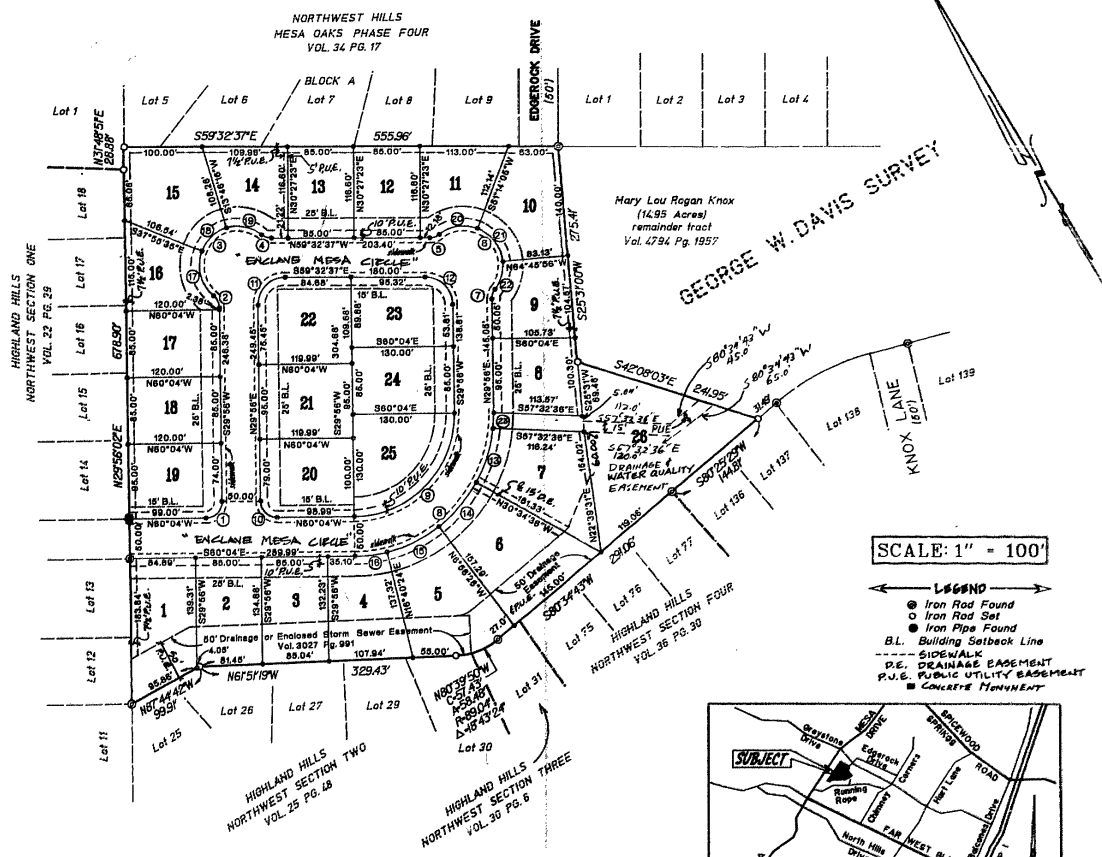


# THE ENCLAVE AT MESA SECTION 1

MISC FILM CODE  
00009334351

Vol. 92 Page 173  
PLAT RECORD, TARRANT COUNTY, TEXAS



**Benchmarks:**  
 ▲ east end inlet on north side of Greystone ± 60' west of centerline of Mesa Drive. Elev. = 872.06  
 R/R spike ± 2' above ground on south side of D/P ± 6' north of north curb honeycomb ± 2' west of end of curb. Elev. = 870.67

### CURVE DATA

① Δ = 90°00'00" R = 21.00' T = 21.00' C = 29.70' A = 32.99' CB = S74°56'00"W	② Δ = 49°59'49" R = 20.00' T = 9.33' C = 99.99' A = 17.48' CB = N4°56'15"E	③ Δ = 178°43'54" R = 50.00' T = N/A C = 15.90' A = 159.97' CB = N69°18'14"E	④ Δ = 38°12'48" R = 20.00' T = 6.93' C = 13.09' A = 13.34' CB = N40°26'14"W	⑤ Δ = 38°12'48" R = 20.00' T = 6.93' C = 13.09' A = 13.34' CB = N78°39'00"W	⑥ Δ = 165°54'13" R = 50.00' T = N/A C = 99.24' A = 144.78' CB = S14°48'19"E	⑦ Δ = 38°12'48" R = 20.00' T = 6.93' C = 13.09' A = 13.34' CB = N49°02'27"E	⑧ Δ = 90°00'00" R = 180.00' T = 180.00' C = 294.54' A = 284.74' CB = N74°58'00"E	⑨ Δ = 90°00'00" R = 130.00' T = 130.00' C = 193.95' A = 204.20' CB = N74°58'00"E	
⑩ Δ = 90°00'00" R = 21.00' T = 21.00' C = 29.70' CB = N18°04'00"W	⑪ Δ = 90°31'23" R = 35.00' T = 36.32' C = 49.27' A = 55.30' CB = N78°11'41"E	⑫ Δ = 89°28'37" R = 35.00' T = 34.89' C = 49.27' A = 54.68' CB = S14°48'18"E	⑬ Δ = 23°07'09" R = 180.00' T = 36.82' C = 72.14' A = 72.83' CB = N47°51'46"E	⑭ Δ = 23°38'08" R = 180.00' T = 37.66' C = 73.73' A = 74.25' CB = N77°14'26"E	⑮ Δ = 23°36'52" R = 180.00' T = 37.63' C = 73.66' A = 74.19' CB = S85°08'03"E	⑯ Δ = 13°15'35" R = 180.00' T = 20.92' C = 41.87' A = 41.89' CB = S66°41'48"E	⑰ Δ = 72°08'08" R = 50.00' T = 36.42' C = 58.87' A = 62.95' CB = N18°02'21"E	⑱ Δ = 51°41'51" R = 50.00' T = 24.22' C = 43.60' A = 45.11' CB = N77°55'21"E	
⑲ Δ = 64°53'55" R = 50.00' T = 26.97' C = 48.10' A = 47.91' CB = S48°46'46"E	⑳ Δ = 58°59'31" R = 50.00' T = 26.28' C = 48.24' A = 51.48' CB = N68°16'40"W	㉑ Δ = 63°59'08" R = 60.00' T = 31.24' C = 52.98' A = 55.85' CB = N6°45'58"W	㉒ Δ = 42°54'43" R = 50.00' T = 19.85' C = 36.58' A = 37.45' CB = N46°41'25"E	㉓ Δ = 6°22'12" R = 180.00' T = 10.02' C = 20.00' A = 20.00' CB = N33°07'06"E					

