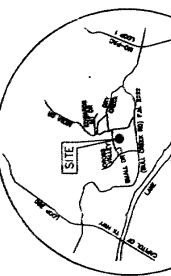
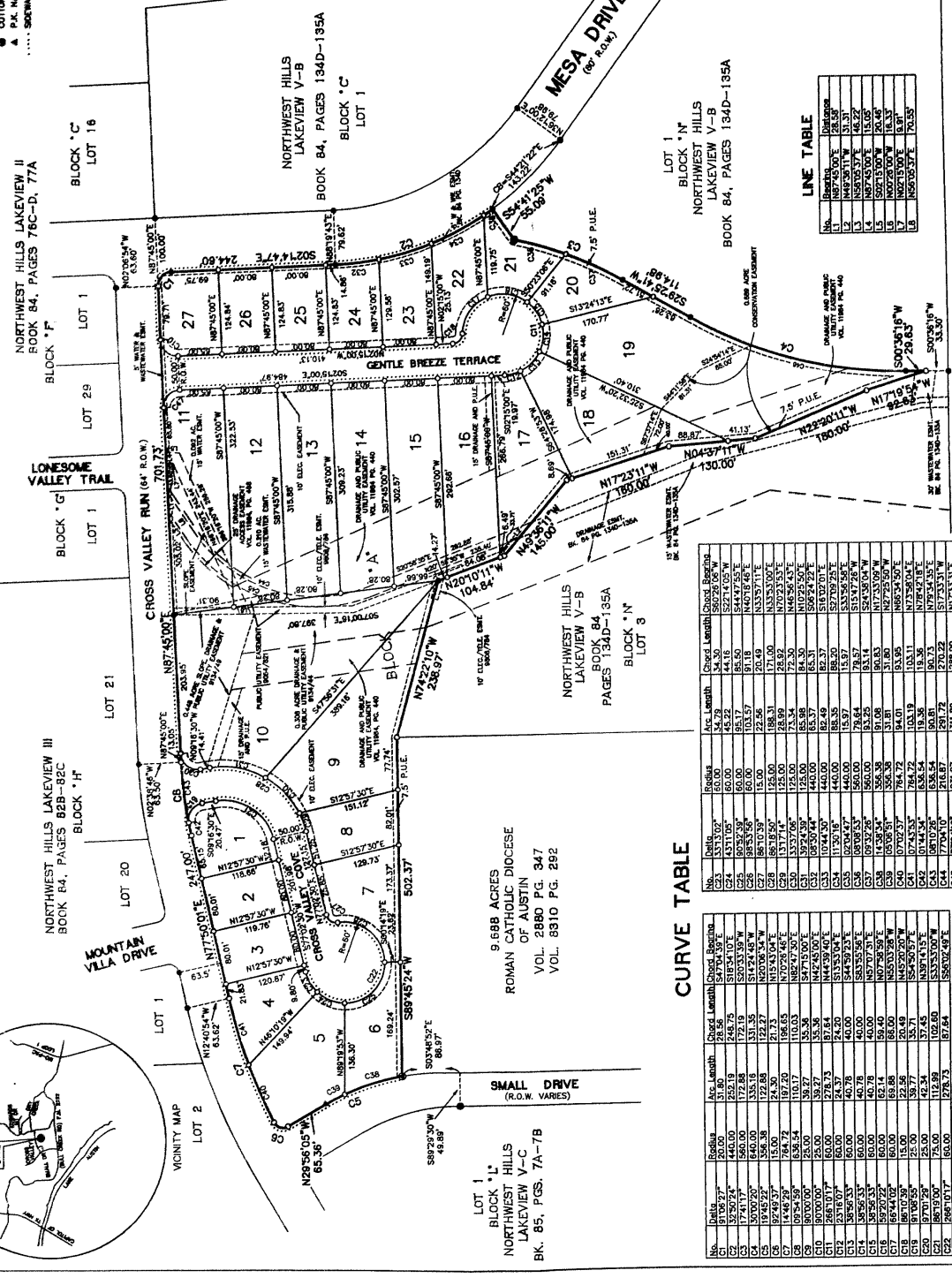
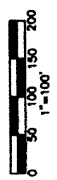


