

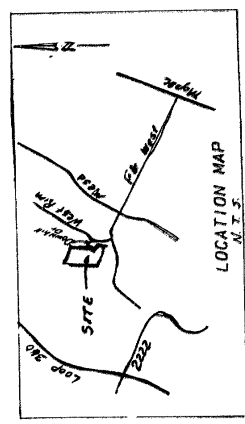
6200 3194 9/2/91

NORTH CAT MOUNTAIN IV
LAS VENTANAS P. U. D.
PARK
LOT 44

Curve	Radius	Delta	Length	Tangent	Chord/BE
1	100.00	18.00	31.42	31.42	50.00
2	100.00	18.00	31.42	31.42	50.00
3	100.00	18.00	31.42	31.42	50.00
4	100.00	18.00	31.42	31.42	50.00
5	100.00	18.00	31.42	31.42	50.00
6	100.00	18.00	31.42	31.42	50.00
7	100.00	18.00	31.42	31.42	50.00
8	100.00	18.00	31.42	31.42	50.00
9	100.00	18.00	31.42	31.42	50.00
10	100.00	18.00	31.42	31.42	50.00
11	100.00	18.00	31.42	31.42	50.00
12	100.00	18.00	31.42	31.42	50.00
13	100.00	18.00	31.42	31.42	50.00
14	100.00	18.00	31.42	31.42	50.00
15	100.00	18.00	31.42	31.42	50.00
16	100.00	18.00	31.42	31.42	50.00
17	100.00	18.00	31.42	31.42	50.00
18	100.00	18.00	31.42	31.42	50.00
19	100.00	18.00	31.42	31.42	50.00
20	100.00	18.00	31.42	31.42	50.00

THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE COMMISSIONERS OF THE PUBLIC UTILITIES COMMISSION OF THE STATE OF TEXAS ON THE 11th DAY OF MARCH 1991. THE COMMISSIONERS ARE NOT RESPONSIBLE FOR THE CORRECTNESS OF THE SURVEY DATA OR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENT WHICH IS REFERENCED BY THIS INSTRUMENT. THE SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENT WHICH IS REFERENCED BY THIS INSTRUMENT. THE SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE INSTRUMENT WHICH IS REFERENCED BY THIS INSTRUMENT.

SCALE 1"=100'
LEGEND
S - SURVEY STATION
B - BENCH MARK
C - CURB
P - PAVEMENT
M - METAL
MAY 1993



- NOTES:
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN.
 - ALL LOTS AND MANHOLES UNDER IMPROVEMENTS MUST BE IN ACCORDANCE TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEM STANDARDS. ALL IMPROVEMENTS SHALL BE SUBJECT TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVED BY THE CITY OF AUSTIN.
 - NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE ALLOWED ON THESE PARCELS EXCEPT AS APPROVED BY CITY OF AUSTIN/TRAVIS COUNTY.
 - ALL DRAINAGE BASINMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS AGENTS.
 - THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE BASINMENTS AND SHALL MAINTAIN ACCESS TO THE DRAINAGE BASINMENTS BY GOVERNMENTAL AUTHORITIES.
 - THIS SUBDIVISION IS IN THE BULL CREEK WATERSHED, CLASSIFIED AS WATER SUPPLY SUBURBAN CLASS AND IS AN AESTHETIC SENSITIVE AREA. LAND IN THIS SUBDIVISION IS RESTRICTED TO A MAXIMUM OF ONE SINGLE FAMILY DWELLING UNIT PER EVERY FIVE ACRES.
 - STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
 - ALL PRIVATE STREETS SHOWN HERE (PALLADIO DRIVE) AND ANY SECURITY GATE OR SERVICE CONTROLLING ACCESS AND SIGNAGE ASSOCIATION OF THE SUBDIVISION SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER.
 - FOR MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, THE SURFACE AND GEOMETRIC DESIGN PROFESSIONALS IN THE TRANSPORTATION AND PUBLIC SERVICES AND PLANNING DEPARTMENTS.
 - THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND SUBDIVISION INTERESTS SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS OF THE CITY OF AUSTIN AND TRAVIS COUNTY AND ACKNOWLEDGES THE PLAT VARIATION OF REPRESENTATION MAY BE SUBJECT TO THE CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS AND REGULATIONS.
 - SETBACKS ON THE LOTS IS ALLOWED TO ADJACENTLY ENOUGH INTO THE WATER QUALITY BASINMENT ALONG WITH SUPPORTING STRUCTURES THEREON.
 - THE WATER QUALITY BASINMENT ALONG WITH SUPPORTING STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE SUBDIVISION INTERESTS.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
 - ALL IMPROVEMENTS SHALL BE SUBJECT TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVED BY THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT, FOR REVIEW.

