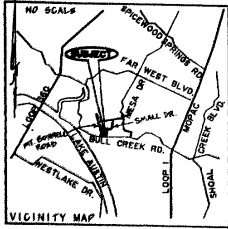
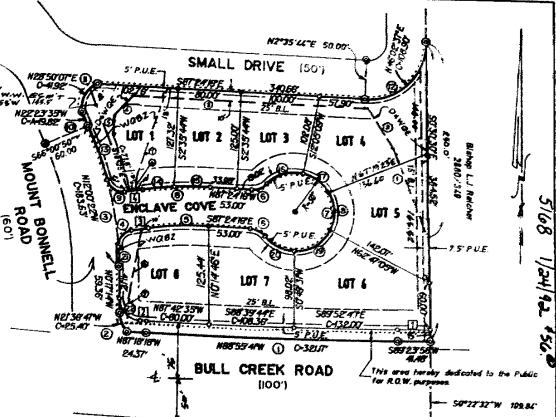


REPLAT - NORTHWEST HILLS LAKEVIEW V-A



SCALE: 1" = 100'

- LEGEND**
- Iron Rod Found
 - Iron Rod Set
 - Iron Pipe Found
 - D & WOE = Drainage and Water Quality Easement
 - WOBZ = Water Quality Buffer Zone
 - Sidewalk
 - Building Setback Line
 - Easement and Buffer Zone Courses (see Page 2)



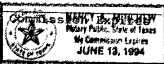
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:
THAT, NATHAN LEISTICO and KENT LEISTICO, BEING THE OWNERS OF 2.974 ACRES OF LAND OUT OF THE T.J. CHAMBERS SURVEY, ABSTRACT 7, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11,471, PAGE 1707 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND SAID 2.974 ACRES BEING THAT SAME PROPERTY VACATED BY INSTRUMENT RECORDED IN VOLUME 11408, PAGE 13, TRAVIS COUNTY REAL PROPERTY RECORDS; DO HEREBY REPLAT SAID PROPERTY IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS THE "REPLAT" - NORTHWEST HILLS-LAKEVIEW V-A" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON FOR THE PURPOSE EXPRESSED AND SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS OUR HANDS THIS 27th DAY OF November, 1991, A.D.
Nathan Leistico *Kent Leistico*
NATHAN LEISTICO KENT LEISTICO
3800 North IH-35, Suite 101 3800 North IH-35, Suite 101
Austin, Texas 78751 Austin, Texas 78751

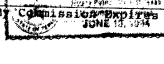
THE STATE OF TEXAS §
COUNTY OF TRAVIS §
Before me, the undersigned authority, on this day personally appears NATHAN LEISTICO, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purpose expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27th DAY OF November, 1991.
Nancy A. Minchew
Notary Public in and for Travis County



THE STATE OF TEXAS §
COUNTY OF TRAVIS §
Before me, the undersigned authority, on this day personally appeared KENT LEISTICO, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purpose expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27th DAY OF November, 1991.
Nancy A. Minchew
Notary Public in and for Travis County



I, J. Leroy Bush, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the surveying related portions of Title 13 of the Austin City Code of 1981, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

J. Leroy Bush
J. Leroy Bush, RPS # 1628
1714 Ft. View Road, # 200
Austin, Texas 78704
442-0390



I, Barry M. Campbell, P.E., am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify with the engineering related portions of Title 13 of the Austin City Code of 1981, as amended and is true and correct to the best of my knowledge; and
the 100 year floodplain can be contained within the drainage easements shown hereon, and no portion of this property is within a designated flood hazard area according to Panel 481026-0200B of the Flood Insurance Rate Map for Travis County, Texas.