MSO-FH44-0006
 00009406383

MESA VALLEY SUBDIVISION



- LEGEND**
- 1/4" IRON ROD FOUND
 - 1/4" IRON ROD FOUND
 - COTTON SPICLE FOUND
 - ▲ P.K. MARK FOUND IN ROCK
 - SODIUM LOCATION



DATE: APRIL, 1993
 PREPARED BY:

Bury + Pittman
 Consulting Engineers and Surveyors
 10000 N. Loop West, Suite 1000
 Dallas, Texas 75243-1000
 TEL: 972-345-1000 FAX: 972-345-1001

RM 2222
 CB-92-0044.1A

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	351.00°	60.00	34.72	50.00	S89°29'06"W
C2	431.10°	60.00	45.22	44.16	S74°12'05"W
C3	85.53°	60.00	103.57	91.18	N40°14'46"E
C4	86.10°	15.00	22.96	20.49	S83°57'11"E
C5	85.85°	15.00	18.83	17.00	S83°53'00"E
C6	137.74°	15.00	31.54	28.30	N44°52'42"E
C7	39.24°	15.00	85.98	84.30	N10°25'56"E
C8	85.20°	440.00	65.37	65.31	S82°25'27"E
C9	107.84°	440.00	86.45	86.20	S72°09'29"E
C10	107.84°	440.00	86.45	86.20	S72°09'29"E
C11	107.84°	440.00	86.45	86.20	S72°09'29"E
C12	107.84°	440.00	86.45	86.20	S72°09'29"E
C13	107.84°	440.00	86.45	86.20	S72°09'29"E
C14	107.84°	440.00	86.45	86.20	S72°09'29"E
C15	107.84°	440.00	86.45	86.20	S72°09'29"E
C16	107.84°	440.00	86.45	86.20	S72°09'29"E
C17	107.84°	440.00	86.45	86.20	S72°09'29"E
C18	107.84°	440.00	86.45	86.20	S72°09'29"E
C19	107.84°	440.00	86.45	86.20	S72°09'29"E
C20	107.84°	440.00	86.45	86.20	S72°09'29"E
C21	107.84°	440.00	86.45	86.20	S72°09'29"E
C22	107.84°	440.00	86.45	86.20	S72°09'29"E

LINE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
L1	351.00°	60.00	34.72	50.00	S89°29'06"W
L2	431.10°	60.00	45.22	44.16	S74°12'05"W
L3	85.53°	60.00	103.57	91.18	N40°14'46"E
L4	86.10°	15.00	22.96	20.49	S83°57'11"E
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L8	85.20°	440.00	65.37	65.31	S82°25'27"E
L9	107.84°	440.00	86.45	86.20	S72°09'29"E
L10	107.84°	440.00	86.45	86.20	S72°09'29"E
L11	107.84°	440.00	86.45	86.20	S72°09'29"E
L12	107.84°	440.00	86.45	86.20	S72°09'29"E
L13	107.84°	440.00	86.45	86.20	S72°09'29"E
L14	107.84°	440.00	86.45	86.20	S72°09'29"E
L15	107.84°	440.00	86.45	86.20	S72°09'29"E
L16	107.84°	440.00	86.45	86.20	S72°09'29"E
L17	107.84°	440.00	86.45	86.20	S72°09'29"E
L18	107.84°	440.00	86.45	86.20	S72°09'29"E
L19	107.84°	440.00	86.45	86.20	S72°09'29"E
L20	107.84°	440.00	86.45	86.20	S72°09'29"E
L21	107.84°	440.00	86.45	86.20	S72°09'29"E
L22	107.84°	440.00	86.45	86.20	S72°09'29"E

856.00 0565 02/15/94

MESA FILM CODE
00009404384

MESA VALLEY SUBDIVISION

STATE OF TEXAS X KNOW ALL MEN BY THESE PRESENTS
 COUNTY OF TRAVIS X
 SAMM SEINE HOME GROUND CORPORATION,
 GENERAL PARTNER OF BLUEBONNET PLAZA, LTD.
 4111 METCAL PARKWAY, SUITE 201
 AUSTIN, TEXAS 78708

1. I, PAUL JOHN WINTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO ATTEST HEREBY BY AND THROUGH SARAH BLUEBONNET PLAZA, LTD. BEING THE OWNER OF THAT CERTAIN 13.517 ACRES OF LAND IN THE COUNTY OF TRAVIS, TEXAS, BEING ALL OF LOT TWO, BLOCK "N", NORTHWEST HILLS LANEVIEW V-B, A SUBDIVISION OF RECORD IN BOOK 84, PAGE 1340-1350 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOTS BEING CONVEYED TO SAID BLUEBONNET CORPORATION BY DEED DATED AND RECORDED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBORDINATE THE SAID 13.517 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "MESA VALLEY SUBDIVISION" TO THE CITY OF AUSTIN, TEXAS, FOR THE PURPOSES OF THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS HEREON GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS 23rd DAY OF Sept, 1993, A.D.

