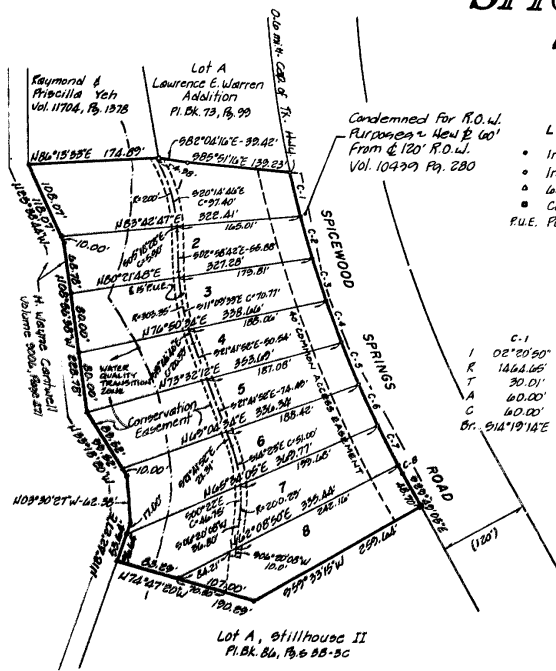


# SPICEWOOD GREEN SUBDIVISION

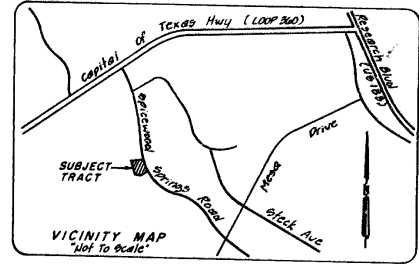
40.00 0180 213193



- LEGEND**
- Iron Pin Found
  - ▲ Iron Pin Set
  - ▲ 60d Nail Found
  - Concrete Monument Set
  - P.U.E. Public Utility Easement

SCALE 1" = 100'

	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8
I	02°20'50"	02°20'50"	02°20'50"	02°20'50"	02°20'50"	02°20'50"	02°20'50"	02°20'50"
R	1464.65'	1464.65'	1464.65'	1464.65'	1464.65'	1464.65'	1464.65'	1464.65'
T	30.01'	30.01'	30.01'	30.01'	30.01'	30.01'	30.01'	30.01'
A	60.00'	60.00'	60.00'	60.00'	60.00'	60.00'	60.00'	60.00'
G	60.00'	60.00'	60.00'	60.00'	60.00'	60.00'	60.00'	60.00'
Bt.	914°19'14"E	914°40'08"E	919°00'24"E	921°21'44"E	925°42'34"E	926°03'24"E	928°24'14"E	929°49'30"E



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

THAT I, EDWARD R. RATHGEBER, OWNER OF 4.467 ACRES OF LAND OUT OF THE JAMES H. MITCHELL SURVEY NO. 17 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 11845, PAGE 1186 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 4.467 ACRES OF LAND IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS SPICEWOOD GREEN SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON. SAID TRACT IS SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS THE HAND OF EDWARD R. RATHGEBER, THIS THE 4TH DAY OF JANUARY, 1993, A. D.  
*Edward R. Rathgeber*  
EDWARD R. RATHGEBER  
2404 Rutland Drive, Suite 604  
Austin, Texas 78758

STATE OF TEXAS }  
COUNTY OF TRAVIS }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 4TH DAY OF JANUARY, 1993, A. D. BY EDWARD R. RATHGEBER.  
*Ken C. Gaudin*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
My Commission expires: 9-18-95

