

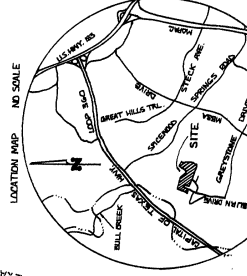
84 2060

VISTA NORTH SECTION ONE

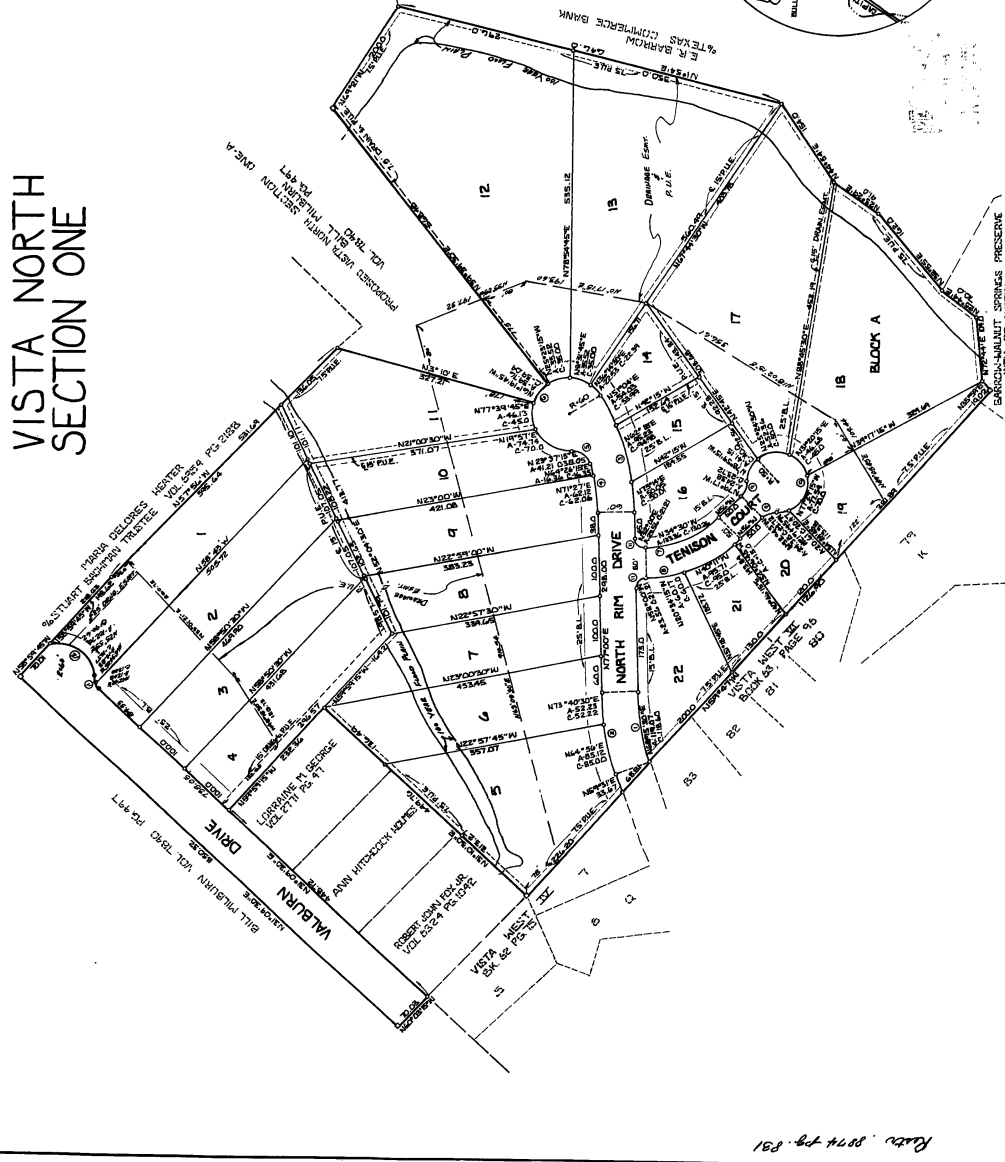
1-10-84 REC.H.88 L.R.V. 84-12-00



LEGEND
○ OPEN SPACE
□ LOT
- - - - - EASEMENT
- - - - - RIGHT-OF-WAY
- - - - - UTILITY RIGHT-OF-WAY
- - - - - UTILITY RIGHT-OF-WAY
- - - - - UTILITY RIGHT-OF-WAY



(8-82-50.183)



Plat No. 8074 pg. 191

VISTA NORTH SECTION ONE

STATE OF TEXAS:
COUNTY OF TRAVIS:
KNOW ALL MEN BY THESE PRESENTS: THAT, BILL MILBURN, INC., ACTING HEREIN BY AND THROUGH BILL MILBURN, PRESIDENT, OWNER OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE JAMES MITCHELL AND JAMES COLEMAN SURVEYS, SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED TO IT BY DEED OF RECORD IN VOLUME 7840 PAGE 497 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, DO HEREBY SUBDIVIDE 27.291 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "VISTA NORTH SECTION ONE", AND DO HEREBY DEDICATE TO THE PUBLIC, USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS 28 DAY OF Nov, 1983, A.D.