Sarah Seigne
 SARAH SEIGNE, COUNTY CLERK

2. I, DANA DEBAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS ATTACHED PLAT, BEING FILED FOR RECORD IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DULY RECORDED ON THE 23rd DAY OF Sept, 1993, P.M., AND DULY RECORDED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ON PAGE 336 AND STATE IN PLAT BOOK 154.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 15th DAY OF February, 1994, A.D.

DANA DEBAUVOIR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

John I. Blausen
 JOHN I. BLAUSEN, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

3. I, PAUL JOHN WINTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO ATTEST HEREBY BY AND THROUGH SARAH BLUEBONNET PLAZA, LTD. BEING THE OWNER OF THAT CERTAIN 13.517 ACRES OF LAND IN THE COUNTY OF TRAVIS, TEXAS, BEING ALL OF LOT TWO, BLOCK "N", NORTHWEST HILLS LANEVIEW V-B, A SUBDIVISION OF RECORD IN BOOK 84, PAGE 1340-1350 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOTS BEING CONVEYED TO SAID BLUEBONNET CORPORATION BY DEED DATED AND RECORDED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBORDINATE THE SAID 13.517 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "MESA VALLEY SUBDIVISION" TO THE CITY OF AUSTIN, TEXAS, FOR THE PURPOSES OF THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS HEREON GRANTED AND NOT RELEASED.

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Sarah Seigne
 SARAH SEIGNE, COUNTY CLERK

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WITNESS MY HAND, THIS 23rd DAY OF Sept, 1993, A.D.

Sarah Seigne
 SARAH SEIGNE, COUNTY CLERK

STATE OF TEXAS X
 COUNTY OF TRAVIS X
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DANA DEBAUVOIR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

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 COUNTY OF TRAVIS X
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WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 15th DAY OF February, 1994, A.D.

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WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 15th DAY OF February, 1994, A.D.

DANA DEBAUVOIR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCES
1-11-74
 DATE

Alice Gless
 ALICE GLESS, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

GENERAL NOTES:
 1. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, DEPARTMENT OF PUBLIC WORKS, FOR APPROVAL. THE DRAINAGE SYSTEMS SHOWN ON THE DEVELOPED PROPERTY WILL NOT EXCEED THE DESIGN CAPACITIES APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF APPLICABLE DEVELOPMENT PERMITS.
 2. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
 3. ALL STREETS, DRAINAGE SIDEWALKS, WATER AND WASTEWATER LINES, SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS, EXCEPT AS OTHERWISE SPECIFICALLY APPROVED BY THE CITY OF AUSTIN.
 4. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN.
 5. THE OWNER OF THE SUBDIVISION AND THE CITY OF AUSTIN, SUBDIVISION ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND AGREES THAT THE CITY OF AUSTIN IS NOT RESPONSIBLE FOR THE DESIGN REQUIRED AT THE OWNER'S SOLE EXPENSE. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODE LIMITATIONS OF ARTICLE II.

GENERAL NOTES:
 1. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, DEPARTMENT OF PUBLIC WORKS, FOR APPROVAL. THE DRAINAGE SYSTEMS SHOWN ON THE DEVELOPED PROPERTY WILL NOT EXCEED THE DESIGN CAPACITIES APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF APPLICABLE DEVELOPMENT PERMITS.
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 4. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARDS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN.
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FILED FOR RECORD AT 6:00 OF CLOCK P.M. ON THE 16th DAY OF February, 1994, A.D.
 DANA DEBAUVOIR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

BY: *A. Gless*
 ALICE GLESS, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT 6:00 OF CLOCK P.M. ON THE 16th DAY OF February, 1994, A.D.
 DANA DEBAUVOIR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