430065A.WN  
 6074  
 11-17-93  
 \$50.00

PREPARED BY e/20/93

C8-93-0047.1A

# THE ENCLAVE AT MESA SECTION 1

MISC FILM CODE  
00009334352

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

APPROVED FOR ACCEPTANCE: Mire Bleas 10/22/93  
Date  
J. Smith, Director  
Department of Planning and Development  
City of Austin

THAT, SUTCO, INC., d/ba THE SUTTON COMPANY, organized and existing under the laws of the State of Texas, acting herein by and through, Steve Baumgardner, Chairman, being the owner of 9.178 acres of land out of the George W. Davis Survey, in Travis County, Texas, as conveyed by Deed recorded in Volume 11,857, Page 0846 of the Real Property Records of Travis County, Texas; does hereby subdivide said 9.178 acres in accordance with this plat, and pursuant to chapter 212 of the Texas Local Government Code and Title 13 of the Austin City Code, to be known as "THE ENCLAVE AT MESA SECTION 1" and does hereby dedicate to the public the use of all streets and easements as shown hereon for the purpose expressed and subject to any easements and/or restrictions heretofore granted and not released.

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin on this 22nd day of Oct., 1993.

Scott Roberts Chairman  
Catherine Varney-Rindler Secretary  
Brooks Kasson, Secretary

WITNESS MY HAND, THIS 27th DAY OF August, 1993.

Steve Baumgardner  
Steve Baumgardner, Chairman  
SUTCO, INC., d/ba THE SUTTON COMPANY  
3600 Bee Caves Road, Suite 206  
Austin, Texas 78746

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 17th DAY OF Nov., 1993, A.D. AT 4:30 O'CLOCK P.M., AND DULY RECORDED ON THE 17th DAY OF Nov., 1993, A.D. AT 92 .M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 92, PAGE(S) 173, 174.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 17th DAY OF Nov., 1993, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

V. Leal  
DEPUTY V. LEAL

FILED FOR RECORD AT 4:30 O'CLOCK P.M., THIS THE 17th DAY OF Nov., 1993, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

PLAT NOTES:

- No lot in this subdivision shall be occupied until connected to the City of Austin Water and Wastewater System. Erosion controls are required for all construction in each lot, including single family and duplex construction pursuant to LDC Section 13-7-14.
- All water and wastewater system improvements must be in accordance to 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.
- Sidewalks built to City of Austin Standards and shown by a dotted line along Enclave Mesa Circle, are required to be constructed by the property owner after the roadway are improved and concrete curbs are in place. 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.
- 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 480624 0070B, dated Sept. 2, 1981 for The City of Austin, Texas.
- 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 streets, drainage, sidewalks, erosion control, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
- No objects, including but not limited to, buildings, fences, or landscaping shall be allowed in a drainage easement except as approved by the City of Austin.
- Property owner or their assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by City of Austin, for inspection or maintenance of said easements.
- All drainage easements on private property shall be maintained by the owner or their assign.
- No access will be allowed to Edgerock Drive from Lot 10.
- Prior to construction on this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount established by the regional detention plans approved by the City of Austin, except that run-off in excess of the amount established for the regional detention system shall be detained by the use of onsite ponding or other approved methods.
- WATERSHED STATUS - This subdivision is located in the Shoal Creek Watershed, is classified as Urban and shall be developed in conformance with the terms and conditions of Chapter 13-2, Article V and Chapter 13-7, Article I of the Land Development Code.
- All signs shall comply with the Austin Sign Ordinance, Chapter 13-2, Art. VII.
- There is a 10 foot Public Utility Easement adjacent to all street right-of-way.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 27th day of August, 1993 by Steve Baumgardner in the capacity as stated above.

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 by supervision on the ground.

AS SURVEYED BY:

J. Leroy Bush  
J. Leroy Bush, RPLS # 1828  
Bush Surveying, Inc.  
1904 Portview Road  
Austin Texas 78704  
442-0990



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 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, and is true and correct to the best of my knowledge.

Barry M. Campbell  
Barry M. Campbell, P.E.  
7113 Burnet Road, # 212  
Austin, Texas 78747  
442-4008



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 replatting 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)

This subdivision was approved and recorded before the construction and acceptance of subdivision improvements. Pursuant to the terms and conditions of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated Oct. 21, 1993, the subdivider is responsible for the construction of all improvements needed to serve the lots in within this 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 12845, Page 319, in the Deed Records of Travis County, Texas.

C8-93-0047.1A