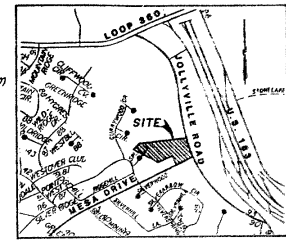
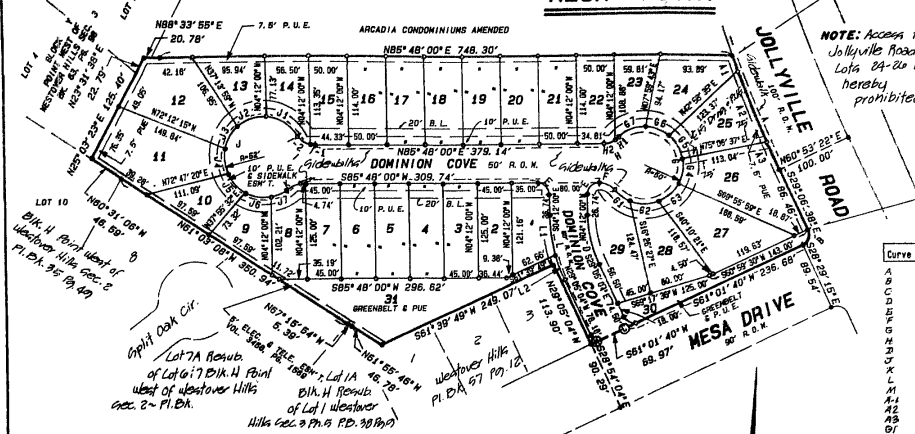


MESA POINT



NOTE: Access to Jollyville Road from Lots 28-30 via hereby prohibited.

Table with columns: Curve, Radius, Delta, Length, Tangent, Chord/Bg. Lists curve data for the subdivision.

WATERSHED STATUS - This subdivision is located in the Shoal Creek watershed, is classified as Urban and shall be developed, constructed and maintained in conformance with the terms and conditions of Chapter 13-7, Article I of the City Land Development Code.

Erosion/Sedimentation controls are required for all construction of each lot, including single family and duplex construction, pursuant to LDC Section 13-7-14.

LEGEND: * = 1/2" REBAR FOUND, 0 = 1/2" REBAR SET, P.U.E. = PUBLIC UTILITY EASEMENT, B.L. = BUILDING LINE

SCALE 1" = 100'

APRIL 1993

APPROVED FOR ACCEPTANCE THIS THE 27th DAY OF July, 1993, A.D.

JIM SMITH, DIRECTOR - DEPARTMENT OF PLANNING AND DEVELOPMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 27th DAY OF July, 1993, A.D.

M. Scott Roberts, CHAIRPERSON - SCOTT ROBERTS; Brooke Kasson, SECRETARY - BROOKE KASSON

I, DANA DEBEAUVOUR, 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 27th DAY OF July, 1993, A.D. AT 4:00 O'CLOCK P.M. AND DULY RECORDED ON THE 27th DAY OF July, 1993, A.D. AT 4:00 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 22, PAGE 337.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 27th DAY OF July, 1993, A.D. DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: Y. Quezada, DEPUTY

FILED FOR RECORD AT 4:00 O'CLOCK P.M., THIS THE 27th DAY OF October, 1993, A.D. DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: Y. Quezada, DEPUTY

NOTES: No lot in this subdivision shall be occupied until connected to the City of Austin Water and Wastewater System. All water and wastewater system improvements must be in accordance with 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.

Building setback lines shall conform to City of Austin zoning regulations. No buildings, fences landscaping or other structures are permitted in drainage easements except as approved by the City of Austin/Travis County.

All drainage easements on private property shall be maintained by the property owner or his assigns. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.

This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated 9/24/93, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement.

For the Construction Agreement pertaining to this subdivision, see separate instrument recorded in Volume 10222, Page 331 of the Real Property Records of Travis County, Texas.

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 plat vacation or replating may be required, at the owners sole expense, if plans to construct this subdivision do not comply with such codes and requirements.

Public sidewalks, built to City of Austin standards, are required along the following streets as shown by a dashed line on the face of the plat: both sides of Dominion Cove and the subdivision side of Mesa Drive and Jollyville Road. These sidewalks shall be in place prior to the lots being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits or utility connections by the governing body of utility company.

Three off-street parking spaces, one of which shall be covered, are required for each dwelling unit.

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

THAT O'MESA L.L.C., A LIMITED LIABILITY COMPANY LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH ITS PRESIDENT, THOM FARRELL, OWNER OF 5.880 ACRES OF LAND OUT OF THE JAMES F. WALLACE SURVEY NO. 18, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT IN VOLUME 11756, PAGE 1337 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF LOTS 4A AND 4B, 1972 RESUBDIVISION OF LOT 4, WESTOVER HILLS SECTION THREE, PHASE SIX, AS RECORDED IN PLAT BOOK 62, PAGE 39 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS VACATED BY VOLUME 12037, PAGE 372 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND A 5.044 ACRE TRACT OF LAND, BEING ALL OF THE REMAINING PORTION OF TRACT 1, LINDY HUBER SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 60 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 5.880 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAN AS SHOWN HEREON TO BE KNOWN AS MESA POINT 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 THOM FARRELL, PRESIDENT OF O'MESA L.L.C., THIS THE 26th DAY OF April, 1993, A.D.

THOM FARRELL, President O'Mesa L.L.C. 3223 Park Hills Drive - Austin, TX 78746

STATE OF TEXAS) COUNTY OF TRAVIS) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26th DAY OF April, 1993, A.D. BY THOM FARRELL, PRESIDENT OF O'MESA L.L.C., ON BEHALF OF SAID COMPANY.

Jane C. Sandlen, Notary Public in and for the State of Texas. My Commission expires: 9-18-95



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.

ROY D. SMITH SURVEYORS, P.C. 1214 West 5th Street - Suite A Austin, Texas 78703

Roy D. Smith, Registered Professional Surveyor No. 4094 February 22, 1993



FLOOD PLAIN NOTE: The 100 Year Flood Plain is contained within the drainage easements as shown hereon. No portion of this tract is within the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel No. 480624 0035C, dated September 25, 1985, for Travis County, Texas.

ENGINEERING BY: Nathan D. Smith, P.E. Registered Professional Engineer No. 54456 1214 West 5th Street Austin, Texas 78703



MISC FILM CODE 00003329440

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