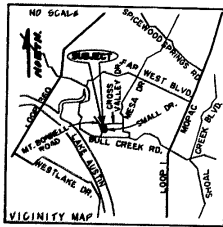


# THE COMMONS

## AT CROSS VALLEY RUN

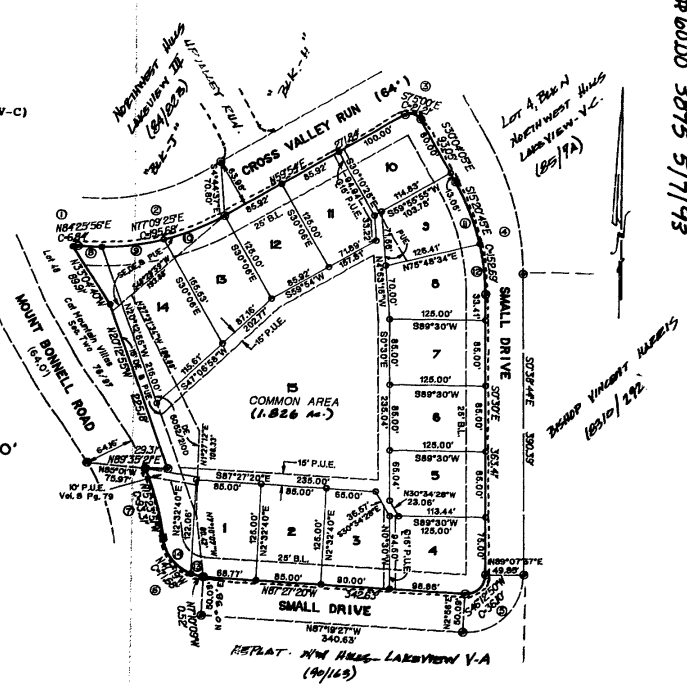
(A RESUBDIVISION OF LOT 1, BLOCK L, NORTHWEST HILLS LAKEVIEW V-C)



**LEGEND**

- Iron Rod Found
- Iron Rod Set
- Iron Pipe Found
- BL - Building Setback Line
- P.U.E. - Public Utility Easement
- SE - Slope Easement
- DE - Drainage Easement
- SIDEWALK
- CONC. MONUMENT SET

Scale: 1" = 100'



**PLAT NOTES:**

1. No building on any lot in this subdivision shall be occupied until the building is connected to the City of Austin water and wastewater system.
2. All water and wastewater system improvements must be in accordance with the City of Austin Water and Wastewater System Design Criteria and Specifications. All water and wastewater plans must be presented to the City of Austin Water and Wastewater Utility for review and approval. All water and wastewater construction must be inspected by the City of Austin.

(SEE NOTE 3, BELOW)

4. No building, fences, landscaping or other structures are permitted in drainage easements except as approved by the City of Austin.
5. All drainage easements on private property shall be maintained by the property owner or his assigns.
6. Property owners shall provide for access to the drainage easements as may be necessary and shall not prohibit access by the City of Austin.
7. The 100 year floodplain is contained within the drainage easements herein.
8. A 10' P.U.E. is hereby dedicated adjacent to all street Right of Ways.
9. The maximum allowable impervious cover for this subdivision shall be limited to that allowed by Division 7, Article VII of Chapter 13-3 of the Austin City Code of 1981.

Allowable Impervious Cover to be Transferred to Small Drive:  
Slopes 0-15% -- 0 sf; Slopes 15-25% -- 735 sf; Slopes 25%+ -- 103 sf  
TOTAL -- 838 sf  
(SEE NOTES 10 & 11, BELOW)

Restrictive Covenants applicable to this subdivision are recorded in Volume 8824, Page 632 of the Travis County, Texas Deed Records.

The owner of this subdivision and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that vacation or replatting may be required, at the owners sole expense if plans to construct this subdivision do not comply with such codes and requirements.

This subdivision plat 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 4-28-1993, the subdivider is responsible for the construction of all improvements needed to serve the lots within this subdivision. The 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 Volume 11931, Page 0048, in the Deed Records of Travis County, Texas.

See Separate Instrument recorded in Volume 11931, Page 0020, in regard to Ownership, Taxation, and Maintenance of Common Area, Lot 15.

**CURVE DATA**

① Δ = 19°07'48" R = 20.00' T = 16.32' C = 6.84' A = 6.87'	② Δ = 34°16'44" R = 332.00' T = 102.35' C = 195.68' A = 198.63'	③ Δ = 89°58'05" R = 15.00' T = 14.99' C = 21.2' A = 23.55'	④ Δ = 29°29'11" R = 300.00' T = 78.95' C = 152.69' A = 154.35'	⑤ Δ = 87°33'14" R = 25.00' T = 23.96' C = 36.10' A = 40.33'	⑥ Δ = 79°59'42" R = 55.76' T = 46.78' C = 71.69' A = 77.85'	⑦ Δ = 16°09'26" R = 331.99' T = 47.12' C = 93.3' A = 93.62'
⑧ Δ = 5°17'07" R = 20.00' T = 16.32' C = 30.81' A = 30.82'	⑨ Δ = 14°09'20" R = 332.00' T = 41.22' C = 81.82' A = 82.03'	⑩ Δ = 14°50'18" R = 332.00' T = 43.23' C = 85.74' A = 85.98'	⑪ Δ = 16°42'58" R = 300.00' T = 44.08' C = 87.22' A = 87.83'	⑫ Δ = 12°46'12" R = 300.00' T = 35.97' C = 68.73' A = 68.87'	⑬ Δ = 16°49'58" R = 56.76' T = 8.26' C = 16.32' A = 16.39'	⑭ Δ = 62°09'45" R = 56.76' T = 34.25' C = 58.40' A = 61.47'
CB = S88°20'46"E	CB = N8°58'01"E	CB = N67°26'11"E	CB = S21°43'51"E	CB = S6°49'15"E		

