

RESUBMISSION OF LOT 47, BLOCK G, OF SECTION FIVE (5) OF CRESTVIEW ADDITION, A SUBDIVISION OF RECORD IN TRAVIS COUNTY, TEXAS, PAGE 95, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

PROJECT NUMBER	08-04-009
DATE	08/29/2008
DRAWING FILE PATH	\\LANCER\LANCER\DRAWING\08-04-009\08-04-009.dwg
PLANTING FILE PATH	\\LANCER\LANCER\PLANTING\08-04-009\08-04-009.plt
TECHNICIAN	PARTNER
DATE	08/29/2008

SHEET 1 of 1
DRAWING NAME 08000002.DWG

LINE NO.	BEARING	DISTANCE
L1	S59°39'38"E	50.00'
L2	S89°33'38"E	9.58'
L3	S79°29'03"W	28.16'

NUMBER	BEARING	CHORD BEARING	CHORD LENGTH	TANGENT
01	S59°39'38"E	S18°58'59"E	37.51'	3.51E
02	S89°33'38"E	S74°24'22"W	60.62'	40.30'
03	S79°29'03"W	S72°23'22"W	28.26'	4.94'
04	S89°33'38"E	S72°23'22"W	20.59'	0.29'
05	S60°16'41"W	S60°16'41"W	152.37'	75.35'

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD HAZARD ZONING MAP OF TRAVIS COUNTY, TEXAS, AN INDEPENDENT AGENCY, DATED JUNE 16, 1981, FOR TRAVIS COUNTY, TEXAS.

I, ALEX G. CLARKE, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. MY LICENSE NO. IS 65100, ISSUED ON 08/29/2008, AND EXPIRES ON 08/31/2008. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO THE CLIENT UNDER MY SUPERVISION ON THE GROUND, APRIL, 2008.

JOSEPH BEAVERS, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLEYS WITH THE SURVEY HELD BY POSITIONS OF TITLE, AND IS CORRECT AND ACCURATE. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO THE CLIENT UNDER MY SUPERVISION ON THE GROUND, APRIL, 2008.

ALEX G. CLARKE, P.E.
1101 S. CARROLL, TEXAS HIGHWAY
BUILDING C, SUITE 100
DALLAS, TEXAS 75248
(214) 428-0228

JOSEPH BEAVERS
PROFESSIONAL LAND SURVEYOR NO. 4638
117 WEST 4TH STREET
DALLAS, TEXAS 75202
(214) 512-352-8807

STATE OF TEXAS
COUNTY OF TRAVIS
COUNTY CLERK
DANA BERGHAUSER, COUNTY CLERK
TRAVIS COUNTY, TEXAS
THIS SUBDIVISION PLAT IS LOCATED WITHIN CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE 31ST DAY OF JULY, 2008, A.D.
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 1ST DAY OF SEPTEMBER, 2008, A.D.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 31ST DAY OF JULY, 2008.

DANA BERGHAUSER, COUNTY CLERK
TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE:
THIS THE 1ST DAY OF Sept. 2008, A.D.
SECRETARY
CITY OF AUSTIN

- LEGEND**
- 1/2" IRON REBAR FOUND (unless noted otherwise)
 - 8-PERCENT NAIL FOUND IN CONCRETE
 - 3/4" IRON PIPE FOUND
 - CALCULATED POINT
 - DRILL HOLE SET IN CONCRETE
 - P.K. NAIL SET IN CONCRETE
 - 1/2" IRON REBAR W/PLASTIC CAP SET
 - PLAT RECORDS TRAVIS COUNTY, TEXAS
 - DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - PLAT RECORD DATA
 - PROPOSED SIDEWALK
 - SUBMITTAL DATE
 - ELECTRIC AND TELECOMMUNICATIONS EASEMENT
 - E.T.E.

- NOTES:**
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING ADDITION, SECTION FIVE (5), SHALL APPLY TO THIS PLAT.
 - BUILDING SET BACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING REQUIREMENTS.
 - ACCESS TO MADISON AVENUE IS PROHIBITED FOR LOTS 47A AND 47B. JOINT ACCESS WILL BE PROVIDED TO ARROYO CEDA FROM LOTS 47A AND 47B.
 - NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
 - WATER WAD WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING REQUIREMENTS.
 - WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
 - NO CONSTRUCTION ON LOTS IN THIS SUBDIVISION FOR REVENUE PURPOSES SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
 - EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND MULTIFAMILY CONSTRUCTION, IN ACCORDANCE WITH SECTION 29-5-181, AND THE ENVIRONMENTAL CONTROL MANUAL.
 - THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC UTILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITIES. THESE EASEMENTS AND/OR ACCESS ARE 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.
 - AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO MAINTAIN CLEARANCE WITH OVERHEAD LINES WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-9 SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF OVERHEAD ELECTRICAL FACILITIES DESIGNATED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
 - PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, SHALL BE PROVIDED ON THE FACE OF THE PLAT. MADISON AVENUE, ARROYO CEDA AND WOODROW AVENUE. THESE SIDEWALKS SHALL BE INSTALLED PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO PROVIDE SIDEWALKS SHALL BE CAUSE FOR THE CITY OF AUSTIN TO TAKE ENFORCEMENT ACTION, INCLUDING THE WITHDRAWAL OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE ADDRESSING BODY OR UTILITY COMPANY.
 - TWO OFF-STREET PARKING SPACES, ONE OF WHICH SHALL BE COVERED, ARE REQUIRED FOR EACH IMPL. IAC.
 - BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS PLAT. THE CITY OF AUSTIN SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOT(S) HEREIN. THE OWNER/DEVELOPER OF THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY INFRASTRUCTURE SHALL BE CAUSE FOR THE CITY OF AUSTIN TO TAKE ENFORCEMENT ACTION, INCLUDING THE WITHDRAWAL OF OCCUPANCY, BUILDING PERMITS, AND/OR CERTIFICATES OF OCCUPANCY.
 - WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPROVED COVER IN EXCESS OF 20% OF THE TOTAL LOT AREA. THIS SHALL BE IN ACCORDANCE WITH SECTION 25-1-2.1 AND THE SUBDIVISIONAL ORDER MANUAL.

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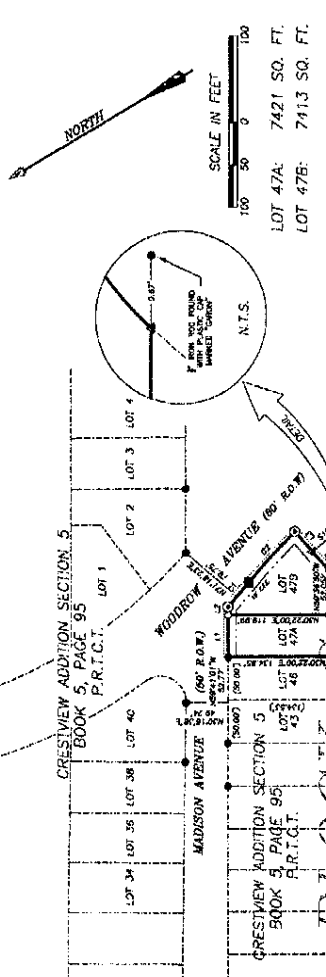
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