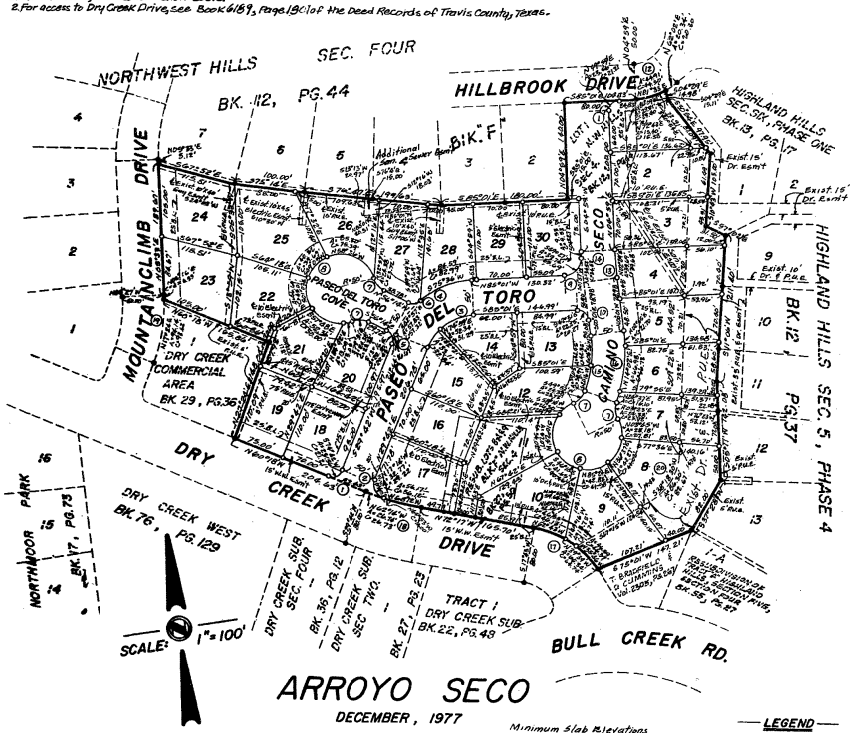
MAY 24-78 RCCHB 9484 $10.00

1-78-8137

Vol. 76 Page 322
PLAT RECORD, TRAVIS COUNTY, TEXAS

SIDEWALK & ACCESS REQUIREMENTS:

1. Sidewalks are required along the northside of Dry Creek Drive, the east side of Mountainclimb Drive, the south side of Hillbrook Drive, the east side of Camino Seco , the south and east sides of Paseo Del Toro, and the south side of Paseo Del Toro Cove. Such sidewalks shall be completed prior to acceptance of any Type I & Type II driveway approach and/or certificate of occupancy. 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, administration, and construction costs.
2. For access to Dry Creek Drive, see Book 6189, Page 1801 of the Deed Records of Travis County, Texas.



ARROYO SECO

DECEMBER, 1977

CURVE DATA

	①	②	③	④	⑤	⑥	⑦	⑧
I	90°00'	93°51'56"	6°17'	65°17'	85°56'	97°33'30"	49°34'	273°08'
R	15.00'	22.00'	75.00'	185.00'	15.00'	15.00'	30.00'	50.00'
T	15.00'	21.40'	4.04'	80.07'	13.93'	16.23'	12.91'	
A	23.56'	32.77'	8.46'	142.43'	22.50'	17.69'	24.38'	238.35'
C	21.21'	29.22'	8.41'	134.85'	20.45'	14.98'	23.72'	

	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯
I	91°06'52"	86°00'		39°02'	09°00'	00°00'	20°41'	20°41'
R	25.00'	16.00'		95.77'	454.80'	506.80'	175.00'	225.00'
T	25.48'	13.76'		33.96'	19.86'	22.06'	41.50'	53.36'
A	39.74'	22.25'		65.24'	39.69'	44.06'	81.60'	104.78'
C	35.69'	20.27'		63.99'	39.68'	44.06'	80.77'	103.84'

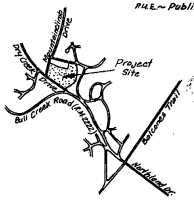
	⑰	⑱	⑲	⑳
I	46°08'	11°59'	22°17'	57°53'
R	138.91'	336.31'	258.49'	85.48'
T	58.07'	41.60'	50.91'	47.24'
A	111.49'	82.40'	100.53'	86.32'
C	108.64'	82.76'	99.90'	82.67'

Minimum Slab Elevations

Lot #	M.F.E.
1	— 644.7
2	— 640.5
3	— 638.4
4	— 634.9
5	— 633.4
6	— 632.7
7	— 631.6
8	— 630.7
9	— 629.1
10	— 628.2

LEGEND

o ~ Iron pin set
● ~ Iron pin found
M.F.E. ~ Minimum Floor Elevation
B.L. ~ Building Line
P.U.E. ~ Public Utility Easement



LOCATION MAP
Scale: 1" = 2000'

For Restrictions see Book 6189 page 1801, Deed Records, Travis County, Texas.