BY: *A. Gless*
 ALICE GLESS, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT 6:00 OF CLOCK P.M. ON THE 16th DAY OF February, 1994, A.D.
 DANA DEBAUVOIR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

BY: *A. Gless*
 ALICE GLESS, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

JOHN I. BLAUSEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLETES THE SURVEY AND CONVEYANCE OF THE SAID ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

John I. Blausen
 JOHN I. BLAUSEN, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

JOHN I. BLAUSEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLETES THE SURVEY AND CONVEYANCE OF THE SAID ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

John I. Blausen
 JOHN I. BLAUSEN, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

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John I. Blausen
 JOHN I. BLAUSEN, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

1. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE SUBDIVISION AGREEMENT ATTACHED TO THE DEED RECORDING OF THIS SUBDIVISION AS RESTRICTED TO THE IMPROVING COVER LIMITATIONS OF DIVISION 2 OF THE SAME ARTICLE.
 2. THE MAINTENANCE OF THE WATER QUALITY CONTROLS ARE ABOVE SHALL BE TO THE STANDARDS OF THE ENVIRONMENTAL CRITERIA MANUAL AND CHAPTER 13-7, ARTICLE I, OF THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER APPLICABLE ORDINANCES AND REGULATIONS OF THE CITY.
 3. NO CUT OR FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET OF DEPTH EXCEPT FOR STRUCTURAL EXCAVATION, UNLESS A VARIANCE IS APPROVED.
 4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT REASONABLE ACCESS BY GOVERNMENTAL AUTHORITIES.
 5. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT:
 CROSS VALLEY RUN
 CROSS VALLEY DRIVE
 CROSS VALLEY COVE
 GENEVIEVE TERRACE
 SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF THE SUBDIVISION AGREEMENT, PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
 11. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STANDARDS AND SHALL BE OPEN TO ALL TRAFFIC, INCLUDING TRUCKS, CARS AND OUTRIG.
 12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN ANY DRAINAGE EASEMENT SHOWN HEREON EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN.
 13. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PUBLIC WATER AND WASTEWATER SYSTEMS.
 14. THIS SUBDIVISION PLAT WAS APPROVED AND REASSED 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, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND OTHER FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
 15. THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION IS FILED IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
 16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE.
 17. ACCESS SHALL BE PROHIBITED FROM LOTS 1-5, 10-11, AND 27 TO CROSS VALLEY RUN, LOTS 9-6 TO SMALL DANCE, AND LOTS 21-27 TO HECA DRIVE.
 18. A VARIANCE HAS BEEN GRANTED FROM SECTION 13-2-560, LAND DEVELOPMENT CODE, TO CONSTRUCT DRIVEWAYS ON SLOPES IN EXCESS OF 15% FOR LOTS 10, 16, 17 AND 18.
 19. CERTAIN PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A TRANSFER OF DEVELOPMENT RIGHTS AS FOLLOWS:
 LOTS 18 AND 19 OF THIS SUBDIVISION, (MESA VALLEY SUBDIVISION, CASE NO. C8-92-00441A), THAT PORTION OF EACH LOT WITHIN THE WATER QUALITY TRANSITION ZONE.
 AVERAGE TO BE TRANSFERRED: 0.522 ACRES
 LOTS TO RECEIVE TRANSFER: LOTS 30, 34, AND 35 OF EDWARDS'S MOUNTAIN SUBDIVISION, VOL. 92, PAGE 337-338, P.C. 92-21-233
 THOSE AREAS WITHIN THE WATER QUALITY TRANSITION ZONE OF LOTS 18 AND 19 ARE CONTAINED IN VOLUME 92, PAGE 337 OF THE DEED RECORDS OF TRAVIS COUNTY. COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE RECORDED IN VOLUME 92, PAGE 338 IN THE DEED RECORDS, TRAVIS COUNTY, TEXAS.

DATE: APRIL, 1993
 PREPARED BY:
Bury & Pitman
 Consulting Engineers and Surveyors
 Austin, Texas Tel 512-738-8411 Fax 512-738-8255
 B.P.L. No. 900-0357 DRAWING BY: A.T.B. DESK: 334-A
 P.L. 13-PL-0306 E.S. 300

C8-92-00441A