Texas with its home office situated in Austin, Texas, owner of a tract of land containing 74.7415 acres out of the W.R. Hobbs Survey No. 456, the I. & G.N. RR. Co. Survey No. 42, the Day Land and Cattle Company Survey No. One, and the G.W. Clark Survey No. 22, Travis County, Texas, as conveyed by deed recorded in Volume 90, Page 600 of the County Deed Records, do hereby subdivide said 74.7415 acres of land in accordance with the plat as shown hereon, to be known as River Pointe Subdivision, and do hereby dedicate to the public the use of the streets and easements as shown hereon. Said tract is subject to any easements or restrictions heretofore granted.

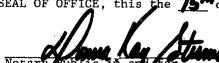
WITNESS the hand of Wiley McLwain, of JWM Development Co., Inc., the 15<sup>th</sup> day of August, 1985, A.D.

  
Wiley McLwain  
JWM Development Co., Inc.  
207 Duck Lake Drive  
Austin, Texas 78734

THE STATE OF TEXAS \$  
COUNTY OF TRAVIS \$

BEFORE ME, the undersigned authority, personally appeared Wiley McLwain, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15<sup>th</sup> day of August, 1985.

  
Notary Public in and for  
the State of Texas Donna Kay Stermer  
My Commission Expires:  
12-29-87



DONNA KAY STERMER  
Commission Expires:  
December 29, 1987

NOTES: Development will proceed under the terms and requirements of Lake Austin Ordinance No. 84-301-A-G.

Every lot shall be reasonably accessible by a vehicle from the roadway to the probable building site. For a minimum travel distance of twenty-five (25) feet from the roadway edge, the driveway grade may exceed fourteen (14) percent, only with the specific approval of the surface and geometric design proposals of the City of Austin.

All building foundations on slopes of fifteen percent or over and on fill placed on slopes fifteen percent or over must utilize design and construction practices certified by a registered professional engineer qualified to practice in this field.

Erosion controls are required for all construction on individual lots in this subdivision, including single family construction, in accordance with the City of Austin Erosion and Sedimentation Control Manual.

No fill on any lot shall exceed four (4) feet of depth. Except for structural excavation, no cut on any lot shall be greater than four feet. Property owners shall not prohibit access to the drainage easements shown herein by authorized officials of Travis County-City of Austin.

Water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Austin and State Health Department Plans and specifications. Plans and specifications shall be submitted to the City of Austin for Review.

Lots 25, 26 and 27 shall use a joint driveway, ingress and egress from these lots shall be from the joint driveway only.

A portion of this property is located in the 100 year floodplain as shown on F.E.M. Panel No. 481026-0245B. The minimum building slab elevations for lots 1,2,3,4,5,6,7,8,9,10,11 and 12 shall be 505 (2 feet) above the 100 year floodplain. The 100 year flood plain is contained within the drainage assessments as shown.

A Joint Use and Access Agreement providing for the use and maintenance of a joint driveway segment in River Pointe Subdivision has been recorded in Volume 9561, Page 558 of the Deed Records of Travis County, Texas.

A declaration of covenants, conditions, and restrictions for River Pointe Subdivision has been recorded in Volume 9561, Page(s) 560 of the Deed Records of Travis County, Texas.

ENGINEERING BY:

  
J.P. KIDWELL  
Registered Professional Engineer No. 56044  
1250 Capital of Texas Highway, South  
Building One, Suite 360  
Austin, Texas 78746

May 15-85

JERRY FULTS  
Reg. Public Surveyor No. 1999  
1250 Capital of Texas Highway, South  
Building One, Suite 380  
Austin, Texas 78746

8-15-85



NOTES:

No buildings, fences, landscaping or other obstructions shall be located in any drainage easements, except as approved by the County Engineer/City of Austin.

All improvements for this subdivision shall be built in accordance with the City of Austin Alternate Urban Standards.

This subdivision is subject to the following:

- a. Volume 105, Page 427, Volume 105, Page 430 of the Deed Records grants the City of Austin release from claim of damages from overflow.
- b. Volume 276, Page 22 and Volume 273, Page 255 of Deed Records grants a perpetual overflow easement and release from claim of damages from overflow to the City of Austin.
- c. Volume 2817, Page 239 of Deed Records grants a blanket type electric easement to the City of Austin.

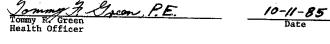
HEALTH DEPARTMENT RESTRICTIONS:

No structure in this subdivision shall be occupied until connected to a public sewer system or to an individual sewage disposal system which has been approved by the Austin-Travis County Health Department.

No structure in this subdivision shall be occupied until connected to a public water supply.

These restrictions are enforceable by the Austin-Travis County Health Department and/or the lot owner(s) or developer.

All lots in this subdivision are approved for an on-site wastewater disposal system.

  
James Duncan, PE  
James R. Green  
Health Officer  
10-11-85  
Date

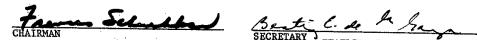
In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads or other public thoroughfares or any bridges or culverts shall be placed on such streets, roads, or other public thoroughfares as shall be determined by the owner and/or developer of the tract of land covered by this plat, 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 aforesaid roads, or other public thoroughfares or any bridges or culverts in connection therewith.

That the acceptance for maintaining by Travis County, Texas, of the roads or streets in real-estate subdivision does not oblige the County to install street marking signs, as this is considered to be a part of the developer's construction, but that erecting signs for traffic control such as speed limit signs and stop and yield signs shall remain the responsibility of the County.

APPROVED FOR ACCEPTANCE:

  
James Duncan, Director  
Office of Land Development  
Services, City of Austin  
LILAS KINCH  
Date: Nov 5, 1985

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, this the 5<sup>th</sup> day of November, 1985, A.D.

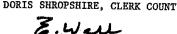
  
Frances Schenckan  
Chairman  
Date: Nov 5, 1985  
SECRETARY BEATRIZ E. DE LA GARZA  
Date: Nov 5, 1985

THE STATE OF TEXAS \$  
COUNTY OF TRAVIS \$

I, Doris Shropshire, Clerk of Travis County, Texas, do hereby certify that on the 1<sup>st</sup> day of July, 1986, A.D., the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 274 at Page 274.

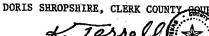
WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County this the 7<sup>th</sup> day of July, 1986.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

  
DORIS SHROPSHIRE  
CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS  
DEPUTY D. WALL

FILED FOR RECORD this the 7<sup>th</sup> day of Feb., 1986, A.D.

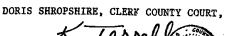
DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

  
DEPUTY K. TERRELL  
THE STATE OF TEXAS \$  
COUNTY OF TRAVIS \$

I, Doris Shropshire, clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 1<sup>st</sup> day of Feb., 1986, A.D. at 11:30 o'clock A.M. and duly recorded on the 7<sup>th</sup> day of Feb., 1986, in the plat records of said county, in Plat Book 86 at Pages 288, 289, 290.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County this the 7<sup>th</sup> day of Feb., 1986.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

  
DEPUTY K. TERRELL  
THE STATE OF TEXAS \$  
COUNTY OF TRAVIS \$

CAPITAL  
SURVEYING  
COMPANY  
INCORPORATED  
Suite 360  
(512) 327-4008

  
DEPUTY K. TERRELL  
THE STATE OF TEXAS \$  
COUNTY OF TRAVIS \$

  
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