AN ENGINEERED BY:
Barry M. Campbell 10/5/91
Barry M. Campbell, P.E.
4201 Doe Valley Lane
Austin, Texas 78759
343-0398



CURVE DATA

① Δ: 314'46" R: 5679.58' T: 150.94' A: 32.92' CB: N88°55'41"W C: 323.37'	② Δ: 487'00" R: 25.00' T: 2.00' A: 4.00' CB: S63°18'36"E C: 20.44'	③ Δ: 217'00" R: 50.00' T: 0.00' A: 20.02' CB: S63°18'36"E C: 20.44'	④ Δ: 23'42"41" R: 448.80' T: 93.82' A: 194.93' CB: N62°00'22"W C: 183.63'	⑤ Δ: 80°36'33" R: 20.00' T: 18.52' A: 29.88' CB: N88°55'41"E C: 27.18'	⑥ Δ: 10°50'09" R: 388.46' T: 36.74' A: 77.23' CB: N87°33'35"E C: 77.3'
⑦ Δ: 487'00" R: 25.00' T: 2.00' A: 4.00' CB: S63°18'36"E C: 20.44'	⑧ Δ: 217'00" R: 50.00' T: 0.00' A: 20.02' CB: S63°18'36"E C: 20.44'	⑨ Δ: 10°50'09" R: 388.46' T: 36.74' A: 77.23' CB: N87°33'35"E C: 77.3'	⑩ Δ: 83°42'37" R: 20.00' T: 17.92' A: 29.22' CB: S68°24'24"E C: 26.89'	⑪ Δ: 2°06'10" R: 388.46' T: 9.98' A: 19.92' CB: S68°24'24"E C: 26.89'	⑫ Δ: 5°49'33" R: 408.46' T: 38.09' A: 44.07' CB: N88°42'43"E C: 46.28'
⑬ Δ: 99°30'09" R: 47.00' T: 32.49' A: 47.70' CB: S87°56'00"E C: 41.92'	⑭ Δ: 93°06'13" R: 448.80' T: 33.07' A: 128.87' CB: S87°56'00"E C: 108.80'	⑮ Δ: 10°53'38" R: 388.46' T: 36.86' A: 73.49' CB: N87°10'38"E C: 73.38'	⑯ Δ: 5°04'16" R: 458.46' T: 20.30' A: 40.58' CB: N87°10'38"E C: 40.57'	⑰ Δ: 5°49'33" R: 408.46' T: 38.09' A: 44.07' CB: N88°42'43"E C: 46.28'	⑱ Δ: 49°57'35" R: 50.00' T: 23.89' A: 43.60' CB: S56°4'43"E C: 42.23'
⑲ Δ: 372'20" R: 446.90' T: 12.50' A: 23.00' CB: S75°23'E C: 25.00'	⑳ Δ: 87°00'38" R: 27.81' T: 26.40' A: 42.23' CB: N43°47'45"W C: 38.29'	ADDITIONAL COURSES			⑳ S89°23'58"W 141.7'
					㉑ N87°18'18"W 8.80'
					㉒ N81°45'35"E 22.13'
					㉓ S81°45'35"W 23.37'