Bill Milburn
BILL MILBURN, INC.
BILL MILBURN, PRESIDENT--P.O. BOX 9802, AUSTIN, TEXAS 78766

STATE OF TEXAS:
COUNTY OF TRAVIS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILL MILBURN, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF Nov, 1983, A.D.

Sanford Martin
SANFORD MARTIN, CLERK FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: 09-10-85

APPROVED FOR ACCEPTANCE:
DATE: DEC. 13, 1983

Richard L. Liddle
RICHARD L. LIDDLE, DIRECTOR OF PLANNING

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 13 DAY OF DEC, 1983, A.D.

SECRETARY:
Ed Wendler, Jr.
ED WENDLER, JR.

Gilbert H. Martinez
GILBERT H. MARTINEZ, CHAIRMAN

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 FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 04 DAY OF January, 1984, A.D., AT 10:00 P.M., AND DULY RECORDED ON THE 04 DAY OF January, 1984, A.D., AT 12:00 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT 88-11C, PAGE(S) 118-11C.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 04 DAY OF January, 1984, A.D.

DEPUTY:
L. Jones
FILED FOR RECORD AT 12:00 O'CLOCK P.M., THIS 04 DAY OF January, 1984, A.D.

Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

DEPUTY:
STATE OF TEXAS: L. JONES
COUNTY OF TRAVIS:

Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

I, DORIS SHROPSHIRE, COUNTY CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 04 DAY OF January, 1984, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS FILED IN THE MINUTES OF SAID COURT, IN BOOK 3, PAGE(S) 451.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 04 DAY OF January, 1984, A.D.

DEPUTY:
D. Hastings
D. HASTINGS

Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

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 THROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS, OR OTHER PUBLIC THROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPERS OF THE TRACT OF LAND CONVEYED 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 THROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

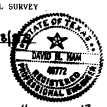
BE IT RESOLVED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, THAT THE ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPERS CONSTRUCTION, BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

I, THOMAS J. DODD, 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, DIVISION 3, OF THE AUSTIN CITY CODE, OF 1967 BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

SURVEYED BY: Thomas J. Dodd DATE 11/13/83
THOMAS J. DODD, LICENSE # 1182
CARLSON & DIPPEL, INC. SURVEYING COMPANY
2499 CAPITAL OF TEXAS HIGHWAY, SUITE 105
AUSTIN, TEXAS 78746

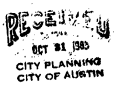


ENGINEERING BY: Carlson & Dipfel, Inc. DATE 11/13/83
CARLSON & DIPPEL, INC.
2499 CAPITAL OF TEXAS HIGHWAY, SUITE 204
AUSTIN, TEXAS 78746



| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---|--------|--------|--------|------------|-----------|------------|--------|--------|--------|---------|-----------|-----------|
| I | 17°29' | 17°29' | 30°00' | 147°01'22" | 78°42'53" | 242°44'15" | 43°00' | 43°00' | 46°34' | 273°08' | 47°45'45" | 12°00'00" |
| R | 390.20 | 450.50 | 380.67 | 320.67 | 30.00 | 60.00 | 173.70 | 227.70 | 30.00 | 50.00 | 47°45'45" | 60.00 |
| T | 60.00 | 69.22 | 102.00 | 39.44 | 24.60 | --- | 70.00 | 89.49 | 12.91 | --- | 18.88 | 68.11 |
| A | 119.07 | 137.37 | 199.32 | 78.48 | 41.21 | 254.19 | 133.36 | 170.88 | 24.38 | 238.35 | 82.41 | 102.50 |
| C | 118.60 | 136.84 | 197.05 | 78.28 | 38.05 | --- | 130.26 | 166.90 | 23.72 | --- | 82.86 | 90.62 |

- NOTE: RESTRICTIVE COVENANTS REQUIRED WITH THE FINAL PLAT PROVIDING THE FOLLOWING RESTRICTIONS:
- NO FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR (4) FEET IN DEPTH, EXCEPT FOR STRUCTURAL EXCAVATION, NO CUT ON ANY LOT SHALL BE GREATER THAN FOUR (4) FEET.
 - ALL BUILDING FOUNDATIONS ON SLOPES OF FIFTEEN PERCENT (15%) AND OVER AND ON FILL PLACED PLACED UPON SLOPES FIFTEEN PERCENT (15%) AND OVER MUST UTILIZE DESIGN AND CONSTRUCTION PRACTICES CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER QUALIFIED TO PRACTICE IN THIS FIELD.
 - 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 PERCENT (14%) ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE DIRECTOR OF ENGINEERING DEPT. OF HIS DESIGNER. (SEC.13-3)
 - THE 100 YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN.
 - SIDEWALK SHALL BE INSTALLED ON BOTH SIDES OF NORTH RIM DRIVE & VALBURN DRIVE & THE WEST SIDE OF TEMISION COURT.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER & WASTE-WATER FACILITIES OF THE CITY OF AUSTIN.



Restr. 8874 P. 83/

C 8-83-50.153