STATE OF TEXAS }  
COUNTY OF TRAVIS }  
I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 3rd DAY OF February, 1993, A. D. AT 4:00 O'CLOCK P. M. AND DULY RECORDED ON THE 3rd DAY OF February, 1993, A. D. AT 4:00 O'CLOCK P. M. PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 91, PAGE 165, 166.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 3rd DAY OF February, 1993, A. D.  
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS  
BY: *B. J. Rathgeber*  
DEPUTY  
B. J. Rathgeber  
FILED FOR RECORD AT 4:00 O'CLOCK P. M., THIS THE 3rd DAY OF February, 1993, A. D.  
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS  
BY: *B. J. Rathgeber*  
DEPUTY  
B. J. Rathgeber

I, ROY D. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH 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 UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:  
W. HARVEY SMITH SURVEYOR, INC.  
1214 West 5th Street - Austin, TX 78703  
*Roy D. Smith*  
ROY D. SMITH  
REGISTERED PROFESSIONAL SURVEYOR NO. 4094  
September 24, 1992

APPROVED FOR ACCEPTANCE THIS THE 7th DAY OF January, 1993, A. D.

*Jim Smith*  
JIM SMITH, DIRECTOR DEPARTMENT OF PLANNING AND DEVELOPMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 7th DAY OF January, 1993, A. D.

*Gail Gemberling*  
CHAIRPERSON - GAIL GEMBERLING  
*Brooks Kassar*  
SECRETARY - BROOKS KASSON

MSC FILM CODE  
0009303368

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PLANNING DEPARTMENT, TRAVIS COUNTY, TEXAS

# SPICEWOOD GREEN SUBDIVISION


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 City of Austin, dated January 26, 1992, the subdivider is responsible for the construction of all improvements needed to serve 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 Volume 11863, Page 1803, in the Real Property Records of Travis County, Texas.

"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 vacation or replating may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements". (Section 13-1-491, City Code)

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.

*[Signature]*  
 BARRY M. CAMPBELL, P.E. - Texas No. 34247  
 7113 Burnet Road, Suite 212  
 Austin, TX 78757



**NOTES:**

- 1) No lot in this subdivision shall be occupied until connected to the City of Austin Water and Wastewater System.
- 2) 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 for review.
- 3) Sidewalks are required on the subdivision side of Spicewood Springs Road after completion of the roadway with curb and gutter.
- 4) All streets in this subdivision shall be constructed to urban street standards.
- 5) This subdivision is located in the Bull Creek Watershed classified as Water Supply Suburban, Class I 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 of Austin Land Development Code. Land in this subdivision is restricted to the impervious cover limits of Section 13-2-544.
  - a. Erosion and Sedimentation controls are required to be installed prior to construction, pursuant to Section 13-7-14.
  - b. 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.
  - c. Maintenance of the Water Quality Controls required above shall be to the standards and specifications contained in Chapter 13-7, Article I, of the Environmental Criteria Manual and other ordinances and regulations of the City of Austin.
  - d. Construction on slopes in excess of 15% is restricted pursuant to LDC Section 13-2-99.
  - e. No cut or fill shall exceed a depth of four feet except for structural excavation pursuant to LDC Section 13-7-16.
  - f. 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.
6. Lots along Spicewood Springs Road may be assessed for a proportional share of the cost of street improvements if street improvements are constructed by the City of Austin.
7. This subdivision is not within the 100 year floodplain of any watercourse. See also Federal Flood Insurance Administration FIRM panel 481026 0065-B, City of Austin, Texas dated September 2, 1981.
 

*[Signature]*  
 Barry M. Campbell, P.E.
8. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall runoff shall be held to the amount existing at undeveloped status by ponding or other approved methods. All proposed construction or site alteration on lots in this subdivision require a separate Waterway Development Permit (Section 13-2-472).
9. Building setback lines shall be in conformance with City of Austin ordinance requirements.
10. Access to lots in this subdivision shall be by a Common Access Drive to Spicewood Springs Road as approved by the City of Austin. Access is prohibited from lots in this subdivision to existing access easement located at rear of lots.
11. Sidewalks along Spicewood Spring Road, as shown by a dotted line, are required to be constructed by the property owner after the roadway is improved and concrete curbs are in place. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.



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