- PLAT NOTES:**
- No lot in this subdivision shall be occupied until connected to the City of Austin Water and Wastewater System.
 - Water and Wastewater Systems serving this subdivision shall be designed and installed in accordance with the City of Austin and State of Texas Health Department plans and specifications. Plans and Specifications shall be submitted to the City of Austin, Water and Wastewater Department for review.
 - Sidewalks are required:
Along the subdivision side of Mt. Bonnell Drive and Small Drive. On both sides and around the cul-de-sac of Enclave Cove. These sidewalks shall be completed prior to the acceptance of a certificate of compliance or occupancy.
Along the subdivision side of FM 2222, a State Highway, upon completion of the roadway with curb and gutter.
 - All streets in this subdivision shall be constructed to City of Austin Alternate urban Street Standards.
 - No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by the City of Austin.
 - Access to Small Drive, Mt. Bonnell Drive and FM 2222 is prohibited.
 - This subdivision is located in the Dry Creek (north) Watershed, classified as Water Supply Suburban, Class 1 and the development shall be constructed and maintained in conformance with the terms and conditions of Chapter 13-2, Article V and Chapter 13-7, Article I of the City Land Development Code. Land in this subdivision is restricted to the impervious cover limits of Section 13-2-544.4 for the following: Erosion and Sedimentation controls are required to be installed prior to construction, pursuant to LDC Section 13-7-14.
a. Detention/ Sedimentation and Filtration basins are required for all development with impervious cover in excess of 20% of the net site area pursuant to LDC Section 13-7-19.
b. Maintenance of the Water Quality Controls required above shall be to the standards and specifications contained in Chapter 13-7, Article 1, of the Environmental Criteria Manual and other ordinances and regulations of the City of Austin.
c. Construction on slopes in excess of 15% is restricted pursuant to LDC Section 13-2-580.
d. No cut or fill shall exceed a depth of four feet except for structural excavation pursuant to LDC Section 13-7-16.
e. For a minimum travel distance of 25 feet from the roadway edge, driveway grades may exceed 14% only with the specific written approval of the surface and geometric design proposals by the Transportation and Public Works and Planning and Development Departments of the City of Austin.

Prepared By:
BUSH SURVEYING, INC.
J. Leroy Bush
Reg. Professional Surveyor No. 1828
1714 Fortview Road Suite No. 200
Austin, Texas 78704

MISC FILE# 008E
00009202911
Vol. 90 Page 1/3
AUSTIN, TEXAS COUNTY, TEXAS

REPLAT - NORTHWEST HILLS LAKEVIEW V-A

"The owner of this subdivision, and his or her successors and assigns, assumes responsibility for the plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat plans to construct this subdivision do not comply with such codes and requirements." (Section 13-1-491, City Code).

This subdivision was approved and recorded before the construction and acceptance of subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated Jan. 21, 1992, the subdivider is responsible for the construction of all improvements needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of the agreement.

For the Subdivision Construction Agreement pertaining to this subdivision, see separate instrument recorded in Vol. 11608, Page 27 in the Deed Records of Travis County, Texas.

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 FOR RECORD IN MY OFFICE ON THE 24th DAY OF January, 19 92 AT 11:30 O'CLOCK A.M., AND DULY RECORDED ON THE 24th DAY OF January, 19 92 A.D., AT 11:30 A.M.. PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 90, PAGE(S) 163, 164.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK,
THE 24th DAY OF January, 19 92 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

K. Terrell
DEPUTY
K. TERRELL



FILED FOR RECORD AT 11:30 O'CLOCK A.M., THIS THE 24th DAY OF January, 19 92 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

K. Terrell
DEPUTY
K. TERRELL



APPROVED FOR ACCEPTANCE: *[Signature]* 12-17-91
JIM SMITH, DIRECTOR Date

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin on the 17th day of DECEMBER, 1991, A.D.

[Signature]
DR. GAIL GAMBERLING, Chairperson

[Signature]
DON BOSSE, Secretary

DRAINAGE AND BUFFER ZONE COURSES

- ① N21°41'03"W 120.83'
- ② N24°19'23"W 63.08'
- ③ N87°24'10"W 234.69'
- ④ S44°22'27"W 35.66'
- ⑤ S2°35'44"W 32.00'
- ⑥ S3°14'25"E 10.00'
- ⑦ N20°43'56"E 131.65'
- ⑧ S11°28'34"W 90.75'
- ⑨ S0°17'14"E 21.36'

MISC. FILM CODE
00009202912

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PLAT RECORD, TRAVIS COUNTY, TEXAS

Prepared By:
BUSH SURVEYING, INC.
J. Leroy Bush
Reg. Professional Surveyor No. 1828
1714 Fortview Road Suite No. 200
Austin, Texas 78704

SHEET 2 OF 2

CB-91-0089-1A