3. Public sidewalks built to City of Austin standards are required on the subdivision side of Mt. Bonnell Road, Cross Valley Run and Small Drive, as shown by a dotted line on the face of the plat. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificate of Occupancy, building permits, or utility connections by the governing body or utility company.

10. All Finished Slab Elevations in this subdivision shall be 1.0 foot minimum above the 100 year frequency flood level. The following minimum elevations are hereby set for the affected lots:

Lot #	Elevation
14	595.0
15	600.0

11. The 100 year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # 481026-0200 B, dated April 1, 1982 for Travis County, Texas.

Barry M. Campbell, P.E.



6000 3895 5/7/93

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 NAT. RECORD, TRAVIS COUNTY, TEXAS

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MISC FILM CODE

# THE COMMONS

## AT CROSS VALLEY RUN

(A RESUBDIVISION OF LOT 1, BLOCK L, NORTHWEST HILLS LAKEVIEW V-C)

STATE OF TEXAS :  
COUNTY OF TRAVIS :

KNOW ALL MEN BY THESE PRESENTS:

APPROVED FOR ACCEPTANCE: [Signature] 4/23/93  
Date

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin on the 22<sup>nd</sup> day of April, 1993, A.D.

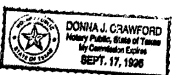
M. Scott Roberts Chairperson  
[Signature] Secretary

THAT, The Sutton Company, a Texas Corporation, acting herein by and through Stephen S. Baumgardner, Chairman and H.M. Pike, Jr., President, being the owners of 5.43 acres of land out of the T.J. Chambers 8 League Grant in Travis County, Texas as conveyed by Warranty Deed recorded in Volume 11803, Page 608, of the Travis County, Texas, Real Property Records; and said 5.43 acres being Lot 1, Block L, Northwest Hills Lakeview V-C, a subdivision recorded in Plat Book 85, Pages 7A & 7B, of the Plat Records of Travis County, Texas; and said subdivision have been approved for resubdivision pursuant to the public notification and hearing provision of Section 212.019 of the Local Government Code; do hereby resubdivide said Lot 1, Block L, Northwest Hills Lakeview V-C in accordance with the plat shown hereon, to be known as "The Commons at Cross Valley Run", and do hereby dedicate to the public the use of all streets and easements as shown hereon and subject to any restrictions and/or easements heretofore granted and not released.

WITNESS our hands this the 19<sup>th</sup> day of January, 1993:  
Stephen S. Baumgardner  
Stephen S. Baumgardner, Chairman  
The Sutton Company  
3600 Bee Cave Road, Suite 206  
Austin, Texas 78746  
[Signature]  
H.M. Pike, Jr., President  
The Sutton Company  
3600 Bee Cave Road, Suite 206  
Austin, Texas 78746

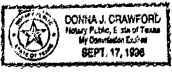
STATE OF TEXAS :  
COUNTY OF TRAVIS :  
This instrument was acknowledged before me on the 19<sup>th</sup> day of January, 1993 by Stephen S. Baumgardner, Chairman, the Sutton Company, on behalf of said corporation.

Donna J. Crawford  
Notary Public in and for the State of Texas  
My Commission Expires: 9-17-96



STATE OF TEXAS :  
COUNTY OF TRAVIS :  
This instrument was acknowledged before me on the 19<sup>th</sup> day of January, 1993 by H.M. Pike, Jr., President, the Sutton Company, on behalf of said corporation.

Donna J. Crawford  
Notary Public in and for the State of Texas  
My Commission Expires: 9-17-96



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 : 1528  
1724 Ft. View Road, # 200  
Austin, Texas 78704  
442-0990



I, Barry M. Campbell, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of Title 13 of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge.

AS ENGINEERED BY:  
[Signature]  
Barry M. Campbell, P.E.  
5201 Doe Valley Lane



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 7<sup>th</sup> DAY OF MAY, 1993 AT 9:00 O'CLOCK A.M., AND ONLY RECORDED ON THE 7<sup>th</sup> DAY OF MAY, 1993 A.D., AT 9:00 A.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 91, PAGE(S) 307, 308.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 7<sup>th</sup> DAY OF MAY, 1993 A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS



B.J. Kuttanford  
DEPUTY  
D. J. ROBERTS

FILED FOR RECORD AT 9:00 O'CLOCK A.M., THIS THE 7<sup>th</sup> DAY OF MAY, 1993 A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS



B.J. Kuttanford  
DEPUTY  
D. J. ROBERTS

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PLAT RECORD, TRAVIS COUNTY, TEXAS

BUSH SURVEYING, INC.  
1714 Fortview Road  
Suite No. 200  
Austin, Texas 78704

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