

Restr. 9561 560

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RIVER POINTE

86 2620

SCALE: 1" = 100'

LEGEND:

- FOUND CONCRETE MONUMENT
- SET CONCRETE MONUMENT
- FOUND NAIL IN TREE
- FOUND P.S. NAIL
- FOUND 804 NAIL
- FOUND 804 NAIL
- SET BORN ROD
- LINEAR FEET OF NEW R.O.W.
- ± 10' R.L.A.

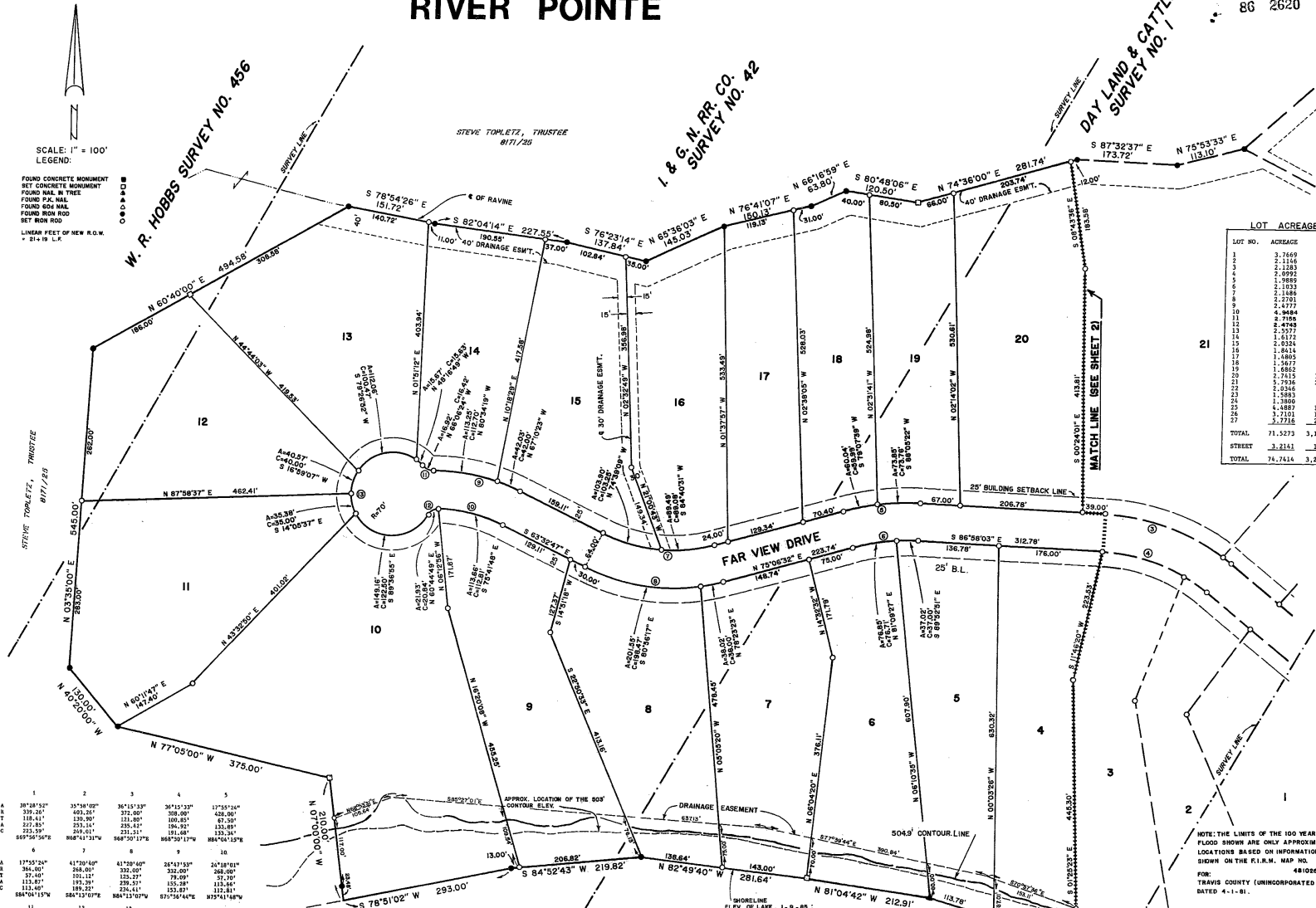
W. R. HOBBS SURVEY NO. 456

STEVE TOMLETT, TRUSTEE
8/17/25

L & G. N. RR. CO.
SURVEY NO. 42

DAY LAND & CATTLE CO.
SURVEY NO. 1

LOT ACREAGE		
LOT NO.	ACREAGE	SQUARE FOOTAGE
1	3.766	164,886
2	2.1186	92,112
3	2.1234	92,199
4	2.0992	91,441
5	1.989	86,436
6	2.1033	91,620
7	1.186	51,593
8	2.2701	98,886
9	2.4777	107,559
10	4.3484	188,555
11	2.7155	118,267
12	2.4759	107,780
13	2.5777	111,413
14	1.6172	70,445
15	2.0354	89,331
16	1.8414	80,211
17	1.6805	74,193
18	1.5677	68,289
19	1.6862	73,451
20	2.7415	119,420
21	2.7936	122,069
22	2.2854	99,627
23	1.5885	69,186
24	2.1289	93,113
25	4.4887	195,122
26	1.7181	75,186
27	3.7716	165,411
TOTAL	71.5273	3,115,729
STREET	3.2161	140,686
TOTAL	74.7434	3,255,736