Doris Shropshire, County Clerk, Travis County, Texas
By: [illegible] Deputy

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

That LAMAR SAVINGS ASSOCIATION, a Corporation, with its home office in Austin, Travis County, Texas, organized and existing under the laws of the State of Texas, owner of 8.241 acres of land in Travis County, Texas, conveyed to it by deeds dated Dec. 24, 1977 and April 19, 1976 and respectively recorded in Volume 6029, Page 40 and Volume 5614, Pages 1822-1826 in the Deed Records of Travis County, Texas; said 8.241 acres being a resubdivision of the following lots and subdivisions: Lot 2 out of DRY CREEK COMMERCIAL AREA as recorded in Book 29, Page 36; Lot 9-A, out of RESUBDIVISION OF LOT 8-A OF "BLOCK F" NORTHWEST HILLS SECTION 4 as recorded in Book 27, Page 50; Lot 1, Block "F" out of NORTHWEST HILLS SECTION FOUR as recorded in Book 12, Page 44; all recorded in the Plat Records of Travis County, Texas, acting by it's President Stanley E. Adams, and does hereby resubdivide 8.241 acres of land in accordance with this Plat to be known as **ARROYO SECO** and hereby dedicates to the public the streets and easements shown hereon.

WITNESS MY HAND AND CORPORATE SEAL:

This the 29th day of December, 1977 A.D.

Stanley E. Adams, President of LAMAR SAVINGS ASSOCIATION
P.O. Box 1969, Austin, Texas, 78767

Attested by: Leoma Walls
Assistant Secretary
Leoma Walls

Corporation Seal

STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared Stanley E. Adams, President of LAMAR SAVINGS ASSOCIATION, known to me to be the person whose name is subscribed to the foregoing instrument and that he acknowledged to me that he executed the same in his capacity as President and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE: This the 28th day of December, 1977 A.D.

Jeannette W. Nelson
Notary Public in and for Travis County, Texas.
Jeannette W. Nelson

Notary Seal

APPROVED FOR ACCEPTANCE:

Richard R. Lillie, Director of Planning — MAY 23, 1978 Date

FILED FOR RECORD this the 24th day of May A.D. 1978. at 2:55 o'clock P.M.
Doris Shropshire, Clerk County Court, Travis County Texas.

By: Deputy Lorene Smith
LORENE SMITH

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 24 day of May A.D. 1978 at 2:55 o'clock P.M. and duly recorded on the 24 day of May A.D. 1978 at 3:00 o'clock P.M. in the Plat Records of said County in Book 76 at Page 322

WITNESS MY HAND AND SEAL OF THE COURT of said County, the date last written above.

Doris Shropshire, Clerk County Court, Travis County, Texas.
By: Deputy Lorene Smith
LORENE SMITH

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, on the 23 day of MAY A.D. 1978.

Miguel A. Guerrero — Chairman — MIGUEL A. GUERRERO
Mary E. Schechter — Secretary — MARY E. SCHECHTER

I, Jeryl D. Hart Jr., 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 41-27 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.

JERYL HART ENGINEERS, INC.
4911 HARMON AVE., SUITE 109
AUSTIN, TEXAS, 78751

Jeryl D. Hart Jr. R.P.S. # 1871 — 2/27/78 Date

Engineering Calculations Certified Correct By:

Franklin C. Houston R.E. # 41556 — Date

STATE OF TEXAS — Franklin C. Houston — 41556 — REGISTERED — PROFESSIONAL ENGINEER

BUILDING REQUIREMENTS:

1. All finish slab elevations in this subdivision shall be 1.0 foot minimum above the 100 year frequency flood level. Minimum elevations have been set for lots 1 through 10, and are shown by note, thus: (M.F.E. 000.00) All elevations are U.S.G.S. Datum. All preceding elevations were calculated assuming fully developed areas upstream and flow through a natural channel.
2. Minimum floor elevations for living space or storage shall not be less than 1.0 foot above the highest ground point within 5 feet of the structure.
3. No structure in this subdivision shall be occupied until connected to the City of Austin wastewater system.

C8 -77-117