



PLAT DOCUMENT# _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Amended Plat of Lots 2 and 4 of a
Resub of Lots 1 & 2 of Allen Place

OWNER'S NAME: Barney Reynolds & Reytex Homes, Inc.

RESUBDIVISION?(YES/NO) NO

ADDITIONAL RESTRICTIONS/COMMENTS:
NONE

RETURN:
City of Austin
P.O. Box 1088
Austin, Texas 78767
Attn: Duane Hutson

PLAT FILE STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

03-30-2001 01 50 PM 200100102
KNOWLESR \$31 00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

AMENDED PLAT OF LOTS 2 AND 4 OF A RESUB OF LOTS 1 & 2 OF ALLEN PLACE

NOTES:

1. Erosion and sedimentation control will be constructed in accordance with City of Austin erosion and sedimentation control manual.
2. This subdivision complies with the Lake Austin Watershed Ordinance 840301-6.
3. Sidewalks shall be located as follows:
on the Northwest side of Thorncliffe Drive, on the Northeast side of Mia Tira Circle and on the Southwest side of North Hills Drive.
4. 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.
5. All building foundations on slopes of fifteen percent and over and on fill placed upon slopes fifteen percent and over must utilize design and construction practices certified by a registered professional engineer qualified to practice in this field.
6. 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 shall be constructed to meet the minimum width specifications of the City of Austin and generic design proposals by the director of the engineering department or his designee.
7. All restrictions and notes from the previous existing subdivision, Resub of Lots 1 & 2 of Allen Place shall apply to this amended plat.
8. No lot in this subdivision shall be occupied until connected to the City of Austin water and wastewater system.

"Sidewalks which have not been installed within two years from the date of acceptance for maintenance of the streets may, upon approval of the City Council, be constructed by the City of Austin and assessment shall be made against the affected properties for all engineering administrations and construction costs.

"Such sidewalks shall be completed prior to the acceptance of any Type I or Type II Driveway Approach and/or Certificate of Occupancy."

FLOOD PLAIN NOTE:

NO LOT WITHIN THIS SUBDIVISION IS ENCOMPASSED BY ANY SPECIAL FLOOD HAZARD AREAS UNDEVELOPED FLOOD PLAIN FLOOD AS DESIGNATED INSURANCE RATE (FIRM) COMMUNITY PANEL NO. 488924 0200E, EFFECTIVE DATE JUNE 18, 1993, FOR TRAVIS COUNTY, TEXAS.

This is to certify that I am authorized to provide the profession of Surveying in the State of Texas. That I prepared the plat submitted herein, had the plat attested to the surveying portion thereof, and that said plat complies with Title 25 of the Land Development Code, as amended, and all other applicable codes and ordinances.

Witness my hand this 26TH day of MARCH, 2001.

[Signature]
DENNIS R. RUST, R.S. NO. 46443
2208 W. PARKER LN, AUSTIN TX, 78727
MARCH 28 2001



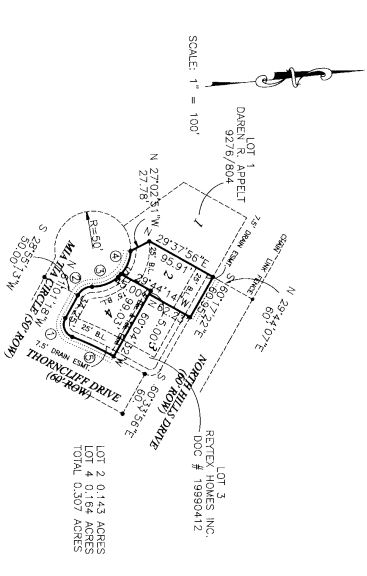
Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.

The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required in addition to those indicated. For the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located as a result of this subdivision. The owner shall be responsible for the installation and maintenance of the electric service to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.

The owner shall be responsible for installation of temporary erosion control, vegetation and tree protection. In addition, the owner shall be responsible for the installation and ongoing maintenance of the electric service to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code. The owner shall include Austin Energy's work within the limits of construction for this project.

RIVERCITY SURVEYING

Office: (512) 834-6099 Fax: (512) 836-2349
2209 W. Turner Lane Austin, TX 78727



CHORD NO.	RADIUS	DELTA	ARC LGTH.	TANGENT	CHORD	CHORD BEARING
1	177.99	9.2812	30.8282	2.9170	2.6254	S 69°58'00" W
2	50.00	62°20'00"	42.8670	22.89	41.32	N 23°15'00" W
3	50.00	38°29'20"	33.59	17.46	32.95	N 67°15'52" W
4	50.00	38°29'20"	33.59	17.46	32.95	S 25°35'14" W

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That BARNEY REYNOLDS, individual, acting by and through REYTEX HOMES, A Corporation, being the owner of that certain 0.307 acre of land, situated in Travis County, Texas, described in Deed of Record in Document No. 19990412, Official Public Records of Travis County, Texas, said tract of land being legally described as Lots 2 and 4 of the Resub of Lots 1 and 2 of Allen Place, recorded in Book 85, Page 1794, Plat Records of Travis County, Texas; do hereby amend said plat for the sole purpose of re-locating one or more lines between one or more subject lots, where necessary, to conform to local government code and Section 212.016 and in accordance with this plat to be known as:

AMENDED PLAT OF LOTS 2 & 4 OF A RESUB OF LOTS 1 & 2 OF ALLEN PLACE

and do hereby dedicate to the public the use of the streets and easements therein, and do hereby grant an express easement, across all access easements for public uses, all government functions, vehicular and/or non-vehicular, including fire and police protection services, solid and other waste material pick-up, and any other purposes that governmental entities, their agents or employees, shall not be liable for any damage occurring to the surface of any of the said access easements as a result of governmental vehicles traversing on same.

Witness my hand this 26TH day of MARCH, 2001.

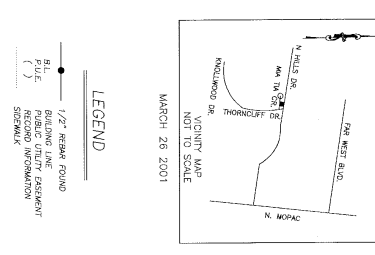
[Signature]
Barney Reynolds
by Barney Reynolds

This instrument acknowledged before me on the 26TH day of MARCH, 2001 by Barney Reynolds
Notary Public in and for
[Signature]
DEBRA M. ZIMMER
Notary Public
January 28, 2002

My Commission expires:

This plat was located in the City of Austin, Fall Avenue Intersecting on the 30th of March, 2001 A.M.
ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT REVIEW AND INSPECTION DIV OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 30TH DAY OF MARCH, 2001 A.M.

[Signature]
Alice Gassen, Director
Development Review and Inspection Department



STATE OF TEXAS
COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of the the County Court 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 MARCH, 2001 in Document # 160,026 and that the same is a true and correct copy of the original Public Records of Travis County, Texas.

[Signature] R. Knowles
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

[Signature] R. Knowles
R. Knowles
DEPUTY

FILED FOR RECORD this the 30th day of MARCH, 2001.
[Signature] R. Knowles
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

OWNERS: REYTEX HOMES, INC.
7949 SHOAL CREEK BLVD, STE. 200
AUSTIN, TEXAS 78757
512-323-5252

PLAT PREPARED ON DATE: MARCH 28TH 2001
JOB # A.M.D. PLAT_MAR01/DWG./FE801

C8-01-0056.0A
SHEET 1 OF 1