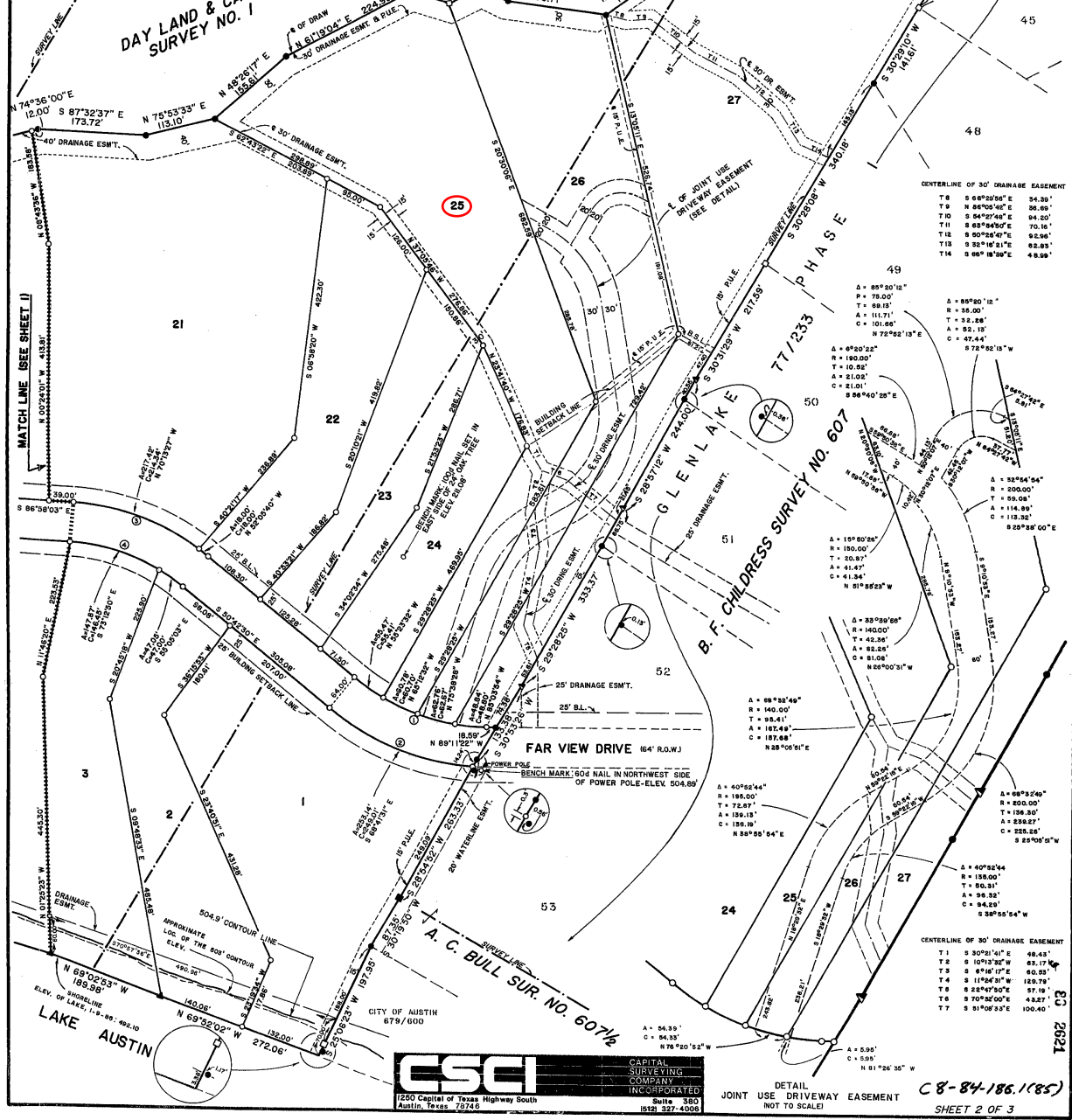


NOTE: THE LIMITS OF THE 100 YEAR
FLOOD SHOWN ARE ONLY APPROXIMATE
LOCATIONS BASED ON INFORMATION
SHOWN ON THE F.T.M. MAP NO.
FOR:
TRAVIS COUNTY (UNINCORPORATED AREA)
DATED 4-1-81.

