



NOTES:

ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS.

OR MAINTENANCE OF SAID EASEMENT BY GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.

NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAYEMENT OF AN INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.

A 10-FOOT PUBLIC UTILITY EASEMENT IS DEDICATED ALONG BARTON CREEK BLVD. AS SHOWN ON THIS PLAT.

8. FOR THE PROPERTY OWNER'S COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 12942, PAGE 668

WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGHS OR ANY OTHER OBJECT WHICH IS

TEXAS (TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 3).

OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

NO OBJECTS, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY.

PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION

TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PUBLIC WATER AND WASTEWATER SYSTEMS APPROVED AND PERMITTED BY THE STATE OF

MYLAR

STATE OF TEXAS

* KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT LS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH JOHN S. LLOYD. MANAGING PARTNER. BEING THE OWNER OF THAT CERTAIN 31.394 ACRE TRACT OF LAND SITUATED IN THE DRURY H. MINOR SURVEY NO. 416 TRAVIS COUNTY. TEXAS. BEING ALL OF THAT CERTAIN 31.394 ACRE TRACT OF LAND CONVEYED TO JOHN S. LLOTO BY DEED RECORDED IN VOLUME 12942. PAGE 749 OF THE REAL PROPERTY RECORDS OF SAID TRAVIS COUNTY. DO HEREBY SUBDIVIDE SAID 31.394 ACRE TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "GOVERNOR'S HILL AT BARTON CREEK" SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS AS SHOWN HEREON. SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT

IN WITNESS WHEREOF. LS DEVELOPMENT, LTD., HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS TO BE DEVELOPMENT, LTD., HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS TO BE ALCUST . 199 7 A.D.

JOHN S. LLOYD, MANAGING PARTNER LS DEVELOPMENT, LTD. 4111 LAKEPLACE LANE AUSTIN. TEXAS 78746

STATE OF TEXAS

BEFORE ME. THE UNDERSIGNED. A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE. ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT OF LS DEVELOPMENT. LTD.. FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN MY HAND AND SEAL OF OFFICE. THIS THE 20TH DAY OF AUGUST 199 TAD Then to had

IN AND FOR THE STATE OF TEXAS NOTARY PURSUE CMARLES ROCKEMBAUGH NOTARY PUBLIC State of Texas

Comn Exp. 04-15-200

THIS PLAT IS IN COMPLIANCE WITH THE WATER QUALITY PLAN DESCRIBED IN THE DESIGNATION OF WATER QUALITY PROTECTION ZONE AS RECORDED IN VOLUME 12495, PAGE 20 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. ANY IMPROVEMENTS CONSTRUCTED ON THE PROPERTY WITHIN THE PLAT BOUNDARY WILL REQUIRE ONSITE OR OFFSITE WATER QUALITY CONTROLS TO BE DESIGNED AND IMPLEMENTED TO COMPLY WITH THE WATER QUALITY PLAN. AS IT MAY BE AMENDED FROM TIME TO TIME.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODFLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PAREL NO. 48453C0250 E DATED JUNE 16. 1993, FOR

FLODI INSURANCE ADMINISTRATION FIRM PANEL NO.
PAVIS COUNTY TEXAS AND INCORPORATED AREAS.

PAUL J. VIKTORIM T.E.
PROFESSIONAL ENGINER NO. 66879
RUST ENVIRONEMENT INFRASTRUCTURE
811 BARTON SPRINGS ROAD. SUITE 400
AUSTIN. TEXAS. 78704—1164
PHONE : (512) 474—5500 FAX : (512) 474—6325

I. WILLIAM H. RAMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MAD LONGER MY SUPERVISION ON THE GROUND: THAT ALL BUNDDARY CORNERS. ANGLE POINTS. POINTS OF CURVATURE. AND OTHER POINTS OF

REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON

WILLIAM H. RAMSEY REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4532 RUST ENVIRONMENT & INFRASTRUCTURE 811 BARTON SPRINGS ROAD, SUITE 400 AUSTIN, TEXAS 78704-1164 PHONE: (512) 474-5500 FAX: (512) 474-832

ILLIAM H. RAMSEY

PAUL J. VIKTORIN 66879 OOS/9 APPROVED FOR ACCEPTANCE

ENT OF DEVELOPMENT SERVICES

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN. COUNTY OF TRAVIS. THIS THE DAY OF SETTEMBER

Betty Baker

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 THOROUGH-RESS OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS. OR OTHER PUBLIC THOROUGH-RAES SHALL BE THE RESPONSIBILITY OF THE DWINER AND YOU REVELOPER OF THE TRACE OF LAW AND IN PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS AND SPECIAL COUNTY OF TRAVIS COUNTY, TO BUILD ANY OF THE STREETS. ROADS, OR OTHER PUBLIC THOROUGH-RAES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

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 A PART OF THE DEVELOPER'S CONSTRUCTIONS BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS SHALL REWAIN THE RESPONSIBILITY OF THE COUNTY.

STATE OF TEXAS *

COUNTY OF TRAVIS *

I. DANA DEBEAUVOIR. CLERK OF THE COUNTY COURT OF TRAVIS COUNTY. TEXAS. DO HEREBY CERTIFY THAT ON THE THE DAY OF CLOVE OF TRAVIS COUNTY. TEXAS PASSED AN ORDER AUTHORIZING THE FILLING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK.DL. PAGES.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY. THE ACT DAY OF OCIOCAL , 199 1 A.D.

DANA DEBEAUVOIR. COUNTY CLERK TRAVIS COUNTY. TEXAS.

ann. M. Valda

STATE OF TEXAS *

COUNTY OF TRAVIS #

I. DANA DEBEAUVOIR. CLERK OF TRAVIS COUNTY. TEXAS. DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED. OF OF THE COORDINATION OF T

DANA DEBEAUVOIR. COUNTY CLE TRAVIS COUNTY, TEXAS

Y. GUERRA

DRAWING NO	SHEET NO OF 3	FILENAME 100974\GOVHILFP	PROJECT NO 100974.10006	DATE 03-11-97	
		VHILFP	.10006	1-97	

GOVERNOR'S HILL AT BARTON CREEK

Rust Environment & Infrastructure Inc.

AUSTIN, TEXAS							
DRN	JB	03-11-97					
DES							
CHK	WHR	03-11-97					
APP							
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FINAL PLAT