CSCI
CAPITAL
SURVEYING
COMPANY
INCORPORATED
Suite 380
1521 387-4006

1250 Capital of Texas Highway South
Austin, Texas 78745

DAY LAND & C. SURVEY NO. 1



CSCI
 CAPITAL SURVEYING COMPANY
 INCORPORATED
 1250 Capital of Texas Highway South
 Austin, Texas 78746
 Suite 380
 (512) 327-4006

DETAIL
 JOINT USE DRIVEWAY EASEMENT
 (NOT TO SCALE)

C 8-84-186.1(85)
 SHEET 2 OF 3

CENTERLINE OF 30' DRAINAGE EASEMENT

T8	S 68°20'26\"	54.39'
T9	N 68°20'46\"	56.89'
T10	S 54°27'46\"	94.20'
T11	S 68°24'50\"	70.16'
T12	S 60°24'46\"	56.34'
T13	S 32°16'21\"	62.85'
T14	S 66°18'30\"	48.56'

Δ	88°20'12\"
P	75.00'
T	69.15'
A	111.71'
C	101.66'
N	72°52'13\"

Δ	88°20'12\"
R	59.00'
T	52.18'
A	52.13'
C	47.44'
N	72°52'13\"

Δ	67°20'22\"
R	190.00'
T	10.55'
A	21.02'
C	21.01'
N	66°40'28\"

Δ	15°50'26\"
R	150.00'
T	22.87'
A	41.47'
C	41.36'
N	51°55'23\"

Δ	32°54'54\"
R	200.00'
T	55.08'
A	114.89'
C	113.32'
N	52°28'00\"

Δ	33°39'59\"
R	140.00'
T	42.36'
A	82.25'
C	81.36'
N	64°00'31\"

Δ	68°52'40\"
R	140.00'
T	35.41'
A	127.43'
C	127.68'
N	28°05'51\"

Δ	40°55'44\"
R	185.00'
T	72.87'
A	136.13'
C	136.16'
N	38°55'54\"

Δ	68°52'40\"
R	200.00'
T	155.80'
A	538.97'
C	225.25'
N	32°55'54\"

Δ	40°52'44\"
R	135.00'
T	60.51'
A	58.32'
C	54.29'
N	32°55'54\"

CENTERLINE OF 30' DRAINAGE EASEMENT

T1	S 30°25'41\"	48.43'
T2	S 10°12'32\"	61.17'
T3	S 8°16'17\"	60.93'
T4	S 17°54'31\"	150.79'
T5	S 22°46'30\"	97.16'
T6	S 70°58'00\"	43.27'
T7	S 51°08'33\"	100.40'

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RIVER POINTE

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:
THAT I, Wiley McIlwain, 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 Charles Clark Survey No. 612, Travis County, Texas, as conveyed by deed recorded in Volume 9015, Page 626, Travis 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 McIlwain, of JWM Development Co., Inc., this the 15th day of August, 1985, A.D.

Wiley McIlwain
Wiley McIlwain
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 McIlwain, 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 15th day of August, 1985.

Donna Kay Stermer
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. 840301 - 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 by 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 a maximum of four 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 hereon 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.I.R.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 easements as shown.

A Joint Use and Access Agreement providing for the use and maintenance of a joint use driveway easement 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.R. Kidwell
J.R. KIDWELL
Registered Professional Engineer No. 56044
1250 Capital of Texas Highway, South
Building One, Suite 360
Austin, Texas 78746

Aug 15-85
Date

I, Jerry Fults, am authorized under the laws of the State of Texas to practice the profession of Surveying, and hereby certify that this plat complies with Chapter 13-3 of the Austin City Code; is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground.

SURVEYED BY

Jerry Fults
JERRY FULTS
Reg. Public Surveyor No. 1999
1250 Capital of Texas Highway, South
Building One, Suite 360
Austin, Texas 78746

8-15-85
Date



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:

- Volume 105, Page 427, Volume 105, Page 430 of the Deed Records grants the City of Austin release from claim of damages from overflow.
- 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.
- 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 J. Green P.E.
James J. 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 necessary to be placed on other streets, roads, 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 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 obligate 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:

Nov 5, 1985
Date

James Duncan
James Duncan, Director
Office of Land Development
Services, City of Austin
LILAS KINCH

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, this the 5th day of NOVEMBER, 1985, A.D.

Frances Schenkkan
CHAIRMAN
FRANCES SCHENKKAN

Beatriz E. de la Garza
SECRETARY
BEATRIZ E. DE LA GARZA

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, Doris Shropshire, Clerk of Travis County, Texas, do hereby certify that on the 10 day of Dec, 1985, 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 3 at Page 474.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County, this the 17 day of Dec, 1985.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

E. Wall
DEPUTY
E. WALL

FILED FOR RECORD this the 7th day of Feb, 1986, A.D.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

K. Terrell
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 7th day of Feb, 1986, A.D. at 11:30 o'clock a.m., and duly recorded on the 7th day of Feb, 1986, A.D. at 11:30 o'clock a.m. in the plat records of said county, in Plat Book 86 at Pages 585, 586, 587.

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

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

K. Terrell
DEPUTY
K. TERRELL



CAPITAL
SURVEYING
COMPANY
INCORPORATED
Suite 380
1212 327-4008

C8-84-186/1(85) SHEET 3 OF 3

1528

Post. 9561 560

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PLAT RECORD, TRAVIS COUNTY, TEXAS